



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

Golf Course Construction Documents

Bunker Renovation

Holes 1, 10, 12, 14, 15, 16 & 17

Project Team

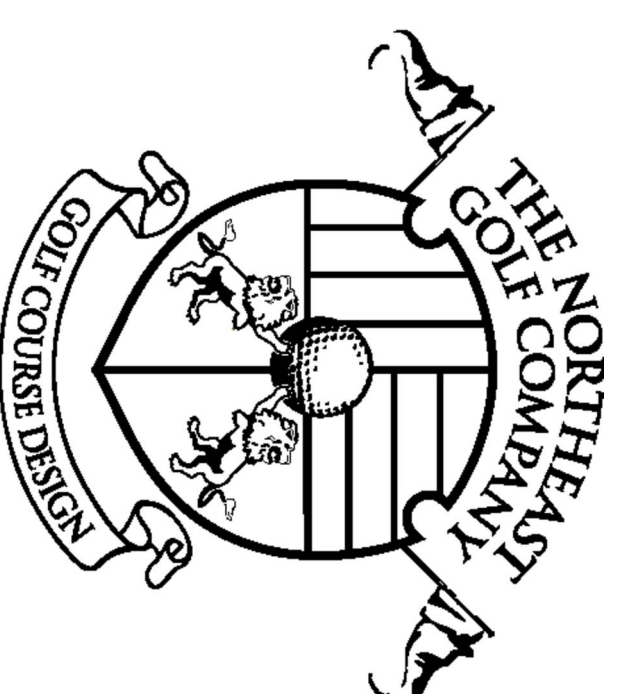
Newton Commonwealth Golf Foundation
Steve Meyer, Chairman
70 Crescent Street
Auburndale, MA 02466
phone: 617-909-6971

Director of Maintenance
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Newton, MA
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Sterling Golf Management
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Newton, MA
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July 27, 2023

Prepared by:



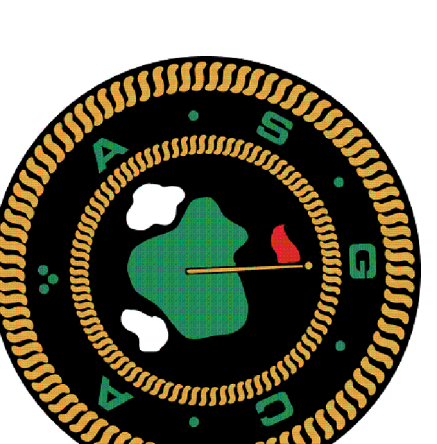
Brend Vason • Cararu, Thorger • Hand-Carroll Dissen
118 Beauchamp Drive
Saunderstown, Rhode Island 02874
phone: 401-667-4994
fax: 401-667-4995
email: design@northeastgolfcompany.com
website: www.northeastgolfcompany.com

Project Team

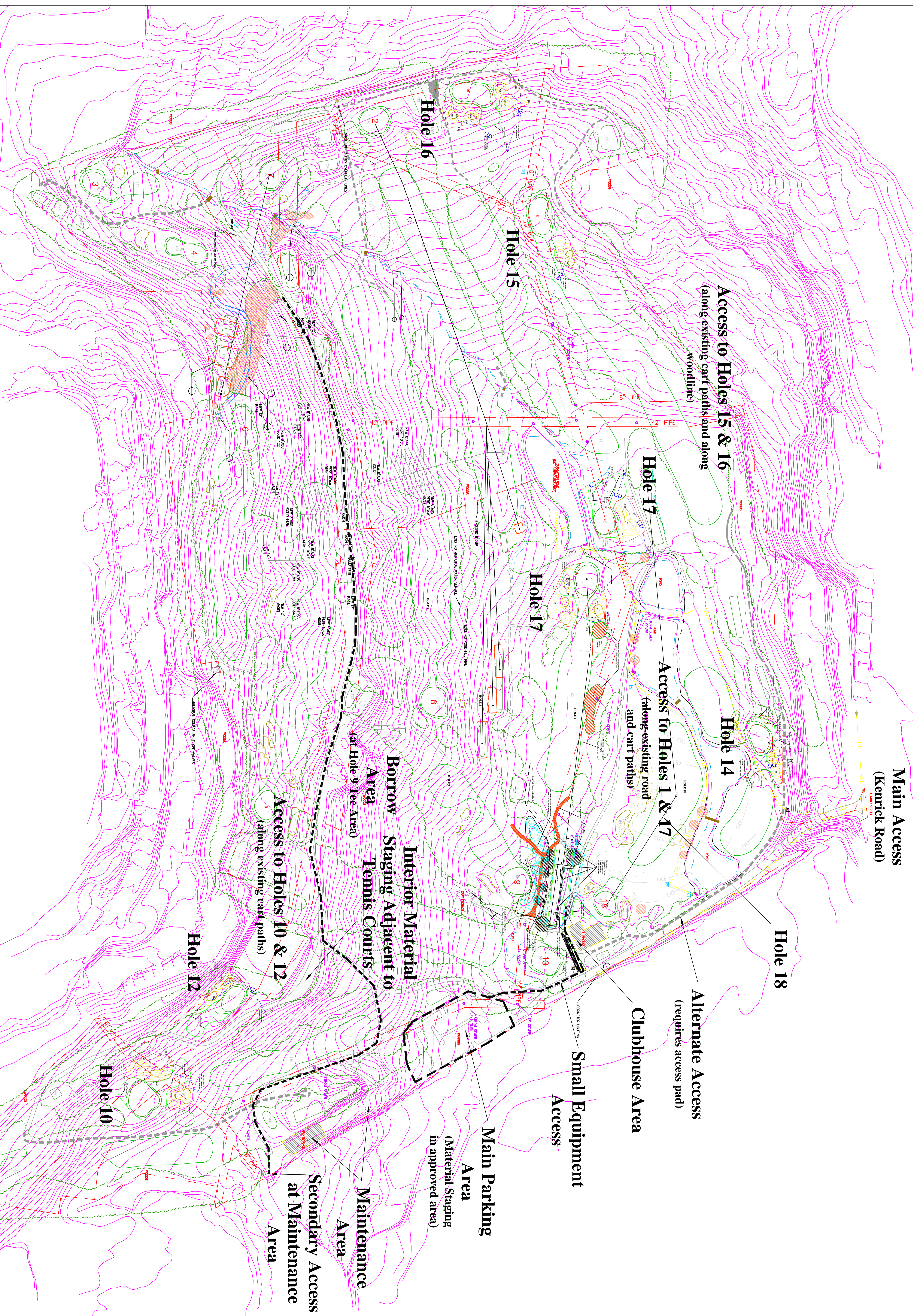
Golf Course Architect
Mr. Robert McNeil, ASGCA
The Northeast Golf Company
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Saunderstown, RI 02874
phone: 401-667-4994
cell: 732-915-8385
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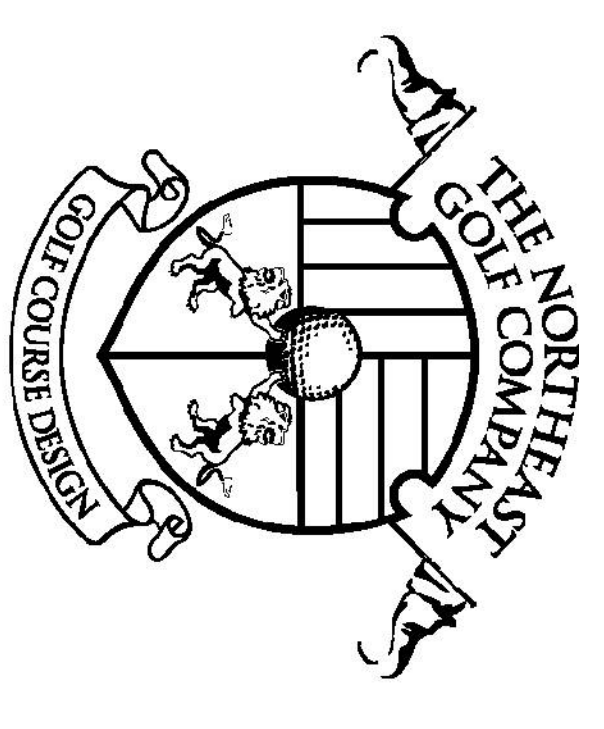
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Project Bid/Specifications Manual	Separate



Robert McNeil
ASGCA



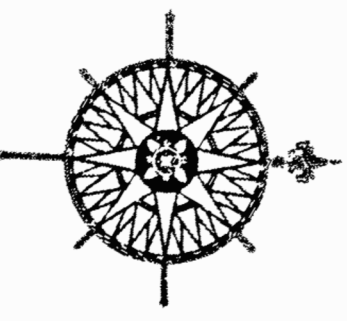
Newton Commonwealth Golf Course
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 118 Branchburg Pike
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 email: design@northeastgolfcompany.com
 website: www.northeastgolfcompany.com

DATE: August 30, 2010
 PROJ. CODE: NEW
 DRAWN BY: REM
 CHECKED BY: NGC

SCALE: 1" = 100'-0"
 Scale 1 inch = 100 Feet
 100 50 0 100 150 200



Newton Commonwealth Golf Course

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

Key Map Plan

REVISIONS:	
No.	Description

Sheet title: **KM-1 Key Map**
 Sheet no. **1 of 9**

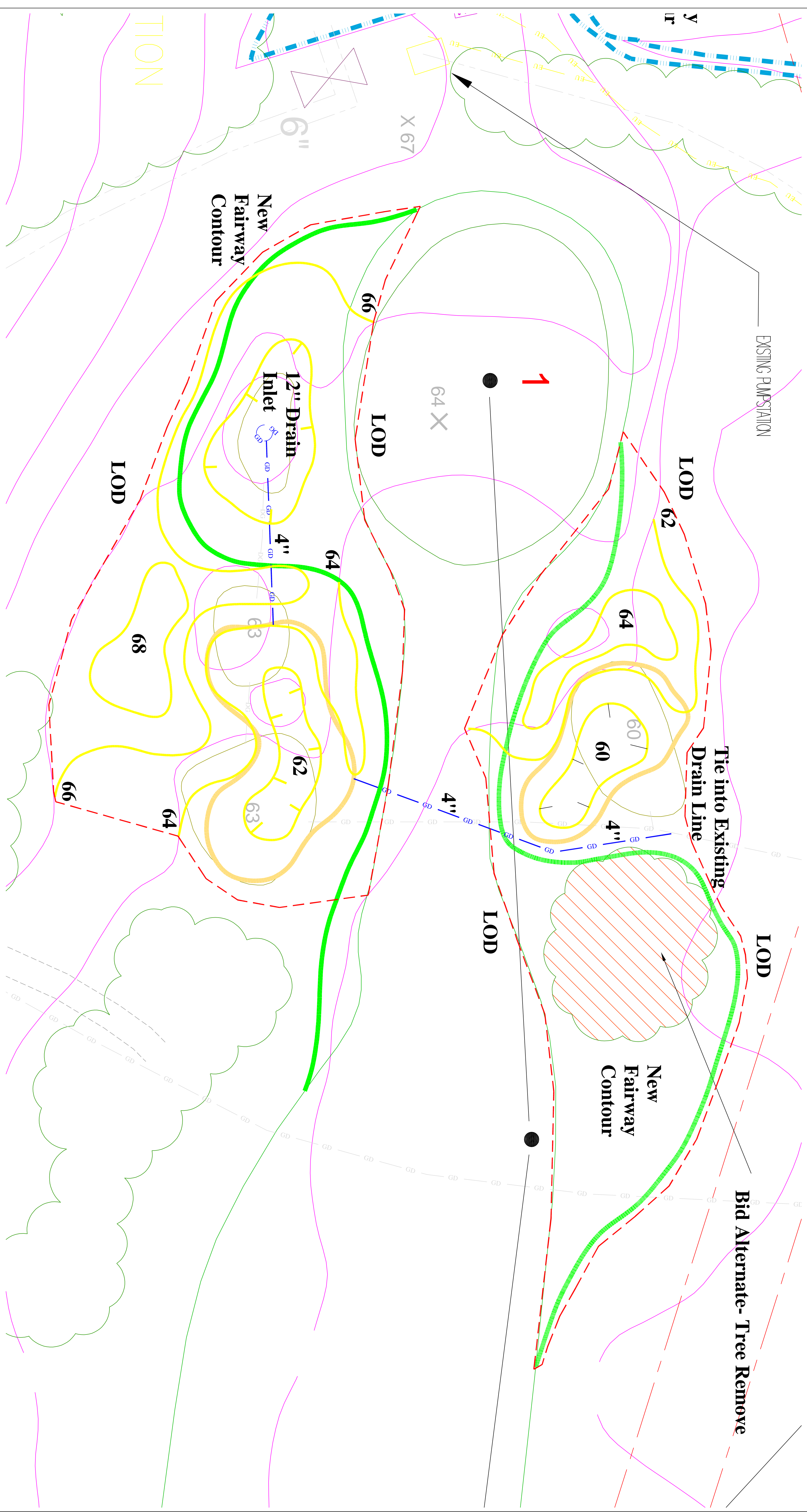


Robert McNeil
 Associate Member



Newton Commonwealth Golf Course

212 Kemock Street
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GENERAL NOTES - DRAINAGE

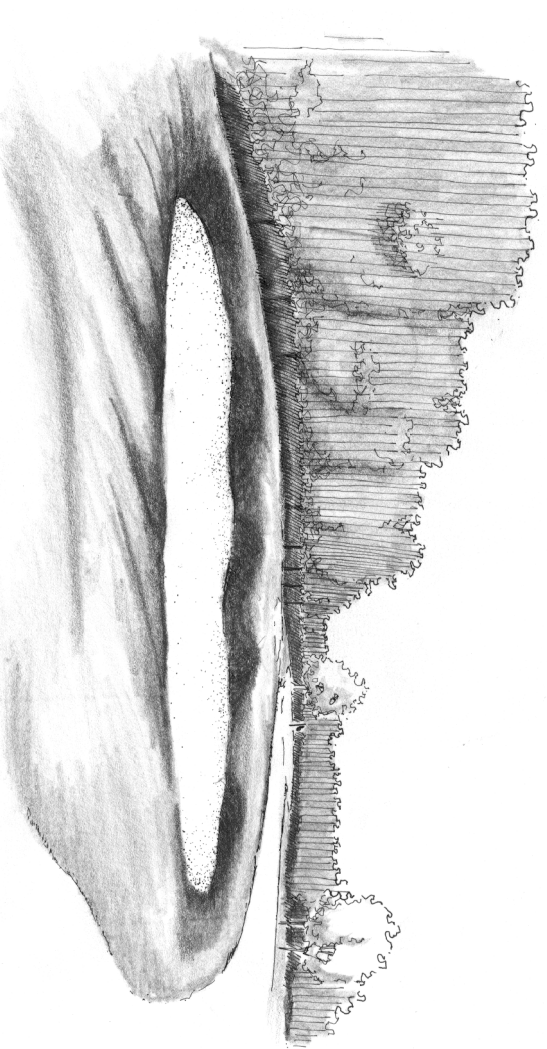
1. ALL DRAINAGE STRUCTURES SHALL BE INSTALLED IN ACCORDANCE WITH GOLF CONSTRUCTION AND/OR PROJECT ENGINEERING PLANS.
2. ALL OPENING AREAS SHALL INCLUDE STONE DISSIPATION PAID UTILIZING ON SITE MATERIALS.
3. STORM STABILIZATION AND EROSION CONTROL SHALL BE INSTALLED IN ACCORDANCE WITH THE CONSTRUCTION PLANS AND/OR AS SHOWN AND SPECIFIED WITHIN CONSTRUCTION DOCUMENTS.
4. ALL DRAINAGE INLET COVERS SHALL BE BROUGHT TO FINISH GRADE PRIOR TO SEEDING OR SODDING. CONTRACTOR SHALL MAINTAIN PERCENT BUILT UP BUNKERS AND TALL GRASS SLOPES AS SHOWN.
5. ALL INLETS SHALL BE SURROUNDED WITH A MINIMUM OF 18" OR 30" THROUGHOUT CONSTRUCTION TO PREVENT SEDIMENT BUILD UP.
6. REFER TO THE CONSTRUCTION DETAIL AND CONSTRUCTION PLANS FOR DRAINAGE SHALL BE APPROVED IN WRITING BY GOLF COURSE ARCHITECT.
7. ALL FLASHING INLETS AROUND AND ADJACENT TO BUNKERS SHALL BE POSITIONED AT TOP OF BUNKER SHOULDERINGS.
8. ALL IRRIGATION AROUND BUNKERS SHALL BE MARKED BY THE CLUB AND MATERIAL ESTIMATES.

