DEVELOPMENT PLAN REVIEW SET JANUARY 28, 2021 with JUNE 28,2021 UPDATE

NEWPORT NATIONAL GOLF CLUB WEST COURSE
MIDDLETOWN, RHODE ISLAND

PROPERTY ADDRESS:
Newport National Golf Club
324 Mitchells Lane
Middletown RI 02842
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CIVIL ENGINEER:
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LAND SURVEYOR:
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TRAFFIC ENGINEER:
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Lincoln, RI 02865
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APPRAISER:
Newport Appraisal
Group, LLC
221 Third Street
Newport, RI 02840
(401) 846-1356





DRAWING LIST:

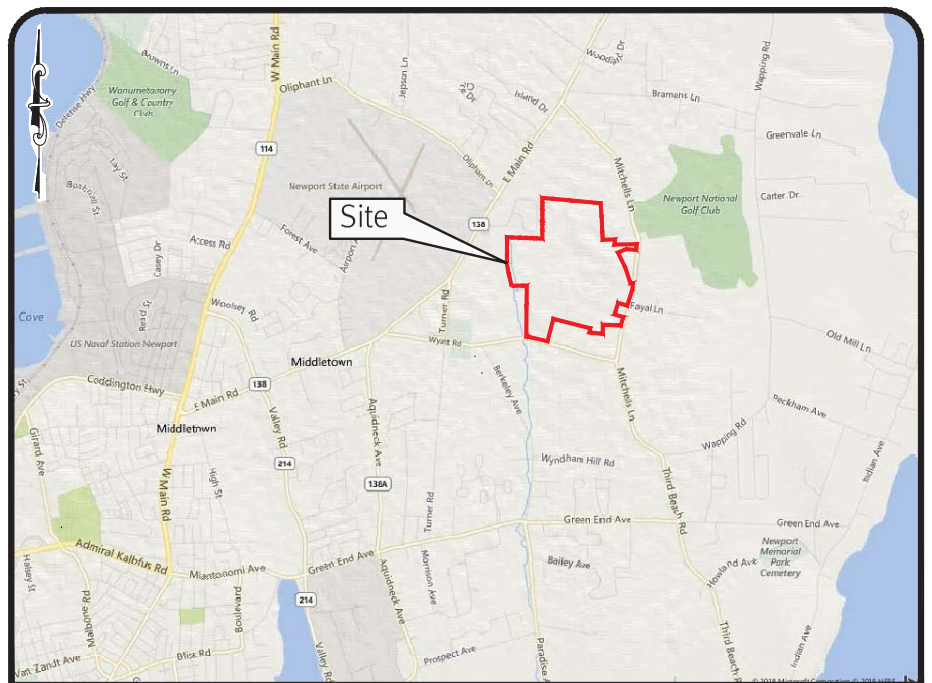
DRAWING	DRAWING TITLE		DRAWING	DRAWING TITLE		DRAWING	DRAWING TITLE
CIVIL DRAWINGS			**ARCHITECTURAL DRAWINGS**			**RIDEM APPROVED DRAWINGS**	
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5 OF 14	Soil Erosion and Sediment Control Plan-2	JUNE 28, 2021 UPDATE	A1.2	Second Floor Plan		5 OF 14	Soil Erosion and Sediment Control Plan-2
6 OF 14	Grading and Utilities Plan-1	JUNE 28, 2021 UPDATE	A1.3	Roof Plan		6 OF 14	Grading and Utilities Plan-1
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10 OF 14	Detail Sheet-1	JUNE 28, 2021 UPDATE	**ARCHITECTURAL RENDERINGS**			10 OF 14	Detail Sheet-1
11 OF 14	Detail Sheet-2	JUNE 28, 2021 UPDATE		Building Rendering from East		11 OF 14	Detail Sheet-2
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13 OF 14	Boundary Survey	JUNE 28, 2021 UPDATE		Building Rendering from Northwest		13 OF 14	Boundary Survey
14 OF 14	Boundary Survey	JUNE 28, 2021 UPDATE		Building Rendering from Southwest		14 OF 14	Boundary Survey
				Building Rendering from Southeast			
LANDSCAPE DRAWINGS							
L1.0	Layout Plan		**GOLF COURSE PROPERTY BOUNDARY CLEARANCE DIAGRAM**				
L1.1	Clubhouse Enlargement			New Course Clearance Diagram	JUNE 28, 2021 UPDATE		
L1.2	Parking Lot Enlargement						
			SITE LIGHTING PLAN				
				Site Lighting Plan			
			SIGNAGE				
				NNGC Entry Signage Plan			

Design Development Plans

Newport National West Course

Located on Wyatt Road and Mitchell's Lane
Middletown, Rhode Island

Assessor's Plat 124 Lot 29



Location Map 1"=2200'

Sheet List Table

1 Cover Sheet
2 Overall Site Layout Plan
3 Clubhouse and AILT Trail Plot Plan
4 Soil Erosion and Sediment Control Plan-1
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8 Clubhouse Plan-1
9 Clubhouse Plan-2
10 Detail Sheet-1
11 Detail Sheet-2
12 Detail Sheet-3
13 Boundary Survey
14 Boundary Survey

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REGISTERED PROFESSIONAL ENGINEER
CIVIL

This regulatory submission set shall not be used for construction purposes unless stamped 'Issued for Construction' and signed by a DiPrete Engineering representative.

The contractor is responsible for all of the means, methods, safety precautions and requirements, and OSHA compliance in the implementation of this plan and design.

No.	Date	Description	By
14	6-28-2021	Updated DRR Plans	K.J.D.
13	3-12-2021	Updated DRR Plans	B.E.G.
12	12-7-2020	Updated Per Comments	K.J.D.
11	11-09-2020	RIDEM and DRR Revisions	S.D.M.
10	9-24-2020	RIDEM and DRR Revisions	S.D.M.
9	8-28-2020	RIDEM and DRR Revisions	S.D.M.
8	7-22-2020	DRR Revisions	D.M.M.
7	5-22-2020	Updated Per Determination Submission	K.J.D.
6	3-13-2020	DRR Revisions	K.J.D.
5	11-21-2019	Updated DRR Plans	K.J.D.
4	08-05-2019	Updated Per Boards Updates	K.J.D.
3	12-20-2018	Updated DRR Plans	K.J.D.

Drawn By: P.A.A. | Design By: C.A.D.

Cover Sheet

Newport National West Course

Assessor's Plat 124, Lot 29
Middletown, Rhode Island

Applicant
Newport National Real Estate, LLC
John Perotti c/o Combined Properties, Inc.
295 Canal Street #500, Malden, MA 02148

SHEET 1 OF 14

DE Job No: 2569-001 Copyright 2020 by DiPrete Engineering Associates, Inc.

z:\deman\projects\2569-001 newport national west course\autocad drawings\2569-001-plan.dwg Plotted: 6/29/2021

Rezoning Contingency List (January 18, 2005):

1. PETITIONER'S ACQUISITION OF TITLE TO THAT CERTAIN PORTION OF A.P. 118, LOT 132 IDENTIFIED IN THE PETITION FROM THE AQUIDNECK LAND TRUST.

   THOSE PORTIONS OF A.P. 118, LOT 132 WERE ACQUIRED

2. WITH RESPECT TO THE REZONING OF A.P. 123 LOT 700, UPON PETITIONER'S ACQUISITION OF TITLE TO SAME FROM THE AQUIDNECK LAND TRUST.

   THE LOT DESCRIBED AS A.P. 123 LOT 700 WAS NOT ACQUIRED

3. RECORDATION OF A PLAN MERGING THE SUBJECT LOTS INTO ONE LOT; PROVIDED, HOWEVER, IN THE EVENT THAT PETITIONER DOES NOT ACQUIRE A.P. 123, LOT 700 THEN A PLAN BE RECORDED MERGING THE REMAINDER OF THE SUBJECT LOTS.

   THOSE PORTIONS OF A.P. 118, LOT 132 WERE ACQUIRED MERGED AND RECORDED. PLEASE SEE RECORDED DEED. THE LOT DESCRIBED AS A.P. 123 LOT 700 WAS NOT ACQUIRED AND IS NOT PART OF THE PROPERTY

4. IN THE EVENT A SEWER LINE IS CONSTRUCTED CONNECTING THE SITE TO THE SEWER SYSTEM IN EAST MEADOW, THE OWNERS OF THE GOLF COURSE WILL SOLELY RESPONSIBLE FOR THE CONTINUED MAINTENANCE OF THE PRIMARY SEWER LINE OR LINES CONNECTING THE SITE TO THE EXISTING SEWER SYSTEM IN EAST MEADOW.

   THE OWNERS OF THE GOLF COURSE ACKNOWLEDGE THIS REQUIREMENT

5. PETITIONER SHALL CONSTRUCT ENTRANCES AND EXITS FOR GOLF CARTS AND GOLFERS TO ALLOW TRAVEL BETWEEN THE EAST COURSE AND THE WEST COURSE, SAID ENTRANCES AND EXITS TO BE DIRECTLY OPPOSITE EACH OTHER ON MITCHELL'S LANE. IN THE EVENT ESTABLISHMENT OF SUCH ENTRANCES AND EXITS DIRECTLY OPPOSITE EACH OTHER IS NOT FEASIBLE, PETITIONER SHALL PIPE IN (PIPE SIZE TO BE DETERMINED BY THE DIRECTOR OF PUBLIC WORKS) AND FILL THE DITCHES ON BOTH SIDES OF MITCHELL'S LANE FROM THE ENTRANCE OF THE EAST COURSE TO THE ENTRANCE OF THE WEST COURSE. AT SUCH TIME AS TRAIL EASEMENTS TO THE AQUIDNECK LANE TRUST ARE INSTALLED ON THE EAST AND WEST COURSES PETITIONER SHALL PIPE IN (PIPE SIZES TO BE DETERMINED BY THE DIRECTOR OF PUBLIC WORKS), AND FILL THE DITCHES ON BOTH SIDES OF MITCHELL'S LANE BETWEEN THE MITCHELL'S LANE ACCESS POINTS OF BOTH EASEMENTS.

   CONDITIONS AT CROSSINGS OF GOLF CARTS, GOLFERS AND THE AILT TRAIL HAVE BEEN DESCRIBED ON THE CIVIL PLANS AND IN THE TRAFFIC STUDY

6. THE BUILDING OFFICIAL IS HEREBY DESIGNATED AS THE PERSON TO MONITOR AND INSPECT CONSTRUCTION AND ENSURE ALL REQUIREMENTS ARE MET. ALL FEES FOR INSPECTIONS AND REVIEWS TO BE BORNE BY PETITIONER.

   THE OWNERS OF THE GOLF COURSE ACKNOWLEDGE THIS REQUIREMENT

7. IN THE EVENT PETITIONER TAKES GROUNDWATER FROM ON SITE WELLS FOR IRRIGATION PURPOSES PETITIONER MAY DO SO ONLY SO LONG AS NO RESIDENTIAL WELLS IN THE AREA ARE AFFECTED. THE FOLLOWING STANDARD TO BE USED TO DETERMINE EFFECT ON RESIDENTIAL WELLS; "A WELL WILL BE CONSIDERED TO BE ADVERSELY IMPACTED IF GROUNDWATER WITHDRAWAL AT THE SUBJECT SITE RESULTS IN THE WELL BEING PUMPED DRY OR RENDERED INCAPABLE OF PROVIDING SUFFICIENT WATER BASED ON CURRENT REASONABLE USE DURING PERIODS OF PEAK DEMAND AND THE WELL WAS CAPABLE OF PROVIDING SUFFICIENT WATER FOR PEAK DEMAND PERIODS PRIOR TO COMMENCEMENT OF GROUNDWATER WITHDRAWAL AT THE SUBJECT SITE.

   A WATER MAIN EXTENSION IS NOW PROPOSED ON WYATT ROAD, WITH WATER SERVICE TO THE CLUBHOUSE. THEREFORE NO GROUNDWATER WITHDRAWAL VIA WELL IS NOW PROPOSED.

8. PARKING LOT LIGHTING BE EXTINGUISHED AT A TIME TO BE DETERMINED BY THE COUNCIL FOLLOWING CESSATION OF OPERATIONS AT THE CLUB HOUSE. LIGHTING PLAN TO BE REVIEWED AS PART OF THE SITE PLAN REVIEW

   LIGHTING PLAN HAS BEEN PROVIDED

9. THE HOURS OF OPERATION OF ANY ACCESSORY RESTAURANT AND LOUNGE OPERATIONS SHALL BE WITHIN THE JUDGMENT AND DISCRETION OF THE BOARD OF LICENSE COMMISSIONERS

   THE OWNERS OF THE GOLF COURSE ACKNOWLEDGE THIS REQUIREMENT

10. PETITIONER MUST RECEIVE APPROVAL BY THE PLANNING BOARD AFTER DEVELOPMENT IMPACT REVIEW. PETITIONER SHALL SUBMIT TO DEVELOPMENT IMPACT REVIEW BY THE MIDDLETOWN PLANNING BOARD, WHICH PROCESS SHALL BE CONDUCTED BY THE PLANNING BOARD WITH THE ASSISTANCE OF THE TOWN ENGINEER, DIRECTOR OF PUBLIC WORKS AND OTHER SUCH THIRD PARTY CONSULTANTS AS THE PLANNING BOARD MAY REQUIRE, AND SHALL INCLUDE, BUT NOT BE LIMITED TO:

    THE OWNERS OF THE GOLF COURSE ACKNOWLEDGE THIS REQUIREMENT

    A. SEWER PLAN REVIEW BY PLANNING BOARD AS WELL AS PUBLIC WORKS DIRECTOR AND TOWN ENGINEER.

    A SEWER PLAN HAS BEEN PROVIDED ON CIVIL DRAWINGS

    B. REVIEW OF COMMERCIAL TYPE ENTRANCE/EXIT IN CLUB HOUSE RESTAURANT AREA BY POLICE AND FIRE CHIEFS.

    THE OWNERS OF THE GOLF COURSE ACKNOWLEDGE THIS REQUIREMENT

    C. TRAFFIC STUDY INCLUDING CONSIDERATION OF IMPACTS, POSSIBLE ROADWAY IMPROVEMENTS AND TRAFFIC CONTROL MEASURES NOT ONLY AT SITE BUT ALSO AT THE INTERSECTION OF MITCHELL'S LANE AND EAST MAIN ROAD.

    A TRAFFIC STUDY HAS BEEN PROVIDED

11. THE CENTER LINE OF ALL FAIRWAYS (FORWARD OF THE TEE BOX), SHALL BE NO LESS THAN 150 FEET FROM ANY RESIDENTIAL PROPERTY LINE OR STREET WITHOUT THE EXPRESS CONSENT OF THE PLANNING BOARD THROUGH THE DEVELOPMENT IMPACT REVIEW PROCESS.

    SETBACK GRAPHICS SHOWING CONFORMITY TO THIS REQUIREMENT HAVE BEEN PROVIDED IN THE CIVIL DRAWINGS AND ON THE SHEET TITLED NEW GOLF COURSE CLEARANCE DIAGRAM

12. GOLF COURSE OWNER SHALL INSTALL APPROPRIATE SAFETY SIGNAGE.

    SAFETY SIGNAGE IS DESCRIBED ON CIVIL DRAWINGS AND IN THE TRAFFIC STUDY

13. THAT THE EXISTING VEGETATED BUFFER BE AUGMENTED AND MAINTAINED ALONG THE ENTIRE LENGTH OF THE COMMON BOUNDARY WITH LOT 123, TO DETER PEDESTRIANS FROM CROSSING SAID BOUNDARY. *NOTE LOT 123 DOES NOT EXIST. AP 123 LOT 10 IS CORRECTED.*

    THERE ARE NO PLANS TO CHANGE THE EXISTING VEGETATED BUFFER ALONG MAJORITY OF THE COMMON PROPERTY LINE. WITH AP 123 LOT 10. DETAILS FOR AUGMENTING AND IMPROVING THE PORTION OF THE BUFFER TO AP 123 LOT 10 THAT ABUTS THE MAIN ENTRY AND THE PARKING LOT ARE PROVIDED ON THE LANDSCAPE DRAWINGS



Existing Legend

(AS SHOWN ON PROPOSED PLANS)

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

- PROPERTY LINE
- ASSESSORS LINE
- BUILDING
- BRUSHLINE
- TREELINE
- GUARDRAIL
- FENCE
- RETAINING WALL
- STONE WALL
- MINOR CONTOUR LINE
- MAJOR CONTOUR LINE
- WATER LINE
- SEWER LINE
- SEWER FORCE MAIN
- GAS LINE
- ELECTRIC LINE
- OVERHEAD WIRES
- DRAINAGE LINE
- SOILS LINES
- 50' PERIMETER WETLAND
- 100' RIVERBANK WETLAND
- 200' RIVERBANK WETLAND
- FEMA BOUNDARY
- STREAM
- WETLAND LINE & FLAG
- NAIL FOUND/SET
- DRILL HOLE FOUND/SET
- BOUND FOUND/SET
- SIGN
- BOLLARD
- SOIL EVALUATION
- CB CATCH BASIN
- DCB DOUBLE CATCH BASIN
- DMH DRAINAGE MANHOLE
- FES FLARED END SECTION
- GUY POLE
- EMH ELECTRIC MANHOLE
- UP UTILITY/POWER POLE
- LIGHTPOST
- SMH SEWER/SEPTIC MANHOLE
- SEWER VALVE
- CLEANOUT
- HYDRANT
- IRRIGATION VALVE
- WATER VALVE
- WELL
- MONITORING WELL
- UNKNOWN MANHOLE
- GAS VALVE
- BENCH MARK
- STREAM FLOW DIRECTION

Proposed Legend

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

- PROPERTY LINE
- BUILDING SETBACKS
- CHAINLINK FENCE
- GUARDRAIL (RIDOT STD 34.2.0, 34.4.0 OR APPROVED EQUAL)
- RETAINING WALL
- MINOR CONTOUR LINE
- MAJOR CONTOUR LINE
- SPOT ELEVATION
- EDGE OF PAVEMENT
- BITUMINOUS BERM (RIDOT STD 7.5.1)
- CONCRETE CURB (RIDOT STD 7.1.0)
- BUILDING FOOTPRINT
- BUILDING OVERHANG
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE
- CONCRETE SIDEWALK
- ASPHALT SIDEWALK
- PROPOSED AILT TRAIL
- PROPOSED FLYOVER AREA
- SAWCUT LINE
- SIGN (RIDOT STD 24.6.2 AS APPLICABLE)
- SINGLE LIGHT
- DOUBLE LIGHT
- OVERHANGING LIGHT
- ACCESSIBLE PARKING SPACE SYMBOLS
- DRAINAGE LINE
- PERFORATED SUBDRAIN
- SWALE
- SEWER FORCE MAIN
- GAS LINE
- WATER LINE
- HYDRANT ASSEMBLY
- WATER SHUT OFF
- WATER VALVE
- THRUST BLOCK
- SEWER LINE
- OVERHEAD WIRE
- ELECTRIC, TELEPHONE, CABLE LINE
- LIMIT OF DISTURBANCE/ LIMIT OF CLEARING
- SEDIMENTATION BARRIER, SILT FENCE (RIDOT STD 9.2.0), COMPOST SOCK OR APPROVED EQUAL
- 2:1 OR 1:1 SLOPES
- UNDERGROUND INFILTRATION OUTLINE
- POND ACCESS
- RIPRAP
- SAND FILTER
- BIO RETENTION
- CATCH BASIN
- DOUBLE CATCH BASIN
- MANHOLE
- FLARED END SECTION
- HEAD WALL

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No.	Date	Description	By:	Design By: C.A.D.
10	6-28-2021	Town Planner Comments	K.E.	
9	6-28-2021	Updated DPR Plans	K.E.D.	
8	3-12-2021	Updated DPR Plans	B.E.C.	
7	12-23-2020	Updated DPR Revisions	K.E.D.	
6	11-13-2020	RIDEM and DPR Revisions	S.D.M.	
5	9-28-2020	RIDEM and DPR Revisions	S.D.M.	
4	8-28-2020	DPR Revisions	S.D.M.	
3	4-22-2020	DPR Revisions	S.D.M.	
2	12-20-2019	Updated DPR Plans - Determination Submission	K.E.D.	
1	11-15-2019	Updated DPR Plans	K.E.D.	
A	08-02-2019	Updated DPR Plans and Updates	K.E.D.	
0	6-28-2019	Initial Submission	K.E.D.	

Drawn By: P.A.A.

Overall Site Layout Plan

Newport National West Course

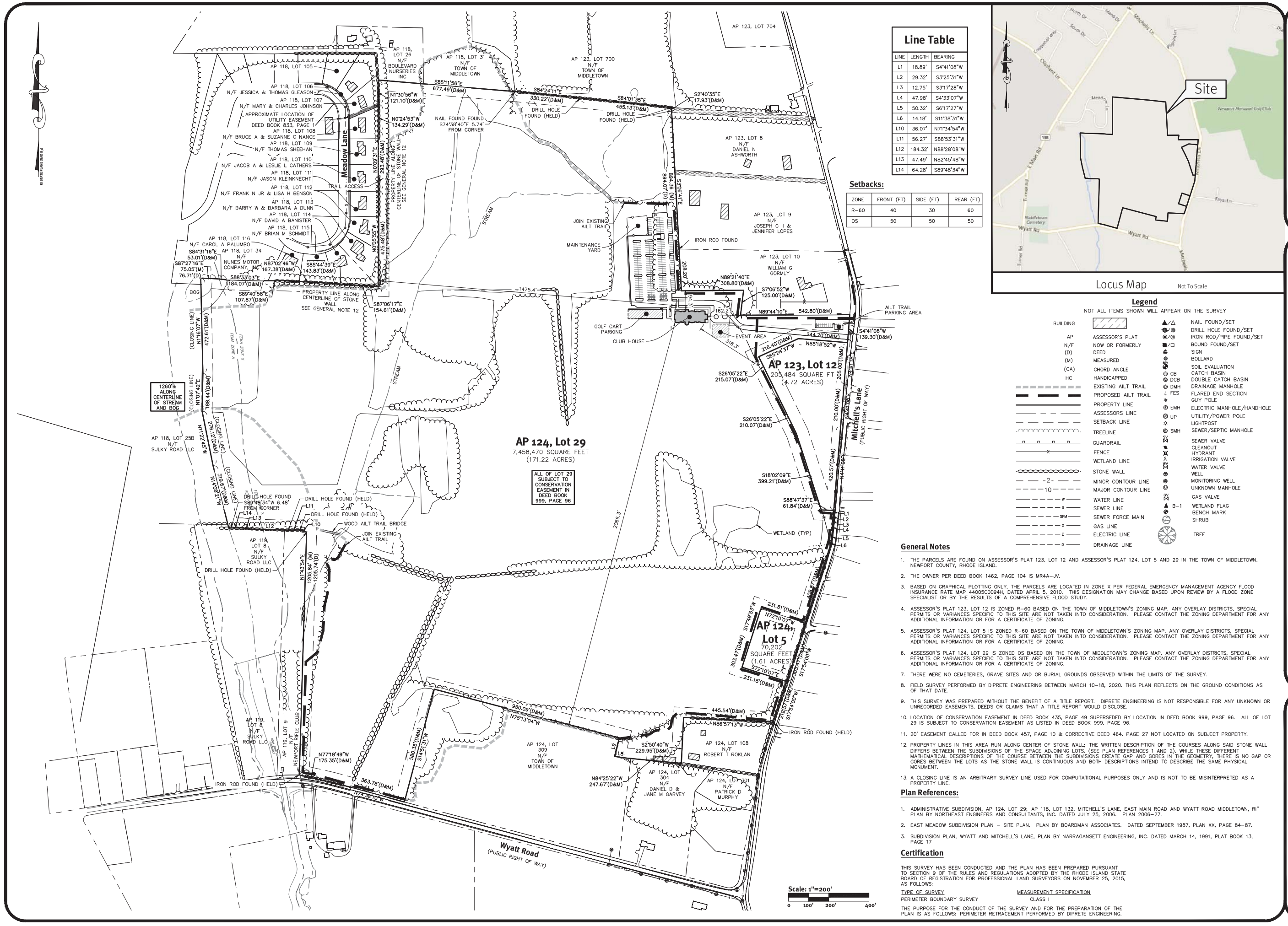
Assessor's Plat 124, Lot 29
Middletown, Rhode Island

Applicant
Newport National Real Estate, LLC
John Perrotti c/o Combined Properties, Inc.
295 Canal Street #500, Malden, MA 02148

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SHEET 2 OF 14

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Line Table

LINE	LENGTH	BEARING
L1	18.89'	S4°41'08"W
L2	29.32'	S3°25'31"W
L3	12.75'	S3°17'28"W
L4	47.98'	S4°33'07"W
L5	50.32'	S6°17'27"W
L6	14.18'	S11°38'31"W
L10	36.07'	N71°34'54"W
L11	56.27'	S88°53'31"W
L12	184.32'	N88°28'08"W
L13	47.49'	N82°45'48"W
L14	64.28'	S89°48'34"W

Setbacks:

ZONE	FRONT (FT)	SIDE (FT)	REAR (FT)
R-60	40	30	60
OS	50	50	50

Locus Map Not To Scale

Legend

NOT ALL ITEMS SHOWN WILL APPEAR ON THE SURVEY

BUILDING
AP ASSESSOR'S PLAT
N/F NOW OR FORMERLY
(D) DEED
(M) MEASURED
(CA) CHORD ANGLE
HC HANDICAPPED
EXISTING AILT TRAIL
PROPOSED AILT TRAIL
PROPERTY LINE
ASSESSORS LINE
SETBACK LINE
TREELINE
GUARDRAIL
FENCE
WETLAND LINE
STONE WALL
MINOR CONTOUR LINE
MAJOR CONTOUR LINE
WATER LINE
SEWER LINE
SEWER FORCE MAIN
GAS LINE
ELECTRIC LINE
DRAINAGE LINE

NAIL FOUND/SET
DRILL HOLE FOUND/SET
IRON ROD/PIPE FOUND/SET
BOUND FOUND/SET
SIGN
BOLLARD
SOIL EVALUATION
CB CATCH BASIN
DCB DOUBLE CATCH BASIN
DMH DRAINAGE MANHOLE
FES FLARED END SECTION
GUY POLE
EMH ELECTRIC MANHOLE/HANDHOLE
UP UTILITY/POWER POLE
LIGHTPOST
SMH SEWER/SEPTIC MANHOLE
SEWER VALVE
CLEANOUT
HYDRANT
IRRIGATION VALVE
WATER VALVE
WELL
MONITORING WELL
UNKNOWN MANHOLE
GAS VALVE
B-1 WETLAND FLAG
BENCH MARK
SHRUB
TREE

General Notes

1. THE PARCELS ARE FOUND ON ASSESSOR'S PLAT 123, LOT 12 AND ASSESSOR'S PLAT 124, LOT 5 AND 29 IN THE TOWN OF MIDDLETOWN, NEWPORT COUNTY, RHODE ISLAND.
2. THE OWNER PER DEED BOOK 1462, PAGE 104 IS MR4A-JV.
3. BASED ON GRAPHICAL PLOTTING ONLY, THE PARCELS ARE LOCATED IN ZONE X PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 44005C0094H, DATED APRIL 5, 2010. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
4. ASSESSOR'S PLAT 123, LOT 12 IS ZONED R-60 BASED ON THE TOWN OF MIDDLETOWN'S ZONING MAP. ANY OVERLAY DISTRICTS, SPECIAL PERMITS OR VARIANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
5. ASSESSOR'S PLAT 124, LOT 5 IS ZONED R-60 BASED ON THE TOWN OF MIDDLETOWN'S ZONING MAP. ANY OVERLAY DISTRICTS, SPECIAL PERMITS OR VARIANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
6. ASSESSOR'S PLAT 124, LOT 29 IS ZONED OS BASED ON THE TOWN OF MIDDLETOWN'S ZONING MAP. ANY OVERLAY DISTRICTS, SPECIAL PERMITS OR VARIANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
7. THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
8. FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING BETWEEN MARCH 10-18, 2020. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
9. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR ANY UNKNOWN OR UNRECORDED EASEMENTS, DEEDS OR CLAIMS THAT A TITLE REPORT WOULD DISCLOSE.
10. LOCATION OF CONSERVATION EASEMENT IN DEED BOOK 435, PAGE 49 SUPERSEDED BY LOCATION IN DEED BOOK 999, PAGE 96. ALL OF LOT 29 IS SUBJECT TO CONSERVATION EASEMENT AS LISTED IN DEED BOOK 999, PAGE 96.
11. 20' EASEMENT CALLED FOR IN DEED BOOK 457, PAGE 10 & CORRECTIVE DEED 464. PAGE 27 NOT LOCATED ON SUBJECT PROPERTY.
12. PROPERTY LINES IN THIS AREA RUN ALONG CENTER OF STONE WALL; THE WRITTEN DESCRIPTION OF THE COURSES ALONG SAID STONE WALL DIFFERS BETWEEN THE SUBDIVISIONS OF THE SPACE ADJOINING LOTS. (SEE PLAN REFERENCES 1 AND 2). WHILE THESE DIFFERENT MATHEMATICAL DESCRIPTIONS OF THE COURSE BETWEEN THE SUBDIVISIONS CREATE GAP AND GORES IN THE GEOMETRY, THERE IS NO GAP OR GORES BETWEEN THE LOTS AS THE STONE WALL IS CONTINUOUS AND BOTH DESCRIPTIONS INTEND TO DESCRIBE THE SAME PHYSICAL MONUMENT.
13. A CLOSING LINE IS AN ARBITRARY SURVEY LINE USED FOR COMPUTATIONAL PURPOSES ONLY AND IS NOT TO BE MISINTERPRETED AS A PROPERTY LINE.

Plan References:

1. ADMINISTRATIVE SUBDIVISION, AP 124, LOT 29; AP 118, LOT 132, MITCHELL'S LANE, EAST MAIN ROAD AND WYATT ROAD MIDDLETOWN, RI" PLAN BY NORTHEAST ENGINEERS AND CONSULTANTS, INC. DATED JULY 25, 2006. PLAN 2006-27.
2. EAST MEADOW SUBDIVISION PLAN - SITE PLAN. PLAN BY BOARDMAN ASSOCIATES. DATED SEPTEMBER 1987, PLAN XX, PAGE 84-87.
3. SUBDIVISION PLAN, WYATT AND MITCHELL'S LANE, PLAN BY NARRAGANSETT ENGINEERING, INC. DATED MARCH 14, 1991, PLAT BOOK 13, PAGE 17

Certification

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF SURVEY	MEASUREMENT SPECIFICATION
PERIMETER BOUNDARY SURVEY	CLASS I

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: PERIMETER RETRACEMENT PERFORMED BY DIPRETE ENGINEERING.

