



212 Kenrick Street
Newton, Massachusetts 02458
Established 1897, Redesigned by Donald Ross- 1920

Golf Course Construction/Bid Documents

Holes 3 & 4 Tee Complexes

Project Team

Newton Commonwealth Golf Foundation

Mr. Steven Meyer, Chairman
70 Crescent Street
Auburndale, MA 02466

Director of Maintenance

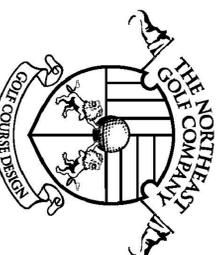
Mr. David Stowe, CGCS
212 Kenrick Street
Newton, MA
work phone: 617-789-4631
cell phone: 617-347-6514
email: newtonmaint@aol.com

Golf Course Management Company

Sterling Golf Management
Mr. Kevin Osgood, President
212 Kenrick Street
Newton, MA
phone: 617-630-1950
email: kosgood@sterlinggolf.com

March 17, 2016

Prepared by:



Brian Vines • Aaron Thacker • Hand-Crafted Design

118 Beauchamp Drive
Saunderstown, Rhode Island 02874
phone: 401-667-4994
fax: 401-667-4995

email: design@northeastgolfcompany.com
website: www.northeastgolfcompany.com

Sheet Index

KM-1 Project Key Map	1 of 4
CD-1 Hole 3 Tee Complex	2 of 4
CD-2 Hole 4 Tee Complex	3 of 4
CD-3 Construction Details	4 of 4
Irrigation Plans (<i>Irrigation Consulting, Inc.</i>)	Separate
Project Bid/Specifications Manual	Separate

Project Team

Golf Course Architect

Mr. Robert McNeil, ASGCA
The Northeast Golf Company
118 Beauchamp Drive
Saunderstown, RI 02874
phone: 401-667-4994
cell: 732-915-8385
email: design@northeastgolfcompany.com

Irrigation Consultant

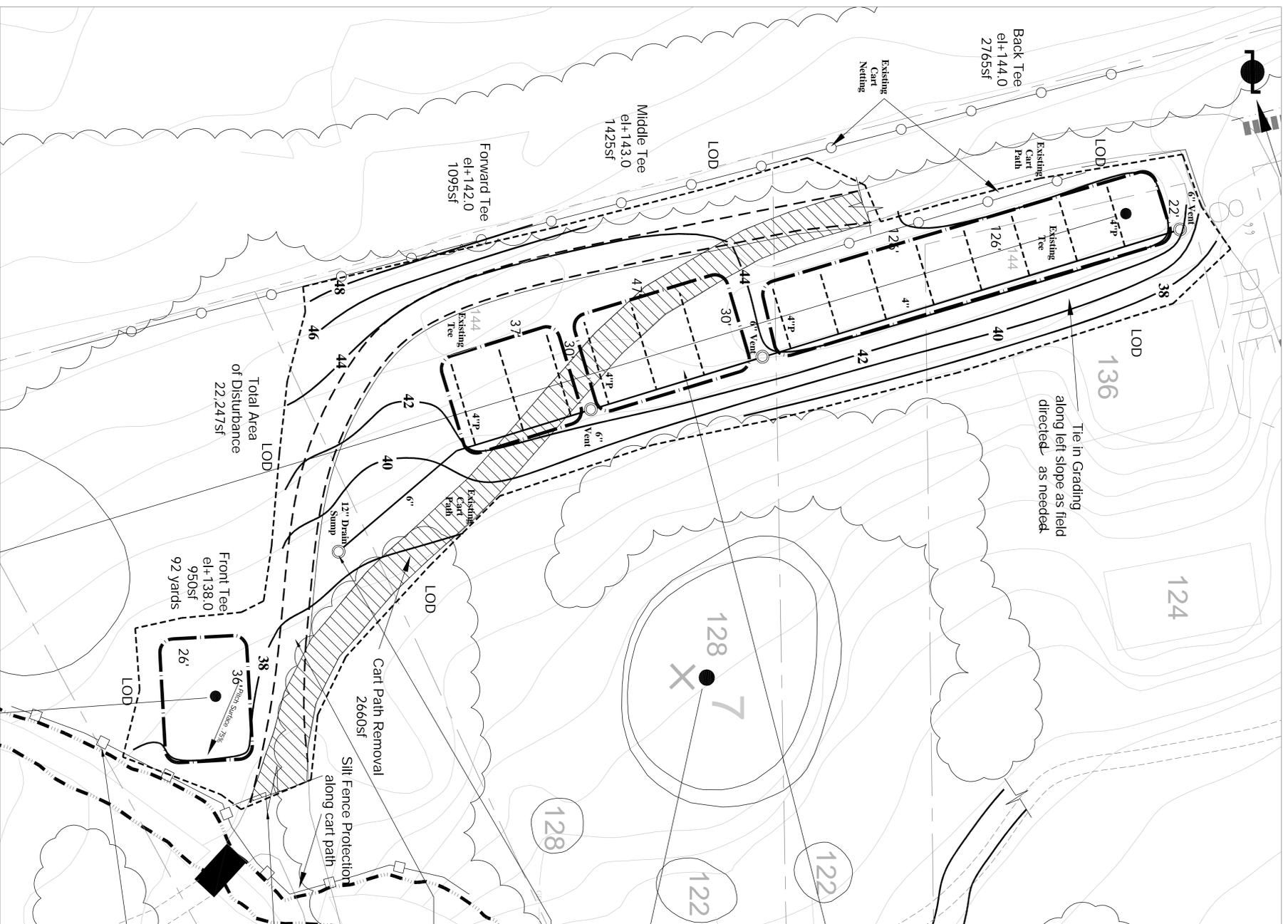
Mr. Brian Vines, AIC
Irrigation Consulting, Inc.
4 Hotel Place
Pepperell, MA 01463
phone: 978-433-8972
email: bvines@irrigationconsulting.com



