The following is a summary of the golf course master planning process performed for the Bellport Golf Club in the Village of Bellport, New York.

The Golf Course Master Plan is based on the previous work completed on the course, input and objectives provided by representatives of the Club, field reconnaissance and a detailed hole-by-hole analysis of the golf course. The recommendations contained in this report are represented graphically on the Preliminary Golf Course Master Plan, dated January 2019.

BASE MAP AND THE EXISTING CONDITIONS PLAN

Utilizing aerial photography and site review, an Existing Conditions Plan of the golf course was produced for use as a base map during field reconnaissance of the course. The Plan was field checked by touring the golf course and confirming the delineation of the golf holes and their features, golf car path and roads, ponds and other water features, trees, clubhouse and pro shop and related structures, parking areas and maintenance. Once the accuracy of the Existing Conditions Plan was confirmed, it was used during field review and analysis of the golf course. After completion of the field review and analysis, the Golf Course Master Plan was delineated on this base map to show proposed concepts and recommendations for the golf course as compared to existing conditions.

The Existing Conditions Plan is also a beneficial document for the operation and maintenance of the golf course and copies have been provided for use by the Golf Course Superintendent.

MEETING WITH REPRESENTATIVES OF THE CLUB AND FIELD REVIEW

A visit was made upon completion of the Existing Conditions Plan to meet with representatives of the Club, the Director of Golf and the Golf Course Superintendent to establish the objectives for the golf course master planning process and discuss any current existing conditions, budget and other constraints that may require specific consideration during the development of the Golf Course Master Plan. During the visit, the golf course was toured and reviewed with representatives of the Club to discuss specific issues regarding playability, aesthetics, maintenance, safety and pace-of-play. After the meetings with Club representatives and receiving detailed input, the golf course was toured again to study any
specific areas that present issues or concerns on each of the holes. A separate tour was made with the Director of Golf and Golf Course Superintendent to further review the input from the other Club representatives and specific aspects of playability and maintenance. An additional tour was made with the Golf Course Superintendent to discuss the issues concerning maintenance of the course.

Additional visits were made in order to study the golf course in more detail and determine preliminary design concepts and opportunities and constraints for the Golf Course Master Plan.

ANALYSIS AND OBJECTIVES

The information gathered in the field and the input received from representatives of the Club was analyzed and to provide guidance in the establishment of the following objectives for the Golf Course Master Plan. These objectives take into consideration the previously completed work and are intended to be compatible with the existing character of the golf course.

1. Maintain the traditional character and setting of the golf course.
2. Enhance the unique design style of the golf course through the addition of similar architectural features or the modification of existing features.
3. Enhance the playability of the golf course for all levels of players.
4. Add a practice area and practice putting green to provide areas for instruction and practice.
5. Enhance the challenge of the golf course while providing a fair test of golf for all players.
6. Enhance the diversity and unique character of the individual golf holes.
7. Enlarge select teeing areas to enhance playability for all players, increase diversity in locations for tee marker placement and allow for more efficient maintenance.
8. Enhance the strategy and character of select holes by adding or deleting features such as mounds and sand bunkers.
9. Enhance the playability, challenge, strategy and character of the golf course by renovating select sand bunkers.
10. Alleviate drainage issues and enhance the challenge and aesthetics of the golf course by incorporating additional water features such as stream channel.
11. Preserve the mature appearance of the course while improving playability and maintenance through selective removal or thinning of trees.

12. Enhance the overall aesthetics and setting of the golf course, as well as the views from the Clubhouse and throughout the course by selectively removing trees.

13. Enhance the separation and buffering of the golf holes and practice area by adding trees in selected areas.

PRELIMINARY GOLF COURSE MASTER PLAN

The information gathered during field review of the golf course was studied at length to determine what design concepts would best meet the master planning objectives. Based on this analysis, the best concepts were distilled down and the Golf Course Master Plan was created in preliminary form that illustrates the recommendations being proposed for the golf course as compared to existing conditions.

The Golf Course Master Plan makes recommendations for short-term improvements to the golf course in order to enhance the golf experience for the residents of the Village of Bellport and their guests. The recommendations shown on the Golf Course Master Plan are designed to enhance the playability and challenge for all levels of golfers, alleviate issues effecting maintenance, and improve the aesthetic quality of the course. The Golf Course Master Plan makes recommendations for the renovation and improvement of select golf course features to create a higher quality golf club that includes better facilities for golf practice and instruction.