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CHRISTOPHER A. DUHAMEL
No. 14844
6/23/2021
PROFESSIONAL LAND SURVEYOR

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11.	6-28-2021	Updated DPE Plans	K.F.D.
10.	5-12-2021	Updated DPE Plans	R.E.G.
9.	11-09-2020	Updated Boundaries	S.D.M.
8.	11-09-2020	40B/A and DPE Revisions	S.D.M.
7.	9-23-2020	40B/A and DPE Revisions	S.D.M.
6.	5-22-2020	DPE Revisions	D.A.M.
5.	4-03-2020	Updated Zoning Determination Submission	D.A.M.
4.	11-01-2019	Updated DPE Plans	K.F.D.
3.	08-06-2019	Updated DPE Plans	K.F.D.
2.	03-25-2019	Updated Boundaries	K.F.D.
1.	02-28-2019	Updated DPE Plans	K.F.D.

Drawn By: P.A.A. Design By: C.A.D.

Clubhouse and AILT Trail Plot Plan

Newport National West Course

Assessor's Plat 124, Lot 29
Middletown, Rhode Island

Applicant
Newport National Real Estate, LLC
John Pereira c/o Combined Properties, Inc.
295 Canal Street #500, Malden, MA 02148

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SHEET 3 OF 14

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Soil Erosion and Sediment Control Plan-1

Newport National West Course

Assessor's Plat 124, Lot 29
Middletown, Rhode Island

Applicant

Newport National Real Estate, LLC
John Pereira c/o Combined Properties, Inc.
295 Canal Street #500, Malden, MA 02148

SHEET 4 OF 14

No.	Date	Description	By:
13	6-28-2021	Updated DPR Plans	K.J.D.
12	3-12-2021	Updated DPR Plans	B.E.G.
11	1-12-2021	Clubhouse Area Updates	C.H.D.
10	11-03-2020	RIDEM and DPR Revisions	S.D.M.
9	8-28-2020	RIDEM and DPR Revisions	S.D.M.
8	7-2-2020	RIDEM and DPR Revisions	S.D.M.
7	5-22-2020	DPR Revisions	D.M.M.
6	1-13-2020	RIDEM Preliminary Determination Submission	J.A.R.
5	11-01-2019	Updated DPR Plans	K.J.D.
4	08-02-2019	Updated DPR Plans	K.J.D.
3	03-26-2019	Site Plan & Building Updates	K.J.D.

Drawn By: P.A.A. | Design By: C.A.D.

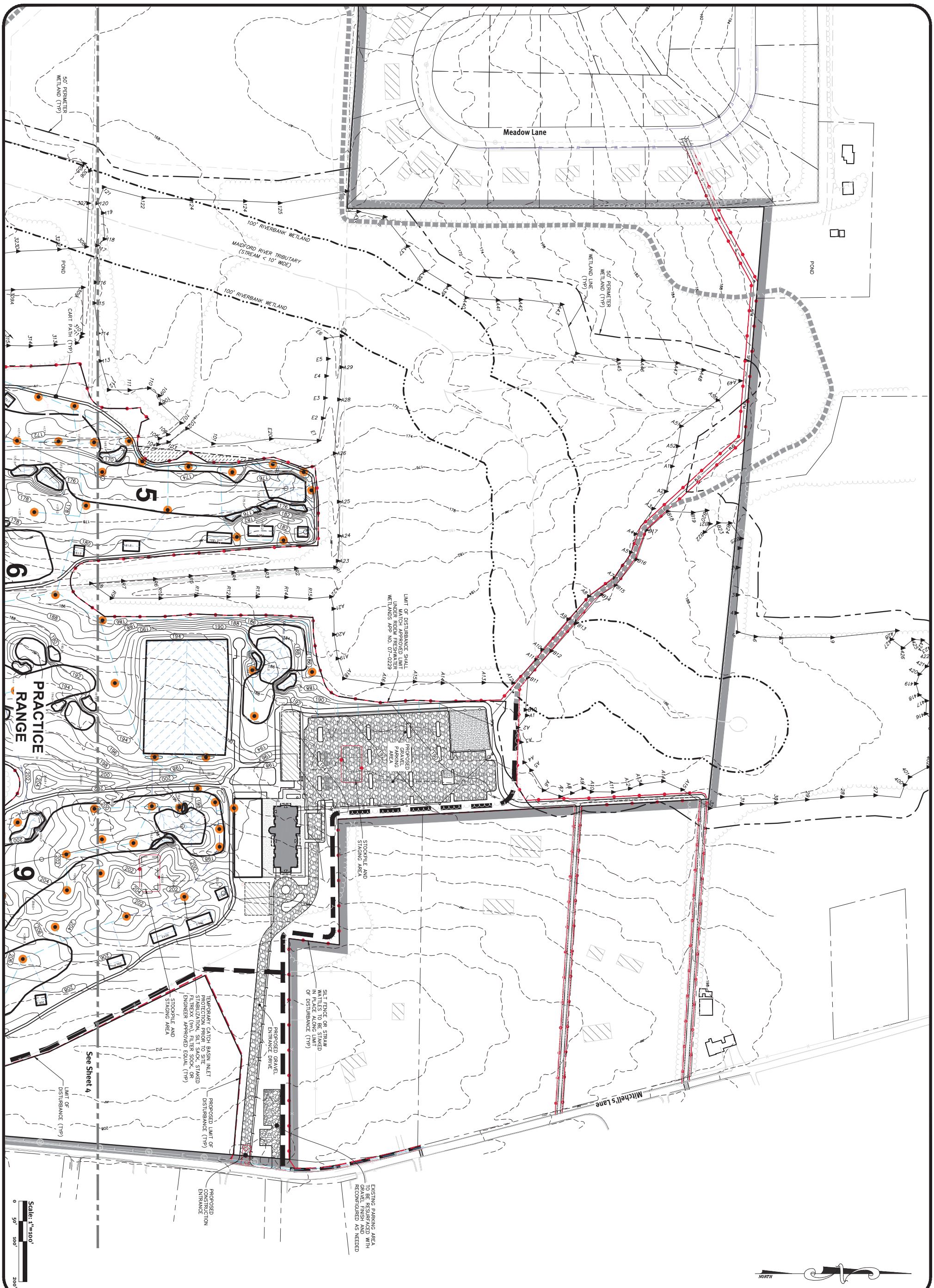
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The contractor is responsible for all of the means, methods, safety precautions and requirements, and OSHA conformance in the implementation of this plan and design.

KEVIN DEMERS
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Soil Erosion and Sediment Control Plan-2

Newport National West Course

Assessor's Plat 124, Lot 29
Middletown, Rhode Island

Applicant

Newport National Real Estate, LLC
John Pereira c/o Combined Properties, Inc.
295 Canal Street #500, Malden, MA 02148

SHEET 5 OF 14

No.	Date	Description	By:
13	6-28-2021	Updated DPR Plans	K.J.D.
12	3-12-2021	Updated DPR Plans	B.E.G.
11	1-12-2021	Clubhouse Area Updates	C.H.D.
10	11-03-2020	RIDEM and DPR Revisions	S.D.M.
9	8-28-2020	RIDEM and DPR Revisions	S.D.M.
8	7-2-2020	RIDEM and DPR Revisions	S.D.M.
7	5-22-2020	DPR Revisions	D.M.M.
6	1-13-2020	RIDEM Preliminary Determination Submission	J.A.R.
5	11-01-2019	Updated DPR Plans	K.J.D.
4	08-02-2019	Updated DPR Plans	K.J.D.
3	03-26-2019	Site Plan & Building Updates	K.J.D.

Drawn By: P.A.A. | Design By: C.A.D.

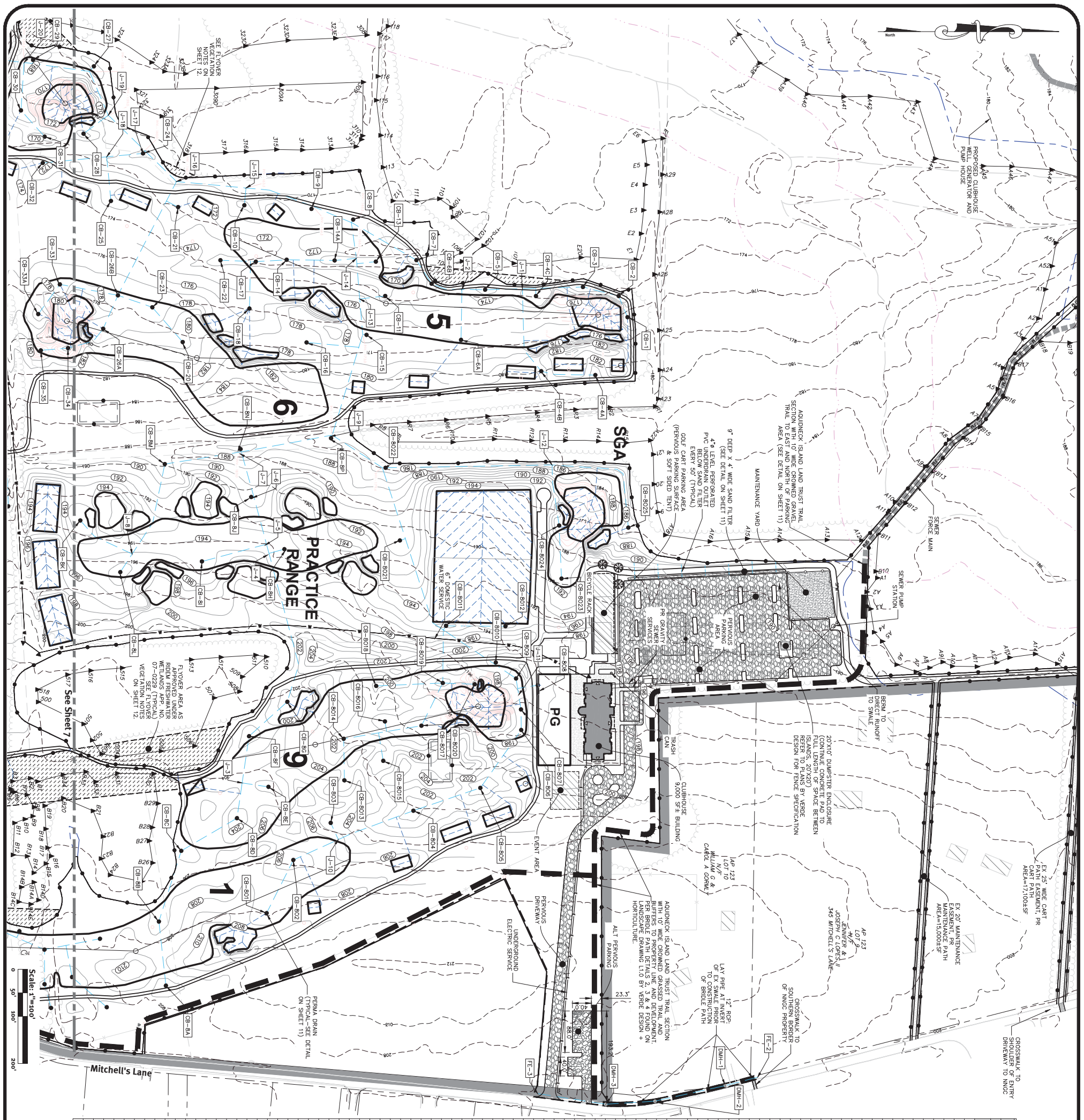
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Existing Legend
(AS SHOWN ON PROPOSED PLANS)

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

50' PERIMETER WETLAND

100' RIVERBANK WETLAND

From	To	PIPE DATA Diam (in.)	Length (Ft.)	Slope (Ft./Ft.)	RIM Upper	RIM Lower	INVERT Upper	INVERT Lower
CB-1	CB-2	6	49.00	0.041	175.00	173.00	172.50	170.50
CB-2	CB-3	6	78.00	0.013	173.00	172.00	170.50	169.50
CB-4A	CB-4B	6	115.00	0.033	180.00	179.00	176.00	174.25
CB-4B	J-1	6	188.00	0.031	179.00	–	174.25	168.50
CB-3	CB-4C	8	100.00	0.007	172.00	172.00	169.50	168.77
CB-4C	CB-5	12	107.00	0.007	172.00	172.00	168.77	168.00
CB-6A	J-2	8	107.00	0.005	176.00	–	174.00	173.50
CB-5	CB-6B	12	116.00	0.009	172.00	172.00	168.00	167.00
CB-6B	CB-7	15	60.00	0.008	172.00	169.00	167.00	166.50
CB-7	CB-8	15	160.00	0.006	169.00	170.00	166.50	165.50
CB-8A	CB-8B	6	137.00	0.018	207.50	206.50	206.00	203.50
CB-8B	CB-8C	8	157.00	0.014	206.50	204.00	203.50	201.30
CB-8C	CB-8D	12	137.00	0.007	204.00	203.00	201.30	200.30
CB-8E	J-3	6	56.40	0.021	203.00	–	200.50	199.30
CB-8D	CB-8F	12	175.80	0.013	203.00	201.00	200.30	198.00
CB-8F	CB-8G	15	109.00	0.009	201.00	200.00	198.00	197.00
CB-8G	J-4	15	327.00	0.025	200.00	–	197.00	188.76
CB-8I	J-5	8	141.70	0.023	194.00	–	191.50	188.25
CB-8H	J-4	8	125.00	0.014	193.00	–	190.50	188.76
CB-8J	J-6	6	6.00	0.092	190.00	–	186.00	185.45
J-6	J-7	15	98.00	0.025	–	–	185.45	183.00
CB-8K	J-8	8	133.50	0.010	192.00	–	189.50	188.16
CB-8L	CB-8M	10	252.50	0.014	194.00	188.00	185.30	183.00
CB-8M	J-7	15	164.40	0.014	188.00	–	185.30	183.00
CB-8N/J-7	J-9/CB-8P	18	196.30	0.025	186.50	–	183.00	178.00
CB-8O	CB-8Q2	6	126.00	0.017	207.50	205.00	204.50	202.30
CB-8Q2	J-10	8	104.70	0.020	205.00	–	202.30	200.20
CB-8Q3	J-10	6	39.00	0.033	204.00	–	201.50	200.20
J-10	CB-8Q4	10	170.70	0.019	–	200.00	200.20	197.00
CB-8Q4	CB-8Q5	15	150.00	0.028	200.00	200.00	200.20	196.00
CB-8Q5	CB-8Q6	15	150.00	0.020	200.00	196.00	196.00	193.00
CB-8Q6	CB-8Q7	15	43.70	0.011	196.00	196.00	193.00	192.50
CB-8Q8	J-11	6	41.90	0.041	196.50	–	194.00	192.27
CB-8Q7	CB-8Q9	18	65.50	0.008	196.00	196.50	192.50	192.00
CB-8Q9	CB-8Q11	18	185.50	0.011	196.50	196.50	192.00	190.00
CB-8Q12	CB-8Q11	6	126.00	0.008	195.50	195.50	191.50	190.50
CB-8Q13	CB-8Q14	6	88.20	0.023	203.00	201.00	200.50	198.50
CB-8Q14	CB-8Q17	8	167.20	0.018	201.00	198.00	198.50	195.50
CB-8Q17	CB-8Q19	10	101.30	0.020	198.00	196.50	195.50	193.50
CB-8Q18	CB-8Q19	6	141.40	0.018	198.00	196.50	194.00	193.50
CB-8Q20	CB-8Q19	8	67.70	0.007	197.50	196.50	194.00	193.50
CB-8Q19	CB-8Q11	10	112.60	0.027	196.50	193.50	193.50	190.50
CB-8Q11	CB-8Q21	18	214.90	0.016	195.50	190.50	190.50	187.00
CB-8Q21	CB-8Q22	18	158.40	0.047	190.50	185.50	187.00	179.50
CB-8Q23	CB-8Q24	8	112.70	0.018	191.50	190.00	188.50	186.50
CB-8Q24	J-12	8	129.50	0.041	190.00	–	186.50	181.20
CB-8Q25	J-12	8	267.80	0.005	185.25	–	182.50	181.20
J-12	CB-8Q22	12	359.40	0.005	–	185.50	181.20	179.40
CB-8Q22	J-9	24	126.70	0.011	185.50	–	179.40	178.00
CB-8P	J-9	6	5.00	0.100	185.00	–	178.50	178.00
J-9	CB-15	24	223.20	0.022	–	176.00	176.00	173.00
CB-16	CB-15	8	110.00	0.008	177.50	176.00	174.50	173.63
CB-15	J-13	24	75.77	0.040	176.00	–	173.00	169.95
CB-11	J-13	6	54.50	0.019	173.00	–	171.00	169.95
CB-13	J-14	6	40.50	0.013	170.00	–	167.50	166.96
J-13	J-14	24	74.78	0.040	0.00	–	169.95	166.95
CB-18	CB-17	6	101.10	0.040	175.00	173.00	172.50	168.50
CB-22	CB-17	8	64.00	0.016	173.00	173.00	169.50	168.50
CB-17	CB-14A	12	76.60	0.007	173.00	173.00	168.50	168.00
CB-14A	J-14	12	46.40	0.011	170.00	–	167.00	166.50
J-14	CB-8	24	76.70	0.013	–	170.00	166.50	165.50
CB-8	CB-9	30	88.90	0.011	170.00	170.00	165.50	164.50
CB-10	J-15	30	148.10	0.007	170.00	169.00	164.50	163.50
CB-35	CB-34	8	58.00	0.007	179.50	178.60	176.50	176.10
CB-34	CB-26A	12	89.20	0.007	178.60	178.50	176.10	175.50
CB-26A	CB-26B	12	77.50	0.026	178.50	177.50	175.50	173.50
CB-33A	CB-33	6	78.00	0.006	178.50	177.50	175.00	174.50
CB-33	CB-26B	6	125.40	0.008	177.50	173.50	174.50	173.50
CB-20	CB-23	8	97.90	0.020	179.50	177.50	176.50	174.50
CB-23	CB-26B	10	77.20	0.013	177.50	177.50	174.50	173.50
CB-26B	CB-21	15	222.90	0.022	177.50	171.50	173.50	168.50
CB-21	J-16	10	46.60	0.129	171.50	–	168.50	162.50
J-16	J-17	30	93.20	0.027	–	–	162.50	160.00
CB-32	CB-25	6	136.00	0.012	172.50	172.00	168.50	166.90
CB-25	J-18	8	94.00	0.028	172.00	–	169.50	166.90
J-18	CB-24	8	75.00	0.085	–	169.00	166.90	160.50
CB-24	J-17	8	10.00	0.050	169.00	–	160.50	160.00
J-17	J-19	30	107.50	0.009	–	–	160.00	159.00
CB-28	J-19	6	67.60	0.118	169.50	–	167.00	159.00
J-19	CB-27	30	101.00	0.010	–	166.00	159.00	158.00
CB-27	CB-29	30	121.80	0.011	166.00	167.00	158.00	156.70
CB-29	J-20	30	18.00	0.011	167.00	–	156.70	156.50
CB-31	CB-30	6	75.00	0.007	169.00	169.00	166.50	166.00
CB-30	J-20	6	101.80	0.093	169.00	–	166.00	156.50
J-20	FE-1	30	103.50	0.024	–	154.00	156.50	154.00

Grading and Utilities Plan-1

Newport National West Course

Assessor's Plat 124, Lot 29
Middletown, Rhode Island

Applicant

Newport National Real Estate, LLC
John Pereira c/o Combined Properties, Inc.
295 Canal Street #500, Malden, MA 02148

No.	Date	Description	By:
13	6-28-2021	Updated DPR Plans	K.J.D.
12	3-12-2021	Updated DPR Plans	B.E.G.
11	1-12-2021	Clubhouse Area Updates	C.H.D.
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Drawn By: P.A.A. | Design By: C.A.D.

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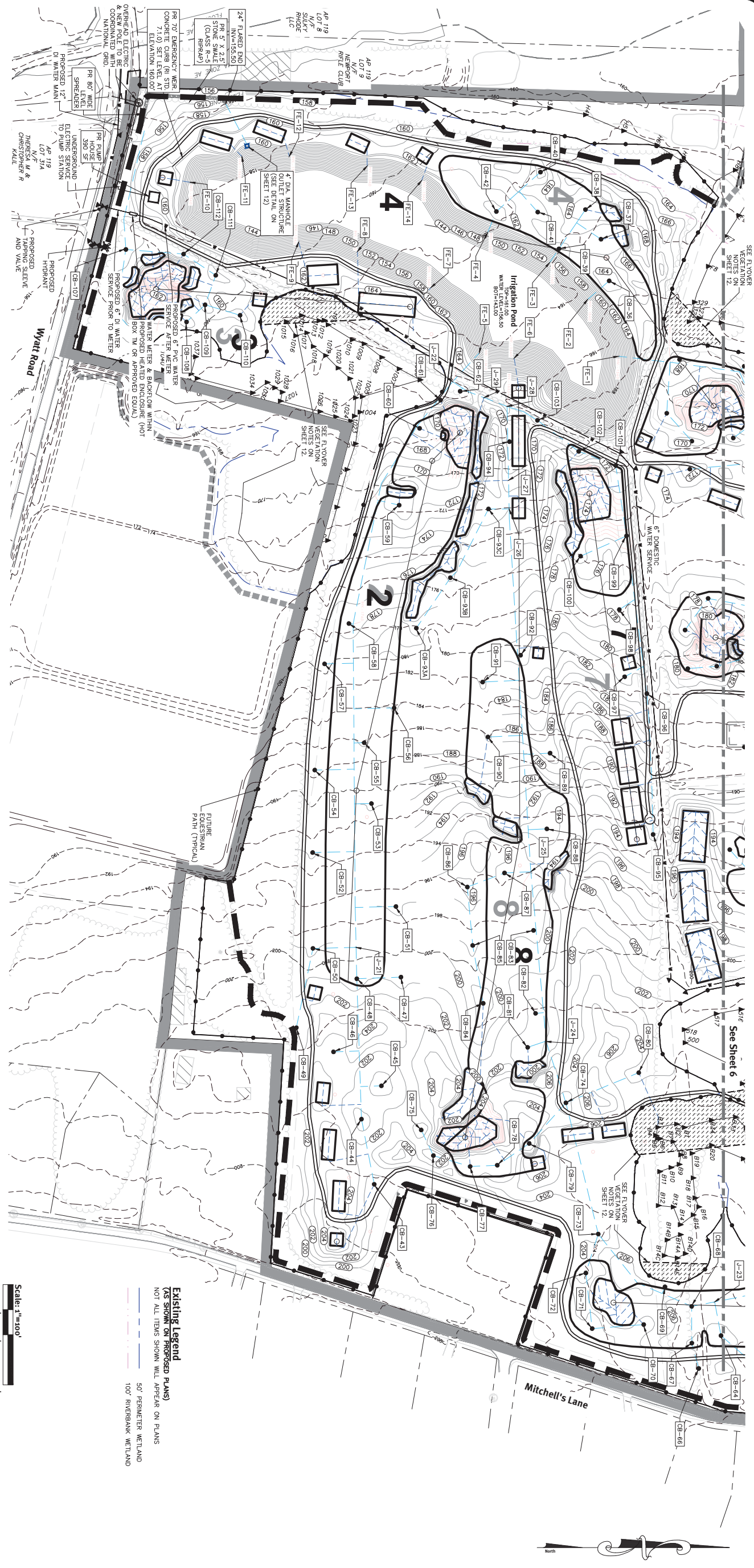
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From	To	PIPE DATA Diam. (in.)	Length (Ft.)	Slope (Ft./Ft.)	RIM Upper	RIM Lower	INVERT Upper	INVERT Lower
CB-36	FE-2	6	56.90	0.114	163.00	154.00	160.50	154.00
CB-38	CB-39	6	94.40	0.011	163.50	162.00	160.50	159.50
CB-39	FE-3	6	33.30	0.165	162.00	154.00	159.50	154.00
CB-40	CB-42	6	117.80	0.008	161.00	160.00	159.00	158.00
CB-42	FE-4	6	46.00	0.087	160.00	154.00	158.00	154.00
CB-43	CB-44	6	132.40	0.008	201.00	200.00	198.50	197.50
CB-44	CB-45	10	65.00	0.005	200.00	200.00	197.50	197.15
CB-45	CB-46	12	70.00	0.005	200.00	202.00	197.15	196.77
CB-46	CB-47	12	144.20	0.013	202.00	200.00	196.77	194.88
CB-47	CB-48	6	88.00	0.013	200.00	200.00	196.00	194.88
CB-48	J-21	12	40.30	0.020	200.00	–	194.88	194.06
CB-49	CB-50	6	161.70	0.019	201.00	188.50	198.50	195.50
CB-50	J-21	8	86.00	0.017	198.50	–	195.50	194.06
CB-51	CB-52	12	111.00	0.031	196.50	192.50	191.57	188.11
CB-52	CB-53	12	95.00	0.031	192.50	190.50	188.11	185.15
CB-53	CB-54	12	69.00	0.031	190.50	187.00	185.15	182.98
CB-54	CB-55	15	52.00	0.031	187.00	185.88	182.98	181.36
CB-55	CB-56	15	68.00	0.031	185.88	183.75	181.36	179.25
CB-56	CB-57	15	96.30	0.029	183.75	179.50	179.25	176.45
CB-57	CB-58	15	78.00	0.031	179.50	177.50	176.45	174.00
CB-58	CB-59	15	251.70	0.028	177.50	170.00	174.00	167.00
CB-59	CB-60	18	166.80	0.018	170.00	166.50	167.00	164.00
CB-60	CB-61	18	69.00	0.017	166.50	165.00	164.00	162.80
CB-61	J-22	18	44.80	0.018	165.00	–	162.80	162.00
CB-65	J-23	6	73.40	0.017	207.00	207.50	203.27	202.50
CB-63	CB-64	6	97.40	0.005	207.50	207.00	204.50	204.00

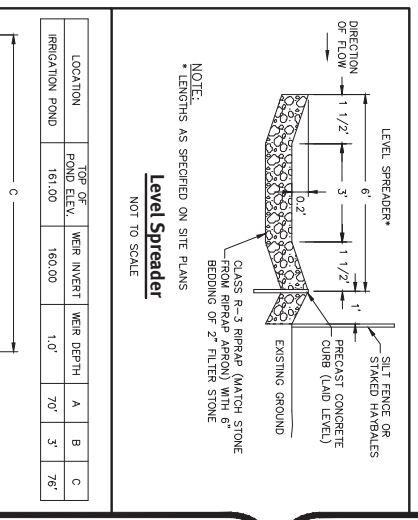
FROM	TO	DIAM. (IN.)	LENGTH (FT.)	SLOPE (FT./FT.)	RIM UPPER	RIM LOWER	INVERT UPPER	INVERT LOWER
CB-64	J-23	6	68.43	0.011	207.00	–	204.00	203.27
J-23	CB-68	8	46.50	0.017	–	206.00	203.27	202.50
CB-66	CB-67	6	52.30	0.010	205.50	205.50	203.75	203.25
CB-67	CB-68	6	73.30	0.010	205.50	206.00	203.25	202.50
CB-68	CB-69	8	72.60	0.013	206.00	205.00	202.50	201.58
CB-69	CB-73	10	189.90	0.008	205.00	203.00	201.58	200.00
CB-70	CB-71	8	75.60	0.007	204.00	203.50	201.50	201.00
CB-71	CB-72	8	96.40	0.005	203.50	203.50	201.00	200.50
CB-72	CB-73	8	81.40	0.006	203.50	203.00	200.50	200.00
CB-73	CB-74	10	269.60	0.015	203.00	203.00	200.00	196.00
CB-74	J-25	15	157.20	0.029	203.00	203.00	196.00	198.50
CB-75	CB-76	6	76.50	0.007	201.00	202.00	198.00	197.50
CB-76	CB-77	8	54.20	0.006	202.00	202.00	197.50	197.15
CB-77	CB-78	8	77.20	0.005	202.00	201.00	197.15	196.75
CB-78	CB-79	8	109.40	0.007	201.00	203.00	196.75	196.00
J-24	CB-81	6	36.80	0.072	200.00	–	197.50	194.85
CB-81	J-24	6	57.70	0.013	–	200.00	194.85	194.11
CB-82	CB-83	15	165.25	0.013	209.00	198.00	194.11	192.00
CB-83	J-25	15	117.00	0.013	198.00	–	192.00	190.50
CB-84	CB-85	10	117.30	0.009	198.00	198.00	195.50	194.50
CB-85	CB-86	10	116.90	0.009	198.00	195.00	194.50	192.00
CB-86	CB-87	12	79.20	0.006	195.00	195.00	192.00	191.50
CB-87	J-25	12	52.60	0.019	195.00	–	191.50	190.50
CB-88	CB-89	15	83.90	0.030	–	193.00	190.50	188.00
CB-89	CB-90	15	150.55	0.029	193.00	186.00	188.00	183.63
CB-90	CB-91	15	38.10	0.030	186.00	185.00	183.63	182.50
CB-91	CB-92	15	110.00	0.029	185.00	181.50	182.50	179.30
CB-92	J-26	18	49.80	0.029	181.50	180.00	179.30	177.85

FROM	TO	DIAM. (IN.)	LENGTH (FT.)	SLOPE (FT./FT.)	RIM UPPER	RIM LOWER	INVERT UPPER	INVERT LOWER
CB-92	J-26	18	292.40	0.029	180.00	–	177.85	169.37
CB-93A	CB-93B	6	121.20	0.015	177.00	174.50	172.70	169.80
CB-93B	CB-93C	10	157.60	0.018	174.50	172.00	169.80	169.37
CB-93C	J-26	18	41.70	0.010	172.00	–	169.37	167.70
J-26	J-27	24	57.20	0.029	–	169.00	167.70	165.46
J-27	CB-94	24	77.00	0.029	–	–	165.46	163.50
CB-94	J-28	24	70.00	0.028	169.00	182.50	165.46	175.76
CB-95	CB-96	8	281.30	0.049	192.00	189.50	175.76	175.50
CB-96	CB-97	15	54.60	0.005	182.50	180.00	175.76	173.20
CB-97	CB-98	15	134.20	0.017	180.00	177.00	175.50	173.20
CB-98	CB-99	15	35.60	0.037	177.00	175.50	174.50	173.20
CB-100	CB-99	8	100.20	0.010	174.50	175.50	172.00	171.00
CB-99	CB-101	15	142.00	0.014	175.50	171.50	171.00	169.00
CB-101	CB-102	15	79.00	0.025	171.50	169.50	169.00	167.00
CB-102	CB-103	15	103.00	0.024	169.50	167.00	167.00	164.50
CB-103	J-28	18	67.21	0.015	167.00	–	164.50	163.50
J-28	J-29	30	49.60	0.013	–	–	163.50	162.87
J-29	J-22	30	70.00	0.012	–	–	162.87	162.00
J-22	FE-5	30	78.00	0.103	–	154.00	162.00	154.00
CB-105	CB-106	24	60.10	0.008	158.00	158.00	155.00	155.00
CB-106	CB-107	24	126.80	0.008	158.00	157.00	154.00	154.00
CB-108	CB-109	24	50.50	0.010	158.50	158.50	156.00	155.50
CB-110	CB-109	8	72.80	0.021	159.50	158.50	157.00	155.50
CB-109	CB-111	24	62.60	0.008	158.50	158.00	155.00	154.50
CB-111	CB-112	30	76.90	0.007	158.00	158.00	155.00	154.50
CB-112	CB-107	30	115.50	0.004	158.00	158.00	154.50	154.00

Existing Legend
(AS SHOWN ON PROPOSED PLANS)
NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

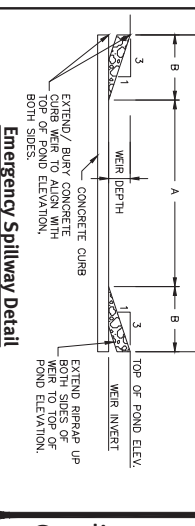
50' PERIMETER WETLAND
100' RIVERBANK WETLAND

Scale: 1"=100'
0 50' 100' 200'



NOTE:
* LENGTHS AS SPECIFIED ON SITE PLANS

Level Spreader
NOT TO SCALE



LOCATION	TOP OF POND ELEV.	WEIR INVERT	WEIR DEPTH	A	B	C
IRRIGATION POND	161.00	160.00	1.0'	70'	3'	76'

Emergency Spillway Detail
NOT TO SCALE

Grading and Utilities Plan-2

Newport National West Course

Assessor's Plat 124, Lot 29
Middletown, Rhode Island

Applicant
Newport National Real Estate, LLC
John Pereira c/o Combined Properties, Inc.
295 Canal Street #500, Malden, MA 02148

SHEET 7 OF 14

No.	Date	Description	By:
13	6-28-2021	Updated DPR Plans	K.J.D.
12	3-12-2021	Updated DPR Plans	B.E.G.
11	1-12-2021	Clubhouse Area Updates	C.H.D.
10	11-03-2020	RIDEM and DPR Revisions	S.D.M.
9	8-28-2020	RIDEM and DPR Revisions	S.D.M.
8	7-2-2020	RIDEM and DPR Revisions	S.D.M.
7	5-22-2020	DPR Revisions	D.M.M.
6	1-13-2020	RIDEM Preliminary Determination Submission	J.A.R.
5	11-01-2019	Updated DPR Plans	K.J.D.
4	08-02-2019	Updated DPR Plans	K.J.D.
3	03-26-2019	Site Plan & Building Updates	K.J.D.