Robert McNeil
ASGCA



Newton Commonwealth Golf Course
 212 Kenrick Street
 Newton, Massachusetts 02458
 Established 1897, Redesigned by Donald Ross - 1920



TEE DETAIL with LATERAL UNDERDRAINS ②

- GENERAL NOTES - GRASSING**
1. THE ROOTZONE MAY EXCEED 70-80% SHALL BE COMPLETED PRIOR TO SEEDING.
 2. ALL TEES SHALL BE SOODED WITH APPROVED LOW-MOW BLENDBLASS BLEND.
 3. PRIMARY FURROW AREAS SURROUNDING GREENS, TERS AND ALONG EXCESSIVE SLOPING GROUND SHALL BE SOODED WITH AN APPROVED TURF TYPE TALL FESCUE BLEND SOO AS DELINEATED ON THE CONSTRUCTION PLANS AND/OR IN THE FIELD BY THE GOLF COURSE ARCHITECT.
 4. PRIMARY FURROW AREAS OUTSIDE OF THE AREAS TO BE SOODED OF TURF TYPE TALL FESCUE BLEND. THESE AREAS SHALL BE HYDROMULCHED PER RATES OBTAINED WITHIN PROJECT SLOPS GREATER THAN 15%.
 5. ALL SECONDARY FURROW AREAS SHALL BE SEODED WITH AN APPROVED FESCUE BLEND AND HYDROMULCHED AT RATES AS OBTAINED ABOVE.
 6. IN ALL CASES SOO WILL BE CLEANLY KEPT AND BE BOUND WITH SURROUNDING TURF AND COUNTERSINK TO CREATE NATURAL TEES WITH SEODED AREAS.

INLINE DRAIN DETAIL ⑦

- GENERAL NOTES - DRAINAGE**
1. ALL DRAINAGE STRUCTURES SHALL BE INSTALLED IN ACCORDANCE WITH GOLF CONSTRUCTION AND/OR PROJECT ENGINEERING PLANS.
 2. ALL OUTLET AREAS SHALL INCLUDE STONE DRAINAGE AND UTILIZING ONE (1) FOOT OF 1/2\"/>

CART PATH DETAIL ③

4. ALL DRAINAGE INLET COVERS SHALL BE BROUGHT TO FINISH GRADE FROM DRAINAGE AND SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL SILT BUILD UP DURING AND FOLLOWING SEEDING OR SOODING.
5. ALL INLETS SHALL BE SURROUNDED WITH A MINIMUM OF 18\"/>

SAW CUT DETAIL ④

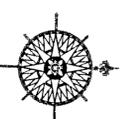
6. REFER TO THE CONSTRUCTION DETAIL AND CONSTRUCTION PLANS FOR THE DRAINAGE SHALL BE APPROVED IN FIELD BY GOLF COURSE ARCHITECT.
7. ALL FURROW INLETS AROUND AND ADJACENT TO TEES SHALL BE OUTSIDE OF THE ROOTZONE COR.
8. ALL DRAINAGE AROUND TEES SHALL BE MARKED BY THE CLUB AND CONTRACTOR PRIOR TO CONSTRUCTION TO ALLOW FOR FIELD ADJUSTMENTS AND MATERIAL ESTIMATES.

