

## Bayberry Hills Golf Course – Links Course

### Master Plan Narrative

The Links Course makes up the remaining nine holes to be renovated at Bayberry Hills. The other nine-hole loops were renovated over the last ten years in two phases.

The Links Course is a nine-hole loop built in the late 1990s as an addition to the eighteen hole existing regulation-length course. There are many elements that are unconventional. First, the routing starts and ends with par 3s. In addition, the remaining seven holes play atop a landfill. The landfill was capped knowing that the re-use was going to be a golf course. Thus, efforts were made to surcharge the refuse to prevent future settling. This worked well. Other issues related to the course's design and construction have become significant enough to require renovation and expanded maintenance practices.

Consistent with the previous renovation phases, the bunkers on the links nine will be re-built, as they are now over twenty years old. Originally built with a fabric bunker liner, the bunkers shall be re-built with a consistent 'cape and bay' character and a new bunker liner. Views on playing golf have changed over the years, requiring a reassessment of the links' bunker placement and their impact on play. Many of the bunkers take up a significant footprint, which increases maintenance. Reducing the bunker scale to mirror the previously renovated bunkers, eliminating a few bunker locations, and shifting some of the other bunker locations will reduce maintenance costs and increase the visual playability of the course.

There are numerous drainage issues on the landfill holes that require renovation. These issues stem from a poorly-draining landfill vegetative layer that, after most rain falls, leaves the soil saturated and the turf unable to be mowed. These problem areas vary in location and have much to do with the use of a sludge soil additive when the landfill was capped. Renovation efforts shall be focused on changing the soil characteristics to a better-draining soil over the long term. A deep, hollow core, and multi-annual aeration with a sand topdressing will help alleviate the poorly drained areas.

The forward tee 'Red Course' lays too long for the majority of female golfers. A few new forward tees will be added to reduce the overall playing length.

The 4<sup>th</sup> hole is notable for its pace of play and playability issues. As part of the aforementioned bunker and drainage improvements, this hole will also see some fairway modifications designed to assist players in visualizing the line of play.

A later phase of the renovation will include a renewed, more efficient irrigation system, relocation of the main lines, and addition of an effluent transfer line to the original course irrigation pond to allow effluent to be used on the entire course.

Included with this master plan narrative is an Estimated Construction Renovation cost that breaks down the project per work area.