



# Olde Vine Golf Club

## The Building of a Golf Course Community



By Duke Thrush

**O**lde Vine Golf Club is a new golf course community located on Reeves Road in Riverhead. It will feature 75 homesites, an 18 hole championship golf course complete with a state-of-the-art clubhouse, including fine dining, a full service pro shop, men's and women's locker rooms and a complete fitness center. Pool and tennis facilities are being constructed alongside the 2 acre vineyard that will produce about 400 cases of wine per year for members only. The seeds are third generation clones from top vineyards in France and California creating a marriage blend that will be of vintage quality. It may seem out of your price range considering all the amenities, but this communities homes are priced similarly to the homes around the area without all the amenities. They have various home designs to choose from and each home gives you the opportunity to upgrade any particular options you might want from brick pavers on your driveway to a full wet bar in your living room.

John Gatta will be the Director of Golf and head pro. He comes from the Inwood Country Club, a prestigious club located in the five towns area, where he taught for the last several years. John will run the show from the newly designed clubhouse and will be available for lessons throughout the year for all members and their guests.

The course is being constructed to strict PGA standards. They will have bent grass tees, fairways and greens, three

ponds and a myriad of sand bunkers strategically placed around the course. All the sand and top soil for the course was screened on site. This location, a former sod farm, is an ideal place to build a golf course. The 11th hole is a replica of the world famous 4th hole at Bethpage Black and from first look, appears to be just as deadly. The course will feature it's tricky par 3's and both finishing holes can be seen from the clubhouse. Most of the homesites will be on the course with beautiful views of the 1st, 11th, and 12th fairways.

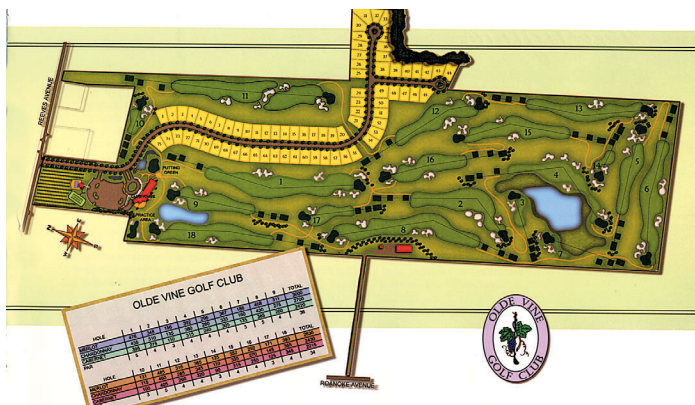
The membership at Olde Vine, affords you the opportunity to play three courses all within walking distance, including the new championship course at Olde Vine, and under a license agreement, The Links at Cherry Creek and The Woods at Cherry Creek. If you would like any further information about the membership or home ownership you can visit their website at:

[www.oldevine.com](http://www.oldevine.com)  
631-369-7151



### Step 1: Planning

Planning a golf course is a three to five year exercise. Permits are needed throughout the entire process starting with a multitude of environmental permits. The investor first must see what local, state, and DEC permits are required for the particular area. The contractor then hires a New York State environmentalist as a go-between for the contractor and the state. His concerns are the native habitat, the ground water, the natural vegetation and any wetlands that might be on the property. He makes sure the natural order of things won't be disturbed in the building and construction phase of the project.



### Step 2: Plot, plan and survey

Once the plan is created and the land purchased the engineer does what is called a sight development. He decides where the road, homesite plots and course will lie. The road is put in first. This road will be the life line of the community. In the case of Olde Vine, houses will be built on both sides of this road with two cul-de-sac's toward the end. In this phase, like the initial planning phase, there are issues with the department of health, local and state governments that have to be addressed. Once these issues are met, the construction of model homes can begin.



### Step 3: Centerpoints for greens, fairways, and tees

The centerpoints are the key major points in building the course itself. These points are designated by a surveyor who comes in and maps out the course according to the architects plan. Along with the centerpoints, the surveyor will drop stakes at the high and low points of each individual hole. First he drops stakes in to show the center of the tee boxes, fairways and greens. These points will tell the excavator exactly where the course will run. They will also determine the elevations and the bunker and green construction and location.



### Step 4: Architects rendering

At this point the architect has a vision of how this course will look. He then puts together a series of illustrations to show an approximation of how the property will look upon completion. He puts in many of the final touches on paper so potential home owners and investors will get a feel for how the facility will look when everything is up and running. This vision changes as the project develops and designs are changed and recreated at different points of project development. His concern is tying in playability with esthetics and maintenance to make sure the day to day operations flow according to plan.



### Step 5: Construction begins

The construction crew then begins the massive excavation plan according to the course layout. This crew essentially moves the dirt. They create the high and low points on the course as well as dig out the holes where the three ponds will be located. Their job is to create a balance of materials so that no big piles of excess fill remain to be discarded. This crew starts by stripping the top soil off so that sand can be laid out for drainage purposes. Then the topsoil is redistributed over the sand for planting of different types of grasses.



### Step 6: Shaping the course

Once the heavy moving of dirt is completed the shaper takes over. Bill Kellers is the head shaper for this project and I can tell you first hand that he's the right man for the job. A former associate of Reese Jones, his job is to carve the course according to the architect's vision. He keeps the same three key points in mind when shaping the course, playability, esthetics, and maintenance. He shapes the tee boxes, greens, fairways and bunkers. This step is where the course begins to take its form. As you can see in the photo to the right, when the bunkers are in, you really get a feel for how the course will look and play.



### Step 7: Irrigation installation

With all this grass, it's obvious that an extensive irrigation system must be put in. There is a plan for this system that must also follow strict environmental guidelines. Miles of pipe are dropped in along the course and a multitude of zones are created so individual tees, fairways and greens can be watered to their exact specifications. Millions of gallons of water per day are used to water the course and fill the ponds. This water is taken from the aquifer under ground and much of it drains back into the ground through the earth. Monthly reports must be sent to the DEC and tests on the water supply are done regularly.



### Step 8: Seeding and finishing

The final step in building the course is the seeding and finishing. All the tees, fairways and greens are bent grass. In inner rough is fescue and the outer rough will be a combination of fescue and wild flower. Sixty pounds of seed is used per acre and the contractor will usually give the course three cuts before he turns it over to the superintendent. Greg Dickerson is the active superintendent and he is onsite through all aspects of construction. His crew will shape the grasses to create the course's final appearance. The grass is usually given one year to mature before play begins.

