

SUNSET VALLEY
GOLF COURSE

Hole-by-Hole Narrative

JACOBSON
GOLF COURSE DESIGN, INC.

SUNSET VALLEY GOLF COURSE



LEGEND

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| <ul style="list-style-type: none"> EXISTING FAIRWAY PROPOSED FAIRWAY PROPOSED MATTS EXISTING CART PATHS TO REMAIN PROPOSED CART CORRIDOR PROPOSED DRIVE PROPOSED SLOPE AREA PROPOSED TIDE PROPOSED GREEN EXISTING CASUAL CARP PATHS TO BE MAINT | <ul style="list-style-type: none"> EXISTING GREENS TO BE MAINTAINED PROPOSED GREENS AND PROPOSED TO BE MAINTAINED TO IMPROVE AS CIRCULATION LINE TIES PROPOSED TREE REMOVALS PROPOSED BUNKER SETS PROPOSED GREEN BUNKER PROPOSED CART PATH CART BUNKER REMOVALS PROPOSED FEE DISPENSER EXISTING LAKE EXISTING TIDE PROPOSED LANDSCAPE |
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Sunset Valley Golf Course			
NO.	AREA	ACRES	DATE
1	FAIRWAY	120.00	08/24/16
2	GREEN	150.00	08/24/16
3	BUNKER	80.00	08/24/16
4	OBSTACLE	100.00	08/24/16
5	WATER	120.00	08/24/16
6	ROAD	50.00	08/24/16
7	UTILITY	30.00	08/24/16
8	LANDSCAPE	100.00	08/24/16
9	OTHER	20.00	08/24/16
10	TOTAL	670.00	08/24/16

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GOLF COURSE MASTER PLAN
August 9th, 2016



SUNSET VALLEY GOLF COURSE

Hole #1 Narrative

- ❖ Level the grade on the existing tee surfaces and re-grass with high quality bentgrass turf.
- ❖ Add an additional tee to provide a multiple tee complex that allows the hole to play from the following variety of lengths; Gold – 261 Yards, Red - 300 Yards, White - 310 Yards, Blue – 321 Yards, Black – 346 Yards. The resulting elasticity in length of the hole provides an opportunity to set the course up to accommodate golfers of all abilities.
- ❖ Re-grade the tee shot landing area to enhance surface drainage and provide subtle containment along the edge of the lake.
- ❖ Add landforms in the rough on the right side of the golf hole to enhance strategy, provide visual “framing” and define the unique character of the renovated golf course.
- ❖ Re-grass the fairway with an improved bentgrass turf to provide a high quality fairway surface. The improved bentgrass varieties are beneficial to the environment due to enhanced drought tolerance and disease resistance. The new fairway will create visual interest with fairway contouring that accentuates the new landforms and improves playability with a wider tee shot landing area.
- ❖ Additional drainage inlets and subsurface drainage pipe shall be installed to supplement the surface drainage and improve both daily playing conditions and following storm events.
- ❖ Re-build the green to USGA specifications. The new putting surface perimeter shape will increase opportunities for strategic pin placement locations and “flowing” surface contours will define a variety of pin placement zones to challenge golfers of all abilities. The new putting surface slopes will eliminate the penal character of the existing putting surface near the lake edge for improved playability.
- ❖ Re-build greenside bunker with new subsurface drainage, subsurface erosion control mat and new sand for enhanced playability and consistency.
- ❖ Add a fairway “collection” area to the back/left of the green. Add a fairway collection area to the left of the green that connects with #2 tee. The new fairway collection areas will add interest to the golf course and give golfers options on the type of recovery shots they execute to save par.
- ❖ Add new irrigation heads and/or adjust existing irrigation heads to provide sufficient coverage per the new multiple tee complexes, revised fairway contours, renovated bunkers and green complex.
- ❖ Selected areas of damaged cart paths and curbing shall be repaired.
- ❖ Re-grass the native grass area in back of the green with a pure stand of fescue.
- ❖ Selective tree removal front/left of the lake and back/right of the green approach will occur to enhance golf hole playability and improve turfgrass quality.
- ❖ Add tree plantings to the left for golf hole “framing” and cart building buffering “buffering”.
- ❖ Install required stormwater detention and golf practice facility in the location of the current park maintenance facility adjacent to the lake.