Drawn By: P.A.A. | Design By: C.A.D.

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KEVIN DEMERS
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Boston • Providence • Newport

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\\deastorage\f\demain\projects\2569-001 newport national west course\autocad drawings\2569-001-plan-1.dwg Plotted: 7/28/2021

See Sheet 9

See Sheet 9

Solid Waste Litter Management Control:

TRASH CONTAINERS TO BE CHECKED DAILY DURING CLUB OPERATION FOR DISPOSAL. GROUNDS KEEPER TO INCLUDE INSPECTION OF ALT TRAIL ON SITE FOR LITTER MANAGEMENT.

Site
A.P. 124
Lot 29

AQUIDNECK ISLAND LAND TRUST TRAIL SECTION WITH 10' WIDE CROWNED GRAVEL TRAIL TO EAST AND NORTH OF PARKING AREA (SEE DETAIL SHEET 11)

10.0' (TYP)

3" PVC SEWER FORCE MAIN

PR 9" DEEP X 4' WIDE SAND FILTER (SEE DETAIL ON SHEET 11)

PR BERM TO DIRECT RUNOFF TO SAND FILTER

SEWER PUMP STATION AND VALVE PIT. SEE DETAIL SHEET TO BE SUBMITTED TO SOUTH SHOP DRAWINGS PRIOR TO CONSTRUCTION)

THIS PORTION OF PATH LOCATED IN ACCORDANCE WITH RIDEM ALTERATION PERMIT NO. 11-0152

Maintenance Yard

6" PVC 168 LF S=1.0%

SEWER MH C RIM=188.8 INV=178.00

SEWER MH B RIM=189.69 INV=179.63

6" PVC 249 LF S=1.0%

12,000 GALLON GREASE TANK FOR KITCHEN WASTE (SHEA CONCRETE OR ENGINEERED APPOVED EQUAL) (SEE DETAIL SHEET 10) INV (IN)=191.0 INV (OUT)=190.8

3 BICYCLE RACKS, 49 TOTAL POSITIONS

INVERT OUT (KITCHEN WASTE) = 194.0

INVERT OUT (SEWER SERVICE) = 183.0

6" PVC KITCHEN WASTE LINE 71 LF S=4.2%

6" PVC SEWER LINE 82 LF S=1.0%

GOLF CART PARKING (PERVIOUS PARKING SURFACE & SOFT SIDED TENT)

TRASH CAN

PERVIOUS PARKING AREA

Clubhouse
Area = 9,400 SF±
Finish Floor = 189.0

PRACTICE GREEN

EVENT AREA

PERVIOUS DRIVEWAY

OUTSIDE DROP SEWER MH A RIM=195.5 INV=182.18

See Entrance Inset

AQUIDNECK ISLAND LAND TRUST TRAIL SECTION WITH 10' WIDE CROWNED GRAVEL TRAIL TO EAST AND NORTH OF PARKING AREA (SEE DETAIL SHEET 11)

AQUIDNECK ISLAND LAND TRUST TRAIL SECTION WITH 10' WIDE CROWNED GRASSED TRAIL AND BUFFERS TO PROPERTY LINE AND DEVELOPMENT. PER BRIDLE PATH DETAILS 2, 3 & 4 FOUND ON LANDSCAPE DRAWING L1.0 BY VERDE DESIGN + HORTICULTURE.

AQUIDNECK ISLAND LAND TRUST TRAIL SECTION WITH 10' WIDE CROWNED GRASSED TRAIL AND BUFFERS TO PROPERTY LINE AND DEVELOPMENT. PER BRIDLE PATH DETAILS 2, 3 & 4 FOUND ON LANDSCAPE DRAWING L1.0 BY VERDE DESIGN + HORTICULTURE.

AP 123 LOT 10 N/F WILLIAM G & CAROL A GORMLY

Scale: 1"=40'
0 20' 40' 80'

North

Entrance Inset

PERVIOUS DRIVEWAY

MAINTAIN / RESURFACE PARKING AREA TO BE USED FOR TRAIL

TRAILER SPACES (TYP)

12" RCP LAY PIPE AT INVERT OF EXISTING DITCH TO CONSTRUCTION OF BRIDLE PATH

Mitchell's Lane

Scale: 1"=40'
0 20' 40' 80'

Clubhouse Plan-1

Newport National West Course

Assessor's Plat 124, Lot 29
Middletown, Rhode Island

Applicant

Newport National Real Estate, LLC
John Pereira c/o Combined Properties, Inc.
295 Canal Street #500, Malden, MA 02148

SHEET 8 OF 14

No.	Date	Description	By:
14	7-28-2021	Town Planner Comments	S.R.
13	6-28-2021	Updated DPR Plans	K.J.D.
12	3-12-2021	Updated DPR Plans	B.E.G.
11	1-12-2021	Clubhouse Area Updates	C.H.D.
10	11-03-2020	RIDEM and DPR Revisions	S.D.M.
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8	7-2-2020	RIDEM and DPR Revisions	S.D.M.
7	5-22-2020	DPR Revisions	D.M.M.
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5	11-01-2019	Updated DPR Plans	K.J.D.
4	08-02-2019	Updated DPR Plans	K.J.D.
3	03-26-2019	Site Plan & Building Updates	K.J.D.

Drawn By: P.A.A. | Design By: C.A.D.

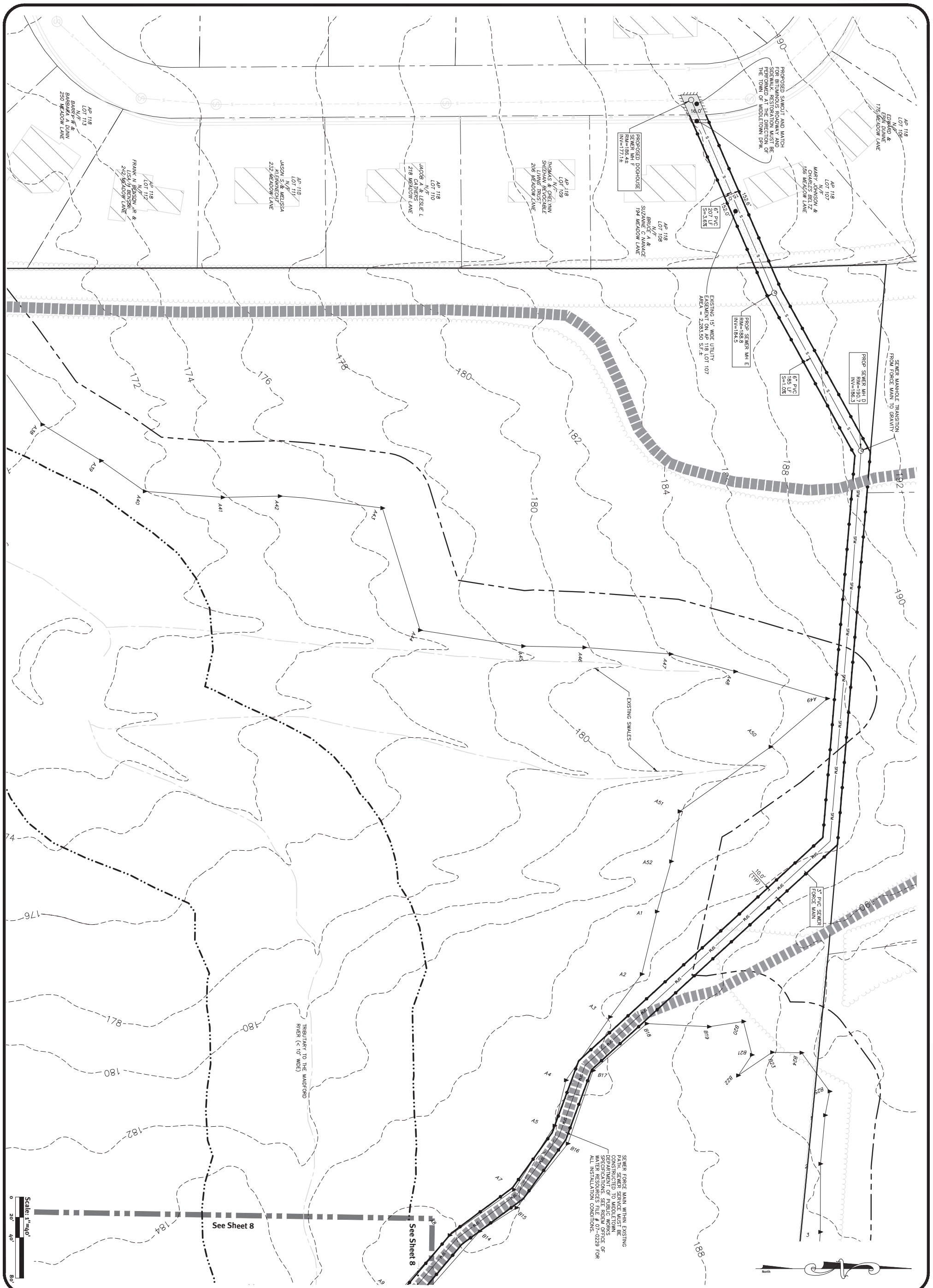
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Clubhouse Plan-2

Newport National West Course

Assessor's Plat 124, Lot 29
Middletown, Rhode Island

Applicant

Newport National Real Estate, LLC
John Pereira c/o Combined Properties, Inc.
295 Canal Street #500, Malden, MA 02148

SHEET 9 OF 14

No.	Date	Description	By:
13	6-28-2021	Updated DPR Plans	K.J.D.
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Drawn By: P.A.A. | Design By: C.A.D.

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Establishment of Vegetative Cover

1. SLOPES MUST NOT BE LEFT UNATTENDED OR EXPOSED FOR EXCESSIVE PERIODS OF TIME SUCH AS THE INACTIVE WINTER SEASON. THE CONTRACTOR MUST INITIATE APPROPRIATE VEGETATIVE PRACTICES ON ALL DISTURBED AREAS AS SOON AS POSSIBLE BUT NOT MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS TEMPORARILY OR PERMANENTLY CEASED, UNLESS THE ACTIVITY IS TO RESUME WITHIN TWENTY-ONE (21) DAYS.
2. ALL DISTURBED SLOPES EITHER NEWLY CREATED OR CURRENTLY EXPOSED MUST BE SEEDED OR PROTECTED.
3. THE TOPSOIL MUST HAVE A SANDY LOAM TEXTURE RELATIVELY FREE OF SUBSOIL MATERIAL, STONES, ROOTS, LUMPS OF SOIL, TREE LIMBS, TRASH OR CONSTRUCTION DEBRIS AND MUST CONFORM WITH RHODE ISLAND'S STANDARD SPECIFICATION, M.20.
4. THE SEED MIX MUST BE GENERAL SEED MIX URI #2.
5. EARLY SPRING OR LATE SUMMER SEEDING IS RECOMMENDED. SEEDING SCHEDULE MUST CONFORM WITH RHODE ISLAND'S STANDARD SPECIFICATION, L.02.03.1 SEEDING DATES. PERMANENT SEEDING MUST BE DURING EITHER APRIL 1 TO MAY 31 OR AUGUST 15 TO OCTOBER 15. TEMPORARY SEEDING MAY BE DONE ANYTIME BETWEEN MARCH 15 AND NOVEMBER 15 WITH THE APPROVAL OF THE ENGINEER OF RECORD. FERTILIZE AS REQUIRED BY SOIL TESTING TO COMPLIMENT OR UPGRADE EXISTING CONDITIONS. THE SEED MIX MUST BE INOCULATED WITHIN 24 HOURS AND BEFORE MIXING AND PLANTING, WITH APPROPRIATE INOCULUMS FOR EACH VARIETY.
6. TEMPORARY TREATMENTS MUST CONSIST OF HAY, STRAW, FIBER MULCH, OR PROTECTIVE COVERS SUCH AS MATS OR FIBER LINING. TEMPORARY HAY MULCH MUST BE TACKED IN PLACE WITH NYLON MESH NETTING. SIDE SLOPES OF BASINS MUST BE TREATED WITH NORTH AMERICAN GREEN EROSION CONTROL BLANKETS SUCH AS S150 OR APPROVED EQUAL. THEY MUST BE INCORPORATED INTO THE WORK AS WARRANTED OR AS ORDERED BY THE ENGINEER. HAY OR STRAW APPLICATIONS MUST BE IN THE AMOUNT OF 2 TONS/ACRE.
7. ALL TEMPORARY PROTECTION MUST REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED.
8. ALL FILL MUST BE THOROUGHLY COMPACTED UPON PLACEMENT IN STRICT CONFORMANCE WITH LOCAL MUNICIPAL REQUIREMENTS AND THE RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION 202.
9. STOCKPILES OF TOPSOIL MUST NOT BE LOCATED NEAR WATERWAYS. THEY MUST HAVE SIDE SLOPES NO GREATER THAN 2:1 AND MUST BE TEMPORARILY SEEDED AND/OR STABILIZED.
10. ALL AREAS PROPOSED TO BE VEGETATED THAT ARE DISTURBED BY CONSTRUCTION MUST BE STABILIZED WITH PERMANENT SEEDING IMMEDIATELY FOLLOWING FINISH GRADING. PERMANENTLY SEEDED AREAS MUST BE PROTECTED DURING ESTABLISHMENT WITH MULCH. ALL SEEDED AREAS MUST BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. WELL ESTABLISHED VEGETATION MUST BE MAINTAINED. BARE OR ERODED AREAS MUST BE IMMEDIATELY REPAIRED AND RESEEDED BY THE CONTRACTOR. ACTIVITIES MUST BE CONFINED TO WITHIN THE LIMIT OF WORK AS SHOWN ON THE PLANS.
11. MAXIMUM PERMANENT GRADED SLOPE WITHIN THE SITE IS TO BE 3:1 UNLESS NOTED OTHERWISE.
12. THE CONSTRUCTION SUPERINTENDENT SHALL HAVE OVERALL RESPONSIBILITY FOR PLAN IMPLEMENTATION AND FOR SEEING THAT THE APPROPRIATE WORKERS ARE AWARE OF THE PROVISIONS OF THE PLAN. THE CONTRACTOR MUST REPAIR AND/OR RESEED ANY AREAS THAT DO NOT DEVELOP WITHIN A PERIOD OF ONE YEAR AND MUST DO SO AT NO ADDITIONAL EXPENSE TO THE OWNER.
13. REFERENCE THE "RHODE ISLAND SOIL EROSION AND SEDIMENTATION CONTROL HANDBOOK" PREPARED BY THE RHODE ISLAND STATE CONSERVATION COMMITTEE (1989, WITH ALL REVISIONS) AS A GUIDE.

Maintenance: Short Term/Long Term

1. THE STONE STABILIZATION PAD AT THE SITE ENTRANCE MUST BE MAINTAINED BY THE CONTRACTOR. THE MAINTENANCE MUST INCLUDE TOP DRESSING WITH ADDITIONAL STONE, OR ADDITIONAL LENGTH AS CONDITIONS DEMAND, OR AS DIRECTED BY THE ENGINEER. ALL SEDIMENTS SPILLED, DROPPED, WASHED, OR TRACKED ON THE PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY BY THE CONTRACTOR.
2. ALL SILT FENCE, TEMPORARY TREATMENTS (HAY, STRAW, ETC.), AND TEMPORARY PROTECTION MUST BE MAINTAINED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION. SILT FENCE OR STRAW WATTLE MUST BE INSPECTED BY THE CONTRACTOR WITHIN 24 HOURS AFTER EACH STORM EVENT OR EVERY 7 DAYS, WHICHEVER COMES FIRST, FOR UNDERMINING AND DETERIORATION. A STORM EVENT SHALL BE DEFINED AS 0.25 INCHES OF RAIN WITHIN A 24-HOUR PERIOD. THE SILT FENCE MUST BE REPAIRED OR REPLACED AS WARRANTED. THE CONTRACTOR MUST CLEAN THE ACCUMULATED SEDIMENT IF HALF OF THE ORIGINAL HEIGHT OF THE SILT FENCE BECOMES FILLED IN WITH SEDIMENT. THE SILT FENCE MUST REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED. FOLLOWING CONFIRMATION FROM THE TOWN OF MIDDLETOWN AND/OR THE PROJECT ENGINEER THAT AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER HAS BEEN ESTABLISHED, THE SILT FENCE MUST BE REMOVED.
3. THE CONTRACTOR MUST MAINTAIN ALL TOPSOIL STOCKPILES AND SEDIMENT BARRIERS THROUGHOUT CONSTRUCTION. EXTREME CARE MUST BE TAKEN TO ENSURE THAT SEDIMENTS DO NOT SPILL OVER THE SEDIMENT BARRIER. SILT FENCE MUST BE STAKED AROUND THE STOCKPILES.
4. ALL DISTURBED SLOPES, EITHER NEWLY CREATED OR CURRENTLY EXPOSED, MUST BE SEEDED, PROTECTED, AND MAINTAINED BY THE CONTRACTOR FOLLOWING FINAL GRADING AND CONSTRUCTION. THE CONTRACTOR MUST REGULARLY CHECK ALL SEEDED AREAS TO SEE THAT A GOOD STAND OF VEGETATION IS MAINTAINED. THE CONTRACTOR MUST REPAIR OR RESEED ANY AREAS THAT DO NOT DEVELOP WITHIN A PERIOD OF ONE YEAR AND MUST DO SO AT NO ADDITIONAL EXPENSE TO THE OWNER.

Non-Structural Measures

1. CONSTRUCTION TRAFFIC MUST BE LIMITED TO THE ACCESS ROAD, UTILITY EASEMENTS AND AREAS TO BE GRADED.
2. TOPSOIL MUST BE STRIPPED FROM AREAS TO BE GRADED AND STOCKPILED FOR LATER USE. STOCKPILE LOCATIONS MUST BE SUBJECT TO APPROVAL BY THE PROJECT ENGINEER. A SEDIMENT BARRIER MUST SURROUND ALL TOPSOIL STOCKPILES.
3. ALL TYPES OF WASTE GENERATED AT THE SITE MUST BE DISPOSED OF IN A MANNER CONSISTENT WITH STATE LAW AND TOWN OF MIDDLETOWN REGULATIONS. CONSTRUCTION DEBRIS MUST BE DISPOSED OF DAILY TO AVOID EXPOSURE TO PRECIPITATION.
4. THE CONSTRUCTION SUPERINTENDENT SHALL HAVE OVERALL RESPONSIBILITY FOR PLAN IMPLEMENTATION OF NON-STRUCTURAL MEASURES AND FOR SEEING THAT THE APPROPRIATE WORKERS ARE AWARE OF THE PROVISIONS OF THE PLAN.
5. REFERENCE THE "RHODE ISLAND SOIL EROSION AND SEDIMENTATION CONTROL HANDBOOK" PREPARED BY THE RHODE ISLAND STATE CONSERVATION COMMITTEE (1989, WITH ALL REVISIONS) AS A GUIDE.

Sequence of Staging and Land Disturbing Activities

1. CONTRACTOR IS RESPONSIBLE FOR SOIL EROSION AND SEDIMENT CONTROL (SESC) ON-SITE. SEQUENCE OF CONSTRUCTION PROVIDED MAY BE MODIFIED AS FIELD CONDITIONS WARRANT WITH PRIOR APPROVAL FROM THE OWNER OR OWNER'S REPRESENTATIVE.
2. CONSTRUCTION TO BEGIN FALL 2020 OR UPON RECEIPT OF ALL NECESSARY APPROVALS.
3. SURVEY AND STAKE CENTERLINE OF THE LIMIT OF SEDIMENTATION BARRIERS/LIMIT OF DISTURBANCE.
4. PLACE SEDIMENTATION BARRIERS (SILT FENCE OR STRAW WATTLE) AS SHOWN ON THE PLANS AND STAKED IN THE FIELD. IN NO CASE IS THE LIMIT OF WORK TO EXTEND BEYOND THE SEDIMENTATION BARRIERS.
5. TOPSOIL IS TO BE STRIPPED FROM THE APPROVED AREAS AND STOCKPILED IN APPROVED LOCATIONS. TOPSOIL STOCKPILES ARE TO BE PROTECTED BY A ROW OF SEDIMENTATION BARRIERS AND COVERED OR TEMPORARILY SEEDED.
6. BEGIN LAYOUT OF BUILDING, GRADING, DRAINAGE, AND UTILITIES.
7. START CONSTRUCTION OF BUILDING. CONSTRUCTION TO INCLUDE SURVEYING AND STAKING OF THE PROPOSED LIMIT OF CLEARING, INSTALLATION OF SEDIMENTATION BARRIERS, CLEARING AND GRUBBING FOR BUILDING, REMOVAL OF TOPSOIL, GRADING, EXCAVATION FOR FOUNDATION, BUILDING CONSTRUCTION, UTILITY SERVICE INSTALLATION, DRIVEWAY INSTALLATION AND LANDSCAPING.
8. STREET TREES AND EXISTING MONUMENTS MUST BE PROTECTED DURING CONSTRUCTION.
9. FINISH PERMANENT STABILIZATION AND REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES FOLLOWING VEGETATIVE ESTABLISHMENT IN ALL DISTURBED AREAS.

Project Schedule:

APPROXIMATE SCHEDULE: CONSTRUCTION WILL COMMENCE IN FALL 2021 PENDING RECEIPT OF NECESSARY PERMITS, AND BE COMPLETED IN FALL 2022.

Dimensional Regulations:

CURRENT ZONING:	OS
MINIMUM LOT AREA:	100,000 SF
MINIMUM FRONTAGE AND LOT WIDTH:	250'
MINIMUM FRONT YARD:	50'
MINIMUM SIDE YARD:	50'
MINIMUM REAR YARD:	50'
MAXIMUM STRUCTURE HEIGHT:	30'
MAXIMUM LOT COVERAGE:	10%

General Note:

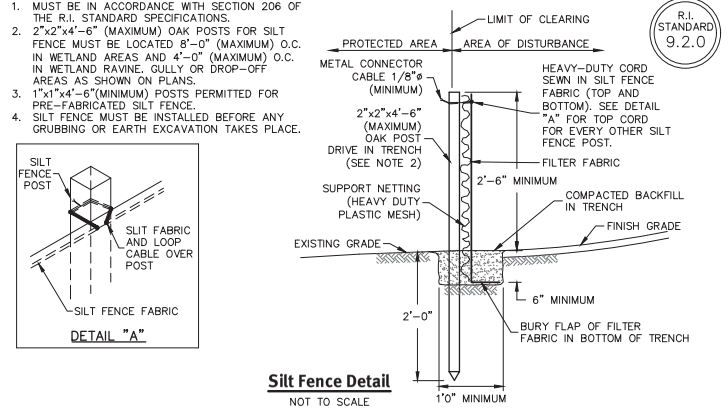
1. THESE PLANS ARE MEANT AS A SUPPLEMENT TO PREVIOUS PLANS BY OTHERS. THE PURPOSE OF THIS PLAN SET IS TO PROVIDE FOR SOIL EROSION GUIDANCE, CLOSED DRAINAGE SYSTEM DESIGN, AND MINOR GRADING REVISIONS.

Plan References:

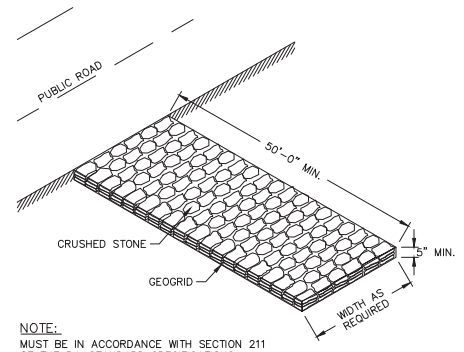
1. PLANS ENTITLED: "CONSTRUCTION DRAWINGS FOR NEWPORT NATIONAL GOLF CLUB, MIDDLETOWN, RI, 3RD NINE ADDITION" SCALE: 1" = 100', DATED: OCTOBER 2017, BY: HILLS & FORREST INTERNATIONAL GOLF COURSE ARCHITECTS, TOLEDO, OHIO
2. PLANS ENTITLED: "THE WEST COURSE, NEWPORT NATIONAL GOLF COURSE, MIDDLETOWN, RHODE ISLAND, RIDEM PRELIMINARY DETERMINATION APPLICATION" SCALE: VARIES, DATED: JULY 2005, BY: NORTHEAST ENGINEERS AND CONSULTANTS, INC., MIDDLETOWN, RI

NOTES:
1. MUST BE IN ACCORDANCE WITH SECTION 206 OF THE R.I. STANDARD SPECIFICATIONS.
2. 2"x2"x4'-6" (MAXIMUM) OAK POSTS FOR SILT FENCE MUST BE LOCATED 8'-0" (MAXIMUM) O.C. IN WETLAND AREAS AND 4'-0" (MAXIMUM) O.C. IN WETLAND RAVINE, GULLY OR DROP-OFF AREAS AS SHOWN ON PLANS.
3. 1"x1"x4'-6"(MINIMUM) POSTS PERMITTED FOR PRE-FABRICATED SILT FENCE.
4. SILT FENCE MUST BE INSTALLED BEFORE ANY GRUBBING OR EARTH EXCAVATION TAKES PLACE.

R.I. STANDARD 9.2.0

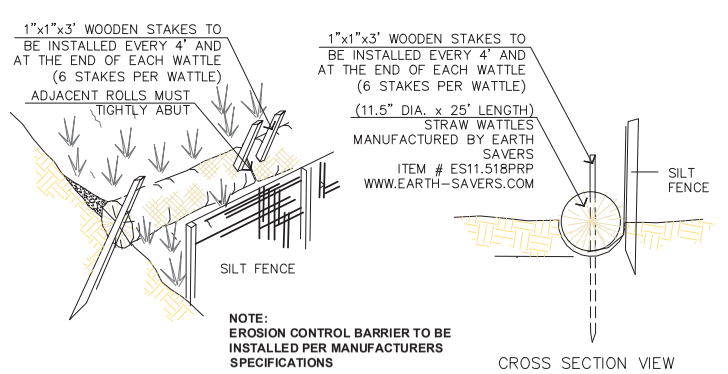


Silt Fence Detail
NOT TO SCALE



NOTE:
MUST BE IN ACCORDANCE WITH SECTION 211 OF THE R.I. STANDARD SPECIFICATIONS.
USE RIDOT 2" CRUSHED STONE.

Construction Entrance
NOT TO SCALE



Silt Fence/Straw Wattle Sediment Barrier
NOT TO SCALE

Notes:

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND OSHA CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

THE FINAL LANDSCAPING, SOIL STABILIZATION AND EROSION CONTROL IS TO BE COMPLETED BY THE CONTRACTOR PER THE APPROVED PLAN. ALTERATIONS TO THIS DESIGN ARE TO BE IDENTIFIED BY THE OWNER IN WRITING TO THE DESIGN ENGINEER FOR APPROVAL AND POSSIBLE RESUBMISSION TO THE RIDEM.

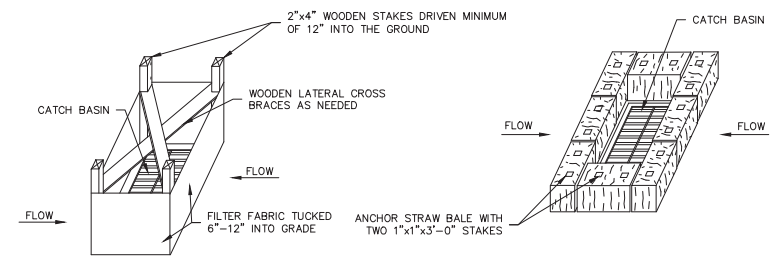
NO PHOSPHORUS-BASED FERTILIZERS MAY BE USED ON THE GOLF COURSE.

THE CONTRACTOR MUST COORDINATE WITH ALL OF THE APPROPRIATE UTILITY COMPANIES FOR AGREMENTS TO SERVICE THE PROPOSED BUILDING. THIS MUST BE DONE PRIOR TO CONSTRUCTION. NO REPRESENTATIONS ARE MADE BY DIPRETE ENGINEERING THAT UTILITY SERVICE IS AVAILABLE.

ALL EXISTING UTILITIES SHOWN ARE FROM DRAWINGS BY OTHERS, OR INFORMATION PROVIDED TO DIPRETE ENGINEERING AND ARE SUBJECT TO CHANGE. NO ONE SHOULD RELY ON THE UTILITY LOCATIONS SHOWN FOR CONSTRUCTION, AND DIG SAFE MUST BE NOTIFIED PRIOR TO ANY WORK.