GENERAL NOTES - BUNKERS

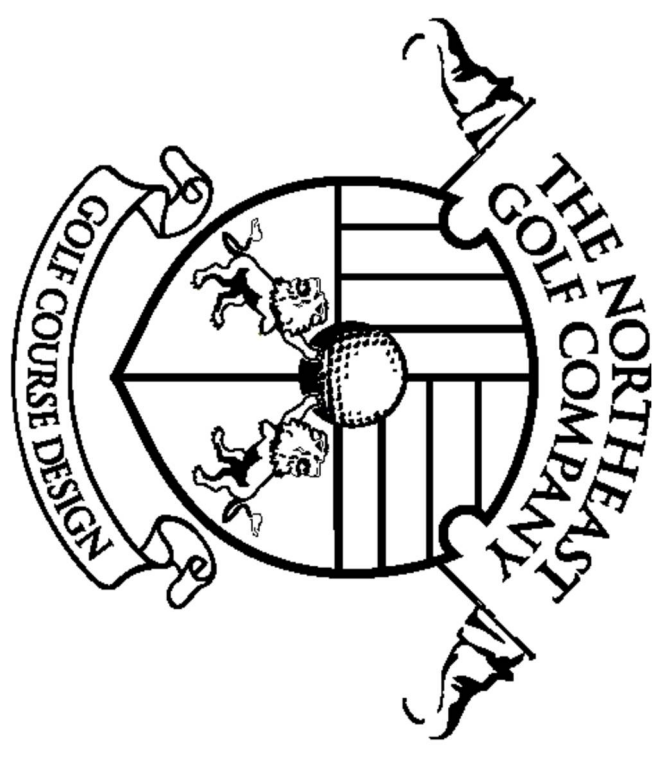
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GENERAL NOTES - GRASSING

1. PRIMARILY FOR GOLF AREAS SURROUNDING BUNKERS AND AROUND EXISTING SLOPING GREENS SHALL BE SODDED WITH AN APPROVED BELLEGLASS FESCUE BLEND SOD AS DETAILED ON THE CONSTRUCTION PLANS AND/OR IN THE FIELD BY THE GOLF COURSE ARCHITECT.
2. ALL FAIRWAY EXPANSION AREAS SHALL BE SODDED WITH APPROVED LOW MOW BELLEGLASS BLEND.
3. APPROVED FESCUE BLEND AND HYBRID/CHECHED AT RATES AS SPECIFIED ON PLANS.
4. IN ALL CASES SOD WILL BE CLEANLY KEVED AND BLENDED WITH EXISTING GRASS TO CREATE A NATURAL APPEARANCE.
5. ALL DRAINAGE AREAS WITHIN FAIRWAYS SHALL BE SODDED WITH LITTER DRAINAGE SOD WITH 1/4" WOOD PROTECTION ON EITHER SIDE OF TRENCH AND SOD REPLACED AND KEVED IN.

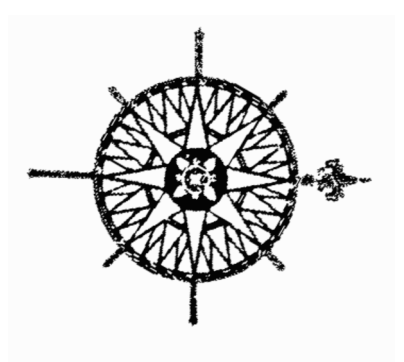


Kevin Style Bunkering proposed for Newton Commonwealth



Broad Vision • Creative Thought • Hand-Crafted Design
118 Bannockburn Drive
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email: design@northeastgolfcompany.com
website: www.northeastgolfcompany.com

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Newton, Massachusetts
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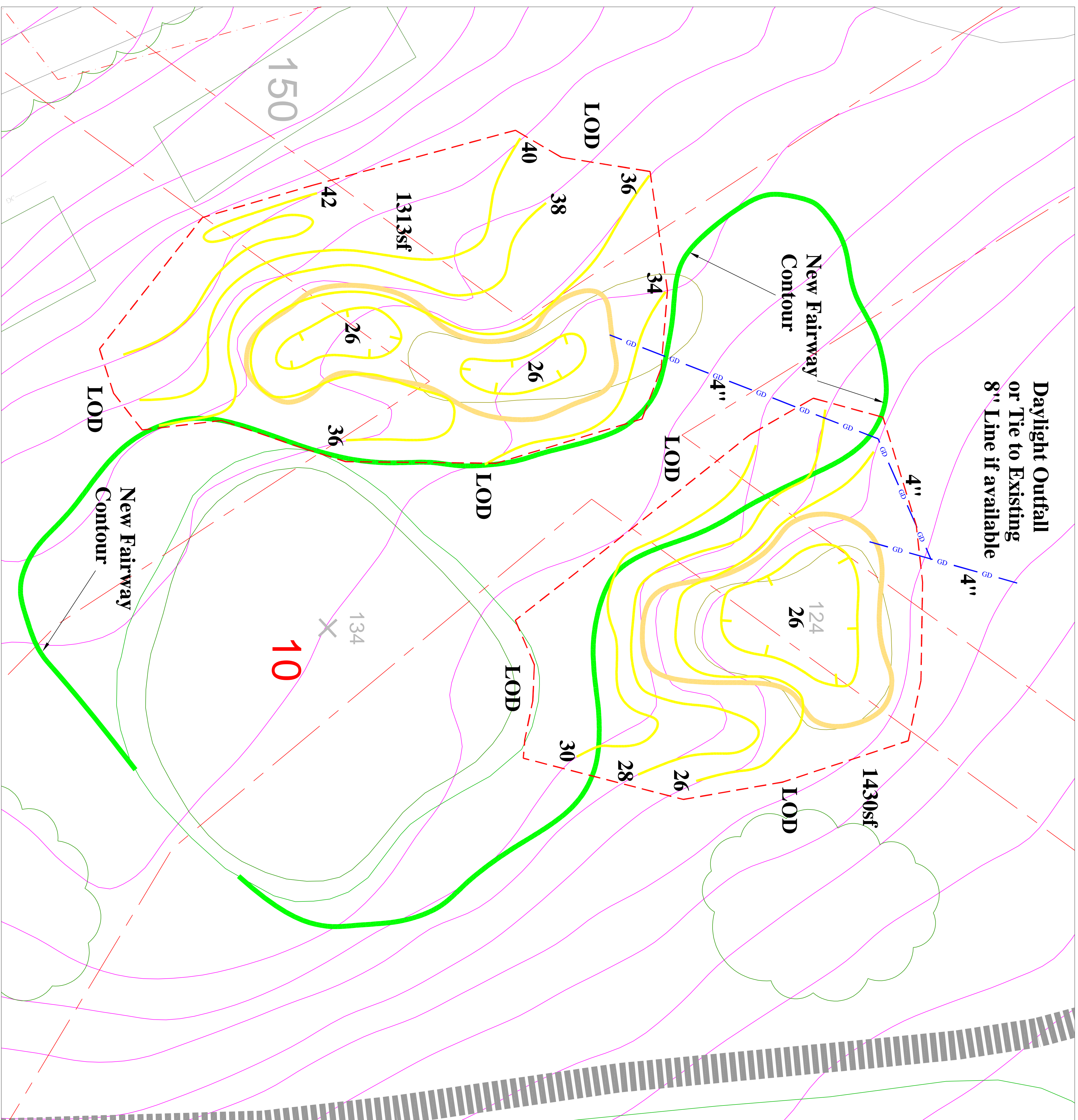
Construction Plan

REVISIONS:	
No.	Date Description

Sheet title: **CD-2**
Hole 1
Sheet no. **2 of 9**



Newton Commonwealth Golf Course
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GENERAL NOTES - DRAINAGE

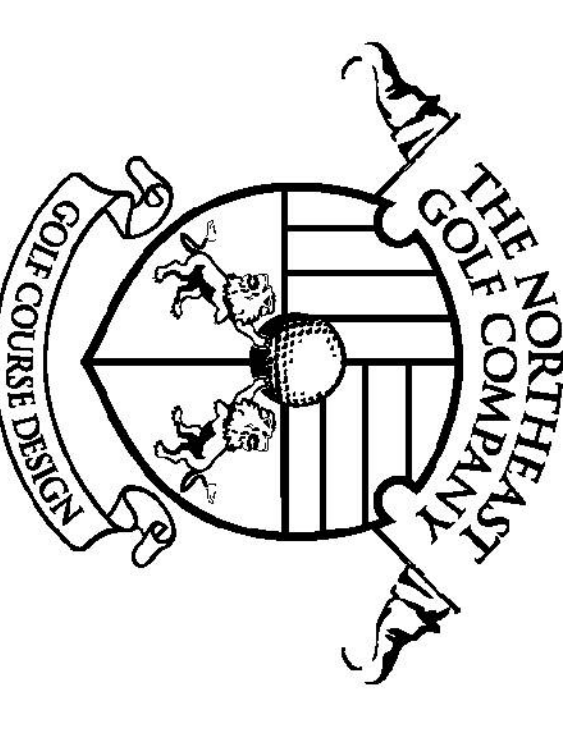
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4. ALL DRAINAGE INLET COVERS SHALL BE BROUGHT TO FINISH GRADE PRIOR TO SEEDING OR SODDING. CONTRACTOR SHALL MAINTAIN EFFICIENT DRAINAGE AND SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL SILT BUILD UP DURING AND FOLLOWING SEEDING OR SODDING.
5. ALL INLETS SHALL BE SURROUNDED WITH A MINIMUM OF 1" OF SOD THROUGHOUT CONSTRUCTION TO PREVENT SEDIMENT BUILD UP.
6. REFER TO THE CONSTRUCTION DETAIL AND CONSTRUCTION PLANS FOR ADDITIONAL DRAINAGE WITHIN WORK AREA. FINAL LAYOUT OF ADDITIONAL DRAINAGE SHALL BE APPROVED IN FIELD BY GOLF COURSE ARCHITECT.
7. ALL FLUSHOUT INLETS AROUND AND ADJACENT TO BUNKERS SHALL BE POSITIONED AT TOP OF BUNKER SHOULDERING.
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GENERAL NOTES - GRASSING

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2. ALL FAIRWAY EXPANSION AREAS SHALL BE SODDED WITH APPROVED LOW MAINT FESCUES BLEND.
3. ALL SECONDARY ROUGH AREAS SHALL BE SEEDED WITH AN OBTAINED ABOVE.
4. IN ALL CASES SOD WILL BE GROWN, REED AND RESEED WITH SODDING CONTRACTOR RESPONSIBLE TO GROWER. SODDING SHALL BE WITH SEEDED AREAS.
5. ALL DRAINAGE AREAS WITHIN FAIRWAYS SHALL BE SODDIT SOD LIFTED DRAINAGE INSTALLED WITHIN WOOD PROTECTION ON EITHER SIDE OF TRENCH AND SOD REPLACED AND KEYED IN.



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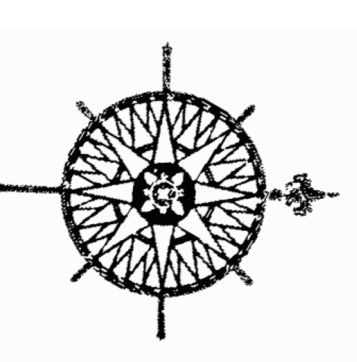
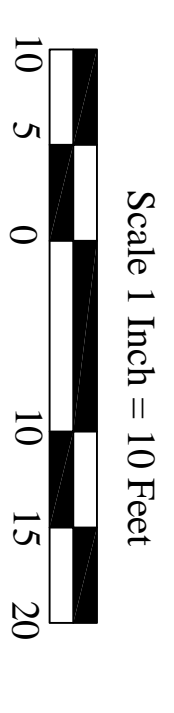
DATE: July 27, 2023

PROJ. CODE: NEW

DRAWN BY: REM

CHECKED BY: NCG

SCALE: 1" = 10'-0"



Newton Commonwealth Golf Course

Newton, Massachusetts

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

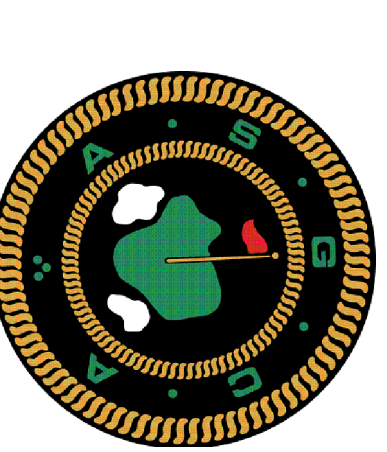
Construction Plan

REVISIONS:

