



LEGEND

- PROPERTY LINE
- - - CRYSTAL LAKE WATERSHED
- - - GOLF HOLES
- - - SUTTER ROAD TO BE ABANDONED AND RESTORED

LIABILITIES OF THE EXISTING SUTTER RD LOCATION

- The existing horizontal radii and vertical curves along Sutter Road and intersection with M-22 (inside curve) create an unsafe condition.
- Intermittent paved shoulders create unsafe conditions for non-motorized road users.
- Deficient visual sight distance at the Back Drive intersection creates an unsafe condition.
- The Back Drive splits the 12th tee from its fairway at the Sutter Road intersection creating multiple hazards for vehicle and golfer safety.
- Maintenance, operations and deliveries must routinely access the 55-mph public road to carry out daily functions within the Club leading to potentially hazardous conditions.
- The maintenance facility, pole barn, water tank, irrigation pumping station, and sod farm have driveways onto the 55-mph public Sutter Road.
- Delivery trucks routinely back into the maintenance facility from the Sutter Road intersection.
- Sutter Road is directly adjacent to golf holes 8, 10, 11, 12 and the driving range.
- Crystal Downs Country Club campus is bisected by the 55-mph public Sutter Road.
- Deficient storm water management has resulted in flooding.

BENEFITS OF PROPOSED SUTTER RD REALIGNMENT

- The new Sutter Road will be designed to County Road standards for safety.
- Consistent paved shoulders provide more room for non-motorized road users.
- Improved Back Drive intersection designed to County Road Standards for safety.
- The Back Drive is rerouted behind the 12th tee, improving safety for member access and golfer experience.
- Maintenance, operations, and deliveries no longer have to enter onto a high-speed public road to perform daily functions.
- The maintenance facility, pole barn, water tank, irrigation pumping station, and sod farm are all accessed from private roads within the Club.
- Delivery trucks access the maintenance facility on a private road designed to accommodate large trucks.
- The delivery receiving area is relocated away from the driving range.
- The Sutter Road realignment will provide a 135-yard+ buffer from the golf course.
- The Sutter Road realignment will result in an additional 70-acres of contiguous common area within the Country Club proper.
- Improved storm water management design will include best practices management bio retention and rain gardens.

CRYSTAL DOWNS COUNTRY CLUB

LONG RANGE PLANNING COMMITTEE - SUTTER ROAD REALIGNMENT EXHIBIT



GRAPHIC SCALE: 1 inch = 200 feet

MAY 2023

A:\land\projects\2022\2023 - Crystal Downs Country Club\2023 - Design Presentation.dwg (R:\M.L.C. - RRES - R\O.M.P. - L\O.L.T.H. - July 18, 2023) - jhm