SUNSET VALLEY GOLF COURSE

Hole #2 Narrative

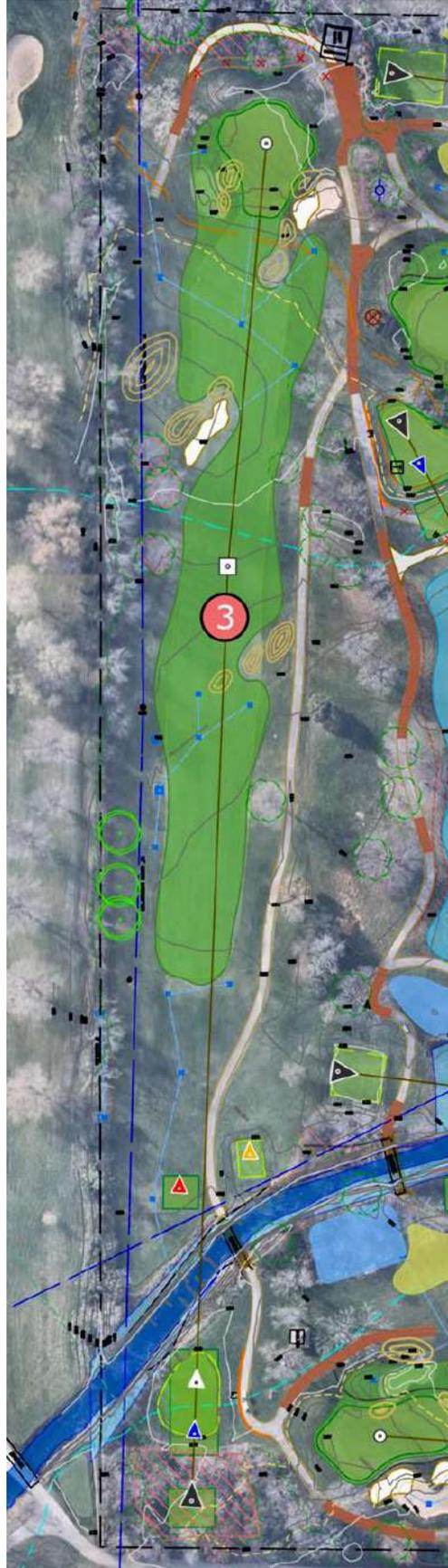
- ❖ Level the grade on the existing tee surfaces and re-grass with high quality bentgrass.
- ❖ Add additional forward tees to provide a multiple tee complex that allows the hole to play from the following variety of lengths; Gold – 410 Yards, Red – 435 Yards, White - 480 Yards, Blue - 505 Yards, Black - 524 Yards. The resulting elasticity in length of the hole provides an opportunity to set the course up to accommodate golfers of all abilities. Re-route cart path accordingly.
- ❖ Re-grade / raise the tee shot landing area to enhance surface drainage.
- ❖ Add landforms in the rough on the right and left side of the golf hole to enhance strategy, provide visual “framing” and define the unique character of the renovated golf course.
- ❖ Add strategic and visual “framing” bunkers on the left and right between the tee shot landing area and second shot landing area.
- ❖ Re-grade / lower the second shot landing area to provide a visual “window” to the right approach and greenside bunkering.
- ❖ Re-grass the fairway with an improved bentgrass turf variety to provide a high quality fairway surface. The improved bentgrass varieties are beneficial to the environment due to enhanced drought tolerance and disease resistance. The new fairway will create visual interest with fairway contouring that accentuates the new landforms and improves playability with a wider tee shot landing area.
- ❖ Additional drainage inlets and subsurface drainage pipe shall be installed to supplement the enhanced surface drainage to improve both daily playing conditions and following storm events.
- ❖ Re-build the green to USGA specifications. The new putting surface perimeter shape will increase opportunities for strategic pin placement locations and “flowing” surface contours will define a variety of pin placement zones to challenge golfers of all abilities. The new putting surface slopes will eliminate the penal character of the severe existing putting surface slope. Soften / lengthen the approach slope to the green to promote accessibility with a player’s “ground” game.
- ❖ Re-build right approach and left greenside bunkering with new subsurface drainage, subsurface erosion control mat and new sand for enhanced playability and consistency.
- ❖ Add a fairway “collection” area to the right of the green. The new fairway collection area will add interest to the golf course and will give golfers options on the type of recovery shots they execute to save par.
- ❖ Add new irrigation heads and/or adjust existing irrigation heads to provide sufficient coverage per the new multiple tee complexes, revised fairway contours, new/renovated bunkers and green complex.
- ❖ Selected areas of damaged cart paths and curbing shall be repaired.
- ❖ Selective tree removal/limbing front/left and right of the tee shot “shoot” will occur to enhance golf hole playability and improve turfgrass quality.
- ❖ Add tree plantings to the right/front of the tee complex for “framing” when willow is removed.



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Hole #3 Narrative

- ❖ Level the grade on the existing tee surfaces and re-grass with high quality bentgrass.
- ❖ Add additional back tee and forward tee to provide a multiple tee complex that allows the hole to play from the following variety of lengths; Gold – 290 Yards, Red – 300 Yards, White - 350 Yards, Blue - 365 Yards, Black - 388 Yards. The resulting elasticity in length of the hole provides an opportunity to set the course up to accommodate golfers of all abilities.
- ❖ Re-grade / raise the tee shot landing area to enhance surface drainage.
- ❖ Add landforms in the rough on the right and left side of the golf hole to enhance strategy, provide visual “framing” and define the unique character of the renovated golf course.
- ❖ Add a strategic bunker to the left of the tee shot landing area to challenge low handicap golfers.
- ❖ Re-grade / lower the right side of the existing ridge to provide a visual “window” to the right greenside bunkering.
- ❖ Re-grass the fairway with an improved bentgrass turf variety to provide a high quality fairway surface. The improved bentgrass varieties are beneficial to the environment due to enhanced drought tolerance and disease resistance. The new fairway will create visual interest with fairway contouring that accentuates the new landforms and improves playability with a wider tee shot landing area.
- ❖ Additional drainage inlets and subsurface drainage pipe shall be installed to supplement the enhanced surface drainage to improve both daily playing conditions and following storm events. Create a diversion swale near the property line to direct surface drainage flow from the adjacent property to the north towards the river.
- ❖ Re-build the green to USGA specifications. The new putting surface perimeter shape will increase opportunities for strategic pin placement locations and “flowing” surface contours will define a variety of pin placement zones to challenge golfers of all abilities. Re-build right greenside bunkering with new subsurface drainage, subsurface erosion control mat and new sand for enhanced playability and consistency.
- ❖ Add a fairway “collection” area to the left of the green. The new fairway collection area will add interest to the golf course and will give golfers options on the type of recovery shots they execute to save par.
- ❖ Add new irrigation heads and/or adjust existing irrigation heads to provide sufficient coverage per the new multiple tee complexes, revised fairway contours, new/renovated bunkers and green complex.
- ❖ Selected areas of damaged cart paths and curbing shall be repaired.
- ❖ Selective tree removal/limbing in back of the green to accentuate existing specimen trees and improve turfgrass quality. Limb trees to the left of the tee shot landing area to enhance playability of the golf hole.
- ❖ Add tree plantings to the left/front of the tee complex to break up straight “edge” along the linear fence line.



