

RED PINE
IMPROVEMENT PLANS



BRIGHTON DALE LINKS COMPLEX

830 248TH AVENUE
KANSASVILLE, WI

PROPERTY OWNER

KENOSHA COUNTY, WISCONSIN
19600 75TH STREET
WINDSOR, WI 53104-9772
WWW.KENOSHACOUNTY.ORG
WWW.GOLFBRIGHTONDALE.COM



GOLF COURSE ARCHITECT

QUITNO GOLF DESIGNS, INC.
245 NORTH ROSE AVENUE
PARK RIDGE, IL 60068
847.951.3051
WWW.QUITNOGOLF.COM



<u>RED PINE</u>	<u>Sheet</u>
DEMOLITION PLAN	R1
GRADING & DRAINAGE PLAN	R2
RESTORATION PLAN	R3
CONSTRUCTION DETAILS	R4

NOTES

All existing turf within the construction limits shall be roto-tilled by the Contractor. Turf must be ground up in its entirety, topsoil must be completely free of turf chunks for finishing, and perimeters along existing turf tie-ins must be sod cut to properly notch in new sod.

Existing bunker sand shall be buried in the work zone and/or incorporated into the soil profile during grading and shaping. Contractor shall be responsible for creating a final medium suitable for building and compacting subgrade shapes and plating all turf areas with 6" of topsoil suitable as a growing medium.

Any existing tile or other manufactured materials (e.g. fabric liners) encountered during excavation shall be removed and disposed of off-site by the Contractor. *Note: It is unknown whether any liner materials exist, but is unlikely.

Existing topsoil shall be stripped in grading areas, temporarily stockpiled within the limits during grading operations, and replaced following grading. Any stockpile areas developed outside of the construction limits (if necessary) shall be approved by the Owner and/or Architect and must be cleaned up (and grassed) at the Contractor's expense.

Gravel from existing paths scheduled for removal may be reused for base in new paths.

All mass tree removal in driving range area to be completed by Contractor. Contractor shall grind all stumps and repair all subsequent damage outside of the construction limits. Contractor shall restore stump removal areas within the construction limits.

Owner to remove individual small trees in short game area and Hole #1.

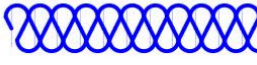






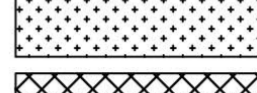



All existing trees and vegetation scheduled to remain shall be protected against injury or damage resulting from construction in a manner approved by the Owner and Golf Course Architect. This shall include protection from injury or damage caused by cutting, breaking, or skinning of roots, trunks, or branches.

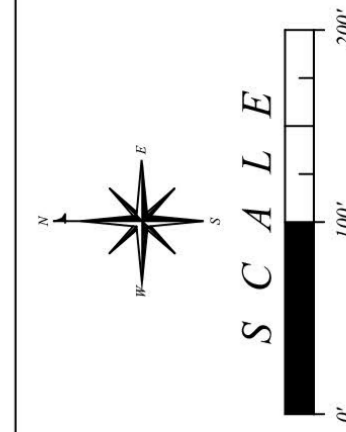
The permanent staging area for the project shall be located in the northeast corner of the parking lot. This includes all materials, trailers, fuel and idle equipment that will be on the job for extended periods of time. Contractor shall be responsible for protecting all items in the staging area from theft and vandalism. Temporary staging and equipment locations may be utilized on the golf course at the Owner's discretion, but equipment and material may only stay in these areas for a maximum of 24 hours and shall not be left within flood prone areas. Any spoils left from temporary material storage in either permanent or temporary staging areas must be cleaned up in their entirety once removed.

All haul road locations shall be determined prior to the start of construction by the Contractor and Owner. All haul road locations shall be clearly marked by the Contractor and shall be kept intact to direct construction traffic through the designated areas. It is the responsibility of the Contractor to note the condition of all haul road and staging locations prior to the start of construction and to monitor their use during the project. All areas must be returned to their existing condition at the completion of the job. Any turf area requiring substantial regrading and grassing may be seeded unless it is located within 75' of a green, tee, or fairway edge or otherwise determined by the Owner to be an in-play area, in which case it must be sodded. All seeded areas shall be hydromulched or covered with erosion blanket.

Locations of existing irrigation and utilities as shown on the plan are approximate. Contractor shall field locate existing irrigation lines, heads, and valves within construction limits. Contractor shall also coordinate location of all public utilities. Location markings must be preserved by the Contractor. Contractor shall be responsible for repair of any damages caused by his crews or sub-contractors to utilities.

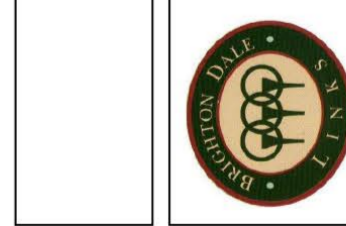
LEGEND

- EXISTING GAS LINE 
- EXISTING CONTOUR 
- EXISTING IRRIGATION 
- TREE REMOVAL (CONTRACTOR) 
- TREE REMOVAL (OWNER) 
- WORK LIMITS 
- ALTERNATE OPTION 
- SAND REMOVAL 
- TURF REMOVAL 
- GRAVEL PATH REMOVAL 
- SILT FENCE 