Development Data:

TOTAL SITE AREA:	171.2 ACRES±
TOTAL NUMBER OF BUILDINGS:	1
TOTAL AREA OF BUILDINGS:	9,000 SQ.FT.±
PARKING USE:	GOLF COURSE (18 HOLES) WITH DINING FACILITIES
PARKING REQUIREMENT:	80 SPACES + 1 SPACE PER 3 PERSONS CAPACITY 80 + (376 TOTAL SEATS/3) = 206
PARKING PROVIDED:	242 SPACES PROPOSED
ADA PARKING REQUIRED:	7 SPACES
ADA PARKING PROVIDED:	8 SPACES
DRIVEWAY AISLE WIDTH:	24'
PARKING SPACE DIMENSION:	18' LENGTH X 9' WIDTH

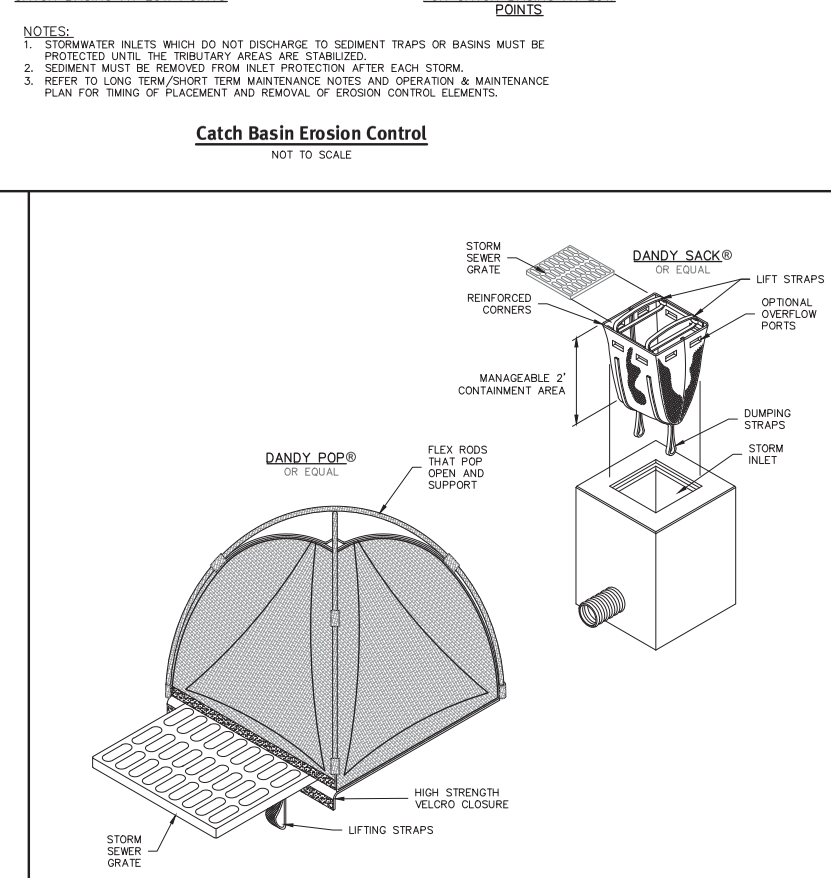


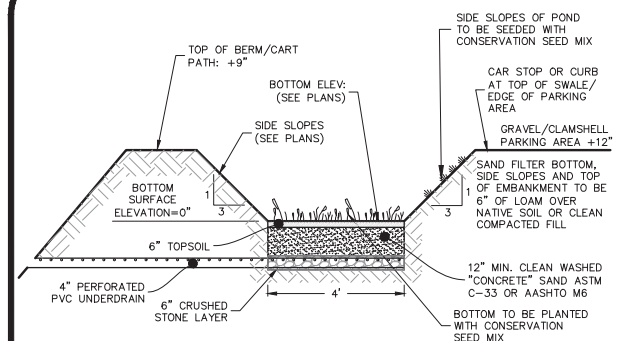
SILT FENCE INSTALLATION FOR CATCH BASINS AT LOW POINTS

STRAW BALE FILTER INSTALLATION FOR CATCH BASINS AT LOW POINTS

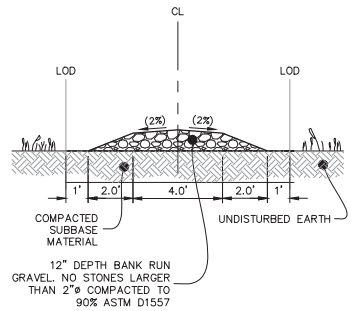
NOTES:
1. STORMWATER INLETS WHICH DO NOT DISCHARGE TO SEDIMENT TRAPS OR BASINS MUST BE PROTECTED UNTIL THE TRIBUTARY AREAS ARE STABILIZED.
2. SEDIMENT MUST BE REMOVED FROM INLET PROTECTION AFTER EACH STORM.
3. REFER TO LONG TERM/SHORT TERM MAINTENANCE NOTES AND OPERATION & MAINTENANCE PLAN FOR TIMING OF PLACEMENT AND REMOVAL OF EROSION CONTROL ELEMENTS.

Catch Basin Erosion Control
NOT TO SCALE

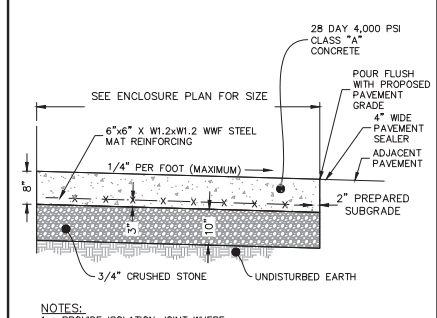

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Sand Filter
NOT TO SCALE

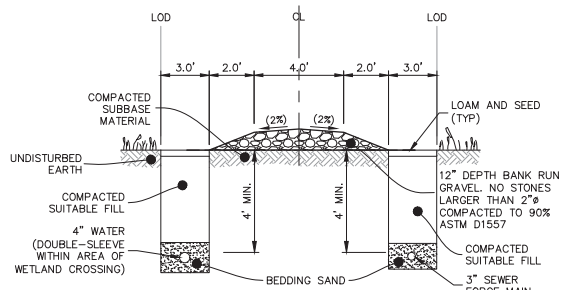


Trail Section with Gravel Base
NOT TO SCALE

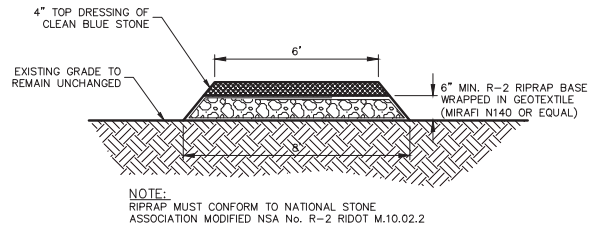


NOTES:
1. PROVIDE ISOLATION JOINT WHERE CONCRETE ABUTS A RIGID STRUCTURE.

Concrete Dumpster Pad
NOT TO SCALE

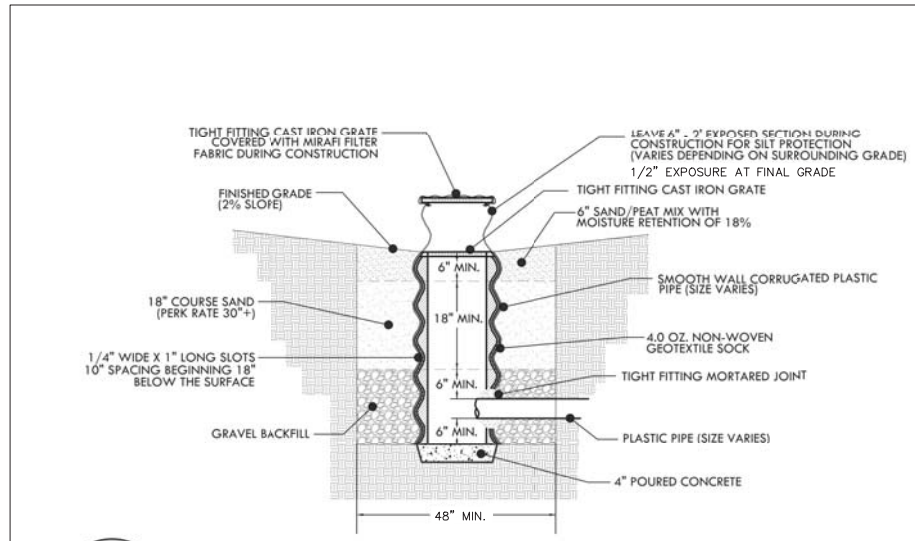


Trail /Trench Section Through Wetland Crossing
NOT TO SCALE



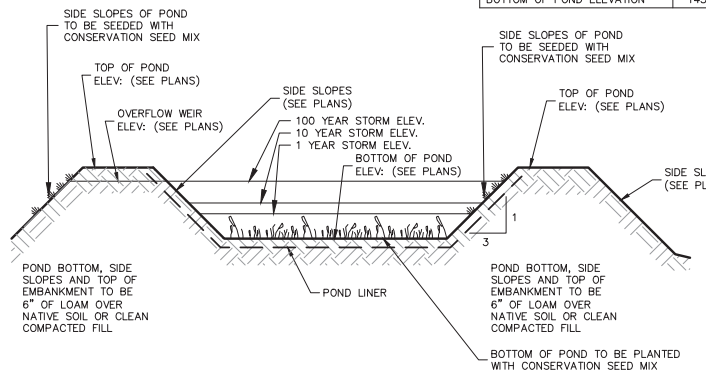
NOTE:
RIPRAP MUST CONFORM TO NATIONAL STONE ASSOCIATION MODIFIED NSA No. R-2 RIDOT M.10.02.2

Cart Path Wetland Buffer Crossing
NOT TO SCALE



X DRAIN INLET DETAIL (TYPICAL)
NO SCALE — SECTION VIEW

DESCRIPTION	IRR. POND
TOP OF POND ELEVATION	161.00'
100 YEAR STORM ELEVATION	160.57'
10 YEAR STORM ELEVATION	158.64'
1 YEAR STORM ELEVATION	157.49'
WATER LEVEL FOR IRRIGATION	156.50'
BOTTOM OF POND ELEVATION	143.00'



Irrigation Pond
NOT TO SCALE

CONSTRUCTION NOTES:

1. ALL DRAINAGE BASIN BERMS MUST BE CONSTRUCTED OF CLEAN LOAM CONFORMING TO RIDOT SPECIFICATION M.18.01, OR OF SUITABLE ON-SITE FILL MATERIAL. SUITABLE ON-SITE FILL MUST BE SCREENED LOOSE, FRIABLE SOIL THAT IS FREE OF REFUSE, STUMPS, ROOTS, ROCKS, COBBLES, STONES, BRUSH, NOXIOUS WEEDS, LITTER AND OTHER MATERIAL THAT WILL PREVENT THE FORMATION AND COMPACTION OF A STRUCTURALLY STABLE BERM AND THAT WILL PROVIDE A SUITABLE SEED BED. CONSTRUCTION OF BERMS MAY CONTINUE DURING COLD WEATHER. HOWEVER, FROZEN SOILS MUST BE REMOVED AND MUST NOT BE USED AS FILL FOR THE FORMATION OF BERMS. ALL BERMS MUST BE CONSTRUCTED IN MAXIMUM 12" LIFTS. EACH LIFT MUST BE COMPACTED TO 95% MAXIMUM DENSITY (AASHTO T180) BEFORE THE NEXT LIFT IS PLACED.
2. ALL BASINS AND SWALES MUST BE CONSTRUCTED WITH A MINIMUM SIX INCH (6") DEPTH OF CLEAN LOAM TO FINISHED FLOOR GRADE, AND A MINIMUM FOUR INCH (4") DEPTH OF CLEAN LOAM TO FINISHED BERM, OR SLOPE GRADE. CLEAN LOAM MUST CONFORM TO RIDOT SPECIFICATION M.18.01. LOAM APPLIED TO BASIN AND SWALE FLOORS MUST BE HAND RAKED BEFORE SEEDING. UNDER NO CIRCUMSTANCES SHALL BASIN OR SWALE FLOORS BE COMPACTED USING MACHINERY.
3. BASINS MUST BE SEEDED WITH CONSERVATION SEED MIX.
4. IF SWALES, BASIN BERMS OR SLOPES ARE CONSTRUCTED OUTSIDE THE NORMAL GROWING SEASON FOR THE SPECIFIED SEED MIX, TEMPORARY STABILIZATION MUST BE PROVIDED BY THE APPLICATION OF A BIODEGRADABLE EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S75BN, OR SIMILAR).
5. ALL STORM DRAIN OUTLETS TO BASINS AND SWALES MUST BE CONSTRUCTED WITH FLARED END SECTIONS.
6. ALL PERFORATED DRAINAGE PIPES MUST BE CONSTRUCTED WITH A FILTER FABRIC SURROUND.
7. IF LEDGE OR GROUNDWATER IS ENCOUNTERED DURING EXCAVATION FOR BASINS, SWALES, OR INFILTRATION TRENCHES, THE NATURAL GROUND MUST BE BLASTED, OR EXCAVATED AS NECESSARY TO A MINIMUM DEPTH OF THREE FEET BENEATH THE DESIGN FLOOR ELEVATION OF THE STRUCTURE. THE REMOVED MATERIAL MUST BE REPLACED WITH CRUSHED GRAVEL, CRUSHED ROCK, OR SUITABLE PERVIOUS FILL THAT MUST EXTEND AS FAR DOWNSTREAM FROM THE STRUCTURE AS NECESSARY TO PROVIDE POSITIVE DRAINAGE FOR ANY GROUNDWATER ENCOUNTERED. SUITABLE PERVIOUS FILL MATERIAL MUST BE INSPECTED AND APPROVED BY THE PROJECT ENGINEER PRIOR TO USE.
8. POND MUST BE LINED WITH BEND TARP AND LINER, PPL-24 OR EQUAL. LINER MATERIAL MUST BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
9. POND WORK MUST BE DONE DURING THE DRY SEASON TO MINIMIZE GROUNDWATER IMPACTS. DURING EXCAVATION AND PRIOR TO LINER INSTALLATION, GROUNDWATER INFILTRATION INTO THE POND WILL OCCUR. CONTRACTOR MUST PUMP CAPTURED WATER THROUGH A SEDIMENT SCREEN AND OVER-EXCAVATE THE PERMANENT DISCHARGE SWALE AREA TO USE AS A TEMPORARY SEDIMENT BASIN.
10. WHILE UNDER CONSTRUCTION, POND SIDE SLOPES MUST BE STABILIZED WITH NORTH AMERICAN GREEN C125 BIODEGRADABLE EROSION CONTROL BLANKET.

DiPrete Engineering
Boston • Providence • Newport
90 Broadway Newport, RI 02840
tel 401-619-5890 fax 401-464-6006 www.diprete-eng.com

KEVIN DEMERS
No. 8557
REGISTERED PROFESSIONAL ENGINEER
CIVIL

This regulatory submission set shall not be used for construction purposes unless stamped 'Issued for Construction' and signed by a DiPrete Engineering representative.

The contractor is responsible for all of the means, methods, safety precautions and requirements and OSHA conformance in the implementation of this plan and design.

No.	Date	Description	By
11	6-28-2021	Updated DEP Plans	K.F.D.
12	7-12-2021	Updated DEP Plans	K.F.D.
9	11-04-2020	Updated DEP Revisions	K.F.D.
10	11-04-2020	RIDEM and DEM Revisions	K.F.M.
8	6-28-2020	RIDEM and DEM Revisions	K.F.M.
7	5-28-2020	RIDEM and DEM Revisions	K.F.M.
6	4-22-2020	DEM Revisions	D.M.M.
5	11-25-2019	Updated Site Plan Determination Submission	K.F.D.
4	11-25-2019	Updated DEP Plans	K.F.D.
3	08-02-2019	Updated DEP Plans	K.F.D.
2	06-06-2019	Updated Buffer Zone Impact Updates	K.F.D.
1	05-02-2019	Updated Buffer Zone Impact Updates	K.F.D.

Drawn By: P.A.A. — Design By: C.A.D.

Detail Sheet-2

Newport National West Course

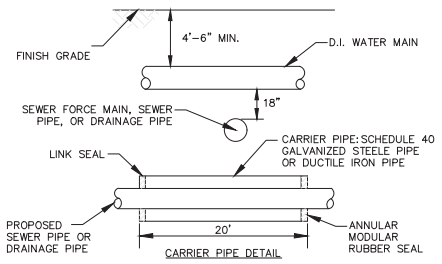
Assessor's Plat 124, Lot 29
Middletown, Rhode Island

Applicant
Newport National Real Estate, LLC
John Pereira c/o Combined Properties, Inc.
295 Canal Street #300, Malden, MA 02148

DE Job No: 2569-001 Copyright 2020 by DiPrete Engineering Associates, Inc.

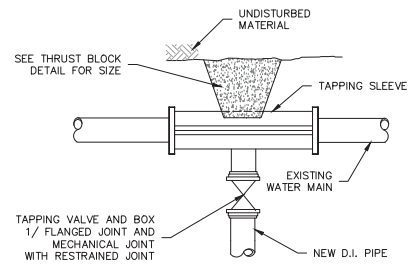
z:\domain\projects\2569-001 newport national west course\autocad drawings\2569-001-det1.dwg Plotted: 6/29/2021

NOTES:
1. THE VERTICAL SEPERATION BETWEEN THE WATER MAIN AND THE PROPOSED UTILITY SHALL BE A MINIMUM OF 18 INCHES.
2. THE HORIZONTAL SEPERATION BETWEEN THE WATER MAIN AND THE PROPOSED UTILITY SHALL BE A MINIMUM OF 10 FEET.
3. IF 1 OR 2 CAN NOT BE MAINTAINED THE PROPOSED UTILITY SHALL BE INSTALLED WITHIN A CARRIER PIPE UPON WRITTEN APPROVAL BY THE NEWPORT WATER AUTHORITY.
4. SEWER MAIN AND SERVICES ARE NOT ALLOWED TO CROSS OVER THE TOP OF THE WATER MAIN.
5. CONCRETE ENCASEMENT IS NOT ALLOWED.



Utility Separation
NOT TO SCALE

NOTES:
1. TAPPING SLEEVE AND VALVE TO BE SWABBED WITH CHLORINE SOLUTION.

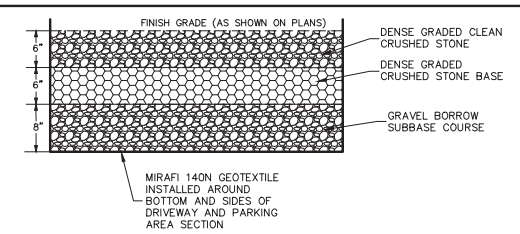


Tapping Sleeve & Valve
NOT TO SCALE

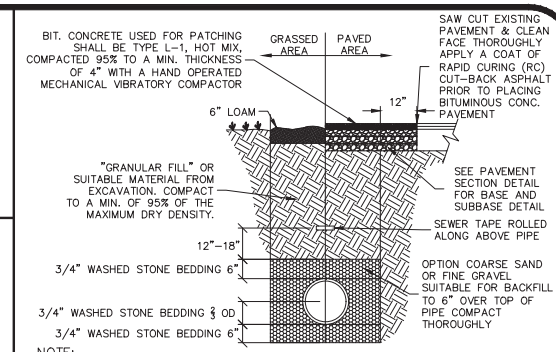
Flyover Vegetation Notes:

1. IN AREAS OF FLY-OVERS FOR HOLES 1, 3, 4, 5 AND 9, REMOVE TALL VEGETATION, PRIMARILY RED MAPLE (ACER RUBRUM) SAPLINGS, AND REPLACE WITH LOW COMPACT SHRUBS INCLUDING INKBERRY, SHEEP LAUREL AND SWEET GALE (MYRICA GALE). SHRUBS WILL BE PLANTED IN STAGGERED ROWS 5-6 FEET ON CENTER, 2-3 FEET IN HEIGHT AFTER PLANTING. THE VEGETATION WILL BE MAINTAINED AT A HEIGHT OF 6 FEET. HERBACEOUS PLANTS WILL BE ALLOWED TO PROPAGATE. AS MANY AS POSSIBLE HIGHBUSH BLUEBERRY SHRUBS IN THIS AREA WILL BE PRESERVED.

2. THE FLY-OVERS FOR HOLES 1, 3, 4, 5 AND 9 WILL BE TRIMMED AS NEEDED, APPROXIMATELY FOUR TIMES PER YEAR TO MAINTAIN A HEIGHT OF 6 FEET. THE FLY-OVERS WILL BE TRIMMED USING HANDHELD POWER TRIMMERS WITH TRIMMINGS REMAINING IN THE FLY-OVERS.



Typical Pervious Driveway & Parking Area Detail
NOT TO SCALE

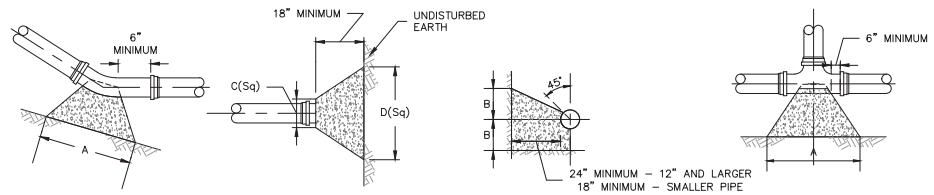


NOTE:
1. WIDTH (W) OF TRENCH IS EQUAL TO THE INSIDE DIAMETER OF THE PIPE PLUS 12".
2. SOIL UNDER CRUSHED STONE FOUNDATION MUST BE UNDISTURBED AND COMPACTED BY SEVERAL PASSES OF A VIBRATORY PLATE COMPACTOR.
3. CRUSHED STONE FOUNDATION ¾" MAXIMUM SIZE, MUST BE PLACED 6" UNDER THE PIPE AND UP TO THE PIPE LAID THEREON, CRUSHED STONE PULLED AGAINST THE PIPE SIDES TO FIRMLY HOLD THE PIPE IN PLACE.
4. CRUSHED STONE HAUNCHING ¾" MAXIMUM SIZE MUST BE BROUGHT LEVEL TO THE TOP OF THE PIPE AND OUT TO THE TRENCH WALL AT THIS ELEVATION FOR ALL PIPE.

Sewer Line Trench Detail
NOT TO SCALE

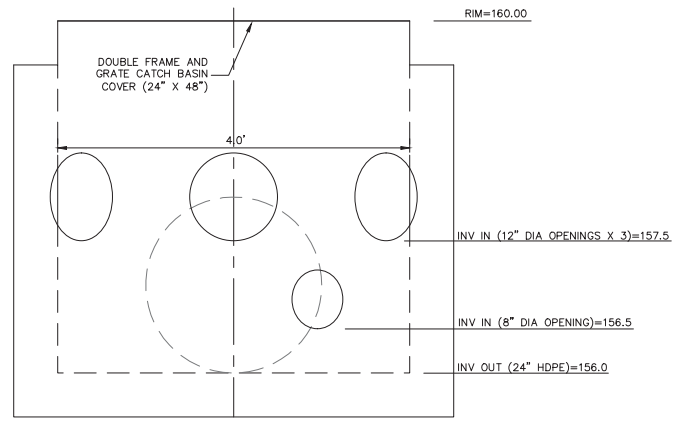
NOTES:
1. ALL CONCRETE SHALL BE 4,000 P.S.I. @ 28 DAYS
2. CONCRETE THRUST BLOCKS SHALL BEAR AGAINST UNDISTURBED EARTH
3. FORMS TO BE USED AS NECESSARY.
4. ALL BOLTS AND NUTS TO BE PROTECTED FROM CONCRETE AND EASILY ACCESSIBLE WHEN THRUST BLOCK INSTALLED
5. REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF RHODE ISLAND SHALL VERIFY CALCULATIONS DURING DESIGN TO MEET CONDITIONS OF PROJECT.

SIZE	TEES		PLUGS		90° BEND		45° BEND		22.5° BEND		11.25° BEND	
	A	B	C	D	A	B	A	B	A	B	A	B
6"	20"	10"	10"	21"	24"	12"	18"	9"	13"	7"	9"	5"
8"	26"	13"	12"	26"	32"	16"	24"	12"	17"	9"	12"	6"
10"	34"	17"	14"	34"	40"	20"	30"	15"	22"	11"	15"	8"
12"	41"	20"	16"	41"	48"	24"	35"	18"	25"	13"	18"	9"
16"	54"	27"	20"	54"	64"	32"	47"	23"	34"	17"	24"	12"

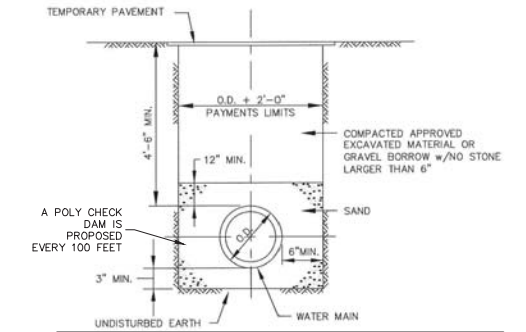


PLAN BENDS | PLAN & ELEVATION PLUGS | BENDS & TEES SECTIONS | PLAN TEES

Thrust Block
NOT TO SCALE



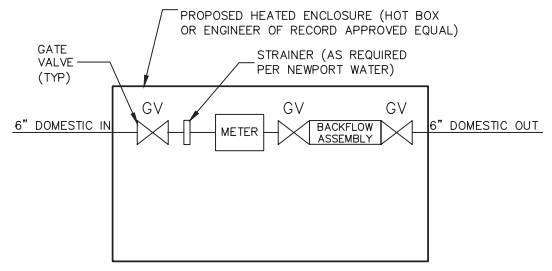
Outlet Control Structure - Elevation 1
NOT TO SCALE



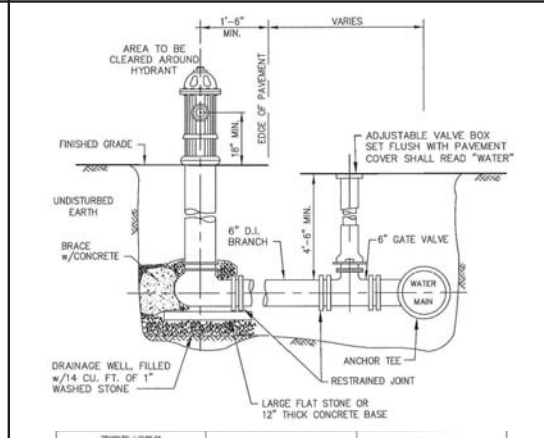
NOTES:
1. UTILITY TRENCH EXCAVATION IN RIGHT-OF-WAY AND/OR UNDER ASPHALT REQUIRES 100% MATERIAL REPLACEMENT WITH RIDOT PROCESSED GRAVEL 1.5" MINUS. NO USE OF EXISTING TRENCH MATERIAL IN THESE AREAS.
2. POLY CHECK DAM TO BE BUILT IN TRENCH EVERY 100'.

DRAWN BY: J. DUNLAN CHECKED BY: K. MASON - NO SCALE - APRIL 20, 2011	CITY OF NEWPORT DEPARTMENT OF UTILITIES	DETAIL TYPICAL WATER MAIN TRENCH - EARTH

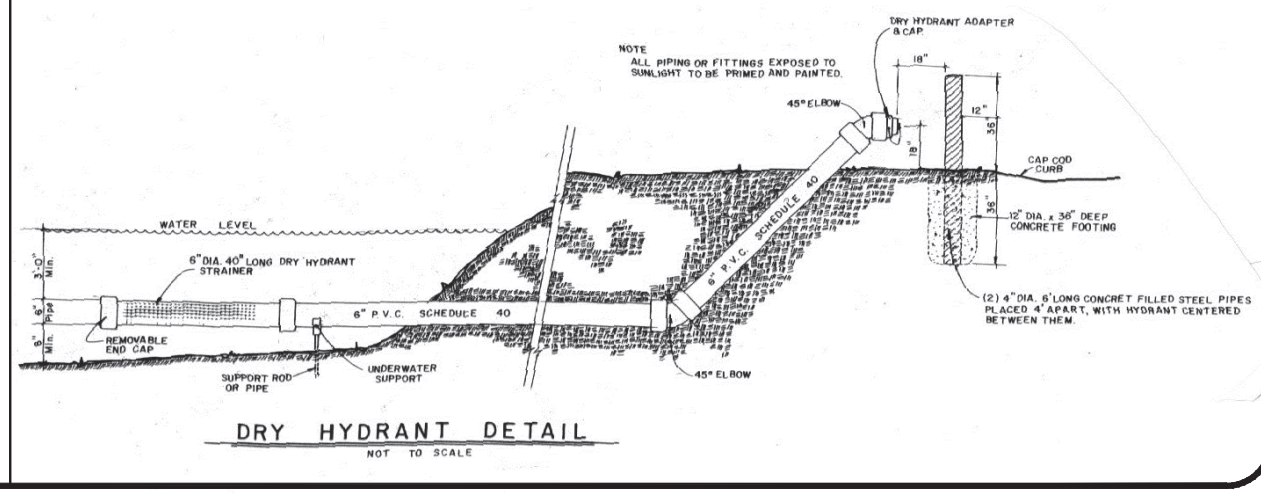
NOTES:
1. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF WATER METER PIT PRIOR TO WATERMAIN CONSTRUCTION. SHOP DRAWINGS TO BE APPROVED BY NEWPORT WATER DEPT. PRIOR TO INSTALLATION.
2. METER MODEL AND SIZE TO BE DETERMINED BY NEWPORT WATER DEPT.
3. FINAL DESIGN SUBJECT TO REVIEW AND APPROVAL BY NEWPORT WATER DEPT.
4. CONTRACTOR TO PROVIDE POWER AND TELEPHONE SERVICE TO HEATED ENCLOSURE.



Schematic Heated Enclosure For Water Meter & Backflow
NOT TO SCALE



DRAWN BY: J. DUNLAN CHECKED BY: K. MASON - NO SCALE - APRIL 20, 2011	CITY OF NEWPORT DEPARTMENT OF UTILITIES	DETAIL TYPICAL HYDRANT AND VALVE



DRY HYDRANT DETAIL
NOT TO SCALE

DiPrete Engineering
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KEVIN DEMERS
No. 8567
REGISTERED PROFESSIONAL ENGINEER
CIVIL

This regulatory submission set shall not be used for construction purposes unless stamped 'Issued for Construction' and signed by a DiPrete Engineering representative.

The contractor is responsible for all of the means, methods, safety precautions and requirements, and shall be responsible for compliance in the implementation of this plan and design.

No.	Date	Description	By:
A	6-28-2021	Located DPE Pipes	K.J.D.
12	7-12-2021	Located DPE Pipes	B.E.G.
11	7-12-2021	Located DPE Revisions	K.J.D.
10	11-03-2020	ASBM and DPE Revisions	S.O.M.
9	9-28-2020	RIDOT and DPE Revisions	S.O.M.
8	9-28-2020	RIDOT and DPE Revisions	S.O.M.
7	4-22-2020	DPE Revisions	D.M.M.
6	3-10-2020	Wetland Boundary Determination Submission	D.M.M.
5	11-01-2019	Located DPE Pipes	K.J.D.
4	08-05-2019	Located DPE Revisions	K.J.D.
3	08-02-2019	Located DPE Pipes and Updates	K.J.D.
2	07-26-2019	Wetland Boundary Revisions	K.J.D.

Design By: C.A.D.
Drawn By: P.A.A.

