



K. Hovnanian Four Seasons Sea Oaks Golf Club

Active Adult and Golf Course Community Subdivision and Site Plan Services

Block 191.03, Lot 154 - Little Egg Harbor Township
Ocean County, New Jersey, GCG File No. 6760



Gravatt Consulting Group, Inc. was selected by the owner & developer of two parcels, comprising of 315 acres in Little Egg Harbor Township, to provide complete site engineering, surveying and environmental services to develop the property into a quality golf course community. In addition, the owner required GCG to assist in the selection of a capable and experienced golf course architect. The search for an architect led to the selection of Raymond Hearn Golf Design, Inc., East Lansing, Michigan, with whom GCG would work closely. The Sea Oaks Community is an elaborate 18-hole, par 72 golf course, complete with clubhouse, driving and putting practice facilities, putting course, etc., proposed within and around a 330-unit residential subdivision. For the southern Ocean County area, the property is unique, in that it has substantial vertical relief with an eighty foot fall from the clubhouse to the 17th tee box. Although the vertical relief helped create a more interesting golf course, the property also had its share of hurdles to overcome in addition to the more typical difficulties which surround the design and permitting for a facility of this size.

Even with the obstacles this project had, fourteen months after the inception of the project formal approvals were issued and construction of the golf course was initiated. This is clearly a testament to a very committed and coordinated design and permitting team lead by GCG.

- The property was within the "Low Growth" CAFRA (Coastal Area Facility Review Act) region which contains rigorous environmental controls over proposed development.
- The P.Q. was not within the sewer service area of the local MUA, thus requiring an amendment to the 208 Water Quality Management Plan.
- The smaller of the two parcels which was separated by a County Road was not zoned for the golf course use and subsequently required Municipal re-zoning of the property.
- The Municipal water system was not capable of adequate water supply, thus requiring design and permitting for a new well, water storage tower and water treatment facility.
- Because the two parcels were separated by a County Road, a tunnel was required and subsequently designed for the safe crossing of golfers and golf cart traffic.
- The properties contained several sensitive environmental areas requiring extensive environmental audits and wetlands and stream encroachment permits.
- The substantial vertical changes on the property necessitated the design of a large sewer pump station and associated infrastructure to accommodate both project related and off-site flows.
- In order to address State environmental concerns, there were three separate threatened and endangered species site reviews and reports issued for pine snakes and Pinelands.