SILT FENCE DETAIL ⑧

4. Total Area of Disturbance 22,247sf
- Front Tee 92 yards 950sf el+138.0
- Cart Path Removal 2660sf
- Silt Fence Protection along cart path



BROAD VISION • CAREFUL THOUGHT • HAND-CRAFTED DESIGN
 118 Beachlamp Drive
 Sudbury, Rhode Island 02874
 phone: 401-667-4994
 fax: 401-667-4995
 Red Bank, New Jersey
 phone: 732-747-1888
 email: design@northeastgolfcourse.com
 website: www.northeastgolfcourse.com



DATE: March 17, 2016
 PROJ. CODE: NEW
 DRAWN BY: REM
 CHECKED BY: NGC
 SCALE: 1" = 15'-0"
 Scale 1 inch = 15 Feet

Newton Commonwealth Golf Course
 Newton, Massachusetts
 Prepared for:
 Newton Commonwealth Golf Foundation
 70 Crescent Street
 Auburndale, Massachusetts 02466

Construction Plan
Hole 3 Tee Complex

REVISIONS:

No.	Date	Description

Sheet title: **CD-1**
Hole 3
 Sheet no. **2 of 4**





Newton Commonwealth Golf Course

212 Kenrick Street
 Newton, Massachusetts 02458
 Established 1897. Redesigned by Donald Ross - 1920



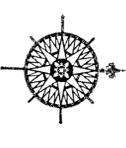
Broad Vision • Creative Thought • Hand-Crafted Design

118 Braintree Drive
 South Plainfield, NJ 07080
 Phone: 908-467-4994
 Fax: 908-467-4995
 Red Bank, New Jersey
 Phone: 732-747-1888

email: design@northeastgolfcompany.com
 website: www.northeastgolfcompany.com

DATE: March 17, 2016
 PROJ. CODE: NEW
 DRAWN BY: REM
 CHECKED BY: NGC

SCALE: 1" = 15'-0"
 Scale 1 Inch = 15 Feet



Newton Commonwealth Golf Course

Newton, Massachusetts

Prepared for:
 Newton Commonwealth Golf Foundation
 70 Crescent Street
 Auburndale, Massachusetts 02466