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Hole #4 Narrative

- ❖ Level the grade on the existing tee surfaces and re-grass with high quality bentgrass.
- ❖ Add two additional forward tees to provide a multiple tee complex that allows the hole to play from the following variety of lengths; Gold – 95 Yards, Red – 110 Yards, White - 130 Yards, Blue - 145 Yards, Black - 160 Yards. The resulting elasticity in length of the hole provides an opportunity to set the course up to accommodate golfers of all abilities. Re-route cart path accordingly while avoiding wetlands to the left of the golf hole.
- ❖ Expand/re-shape the lake to introduce dramatic views of the water hazard.
- ❖ Construct a rock wall adjacent to the approach and green complex to stabilize the eroding lake bank and provide a stunning aesthetic feature to the golf hole.
- ❖ Install native flowering perennials along the lake bank to enhance the visual quality of this new memorable “signature” golf hole.
- ❖ Re-grass the fairway with an improved bentgrass turf variety to provide a high quality fairway surface. The improved bentgrass varieties are beneficial to the environment due to enhanced drought tolerance and disease resistance. The new fairway will create visual interest with curvilinear fairway contouring.
- ❖ Additional drainage inlets and subsurface drainage pipe shall be installed to supplement the enhanced surface drainage to improve both daily playing conditions and following storm events.
- ❖ Re-build the green to USGA specifications. The new putting surface perimeter shape will increase opportunities for strategic pin placement locations and “flowing” surface contours will define a variety of pin placement zones to challenge golfers of all abilities. The new putting surface will challenge all golfers with pin placement locations on a “peninsula” that extends into the lake.
- ❖ Add a fairway “collection” area to the left side of the green around the entire back of the green to enhance playability of an accurate tee shot required. The new fairway collection area will add interest to the golf course and will give golfers options on the type of recovery shots they execute to save par.
- ❖ Add new irrigation heads and/or adjust existing irrigation heads to provide sufficient coverage per the new multiple tee complexes, revised fairway contours and green complex.
- ❖ Selected areas of damaged cart paths and curbing shall be repaired.
- ❖ Selective tree removal/limbing to the left of the entire golf hole will occur to enhance playability and improve turfgrass quality.



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Hole #5 Narrative

- ❖ Level the grade on the existing tee surfaces and re-grass with high quality bentgrass.
- ❖ Add a Gold and Blue tee to provide a multiple tee complex that allows the hole to play from the following variety of lengths; Gold – 327 Yards, Red – 360 Yards, White - 380 Yards, Blue - 418 Yards, Black - 458 Yards. The resulting elasticity in length of the hole provides an opportunity to set the course up to accommodate golfers of all abilities. Add stormwater detention areas on both sides of the river to preserve flow relative to the new tee construction.
- ❖ Re-grade / raise the tee shot landing area to enhance surface drainage.
- ❖ Add landforms in the rough on the left side of the golf hole to enhance strategy, provide visual “framing” and define the unique character of the renovated golf course.
- ❖ Renovate the strategic bunkers to the right of the tee shot landing area and eliminate the current “double hazard” with the overhanging tree to the right.
- ❖ Add a new “framing” bunker and landforms in the left approach. The complex will provide the dual function of “framing” the approach to the green and buffering #6 tee complex.
- ❖ Re-grass the fairway with an improved bentgrass turf variety to provide a high quality fairway surface. The improved bentgrass varieties are beneficial to the environment due to enhanced drought tolerance and disease resistance. The new fairway will create visual interest with fairway contouring that accentuates the new landforms and improves playability with a wider tee shot landing area.
- ❖ Additional drainage inlets and subsurface drainage pipe shall be installed to supplement the enhanced surface drainage to improve both daily playing conditions and following storm events.
- ❖ Re-build the green to USGA specifications. The new putting surface perimeter shape will increase opportunities for strategic pin placement locations and “flowing” surface contours will define a variety of pin placement zones to challenge golfers of all abilities. The new putting surface will be shifted to lengthen the hole and “tucked” into the existing landforms to create a unique green complex.
- ❖ Construct new strategic greenside bunkers front/ right and back/left that are built into the existing landforms.
- ❖ Add a fairway “collection” area to the right and left of the green. The new fairway collection areas will add interest to the golf course and will give golfers options on the type of recovery shots they execute to save par.
- ❖ Add new irrigation heads and/or adjust existing irrigation heads to provide sufficient coverage per the new multiple tee complexes, revised fairway contours, new/renovated bunkers and green complex.
- ❖ Selected areas of damaged cart paths and curbing shall be repaired.
- ❖ Selective tree removal/limbing front/left of the tee shot will occur to enhance hole playability.
- ❖ Add tree plantings to the left of the tee shot landing area and approach.
- ❖ Re-grass fescue areas in the landforms to the left and right of the green complex.



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Hole #6 Narrative

- ❖ Level the grade on the existing back tee surface and re-grass with high quality bentgrass.
- ❖ Add additional forward tees to provide a multiple tee complex that allows the hole to play from the following variety of lengths; Gold – 90 Yards, Red – 100 Yards, White - 125 Yards, Blue - 140 Yards, Black - 156 Yards. The resulting elasticity in length of the hole provides an opportunity to set the course up to accommodate golfers of all abilities.
- ❖ Re-grass fescue areas to the left and right of the tee complex for visual “framing”.
- ❖ Re-grass the fairway with an improved bentgrass turf variety to provide a high quality fairway surface. The improved bentgrass varieties are beneficial to the environment due to enhanced drought tolerance and disease resistance. The new fairway will enlarge the target area on the tee side of the river and “bail-out” area to the front/right of the green.
- ❖ Additional drainage inlets and subsurface drainage pipe shall be installed to supplement the enhanced surface drainage to improve both daily playing conditions and following storm events.
- ❖ Re-build the green to USGA specifications. The new putting surface perimeter shape will increase opportunities for strategic pin placement locations and “flowing” surface contours will define a variety of pin placement zones to challenge golfers of all abilities.
- ❖ Shift the right greenside bunker to the right to open the approach to the green and re-build the bunker with new subsurface drainage, subsurface erosion control mat and new sand for enhanced playability and consistency. Construct a new greenside “collection” bunker on the left adjacent to the river.
- ❖ Add new irrigation heads and/or adjust existing irrigation heads to provide sufficient coverage per the new multiple tee complexes, revised fairway contours, new/renovated bunkers and green complex.
- ❖ Selected areas of damaged cart paths and curbing shall be repaired.
- ❖ Selective tree removal/limbing back and left of the green complex will occur to enhance sunlight exposure and air circulation for improved turfgrass quality on the putting surface.
- ❖ Add tree plantings to the left/front of the tee complex for visual “framing” and buffering from hole #5.