No.	Date	Description

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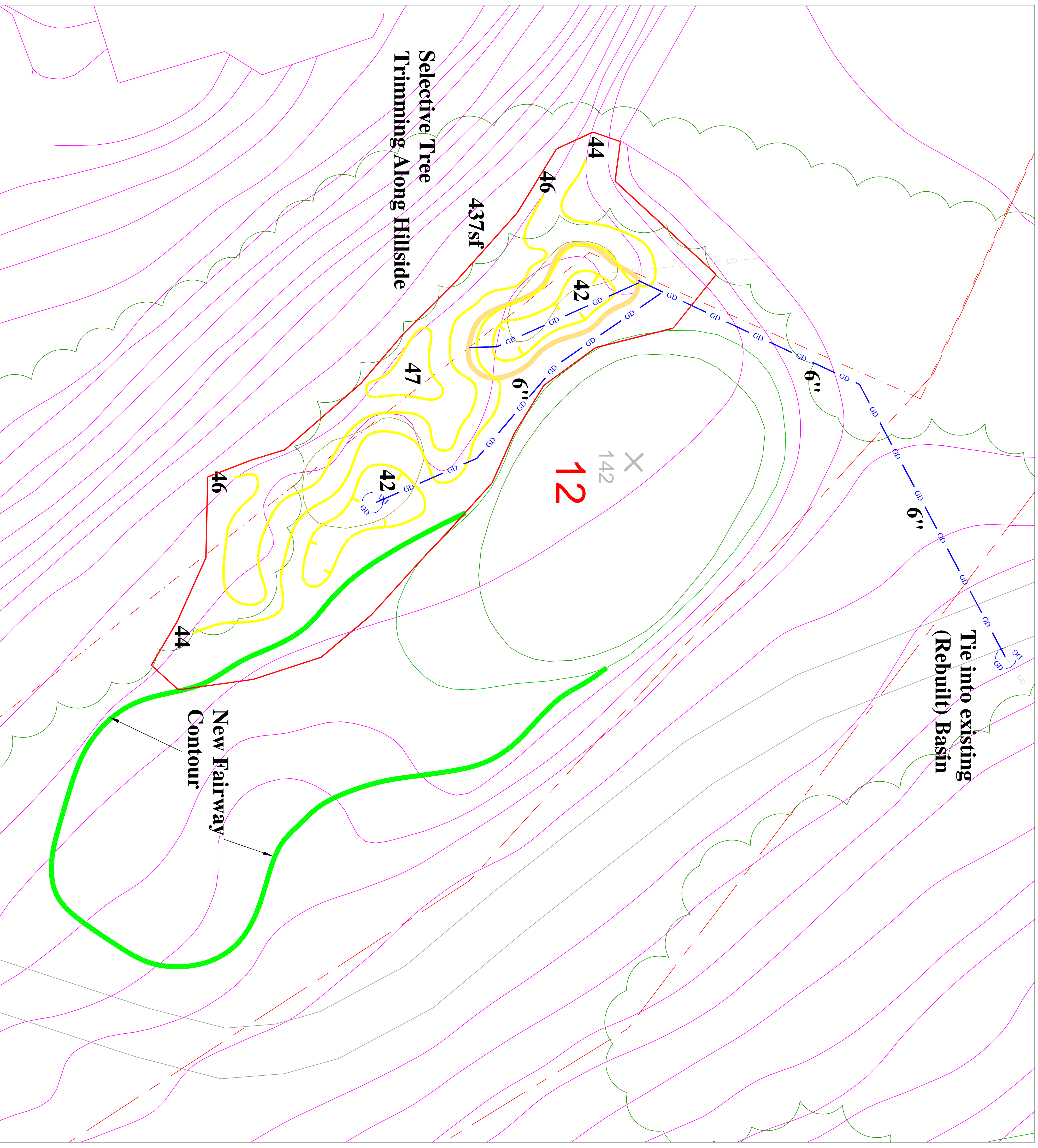
Sheet no. **3 of 9**



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GENERAL NOTES - DRAINAGE

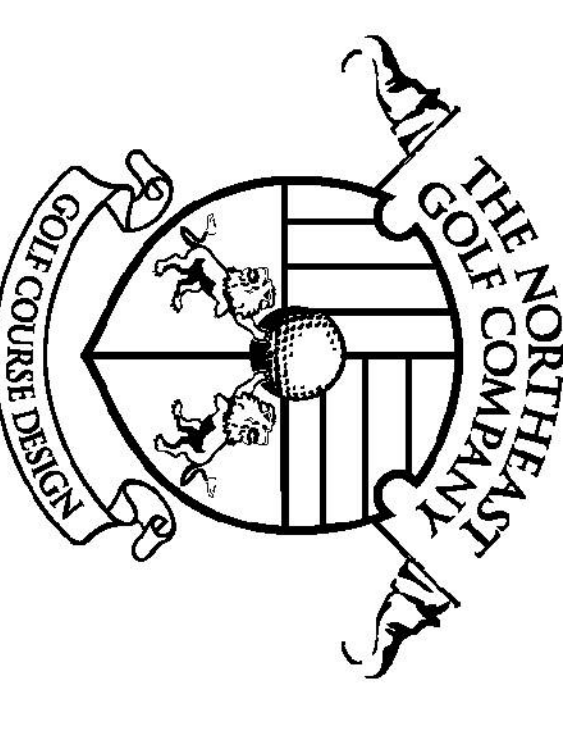
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5. ALL INLETS SHALL BE STRENGTHENED WITH A MINIMUM OF 18" OF SOD THROUGHOUT CONSTRUCTION TO PREVENT SEDIMENT BUILD UP.
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GENERAL NOTES - GRASSING

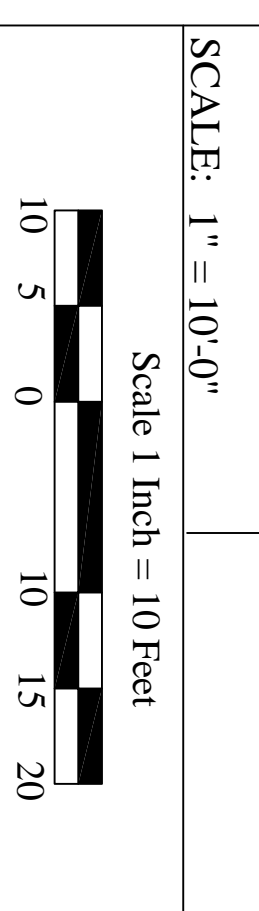
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3. ALL SECONDARY ROUGH AREAS SHALL BE SODDED WITH AN OUTLINED ABOVE.
4. IN ALL CASES SOD WILL BE EASILY KEPT AND BLENDED WITH SURROUNDING EXISTING GRASS TO SEAMLESSLY.
5. ALL DRAINAGE AREAS WITHIN FAIRWAYS SHALL BE SODDED EITHER SIDE OF TRENCH AND SOD REPLACED AND KEPT IN.



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CHECKED BY:	NGC



Newton Commonwealth Golf Course

Newton, Massachusetts

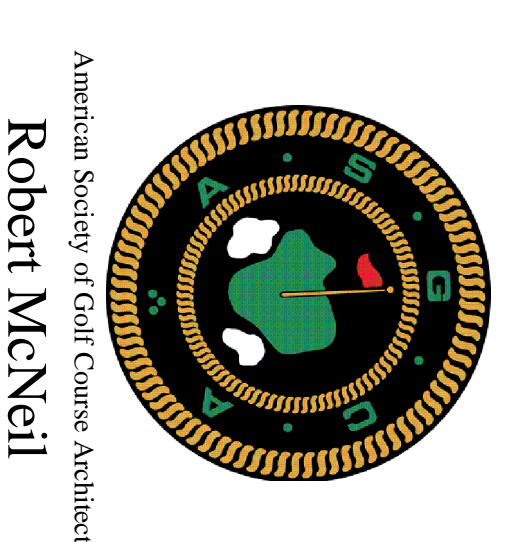
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 70 Crescent Street
 Auburndale, Massachusetts 02466

Construction Plan

REVISIONS:	
No.	Description

Sheet title: **CD-1**
Hole 12

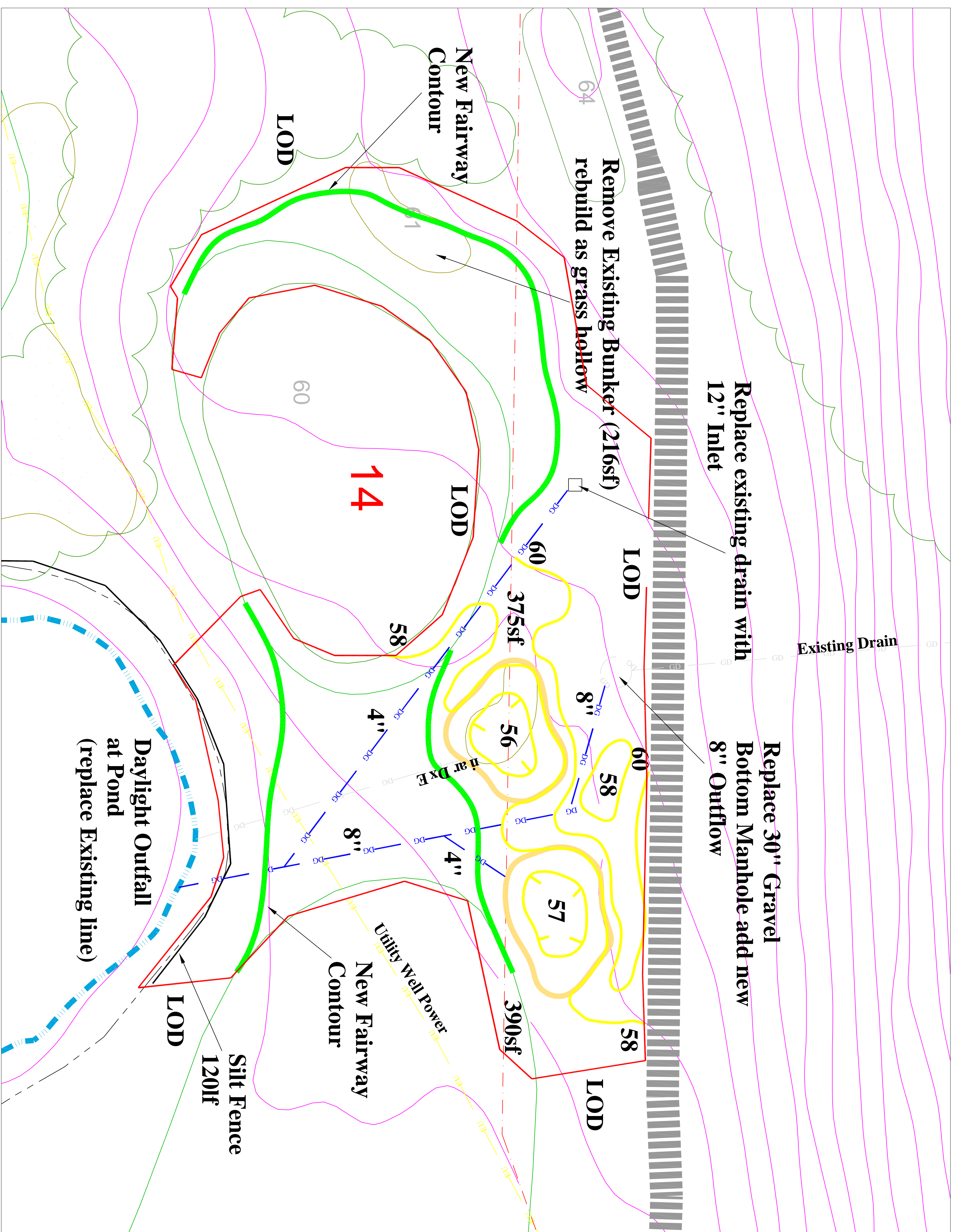
Sheet no. **4 of 9**



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GENERAL NOTES - DRAINAGE

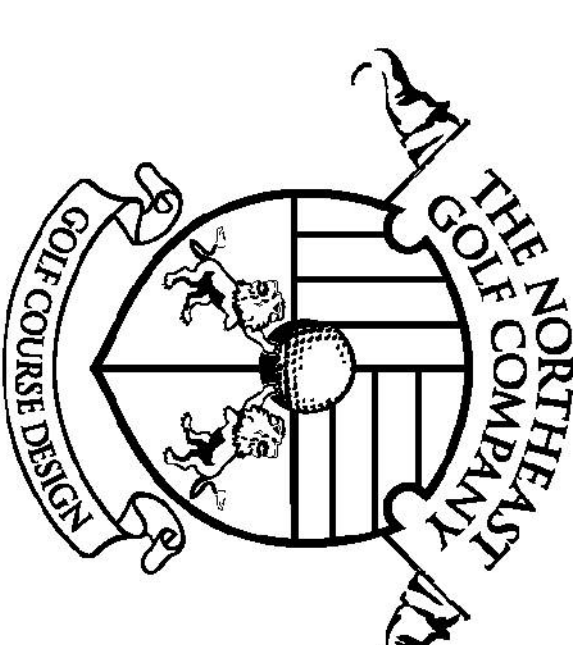
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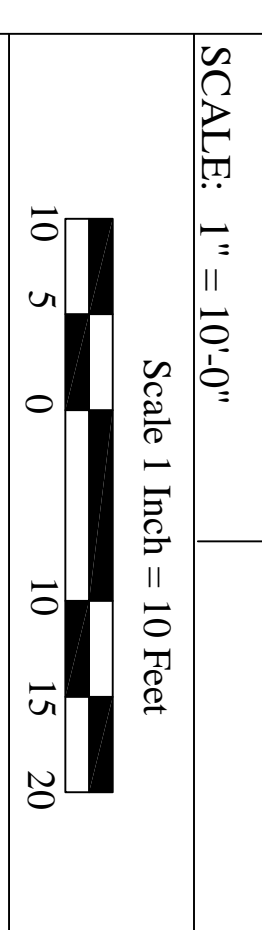
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2. ALL FAIRWAY EXPANSION AREAS SHALL BE SODED WITH APPROVED LOW MOW BUNKER BLEND.
3. ALL SECONDARY BUNKER AREAS SHALL BE SODED WITH AN APPROVED BUNKER BLEND AND HYDRODITCHED AT RAINFALL ON THE FOLLOWING SEASON.
4. IN ALL CASES SOD WILL BE CLEANLY KEVED AND BLENDED WITH THE EXISTING GRASS TO PROMOTE CONSISTENT GROWTH AND BLEND WITH THE EXISTING GRASS.
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Construction Plan

