

I want to share some thoughts on your new golf course endeavor. You may already be aware of most points; however, I hope you find this helpful as you move forward.

Your development team should consist of the following.

1. Lead advocate
2. Architect
3. Civil engineer
4. Environmental Professional
5. Lawyer (s)
6. Landscape architect
7. Contractor
8. Golf Professional
9. Golf course superintendent
10. Director to serve as secretary/administrator of information (active role in expediting decision-making)

(Predevelopment feasibility should include #'s 1.2.3.4.5.10)

An owner's goal to create an exceptional use amenity, such as a golf course, to compliment a world-class resort should start with a mission statement. That mission statement should drive the property's overall planning, development, and marketing and should consider the following.

- The environment
- Inventory of natural resources
- Infrastructure
- Design aesthetic
- Team participants
- Entitlements
- Routing
- Amenities
- Intended impact on the surrounding area
- Budget
- Timing
- Method of implementation
- Long-range ownership and management (based upon Private / Public / Resort use)

Your bottom line should be based on Political, Social, Environmental, and financial goals.

The process should consider the subject property's Location, Access, Configuration, Construction, Operations, and Economics.

A checklist for development will include.

- Mobilization
- Haul route design
- Power supply
- Water supply and storage
- Clearing
- Thinning
- Grubbing
- Major drainage requirements
- Earth moving
- Topsoil requirements
- Erosion control
- Rock blasting
- Green construction
- Fairway shaping
- Tee construction
- Irrigation design
- Seeding
- Planting
- Sodding
- Mulch
- Bunkers / sand
- Cart paths
- Bulkheading
- Bridges
- Walls
- Clubhouse location, design, and construction
- Maintenance building location, design, and development
- All parking areas necessary to construct and manage the facilities
- Driving range facility design and development
- Non golf course area landscaping

Your site checklist (outside of golf course design) should include.

1. Mapping
Zoning, master plan, street plans, subdivision plan,
Survey, legal description, topography, easements, and plat information on surrounding properties
2. Infrastructure
Water and sewer, reservoirs for storage, wells, treatment, pipes, and routing
Gas and electricity
Drainage pathways, locations, identify any flood zones,
3. Soils
Types, depth, conditions
Trees, types, and location
Turf varieties, locations, and coverage

4. Access
Ingress, egress, roads, and thoroughfares
5. Governmental authorities
Fire, police, school, utilities
6. Adjacent land uses
Shopping, employment, education, residential, alternate access, view corridors
7. Buffer zones
Historical designations, archeological resources, rare and endangered species

Whether you can engage my services (or not), I am happy to speak with you about any of these topics. It's a robust undertaking and one that I trust you will manage in a manner consistent with all that you do each and every day which is "to the best of your abilities". All the best to you.

Pat Fogarty
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