SUNSET VALLEY GOLF COURSE

Hole #7 Narrative

- ❖ Level the grade on the existing back tee surface and re-grass with high quality bentgrass.
- ❖ Add additional forward tees and new back tees to provide a multiple tee complex that allows the hole to play from the following variety of lengths; Gold – 420 Yards, Red – 454 Yards, White - 510 Yards, Blue - 540 Yards, Black - 580 Yards. The resulting elasticity in length of the hole provides an opportunity to set the course up to accommodate golfers of all abilities. Re-route cart path accordingly.
- ❖ Re-grade / raise the tee shot landing area to enhance surface drainage.
- ❖ Add landforms in the rough on the left side of the golf hole to enhance strategy, provide visual “framing” and define the unique character of the renovated golf course.
- ❖ Renovate and shift the strategic bunker to the right of the tee shot landing area. The renovated bunker will avoid the “double hazard” with the existing trees on the right.
- ❖ Construct 2 new bunkers into the existing landforms to the right of the 2nd shot landing area to enhance the strategy of the hole. Pivot the axis angle of the bunker on the left away from the existing trees for playability of recovery shots and definition of the 2nd shot landing area.
- ❖ Re-grass the fairway with an improved bentgrass turf variety to provide a high quality fairway surface. The improved bentgrass varieties are beneficial to the environment due to enhanced drought tolerance and disease resistance. The new fairway will create visual interest with fairway contouring that accentuates the new landforms and improves playability with a wider tee shot landing area.
- ❖ Additional drainage inlets and subsurface drainage pipe shall be installed to supplement the enhanced surface drainage to improve both daily playing conditions and following storm events.
- ❖ Re-build the green to USGA specifications. The new putting surface perimeter shape will increase opportunities for strategic pin placement locations and “flowing” surface contours will define a variety of pin placement zones to challenge golfers of all abilities. The new putting surface slopes will eliminate the penal character of the severe existing putting surface slope.
- ❖ Re-build right and left greenside bunkering with new subsurface drainage, subsurface erosion control mat and new sand for enhanced playability and consistency.
- ❖ Add a fairway “collection” area to the front/left of the green. The new fairway collection area will add interest to the golf course and will give golfers options on the type of recovery shots they execute to save par.
- ❖ Add new irrigation heads and/or adjust existing irrigation heads to provide sufficient coverage per the new multiple tee complexes, revised fairway contours, new/renovated bunkers and green complex.
- ❖ Selected areas of damaged cart paths and curbing shall be repaired.
- ❖ Selective tree removal/limbing front/left of the tee complex, left of the tee shot landing area and left and right of the approach to the green enhance golf hole playability and improve turfgrass quality.
- ❖ Add tree plantings to the right of the tee shot landing area for “framing”.



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Hole #8 Narrative

- ❖ Level the grade on the existing tee surfaces and re-grass with high quality bentgrass.
- ❖ Add additional forward tees to provide a multiple tee complex that allows the hole to play from the following variety of lengths; Gold – 295 Yards, Red – 320 Yards, White - 335 Yards, Blue - 345 Yards, Black - 363 Yards. The resulting elasticity in length of the hole provides an opportunity to set the course up to accommodate golfers of all abilities.
- ❖ Construct a low area to the left of the tee complex that expands the stormwater storage capacity in the floodplain while creating interest in varying surface elevation undulations.
- ❖ Add landforms in the rough on the right and left side of the golf hole to enhance strategy, provide visual “framing” and define the unique character of the renovated golf course.
- ❖ Add a strategic and visual framing bunker short/right and two long/left of the tee shot landing area to enhance the character and challenge of the golf hole.
- ❖ Re-grass the fairway with an improved bentgrass turf variety to provide a high quality fairway surface. The improved bentgrass varieties are beneficial to the environment due to enhanced drought tolerance and disease resistance. The new fairway will create visual interest with fairway contouring that accentuates the new landforms and improves playability with a wider tee shot landing area.
- ❖ Additional drainage inlets and subsurface drainage pipe shall be installed to supplement the enhanced surface drainage to improve both daily playing conditions and following storm events.
- ❖ Re-build the green to USGA specifications. The new putting surface perimeter shape will increase opportunities for strategic pin placement locations and “flowing” surface contours will define a variety of pin placement zones to challenge golfers of all abilities. Soften / lengthen the approach slope to the green to promote accessibility with a player’s “ground” game.
- ❖ Re-build the left greenside bunkering with new subsurface drainage, subsurface erosion control mat and new sand for enhanced playability and consistency. Add a strategic greenside bunker guarding the right/front on the putting surface.
- ❖ Add a fairway “collection” area to the back/ right of the green. The new fairway collection area will add interest to the golf course and will give golfers options on the type of recovery shots they execute to save par.
- ❖ Add new irrigation heads and/or adjust existing irrigation heads to provide sufficient coverage per the new multiple tee complexes, revised fairway contours, new/renovated bunkers and green complex.
- ❖ Selected areas of damaged cart paths and curbing shall be repaired.
- ❖ Selective tree removal/limbing to the left and right of the tee shot landing area will occur to enhance golf hole playability and improve turfgrass quality.
- ❖ Remove the shrub plantings to the right of the tee complex to improve golfer access.



SUNSET VALLEY GOLF COURSE

Hole #9 Narrative

- ❖ Level the grade on the existing back tee surface and re-grass with high quality bentgrass.
- ❖ Expand the back tee and add a forward tee to provide a multiple tee complex that allows the hole to play from the following variety of lengths; Gold – 315 Yards, Red – 340 Yards, White - 350 Yards, Blue - 360 Yards, Black - 372 Yards. The resulting elasticity in length of the hole provides an opportunity to set the course up to accommodate golfers of all abilities. Repair steps at tee.
- ❖ Introduce new fescue plantings to the left and right of the tee complex for “framing”.
- ❖ Add landforms in the rough on the right and left side of the golf hole to enhance strategy, provide visual “framing” and define the unique character of the renovated golf course. Excavate a low area off the front/right of the tee complex to accentuate the new landforms.
- ❖ Add 2 strategic and visual “target” bunkers on the right of the tee shot landing area and 1 bunker in the left approach to the green.
- ❖ Re-grass the fairway with an improved bentgrass turf variety to provide a high quality fairway surface. The improved bentgrass varieties are beneficial to the environment due to enhanced drought tolerance and disease resistance. The new fairway will create visual interest with fairway contouring that accentuates the new landforms and improves playability with a wider tee shot landing area.
- ❖ Additional drainage inlets and subsurface drainage pipe shall be installed to supplement the enhanced surface drainage to improve both daily playing conditions and following storm events.
- ❖ Re-build the green to USGA specifications. The new putting surface perimeter shape will increase opportunities for strategic pin placement locations and “flowing” surface contours will define a variety of pin placement zones to challenge golfers of all abilities. The new putting surface slopes will “feed” approach shots towards the back of the green to create an appropriate connection to the clubhouse elevation.
- ❖ Re-build the right greenside bunker complex with new subsurface drainage, subsurface erosion control mat and new sand for enhanced playability and consistency.
- ❖ Add a fairway “collection” area to the left of the green in the current location of the left greenside bunker. The new fairway collection area will add interest to the golf course and will give golfers options on the type of recovery shots they execute to save par.
- ❖ Add new irrigation heads and/or adjust existing irrigation heads to provide sufficient coverage per the new multiple tee complexes, revised fairway contours, new/renovated bunkers and green complex.
- ❖ Selected areas of damaged cart paths and curbing shall be repaired. The cart path shall be extended to the right of the green to enlarge the area of wear distribution for cart traffic.
- ❖ Selective tree removal/limbing to the left and right of the tee shot landing area to enhance golf hole playability and improve turfgrass quality.
- ❖ Add tree plantings to the left/front of the tee complex and left of the green for buffering from the adjacent road.



