

Long Range Improvement / Restoration Plan

For

Ellsworth Meadows Golf Course

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Prepared By: Golf Sense Inc.

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Ellsworth Meadows Golf Course

Revised Preliminary Cost Estimate 2012

Hole #1

- * Shift landing area right, remove a few trees, Recontour fairway 4,000
- * Extend cart path
- * Add more pipe in ditch on right, Add drainage 3,000
- * Add greenside bunker on left, Expand green on left,
Fix and regrade green surface (23,000)

OR

- * **Option A** Rebuild green and green complex to left, This option fixes all the current problems with the current green area. It also helps alleviate some congestion and safety concerns in this tight area. This option also allows us to never have to close hole to fix green area.

38,000
Subtotal: \$45,000

Hole #2

- * Rework and expand tee complex 8,000
- * Add forward tee 2,000
- * Add drainage 4,000
- * Add fairway bunker in hillside 20yards short of green 7,000
- * Rebuild green bunkers 14,000
- * Clear out brush behind green area, Clear a few trees

Subtotal: \$35,000

Hole # 3

- * Clear a few trees, expand fairway, Add drainage 6,000
- * Add a few trees on left 2,000

Subtotal: \$8,000

Hole #4

- * Trim a few trees , Add a few trees

2,000
Subtotal: \$2,000



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Hole #5

*	Remove a few trees , Plant a few trees	4,000
*	Shift fairway left by tree in 2nd landing area	2,000
*	Add drainage in wet swale	4,000
*	Rework small ponds and waterfalls in swale	<u>6,000</u>
	Subtotal:	\$16,000

Hole #6

*	Rebuild green bunkers	<u>15,000</u>
*	Recontour fairway	
	Subtotal:	\$15,000

Hole #7

*	Remove back bunker	2,000
*	Add grassy hollows to define hole and new fairway pattern	<u>3,000</u>
	Subtotal:	\$ 5,000

Hole #8

*	Rework tee complex, Rebuild back tee	12,000
*	Remove old culvert, Add new bridge in place	+/- (15,000)
*	Add drainage	2,000
*	Clear around natural rock outcroppings, add landscaping	8,000
*	Clear out some trees on left and right to open up tee shot	
*	Thin out some trees along RR Line. Add trees	<u>2,000</u>
	Subtotal:	\$39,000

Hole #9

*	Build new green and green complex . This new green area should be located away from road and existing clubhouse This future green will solve existing drainage problems, as well as safty concerns, and allow for possible clubhouse expansion in the future	<u>45,000</u>
	Subtotal:	\$45,000

Front Nine

Subtotal: \$210,000



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Hole #10

*	Add drainage	3,000
*	Remove and thin out trees on right and leftside of hole,	<u>5,000</u>
	Subtotal:	8,000

Hole # 11

*	Several areas need additional drainage installed	4,000
*	Remove trees around wetland on right	<u>5,000</u>
	Subtotal:	9,000

Hole #12

*	Remove some fairway, Replace Tree	2,000
*	Rework green area slopes, (Old #14 Green)	
*	Add grassy hollows and soft support mounding.	<u>11,000</u>
	Subtotal:	\$13,000

Hole #13

*	Clear out a few trees	3,000
*	Add walk bridge on left	
*	Add small waterfall into lower pond	<u>9,000</u>
	Subtotal:	\$12,000

Hole #14

*	Remove tree infront of pond	
*	Enlarge pond , Add drainage	<u>13,000</u>
	Subtotal:	\$13,000

Hole #15

*	Build new tee complex	8,000
*	Add target fairway bunker	7,000
*	Add drainage	<u>5,000</u>
	Subtotal:	\$20,000



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Hole #16

*	Clear a few trees, and underbrush along right edge	4,000
*	Rework fairway pattern, Add drainage	4,000
*	Add cart path along woods on right	
*	Add bunker left front of green	<u>7,000</u>
	Subtotal:	\$15,000

Hole #17

*	Remove trees and underbrush along rightside of hole	4,000
*	Eliminate fairway over dam, convert to bluegrass	2,000
*	Add drainage	<u>3,000</u>
	Subtotal:	9,000

Hole #18

*	Remove some trees, add some trees between #10 & #18	4,000
*	Add drainage	<u>3,000</u>
	Subtotal:	7,000

Back Nine

Subtotal: \$106,000

Practice Area

- * This area could use several refinements and adjustments
- * Additional drainage

Chipping Green / Short game area / SNAG Course

- * This area can be added in future in back of practice area
- * A new beginners course can be created in the area by #10 tee, This course can introduce new potential golfers to our game, This area can be a source of revenue.

Cart Path

- * Add continuous 8ft wide asphalt cart path throughout course
 - * Use existing path when possible as base for new proposed path
- 300,000**

Maintenance area

- * Update existing building
- * Add additional building storage
- * Add landscaping to help screen this area

Detention Areas

- * Several detention areas can be incorporated into the course to help with flooding downstream. Possible areas, Valley behind #6, Between #1 tee and #5 green, Valley between #3 and #13.