The golf course was toured again to review the proposed design concepts shown on the Golf Course Master Plan for meeting the objectives approved by the Club and the feasibility of their implementation. After the tour, the rendered Preliminary Golf Course Master Plan was presented to representatives of the Club for review and input.

FINAL GOLF COURSE MASTER PLAN

Following review by the representatives of the Club and receiving any input, the Golf Course Master Plan and hole-by-hole description will be refined and finalized and an itemized cost estimate for construction will be completed and added to this report. The final Report would also include prioritization and a schedule for implementation of the recommendations based on input and approval from the Club. The final Golf Course Master Plan will then be rendered and presented to representatives of the Club.

The Golf Course Master Plan for the golf course is designed to meet the established objectives of enhancing playability, aesthetics and maintenance while preserving the character of the golf course. To meet the objectives, the following aspects of the golf course were reviewed and analyzed during the master planning process:
• **Playability of the Golf Course**

The golf course was reviewed for the ability to provide golfers of all levels with the appropriate challenge and an interesting and enjoyable round of golf. The golf course is presently very playable for all levels of players. Recommendations are made for minor improvements, such as modification of features and fairway mowing lines, that will enhance the overall golf experience offered by the course. Recommendations are also made to enhance the challenge of select holes for low handicap players, while maintaining a fair challenge for higher handicap players. On select holes, additional forward tees have been proposed to create an alternate location for placement of the forward tee markers that provides a more reasonable challenge.

• **Diversity of the Golf Holes**

Each individual hole was studied regarding the variation in length, par, shot values, orientation and specific features. Recommendations are made to emphasize the individual character and unique aspects of each hole to present golfers with a variety of distinct strategies and challenges.

• **Aesthetics of the Golf Course**

The aesthetics of the golf course was studied regarding the appearance of the features on individual holes and the setting provided by the landscape on and surrounding the golf course. Recommendations are made for the features on individual holes, such as sand bunkers or mowing lines, to improve definition, strategy and appearance. Recommendations for the removal of selected trees have been made to improve views from the clubhouse and throughout the golf course. Also recommended are areas for planting additional trees to provide seasonal interest on the golf course, as well as separation and background for individual holes. All of the recommendations are made with respect to the existing site conditions and the traditional design style to ensure that renovated or additional features blend compatibly with the golf course and compliment the overall setting.

• **Conditions Affecting Maintenance**

The areas on the golf course that cause difficulties for proper maintenance and best possible playing conditions were reviewed, specifically drainage on select holes and the location and relationship of trees to features on the course. Recommendations include improvements to select fairways and rough areas to enhance drainage and provide better playing conditions, the removal or thinning of trees causing problems for turfgrass, and increasing the amount of teeing area on select holes.
• **Pace-of-Play**

Areas on the course that can occasionally experience a slow pace of play were studied. Recommendations are made for improvements to the features that can provide a more reasonable challenge for higher handicap players and allow more efficient access or circulation for golf cars to expedite the pace of play on the course.

• **Safety**

Areas that are potential safety issues for golfers or maintenance staff were reviewed. In these areas, recommendations are made for features of the holes that encourage play away from problem areas, such as additional bunkers or mounds, to provide screening or separation of adjacent holes.

These are the design and maintenance considerations that form the basis for the Golf Course Master Plan and have been applied to the golf course in general. In addition, the following specific aspects of each hole were studied in detail:

• **Tee Complexes**

The tee complexes were reviewed for their size, configuration, orientation and accessibility. Recommendations have been made for the enlargement of select tees or the addition of new tees on select holes to enhance playability and to create more diversity in length and width for tee marker placement. Enlargement of the teeing areas will enhance the strategies and challenges offered by the course on a daily basis, as well as allow for more efficient maintenance.

The addition of new or alternate forward tees is recommended on specific holes to provide a more reasonable and more diverse challenge for women, junior and/or senior players. These tees allow the option of markers being moved, when appropriate, to accommodate specific groups of players.

• **Fairways and Rough Area**

Each of the fairways and rough areas were reviewed for playability, definition and aesthetics. The existing mowing lines provide good playability and aesthetics for the golf course. Recommendations for adjustments to the mowing lines are made to accommodate proposed features or further enhance playability, definition and/or aesthetics.

The locations and existing conditions of features, such as fairway bunkers, mounds, water features and trees, were reviewed for playability, definition, strategy, diversity and level of challenge, and issues affecting maintenance. Recommendations include enlarging and/or reconfiguring existing bunkers and on selected holes, relocating and removing existing bunkers, or adding new bunkers to improve definition and visual quality, as well as to enhance diversity of strategy and challenge of the tee shot. Select
bunkers were reviewed for their location with respect to the impact of modern golf equipment.

