INDUSTRIAL PARK PROTOTYPE PROCEEDS

PEACHTREE CITY, Ga. — Several industrial parks built within golf courses are planned by Peachtree City Development Corp. PCDC is building its prototype, an upscale business park for high-tech companies. This community 30 miles south of Atlanta. The 125-acre Southpark International will be ringed by the first nine holes of the new Panter Ridge Golf Course. Business sites from two to 35 acres will have frontage on the course. A country club, including swimming pool, tennis courts and restaurant, also will be located within Southpark. Southpark is designed for light manufacturing and research and development companies and distribution facilities.

REC DEVELOPMENT EXPANDS

NORCROSS, Ga. — Recreational Development Consultants Ltd. of Easton, Md., has opened a new office here. Recreational Development's Bob Rauch, who designed Tour 18 in Houston, has hired Richard Mandell to man the Georgia office. A golf course architect, Mandell worked with Dan Maples in 1990 and 1991 and for Denis Griffiths in 1992. A Rye, N.Y., native, Mandell earned a bachelor's degree in landscape architecture from the University of Georgia in 1990. The new office is located at 1405 Tree Corners Parkway.

OAK GROVE ISLAND CLUB PROGRESSES

Golf course construction is underway at the Oak Grove Island Club in Brunswick, Ga. Designed by Mike Young Designs in Augusta, Ga., the 18-hole, par-72 layout is expected to open in September. Upon completion, the 7,000-yard, daily-fee course will offer golfers outstanding views of the marsh areas surrounding the site. The course is being built in conjunction with a 500-acre development that will feature single-family homes.

NO MORE MONTHLY COURSE LISTS

Golf Course News will no longer publish its monthly list of newly planned and newly approved golf courses in the United States. Those lists—which have been run in GCN for four years—are a centerpiece of the publication's new Golf Course News Development Letter, which began in January. The bi-weekly newsletter is available for a $195-per-year subscription. The course lists will be run in the newspaper on occasion.

Test green? Schreiner's gone 17 better

By MARK LESLIE

For a meager $15,000 the Clay County Parks Department has ensured it can monitor and, if necessary, treat water exiting the greens on its new golf course in Smithsville, Miss.

"This will be included in every course I design," said Outlaw Golf Course architect Craig Schreiner of Kansas City, Mo. "I think you will see a trend start here."

The Outlaw, which will be grassed this spring, could be the supreme test, sitting on the edge of the 7,000-acre Smithville Reservoir, which provides the domestic water for Kansas City and northern suburbs.

Part and parcel of Schreiner's design is an infrastructure to collect leachate from the greens. Collection mains beneath the greens route leachate through a four-inch drain tile and into the top of the 48-cubic-foot collection basins—simply prefabricated manholes. Leachate will flow into the basins, then through reactivated Grade C carbon before flowing through an exit pipe out into the reservoir. The manufacturer of the carbon will pick it up and reprocess it once it has reached its capacity—"probably no more than every five years," Schreiner said.

"We hope to prove that water exiting through the greens and draining into the local streams and lakes is cleaner than the irrigation water we use," Schreiner said.

Palmer track a lesson in history

SPRING ISLAND, S.C. — Archaeological as well as wetlands preservation played a key role in a new Arnold Palmer and Ed Seay-designed golf course here—Old Tabby Golf Links.

On the east side of the 3,000-acre island, just beyond the 18th fairway, lie the tabby ruins of the Edwards Plantation Mansion. Thus the name Old Tabby, and the high interest of the South Carolina Institute of Archives and History, which worked with Palmer Course Design Co., engineers and Spring Island Development Co.

The late-18th-century ruins are from a cotton plantation—some of whose structures were constructed of tabby, a mortar consisting of shells, clays and other natural materials on the island. The Edwards Mansion adjoins the 9th and 18th holes.

Keeping the theme, tabby retaining walls were built throughout the course, including one that encircles the island green of the 370-yard 15th hole.

Also throughout the property are ponds fed by freshwater springs, marshes, rivers and creeks. One-third of the island is being set aside as a nature preserve.

The end result is one that makes Palmer and Seay exuberant about the quality of course they have designed for the Ridgeland development firm.

Former Soviet Union explores new frontier: Tourism

By MARK LESLIE

POCET, Far East Territory, Russia—American and Russian developers expect to build a major destination resort, The Peninsula, boasting six to eight golf courses on a peninsula south of Vladivostok on the Sea of Japan.

The American firm Golf Management International (GMI) is forming the joint venture with Dalslo, a government consortium appointed to development the 8,000-acre piece of land which sits on the seven by 21/2-mile peninsula.

American golf course architect Jack Snyder and Forrest Richardson of Phoenix, Arizona, will design several of the courses and Frank Lloyd Wright under-study Vernon Swaback of Scottsdale, Arizona, is the land planner.

"The Far East will become the gateway to Russia. And they want to make this their creme-de-la-creme destination resort," GMI Vice President Turner Reney said from his Arizona Biltmore Country Club headquarters in Phoenix, Arizona, U.S.A.

The Peninsula will be built with Western technology but a Russian flair, said Richardson.

A small airport will be built on land near the peninsula—just a one-hour flight from Tokyo and two hours from Korea, Reney said. He added that Alaska Airlines expects to begin twice-weekly service to Vladivostok in June. Aeroflot is the only other air- line with flights to the airport now, but developers hope Japan Air Lines and Korean Air enter the marketplace later.

"It's an amazing project," said Richardson.

Joint venture would create multi-course vacation spot south of Vladivostok

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said Snyder, because of the property it sits on, because it is in Asiatic Russia, where golf is an unknown commodity, and because it is in Russia with whom the United States fought a cold war for 40 years.

Richardson said the peninsula is at the same latitude as Portland, Oregon, U.S.A. and Barcelona, Spain. Its temperatures are mild and comfortable in the summer, and cold and blustery in the winter but with little snow cover.

"Winter playing conditions will be much like Pebble Beach [in California] and the Pacific Northwest," Richardson said.

Snyder said the property is the most spectacular he has had to work with in his 35 years as a golf course architect.

It is beautiful, rich, rolling land that sometimes falls and other times softly ebbs down to the Sea of Japan.

"It is rocky, in some places going down 100 feet or more to remote beaches," Richardson said.

"There are some big rock outcroppings — waves crash, blue water sprays...".

Richardson and Snyder will design two golf courses in the first phase of the project's 10-15 year buildout. One lodge will be built in that first phase.

Plans call for eventual construction of three resorts. Amenities will include a gambling casino and hunting, fishing, scuba diving, wind surfing, horseback riding, boating, and skeet shooting facilities.

To this point, developers do not know how far they will have to go to bring in utilities. It could be four miles or 50, Reaney said. The land planners are also working on other facets of the infrastructure.

The speed of construction will be "driven by economic conditions, timing and demand," Reaney said.

"Everything is poised and ready to go," Snyder said.

The principals have been working on the project since 1989 and Reaney said the Russian government is "excited about it."

But the delay has been insuring the investment money.

"You're on a frontier and you have to be carful," Reaney said. He is trying to work out a certified lease, guaranteeing that the government won't step in and take over the property after it has been developed.

Moscow officials have approved the project. But the government is still in turmoil and the ruble's value is shaky.

Snyder and Richardson have identified seven sites for golf courses at The Peninsula, with plenty of opportunity for links-style layouts. The routing for the first 18-holes course has ocean, valley and canyon nines — the ocean nine sporting seven holes on the sea.

Three other courses complexes have also been targeted.

They will be connected by just one figure-eight-shaped road with no traffic except shuttles, golf carts and possibly horse-drawn carriages.

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