Detail Sheet-3

Newport National West Course

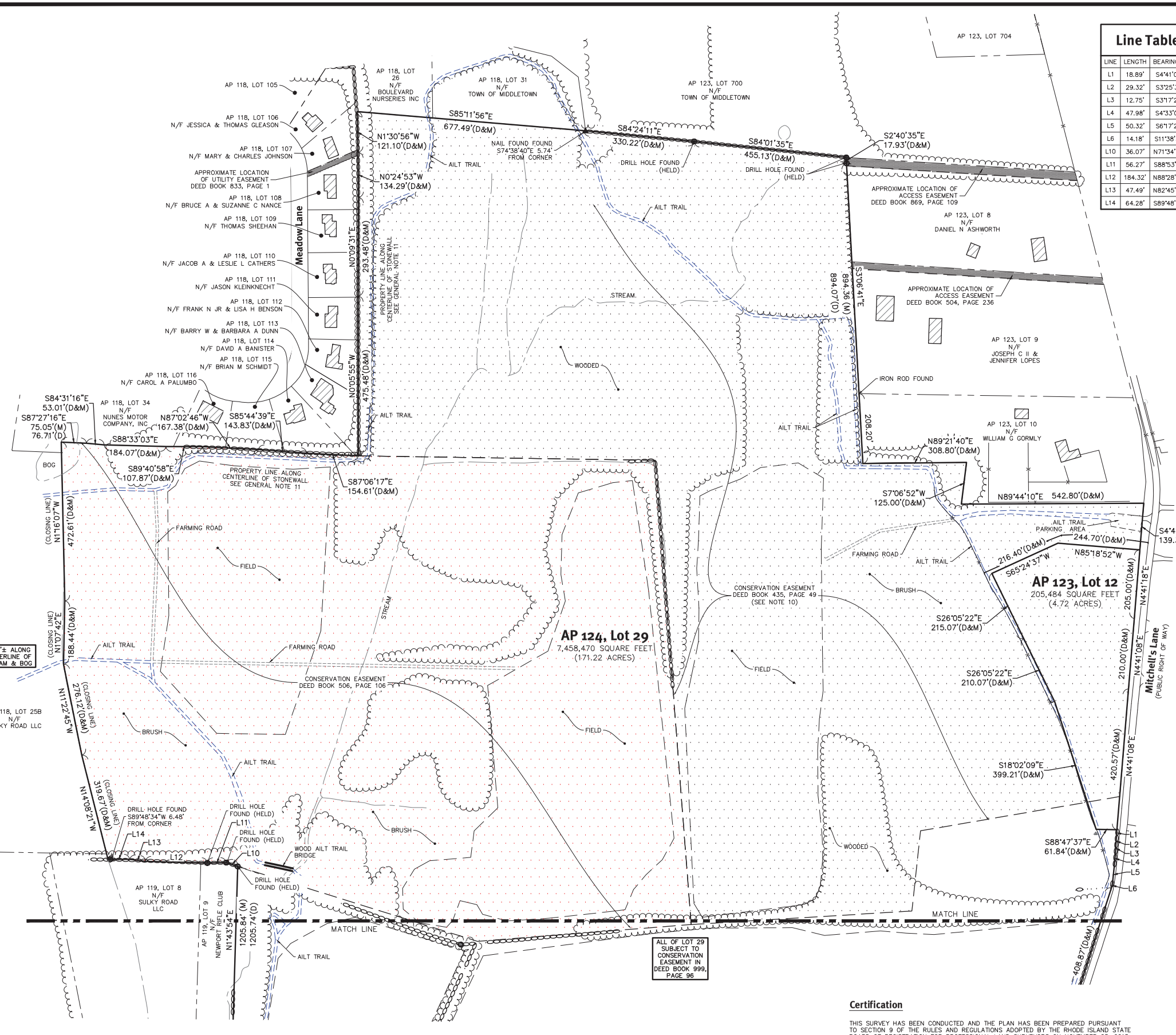
Assessor's Plat 22a, Lot 29
Middletown, Rhode Island

Applicant
Newport National Real Estate, LLC
John Perten c/o Combined Properties, Inc.
295 Canal Street #500, Malden, MA 02148

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SHEET 12 OF 14

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Line Table

LINE	LENGTH	BEARING
L1	18.89'	S4°41'08"W
L2	29.32'	S3°25'31"W
L3	12.75'	S3°17'28"W
L4	47.98'	S4°33'07"W
L5	50.32'	S6°17'27"W
L6	14.18'	S11°38'31"W
L10	36.07'	N71°34'54"W
L11	56.27'	S88°53'31"W
L12	184.32'	N88°28'08"W
L13	47.49'	N82°45'48"W
L14	64.28'	S89°48'34"W

Locus Map Not To Scale

Legend

NOT ALL ITEMS SHOWN WILL APPEAR ON THE SURVEY

BUILDING
AP — ASSESSOR'S PLAT
N/F — NOW OR FORMERLY
(D) — DEED
(M) — MEASURED
(CA) — CHORD ANGLE
HC — HANDICAPPED
PROPERTY LINE
ASSESSORS LINE
TREELINE
GUARDRAIL
FENCE
RETAINING WALL
STONE WALL
-2- MINOR CONTOUR LINE
10 MAJOR CONTOUR LINE
W WATER LINE
S SEWER LINE
SFM SEWER FORCE MAIN
G GAS LINE
E ELECTRIC LINE
OHW OVERHEAD WIRES
D DRAINAGE LINE

NAIL FOUND/SET
DRILL HOLE FOUND/SET
IRON ROD/PIPE FOUND/SET
BOUND FOUND/SET
SIGN
BOLLARD
SOIL EVALUATION
CB CATCH BASIN
DCB DOUBLE CATCH BASIN
DMH DRAINAGE MANHOLE
FES FLARED END SECTION
GUY POLE
EMH ELECTRIC MANHOLE/HANDHOLE
UP UTILITY/POWER POLE
LIGHTPOST
SMH SEWER/SEPTIC MANHOLE
SEWER VALVE
CLEANOUT
HYDRANT
IRRIGATION VALVE
WATER VALVE
WELL
MONITORING WELL
UNKNOWN MANHOLE
GAS VALVE
B-1 WETLAND FLAG
BENCH MARK
SHRUB
TREE

General Notes

1. THE PARCELS ARE FOUND ON ASSESSOR'S PLAT 123, LOT 12 AND ASSESSOR'S PLAT 124, LOT 5 AND 29 IN THE TOWN OF MIDDLETOWN, BRISTOL COUNTY, RHODE ISLAND.
2. THE OWNER PER DEED BOOK 1462, PAGE 104 IS MR4A–JV.
3. BASED ON GRAPHICAL PLOTTING ONLY, THE PARCELS ARE LOCATED IN ZONE X PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 44005C0094H, DATED APRIL 5, 2010 26. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
4. THE ASSESSOR'S PLAT 123, LOT 12 IS ZONED R–60 BASED ON THE TOWN OF MIDDLETOWN'S ZONING MAP. ANY OVERLAY DISTRICTS, SPECIAL PERMITS OR VARIANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
5. THE ASSESSOR'S PLAT 124, LOT 5 IS ZONED R–60 BASED ON THE TOWN OF MIDDLETOWN'S ZONING MAP. ANY OVERLAY DISTRICTS, SPECIAL PERMITS OR VARIANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
6. THE ASSESSOR'S PLAT 124, LOT 29 IS ZONED OS BASED ON THE TOWN OF MIDDLETOWN'S ZONING MAP. ANY OVERLAY DISTRICTS, SPECIAL PERMITS OR VARIANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
7. THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
8. FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING BETWEEN MARCH 10–18, 2020. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
9. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR ANY UNKNOWN OR UNRECORDED EASEMENTS, DEEDS OR CLAIMS THAT A TITLE REPORT WOULD DISCLOSE.
10. LOCATION OF CONSERVATION EASEMENT IN DEED BOOK 435, PAGE 49 SUPERSEDED BY LOCATION IN DEED BOOK 999, PAGE 96. ALL OF LOT 29 IS SUBJECT TO CONSERVATION EASEMENT AS LISTED IN DEED BOOK 999, PAGE 96.
11. 20 EASEMENT CALLED FOR IN DEED BOOK 457, PAGE 10 & CORRECTIVE DEED 464. PAGE 27 NOT LOCATED ON SUBJECT PROPERTY.
12. PROPERTY LINES IN THIS AREA RUNS ALONG CENTER OF STONEWALL, THE WRITTEN DESCRIPTION OF THE COURSES ALONG SAID STONEWALL DIFFERS BETWEEN THE SUBDIVISIONS OF THE SPACE ADJOINING LOTS. (SEE PLAN REFERENCES 1 AND 2). WHILE THESE DIFFERENT MATHEMATICAL DESCRIPTIONS OF THE COURSE BETWEEN THE SUBDIVISIONS CREATE GAP AND GORES IN THE GEOMETRY, THERE IS NO GAP OR GORES BETWEEN THE LOTS AS THE STONEWALL IS CONTINUOUS AND BOTH DESCRIPTIONS INTEND TO DESCRIBE THE SAME PHYSICAL MONUMENT.
13. A CLOSING LINE IS AN ARBITRARY SURVEY LINE USED FOR COMPUTATIONAL PURPOSES ONLY AND IS NOT TO BE MISINTERPRETED AS A PROPERTY LINE.

Plan References:

1. ADMINISTRATIVE SUBDIVISION, AP 124. LOT 29; AP 118, LOT 132, MITCHELL'S LANE, EAST MAIN ROAD AND WYATT ROAD MIDDLETOWN, RI" PLAN BY NORTHEAST ENGINEERS AND CONSULTANTS, INC. DATED JULY 25, 2006. PLAN 2006–27.
2. EAST MEADOW SUBDIVISION PLAN– SITE PLAN. PLAN BY BOARDMAN ASSOCIATES. DATED SEPTEMBER 1987, PLAN XX, PAGE 84–87.
3. SUBDIVISION PLAN, WYATT AND MITCHELL'S LANE, PLAN BY NARRAGANSETT ENGINEERING, INC. DATED MARCH 14, 1991, PLAT BOOK 13, PAGE 17

Certification

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF SURVEY	MEASUREMENT SPECIFICATION
PERIMETER BOUNDARY SURVEY	CLASS I

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: PERIMETER RETRACEMENT PERFORMED BY DIPRETE ENGINEERING.

ROBERT G. BABCOCK
No. 2504
PROFESSIONAL LAND SURVEYOR

6/4/20

ROBERT G. BABCOCK, RIPLS #2504, COA #LS.000A160

Scale: 1"=150'
0 75' 150' 300'

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DiPrete Engineering
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tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com
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No.	Date	Description	By
2	6/4/20	Title	MTI
1	4/24/20	Additional Easements	MTI
0	3/26/20	Issued for Review	MTI

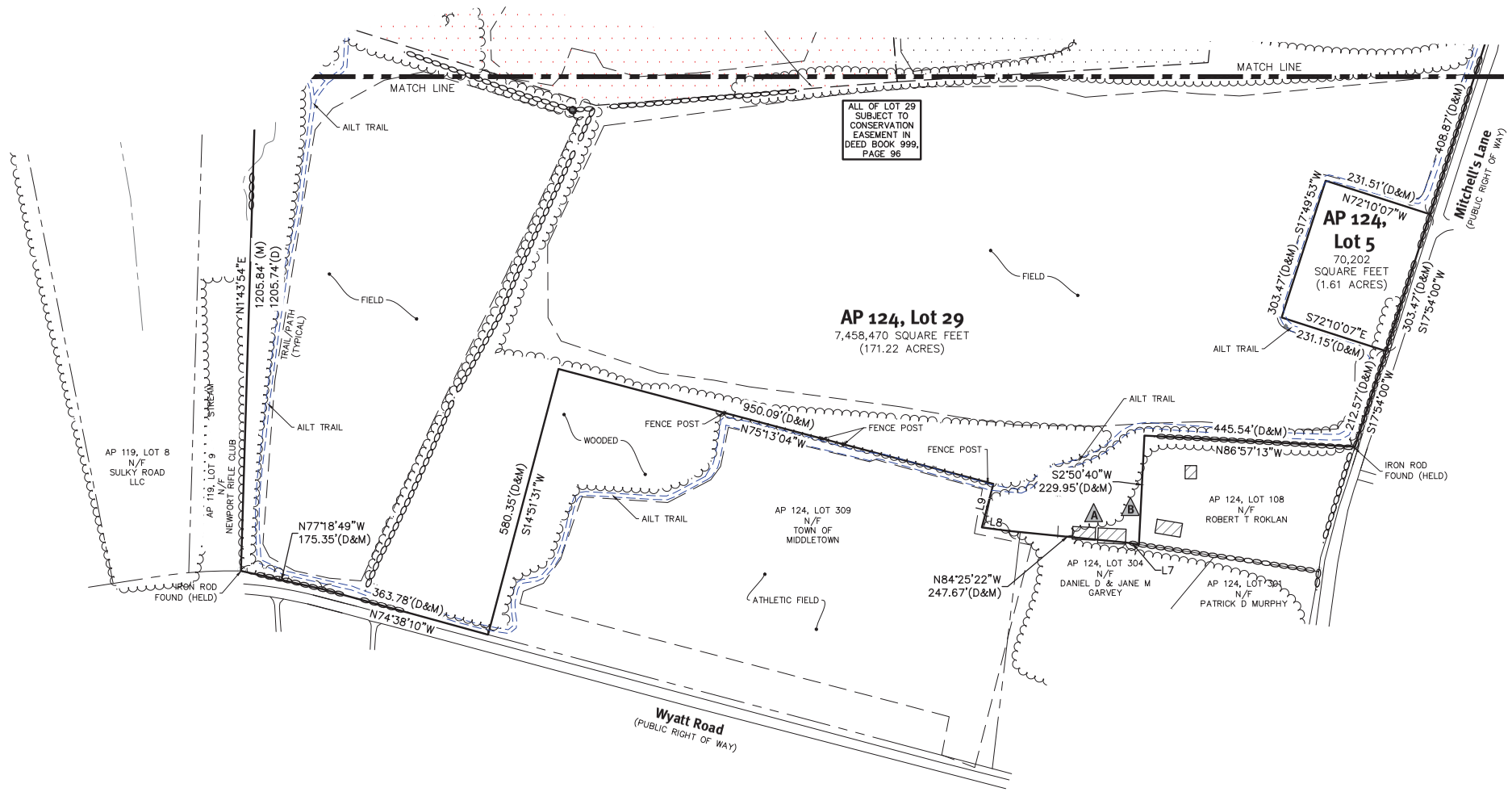
Drawn By: MTI

Boundary Survey
Newport National West Course
Middletown, Rhode Island

Client
Combined Properties, Inc
295 Canal Street #500
Malden, Massachusetts 02148

DE Job No: 2569-001 Copyright 2020 by DiPrete Engineering Associates, Inc.

SHEET 13 OF 14



Scale: 1"=150'

0 75' 150' 300'

List of Possible Encroachments:

A BUILDINGS OVER PROPERTY LINE (UNKNOWN OWNERSHIP OF BUILDINGS)

B LAND IN USE BY LOT 108

Certification

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF SURVEY	MEASUREMENT SPECIFICATION
PERIMETER BOUNDARY SURVEY	CLASS I

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: PERIMETER RETRACEMENT PERFORMED BY DIPRETE ENGINEERING.

ROBERT G. BABCOCK
No. 2504
PROFESSIONAL LAND SURVEYOR

6/9/20

ROBERT G. BABCOCK, RIPLS #2504, COA #L.S.000A160

No.	Date	Description	By:
1	4/22/20	Title	MT
2	6/2/20	Additional Easements	MT
3	6/9/20	Boundary Survey	MT

Drawn By: MT

DiPrete Engineering
Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com
Boston • Providence • Newport

Boundary Survey

Newport National West Course

Middletown, Rhode Island

Client
Combined Properties, Inc
250 Canal Street #500
Malden, Massachusetts 02148

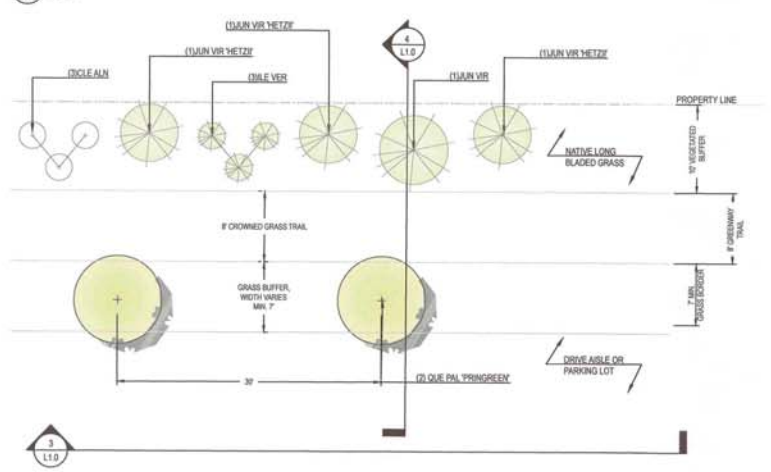
DE Job No: 2569.001

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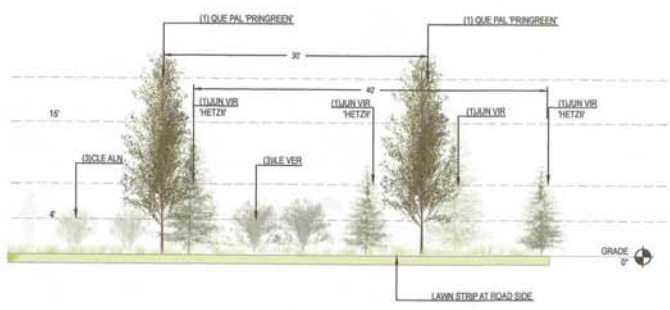
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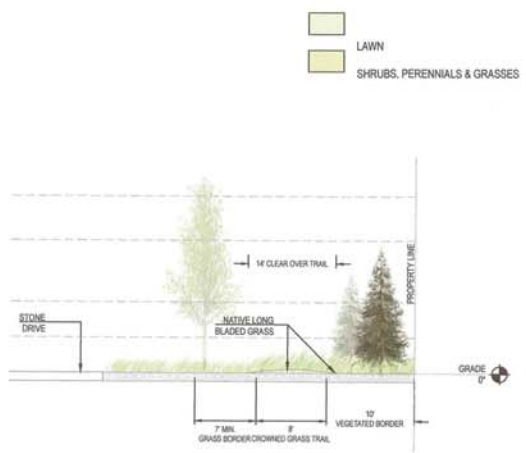
1 L1.0 LAYOUT PLAN
SCALE 1:50



2 L1.0 BRIDLE PATH PLAN - ENLARGEMENT
SCALE 1:10



3 L1.0 BRIDLE PATH ELEVATION
SCALE 1:10



4 L1.0 BRIDLE PATH SECTION
SCALE 1:10

PLANTING NOTES

1. LANDSCAPE CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID TO BECOME COMPLETELY FAMILIAR WITH SITE CONDITIONS.
2. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
3. CONTRACTOR TO VERIFY ALL UTILITIES ON PROPERTY AND TO PROTECT ALL UTILITIES DURING EXCAVATION.
4. IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER OF PLANTS SHOWN IN THE PLANT LIST, THE NUMBER OF PLANTS SHOWN ON THE LIST WILL TAKE PRECEDENCE.
5. ALL CONTAINER MATERIAL TO BE GROWN IN CONTAINER A MINIMUM OF SIX MONTHS.
6. ALL MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ACCORDING TO THE AMERICAN ASSOCIATION OF NURSERYMEN.
7. CONTRACTOR SHALL REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
8. CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM TIME OF PROVISIONAL ACCEPTANCE.
9. ALL PROPOSED PLANTS SHALL BE LOCATED CAREFULLY AS SHOWN ON THE PLANS AND THE PLACEMENT SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE THE INSTALLATION.
10. ALL DISTURBED AREAS NOT TO BE PAVED OR PLANTED SHALL BE LOAMED AND SEEDED AS SHOWN. SEE SPECIFICATIONS FOR SOIL PREPARATION AND SEED MIX.
11. TWO INCH (2") DEEP, FINELY SHREDDED BARK MULCH WILL BE INSTALLED AROUND ALL TREES AND SHRUBS THAT ARE ISOLATED FROM GROUNDCOVER AREAS AND GENERAL SHRUB MASSES.
12. ALL PLANT MATERIAL SHALL BE INSPECTED BY THE LANDSCAPE ARCHITECT ON SITE PRIOR TO INSTALLATION. THE LANDSCAPE ARCHITECT WILL TAG ALL TREES AT THE NURSERY AND INSPECT THEM AFTER DELIVERY TO THE SITE. SEE SPECIFICATIONS FOR TAGGING, INSPECTION, AND ACCEPTANCE OF PLANT MATERIAL.
13. LANDSCAPE ARCHITECT SHALL CONFIRM PLANT LIST AND APPROVE SUBSTITUTIONS OF PLANT VARIETIES PRIOR TO ORDERING OF MATERIAL.
14. SOIL MIX: 1/3 PEAT MOSS, 1/3 SCREENED LOAM, 1/3 DEHYDRATED MANURE.
15. THE OWNER RESERVES THE RIGHT TO SUBSTITUTE PLANT SELECTIONS WITH PLANTS OF SIMILAR CHARACTERISTICS IF THE SPECIFIED PLANTS ARE NOT AVAILABLE IN ACCEPTABLE QUANTITIES OR CONDITIONS.

LANDSCAPE REQUIREMENTS

1. REQUIRED MINIMUM LANDSCAPED AREA TO BE 25% OF PROPERTY.
2. REQUIRED 10' LANDSCAPED BUFFER ALONG PROPERTY LINES, 20' ALONG PROPERTY LINES ABUTTING RESIDENTIAL USE.
3. 10' LANDSCAPE BUFFER BETWEEN BUILDING AND PARKING LOT.
4. 1 TREE TO BE PLANTED PER 5 PARKING SPACES. 242 TOTAL SPACES. 48 TREES REQUIRED. 73 PARKING LOT TREES PROVIDED.
5. STREET TREES TO BE PLANTED 30' MINIMUM ON CENTER

PROPOSED PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE
SHADE TREES				
ACE RUB	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	8	4" CALIPER
QUE PAL	QUERCUS PALUSTRIS 'GREEN PILLAR'	PIN OAK	44	4" CALIPER
FLOWERING TREES				
AME CAN	AMELANCHIER CANADENSIS 'AUTUMN BRILLIANCE'	SERVICEBERRY	3	8/10' B&B
EVERGREENS				
CRY JAP	CRYPTOMERIA JAPONICA 'YOSHINO'	YOSHINO JAPANESE CEDAR	16	7/8' B&B
JUN HET	JUNIPERUS CHIN. 'HETZ COLUMNARIS'	HETZ JUNIPER	76	6/7' B&B
JUN VIR	JUNIPERUS VIRGINIANA 'EMERALD SENTINEL'	EASTERN RED CEDAR	49	6/7' B&B
PIN HEL	PINUS HELDREICHII	BOSNIAN PINE	9	8/10' B&B
		TOTAL TREES	191	

0 50 100 250 N

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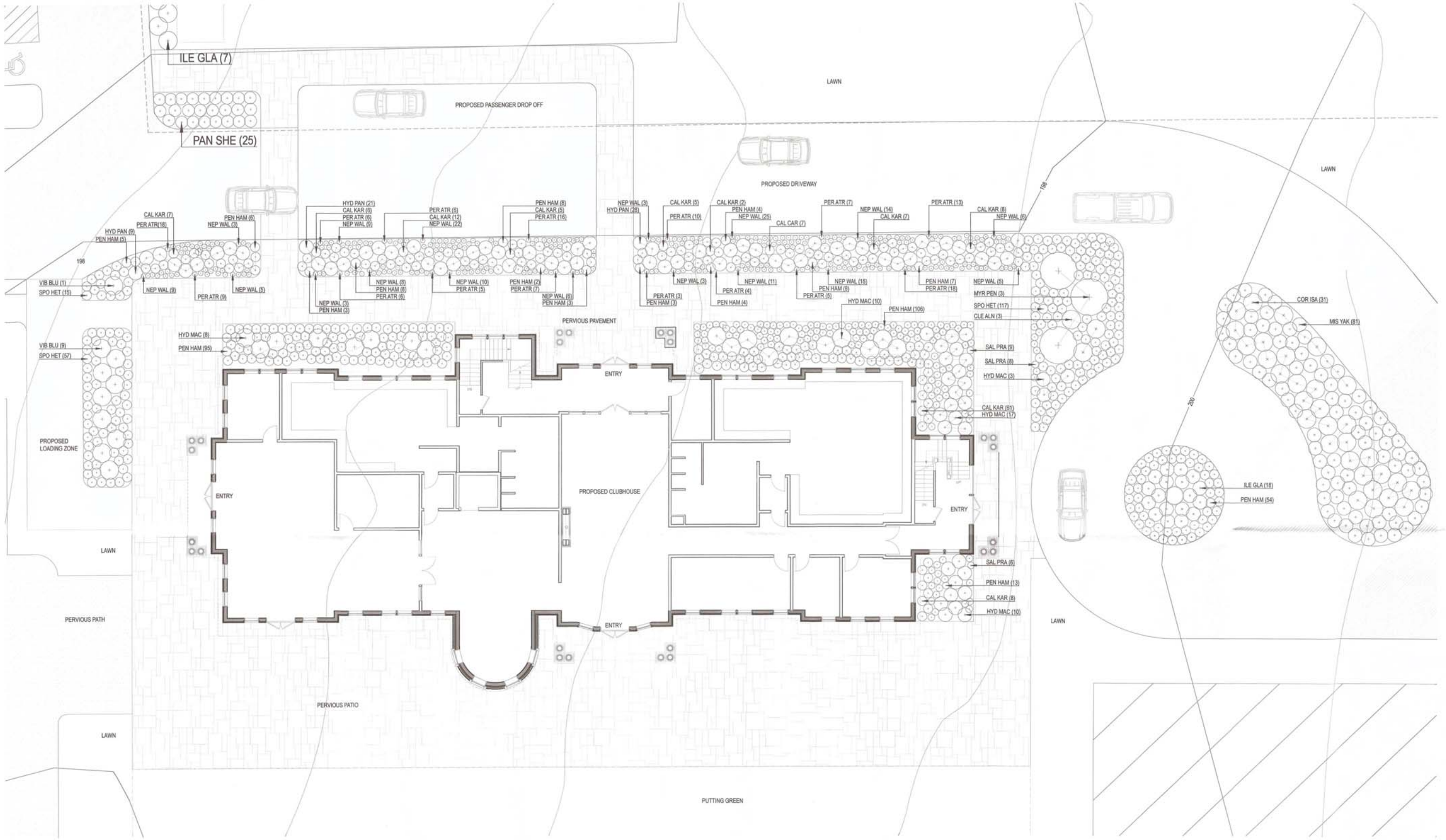
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PERMIT SET

LAYOUT PLAN

L1.0



PLANTING NOTES

1. LANDSCAPE CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID TO BECOME COMPLETELY FAMILIAR WITH SITE CONDITIONS.
2. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
3. CONTRACTOR TO VERIFY ALL UTILITIES ON PROPERTY AND TO PROTECT ALL UTILITIES DURING EXCAVATION.
4. IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER OF PLANTS SHOWN IN THE PLANT LIST, THE NUMBER OF PLANTS SHOWN ON THE LIST WILL TAKE PRECEDENCE.
5. ALL CONTAINER MATERIAL TO BE GROWN IN CONTAINER A MINIMUM OF SIX MONTHS.
6. ALL MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ACCORDING TO THE AMERICAN ASSOCIATION OF NURSERYMEN.
7. CONTRACTOR SHALL REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
8. CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM TIME OF PROVISIONAL ACCEPTANCE.
9. ALL PROPOSED PLANTS SHALL BE LOCATED CAREFULLY AS SHOWN ON THE PLANS AND THE PLACEMENT SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE THE INSTALLATION.
10. ALL DISTURBED AREAS NOT TO BE PAVED OR PLANTED SHALL BE LOAMED AND SEEDED AS SHOWN. SEE SPECIFICATIONS FOR SOIL PREPARATION AND SEED MIX.
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PROPOSED PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE
SHRUBS				
CLE ALN	CLETHRA ALNIFOLIA	SUMMERSWEET	3	5 GAL. CONT.
COR ISA	CORNUS SERICEA 'ISANTI'	ISANTI RED-OSIER DOGWOOD	30	5 GAL. CONT.
HYD MAC	HYDRANGEA MACROPHYLLA	HYDRANGEA	48	5 GAL. CONT.
HYD PAN	HYDRANGEA PANICULATA SPP.	DWARF PANICLE HYDRANGEA	58	5 GAL. CONT.
ILE SHA	ILEX GLABRA 'SHAMROCK'	INKBERRY	25	2.5/3' B&B
MYR PEN	MYRICA PENSYLVANICA	BAYBERRY	3	3/4' B&B
VIB BLU	VIBURNUM DENTATUM 'BLUE MUFFIN'	ARROWWOOD VIBURNUM	10	3/4' B&B
GRASSES, PERENNIALS, AND GROUNDCOVERS				
CAL KAR	CALAMAGROSTIS 'KARL FORESTER'	REED GRASS	108	1 GAL. CONT.
CAL CAR	SALVIA CARADONNA	CRADONNA SAGE	7	1 GAL. CONT.
MIS YAK	MISCANTHUS SINENSIS 'YAKUSHIMA'	DWARF MAIDEN GRASS	67	1 GAL. CONT.
NEP WAL	NEPETA 'WALKER'S LOW'	CATMINT	157	1 GAL. CONT.
PAN SHE	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	25	1 GAL. CONT.
PEN HAM	PENNISETUM ALOPECUROIDES 'HAMELN'	FOUNTAIN GRASS	285	1 GAL. CONT.
PER ATR	PEROVSKIA ATRIPLICIFOLIA 'LISSLITT'	RUSSIAN SAGE	133	1 GAL. CONT.
SAL PRA	SALVIA PRATENSIS	MEADOW SAGE	23	1 GAL. CONT.
SPO HET	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	247	1 GAL. CONT.