The expansion of the lake at Hole No. 13 and the addition of a new stream channel at Hole No. 12 have been recommended to help alleviate areas of poor drainage, increase diversity of strategy and challenge, as well as to enhance the appearance and drama of the two holes.

- **Green Complexes**

Each green complex was reviewed for the challenge, strategy and diversity of pin placements provided by the size and contour of the putting surfaces, as well as the diversity of the surrounding features. The green complexes provide a good diversity of challenge. Minor recommendations are made to improve the location and visibility of the features and surrounds to enhance the definition, challenge and aesthetics. Recommendations are also made for adjustments to the areas around the greens to improve drainage and allow for more efficient maintenance.

A recommendation has been made to reconstruct one green complex, Hole No. 12, to improve drainage and agronomics, increase area for placements, and enhance the character and drama while preserving the traditional design style of the existing green.

- **Golf Car Paths**

The locations of the golf car paths were reviewed for their relationship to the holes and access for maintenance equipment. The golf car paths are generally in good condition and in appropriate locations. Minor adjustments to small sections of path have been recommended to enhance playability, access, and/or to accommodate proposed features.

- **Trees and Landscaping**

The existing trees, landscaping and natural areas were reviewed for their location on each of the holes and their relationship to playability, maintenance and aesthetics. Recommendations are made for the selective removal, relocation or thinning of existing trees that are causing maintenance difficulties due to issues such as root intrusion, as well as for those trees that detract from a fair challenge for all players, now or that may in the future. Tree removal is also being recommended to expose and create views both within the course and off site for visual interest. (Note: Much of this tree removal has been completed and therefore is not reflected graphically on the Plan.)

The removed trees have been or will be replaced with quality hardwood trees that are planted in selected areas. Recommendations have been made for areas to plant new trees for further replacement value or with other varieties of trees to enhance the visual quality of the golf course. The proposed trees are in specific areas to reinforce
strategy, to provide screening for the practice area, maintenance access roads and other features, or to improve the visual quality of the golf course.

The addition or expansion of natural areas, predominantly with native grasses, is recommended in order to improve visual interest and in some cases reinforce strategy.

The following issues were considered for the addition of new trees or other landscaping:

**Definition** - Enhancement of the definition or design intent of the golf holes. Trees are used to visually establish limits of landing areas and provide background for both landing areas and greens.

**Separation** - Separation of golf holes or adjacent property. Trees are located to provide buffering between golf holes, practice facilities or from adjacent property to enhance the definition and playability of the golf course.

**Visual Interest** - Enhancement of the setting and visual interest of the golf course. The removal of trees in order to create more diversity in the tree lines and enhance viewing the topography of the course. Use of indigenous plant material to provide seasonal color, variety and diversity in scale of the landscaping of the golf course.

**Maintenance** - Expansion of existing low maintenance conservation areas with more naturalized, but generally open park-like landscape in the areas beyond the rough areas on the course to further minimize maintenance requirements.

**Selection of trees and plant material** – The selection of trees, native flowers, selected native grasses, shrubs that are indigenous to the area and compatible with the existing plant material on the course, and to some degree off the course. The use of indigenous material is recommended to provide more sustainability, visual interest and suitability to existing climatic conditions.

The Golf Course Master Plan provides general areas on the course for trees and other plant material to be added or removed. Specific locations for tree removal and new plant material will be identified and marked in the field. Trees of specimen quality will be located and preserved.

The concepts recommended on the Golf Course Master Plan are designed to meet the established objectives for the golf course. The design concepts shown for the individual holes meet the objectives of maximizing playability, increasing the diversity of the golf holes and enhancing the visual quality of the golf course.
CLUBHOUSE AREA & MAINTENANCE AREA

The existing operating facility (pro shop, ladies locker room, golf car storage), parking area, maintenance facilities, and other infrastructure were reviewed for condition, amenities, circulation and aesthetics.

During the golf course master planning process, conceptual site planning has been performed in anticipation for the short term need to replace and upgrade the operating facility, as well as investigate how to accommodate the addition of a practice facility. The recommended site planning addresses vehicular entrances and exits, pedestrian path connections, golf car circulation, the relationship of buildings to the starting and finishing holes of the golf course and the proposed practice area.

The Golf Course Architect will work with the Club’s building architect to refine the site plans for the new facilities for use by the Club and other consultants for regulatory approval.