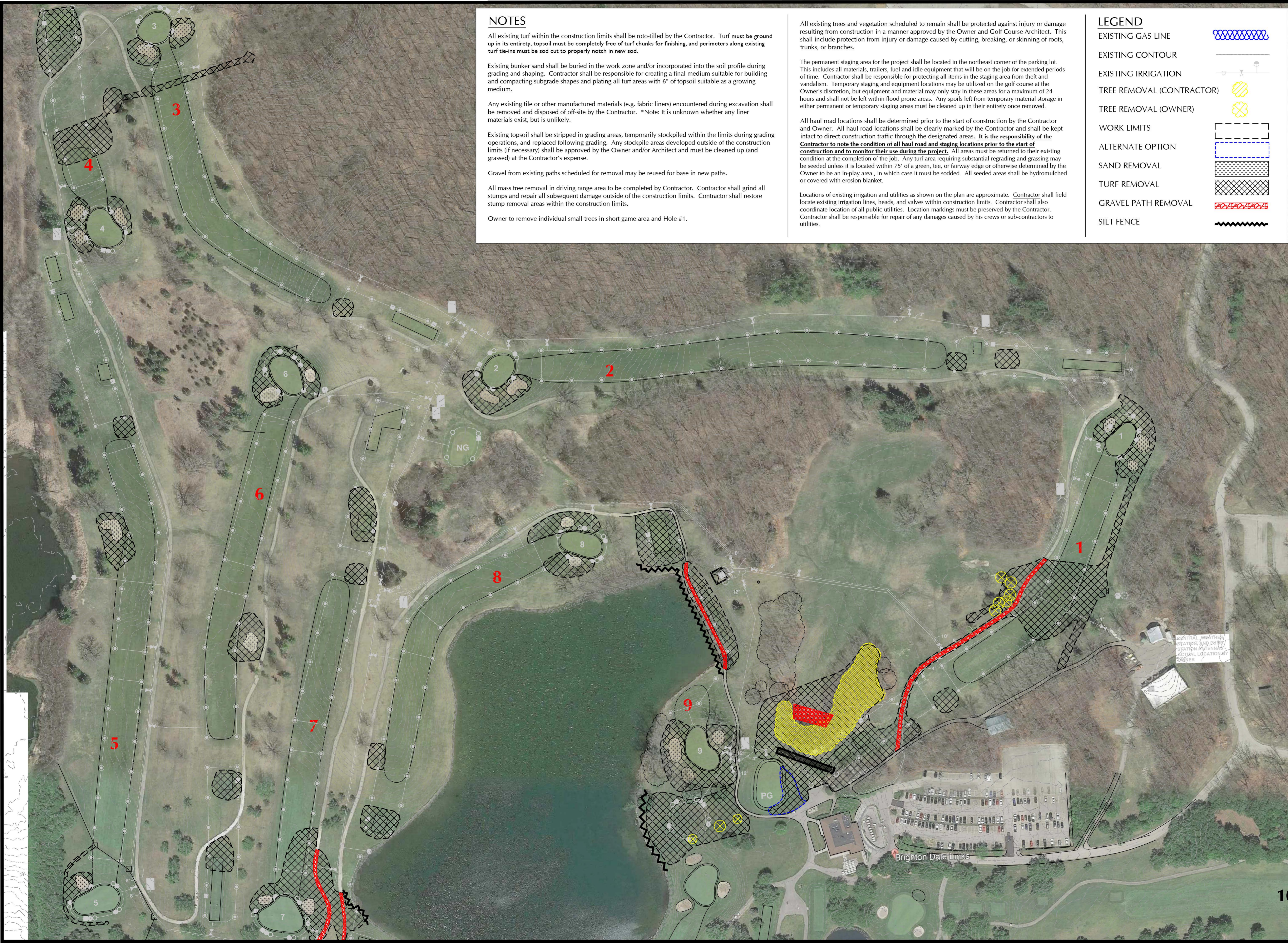
PROPERTY OWNER
 KENOSHA COUNTY, WISCONSIN
 15160 75TH STREET
 WINDSOR, WI 53104-9772
 WWW.KENOSHACOUNTY.ORG
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Red Pine - Demolition Plan
 BRIGHTON DALE LINKS COMPLEX
 KENOSHA COUNTY, WI



Remarks:	
By:	
Date:	

DEMOLITION PLAN
 RI





NOTES

Work limits shall be clearly located by the Contractor prior to start of construction. Location of golf course features to be verified in the field by the Golf Course Architect. The Golf Course Architect reserves the right to make alterations in the grading to improve playability and golf values.

A 6" layer of topsoil shall be stripped and replaced in all grading areas. Areas within work limits that are not being graded, if applicable, do not need to be stripped of topsoil. No topsoil shall be replaced until final grades are approved.

Existing bunker sand shall be buried in the work zone and/or incorporated into the soil profile during grading and shaping. Contractor shall be responsible for creating a final medium suitable for building and compacting subgrade shapes and plating all turf areas with 6" of topsoil suitable as a growing medium.

The grading as depicted on the plans has been designed to balance within individual work areas. In a few areas, excess dirt will be generated and shall be hauled by the Contractor to the proposed forward teeing areas or as otherwise needed to complete proposed fills. If any excess sand/dirt is encountered and not needed, it may be hauled to nearby out of play areas as directed by the Owner, where it will be shaped into mounds and seeded to fescue.

The Golf Course Architect's earthwork quantity estimates are available upon request, however all final earthwork calculations are the responsibility of the Contractor, who shall supply all materials and work necessary to complete the project as drawn and specified.

The short-game green shall be built with 8" of approved mix (see specs) and 2" slit drainage on 10' centers, backfilled with greensmix. *The alternate option putting green expansion shall be built the same way.

Tile in bunkers shall be 4" perforated N-12, backfilled with pea gravel. In select locations depicted on the plan, 4" N-12 perforated tile shall also be used as french drain applications in turf areas and shall also be backfilled with pea gravel.

See construction details and specifications for all information on 2" slit drainage in fairways and greens.

All 4" or larger tile (outside of bunkers) shall be solid N-12 pipe, backfilled with native soil, and shall be a minimum 18" deep with a minimum 0.5% pitch toward the outlet. Where necessary due to outlet limitations, pipe may be installed flatter than 0.5% and have a 12" minimum soil cover, but these areas must be approved by the Golf Course Architect.

The contractor shall be responsible for lifting and replacing of sod in locations outside of the construction limits where drainage is being installed. Where sod is not salvageable, contractor must replace with new sod.

Where new drain tile lines cross existing asphalt carpaths, Contractor shall saw cut the existing asphalt over the top of the trench, install drainage, replace 4" gravel base and install 2" asphalt cold patch. The final surface shall be rolled and blended smoothly where it meets existing asphalt.

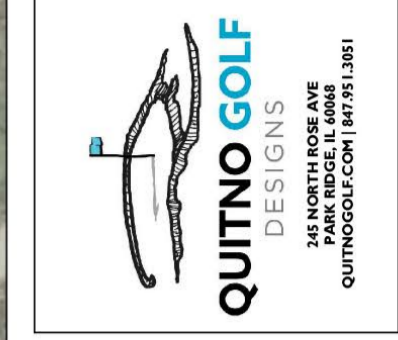
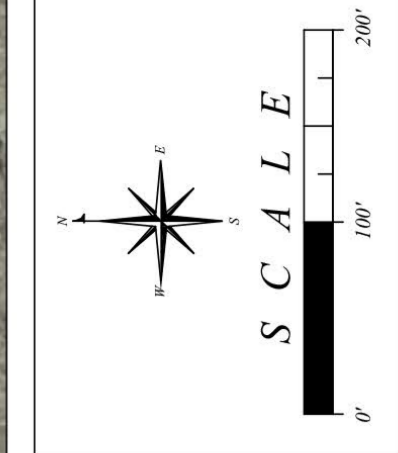
Grass depression areas shall be graded with slopes that pitch at a minimum 2.5% (max 4%) toward the basin.

Where possible, new pipe and/or catch basins may be tied into existing drain tile, however the exact location and condition of tile on the golf course is unknown. Contractor shall be responsible for testing the existing drainage system prior to any tie-ins to ensure that it is functioning properly. Where new drainage is tied into an existing tile, a new basin shall be installed or a proper fitting shall be used for the connection ("y" or "t").

All existing functional drain tile encountered during construction shall remain undisturbed or shall be tied into the new drainage system. Where applicable, existing basin rims shall be adjusted to meet any new grades.