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NEWPORT NATIONAL GOLF CLUB

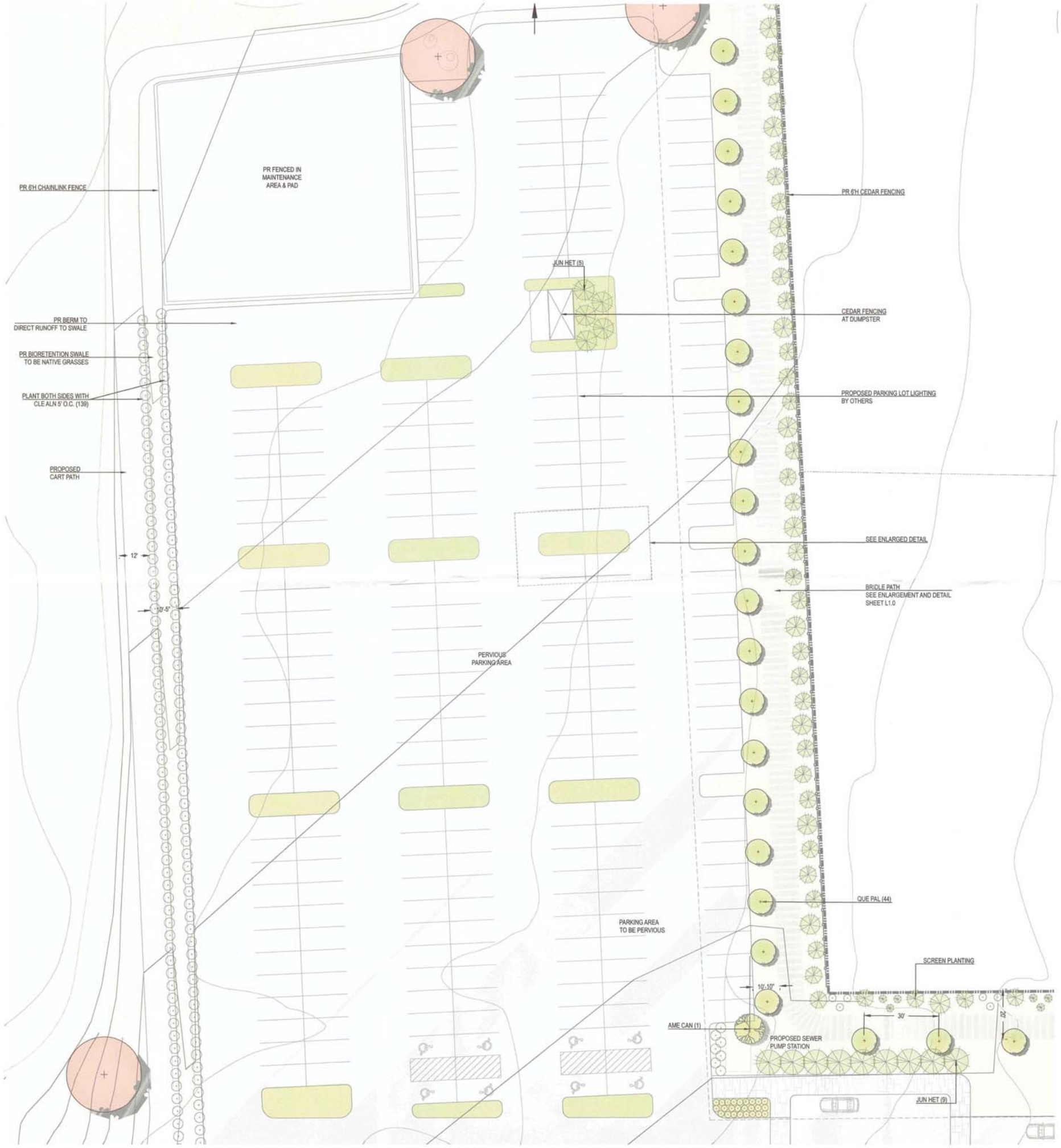
MITCHELL'S LANE
MIDDLETOWN, RI

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SCALE:	1"=10'-0"
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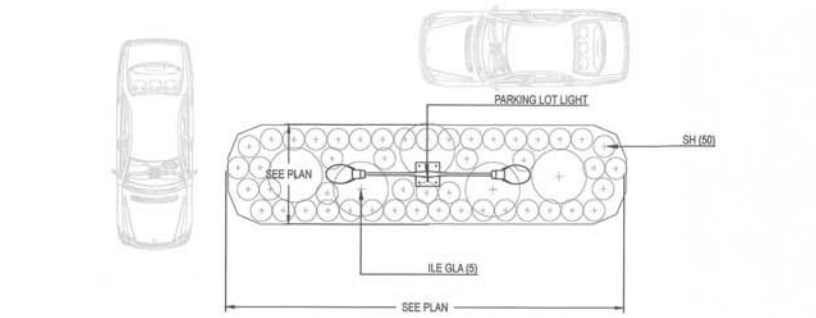
CLUB HOUSE ENLARGEMENT

L1.1

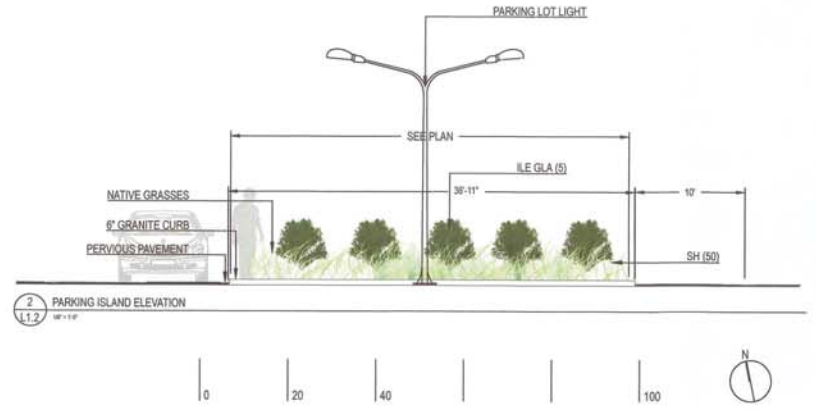


PROPOSED PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE
SHADE TREES				
ACE RUB	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	8	4" CALIPER
QUE PAL	QUERCUS PALUSTRIS 'GREEN PILLAR'	PIN OAK	44	4" CALIPER
FLOWERING TREES				
AME CAN	AMELANCHIER CANADENSIS 'AUTUMN BRILLANCE'	SERVICEBERRY	3	8/10' B&B
EVERGREENS				
CRY JAP	CRYPTOMERIA JAPONICA 'YOSHINO'	YOSHINO JAPANESE CEDAR	16	7/8' B&B
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JUN VIR	JUNIPERUS VIRGINIANA 'EMERALD SENTINEL'	EASTERN RED CEDAR	49	6/7' B&B
PIN HEL	PINUS HELDREICHII	BOSNIAN PINE	9	8/10' B&B
		TOTAL TREES	191	
SHRUBS				
CLE ALN	CLETHRA ALNIFOLIA	SUMMERSWEET	139	3 GAL. CONT.
ILE GLA	ILEX GLABRA 'SHAMROCK'	INKBERRY	55	5 GAL. CONT.
ILE VER	ILEX VERTICILLATA 'LITTLE GOBLIN'	WINTERBERRY	11	5 GAL. CONT
GRASSES AND GROUNDCOVERS				
SH	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	500	1 GAL.CONT.
	LAWN			



1 L1.2 PARKING ISLAND PLAN - ENLARGEMENT



2 L1.2 PARKING ISLAND ELEVATION

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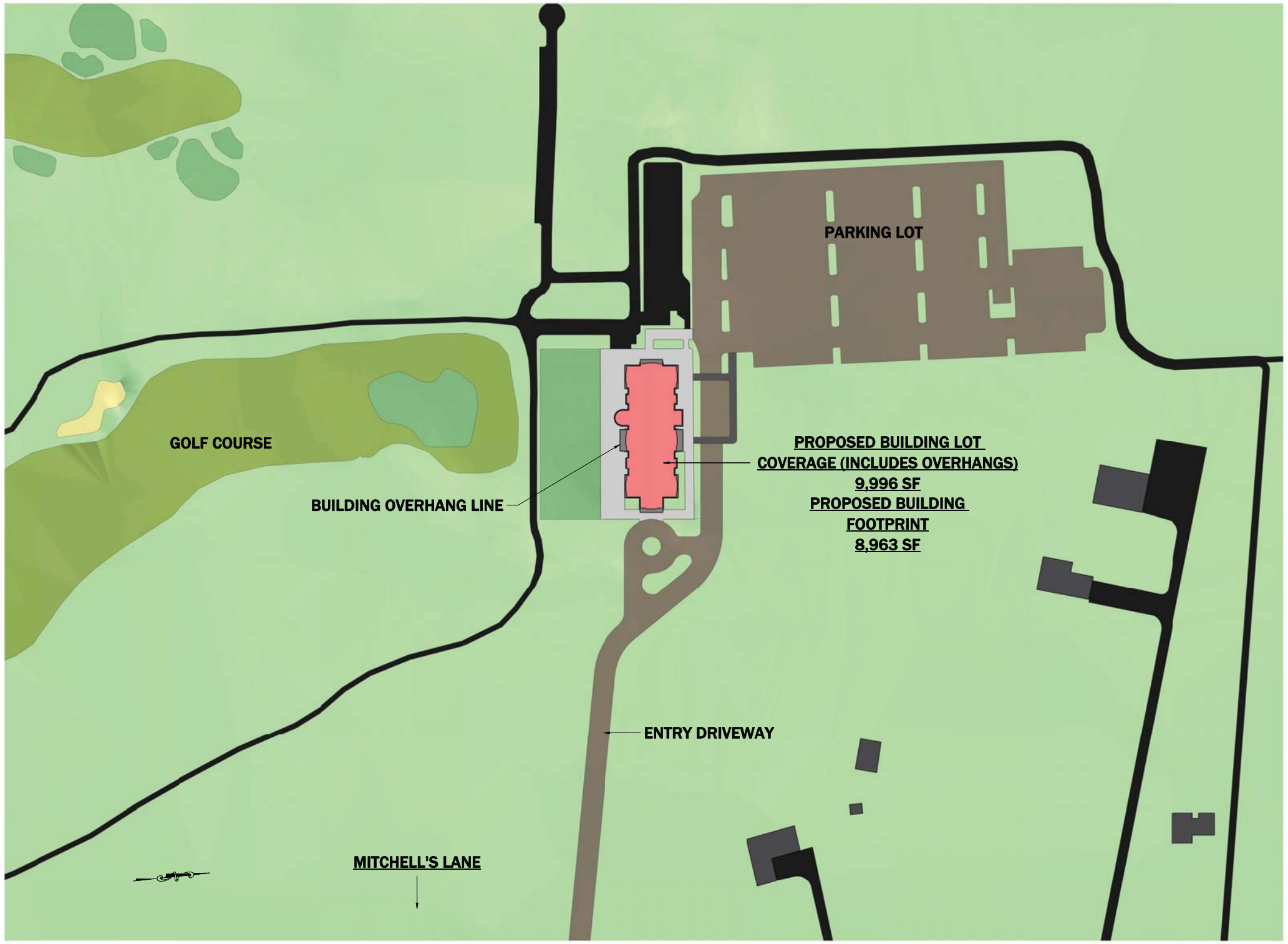
MITCHELL'S LANE
MIDDLETOWN, RI

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PARKING LOT ENLARGEMENT

L1.2



BUILDING FOOTPRINT DIAGRAM
1" = 50'-0"

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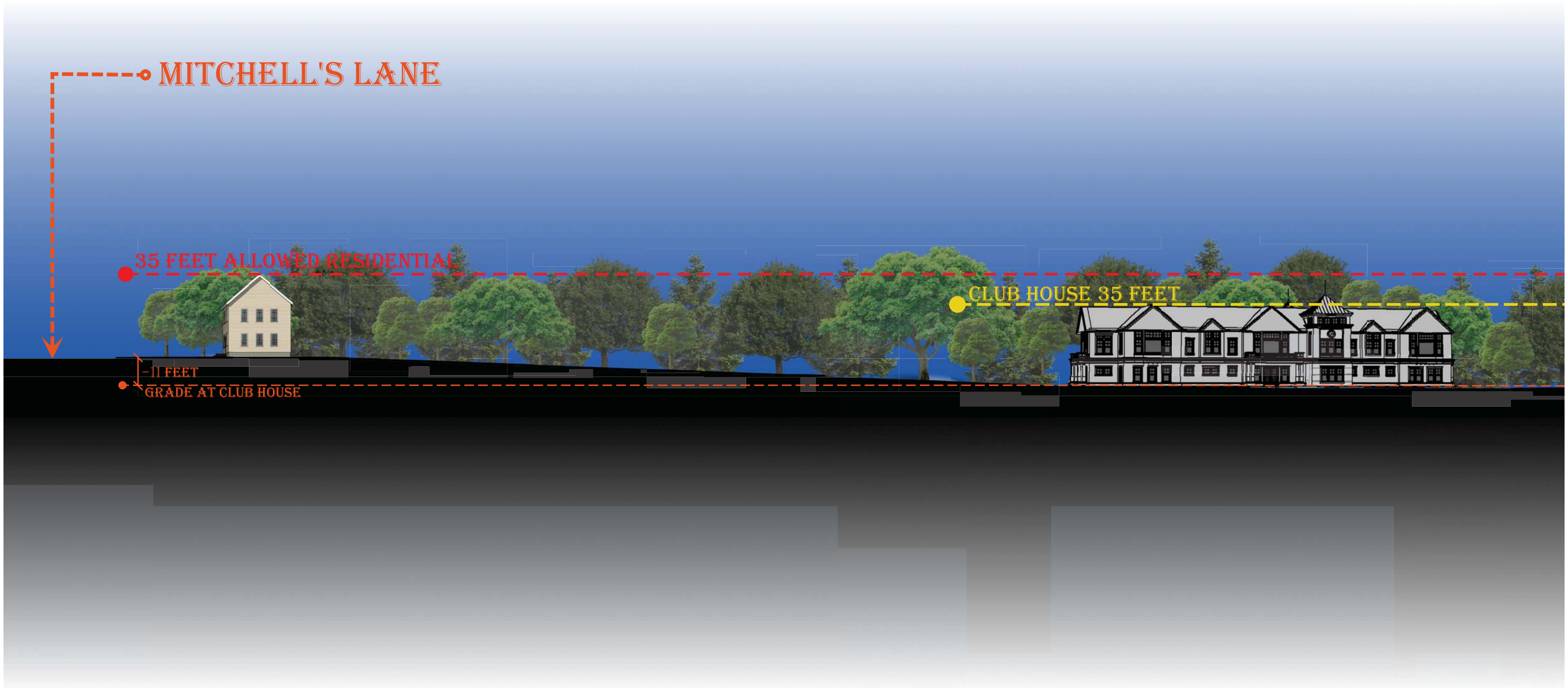
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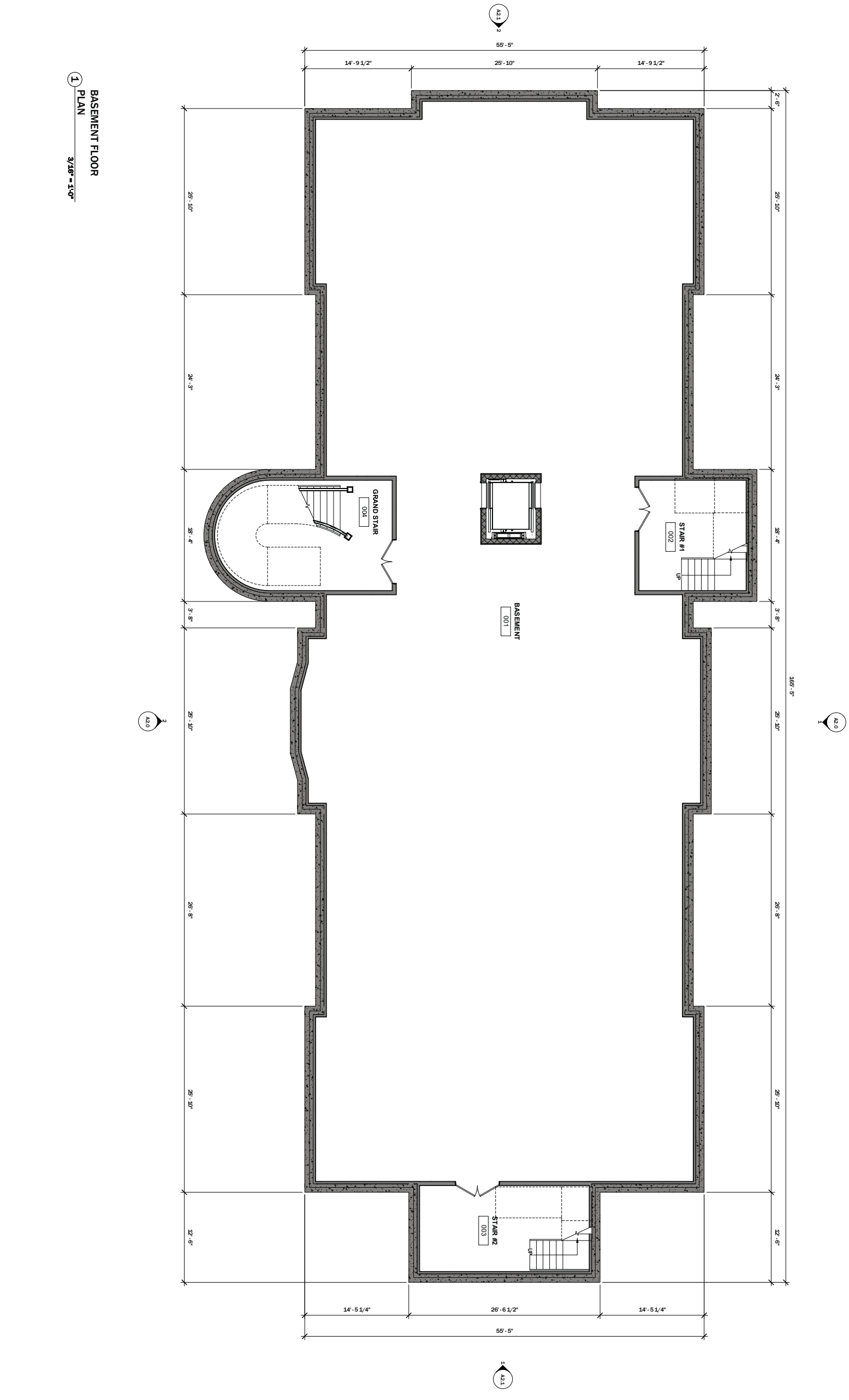
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NEWPORT NATIONAL GOLF CLUB SITE SECTION



1 BASEMENT FLOOR PLAN
3/16" = 1'-0"

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NEWPORT NATIONAL GOLF CLUBHOUSE

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DESCRIPTION: **BASEMENT FLOOR PLAN**

SCALE: **3/16" = 1'-0"**

DATE: **1/13/2021**

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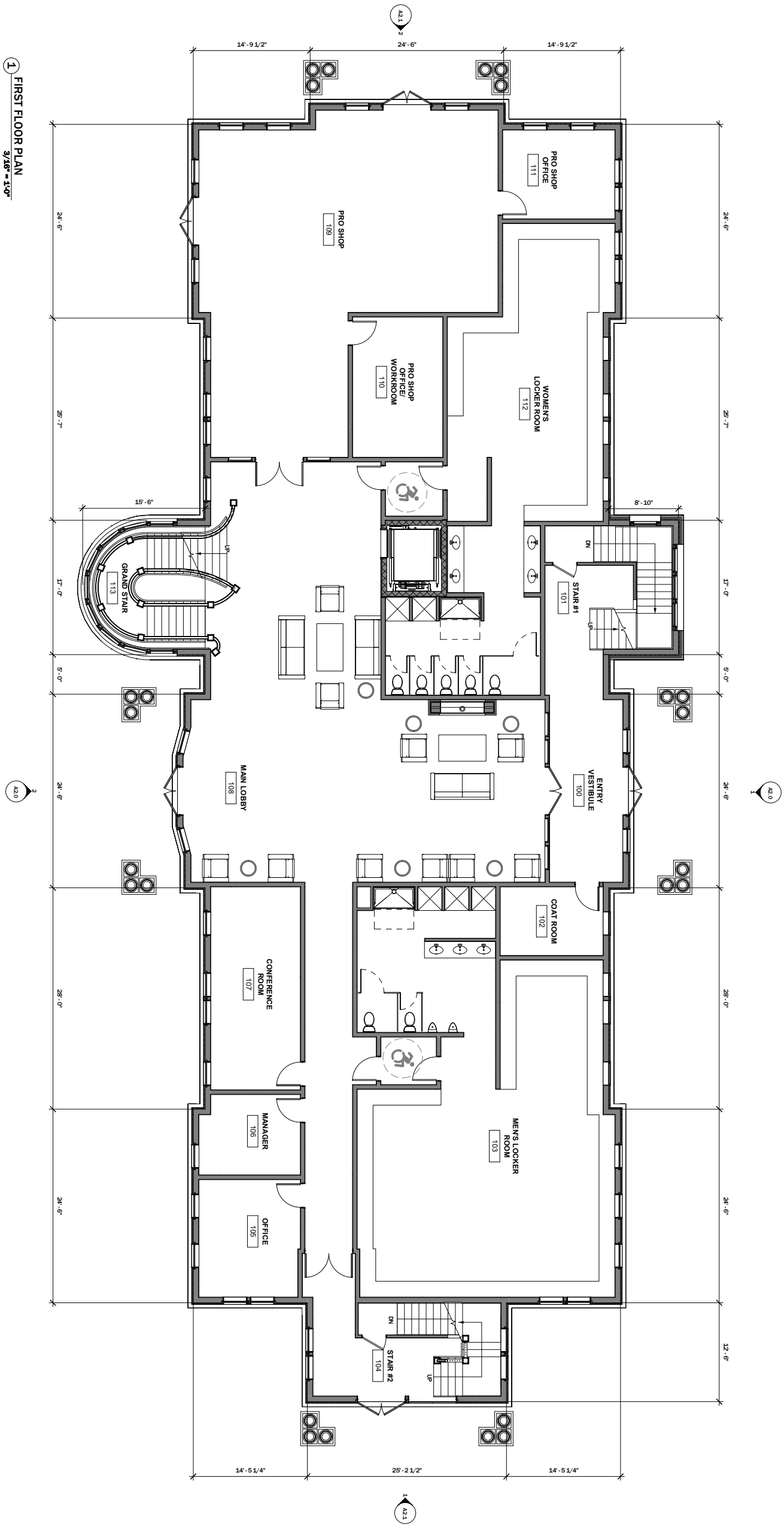
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1 FIRST FLOOR PLAN
3/16" = 1'-0"

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DATE: 1/13/2021

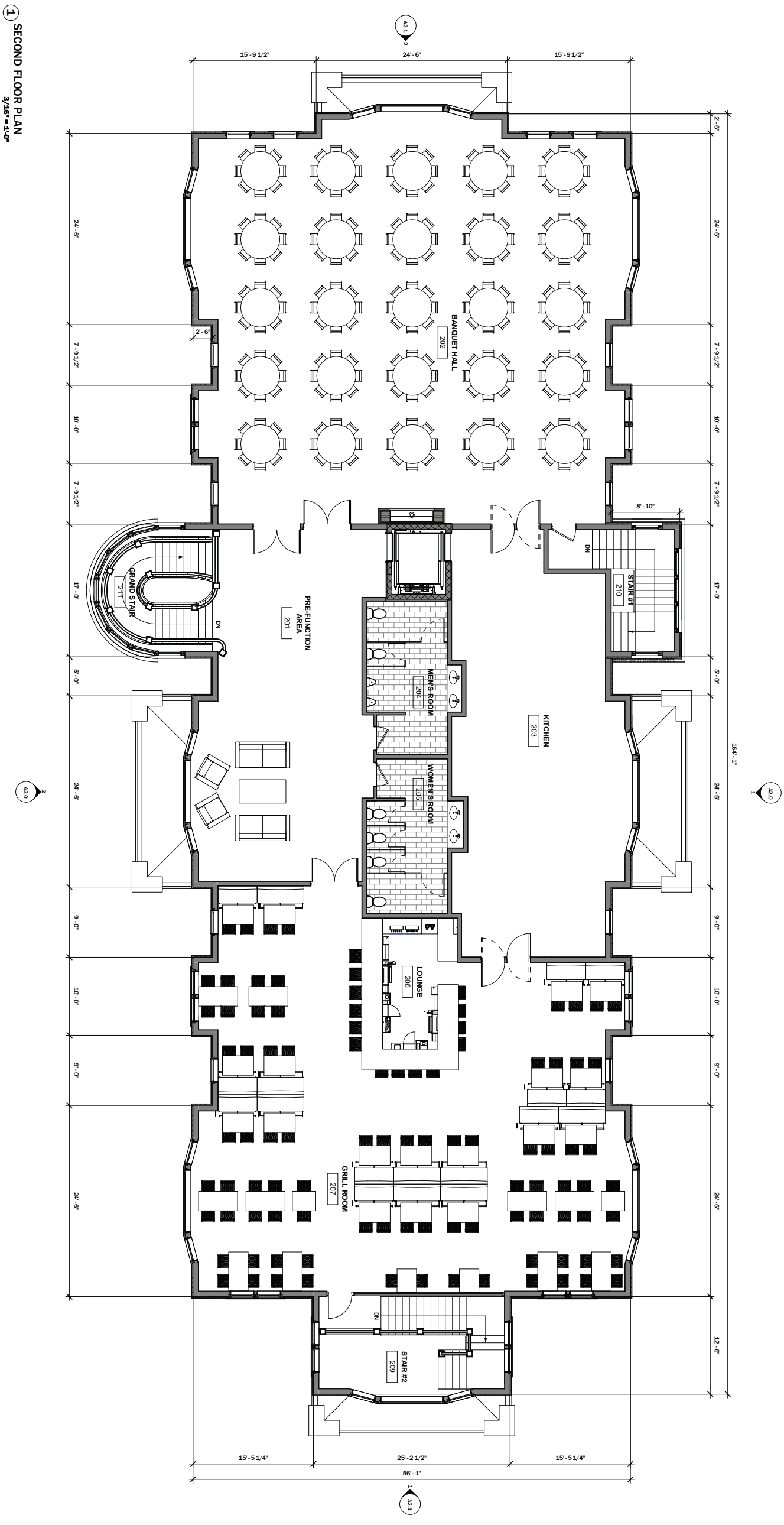
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1 SECOND FLOOR PLAN
3/16" = 1'-0"

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DESCRIPTION:
SECOND FLOOR PLAN

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DATE: **1/13/2021**

REVISION SCHEDULE

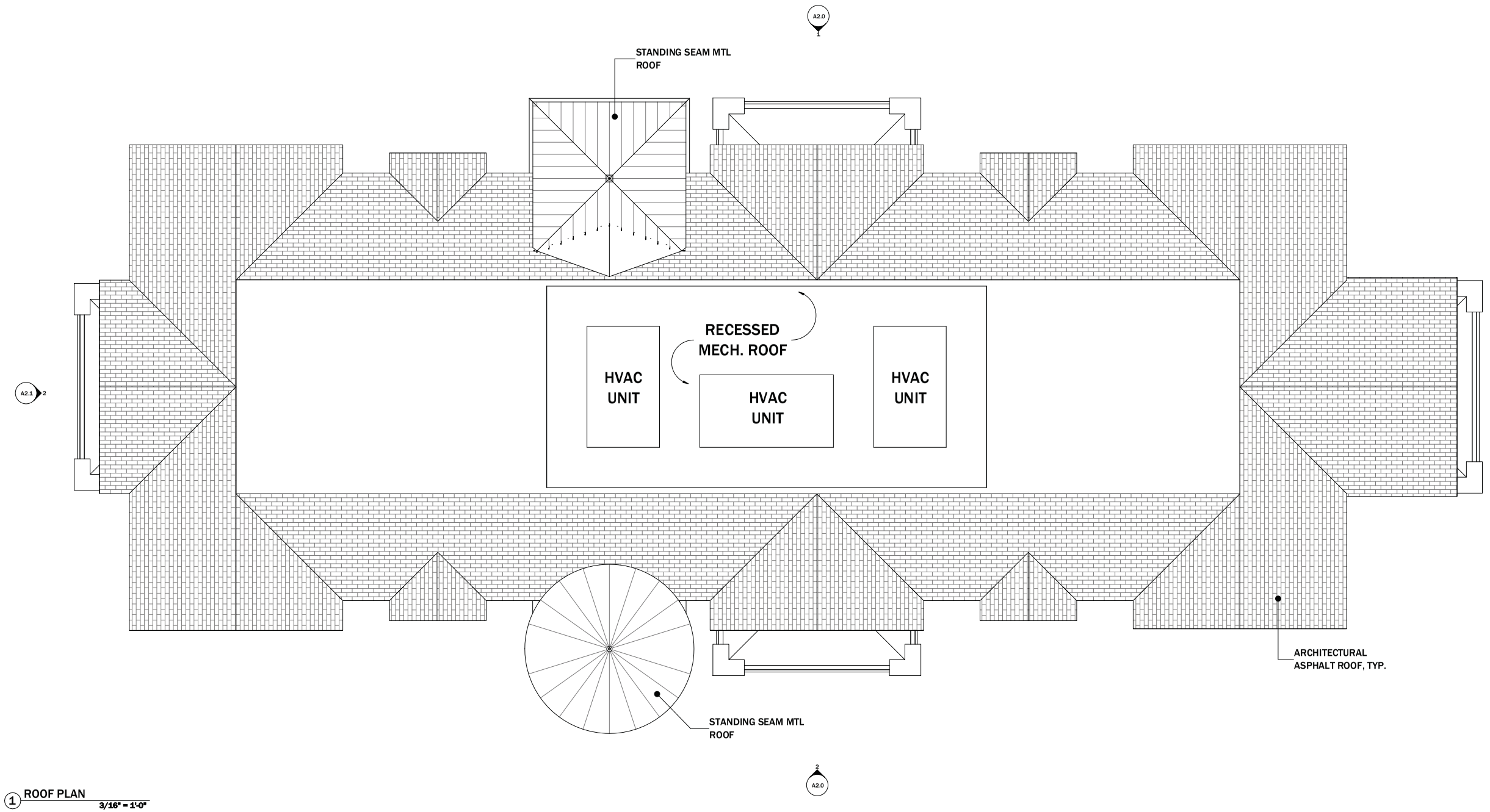
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1 ROOF PLAN
3/16" = 1'-0"

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1 NORTH ELEVATION
3/16" = 1'-0"