GENERAL RECOMMENDATIONS

The Golf Course Master Plan is a graphic representation of the recommendations being made for the golf course. The following general recommendations will apply to the golf course or a majority of the individual golf holes. Therefore, these recommendations are not always repeated in the hole-by-hole description and, in some instances, have not been shown on the Golf Course Master Plan.

1. The distinctive character and setting of the existing golf course is to be maintained. Additional and adjusted features are to be designed and constructed so that they are aesthetically compatible with the existing character and design style of the Bellport Golf Club.

2. With the exception of Hole Nos. 1, 9 & 18, all recommended adjustments to the features of the golf course are to be made within the present routing.

3. The existing pro shop, golf car storage and ladies locker room building (and related structures) are to be removed and replaced with modern structures. The proposed structure will include area for merchandise display and storage, offices with storage, restrooms, ladies locker room with showers and lounge area, two indoor hitting stations with retractable doors open to the practice area, an enclosed indoor hitting station with simulator and video recording equipment, and storage for approx. 380 golf bags. The golf car storage structure will accommodate 86 golf cars, an outdoor wash area and storage areas. A structure attached to the rear of the golf car storage structure will provide storage for golf balls, the range picker and ball washing equipment.

4. Utilizing the area to the left of existing Hole No. 9, a practice area is to be constructed to provide members and guests a location for short and medium length practice of golf shots. The practice facility will accommodate areas for instruction, multiple indoor hitting stations, a fairway area and two target greens with sand bunkers. The two target
greens with practice bunkers can also be utilized as a short game practice area when the tees are closed. The practice area will be encircled with poles and netting to contain shots and to help protect Hole No. 9. To accommodate construction of the practice area, Hole Nos. 1 and 9 tee complexes, and Hole No. 18 second landing area are to be relocated slightly to the west.

5. A practice putting green, approximately 9,000 sq. ft., is to be added in the general location of existing Hole No. 1 tees to create additional area for putting practice and instruction. Hole No. 1 tees are to be shifted to the right to create a safe buffer to proposed Hole No. 18 second landing area and to generate adequate space to construct the practice green.

6. The overall length of the golf course will increase by approximately 40 yards to 6,370 yards. This increase in yardage is due entirely to the lengthening of Hole No. 18 by adding a new championship tee and shifting the second landing area. The total par for the course would remain at 71.

7. The teeing areas on to be enlarged on certain holes to provide more diversity in the locations for marker placements to allow more variety in the length of the course. Alternate forward tees will also be added on selected holes to create more diversity in length and allow the course to be played down to approximately 5,000 yards for the women, senior women and junior players.

8. The configuration of the new or expanded teeing surfaces will be consistent with the present tees, which are rectilinear and more traditional in appearance. Larger teeing areas provide more locations for all sets of tee markers and present players of all levels with the appropriate challenge for tee shots. Increasing the length, and in some cases the width, of the teeing areas, as well as the addition of tees will enhance the diversity in the challenge and strategy offered by the holes on a daily basis. Teeing areas of larger size will allow for more efficient maintenance and result in improved playing conditions.

9. Select fairway mowing lines are to be adjusted to provide the appropriate challenge and playability of the course for all players, as well as to accommodate adjustments to the golf features. The widths of the fairways will be larger in some areas to accommodate average players and narrower in other areas to create more of a challenge for better players.

10. All sand bunkers that are to remain in place are to be rehabilitated with a minimal amount of improvements to enhance playability, maintenance, drainage, aesthetics and consistency in playing conditions. These improvements include repairing drainage, replacing the sand, re-edging where necessary, and restoration of the leading edges that have become degraded due to wear and tear from maintenance equipment and daily play. (Note: Rehabilitation and restoration of the leading edges has been partially completed as part of an on-going program being performed in house by the maintenance staff.)
11. Select sand bunkers are to be reconstructed to adjust the size, shape and/or location of the cavity to enhance playability, definition, challenge, aesthetics and maintenance. The depth, configuration and shaping of the bunkers cavities will be consistent with the existing bunkers and design style.

12. Select trees are to be removed or thinned to eliminate trees in poor health or those that cause maintenance difficulties, enhance playability, and/or to open up and improve views both within and through the golf course. (Note: Much of the proposed tree removal has been completed.)

13. New trees are to be planted in selected areas on the course to serve as replacement trees for those that were removed due to poor health or to open up views. Additional trees are to be planted to buffer the proposed practice area and maintenance access roads.