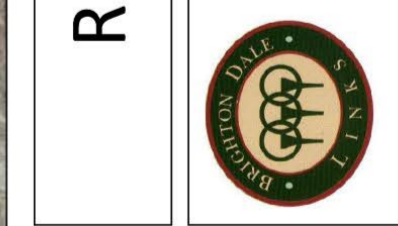
LEGEND

- EXISTING GAS LINE
- EXISTING CONTOUR
- EXISTING IRRIGATION
- WORK LIMITS
- PROPOSED CONTOUR
- 2" SLIT DRAINAGE
- 4" N-12 (PERF) DRAIN PIPE
- 4" N-12 (SOLID) DRAIN PIPE
- 6" N-12 (SOLID) DRAIN PIPE
- 8" N-12 (SOLID) DRAIN PIPE
- 12" CB OR SUMP (SUMP NOTED)
- 24" CB OR SUMP (SUMP NOTED)
- 4" INSPECTION



PROPERTY OWNER
 KENOSHA COUNTY, WISCONSIN
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 WINNANDOR, WI 53104-9772
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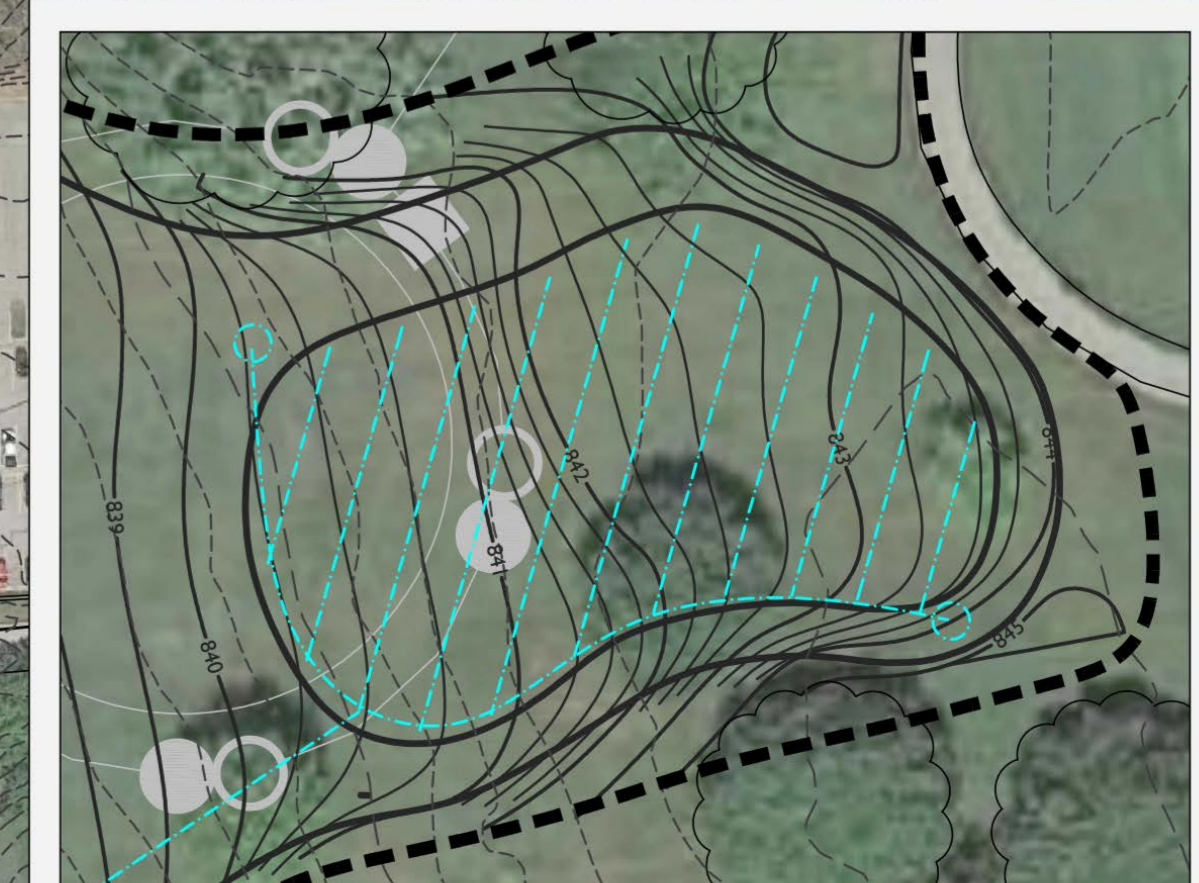
Red Pine - Grading and Drainage Plan
 BRIGHTON DALE LINKS COMPLEX
 KENOSHA COUNTY, WI



DATE:	BY:	REVISIONS:
11-27-23	JAC	
12-22-23	JAC	

GRADING & DRAINAGE PLAN

R2



SHORT-GAME GREEN DETAIL (1" = 30')



NOTES

All final bunker perimeters shall be painted by the Golf Course Architect.

The Better Billy Bunker aggregate lining system shall be installed in all bunkers by a Certified BBB Installer. See specifications and detail sheet for more info on bunker construction.

All prep work, seeding, mulching and sodding shall be completed by the Contractor.

Contractor shall laser-level finish tee surfaces to a 1% slope to either the front or back depending on field conditions and as directed by the Golf Course Architect.

Synthetic tee in range shall be 15' wide x 150' long. Base for synthetic tee shall be concrete. See Details and specifications for more info.

Fairways, tees and rough areas shall be sodded using a bluegrass mixture, see specifications for preferred turf types. Those rough areas shown as seed shall use a bluegrass mixture and shall be covered with Flexterra hydromulch. See specs for all seeding and mulch rates.

Fairway adjustments shown outside of the work limits shall be completed by Owner.

Any spoil stockpile areas, if applicable, shall be shaped into mounds and seeded with a fine fescue blend then covered with Flexterra hydromulch, see specifications for preferred seed and mulch rates.

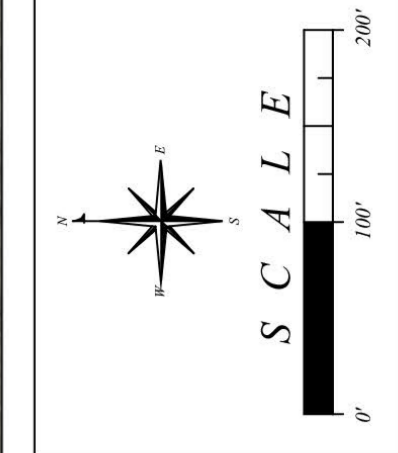
Haul roads shall be repaired to level grade and re-grassed by Contractor. See Removal Plan for all notes on haul roads.