2 SOUTH ELEVATION
3/16" = 1'-0"

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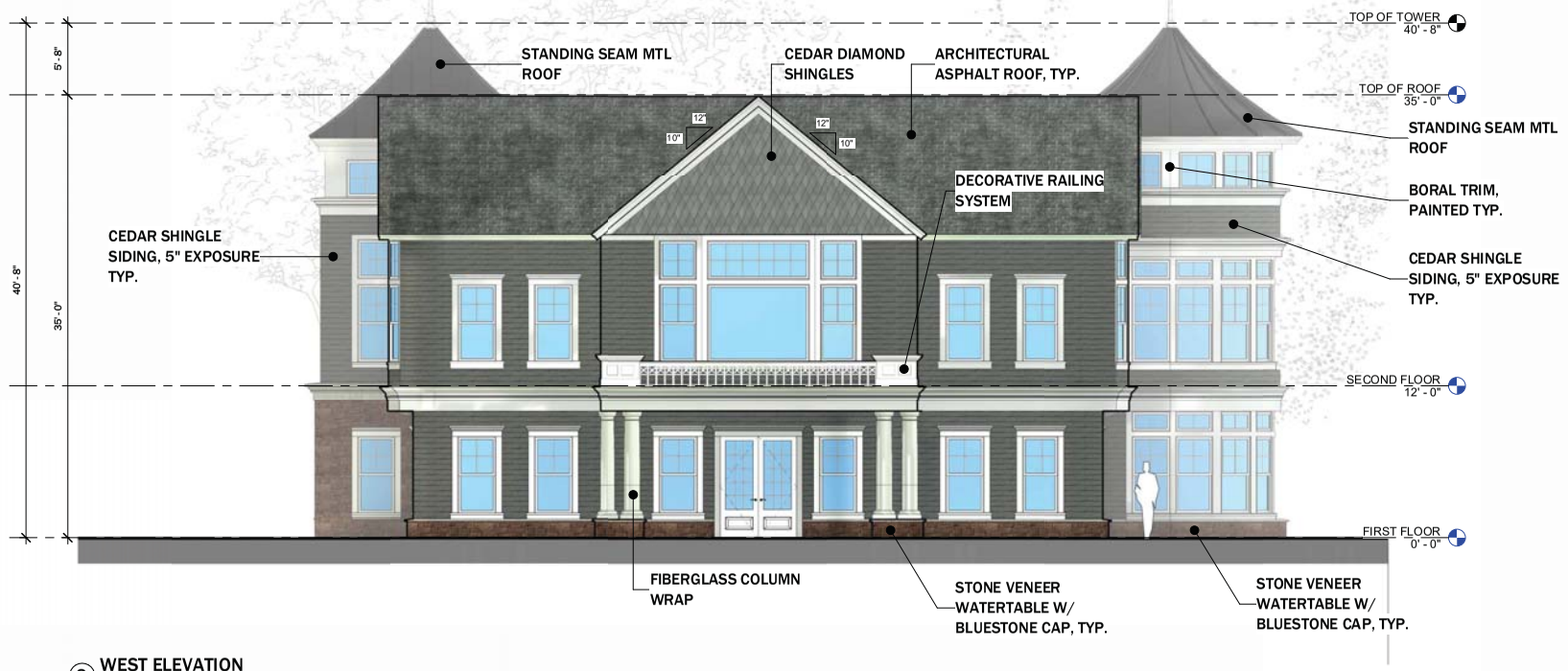
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1 EAST ELEVATION
3/16" = 1'-0"



2 WEST ELEVATION
3/16" = 1'-0"

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SCALE 1"=150'

NORTH

HILLS & FORREST
International Golf Course Architects

NEWPORT NATIONAL - 3RD NINE

MIDDLETOWN, RI

Sub-Consultant:

Revisions:

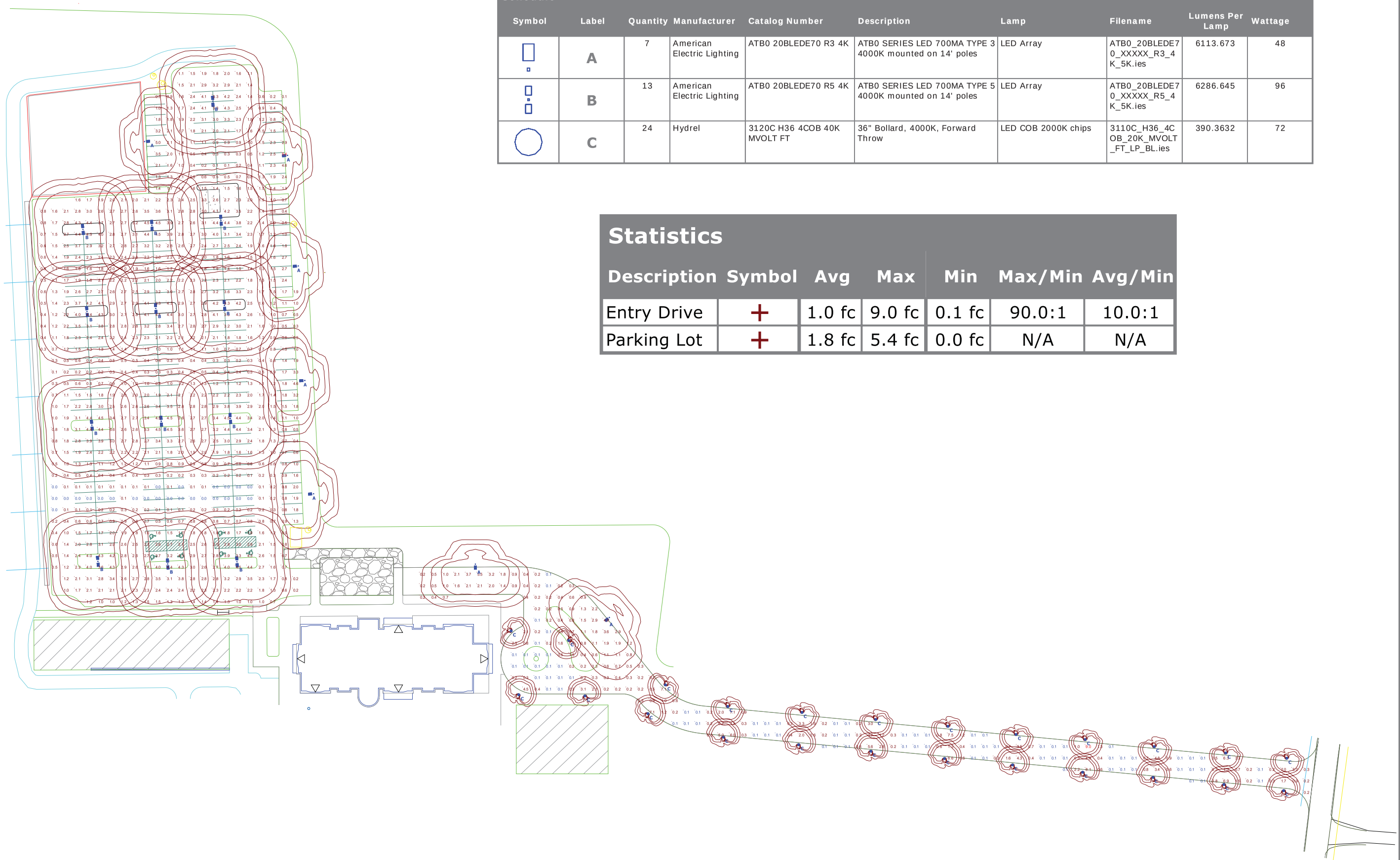
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LAYOUT
W/ FAIRWAY CLEARANCE

Sheet Number:
1

Scale: 1" = 100'

Project No.:

Date: FEB. 2021



Plan View
Scale - 1" = 40ft

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens Per Lamp	Wattage
	A	7	American Electric Lighting	ATB0 20BLEDE70 R3 4K	ATB0 SERIES LED 700MA TYPE 3 4000K mounted on 14' poles	LED Array	ATB0_20BLEDE70_XXXXX_R3_4K_5K.ies	6113.673	48
	B	13	American Electric Lighting	ATB0 20BLEDE70 R5 4K	ATB0 SERIES LED 700MA TYPE 5 4000K mounted on 14' poles	LED Array	ATB0_20BLEDE70_XXXXX_R5_4K_5K.ies	6286.645	96
	C	24	Hydrel	3120C H36 4COB 40K MVOLT FT	36" Bollard, 4000K, Forward Throw	LED COB 2000K chips	3110C_H36_4COB_20K_MVOLT_FT_LP_BL.ies	390.3632	72

Statistics

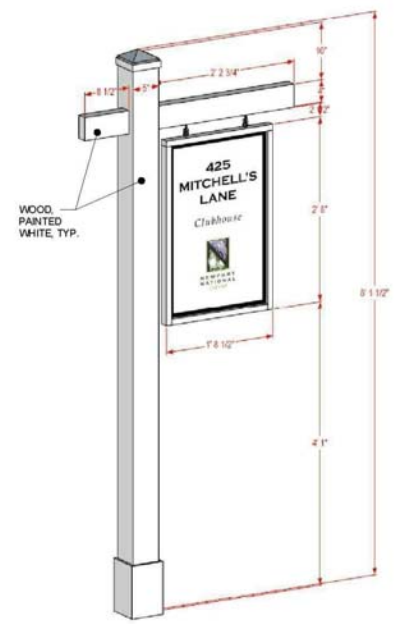
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Entry Drive	+	1.0 fc	9.0 fc	0.1 fc	90.0:1	10.0:1
Parking Lot	+	1.8 fc	5.4 fc	0.0 fc	N/A	N/A

VISUAL

Newport National GC
Photometric Plan

Designer	David Rancatore
Date	1/15/2021
Scale	Not to Scale
Drawing No.	
Summary	





NEWPORT NATIONAL
Golf Club
VINEYARD COURSE

ENTRY SIGNAGE

DEVELOPMENT PLAN REVIEW

DRAWING SCALE
N.T.S.

DATE ISSUED
12.16.2019

COMBINED PROPERTIES
295 Canal Street, Suite 500
Malden, MA 02148
Tel 781.321.7600 Fax 781.321.5144
www.combinedproperties.com

Design Development Plans

Newport National West Course

Located on Wyatt Road and Mitchell's Lane
Middletown, Rhode Island

Assessor's Plat 124 Lot 29



Location Map 1"=2200'

Sheet Index

1 Cover Sheet
2 Overall Site Layout Plan
3 Clubhouse and AILT Trail Plot Plan
4 Soil Erosion and Sediment Control Plan-1
5 Soil Erosion and Sediment Control Plan-2
6 Grading and Utilities Plan-1
7 Grading and Utilities Plan-2
8 Clubhouse Plan-1
9 Clubhouse Plan-2
10 Detail Sheet-1
11 Detail Sheet-2
12 Detail Sheet-3
13 Boundary Survey
14 Boundary Survey

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DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED JAN 25, 2021 FILE # 20-0019
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Martin D. Wencek

DiPrete Engineering
90 Broadway Newport, RI 02840
tel 401 619 3990 fax 401 464 6006 www.diprete-eng.com
Boston • Providence • Newport

KEVIN DEMERS
8567
REGISTERED PROFESSIONAL ENGINEER CIVIL

This regulatory submission set shall not be used for construction purposes unless stamped 'Issued for Construction' and signed by a DiPrete Engineering representative.

The contractor is responsible for all of the means, and OSHA compliance on the implementation of this plan and design.

No.	Date	Description	By
7	11-02-2020	RIDEM and CRMC Revisions	KVM
6	9-28-2020	RIDEM and CRMC Revisions	KVM
5	9-22-2020	RIDEM and CRMC Revisions	KVM
4	9-22-2020	DPW Revisions	KVM
3	8-31-2020	DPW and Town Submission	KVM
2	7-13-2020	RIDEM and CRMC Submission	AJC
1	06-09-2020	Updated Site Plans	KVM
0	05-29-2020	Permitting Submission	KVM
1	05-15-2020	Development Plan Review Revisions	MVC
0	04-29-2020	Development Submission	AJC
1	08-06-2019	Developer Submission	KVM
0	07-26-2019	Developer Submission	KVM

Drawn By: P.A.A. Design By: C.A.D.

Cover Sheet

Newport National West Course

Assessor's Plat 124, Lot 29
Middletown, Rhode Island

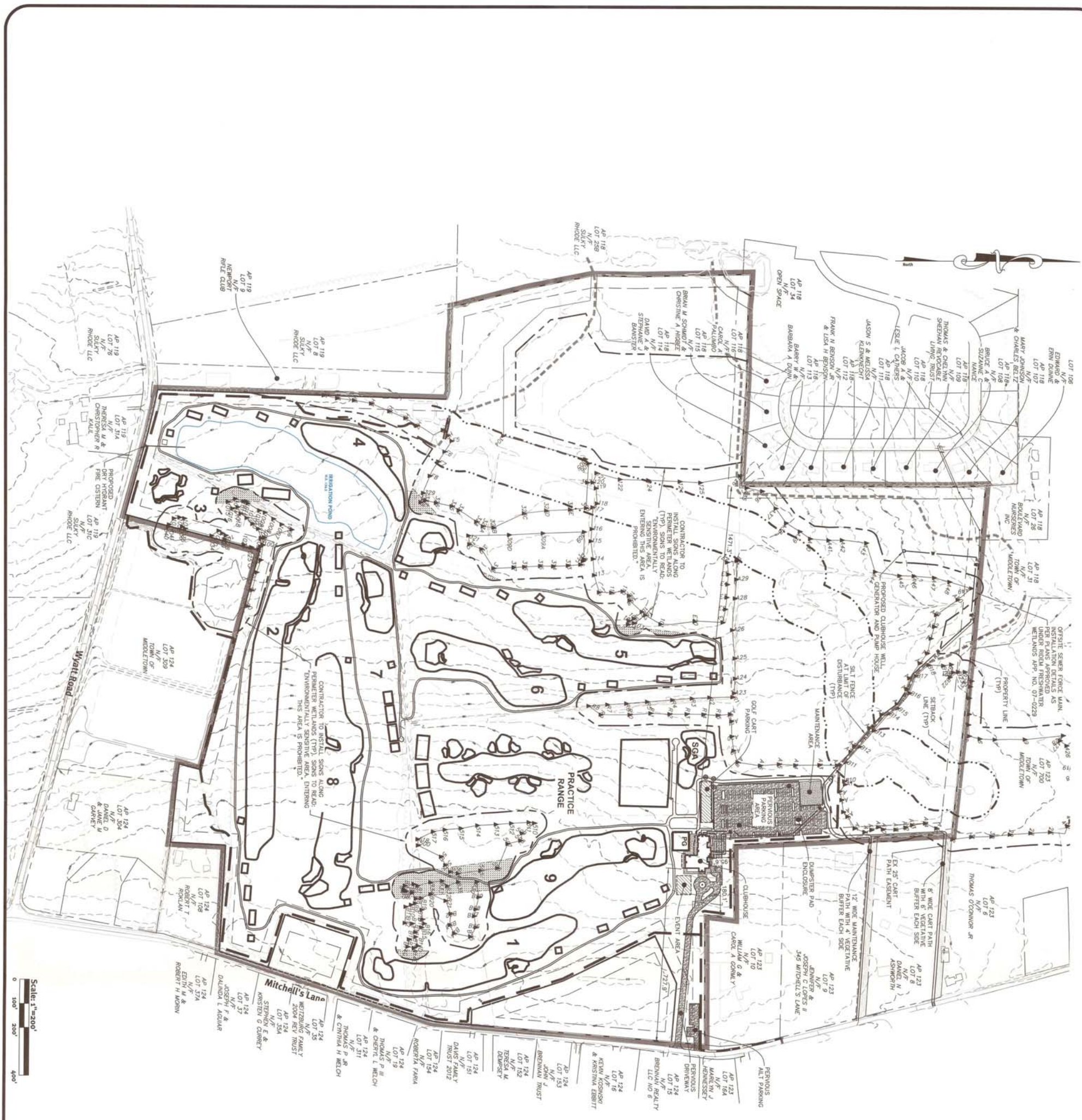
Applicant
Newport National Real Estate, LLC
John Perotta c/o Combined Properties, Inc.
295 Canal Street #300, Malden, MA 02148

SHEET 1 OF 14

DE Job No: 2569-001 Copyright 2020 by DiPrete Engineering Associates, Inc.

z:\deman\projects\2569-001 newport national west course\autocad drawings\2569-001-plan.dwg Plotted: 11/5/2020

z:\demain\projects\2569-001 newport national west course\autocad drawings\2569-001-plan.dwg Plotted: 11/5/2020



Proposed Legend

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

- PROPERTY LINE
- BUILDING SETBACKS
- CHAINLINK FENCE
- GUARDRAIL (RIDOT STD 34.2.0, 34.4.0 OR APPROVED EQUAL)
- RETAINING WALL
- MINOR CONTOUR LINE
- MAJOR CONTOUR LINE
- SPOT ELEVATION
- EDGE OF PAVEMENT
- BITUMINOUS BERM (RIDOT STD 7.5.1)
- CONCRETE CURB (RIDOT STD 7.1.0)
- BUILDING FOOTPRINT
- BUILDING OVERHANG
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE
- CONCRETE SIDEWALK
- ASPHALT SIDEWALK
- PROPOSED ALT TRAIL
- PROPOSED FLYOVER AREA
- SAWCUT LINE
- SIGN (RIDOT STD 24.6.2 AS APPLICABLE)
- SINGLE LIGHT
- DOUBLE LIGHT
- OVERHANGING LIGHT
- ACCESSIBLE PARKING SPACE SYMBOLS
- DRAINAGE LINE
- PERFORATED SUBDRAIN
- SWALE
- SEWER FORCE MAIN
- GAS LINE
- WATER LINE
- HYDRANT ASSEMBLY
- WATER SHUT OFF
- WATER VALVE
- THRUST BLOCK
- SEWER LINE
- OVERHEAD WIRE
- ELECTRIC, TELEPHONE, CABLE LINE
- LIMIT OF DISTURBANCE/ LIMIT OF CLEARING
- SEDIMENTATION BARRIER- SILT FENCE (RIDOT STD 9.2.0) OR COMPOST SOCK OR APPROVED EQUAL
- 2:1 OR 1:1 SLOPES
- UNDERGROUND INFILTRATION OUTLINE
- POND ACCESS
- RIPRAP
- SAND FILTER
- BIO RETENTION
- CATCH BASIN
- DOUBLE CATCH BASIN
- MANHOLE
- FLARED END SECTION
- HEAD WALL

Scale: 1"=200'
0 100' 200' 400'

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED JAN 26, 2021 FILE # 20-0019
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Martin D. Schneck

Kindly be advised that this Permit is not equivalent to a verification of the type or extent of freshwater wetlands on site.

RECEIVED
Department of Environmental Management
NOV 20 2020
Office of Water Resources

KEVIN DEMERS
No. 8557
REGISTERED PROFESSIONAL ENGINEER
CIVIL

No.	Date	Description	By:
10	11-03-2020	RIDEM and DPR Revisions	S.D.M.
9	8-28-2020	RIDEM and DPR Revisions	S.D.M.
8	7-2-2020	RIDEM and DPR Revisions	S.D.M.
7	5-22-2020	DPR Revisions	D.M.M.
6	1-13-2020	RIDEM Preliminary Determination Submission	J.A.R.
5	11-01-2019	Updated DPR Plans	K.I.D.
4	08-02-2019	Updated DPR Plans	K.I.D.
3	03-26-2019	Site Plan & Building Updates	K.I.D.
2	02-01-2019	Development Plan Review Submission	M.I.D.
1	08-24-2018	Regulatory Submissions	K.I.D.
0	07-10-2018	Modified Design Plans	P.A.A.

Drawn By: P.A.A. | Design By: C.A.D.

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The contractor is responsible for all of the means, methods, safety precautions and requirements, and OSHA conformance in the implementation of this plan and design.

Overall Site Layout Plan

Newport National West Course

Assessor's Plat 124, Lot 29
Middletown, Rhode Island

Applicant
Newport National Real Estate, LLC
John Pereira c/o Combined Properties, Inc.
295 Canal Street #500, Malden, MA 02148

SHEET 2 OF 14

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DiPrete Engineering
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Boston • Providence • Newport

Clubhouse and ALT Trail Plot Plan

Newport National West Course

Assessor's Plat 124, Lot 29
Middletown, Rhode Island

Applicant
Newport National Real Estate, LLC
John Pereira c/o Combined Properties, Inc.
295 Canal Street #300, Malden, MA 02148

SE Job No: 2569-001 Copyright 2020 by Diprete Engineering Associates, Inc.

SHEET 3 OF 14

No.	Date	Description	Drawn By: P.A.A.
1	6-24-2020	ROGM and Site Revisions	
2	7-9-2020	ROGM and Site Revisions	
3	7-22-2020	ROGM and Site Revisions	
4	8-13-2020	ROGM and Site Revisions	
5	8-31-2020	ROGM Revisions	
6	09-03-2020	ROGM Revisions	
7	09-09-2020	ROGM Revisions	
8	09-16-2020	Updated Site Plans	
9	09-30-2020	Updated Site Plans	
10	10-14-2020	Zoning Determination Submission	
11	10-28-2020	Zoning Determination Submission	
12	11-04-2020	Zoning Determination Submission	
13	11-18-2020	Zoning Determination Submission	
14	12-02-2020	Updated Site Plans	
15	12-16-2020	Updated Site Plans	
16	12-23-2020	Updated Site Plans	
17	01-06-2021	Updated Site Plans	
18	01-13-2021	Updated Site Plans	
19	01-20-2021	Updated Site Plans	
20	01-27-2021	Updated Site Plans	
21	02-03-2021	Updated Site Plans	
22	02-10-2021	Updated Site Plans	
23	02-17-2021	Updated Site Plans	
24	02-24-2021	Updated Site Plans	
25	03-03-2021	Updated Site Plans	
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572	9-3-2031	ROGM and Site Revisions	
573	9-10-2031	ROGM and Site Revisions	
574

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Soil Erosion Control Legend:

- SILT FENCE ALONG LIMIT OF WORK IN AREAS OUTSIDE OF COASTAL BANK BUFFER AND AROUND INFILTRATION AREAS
- LIMIT OF DISTURBANCE
- CONSTRUCTION ENTRANCE
- CATCH BASIN INLET PROTECTION

Kindly be advised that this Permit is not equivalent to a verification of the type or extent of freshwater wetlands on site.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED JAN 26, 2021 FILE # 20-0019
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Environmental Management
Office of Water Resources
NOV 20 2020

SHEET 4 OF 14

Soil Erosion and Sediment Control Plan-1

Newport National West Course

Assessor's Plat 124, Lot 29
Middletown, Rhode Island

Applicant
Newport National Real Estate, LLC
John Pereira c/o Combined Properties, Inc.
295 Canal Street #500, Malden, MA 02148

No.	Date	Description	By:
10	11-03-2020	RIDEM and DPR Revisions	S.D.M.
9	8-28-2020	RIDEM and DPR Revisions	S.D.M.
8	7-2-2020	RIDEM and DPR Revisions	S.D.M.
7	5-22-2020	DPR Revisions	D.M.M.
6	1-13-2020	RIDEM Preliminary Determination Submission	J.A.K.
5	11-01-2019	Updated DPR Plans	K.I.D.
4	08-02-2019	Updated DPR Plans	K.I.D.
3	03-26-2019	Site Plan & Building Updates	K.I.D.
2	02-01-2019	Development Plan Review Submission	M.I.D.
1	08-24-2018	Regulatory Submissions	K.I.D.
0	07-10-2018	Modified Design Plans	P.A.A.

Drawn By: P.A.A. | Design By: C.A.D.

This regulatory submission set shall not be used for construction purposes unless stamped 'Issued for Construction' and signed by a DiPrete Engineering representative.

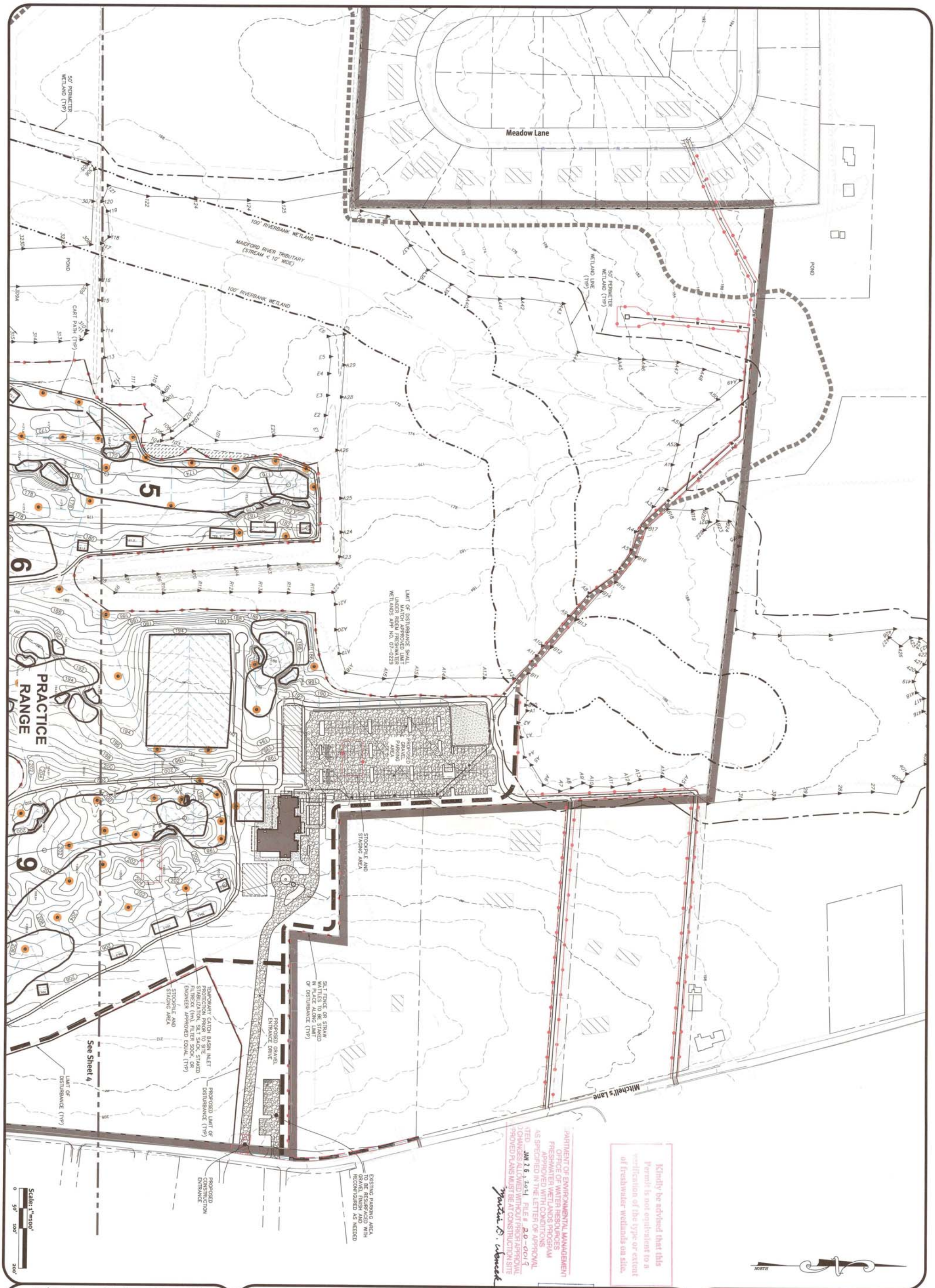
The contractor is responsible for all of the means, methods, safety precautions and requirements, and OSHA conformance in the implementation of this plan and design.

KEVIN DEMERS
No. 16577
REGISTERED PROFESSIONAL ENGINEER
CIVIL

DiPrete Engineering
90 Broadway Newport, RI 02840
tel 401-619-5890 fax 401-464-6006 www.diprete-eng.com
Boston • Providence • Newport

DE Job No: 2569-001 Copyright 2020 by DiPrete Engineering Associates, Inc.

z:\demain\projects\2569-001 newport national west course\autocad drawings\2569-001-sesc.dwg Plotted: 11/5/2020



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED JAN 26 2021 FILE # 20-0017
ANY CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Martin D. Wencek

Kindly be advised that this Permit is not equivalent to a verification of the type or extent of freshwater wetlands on site.

NOV 20 2020

KEVIN DEMERS
No. 8557
REGISTERED PROFESSIONAL ENGINEER
CIVIL

Soil Erosion and Sediment Control Plan-2

Newport National West Course

Assessor's Plat 124, Lot 29
Middletown, Rhode Island

Applicant

Newport National Real Estate, LLC
John Pereira c/o Combined Properties, Inc.
295 Canal Street #500, Malden, MA 02148

SHEET 5 OF 14

No.	Date	Description	By:
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8	7-2-2020	RIDEM and DPR Revisions	S.D.M.
7	5-22-2020	DPR Revisions	D.M.M.
6	1-13-2020	RIDEM Preliminary Determination Submission	J.A.R.
5	11-01-2019	Updated DPR Plans	K.J.D.
4	08-02-2019	Updated DPR Plans	K.J.D.
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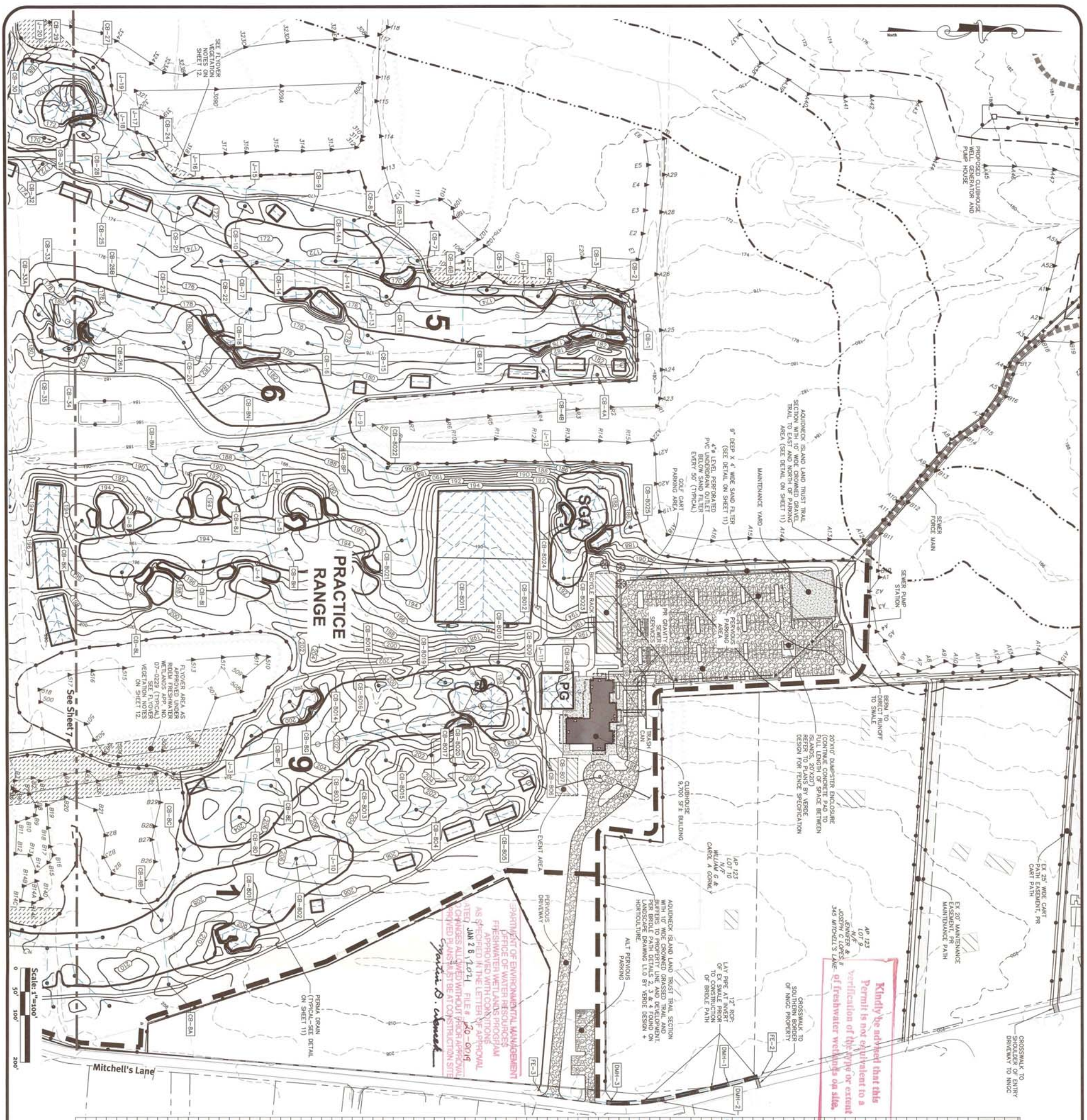
Drawn By: P.A.A. | Design By: C.A.D.