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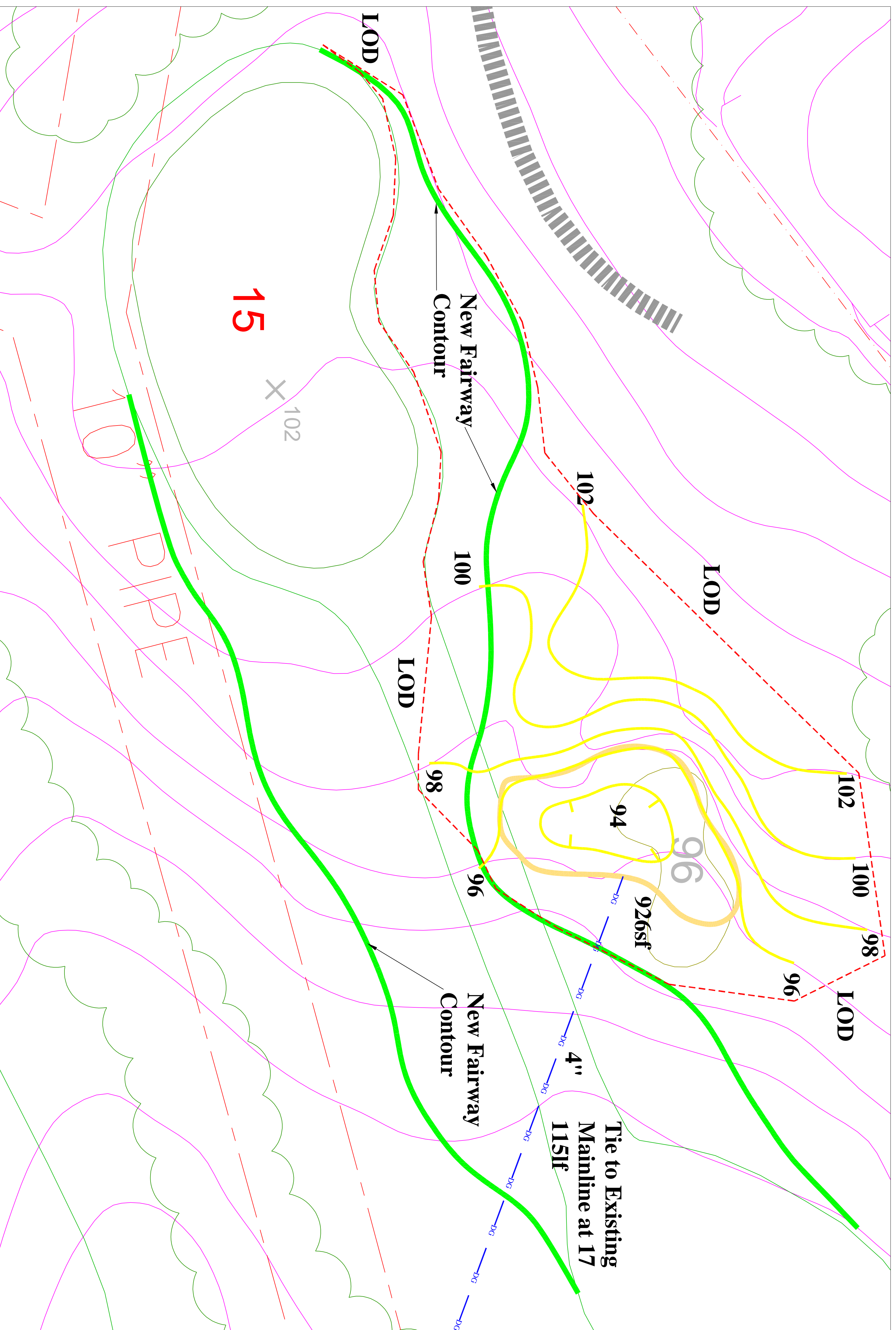
Sheet title: **CD-5 Hole 14**
 Sheet no. **5 of 9**



Robert McNeil



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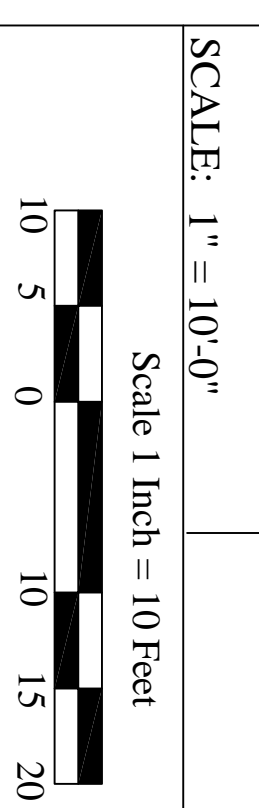
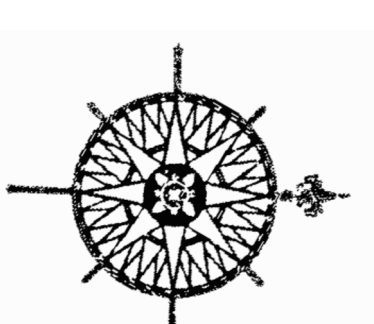
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2. IT IS THE INTENT OF THE DESIGN THAT THE BUNKER EDGES TAKE ON A FORM CONSISTENT WITH THE SURROUNDING GROUND AND FIT COMFORTABLY WITHIN THE SURROUNDING GROUND. THIS FORM AND FIT WILL BE DIRECTED BY THE GOLF COURSE ARCHITECT.
3. ALL NEWLY CONSTRUCTED BUNKERS SHALL BE EFFICIENTLY DRAINED AS SHOWN ON THE PLANS AND/OR AS DIRECTED IN THE FIELD. WHERE POSSIBLE BUNKER DRAINAGE SHALL BE INTO THE NEAREST EXISTING DRAINAGE SYSTEM.
4. ALL IRRIGATION SHALL BE MARKED BY THE CLUB AND CONTRACTOR PRIOR TO CONSTRUCTION TO ALLOW FOR FIELD ADJUSTMENTS IN ORDER THAT FIELD ADJUSTMENTS CAN BE ASSESSED AND ADMINISTERED.

GENERAL NOTES - GRASSING

1. PRIMARY ROUGH AREAS SURROUNDING BUNKERS AND ALONG EXCESSIVE SPRING GROUND SHALL BE SODED WITH AN APPROVED BLENDED SEED MIXTURE AS BEING USED BY THE GOLF COURSE ARCHITECT.
2. ALL FERTILIZER APPLICATIONS SHALL BE SODED WITH APPROVED LOW MOW BLENDED SEED.
3. ALL SECONDARY ROUGH AREAS SHALL BE SEEDING WITH AN APPROVED BLENDED SEED MIXTURE AS BEING USED BY THE GOLF COURSE ARCHITECT.
4. IN ALL CASES SOD WILL BE CLEANLY KEVED AND REFINED WITH SURROUNDING TIERE AND COMPENSATION TO CREATE NATURAL TENS WITH SEEDED AREAS.
5. ALL DRAINAGE AREAS WITHIN FAIRWAYS SHALL BE SODED, SO LIFTED DRAINAGE INSTALLED WITH PLYWOOD PROTECTION ON EITHER SIDE OF TRENCH AND SOD REPAID AND KEVED IN.



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 website: www.northeastgolfcompany.com



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

Construction Plan

REVISIONS:

No.	Date	Description

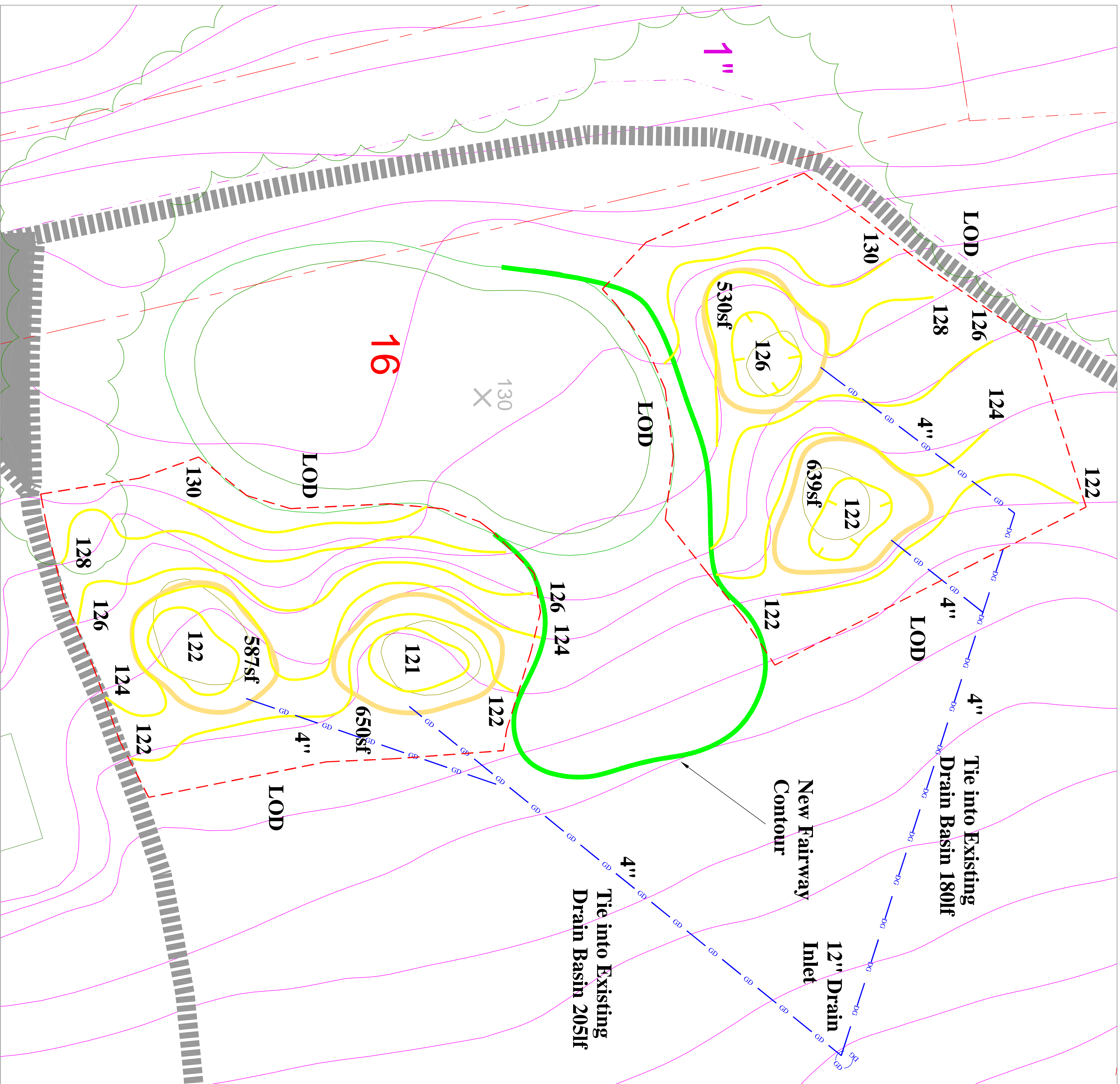
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 Sheet no. **6 of 9**



Robert McNeil



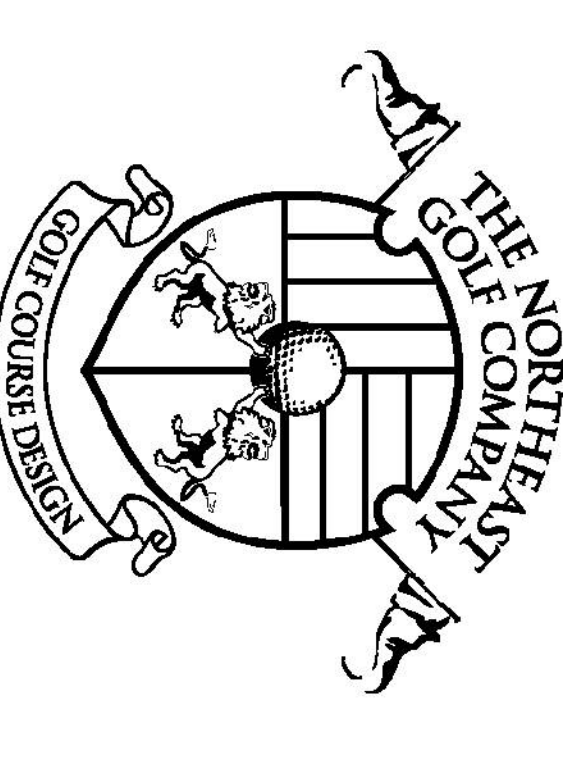
Newton Commonwealth Golf Course
 212 Kenrick Street
 Newton, Massachusetts 02458
 Established 1897, Redesigned by Donald Ross- 1920



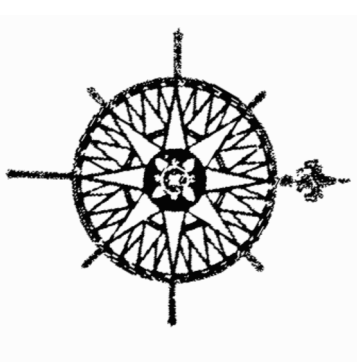
- GENERAL NOTES - DRAINAGE**
1. ALL DRAINAGE STRUCTURES SHALL BE INSTALLED IN ACCORDANCE WITH GOLF CONSTRUCTION AND/OR PROJECT ENGINEERING PLANS.
 2. ALL OUTFALL AREAS SHALL INCLUDE STONE DISSIPATION PAD UTILIZING ON SITE MATERIALS.
 3. SLOPE STABILIZATION AND EROSION CONTROL SHALL BE INSTALLED IN ACCORDANCE WITH SOIL EROSION AND SEDIMENT CONTROL PLANS AS REQUIRED BY PERMITS AND/OR AS SHOWN AND SPECIFIED WITHIN CONSTRUCTION DOCUMENTS.
 4. ALL DRAINAGE INLET COVERS SHALL BE BROUGHT TO FINISH GRADE PRIOR TO SEEDING OR SODDING. CONTRACTOR SHALL MAINTAIN EFFICIENT DRAINAGE AND SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL SILT BUILD UP DURING AND FOLLOWING SEEDING OR SODDING.
 5. ALL INLETS SHALL BE SURROUNDED WITH A MINIMUM OF 1" OF SOD THROUGHOUT CONSTRUCTION TO PREVENT SEDIMENT BUILD UP.
 6. REFER TO THE CONSTRUCTION DETAIL AND CONSTRUCTION PLANS FOR ADDITIONAL DRAINAGE WITHIN WORK AREA. FINAL LAYOUT OF ADDITIONAL DRAINAGE SHALL BE APPROVED IN FIELD BY GOLF COURSE ARCHITECT.
 7. ALL FLUSHOUT INLETS AROUND AND ADJACENT TO BUNKERS SHALL BE POSITIONED AT TOP OF BUNKER SHOULDERING.
 8. ALL IRRIGATION AROUND BUNKERS SHALL BE MARKED BY THE CLUB AND CONTRACTOR PRIOR TO CONSTRUCTION TO ALLOW FOR FIELD ADJUSTMENTS AND MATERIAL ESTIMATES.

- GENERAL NOTES - BUNKERS**
1. BUNKERS ARE TO BE BUILT ACCORDING TO PROJECT SPECIFICATIONS AND AS OBTAINED BY THE GOLF COURSE ARCHITECT IN THE FIELD.
 2. IT IS THE INTENT OF THE DESIGN THAT THE BUNKER EDGES TAKE ON A FORM CONSISTENT WITH THE NEWTON-ROSS STYLE AND FIT COMFORTABLY WITHIN THE SURROUNDING GROUND. THIS FORM AND FIT WILL BE DIRECTED BY THE GOLF COURSE ARCHITECT.
 3. ALL NEWLY CONSTRUCTED BUNKERS SHALL BE EFFICIENTLY DRAINED AS SHOWN ON THE PLANS AND/OR AS DIRECTED IN THE FIELD. WHERE POSSIBLE BUNKER DRAINAGE SHALL TIE INTO THE NEAREST EXISTING DRAINAGE SYSTEM.
 4. ALL IRRIGATION SHALL BE MARKED BY THE CLUB AND CONTRACTOR PRIOR TO CONSTRUCTION OF ANY BUNKERING IN ORDER THAT FIELD ADJUSTMENTS CAN BE ASSESSED AND ADMINISTERED.