Construction Plan Hole 4 Tee Complex

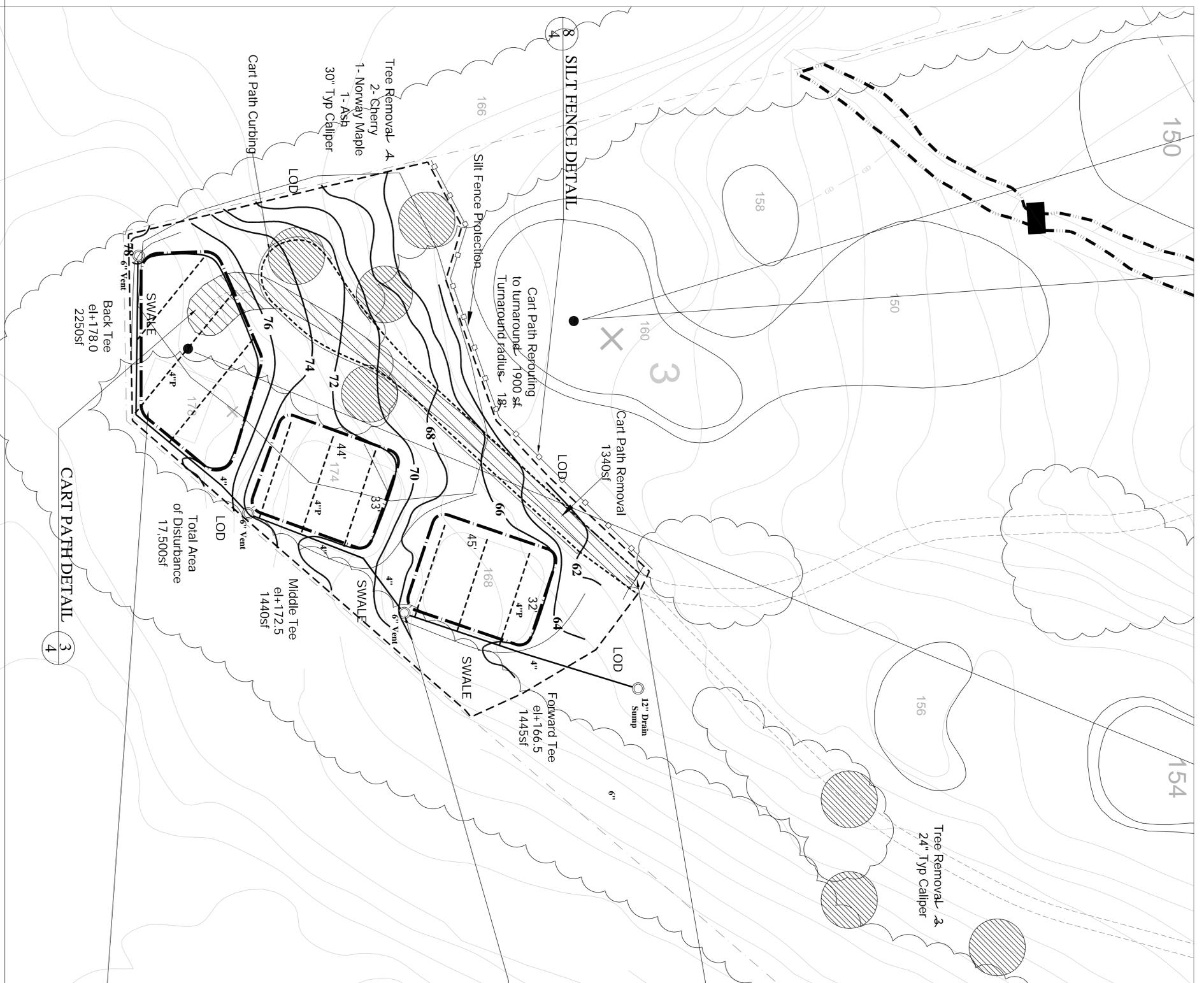
REVISIONS:	
No.	Description

Sheet title: **CD-2**
Hole 4

Sheet no. **3 of 4**



Robert McNeil



SAW CUT DETAIL 4

INLINE DRAIN DETAIL 7

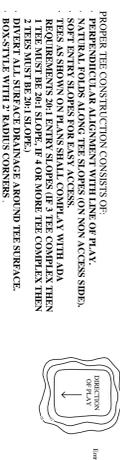
TEE DETAIL with LATERAL UNDERDRAINS 2

- GENERAL NOTES - GRASSING**
1. THE ROOTZONE MAX LEVEL (0.25x10) SHALL BE COMPLETELY PRIOR TO SEEDING.
 2. ALL TEES SHALL BE SOGGED WITH APPROVED LOW-MOW BILBERGESS BLEND.
 3. PRIMARY ROUGH AREAS SURROUNDING GREENS, TEES AND APPROVED BUNKERS SHALL BE SOGGED WITH APPROVED BILBERGESS BLEND ON THE CONSTRUCTION PLANS AND/OR IN THE FIELD BY THE GOLF COURSE ARCHITECT.
 4. PRIMARY ROUGH AREAS OUTSIDE OF THE AREAS TO BE SOGGED SHALL BE SEEDING HYDRONICATED WITH AN APPROVED BLEND BE HYDROCALCATED PER RATES OUTLINED WITHIN PROJECT SPECIFICATIONS (180LBS PER ACRE, AND 280LBS PER ACRE ON SLOPES GREATER THAN 1%).
 5. ALL SECONDARY ROUGH AREAS SHALL BE SEEDING WITH AN OUTLINED ABOVE.
 6. IN ALL CASES SOG WILL BE CLEANSY KEPT AND BLENDED WITH TEES WITH SEEDING AREAS.