All drain tile lines run outside of the construction limits shall be stripped and replaced with existing sod. Where sod is not salvagable, new sod shall be used. All drain tile lines crossing existing carpaths shall be cold patched, see Drainage Plan for more information.

New gravel paths shall be installed to 5" compacted depth of CA6 stone, recycled gravel from on-site, or approved equal.

LEGEND

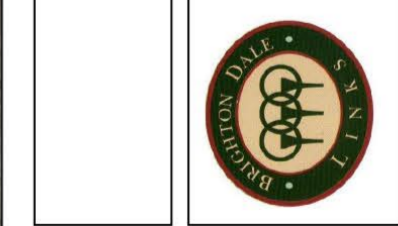
- EXISTING GAS LINE
- EXISTING CONTOUR
- EXISTING IRRIGATION
- WORK LIMITS
- BLUEGRASS SOD
- BLUEGRASS SEED/MULCH
- BENT SEED
- BENT SOD
- BUNKER SAND
- NEW GRAVEL PATH



PROPERTY OWNER
 KENOSHA COUNTY, WISCONSIN
 15050 75TH STREET
 WINNANDOR, WI 53104-9772
 WWW.KENOSHACOUNTY.ORG
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Red Pine - Restoration Plan

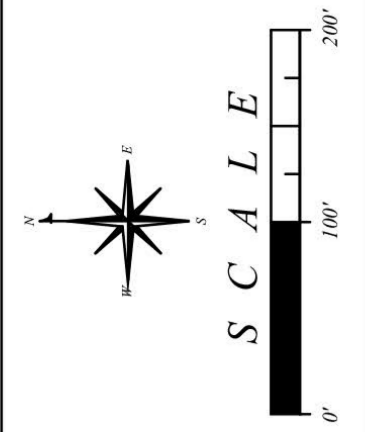
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 KENOSHA COUNTY, WI



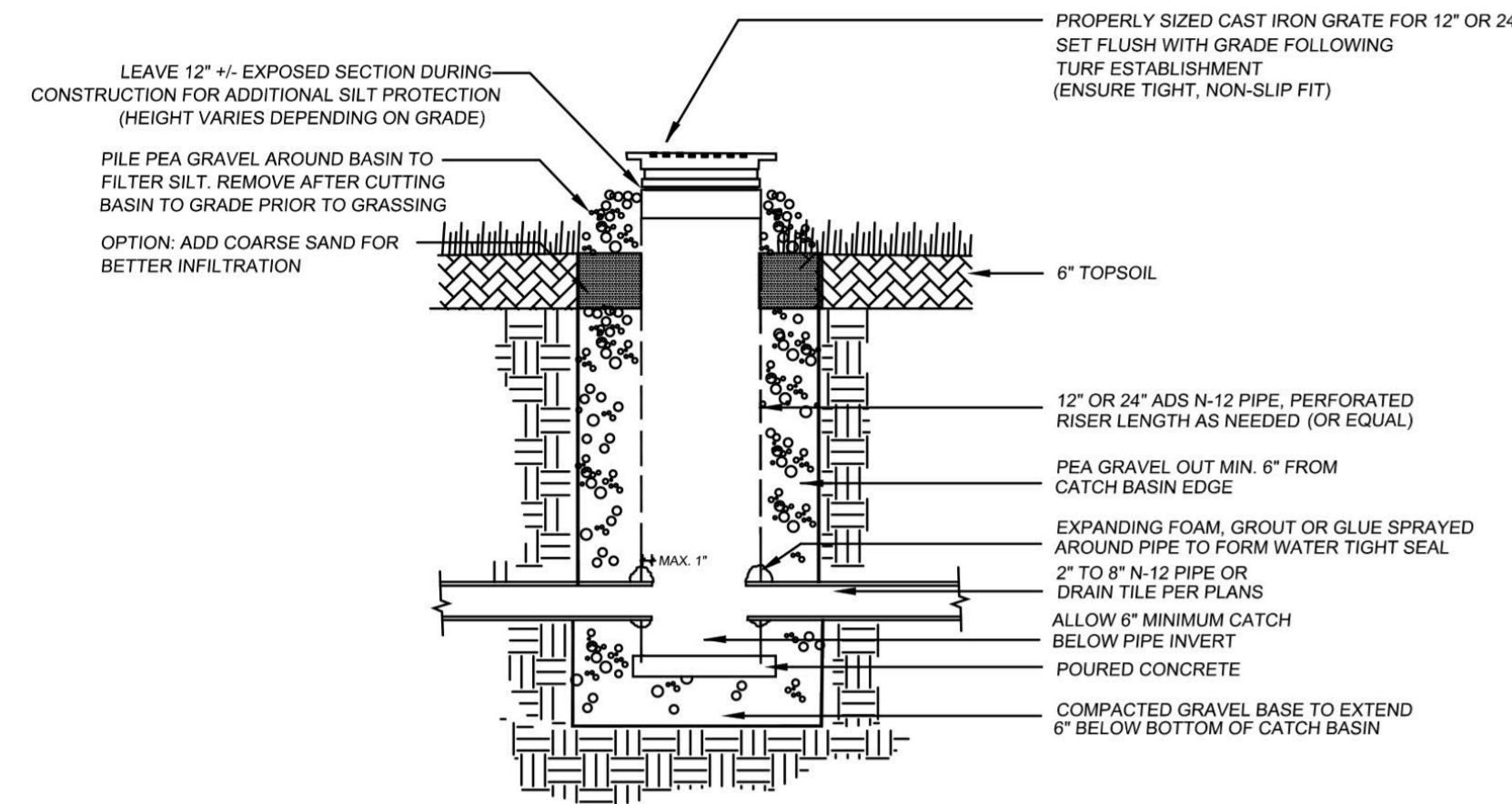
Date:	By:	Checked:	Drawn:	Printed:
12-27-23	JAC	JAC	JAC	JAC
12-28-23				