14. The natural areas of native grasses on the interior and around the periphery of the golf course are to be preserved and adjusted to enhance the playability and visual quality of the golf course. These natural areas provide resource conservation and contribute significantly to the character and setting of the golf course. These areas are to continue to be managed to enhance seasonal color and interest during the peak season. Expansion of the natural areas would be limited to areas that would not affect the playability, pace-of-play or the traditional appearance of the golf course. Natural areas provide environmental enhancement on the golf course for diversity of wildlife habitat through the selection of indigenous plant material.

HOLE BY HOLE RECOMMENDATIONS

Hole No. 1

- Grade out and remove the existing tee complex and add a practice putting green, of approx. 9,000 sq. ft.

- Relocate the tee complex to the right to accommodate the practice putting green and the relocation of Hole No. 18 second landing area. The landing area will remain in the same general location, but with modified features. The resulting hole will be a slight dogleg to the right and the overall length will remain approximately the same at 420 yards.

- Selectively remove trees to accommodate the relocation of the tee complex.

- Add hardwood trees to the right of the tees to replace the trees removed due to construction and to provide additional visual separation to Hole No. 8.

- Relocate a small section of the golf car path to accommodate the practice green and relocated tees.
• Relocate the left fairway bunker to accommodate the relocated tees. Grade out and remove the existing cavity.

• Enlarge and reconfigure the right fairway bunker and shift slightly to accommodate the new tees.

• Rehabilitate and restore the leading edges of the left and right green bunkers to improve visibility, access and appearance.

**Hole No. 2**

• Rehabilitate the existing left fairway bunker. Adjust and raise the sand line and enlarge the cavity slightly to the right to improve visibility, playability and appearance.

• Rebuild and reconfigure the two right fairway bunkers in place to improve playability and appearance. Add two new bunkers of similar size, one between the two existing cavities and a second past the landing area. These bunkers will encroach slightly on fairway to enhance the challenge, strategy and appearance of the hole for all players.

• Adjust the fairway mowing lines to enhance playability and to accommodate the new sand bunkers.

• Rehabilitate and restore the leading edges of the left and right front green bunkers to improve visibility, access and aesthetics. Rehabilitate the remaining green bunkers as necessary to improve access and/or create consistency in playing conditions and appearance.

**Hole No. 3**

• Add one right and two left fairway bunkers to increase the options for tee shots, and to enhance the challenge, strategy, as well as the character of the hole.

• Add a series of three or four mounds along the right side of the hole to buffer the maintenance access road and to enhance the diversity of challenge for recovery for errant tee shots.

• Rebuild the existing right fairway bunker and enlarge cavity to the left to improve visibility and appearance, and to enhance the challenge for low handicap players and longer hitters.

• Rebuild the existing left fairway bunker in place to enhance visibility and definition of the hole.
• Fill in, grade out and remove the two small right fairway bunkers (adjacent to the two trees) and enlarge the fairway to enhance playability. Add a mound to maintain the challenge for longer hitters.

• Rebuild and reconfigure the two right green bunkers in place to improve playability, access and appearance.

• Create low mow chipping area behind and front left of the green to enhance the challenge for approach shots and diversity of recovery shots.

• Add a series of mounds behind the green to buffer the maintenance access road and screen the entrance and utilities.

• As an option, create a paved connection from the rear gate adjacent to Hole No. 5 through Hole No. 6 tees and connect to existing maintenance access road to provide more efficient access for employees and deliveries to the cell tower and maintenance area. This alternative access to the Club can potentially replace the need for maintaining vehicular access along Hole No. 9.

Hole No. 4

• Add an alternate forward tee to increase the diversity in length and to provide the option of creating a more reasonable challenge to reach the green from the forward tee markers.

• Enlarge the left and right front green bunkers slightly to improve visibility, playability and aesthetics. Expand the left edge of the cavity of the right bunker slightly to enhance the challenge of the hole.

• Adjust the fairway mowing lines to enhance playability and to be more consistent with the other holes.

• Rehabilitate the leading edges of the rear green bunker to improve access and appearance.

• Re-establish some of the putting surface to enhance aesthetics and restore more of the original design intent.

• Add shrubs and other plant material between the bunker behind the green and the Club boundary to screen the adjacent property.

Hole No. 5

• Add an alternate forward tee in front of the existing forward tee to increase the diversity in length for tee marker placement.
• Remove the small tree on the left side of the hole and add a sand bunker to improve playability and to enhance the strategy and challenge for tee shots.

• Rebuild and slightly reshape the right fairway bunker to enhance visibility, playability and appearance.