- GENERAL NOTES - DRAINAGE**
1. ALL DRAINAGE STRUCTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CONSTRUCTION PLANS AND/OR THE FIELD BY THE GOLF COURSE ARCHITECT.
 2. THE MATERIALS AND SPECIFICATIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE CONSTRUCTION PLANS AND/OR THE FIELD BY THE GOLF COURSE ARCHITECT.
 3. TO BE STABLE, ALL DRAINAGE STRUCTURES SHALL BE INSTALLED IN ACCORDANCE WITH SOIL EROSION AND SEDIMENT CONTROL PLANS AS DEVELOPED BY PROJECT ENGINEER, AND/OR AS SHOWN AND SPECIFIED WITHIN CONSTRUCTION DOCUMENTS.
 4. ALL DRAINAGE SLOPE COVERS SHALL BE BROUGHT TO FINISH GRADE PRIOR TO THE CONSTRUCTION OF THE DRAINAGE STRUCTURE. THE DRAINAGE STRUCTURE SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL SILT THROUGHOUT CONSTRUCTION TO PREVENT SEDIMENT BUILD UP.
 5. ALL TEES SHALL BE SURROUNDED WITH A MINIMUM OF 18" OF SOG.
 6. REFER TO THE CONSTRUCTION DETAIL AND CONSTRUCTION PLANS FOR THE DRAINAGE AND SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL SILT THROUGHOUT CONSTRUCTION TO PREVENT SEDIMENT BUILD UP.
 7. ALL FLASHOUT INLETS AROUND AND ADJACENT TO TEES SHALL BE OUTSIDE OF THE ROOTZONE CORN.
 8. ALL REGULATION AROUND TEES SHALL BE MARKED BY THE CLUB AND CONTRACTOR PRIOR TO CONSTRUCTION TO ALLOW FOR FIELD ADJUSTMENTS AND MATERIAL ESTIMATES.

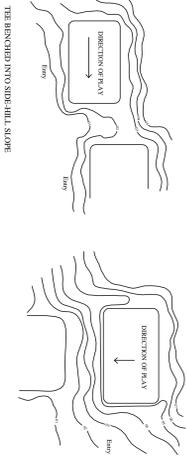
THE DETAIL with LATERAL UNDERDRAINS 2

Tee Details



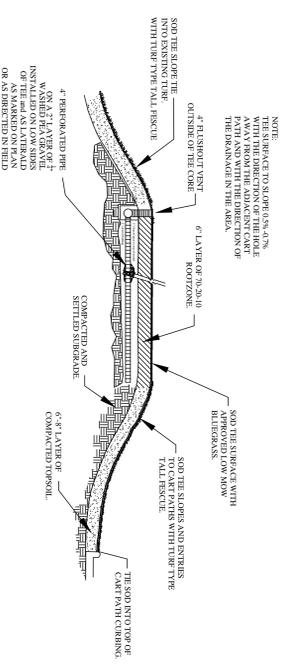
PROPER CONSTRUCTION CONSISTS OF:

- PARTICULATE MAT UNDERLAY WITH 1/2" OF PLATE
- SOFT ENTRY SLOPES FOR EASY ACCESS
- THIS IS SHOWN ON PLAN SMALL COMPLETELY WITH 10% SLOPE
- THE SLOPE MUST BE 2% SLOPE, IF 4% OR MORE THE COMPLETE THEN 2% MUST BE 2% SLOPE
- THE SLOPE MUST BE 2% SLOPE, IF 4% OR MORE THE COMPLETE THEN 2% MUST BE 2% SLOPE
- BUNKER STYLE WITH 2 RADII'S CORNERS