SUNSET VALLEY GOLF COURSE

Hole #10 Narrative

- ❖ Level the grade on the existing back tee surface and re-grass with high quality bentgrass.
- ❖ Add additional forward tees and expand the back tee to provide a multiple tee complex that allows the hole to play from the following variety of lengths; Gold – 251 Yards, Red – 261 Yards, White - 302 Yards, Blue - 330 Yards, Black - 352 Yards. The resulting elasticity in length of the hole provides an opportunity to set the course up to accommodate golfers of all abilities. Re-route cart path accordingly.
- ❖ Re-grade / raise the tee shot landing area to enhance surface drainage.
- ❖ Add landforms in the rough on the left side of the golf hole to enhance strategy, provide visual “framing” and define the unique character of the renovated golf course.
- ❖ Add 2 strategic and visual “target” bunkers to the left of the tee shot landing area and shift the cart path accordingly.
- ❖ Re-grass the fairway with an improved bentgrass turf variety to provide a high quality fairway surface. The improved bentgrass varieties are beneficial to the environment due to enhanced drought tolerance and disease resistance. The new fairway will create visual interest with fairway contouring that accentuates the new landforms and improves playability with a wider tee shot landing area.
- ❖ Additional drainage inlets and subsurface drainage pipe shall be installed to supplement the enhanced surface drainage to improve both daily playing conditions and following storm events.
- ❖ Re-build the green to USGA specifications. The new putting surface perimeter shape will increase opportunities for strategic pin placement locations and “flowing” surface contours will define a variety of pin placement zones to challenge golfers of all abilities.
- ❖ Re-build the 3 greenside bunkers with new subsurface drainage, subsurface erosion control mat and new sand for enhanced playability and consistency.
- ❖ Add a fairway “collection” area to the right and back of the green. The new fairway collection area will add interest to the golf course and will give golfers options on the type of recovery shots they execute to save par.
- ❖ Add new irrigation heads and/or adjust existing irrigation heads to provide sufficient coverage per the new multiple tee complexes, revised fairway contours, new/renovated bunkers and green complex.
- ❖ Selected areas of damaged cart paths and curbing shall be repaired.
- ❖ Selective tree removal/limbing front/right of the tee complex and left of the tee shot landing area shall occur to enhance golf hole playability and improve turfgrass quality.
- ❖ Add tree plantings off the right/front of the tee complex.
- ❖ Introduce fescue areas to the left of the tee complex and tee shot landing area. Frame the green complex with fescue on the left and right the extends from detention areas constructed for improved stormwater management.



SUNSET VALLEY GOLF COURSE

Hole #11 Narrative

- ❖ Expand and level the grade on the existing tee surfaces, and re-grass with high quality bentgrass.
- ❖ Add additional forward tee to provide a multiple tee complex that allows the hole to play from the following variety of lengths; Gold – 100 Yards, Red – 125 Yards, White - 140 Yards, Blue - 158 Yards, Black - 174 Yards. The resulting elasticity in length of the hole provides an opportunity to set the course up to accommodate golfers of all abilities. Repair the steps at the back tee.
- ❖ Add a landform in the rough off the front/right of the tee complex to screen the view of the bridge crossing.
- ❖ Re-grade the fairway area to provide enhanced surface drainage.
- ❖ Re-grass the fairway with an improved bentgrass turf variety to provide a high quality fairway surface. The improved bentgrass varieties are beneficial to the environment due to enhanced drought tolerance and disease resistance. The new fairway will create visual interest and improve playability with a wider landing area for higher handicap golfers.
- ❖ Additional drainage inlets and subsurface drainage pipe shall be installed to supplement the enhanced surface drainage to improve both daily playing conditions and following storm events.
- ❖ Re-build the green to USGA specifications. The new putting surface perimeter shape will increase opportunities for strategic pin placement locations and “flowing” surface contours will define a variety of pin placement zones to challenge golfers of all abilities. The raised green elevation will provide improved visibility from the tee complex.
- ❖ Re-build the left greenside bunker with new subsurface drainage, subsurface erosion control mat and new sand for enhanced playability and consistency. Convert the existing bunker in back of the green into a grass hollow to collect errant tee shots.
- ❖ Convert the right greenside bunker into a fairway “collection” area to the right and back/right of the green to expand the “bailout” area for higher handicap golfers executing a “forced carry” tee shot over the river. The new fairway collection area will add interest to the golf course and will give golfers options on the type of recovery shots they execute to save par.
- ❖ Add new irrigation heads and/or adjust existing irrigation heads to provide sufficient coverage per the new multiple tee complexes, revised fairway contours, new/renovated bunkers and green complex.
- ❖ Selected areas of damaged cart paths and curbing shall be repaired.
- ❖ Selective tree removal/limbing to the left, right and back of the tee complex and back/left of the green will occur to enhance golf hole playability and improve turfgrass quality.
- ❖ Add tree plantings to the right and left of the tee complex for visual “framing”.
- ❖ Introduce fescue plantings to the left and right side of the golf hole to improve aesthetics and enhance the character of the hole. Fescue plantings will also “flow” out of a stormwater detention swale in back of the green complex to create a backdrop that is consistent with the remainder of the golf hole.