- GENERAL NOTES - GRASSING**
1. PRIMARY ROUGH AREAS SURROUNDING BUNKERS AND ALONG EXCESSIVE SLOPING GROUND SHALL BE SODDED WITH AN APPROVED BLUEGRASS/FESCUE BLEND SOD AS DETAILED IN THESE CONSTRUCTION PLANS AND/OR IN THE FIELD BY THE GOLF COURSE ARCHITECT.
 2. ALL FAIRWAY EXPANSION AREAS SHALL BE SODDED WITH APPROVED LOW MOON BLUEGRASS SODS.
 3. ALL SECONDARY ROUGH AREAS SHALL BE SEEDBED WITH AN OUTLINED BLEND AND HYDRONURTURED AT RATES AS OUTLINED ABOVE.
 4. FINAL GRASS SOD WILL BE CLEANLY KEPT AND PLANTED WITH SODDING TO BE DONE BY THE CONTRACTOR TO BE SOWN WITH SODS WITH SEEDBED AREAS.
 5. ALL DRAINAGE AREAS WITHIN FAIRWAYS SHALL BE SODDCT SOD LIFTED, DRAINAGE INSTALLED WITH 1" XWOOD PROTECTION ON EITHER SIDE OF TRENCH, AND SOD REPLACED AND KEPT IN.



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 website: www.northeastgolfcompany.com



DATE: July 27, 2023
 PROJ. CODE: NEW
 DRAWN BY: REM
 CHECKED BY: NCG
 SCALE: 1" = 10'-0"
 Scale 1 Inch = 10 Feet

Newton Commonwealth Golf Course

Newton, Massachusetts

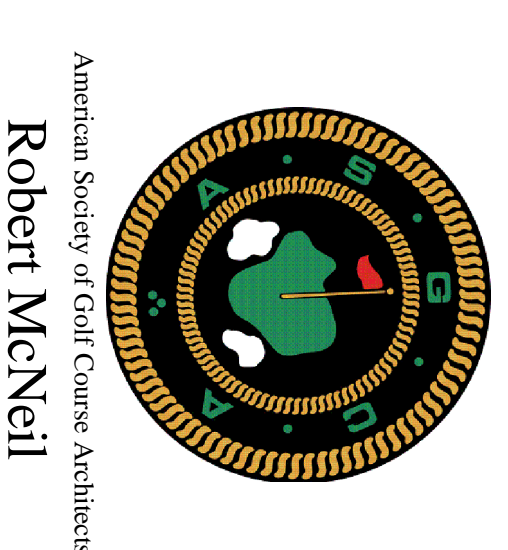
Prepared for:
 Newton Commonwealth Golf Foundation
 70 Crescent Street
 Auburndale, Massachusetts 02466

Construction Plan

REVISIONS:	
No.	Description

Sheet title: **CD-7**
Hole 16

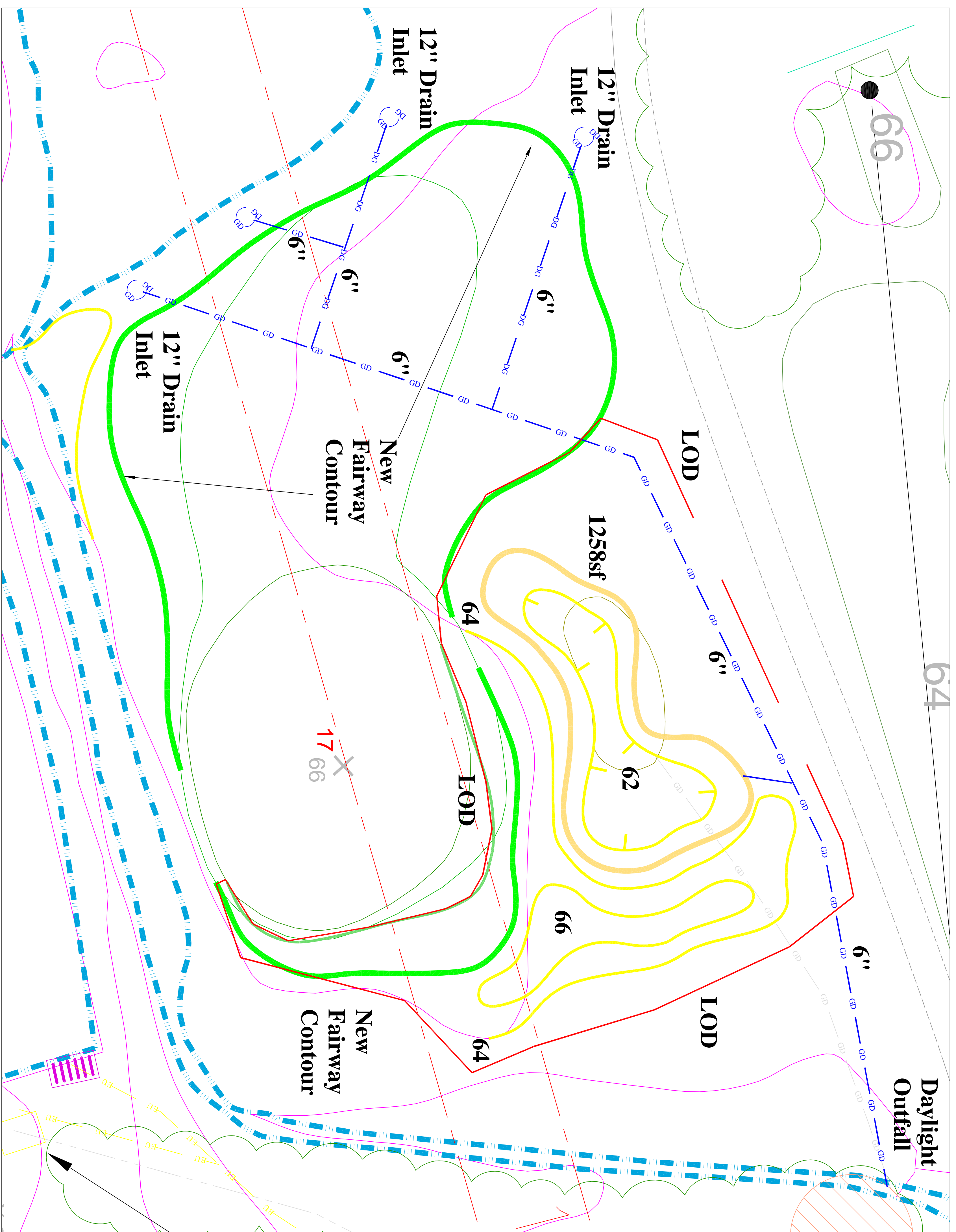
Sheet no. **7 of 9**



American Society of Golf Course Architects
 Robert McNeil



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



GENERAL NOTES - DRAINAGE

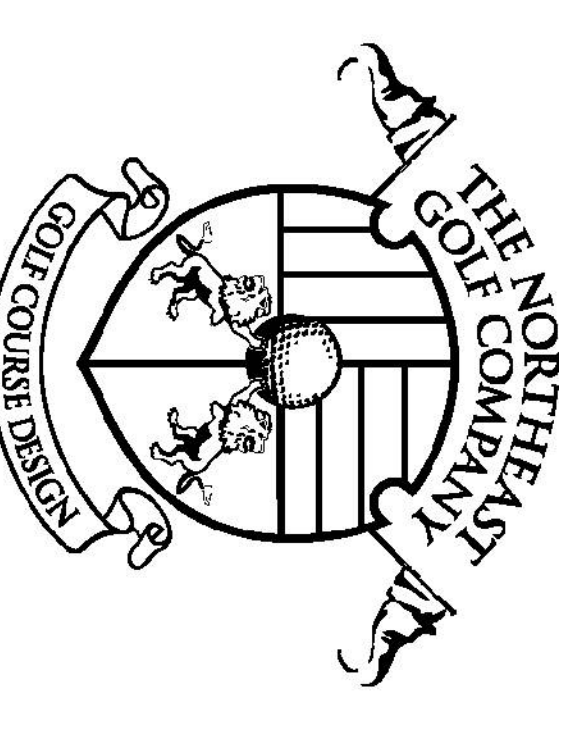
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2. ALL OUTFALL AREAS SHALL INCLUDE STONE DISSIPATION PAD UTILIZING ON SITE MATERIALS.
3. SLOPE STABILIZATION AND EROSION CONTROL SHALL BE INSTALLED IN ACCORDANCE WITH SOIL EROSION AND SEDIMENT CONTROL PLANS AS DEVELOPED BY PROJECT ENGINEER AND/OR AS SHOWN AND SPECIFIED WITHIN CONSTRUCTION DOCUMENTS.
4. ALL DRAINAGE INLET COVERS SHALL BE BROUGHT TO FINISH GRADE PRIOR TO SEEDING OR SODDING. CONTRACTOR SHALL MAINTAIN EFFICIENT DRAINAGE AND SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL SILT BUILD UP DURING AND FOLLOWING SEEDING OR SODDING.
5. ALL INLETS SHALL BE SURROUNDED WITH A MINIMUM OF 18" OF SOD THROUGHOUT CONSTRUCTION TO PREVENT SEDIMENT BUILD UP.
6. REFER TO THE CONSTRUCTION DETAIL AND CONSTRUCTION PLANS FOR ADDITIONAL DRAINAGE WITHIN WORK AREA. FINAL LAYOUT OF ADDITIONAL DRAINAGE SHALL BE APPROVED IN FIELD BY GOLF COURSE ARCHITECT.
7. ALL FLUSHOUT INLETS AROUND AND ADJACENT TO BUNKERS SHALL BE POSITIONED AT TOP OF BUNKER SHOULDERING.
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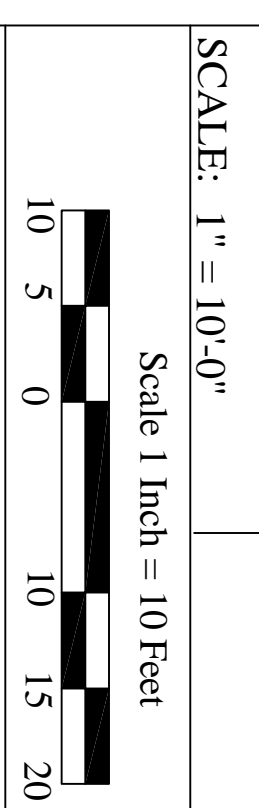
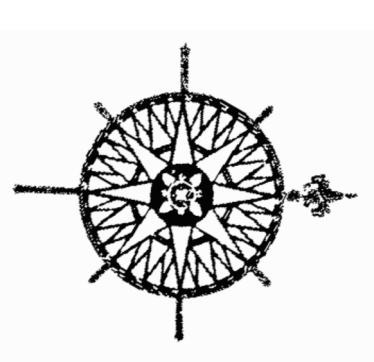
GENERAL NOTES - GRASSING

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2. ALL FAIRWAY EXPANSION AREAS SHALL BE SOGGED WITH APPROVED LOW MOW BLENDED SODS.
3. ALL SECONDARY ROUGH AREAS SHALL BE SEEDED WITH AN APPROVED BLEND OF GRASSES AND SODS AS OUTLINED ABOVE.
4. IN ALL CASES SOD WILL BE CLEANLY KEPT AND BLENDED WITH SURROUNDING TURF AND CONTRIBUTING TO CREATE NATURAL LOOKING SEEDING AREAS.
5. ALL DRAINAGE AREAS WITHIN FAIRWAYS SHALL BE SOD CUT, SOD LIFTED, DRAINAGE INSTALLED WITH A TYPICAL PROTECTION ON EITHER SIDE OF TRENCH AND SOD REPLACED AND REWATERED.



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DATE: July 27, 2023
 PROJ. CODE: NEW
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 CHECKED BY: NGC

Newton Commonwealth Golf Course

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

Construction Plan

REVISIONS:

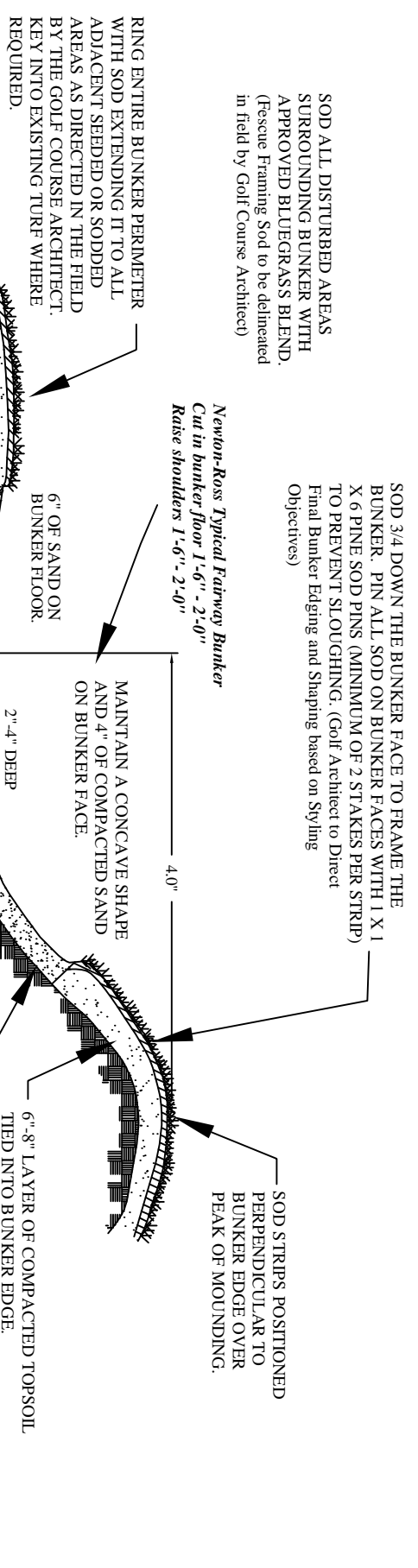
No.	Date	Description

Sheet title: **CD-8 Hole 17**

Sheet no. **8 of 9**

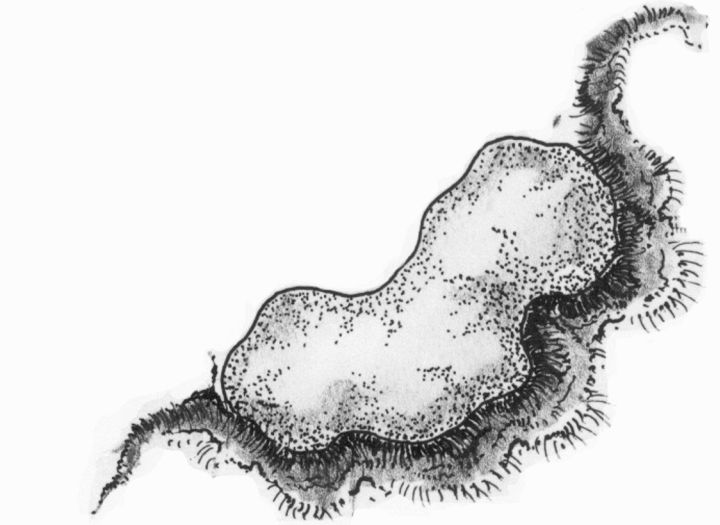
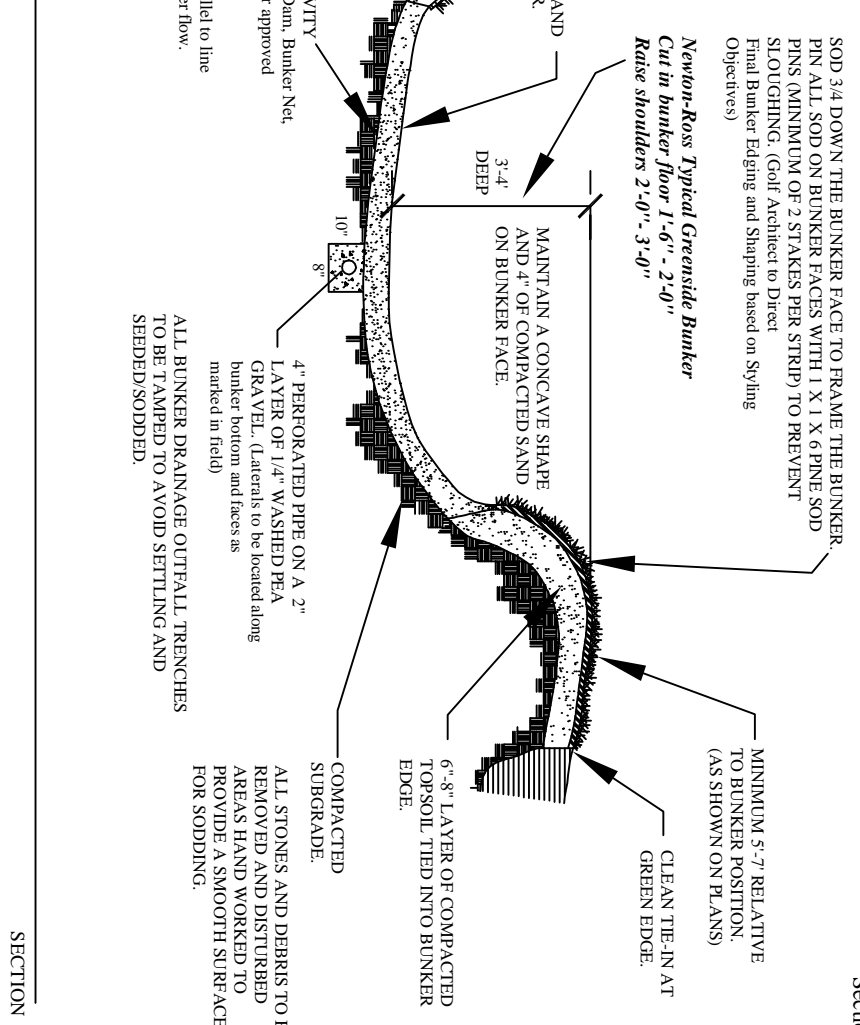


Bunker Details



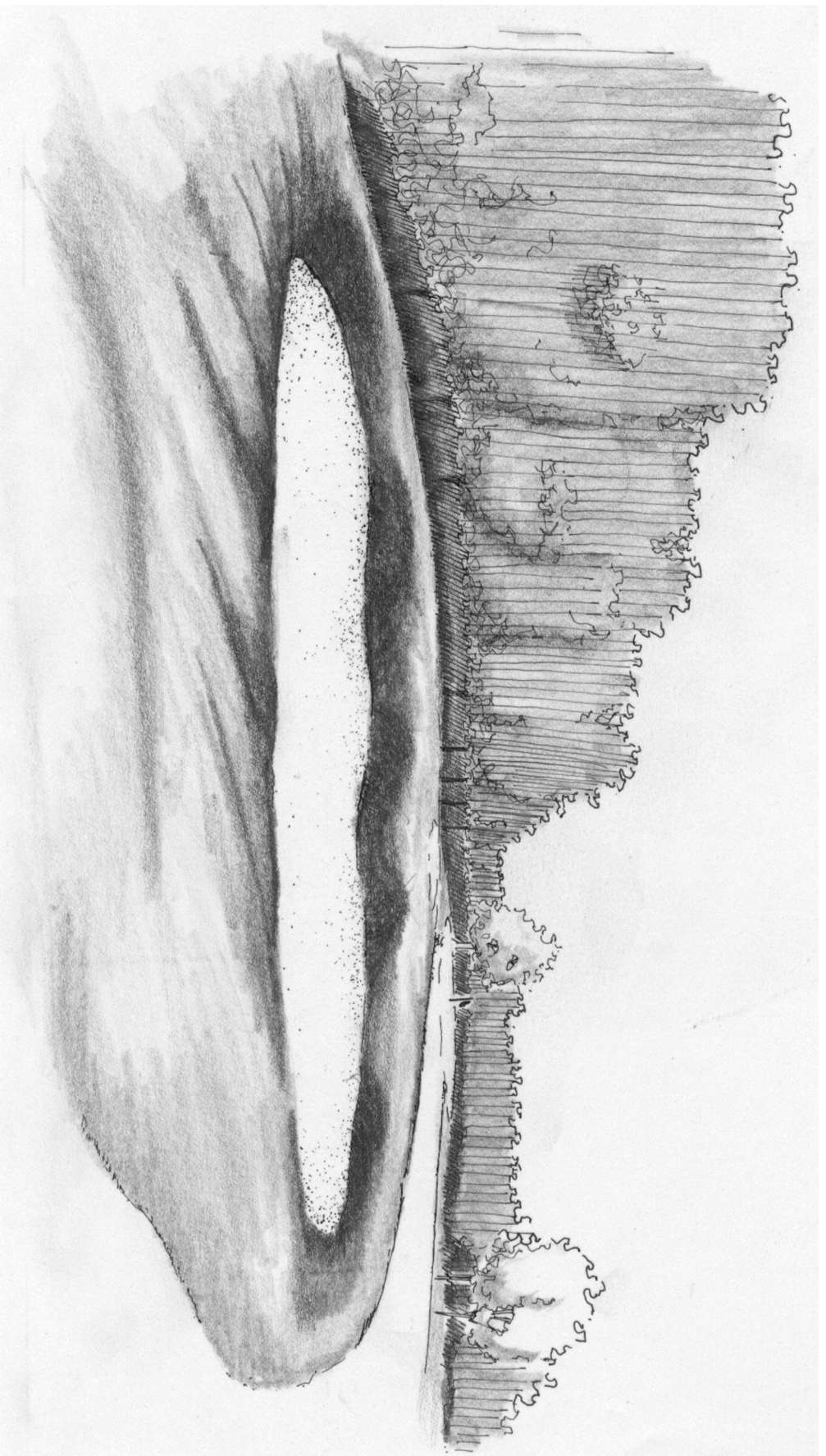
1 Fairway Bunker
NTS

2 Greenside Bunker
NTS



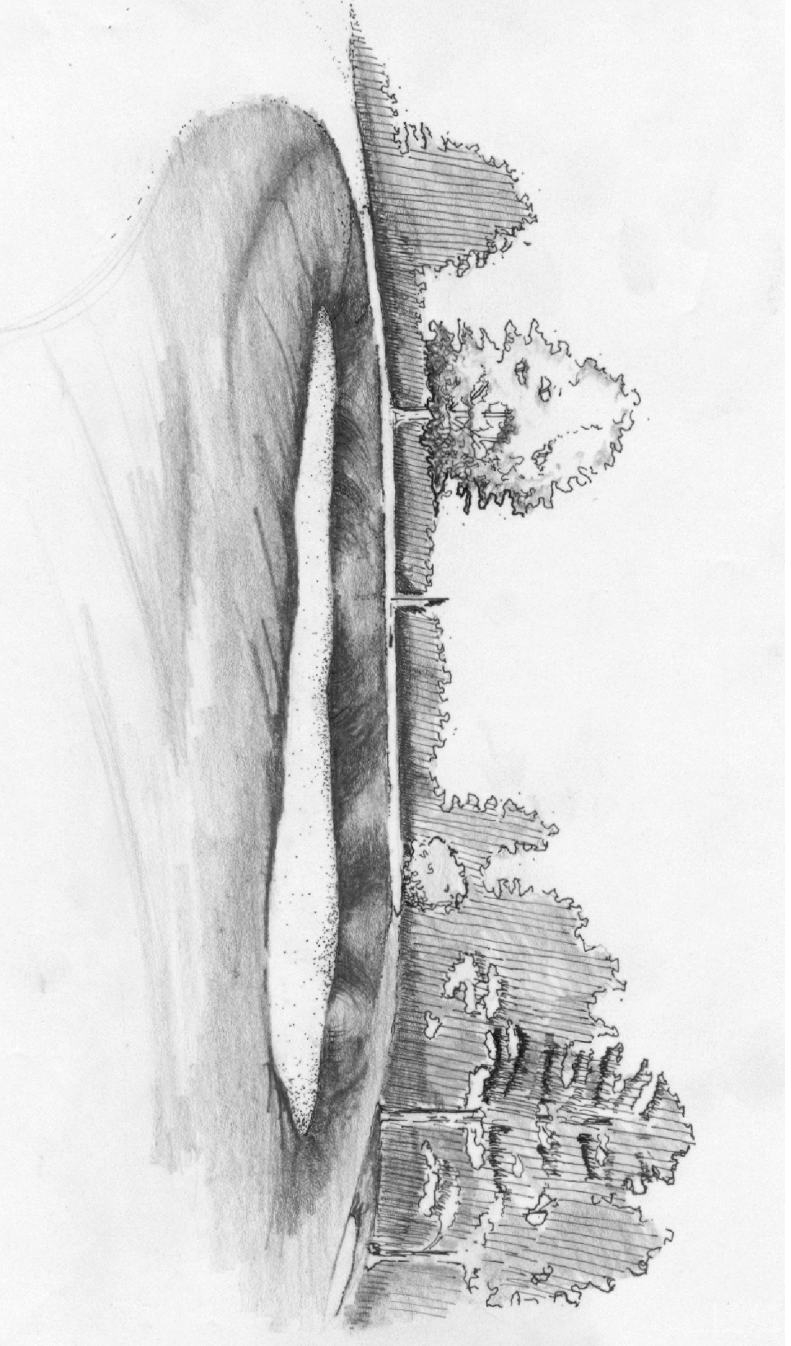
THE SUPPORT MOUNDING INTO SURROUNDING GRADDS WITH MINIMAL DISTURBANCE. BUNKER SHOULDERS TO BE SODDED WITH A GRASS BLEND AS APPROVED BY THE GOLF COURSE ARCHITECT AND SUPERINTENDENT. SOD OVER PEAK 3:4 DOWN THE FACE OF THE BUNKER. BUNKER MUST BE BUILT AND MAINTAINED WITH A CONCAVE FACE TO THE BUNKER FLOOR EDGES.

3 Fairway Bunker (typ.)
NTS



Fairway Bunker Perspective

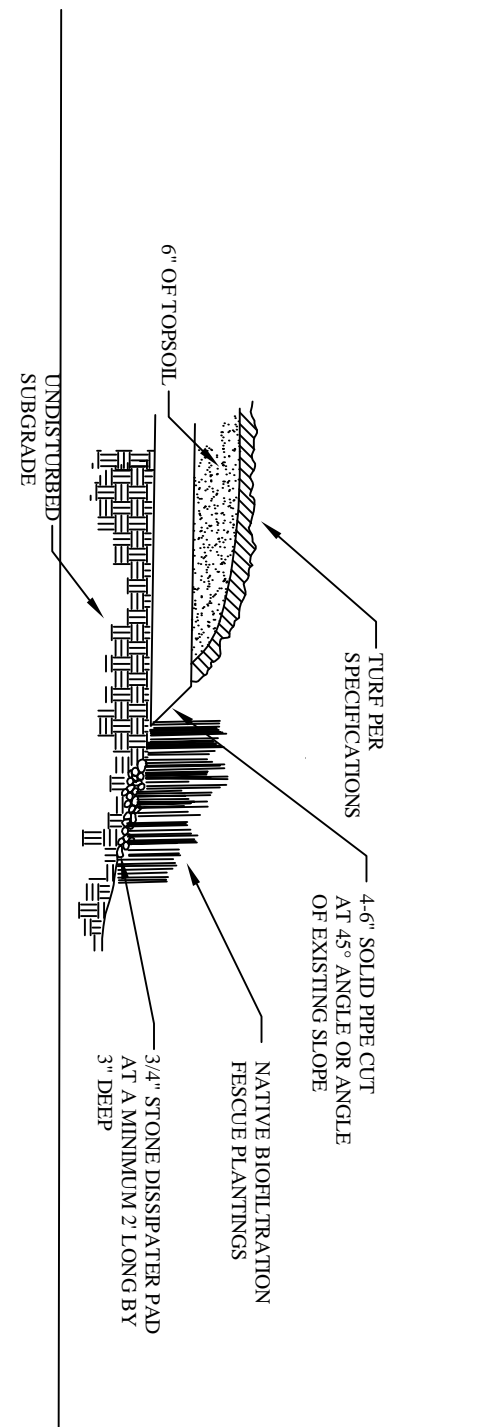
Newton-Ross Typical Fairway Bunker
Cut in bunker floor 1:4" - 2:40"
Raises shoulders 1:6" - 2:40"