RESTORATION PLAN

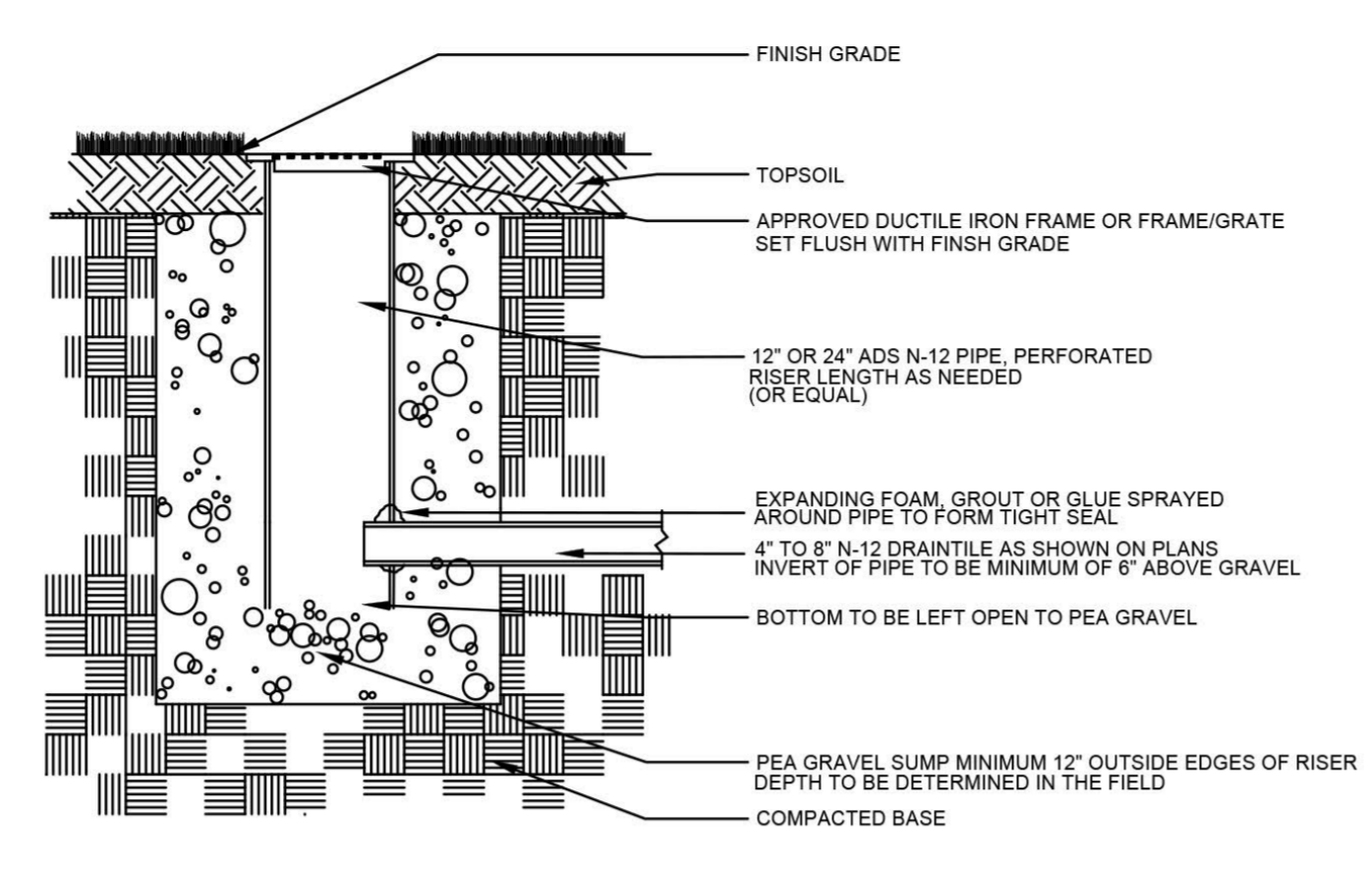
R3



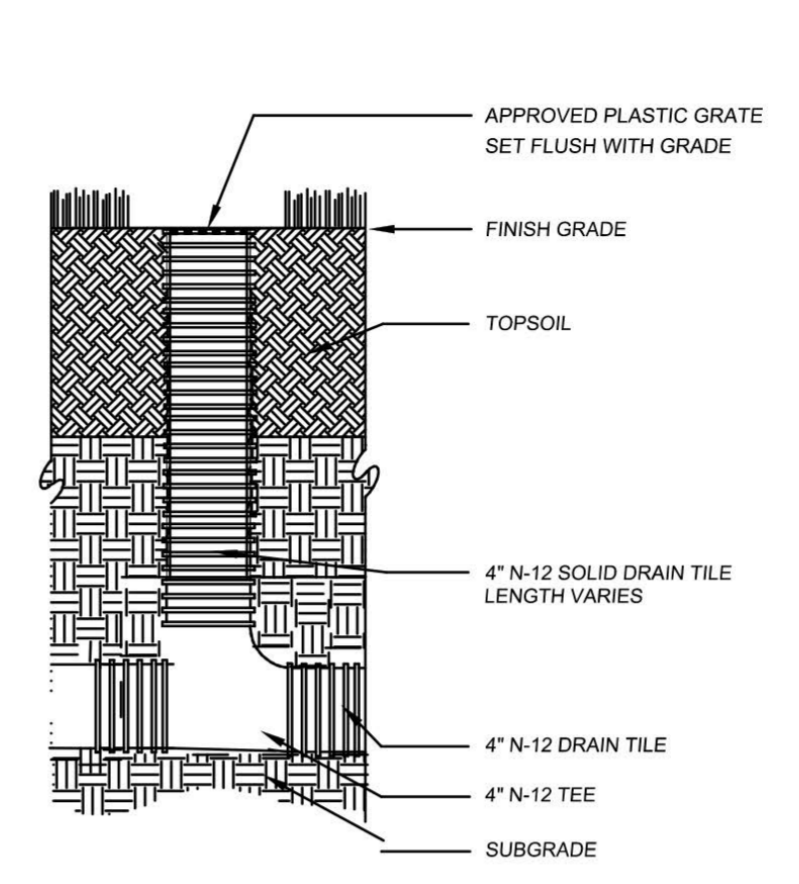
PROPERTY OWNER
 KENOSHA COUNTY, WISCONSIN
 15500 25TH STREET
 WINNANDOR, WI 53104-9772
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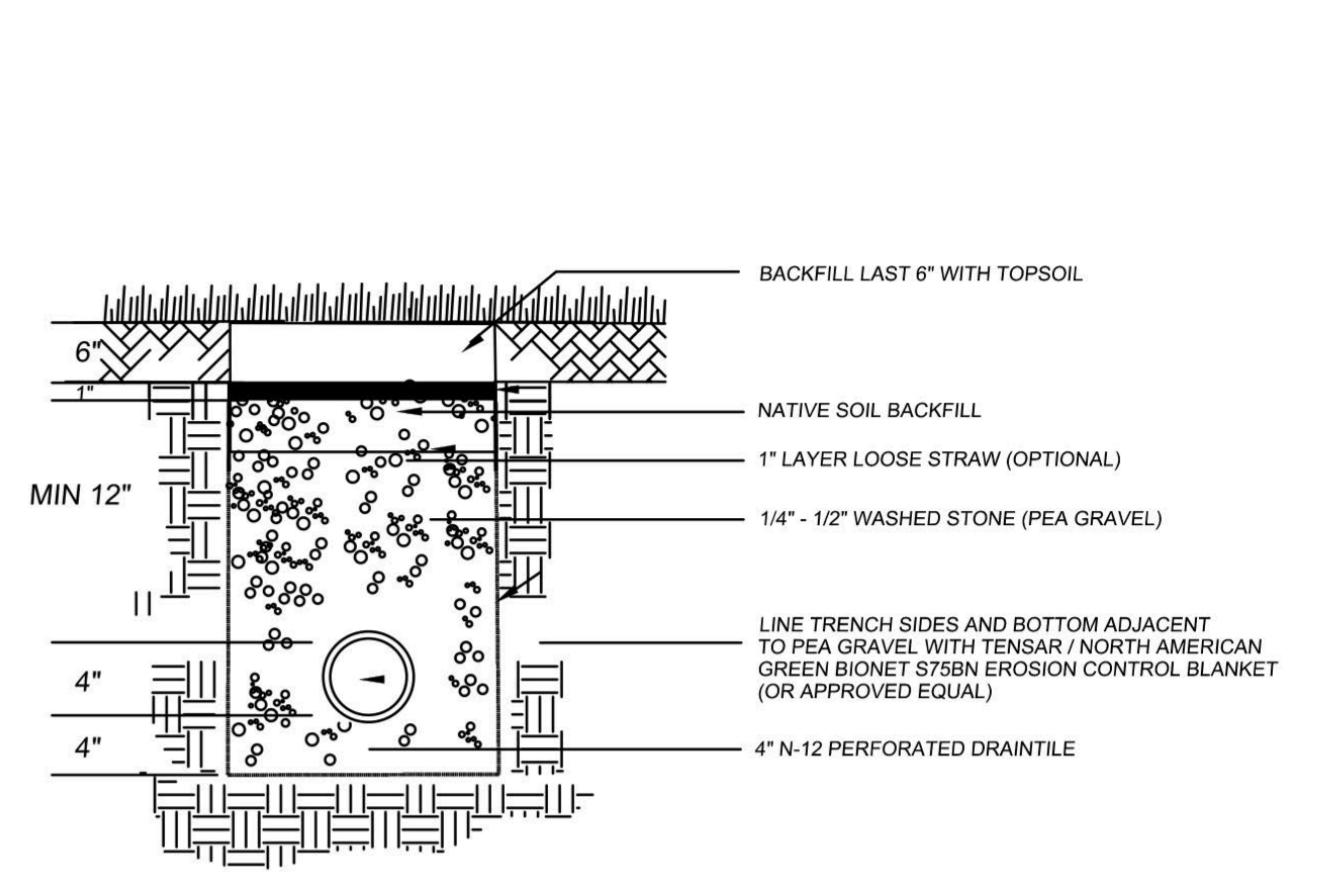
12" OR 24" N-12 CATCH BASIN