SUNSET VALLEY GOLF COURSE

Hole #12 Narrative

- ❖ Level the grade on the existing back tee surfaces and re-grass with high quality bentgrass.
- ❖ Add additional forward tees to provide a multiple tee complex that allows the hole to play from the following variety of lengths; Gold – 395 Yards, Red – 425 Yards, White - 467 Yards, Blue - 495 Yards, Black - 517 Yards. The resulting elasticity in length provides an opportunity to set the course up to accommodate golfers of all abilities. Re-route cart path accordingly.
- ❖ Re-grade / raise the tee shot landing area to enhance surface drainage.
- ❖ Add landforms in the rough on the right and left side of the golf hole to enhance strategy, provide visual “framing” and define the unique character of the renovated golf course. A new stormwater detention area off the front/left of the tee complex will enhance variation in elevation and create dramatic “undulating” surface contours in an area that is currently flat.
- ❖ A large strategic bunker on the left will give golfers an option on how much they want to “cut” the corner of the dogleg while 3 strategic and visual “framing” bunkers on the right will guard the tee shot landing area for low handicap golfers that are long off the tee.
- ❖ Re-grade the second shot landing area to provide containment adjacent to the lake. The lake will be expanded north to improve visibility of the water when viewing from the tee shot landing area.
- ❖ Re-grass the fairway with an improved bentgrass turf variety to provide a high quality fairway surface. The improved bentgrass varieties are beneficial to the environment due to enhanced drought tolerance and disease resistance. The new fairway will create visual interest with fairway contouring that accentuates the new landforms and provides a wider tee shot landing area.
- ❖ Additional drainage inlets and subsurface drainage pipe shall be installed to supplement the enhanced surface drainage to improve both daily playing conditions and following storm events.
- ❖ Re-build the green to USGA specifications. The new putting surface perimeter shape will increase opportunities for strategic pin placement locations and “flowing” surface contours will define a variety of pin placement zones to challenge golfers of all abilities.
- ❖ Re-build the right greenside bunker and split into 2 bunkers. Shift the left greenside bunker farther to the left and construct with new subsurface drainage, subsurface erosion control mat and new sand for enhanced playability and consistency.
- ❖ Add fairway “collection” areas to the front/left and back/ right of the green. The new fairway collection area will add interest to the golf hole, provide access to the green with an approach shot over the lake and will give golfers options on the type of recovery shots they execute to save par.
- ❖ Add new irrigation heads and/or adjust existing irrigation heads to provide sufficient coverage per the new multiple tee complexes, revised fairway contours, new/renovated bunkers and green.
- ❖ Selected areas of damaged cart paths and curbing shall be repaired.
- ❖ Selective tree removal/limbing front/left and back/left of the lake will occur to enhance golf hole playability, open views of the lake and new bunker on the left and improve turfgrass quality.
- ❖ Add new tree groupings to the right of the hole for “framing” and buffering from hole #13.
- ❖ Introduce fescue plantings to the front/left and right side of the tee complex to improve aesthetics and enhance the character of the hole.



SUNSET VALLEY GOLF COURSE

Hole #13 Narrative

- ❖ Level the grade on the existing tee surfaces and re-grass with high quality bentgrass.
- ❖ Add additional forward tees to provide a multiple tee complex that allows the hole to play from the following variety of lengths; Gold – 305 Yards, Red – 350 Yards, White - 383 Yards, Blue - 405 Yards, Black - 435 Yards. The resulting elasticity in length of the hole provides an opportunity to set the course up to accommodate golfers of all abilities.
- ❖ Re-grade / raise the tee shot landing area to enhance surface drainage.
- ❖ Add landforms in the rough on the right and left side of the golf hole to enhance strategy, provide visual “framing” and define the unique character of the renovated golf course.
- ❖ Add a strategic on the right and 2 visual “framing” bunkers long/ left of the tee shot landing area. Eliminate the existing bunker to the left of the tee shot landing area to widen the fairway.
- ❖ Eliminate the current green complex and re-build to the back/right to lengthen the hole and create a dogleg right. Construct a left approach bunker for visual definition.
- ❖ Re-grass the fairway with an improved bentgrass turf variety to provide a high quality fairway surface. The improved bentgrass varieties are beneficial to the environment due to enhanced drought tolerance and disease resistance. The new fairway will create visual interest with fairway contouring that accentuates the new landforms and improves playability with a wider tee shot landing area to the left.
- ❖ Additional drainage inlets and subsurface drainage pipe shall be installed to supplement the enhanced surface drainage to improve both daily playing conditions and following storm events.
- ❖ Re-build the green to USGA specifications. The new putting surface perimeter shape will increase opportunities for strategic pin placement locations and “flowing” surface contours will define a variety of pin placement zones to challenge golfers of all abilities. Re-route the cart path as needed to facilitate efficient golfer circulation.
- ❖ Add a right/front and left/back greenside bunker to guard strategic pin placements and construct with new subsurface drainage, subsurface erosion control mat and new sand for consistency.
- ❖ Add a fairway “collection” area to the front/left of the green. The new fairway collection area will add interest to the golf course and will give golfers options on the type of recovery shots they execute to save par.
- ❖ Add new irrigation heads and/or adjust existing irrigation heads to provide sufficient coverage per the new multiple tee complexes, revised fairway contours, new/renovated bunkers and green.
- ❖ Selected areas of damaged cart paths and curbing shall be repaired.
- ❖ Selective tree removal/limbing in back of the tees, to the right and left of the tee shot landing area and in the new green location will occur to enhance playability and improve turfgrass quality.
- ❖ Add tree plantings to the right/front of the tee complex for buffering from hole #12 and groupings along the left side of the hole to break up the linear fence line.
- ❖ Introduce fescue plantings to the front/left and right side of the tee and green complexes to improve aesthetics and enhance the visual character of the hole.