Greenside Bunker Perspective

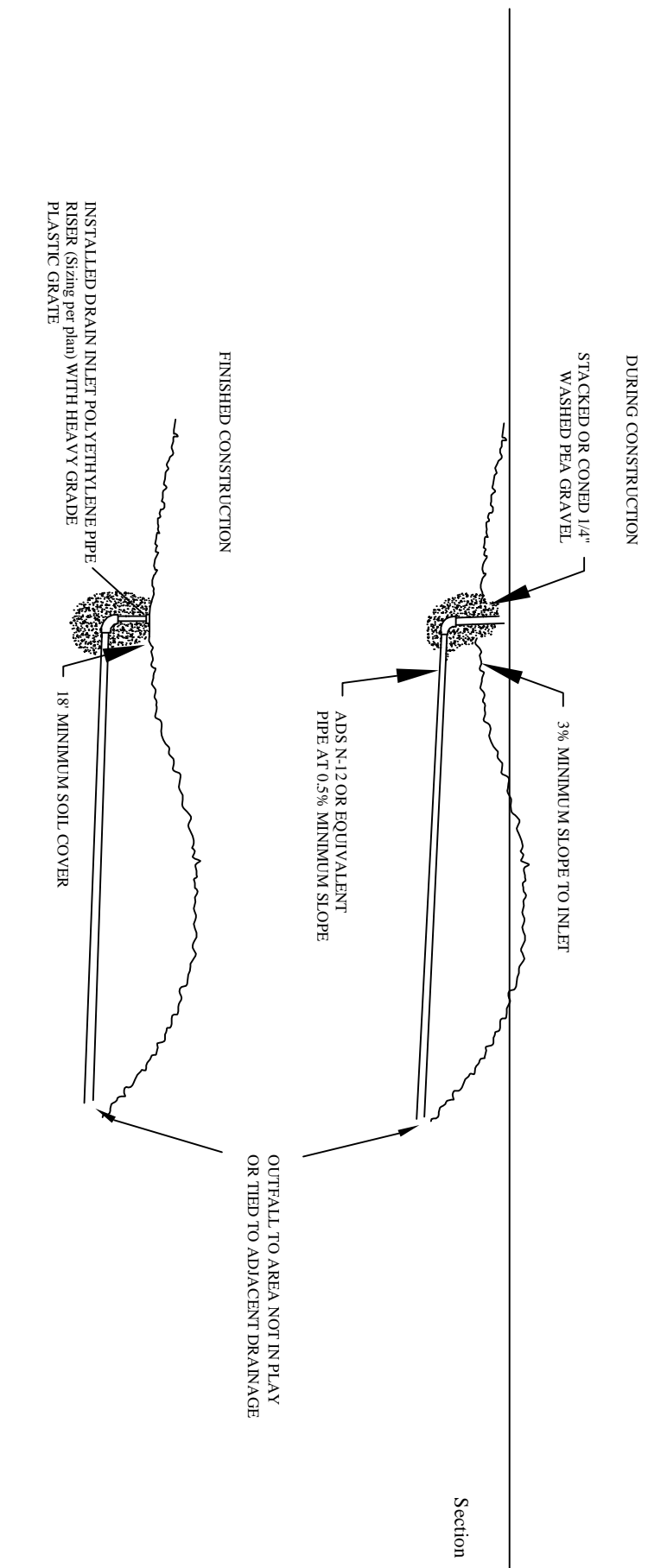
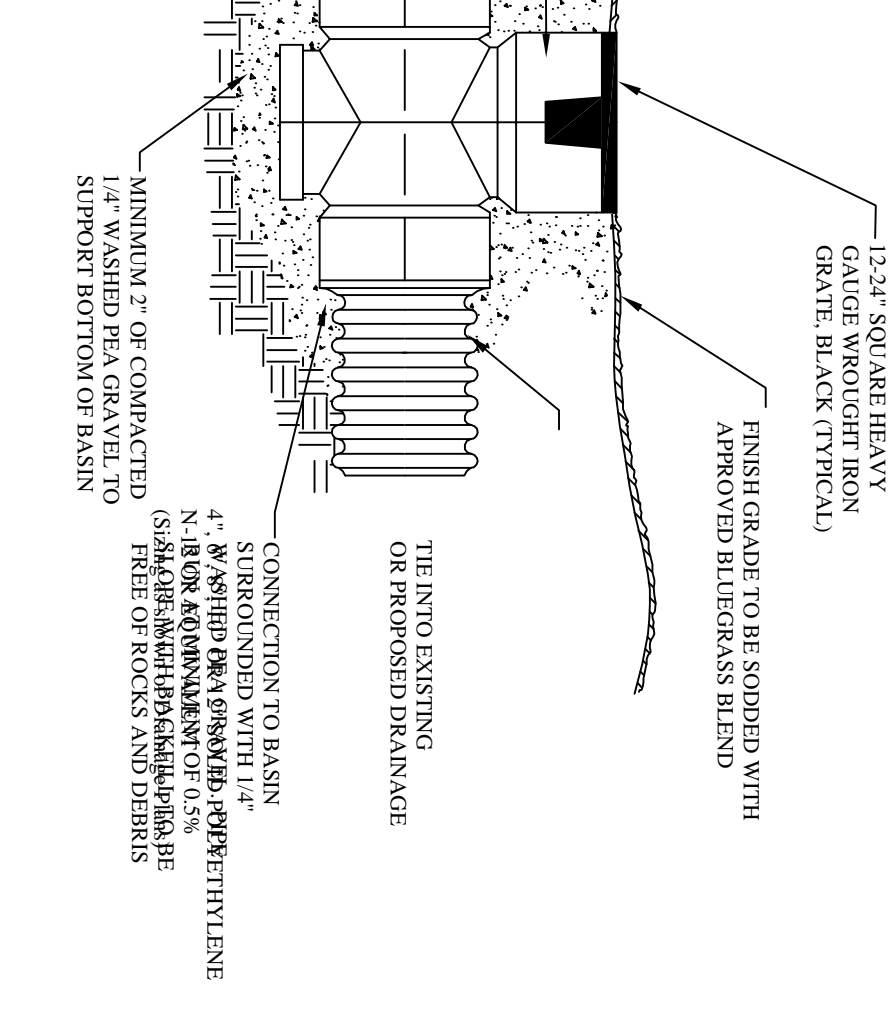
Newton-Ross Typical Greenside Bunker
Cut in bunker floor 1:4" - 2:40"
Raises shoulders 2:40" - 3:40"

Golf Course Drainage Details

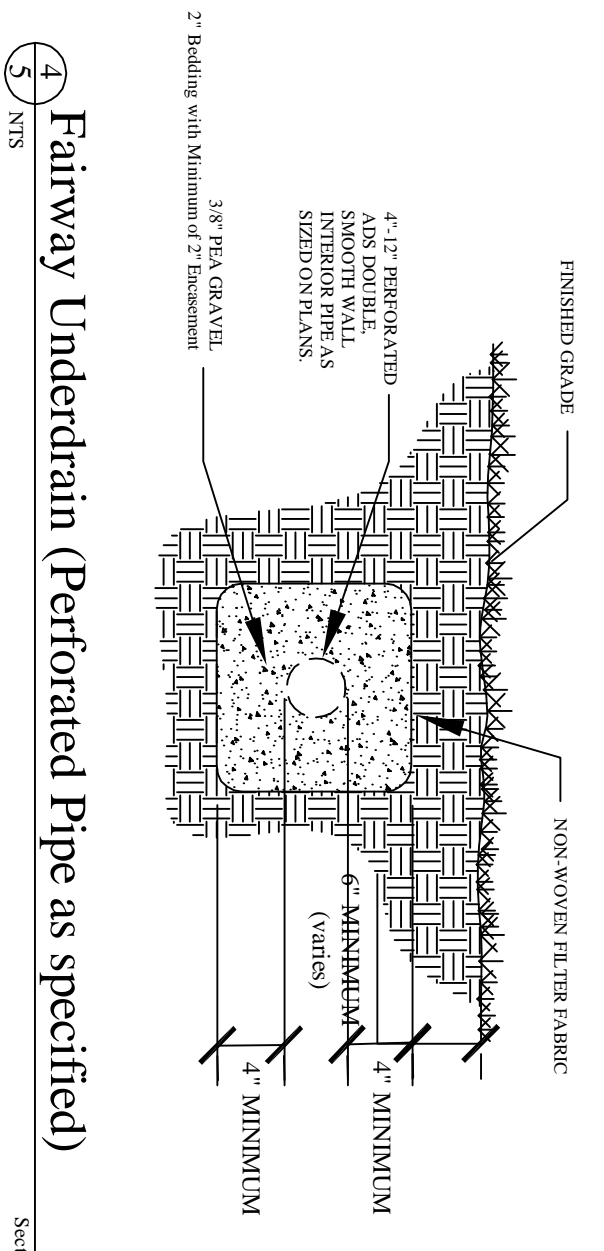


4 Biofiltration Buffer at Native Area
NTS

5 In Line Nyloplast Drain Basin
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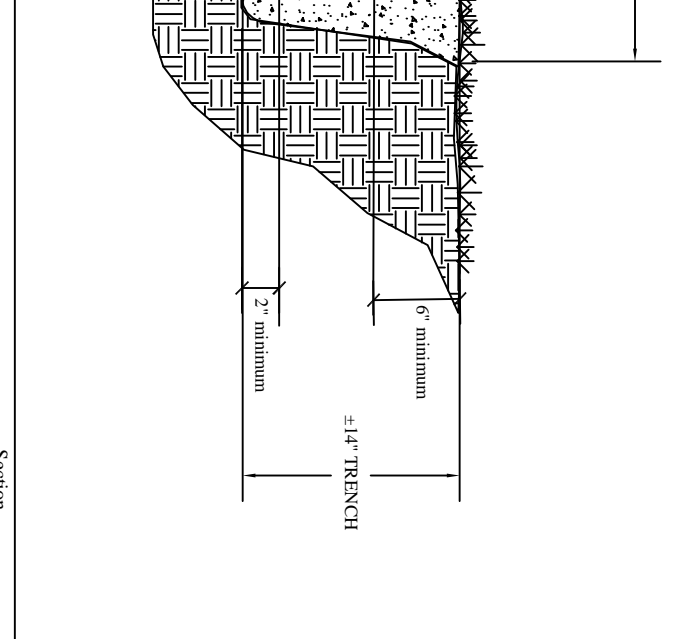


6 Drain Inlet Structure (vent with grate)
NTS

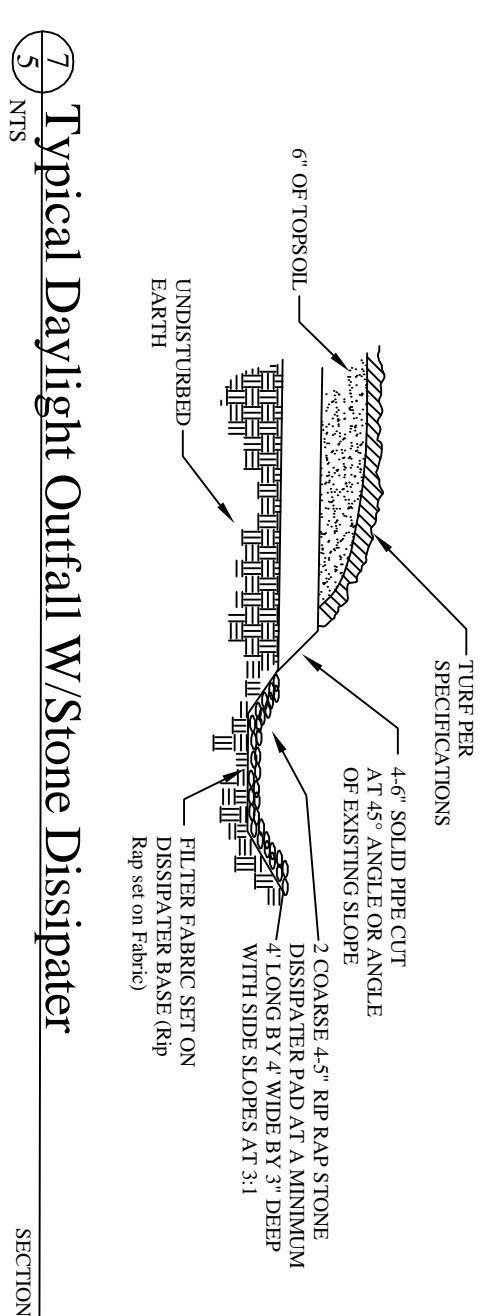
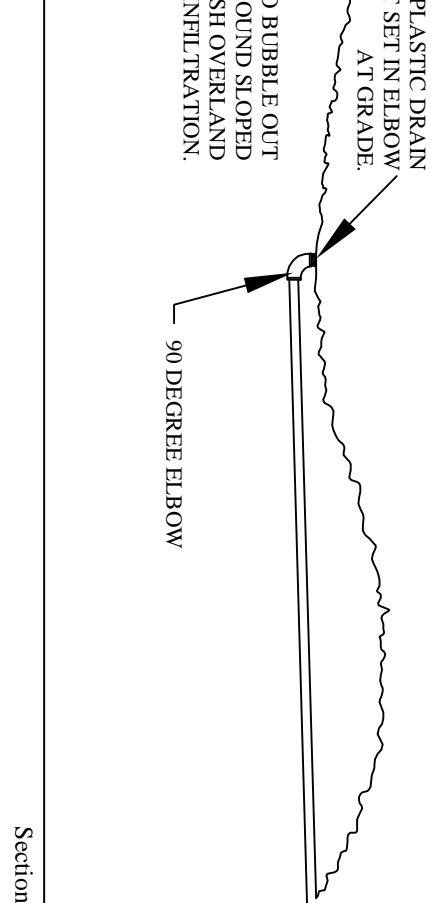