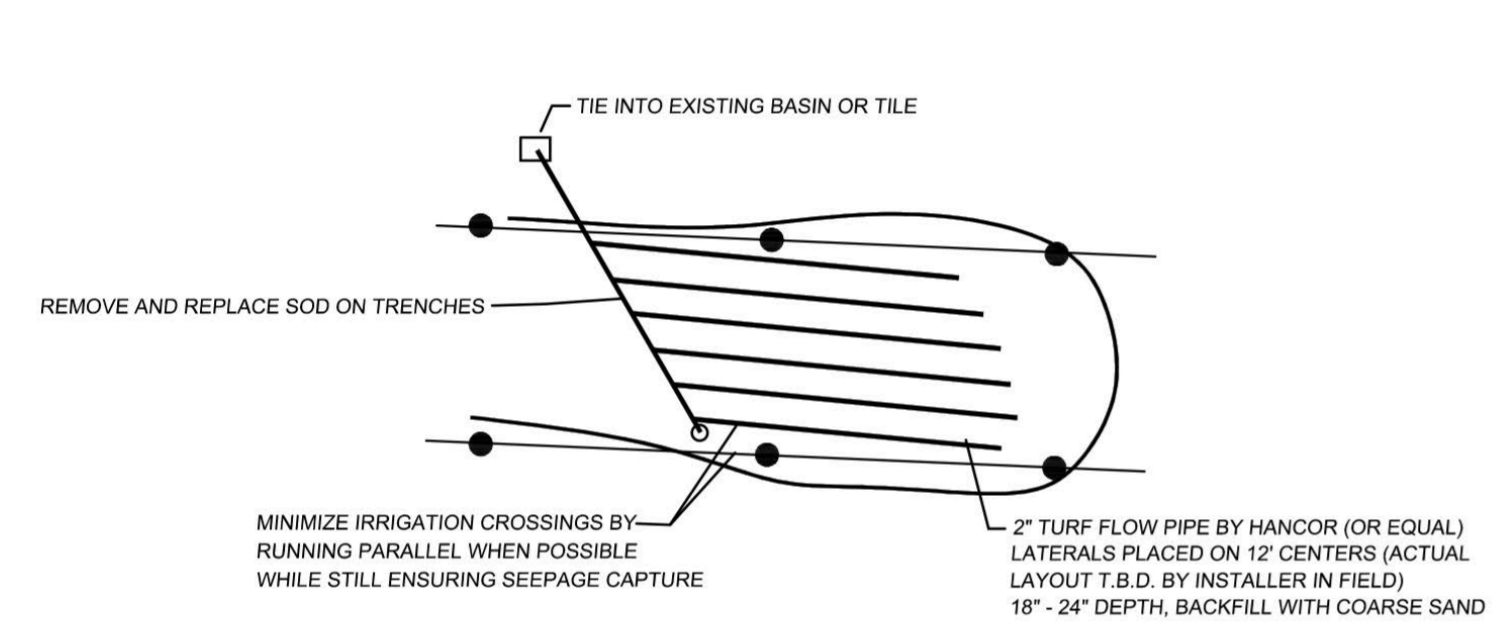
12" OR 24" N-12 GRAVEL SUMP



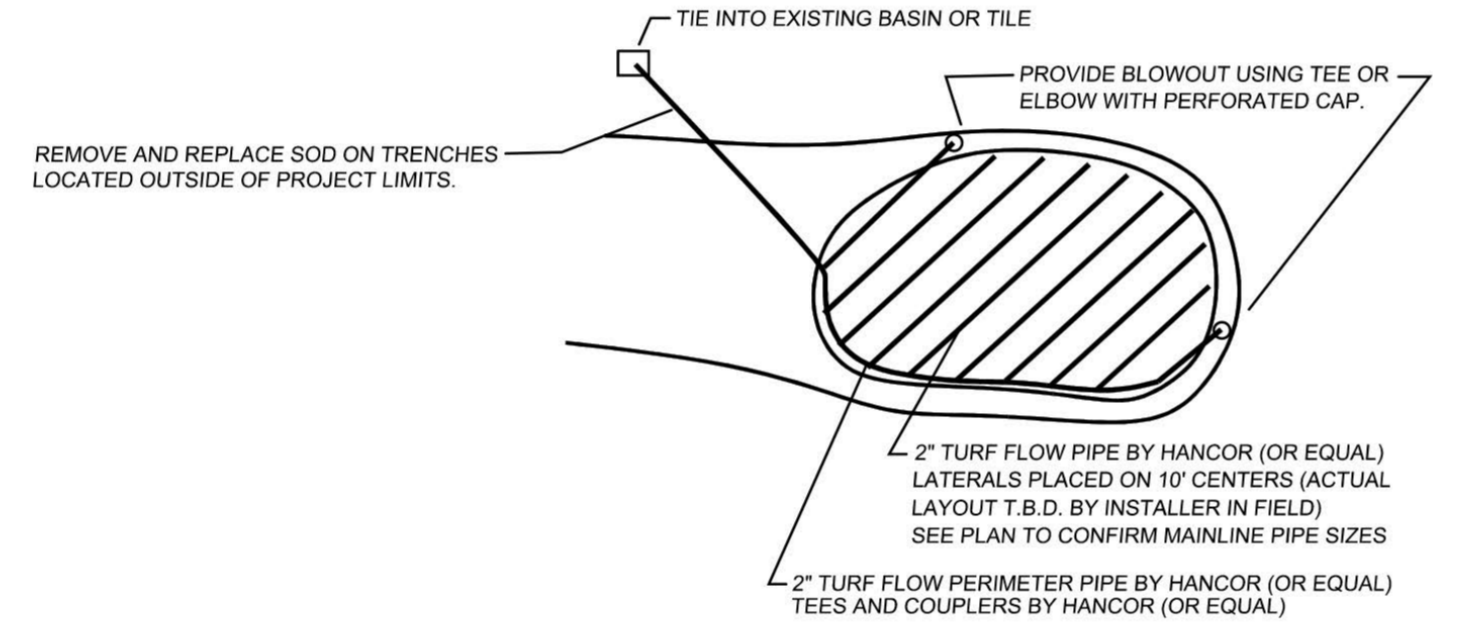
4" N-12 BUNKER INSPECTION



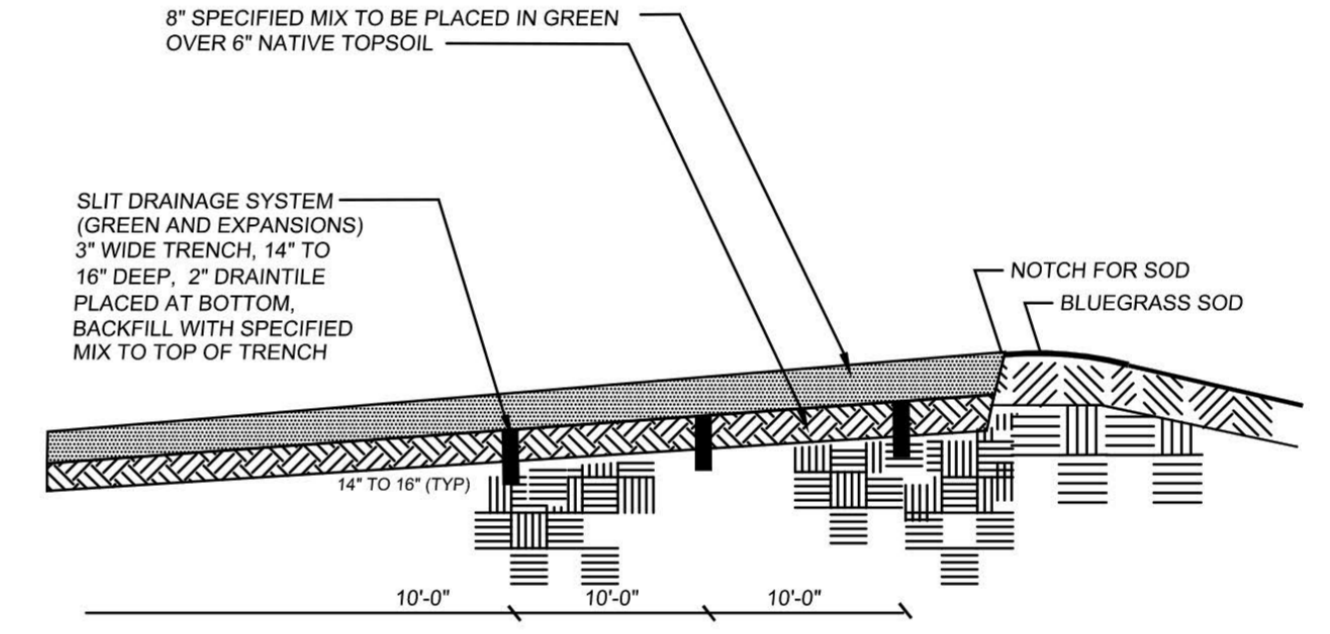
4" FRENCH DRAIN SECTION



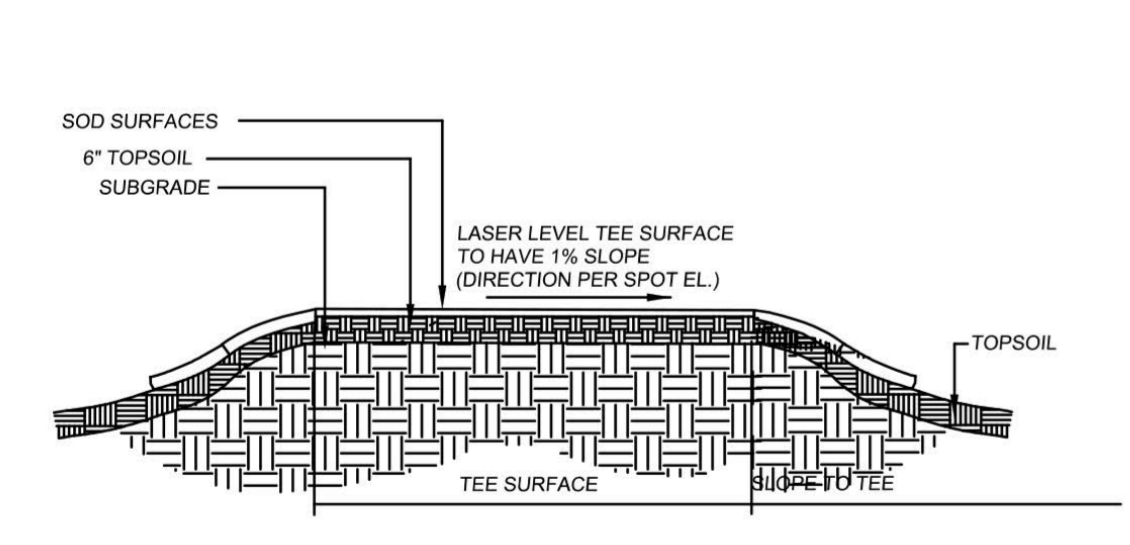