1 Tee Grading Detail

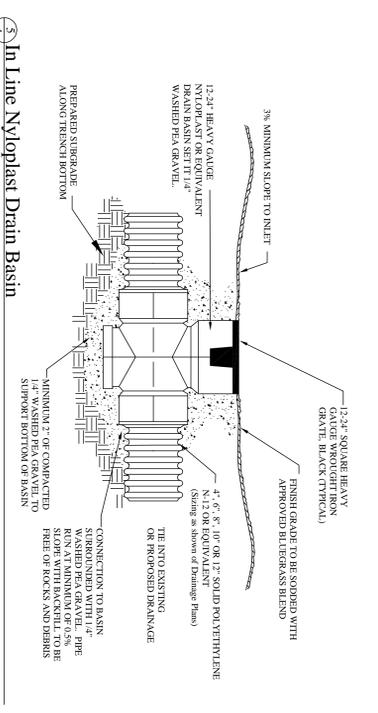
Plan



2 Tee With Lateral Underdrains

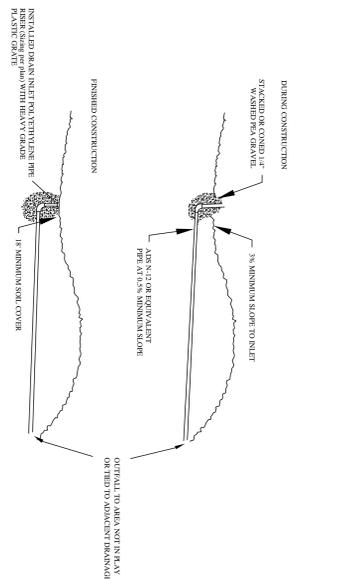
Section

Golf Course Drainage Details



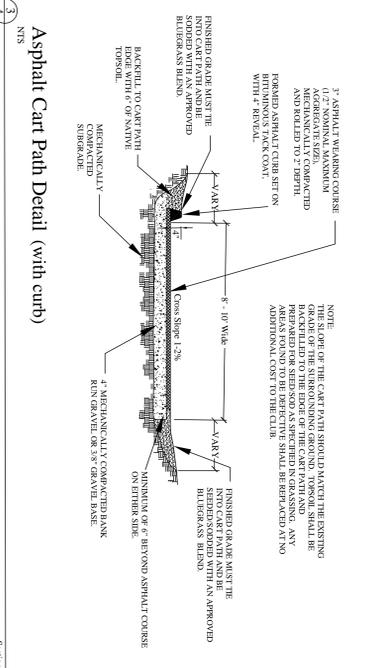
3 In-Line Nyloplast Drain Basin

Section



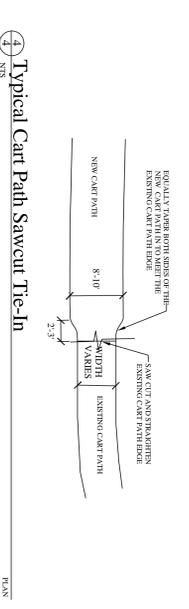
4 Drain Inlet Structure (vent with grate)

Section



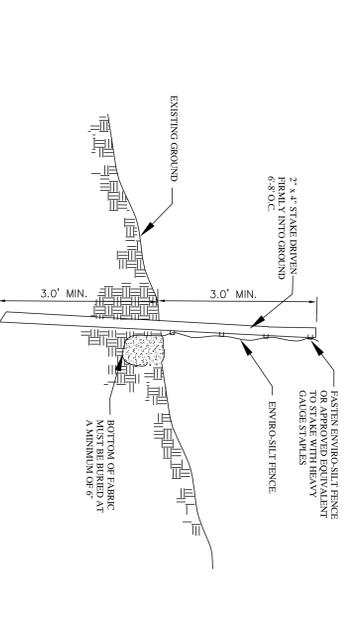
5 Asphalt Cart Path Detail (with curb)

Section



6 Typical Cart Path Sawcut Tie-In

Plan

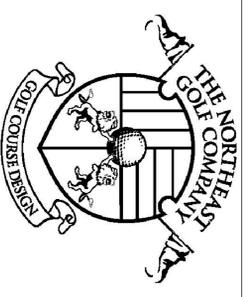


7 INLINE RISER DRAIN DETAIL

Section

8 SILT FENCE

Section



BROAD VISION • CAREFUL THOUGHT • HAND-CRAFTED DESIGN
 118 Beachlamp Drive
 Southborough, Rhode Island 02874
 phone: 401-667-7694
 fax: 401-667-4955
 Red Bank, New Jersey
 phone: 732-747-1888
 email: design@northeastgolfcompany.com
 website: www.northeastgolfcompany.com

DATE: March 17, 2016
 PROJ. CODE: NEW
 DRAWN BY: REM
 CHECKED BY: NCC
 SCALE: NTS

Newton Commonwealth Golf Course
 Newton, Massachusetts
 Prepared for:
 Newton Commonwealth Golf Foundation
 70 Crescent Street
 Auburndale, Massachusetts 02466



Construction Details

REVISIONS:	
No.	Date Description

Sheet title: **CD-3 Details**

Sheet no. **4 of 4**