



Memorandum

To: Bassett Creek Watershed Management Commission (BCWMC)
From: Barr Engineering Co. (Barr) (Jim Herbert, PE; Gabby Campagnola)
Subject: Item 4G: Golden Valley Country Club Improvements (Regrassing and Hole 8)– Golden Valley, MN
BCWMC May 18, 2023 Meeting Agenda
Date: May 10, 2023
Project: 23270051.58 2023 2317

4G Golden Valley Country Club Improvements (Regrassing and Hole 8) – Golden Valley, MN BCWMC 2023-10

Summary:

Proposed Work: Bunker and green construction, grading, regrassing, cart path realignment, and pond liner improvements

Project Proposer: Golden Valley Country Club

Project Schedule: Construction June–September 2023

Basis for Review at Commission Meeting: Work in the floodplain

Impervious Surface Area: Increase 0.01 acres

Recommendation for Commission Action: Conditional approval

General Project Information

The proposed project is in the Bassett Creek Main Stem subwatershed at the Golden Valley Country Club (GVCC) in Golden Valley. The proposed project includes bunker and green construction, grading, regrassing (essentially reseeding with another type of grass), cart path realignments, and pond liner improvements resulting in 5.14 acres of disturbance. The proposed project creates 0.32 acres of new and fully reconstructed impervious surfaces, and an increase of 0.01 acres of impervious surfaces 0.31 acres (existing) to 0.32 acres (proposed). The submittal included three separate plan sets prepared by three different organizations. The GVCC control structure, part of the Bassett Creek Flood Control Project is also located along Bassett Creek on the GVCC property.

Floodplain

The proposed project includes work in the BCWMC (Bassett Creek Main Stem) 100-year floodplain. The 1% annual-chance (base flood elevation, 100-year) floodplain elevation of Bassett Creek Main Stem varies across the GVCC property. The 100-year floodplain elevation at the proposed floodplain work area is 874.8 feet NAVD88. The January 2023 BCWMC Requirements for Improvements and Development Proposals (Requirements) document states that projects within the floodplain must maintain no net loss in floodplain storage and no increase in flood level at any point along the trunk system (managed to at least a precision of 0.00 feet). The cut/fill report provided by the applicant indicated the proposed project will

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result in approximately 376 cubic yard of floodplain fill and 999 cubic yards of compensating storage, resulting in a net gain of approximately 623 cubic yards of floodplain storage.

Wetlands

The City of Golden Valley is the local government unit (LGU) responsible for administering the Wetland Conservation Act; therefore, BCWMC wetland review is not required. The City should review the project for conformance to its buffer requirements.

Rate Control

The proposed project does not create one or more acres of net new impervious surfaces; therefore, BCWMC rate control review is not required.

Water Quality

The proposed project does not create one or more acres of net new impervious surfaces; therefore, BCWMC water quality review is not required.

Erosion and Sediment Control

The proposed project results in more than 10,000 square feet of land disturbance; therefore, the proposed project must meet the BCWMC erosion and sediment control requirements. Proposed temporary erosion and sediment control features include silt fence, wattles (similar to a sediment log), and inlet protection. Permanent erosion and sediment control features include stabilization with seed and sod.

Recommendation for Commission Action

Conditional approval based on the following comments:







1. The plans prepared by Norby Golf Course Design indicate a net cut of 50 cubic yards in the floodplain, WSB plans and memo indicate a net cut of 212 cubic yards in the floodplain, and the WSB cut/fill report indicate a net cut of 623 cubic yards. Cut in the floodplain must be clarified and be consistent between submitted plans, computations and supplemental materials.
2. Plans must be revised to show the BCWMC floodplain elevation in the proposed grading area.
3. Hole 6 and Hole 10 fairway grading must not result in fill in the floodplain.
4. The total area of new and fully reconstructed impervious must be consistent between the application and drawings. Note the inconsistencies:
 - a. The BCWMC application form indicates 13,879 square feet of new and fully reconstructed impervious for cart path repairs/realignment.
 - b. *The Regrassing Project* prepared by Norby Golf Course Design indicates 17,325 square feet of new and fully reconstructed impervious for cart path repairs/realignments.
 - c. *Golf Course Improvements* prepared by Norby Golf Course Design indicates 10,570 square feet of new and fully reconstructed impervious for cart path repairs/realignments.
5. Elevation labels must be included on the contours to help review floodplain and grading.

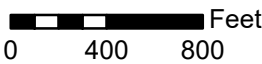
6. Sheet 5 of the SWPPP shows detail for rock construction entrance, if this is proposed for the project then the location must be shown on the plans.
7. Installation details for wattles must be included on the SWPPP.
8. There appears to be inconsistencies for proposed erosion control protection locations and methods between the submitted plan sets. For example, the extent of silt fence on Hole 8 in plans prepared by WSB do not match the plans submitted by Duinick. In addition, the plans prepared by Norby Golf Course Design call for wattles, while plans prepared by Duinick call for silt fence and have an installation detail for silt fence. Erosion control plans should be comprehensive for all phases of the proposed project and be consistent for all plan sets.
9. The Hole 8 Plan prepared by Norby Golf Course Design (part of *Golf Course Improvements*) calls out 310 linear feet of wattles, but the wattles location is not shown.
10. The following notes must be included on the SWPPP to meet the following BCWMC requirements:
 - a. Require that soils tracked from the site be removed from all paved surfaces within 24 hours of discovery throughout the duration of construction.
 - b. Require that all exposed soil areas must be stabilized as soon as possible, but in no case later than 7 days after the construction activity has temporarily or permanently ceased.
 - c. Require a temporary vegetative cover consisting of a suitable, fast-growing, dense grass seed mix spread at a minimum at the MnDOT-specified rate per acre. If temporary cover is to remain in place beyond the present growing season, two-thirds of the seed mix shall be composed of perennial grasses.



Project Location

Golden Valley

-  Project Location
-  Municipality
-  BCWMC Legal Boundary
-  Major Subwatershed
-  BCWMC Hydrologic Boundary
-  Bassett Creek



BCWMC 2023-10
 GOLDEN VALLEY COUNTRY
 CLUB IMPROVEMENTS
 (REGASSING & HOLE 8)
 Golden Valley, MN
LOCATION MAP