FAIRWAY SLIT DRAINAGE - PLAN VIEW



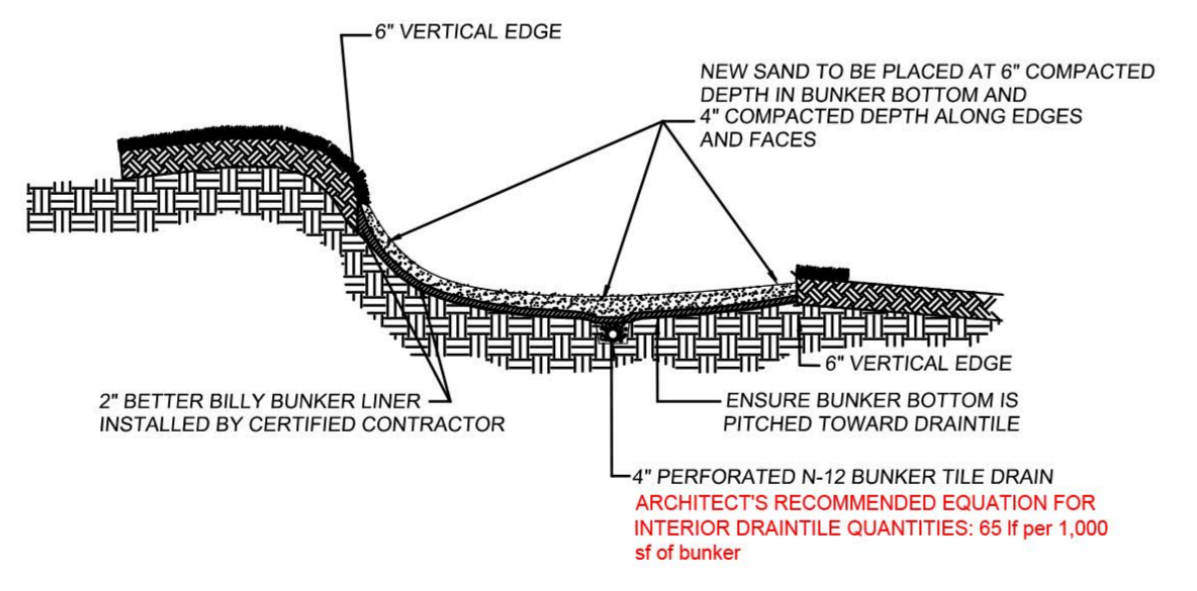
GREENS SLIT DRAINAGE - PLAN VIEW



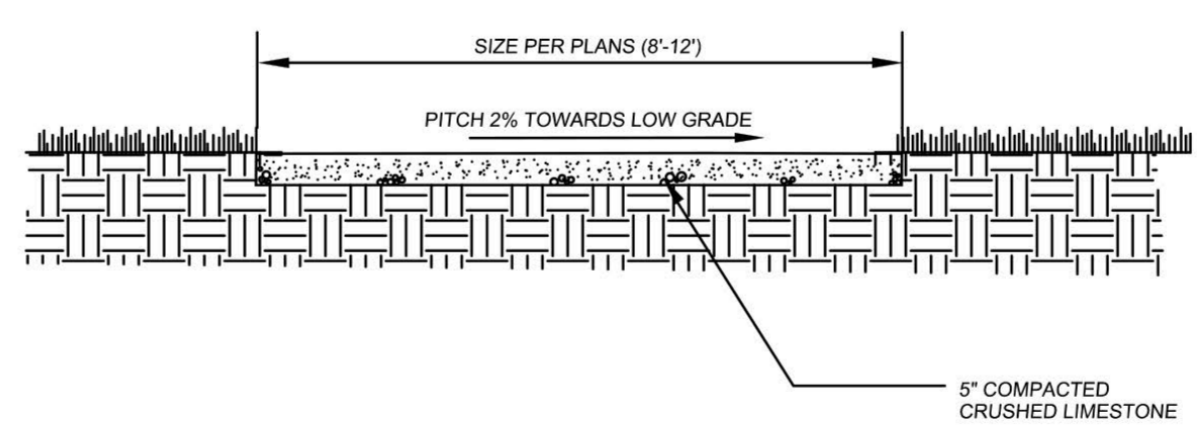
GREEN CONSTRUCTION AND EXPANSION



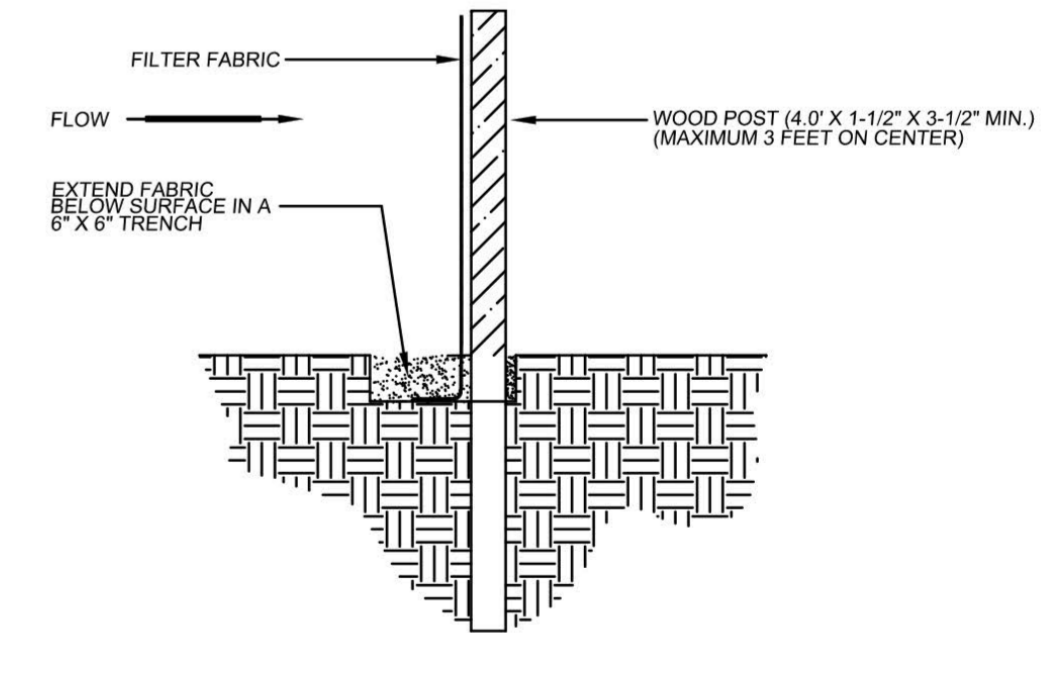
TEE CONSTRUCTION



TYPICAL BUNKER CONSTRUCTION



GRAVEL CARTPATH



SILT FENCE DETAIL

Red Pine - Construction Details

BRIGHTON DALE LINKS COMPLEX
 KENOSHA COUNTY, WI



Remarks:	
By:	
Date:	

CONSTRUCTION
 DETAILS
 Sheet No.
R4