• Adjust the fairway mowing line to enhance playability and to accommodate the new fairway bunker.

• Reshape and rehabilitate the edges of the green bunker to enhance access and appearance.

• Add low mow chipping area behind and left of the green to enhance the diversity for recovery shots that miss the target.

Hole No. 6

• Add a middle tee to increase the diversity in length and flexibility for tee marker placement.

• Replace the tree to the right of the tee.

• Reorient the forward tee slightly to enhance playability.

• Enlarge the first left fairway bunker to the right to increase the challenge and drama for tee shots.

• Extend the fairway back towards the forward tee to enhance playability.

• Rebuild and slightly reconfigure the right fairway bunker to enhance visibility, playability and aesthetics.

• Enlarge the second left fairway bunker to enhance the challenge for low handicap players and longer hitters.

• Adjust fairway mowing lines to enhance playability and to accommodate adjustments to the fairway bunkers.

• Rehabilitate and restore the leading edges of the green bunkers to enhance visibility, access, playability and appearance.

• Lower the back edge of the rear green bunker to improve appearance.

• Eliminate a small section of the golf car path.
Hole No. 7

• Resurface, enlarge and re-orient the championship tee to increase teeing area and improve playability.

• Rebuild and re-orient the two middle tees slightly to the left to enhance playability.

• Resurface and re-orient the forward tee to enhance playability.

• Enlarge both fairway bunkers back towards the tee to improve visibility and appearance.

• Adjust the fairway mowing lines to accommodate the adjustments to the fairway bunkers.

• Rehabilitate and restore the leading edges of the three green bunkers to improve visibility, access and appearance.

Hole No. 8

• Add a series of mounds right of the championship tee to extend and soften the series of existing mounds to enhance the character of the course and provide additional protection for the tee.

• Enlarge the two middle tees to increase playability and diversity in length for marker placement.

• Rebuild and enlarge the left fairway bunker to enhance the challenge for tee shots and to improve visibility and appearance.

• Rebuild and slightly reconfigure the right fairway bunker to enhance visibility and appearance.

• Add two mounds on the right between the landing area and the green to enhance the character of the golf course.

• Rebuild and relocate the bunker short right of the approach to direct play away from new Hole No. 1 tees and to bring the bunker more into play.

• Adjust fairway mowing lines to enhance playability and to accommodate the adjustments to the bunkers.

• Enlarge the left green bunker in the front to enhance visibility and appearance.
• Rehabilitate and restore the leading edges of the two right green bunkers to enhance visibility, playability, access and appearance.

• Add low mow chipping area left and behind the green to enhance the diversity of challenge for recovery shots.

• Relocate the golf car path at the green slightly to accommodate Hole No. 1 tees.

**Hole No. 9**

• Rebuild and relocate the tee complex to the right to accommodate the new practice area. Due to the historic structure, the proposed hole will be reduced in overall length by approximately 10 yards to 401 yards.

• Grade out and remove the existing tees and a portion of the existing maintenance access road to accommodate the practice area. Relocate the road to the right side of new Hole No. 9.

• Selectively remove trees to accommodate construction of the new tee complex and relocation of the road.

• Add hardwood trees right of the tee to replace the trees removed due to construction and to help buffer Hole No. 18.

• Add trees along the left side of the hole to screen and buffer the practice area poles and netting.

• Shift the fairway and the fairway bunkers to the right accommodate the practice area.

• Adjust the fairway mowing lines and shift the landing area slightly to the right, which will create a more dramatic angle for approach shots to the green.

• Grade out and remove the two mounds right of the golf hole to accommodate the proposed access road. Relocate the mounds to help screen the new road.

• Reshape and expand the leading edges of the left and right front green bunkers to improve access and enhance visibility and appearance from the proposed landing area.

• Rehabilitate and restore the leading edge of the back green bunker to enhance access and appearance.

• Grade out and eliminate the beginning several feet of the golf car path at the green to enhance playability and aesthetics.
**Hole No. 10**

- Rebuild the subdivide the back and middle tee into three tees to increase teeing area and diversity in length for marker placement. The proposed tee configuration will increase the overall length of the hole by approximately 5 yards to 142 yards.

- Rebuild and enlarge the forward tee to increase teeing area and enhance playability.

- Relocate a small portion of the golf car path to accommodate expansion of the forward tee.

- Rehabilitate and restore the leading edges of the green bunkers to improve access, visibility and appearance.