SUNSET VALLEY GOLF COURSE

Hole #14 Narrative

- ❖ Extend the existing tee back and forward and transition the elevations to allow each subsequent tee to be at a lower elevation than the preceding tee. Level the grade on the tee surfaces, align the tees and re-grass with high quality bentgrass.
- ❖ Add an additional forward tee to provide a multiple tee complex that allows the hole to play from the following variety of lengths; Gold – 125 Yards, Red – 148 Yards, White - 167 Yards, Blue - 190 Yards, Black - 213 Yards. The resulting elasticity in length provides an opportunity to set the course up to accommodate golfers of all abilities. Re-route the cart path accordingly per the new tee complex and circulate up the left side of the hole away from #10 green.
- ❖ Add landforms in the rough on the right and left side of the golf hole to enhance strategy, provide visual “framing” and define the unique character of the renovated golf hole. Add a landform “island of rough” in the right side of the fairway.
- ❖ Re-grade the fairway to improve surface drainage and resulting turfgrass quality.
- ❖ Re-grass the fairway with an improved bentgrass turf variety to provide a high quality fairway surface. The improved bentgrass varieties are beneficial to the environment due to enhanced drought tolerance and disease resistance. The new fairway will create visual interest with fairway contouring that accentuates the new landforms.
- ❖ Additional drainage inlets and subsurface drainage pipe shall be installed to supplement the enhanced surface drainage to improve both daily playing conditions and following storm events.
- ❖ Re-build the green to USGA specifications. The new putting surface perimeter shape will increase opportunities for strategic pin placement locations and “flowing” surface contours will define a variety of pin placement zones to challenge golfers of all abilities. Soften / lengthen the approach slope to the green to promote accessibility with a player’s “ground” game.
- ❖ Re-build the left greenside bunkering with new subsurface drainage, subsurface erosion control mat and new sand for enhanced playability and consistency.
- ❖ Add a fairway “collection” area to the right and left of the green in locations of current greenside bunkers. The new fairway collection areas will add interest to the golf course and will give golfers options on the type of recovery shots they execute to save par.
- ❖ Add new irrigation heads and/or adjust existing irrigation heads to provide sufficient coverage per the new multiple tee complexes, revised fairway contours, new/renovated bunkers and green complex.
- ❖ Selected areas of damaged cart paths and curbing shall be repaired.
- ❖ Selective tree removal/limbing around the tee complex will occur to enhance golf hole playability and improve turfgrass quality on the tee surface through enhanced sunlight exposure and air circulation.
- ❖ Add tree plantings to the right/front of the tee complex for buffering from #10 green.



SUNSET VALLEY GOLF COURSE

Hole #15 Narrative

- ❖ Level the grade on the existing tee surfaces and re-grass with high quality bentgrass.
- ❖ Add 2 additional tees to provide a multiple tee complex that allows the hole to play from the following variety of lengths; Gold – 272 Yards, Red – 301 Yards, White - 365 Yards, Blue - 397 Yards, Black - 407 Yards. The resulting elasticity in length of the hole provides an opportunity to set the course up to accommodate golfers of all abilities.
- ❖ Install stormwater detention swales off the front/left and front/right of the tee complex and re-grade / raise the tee shot landing area to enhance surface drainage.
- ❖ Add landforms in the rough on the right and left side of the golf hole to enhance strategy, provide visual “framing” and define the unique character of the renovated golf course.
- ❖ Add 2 strategic bunkers short and left and 1 strategic bunker long and right of the tee shot landing area.
- ❖ Re-grade the approach to the green to create differential elevations that define a preferred fairway approach angle to the green.
- ❖ Re-grass the fairway with an improved bentgrass turf variety to provide a high quality fairway surface. The improved bentgrass varieties are beneficial to the environment due to enhanced drought tolerance and disease resistance. The new fairway will create visual interest with fairway contouring that accentuates the new landforms and improves playability with a wider tee shot landing area.
- ❖ Additional drainage inlets and subsurface drainage pipe shall be installed to supplement the enhanced surface drainage to improve both daily playing conditions and following storm events.
- ❖ Re-build the green to USGA specifications. The new putting surface perimeter shape will increase opportunities for strategic pin placement locations and “flowing” surface contours will define a variety of pin placement zones to challenge golfers of all abilities.
- ❖ Re-build the left greenside bunker with new subsurface drainage, subsurface erosion control mat and new sand for enhanced playability and consistency.
- ❖ Add a fairway “collection” area to the right of the green in the current location of the greenside bunker. The new fairway collection area will add interest to the golf course and will give golfers options on the type of recovery shots they execute to save par.
- ❖ Add new irrigation heads and/or adjust existing irrigation heads to provide sufficient coverage per the new multiple tee complexes, revised fairway contours, new/renovated bunkers and green complex.
- ❖ Selected areas of damaged cart paths and curbing shall be repaired.
- ❖ Selective tree removal to the left and right of the tee shot landing area and in back of the green shall occur along with limbing of trees along the entire right side of the golf hole to enhance playability and improve turfgrass quality.
- ❖ Add tree plantings in back of the green to visually screen the building.



SUNSET VALLEY GOLF COURSE

Hole #16 Narrative

- ❖ Level the grade on the existing back tee surface and re-grass with high quality bentgrass.
- ❖ Add additional forward tees and a new back tee to provide a multiple tee complex that allows the hole to play from the following variety of lengths; Gold – 290 Yards, Red – 325 Yards, White - 370 Yards, Blue - 390 Yards, Black - 411 Yards. The resulting elasticity in length of the hole provides an opportunity to set the course up to accommodate golfers of all abilities. Re-route cart path accordingly and pave the section used for maintenance equipment circulation.
- ❖ Expand the lake to the north to increase stormwater management storage capacity and enhance the visibility of the water feature from the tee complex.
- ❖ Add landforms in the rough on the right side of the golf hole to enhance strategy, provide visual “framing” and define the unique character of the renovated golf course.
- ❖ Re-grass the fairway with an improved bentgrass turf variety to provide a high quality fairway surface. The improved bentgrass varieties are beneficial to the environment due to enhanced drought tolerance and disease resistance. The new fairway will create visual interest with fairway contouring that accentuates the new landforms and improves playability.
- ❖ Additional drainage inlets and subsurface drainage pipe shall be installed to supplement the enhanced surface drainage to improve both daily playing conditions and following storm events.
- ❖ Re-build the green to USGA specifications. The new putting surface perimeter shape will increase opportunities for strategic pin placement locations and “flowing” surface contours will define a variety of pin placement zones to challenge golfers of all abilities.
- ❖ Re-build and reduce the size of the left greenside bunker and construct with new subsurface drainage, subsurface erosion control mat and new sand for enhanced playability and consistency.
- ❖ Add a fairway “collection” area in front of the left greenside bunker. The new fairway collection area will add interest to the golf course and will give golfers options on the type of recovery shots they execute to save par.
- ❖ Add new irrigation heads and/or adjust existing irrigation heads to provide sufficient coverage per the new multiple tee complexes, revised fairway contours, new/renovated bunkers and green complex.
- ❖ Selected areas of damaged cart paths and curbing shall be repaired.
- ❖ Selective tree removal/limbing front/left of the tee complex and along the lake edge will occur to enhance golf hole playability, increase visibility of the lake from the tees and improve turfgrass quality. Trees in the left approach and the right of the green shall be limbed.
- ❖ Introduce fescue plantings to the left and right of the tee complex for visual “framing” of the golf hole and to the right of the green approach to improve aesthetics and enhance the visual character of the hole.



