

Golf Range Developers' Summary

I. SITE SELECTION

A. LOCATION

Size of property, usable acres

Access

Visibility

B. ZONING

Appropriate

Zoning Variance

Conditional Use Permit

Re-Zone

C. AVAILABILITY OF UTILITIES

Water (domestic)

Sewer

Electric

Gas

Irrigation water source

II. PRELIMINARY SITE DEVELOPMENT PROCESS

A. REQUIRED BACKGROUND DOCUMENTS

Boundary Survey (legal description of property)

Topographic survey

Aerial Photos

Soils Maps

Jurisdictional Agencies

Environmental Surveys

Flood Plain Maps

B. PRELIMINARY SITE DEVELOPMENT PLAN

Driving Range (# of tees)

Property Width and Depth

Tee Structure

Practice Area

Putting Green

Chipping Green

Practice Sand Bunker

Clubhouse/Maintenance Facility

Pitch & Putt Course

Par Three & Executive Course

Miniature Golf Course

Batting Cages and Arcades

Gold Domes

Parking- Required Spaces, layout

III. DESIGN AND PERMITTING PROCESS

A. PROJECT PERMITTING AND DESIGN TEAM

Golf Facility Designer

Civil Engineer

Environmental Engineer

Traffic Engineer

Real Estate/ Zoning Attorney

Clubhouse/Maintenance Building Architect

Land Planner

B. FACILITY DESIGN

Range Design

Tee Configuration/Layout

Natural Turf/Artificial Turf Tees

Multilevel Tee Structure

Target Greens

Lighting

Netting

Ball Handling Systems

Automatic Tee Systems

Ball Handling and Conveying Systems

Dispensing Options

Clubhouse/Maintenance Facility Design

Programming Requirements

Golf Shop

Indoor Teaching Academy

Food & Beverage Operation

Ball Washing

Offices

Conventional Construction

Modular/Component Construction

Maintenance Facility programming and Construction Consideration

C. PERMITTING PROCESS

Zoning

Variance

Conditional Use permit

Re-Zone

Typical Required Documents:

Site Plan

Lighting Plans as Required

Netting Plans as Required

Planning Board, Site Plan Approval

Grading/Drainage Plans

Lighting Plans

- Netting Plans
- Tree Removal Plans
- Preliminary Clubhouse Plans (Footprint)
- Preliminary Maintenance Building Plans (Footprint)
- Preliminary Tee Structure Plans (Footprint)
- Utility Plans
- Parking Lot Plans
- Landscape Plans

- Environmental Permitting
- Grading/Drainage Plans
- Wetland Delineation
- Environmental Impact study
- Irrigation well Permit

- Building Permits
- Grading/Drainage Plan
- Clubhouse/Maintenance Building Plans
- Tee Structure Building Plans
- Lighting Plans
- Netting Plans
- Landscape Plans

IV. CONSTRUCTION/DEVELOPMENT BUDGET LINE ITEMS

- A. EARTHWORK
 - Quantity
 - Rough Shaping
 - Artwork shaping
- B. DRAINAGE
 - Site
 - Parking Lot
- C. GREENS CONSTRUCTION
 - Shaping
 - Greens Mix
 - Under drains
 - Grassing
 - Natural turf or Artificial Turf
- D. IRRIGATION
 - Golf Facility
 - Pump/electric service
 - Irrigation well
 - Irrigation Equipment and Installation
 - Landscaped Areas
 - Clubhouse
 - Parking Lot
 - Common Areas
- E. LIGHTING
 - Golf Range
 - Practice Areas
 - Parking Lot
 - Parking Areas

- Miniature Golf
- Batting Cages
- F. FENCING
 - Netting
 - Range
 - Practice Areas
 - Tee Area

- Site
- Decorative
- G. UTILITIES
 - Water
 - Sewer
 - Reclaim Water
 - Gas
 - Electric

- H. CONCRETE PAVING
 - Sub grade Prep
 - Curb and Gutter
 - Asphalt/Striping
 - Sidewalks/Range Tee

- I. GRASSING/LANDSCAPING
 - Range (Natural/Artificial Turf)
 - Putting and Chipping Green Greens (Natural/Artificial)

- Target Greens
- Site Landscaping
 - Trees
 - Shrubs
 - Plantings

- J. CLUBHOUSE/MAINTENANCE BUILDING/TEE STRUCTURE
 - Foundation Slab
 - Framing
 - Exterior
 - Interior
 - Drywall
 - Roofing
 - Plumbing
 - Pipes
 - Plumbing fixtures
 - Grease Trap
 - Electrical
 - Lighting
 - Power
 - Doors/Door Hardware
 - Interior Finish
 - Painting
 - Exterior
 - Interior
 - Furniture, Fixtures and Equipment (FF&E)
 - Kitchen
 - Pro Shop Fixtures/Cabinets/Counters
 - Signage
 - Entry

Parking Lot
Directional Signage
Range/Golf Course Signage
Maintenance Building Special

Requirements

Wash Areas
Fertilizer/Chemical/Pesticide Storage
Gas/Diesel Storage
Tee Structure/Artificial Tee Special

Requirements

Lighting
Heaters
Tee Enclosures
Auto Tee System/Ball Conveyance

Dividers

Facility Grow-In
Labor/personnel
Fertilizer/Chemicals/Pesticides
Maintenance Equipment

MISCELLANEOUS

ARCHITECTURAL/ENGINEERING FEES

Permit/Impact Fees

Zoning/Site Plan Approval
Development Impact Fees
School
Fire
Domestic Water/Sewer
Environmental
Irrigation Well

Building Permits

Grading
Clubhouse/Maintenance Building/Tee

Structure

Foundations
Framing
Plumbing
Electrical

Life Safety

V. PRE-OPENING EXPENSES

Range Equipment
Range Picker
Ball Transport/Conveying System
Ball Washer
Range Balls
Ball Dispenser
Tee Mats
Misc.
Cups/Flags
Range Trays

Coolers/Misters
Club Head Washers
Rental Clubs
Range Baskets/Bags
Bag Stands

Furniture Fixtures and Equipment (FF&E)

Office Furniture
Point of Sale Cash Register Equipment
Computer
Office Supplies
F & B Tables/Chairs
Golf Teaching Video Equipment
Janitorial Supplies
Golf Shop Display Fixtures

Maintenance Equipment

Fairway mowers
Greens Mowers
Bunker Rakes (Power)
Tractor(s)
Spreader
Aerator
Tools

Maintenance Vehicle(s)

Compressor
Back Lapping Machine
Reel grinder

Pre-Opening Marketing

Yellow Pages (Timing)
Brochures
Flyers
Newspaper
Radio/Cable TV
Local Business Service Organizations
Fairs/Conventions

VI. Operations

Staffing
Cash Control
Marketing