- Grade and soften the slopes behind the green to enhance playability, maintenance and consistency in appearance.

**Hole No. 11**

- Rehabilitate and restore leading edges of the left and right fairway bunkers to enhance visibility, access and appearance.

- Add a right fairway bunker at the landing area to slightly increase the challenge for low handicap players and to enhance the drama of the tee shot, as well as help to contain errant shots for the tee.

- Rehabilitate and restore the leading edges of the two green bunkers to improve visibility and appearance.

- Grade out and remove the small section of golf car path behind the green to enhance playability and aesthetics.

**Hole No. 12**

- Enlarge and widen the left championship tee and two middle tees to increase teeing area and diversity in width for marker placement.

- Enlarge and widen the right back and middle tee to increase teeing area and diversity in width for marker placement. The length of the hole from this proposed back tee will increase by approximately 3-5 yards to 175 yards.

- Add an alternate middle/forward tee to the right set of tees to increase the diversity in length for the marker placement.
• Add a stream channel with low stone cascades from the lake on Hole No. 13 and passing along the right and in front the green and joining with Howell’s Creek to alleviate the drainage issues in the low lying areas right of the green, as well as to enhance the challenge and drama of the hole.

• Relocate a small section of golf car path to accommodate the stream channel.

• Fill in, grade out and remove the four bunkers behind the green to enhance playability and maintenance. Fill in a portion of the existing drainage channel behind the green to enhance playability and to divert surface drainage to the new stream channel.

• Rebuild the green into a Biarritz style design to increase area for pin placements, improve maintenance, alleviate drainage issues in front of the green, and to enhance the drama and character of the hole. The existing contours of the putting surface are to be generally maintained and will form the back portion of the Biarritz. The existing severe slope in the putting surface will remain and small front portion of the existing green will be enlarged to form the trough through the center of the Biarritz. Fill generated from excavation of the new stream channel and expansion of the lake is to be utilized to raise the area in the front to form the elevated front portion of the Biarritz green and a small approach that will allow for run up shots. Rebuild the first right green bunker in place and add a large bunker along the left side of the new Biarritz green to frame the green and to help contain shots that miss the target.

Hole No. 13

• Add two mounds between the championship tee and Hole No. 12 tees to provide buffering.

• Enlarge the middle tee in the front and back to increase teeing area and diversity in length for marker placement.

• Add an alternate forward tee to increase the diversity in length for placement of forward tee markers and to provide a more reasonable challenge to reach the landing area.

• Add a stream channel with low stone cascades from the lake left of the hole to Howell’s Creek to alleviate the drainage issues in the low lying areas right of Hole No. 12 green, and to enhance the challenge and drama of the hole for all players.

• Expand a portion of the lake to the right and partially into the fairway to alleviate drainage issues and to enhance the challenge and drama of the hole.

• Rehabilitate and restore the leading edges of the right fairway bunkers to improve visibility, access and appearance.
• Adjust fairway mowing lines to accommodate adjustments to the golf features. Extend the fairway to the right past the landing area and connect with the fairway of Hole No. 16 to provide additional bail out area away from the expanded lake and to enhance playability and aesthetics of both holes.

• Rehabilitate and restore the leading edges of the two fairway bunkers right of the second landing area to enhance visibility and appearance.

• Rehabilitate and restore the leading edges of the two green bunkers to enhance visibility, access and appearance.

• Create a small low mow chipping area between the putting surface and left green bunker to enhance diversity of challenge for recovery shots and to improve aesthetics.

Hole No. 14

• Rehabilitate and restore the leading edge to enhance visibility, access and appearance. Fill in and eliminate the blind front right portion of front right green bunker to enhance appearance.

• Rehabilitate and restore the leading edges of the remaining green bunkers to enhance access, visibility and appearance.

Hole No. 15

• Enlarge the back tee in the front to increase teeing area and diversity in length for marker placement.

• Enlarge the second middle tee in the front and the back to increase teeing area and diversity in length for marker placement.

• Enlarge the forward tee to increase the diversity in length and width for tee marker placement.

• Rehabilitate and restore the leading edges of the two fairway bunkers to improve access, visibility and appearance.

• Rehabilitate and restore the leading edges of the green bunkers to improve access, visibility and appearance.

Hole No. 16

• Enlarge the L shaped middle tee in the front to increase teeing area and diversity in length for marker placement.
• Add a middle tee on the fairway side of the golf car path to increase diversity in length and width for marker placement.

• Enlarge the two forward tees to increase forward teeing area and diversity in length and width for marker placement.