SUNSET VALLEY GOLF COURSE

Hole #17 Narrative

- ❖ Raise the back tee to improve visibility of the lake. Level the grade on the existing tee surface and re-grass with high quality bentgrass.
- ❖ Add additional tees to provide a multiple tee complex that allows the hole to play from the following variety of lengths; Gold – 385 Yards, Red – 406 Yards, White - 450 Yards, Blue - 480 Yards, Black - 497 Yards. The resulting elasticity in length of the hole provides an opportunity to set the course up to accommodate golfers of all abilities. Re-route the cart path accordingly.
- ❖ Construct a stormwater detention swale from the left side of the tee complex and extend to the lake to increase stormwater management capacity and create a visual “window” to the lake when viewing from the tee complex.
- ❖ Re-grade / raise the tee shot landing area to enhance surface drainage and containment adjacent to the lake.
- ❖ Add landforms in the rough on the right and left side of the golf hole that reflect the shaping of existing landforms to enhance strategy, provide visual “framing” and define the unique character of the renovated golf course.
- ❖ Add 2 strategic and visual “framing” bunkers long and right of the tee shot landing area.
- ❖ Re-grade the second shot landing area to improve surface drainage and resulting turf quality.
- ❖ Re-grass the fairway with an improved bentgrass turf variety to provide a high quality fairway surface. The improved bentgrass varieties are beneficial to the environment due to enhanced drought tolerance and disease resistance. The new fairway will create visual interest with fairway contouring that accentuates the new landforms and provides a wider tee shot landing area.
- ❖ Additional drainage inlets and subsurface drainage pipe shall be installed to supplement the enhanced surface drainage to improve both daily playing conditions and following storm events.
- ❖ Re-build the green to USGA specifications. The new putting surface perimeter shape will increase opportunities for strategic pin placement locations and “flowing” surface contours will define a variety of pin placement zones to challenge golfers of all abilities.
- ❖ Re-build the right approach and left and right greenside bunkering with new subsurface drainage, subsurface erosion control mat and new sand for enhanced playability and consistency.
- ❖ Add a fairway “collection” area to the right of the green in front of the greenside bunker that is reduced in size. The new fairway collection area will add interest to the golf course and will give golfers options on the type of recovery shots they execute to save par.
- ❖ Add new irrigation heads and/or adjust existing irrigation heads to provide sufficient coverage per the new multiple tee complexes, revised fairway contours, new/renovated bunkers and green.
- ❖ Selected areas of damaged cart paths and curbing shall be repaired.
- ❖ Selective tree removal/limbing adjacent to the lake, to the right of the tee shot landing area and in the left approach will occur to enhance golf hole playability and improve turfgrass quality.
- ❖ Introduce fescue plantings around the tee complex for visual “framing” and to improve aesthetics of the hole.



SUNSET VALLEY GOLF COURSE

Hole #18 Narrative

- ❖ Level the grade on the existing tee surfaces and re-grass with high quality bentgrass.
- ❖ Add additional forward tees to provide a multiple tee complex that allows the hole to play from the following variety of lengths; Gold – 280 Yards, Red – 305 Yards, White - 315 Yards, Blue - 335 Yards, Black - 350 Yards. The resulting elasticity in length provides an opportunity to set the course up to accommodate golfers of all abilities. Re-route the cart path accordingly.
- ❖ Re-grade the tee shot landing area to enhance surface drainage and resulting turf quality.
- ❖ Add landforms in the rough on the right and left side of the golf hole to enhance strategy, provide visual “framing” and define the unique character of the renovated golf course.
- ❖ Re-construct the existing bunker to the right of the tee shot landing area and convert into 2 strategic and visual “framing” bunkers.
- ❖ Re-grass the fairway with an improved bentgrass turf variety to provide a high quality fairway surface. The improved bentgrass varieties are beneficial to the environment due to enhanced drought tolerance and disease resistance. The new fairway will create visual interest with fairway contouring that accentuates the new landforms and improves playability with a wider tee shot landing area.
- ❖ Additional drainage inlets and subsurface drainage pipe shall be installed to supplement the enhanced surface drainage to improve both daily playing conditions and following storm events.
- ❖ Re-build the green to USGA specifications. The new putting surface perimeter shape will increase opportunities for strategic pin placement locations and “flowing” surface contours will define a variety of pin placement zones to challenge golfers of all abilities. The new putting surface will connect with the putting green to create one large green providing a dual purpose.
- ❖ Re-build the right and left greenside bunkers and add 2 new approach bunkers on the left. Construct the bunkers with new subsurface drainage, subsurface erosion control mat and new sand for enhanced playability and consistency.
- ❖ Add a fairway “collection” area to the right of the green in the location of the far right side of the existing bunker. The new fairway collection area will add interest to the golf course and will give golfers options on the type of recovery shots they execute to save par.
- ❖ Add new irrigation heads and/or adjust existing irrigation heads to provide sufficient coverage per the new multiple tee complexes, revised fairway contours, new/renovated bunkers and green complex.
- ❖ Selected areas of damaged cart paths and curbing shall be repaired.
- ❖ Selective tree removal/limbing to the left of the tee shot landing area will occur to enhance golf hole playability and improve turfgrass quality.
- ❖ Introduce fescue plantings around the entire tee complex for visual “framing” and to improve aesthetics of the finishing hole.



LEGEND