7 Fairway Underdrain (Perforated Pipe as specified)
NTS

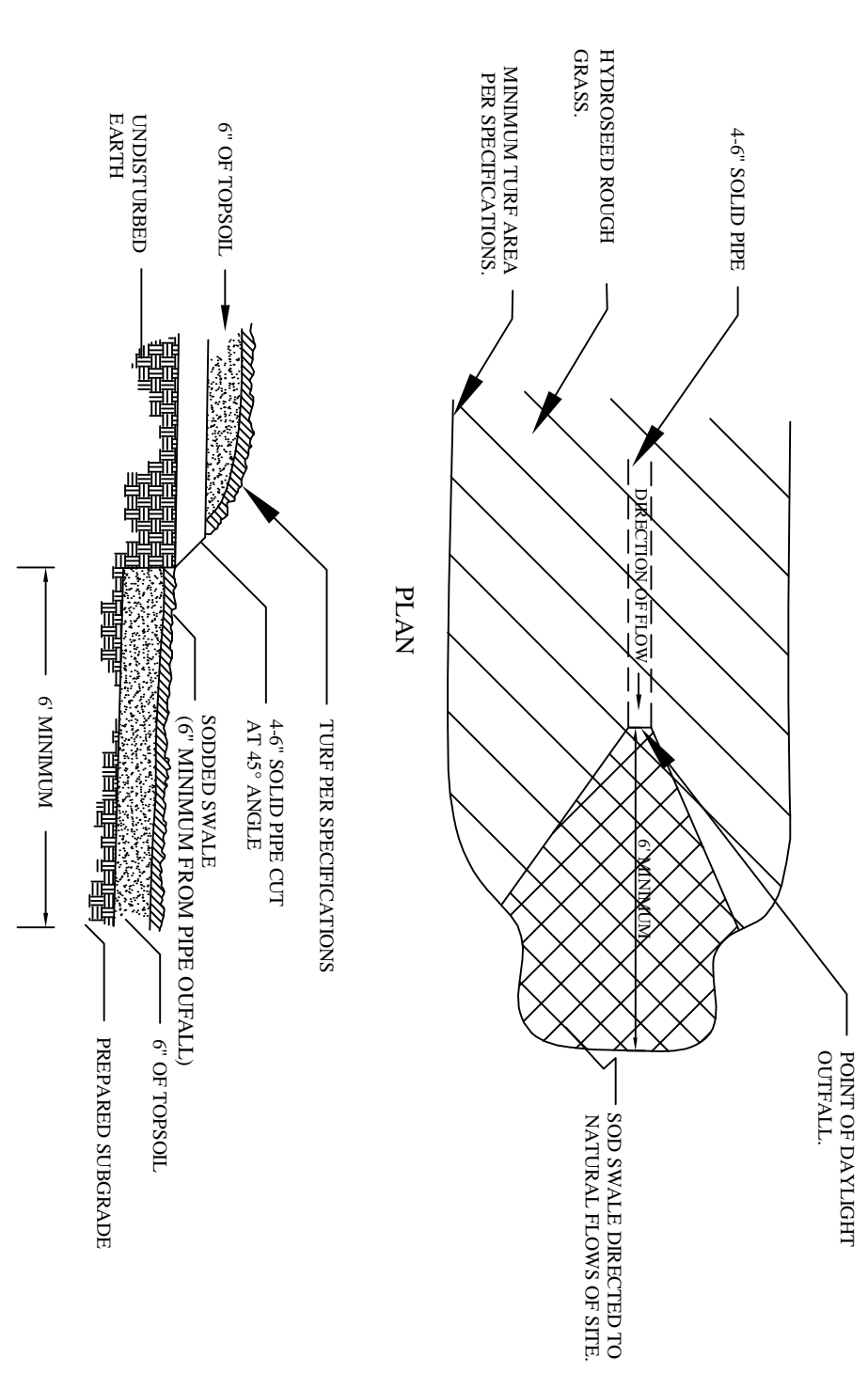
8 French Curtain Drain (at Tee)
NTS



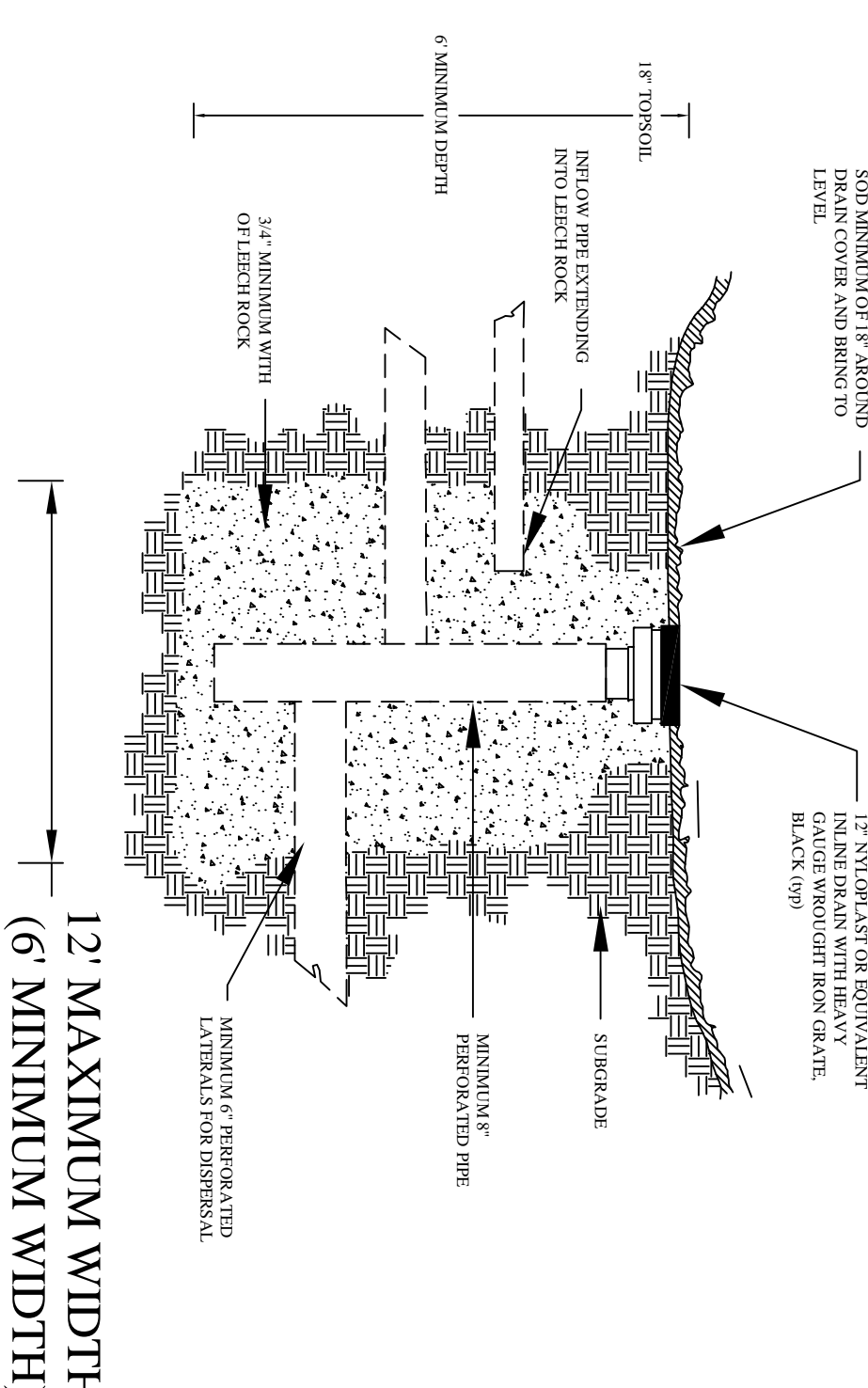
9 Bubble Outfall
NTS



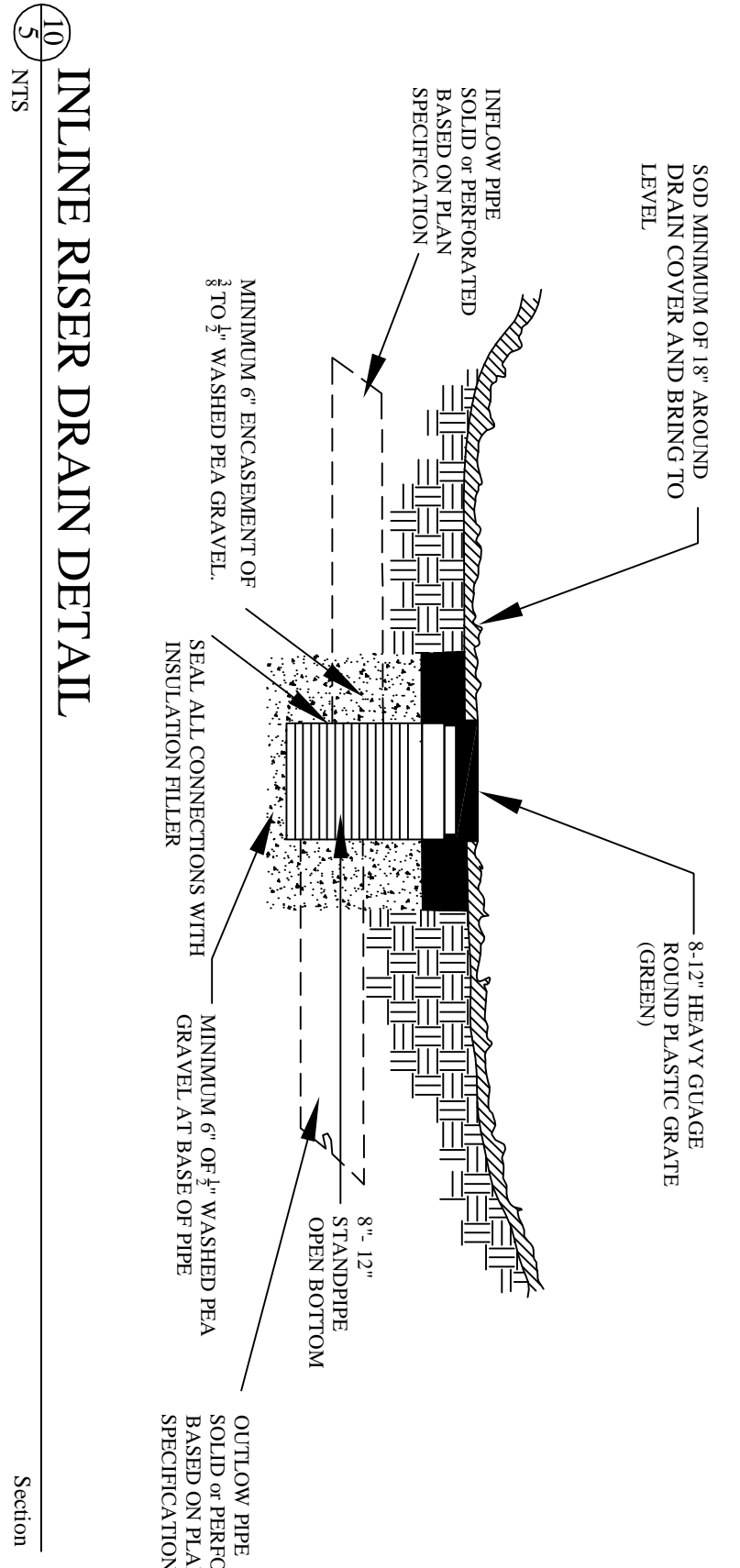
10 Typical Daylight Outfall w/Stone Dissipater
NTS



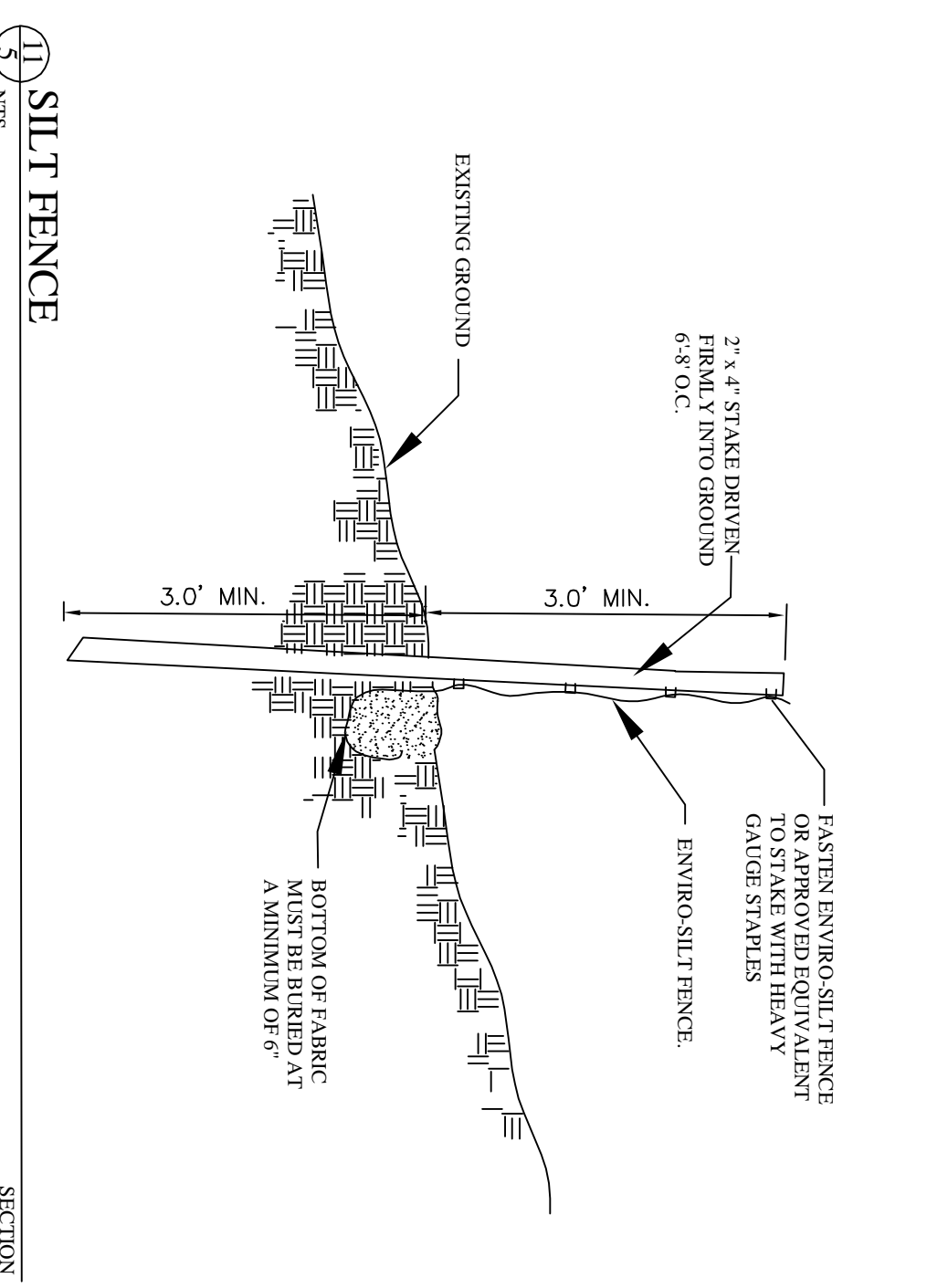
11 Typical Daylight Outfall w/Grass Swale
NTS



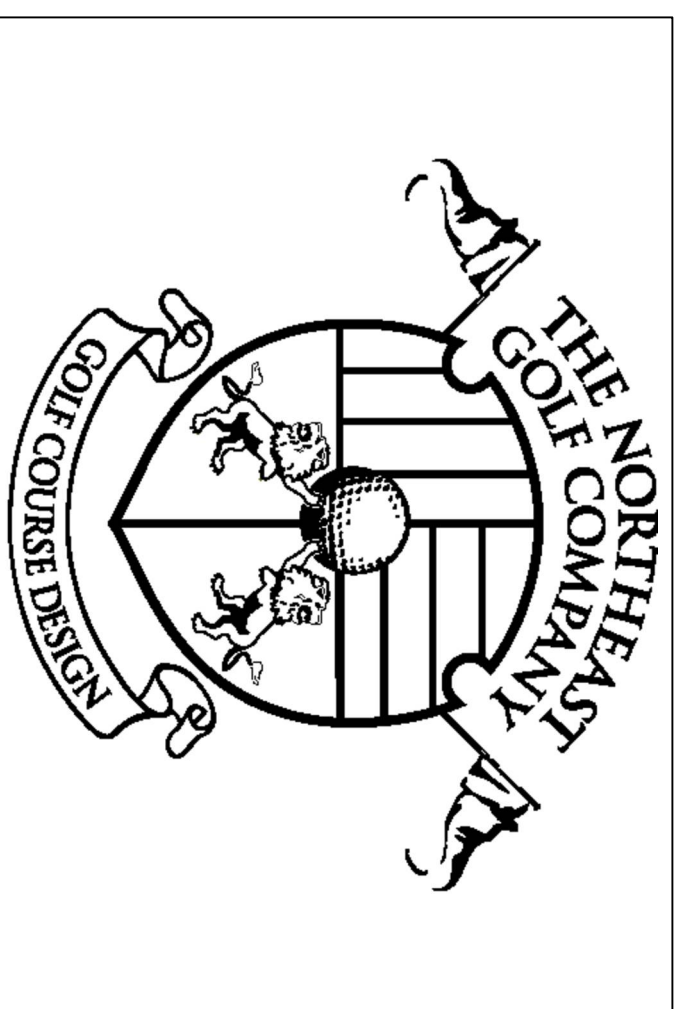
12 Sump Detail
NTS



13 In Line Riser Drain Detail
NTS



14 Silt Fence
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DATE: July 27, 2023
PROJ. CODE: NEW
DRAWN BY: REM
CHECKED BY: NGC
SCALE: NTS

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Newton, Massachusetts
Prepared for:
Newton Commonwealth Golf Foundation
70 Crescent Street
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Construction Details

REVISIONS:	
No.	Date Description

Sheet title: **CD-1**
Sheet no. **4 of 5**