• Enlarge the left fairway bunker in the front left to improve visibility and appearance.

• Enlarge the right fairway bunker to the left to enhance the strategy and challenge for tee shots. Rehabilitate and restore the leading edge to improve access, visibility and appearance.

• Adjust the fairway mowing lines to enhance playability and accommodate adjustments to the golf features. Expand fairway to the right between landing areas and conjoin with Hole No. 13 to enhance playability and aesthetics.

• Rehabilitate and restore the leading edge of the large bunker right of the second landing area to improve visibility, access and appearance. Expand the cavity towards the fairway in the back left of the bunker to enhance the challenge for approach shots for players opting to play down the right side of the hole and away from out-of-bounds.

• Enlarge the right front green bunker slightly to the left to enhance the challenge for approach shots.

• Rehabilitate and restore the leading edge of the left green bunker to improve visibility, access and appearance.

Hole No. 17

• Rebuild, enlarge and reorient the back tee to increase teeing area and enhance playability.

• Add a mound between the back tee and the forward tees at Hole No. 13 to provide a visual buffer.

• Enlarge the middle tee to increase teeing area and diversity in length for placement of tee markers.

• Relocate the forward tee to the left to enhance playability and provide a better angle for the tee shot.

• Relocate a small section of the golf car path to provide access to the new forward tee.
• Convert the grass bunker on the right to a series of mounds to provide a more unique challenge, to enhance the drama for tee shots, and to be more consistent in design style with the rest of the golf course.

• Trees that were removed along the right side of the hole to enhance playability, maintenance and to open views to the South Bay from the clubhouse and golf course.

• Add a series of mounds along the right side of the hole to serve as features to replace trees that were removed and to provide screening for the weather station.

• Add two mounds left of the fairway and short of the landing area to enhance the strategy and challenge for tee shots for all players.

• Rebuild and enlarge the two right fairway bunkers to the left to enhance the strategy and challenge for tee shots.

• Adjust the fairway mowing lines to enhance playability and to accommodate new features.

• Add two mounds left of the landing area amongst the existing mounds to enhance thee challenge for tee shots.

• Add a series of mounds right of the hole past the landing area to serve as features to replace trees that were removed, to provide a visual buffer to Hole No. 18 tees, and to enhance the character and visual quality of the hole.

• Rehabilitate and restore the leading edges of the green bunkers to enhance appearance.

• Re-establish some of the putting surface to enhance aesthetics and restore more of the original design intent.

**Hole No. 18**

• Add a new championship tee to increase the length of the hole by approximately 35 yards. In conjunction with shifting the second landing area, the overall length of the yard will increase by approximately 50 yards to 570.

• Add a series of mounds around the championship tee to serve as a buffer and as features to replace trees that were removed, and to enhance the character of the golf course.

• Lower and reconfigure the back and middle tees as two tees to increase teeing area and diversity in marker placement and to ensure visibility of the hole from the proposed championship tee.
• Enlarge the forward tee to increase the teeing area and diversity in length and width for marker placement.

• Rehabilitate and restore the leading edge of the right fairway bunker to improve visibility, access and appearance.

• Rebuild, reshape and shift slightly the left fairway bunker to widen the landing area and enhance playability.

• Add a fairway bunker past the landing area on the right to help define the strategy and to enhance the challenge for tee shots for low handicap players.

• Rebuild and shift the second right fairway bunker to the left to help define the hole and to direct play away from proposed Hole No. 9. Grade out and remove the existing cavity.

• Add trees along the right side to help define the hole and buffer the proposed maintenance access road.

• Adjust the fairway mowing lines to accommodate the adjustments to the golf features.

• Fill, grade out and remove the existing pond at the second landing area. Shift the second landing area significantly to the left to accommodate the practice area and subsequent adjustments to Hole No. 9. Add five bunkers surrounding the second landing area to define the strategy and replace the challenge provided by the pond.

• Rebuild and reconfigure the front right green bunker to maintain the present challenge from the new second landing area.

• Rehabilitate and restore the leading edge of the left green bunker to improve visibility, access and appearance.

• Relocate the golf car path right of the green slightly to enhance playability and to accommodate the adjustments to Hole Nos 9 & 18.

**Clubhouse Area and Parking**

• Reconfigure select portions of the parking area to provide improved circulation and to accommodate the proposed practice area, the reconfigured pro shop and golf car storage building, as well as the relocated maintenance access road.

• Relocate the dumpster to adjacent to the proposed golf car storage building to provide a more efficient access for trash removal.