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DiPrete Engineering
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tel 401-619-5890 fax 401-464-6006 www.diprete-eng.com
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DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED JAN 26 2021 FILE # 20-0019
ALL CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Martin D. Vasnek

RECEIVED
NOV 20 2020
Office of Water Resources

		PIPE DATA				RIM		INVERT	
From	To	Diam (in.)	Length (Ft.)	Slope (Ft./Ft.)		Upper	Lower	Upper	Lower
	CB-1	CB-2	6	49.00	0.041	175.00	173.00	172.50	170.50
	CB-2	CB-3	6	78.00	0.013	173.50	172.00	170.50	169.50
	CB-4A	CB-4B	6	115.00	0.033	180.00	179.00	178.00	174.25
	CB-4B	J-1	6	188.00	0.031	179.00	-	174.25	168.50
	CB-3	CB-4C	8	100.00	0.007	172.00	172.00	169.50	168.77
	CB-4C	CB-5	12	107.00	0.007	172.00	172.00	168.77	168.00
	CB-5	J-2	8	107.00	0.005	176.00	-	174.00	173.50
	CB-6B	CB-7	12	116.00	0.009	172.00	172.00	168.00	167.00
	CB-7	CB-8	15	60.00	0.008	172.00	169.00	167.00	166.50
	CB-8	CB-8A	15	160.00	0.006	169.00	170.00	166.50	165.50
	CB-8A	CB-8B	8	137.00	0.018	207.50	206.50	206.00	203.50
	CB-8B	CB-8C	8	137.00	0.014	208.50	204.00	203.50	201.30
	CB-8C	CB-8D	12	137.00	0.007	204.00	203.00	201.30	200.30
	CB-8E	J-3	6	56.40	0.021	203.00	-	200.50	199.30
	CB-8D	CB-8F	12	175.80	0.013	203.00	201.00	200.30	198.00
	CB-8F	CB-8G	15	109.00	0.009	201.00	200.00	198.00	197.00
	CB-8G	J-4	15	327.00	0.025	200.00	-	197.00	188.76
	CB-8I	J-5	8	141.70	0.023	194.00	-	191.50	188.25
	CB-8H	J-4	8	125.00	0.014	193.00	-	190.50	188.76
	CB-8J	J-6	6	6.00	0.092	190.00	-	186.00	185.45
	J-6	J-7	15	98.00	0.025	-	-	185.45	183.00
	CB-8K	J-8	8	133.50	0.010	192.00	-	189.50	188.16
	CB-8L	CB-8M	10	252.50	0.014	194.00	188.00	185.30	183.00
	CB-8M	J-7	15	164.40	0.014	188.00	-	185.30	183.00
	CB-8N/J-7	J-9/CB-8P	18	196.30	0.025	186.50	-	183.00	178.00
	CB-8Q	CB-8O	8	126.00	0.017	207.50	205.00	204.50	202.30
	CB-8O	J-10	8	104.70	0.020	205.00	-	202.30	200.20
	CB-8J	J-10	6	39.00	0.033	204.00	-	201.50	200.20
	J-10	CB-8U	10	170.70	0.019	-	200.00	200.20	197.00
	CB-8U	CB-8S	15	150.00	0.028	200.00	200.00	200.20	198.00
	CB-8S	CB-8R	15	150.00	0.020	200.00	198.00	198.00	197.00
	CB-8R	CB-8Q	15	43.70	0.011	198.00	196.00	193.00	192.50
	CB-8Q	J-11	6	41.90	0.041	196.50	-	194.00	192.27
	CB-8T	CB-8V	18	66.50	0.008	196.00	196.50	192.50	192.00
	CB-8V	CB-8U1	18	66.50	0.011	196.50	195.50	192.00	190.00
	CB-8U2	CB-8U1	6	126.00	0.008	195.50	195.50	191.50	190.50
	CB-8U3	CB-8U4	6	68.20	0.023	203.00	201.00	200.50	198.50
	CB-8U4	CB-8U7	8	187.20	0.018	201.00	198.00	198.50	195.50
	CB-8U7	CB-8U9	10	101.30	0.020	198.00	196.50	195.50	193.50
	CB-8U8	CB-8U9	6	141.40	0.018	198.00	196.50	196.00	193.50
	CB-8U9	CB-8U11	10	112.80	0.027	196.50	195.50	194.00	193.50
	CB-8U11	CB-8U21	18	214.90	0.016	195.50	190.50	193.50	190.50
	CB-8U21	CB-8U22	18	158.40	0.047	190.50	185.50	190.50	187.00
	CB-8U22	CB-8U24	18	112.70	0.018	191.50	190.00	188.50	187.00
	CB-8U24	J-12	8	129.50	0.041	190.00	-	186.50	181.20
	CB-8U25	J-12	8	287.80	0.005	185.25	-	182.50	181.20
	J-12	CB-8U22	12	358.40	0.005	-	185.50	181.20	179.40
	CB-8U22	J-9	24	126.70	0.011	185.50	-	179.40	178.00
	CB-8P	J-9	8	5.00	0.100	185.00	-	178.50	178.00
	J-9	CB-15	24	223.20	0.022	-	178.00	178.00	173.00
	CB-16	CB-15	8	110.00	0.008	177.50	178.00	174.50	173.83
	CB-15	J-13	24	73.77	0.040	178.00	-	173.00	169.95
	CB-13	J-14	8	40.50	0.013	170.00	-	167.50	166.98
	J-13	J-14	24	74.78	0.040	0.00	173.00	169.95	166.95
	CB-16	CB-17	6	101.10	0.040	175.00	173.00	172.50	168.50
	CB-22	CB-17	8	84.00	0.016	173.00	173.00	169.50	168.50
	CB-17	CB-14	12	76.60	0.007	173.00	173.00	168.50	168.00
	CB-14A	CB-14	12	101.90	0.010	173.00	170.00	168.00	167.00
	CB-14A	J-14	12	46.40	0.011	170.00	-	167.00	166.50
	J-14	CB-8	24	76.70	0.013	-	170.00	166.50	165.50
	CB-9	CB-10	30	88.90	0.011	170.00	169.00	165.50	164.50
	CB-10	J-15	30	148.10	0.007	170.00	169.00	164.50	163.50
	CB-35	CB-34	8	58.00	0.007	179.50	178.60	178.50	178.10
	CB-34	CB-26A	12	89.20	0.007	178.60	178.50	176.10	175.50
	CB-26A	CB-26B	12	77.50	0.026	178.50	177.50	175.50	173.50
	CB-33A	CB-33	6	78.00	0.006	178.50	177.50	175.00	174.50
	CB-33	CB-26B	6	125.40	0.008	177.50	173.50	174.50	173.50
	CB-26B	CB-23	8	67.90	0.020	179.50	177.50	176.50	174.50
	CB-23	CB-26B	10	77.20	0.013	177.50	177.50	174.50	173.50
	CB-26B	CB-21	15	222.90	0.022	177.50	171.50	173.50	168.50
	CB-21	J-16	10	46.60	0.129	171.50	-	168.50	162.50
	J-16	J-17	30	93.20	0.027	-	-	162.50	160.00
	CB-32	CB-25	6	136.00	0.012	172.50	172.00	168.50	166.50
	CB-25	J-18	8	94.00	0.028	172.00	-	169.50	166.90
	J-16	CB-24	8	75.00	0.085	-	169.00	166.90	160.50
	CB-24	J-17	8	10.00	0.050	169.00	-	160.50	160.00
	J-17	J-19	30	107.50	0.009	-	-	160.00	159.00
	CB-28	J-19	6	67.60	0.118	169.50	-	167.00	159.00
	CB-27	CB-29	30	101.00	0.010	-	166.00	159.00	158.00
	CB-29	J-20	30	121.80	0.011	166.00	167.00	158.00	156.70
	CB-31	CB-30	6	75.00	0.007	169.00	169.00	168.50	168.00
	CB-30	J-20	6	101.80	0.093	169.00	-	166.00	156.50
	J-20	FE-1	30	103.50	0.024	-	154.00	156.50	154.00

No.	Date	Description	By:
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Drawn By: P.A.A. | Design By: C.A.D.

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KEVIN DEMERS
REGISTERED PROFESSIONAL ENGINEER
CIVIL

SHEET 6 OF 14

Grading and Utilities Plan-1

Newport National West Course

Assessor's Plat 124, Lot 29
Middletown, Rhode Island

Applicant

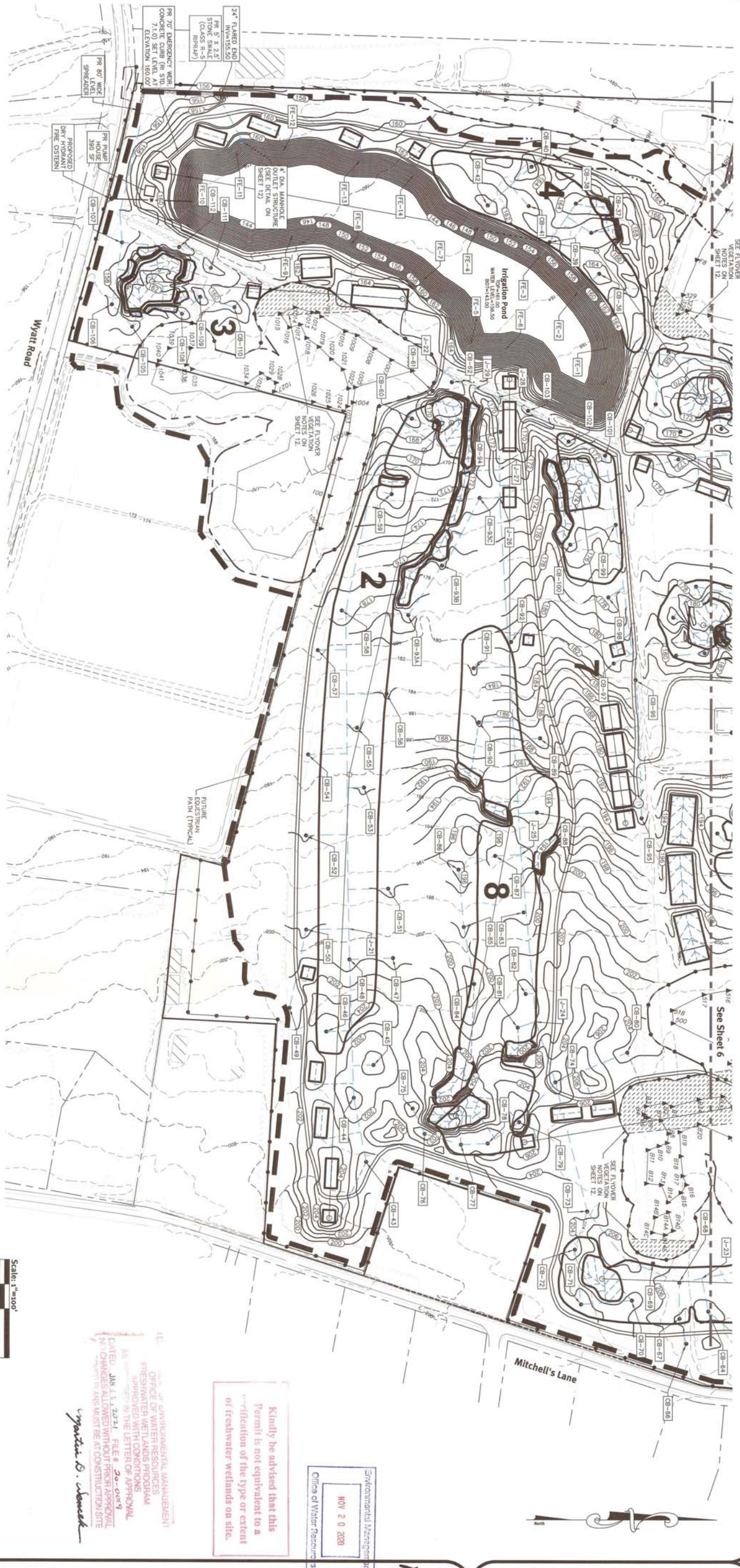
Newport National Real Estate, LLC

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DiPrete Engineering
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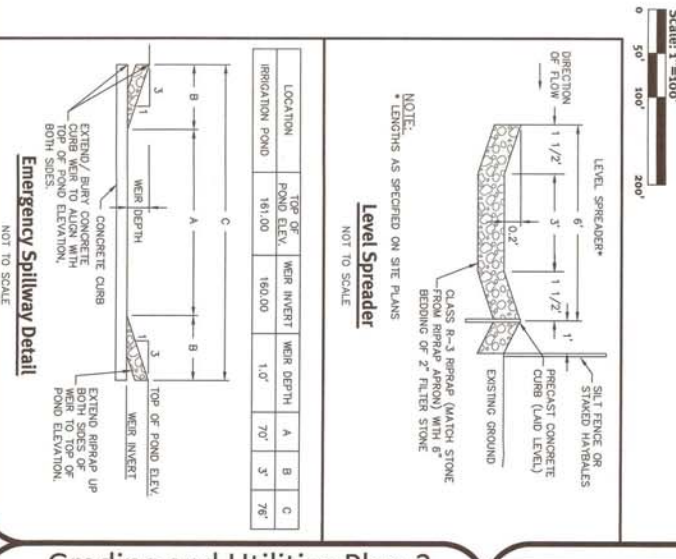
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From	To	PIPE DATA Diam (in.)	Length (Ft.)	Slope (Ft./Ft.)	RIM Upper	RIM Lower	INVERT Upper	INVERT Lower
CB-36	FE-2	6	96.90	0.114	163.00	154.00	160.50	154.00
CB-38	CB-39	6	84.40	0.011	163.50	162.00	160.50	159.50
CB-39	FE-3	6	33.30	0.185	162.00	154.00	159.50	154.00
CB-40	CB-42	6	117.80	0.008	161.00	160.00	158.00	157.00
CB-42	FE-4	6	46.00	0.087	160.00	154.00	158.00	154.00
CB-43	CB-44	6	132.40	0.008	201.00	200.00	198.50	197.50
CB-44	CB-45	10	65.00	0.005	200.00	200.00	197.50	197.15
CB-45	CB-46	12	70.00	0.005	200.00	200.00	197.15	196.77
CB-46	CB-48	12	144.20	0.013	202.00	200.00	196.77	194.88
CB-47	CB-48	6	88.00	0.023	200.00	200.00	196.00	194.88
CB-48	J-21	12	40.30	0.020	200.00	–	194.88	194.06
CB-49	CB-50	6	191.70	0.019	201.00	198.50	196.50	195.50
CB-50	J-21	8	86.00	0.017	198.50	–	195.50	194.06
J-21	CB-51	12	80.00	0.031	–	196.50	194.06	191.57
CB-51	CB-52	12	111.00	0.031	196.50	192.50	191.57	188.11
CB-52	CB-53	12	96.00	0.031	192.50	190.50	188.11	185.15
CB-53	CB-54	12	69.00	0.031	190.50	187.00	185.15	182.98
CB-54	CB-55	15	52.00	0.031	187.00	185.88	182.98	181.36
CB-55	CB-56	15	68.00	0.031	185.88	183.75	181.36	179.23
CB-56	CB-57	15	96.30	0.029	183.75	179.50	179.25	176.45
CB-57	CB-58	15	78.00	0.031	179.50	177.50	176.45	174.00
CB-58	CB-59	15	231.70	0.028	177.50	170.00	174.00	167.00
CB-59	CB-60	18	166.80	0.017	170.00	166.50	167.00	164.00
CB-60	CB-61	18	68.00	0.017	166.50	165.00	164.00	162.80
CB-61	J-22	18	44.80	0.018	165.00	–	162.80	162.00
CB-65	J-23	6	73.40	0.017	207.00	204.50	203.27	202.50
CB-63	CB-64	6	97.40	0.005	207.50	207.00	204.50	204.00

FROM	TO	DIAM. (IN.)	LENGTH (FT.)	SLOPE (FT./FT.)	RIM UPPER	RIM LOWER	INVERT UPPER	INVERT LOWER
CB-64	J-23	6	68.43	0.011	207.00	–	204.00	203.37
J-23	CB-66	6	46.50	0.017	–	206.00	203.37	202.50
CB-66	CB-67	6	52.30	0.010	205.50	205.50	203.75	203.25
CB-67	CB-68	6	73.30	0.010	205.50	206.00	203.25	202.50
CB-68	CB-69	8	72.60	0.013	206.00	205.00	202.50	201.56
CB-69	CB-70	10	189.90	0.008	205.00	203.50	201.58	200.00
CB-70	CB-71	8	75.60	0.007	204.00	203.50	201.50	201.00
CB-71	CB-72	8	96.40	0.005	203.50	203.50	201.00	200.50
CB-72	CB-73	8	81.40	0.006	203.50	203.00	200.50	200.00
CB-73	CB-74	10	269.60	0.015	203.00	203.00	200.00	196.00
CB-74	CB-75	8	157.20	0.028	203.00	203.00	200.50	196.00
CB-75	CB-76	6	58.50	0.009	201.00	201.00	198.50	198.00
CB-76	CB-77	6	76.50	0.007	201.00	202.00	198.00	197.50
CB-77	CB-78	8	54.20	0.006	202.00	202.00	197.50	197.15
CB-78	CB-79	8	77.20	0.005	202.00	201.00	197.15	196.75
CB-79	CB-80	8	109.40	0.007	201.00	203.00	196.75	196.00
CB-80	CB-81	15	128.00	0.009	203.00	–	196.00	194.85
CB-81	J-22	18	36.80	0.072	200.00	–	197.50	194.85
CB-65	J-23	6	37.70	0.013	–	200.00	194.85	194.11
CB-63	CB-64	6	163.25	0.013	200.00	198.00	194.11	192.00
CB-53	CB-54	15	117.00	0.013	198.00	–	192.00	190.50
CB-55	CB-56	15	117.30	0.009	196.00	195.00	194.50	194.00
CB-56	CB-57	15	116.90	0.021	196.00	196.00	194.50	192.00
CB-57	CB-58	15	79.20	0.006	195.00	195.00	192.00	191.50
CB-58	CB-59	15	52.80	0.019	195.00	–	191.50	190.50
CB-59	CB-60	18	83.90	0.030	–	193.00	188.00	188.00
CB-60	CB-61	18	150.55	0.029	193.00	188.00	188.00	183.63
CB-61	J-22	18	38.10	0.030	188.00	185.00	183.63	182.50
CB-65	J-23	6	110.00	0.029	185.00	181.50	182.50	179.30
CB-63	CB-64	6	49.80	0.029	181.50	180.00	179.30	177.85

FROM	TO	DIAM. (IN.)	LENGTH (FT.)	SLOPE (FT./FT.)	RIM UPPER	RIM LOWER	INVERT UPPER	INVERT LOWER
CB-92	J-26	18	292.40	0.029	180.00	–	177.85	169.37
CB-93A	CB-93B	6	121.20	0.015	177.00	174.50	174.50	172.70
CB-93B	CB-93C	10	157.60	0.018	174.50	172.00	172.70	169.80
CB-93C	J-26	18	41.70	0.010	172.00	–	169.80	169.37
J-26	J-27	24	57.20	0.029	–	–	169.37	167.70
J-27	CB-94	24	77.00	0.029	–	169.00	167.70	165.48
CB-94	CB-95	24	70.00	0.026	169.00	–	165.48	163.58
CB-95	CB-96	8	281.30	0.049	192.00	182.50	180.50	175.76
CB-96	CB-97	15	54.80	0.005	182.50	180.00	175.76	175.48
CB-97	CB-98	15	134.20	0.017	180.00	177.00	175.50	173.20
CB-98	CB-99	15	35.60	0.037	177.00	175.50	174.50	173.20
CB-100	CB-99	8	100.20	0.010	174.50	175.50	172.00	171.00
CB-89	CB-101	15	142.00	0.014	175.50	171.50	171.00	169.00
CB-101	CB-102	15	78.00	0.025	171.50	169.50	169.00	167.00
CB-102	CB-103	15	103.00	0.024	169.50	167.00	167.00	164.50
CB-103	J-28	18	67.21	0.015	167.00	–	164.50	163.50
J-28	J-29	30	49.60	0.013	–	–	163.50	162.87
J-29	J-22	30	70.00	0.012	–	–	162.87	162.00
J-22	FE-5	30	78.00	0.103	–	154.00	162.00	154.00
CB-105	CB-106	24	60.10	0.008	158.00	158.00	155.50	155.00
CB-106	CB-107	24	126.80	0.008	158.00	157.00	155.00	154.00
CB-108	CB-109	24	50.50	0.010	158.50	158.50	156.00	155.50
CB-110	CB-109	8	72.80	0.021	158.50	158.50	157.00	155.50
CB-109	CB-111	24	62.60	0.006	158.50	158.00	155.50	155.00
CB-111	CB-112	30	76.90	0.007	158.00	158.00	155.00	154.50
CB-112	CB-107	30	115.50	0.004	158.00	158.00	154.50	154.00



Kindly be advised that this Permit is not equivalent to a verification of the type or extent of freshwater wetlands on site.

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SET FORTH IN THE LETTER OF APPROVAL
DATED JAN 11, 2021 FILE # 20-009
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
CONDITIONS AND PLANS MUST BE AT CONSTRUCTION SITE

Martin D. Schmeck

Environmental Management
NOV 20 2020
Office of Water Resources

No.	Date	Description	By:
10	11-03-2020	RIDEM and DPR Revisions	S.D.M.
9	10-28-2020	RIDEM and DPR Revisions	S.D.M.
8	7-2-2020	RIDEM and DPR Revisions	S.D.M.
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1	08-24-2018	Regulatory Submissions	K.J.D.
0	07-10-2018	Modified Design Plans	P.A.A.

Drawn By: P.A.A. | Design By: C.A.D.

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The contractor is responsible for all of the means, methods, safety precautions and requirements, and OSHA conformance in the implementation of this plan and design.

KEVIN DEMERS
No. 8567
REGISTERED PROFESSIONAL ENGINEER
CIVIL

Grading and Utilities Plan-2

Newport National West Course

Assessor's Plat 124, Lot 29
Middletown, Rhode Island

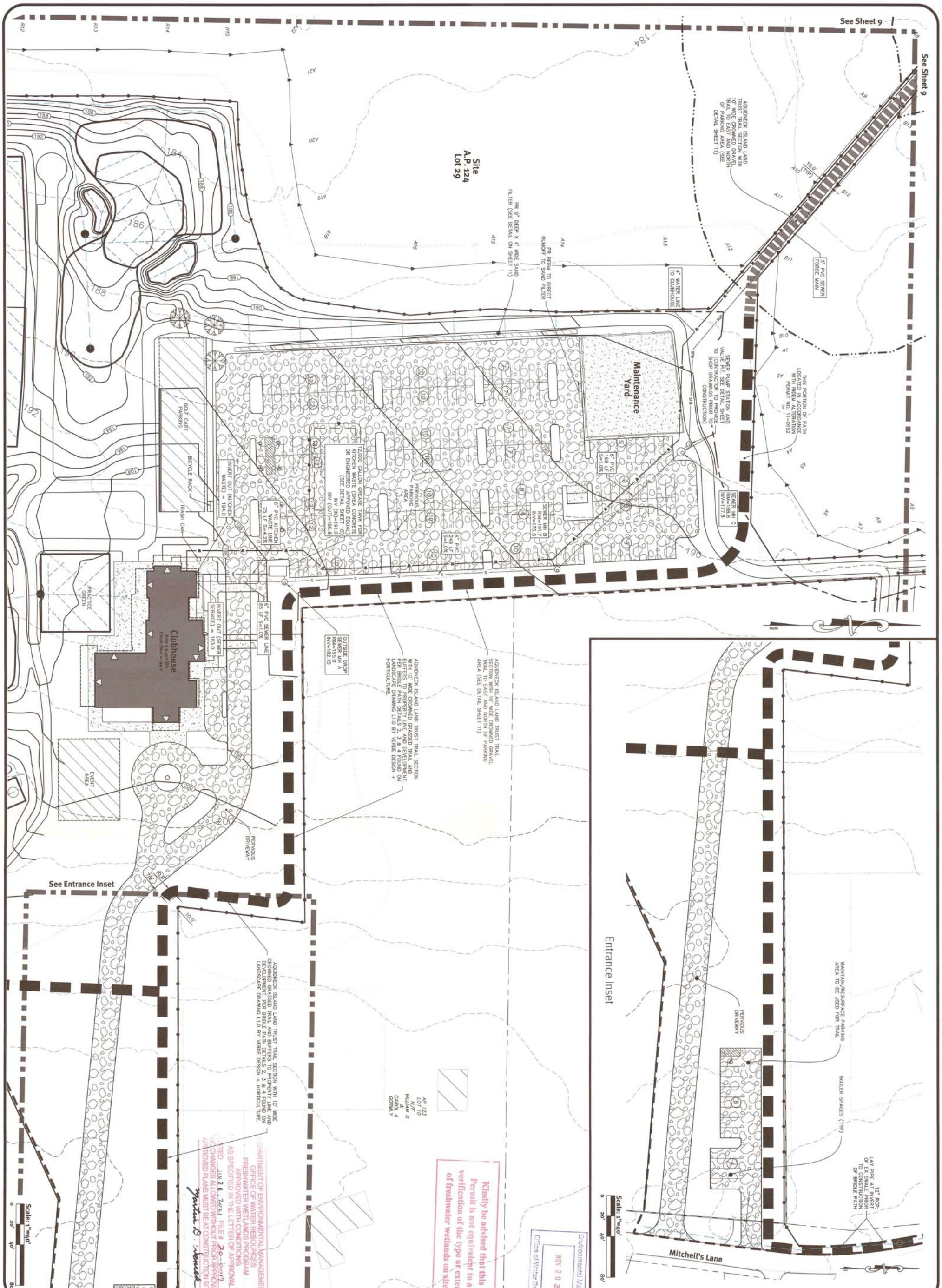
Applicant
Newport National Real Estate, LLC
John Pereira c/o Combined Properties, Inc.
295 Canal Street #500, Malden, MA 02148

SHEET 7 OF 14

DiPrete Engineering
90 Broadway Newport, RI 02840
tel 401-619-5890 fax 401-464-6006 www.diprete-eng.com
Boston • Providence • Newport

DE Job No: 2569-001 Copyright 2020 by DiPrete Engineering Associates, Inc.

z:\demain\projects\2569-001 newport national west course\autocad drawings\2569-001-plan.dwg Plotted: 11/5/2020



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Environmental Management
NOV 20 2020
Office of Water Resources

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED JAN 26 2021 FILE # 20-0019
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Martin D. Vincent

SHEET 8 OF 14

Clubhouse Plan-1

Newport National West Course

Assessor's Plat 124, Lot 29
Middletown, Rhode Island

Applicant
Newport National Real Estate, LLC
John Pereira c/o Combined Properties, Inc.
295 Canal Street #500, Malden, MA 02148

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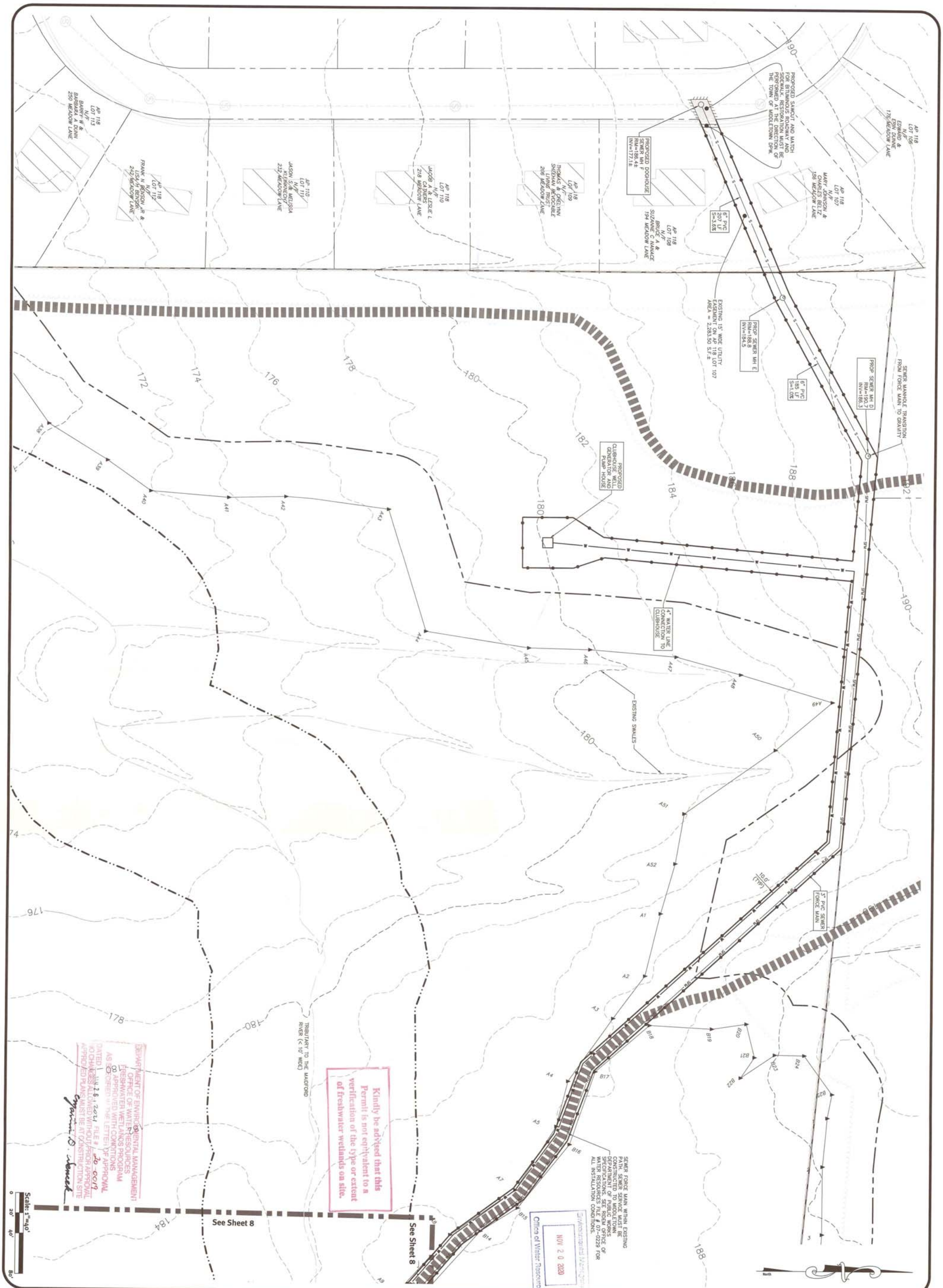
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REGISTERED PROFESSIONAL ENGINEER
CIVIL

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Clubhouse Plan-2

Newport National West Course

Assessor's Plat 124, Lot 29
Middletown, Rhode Island

Applicant

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SHEET 9 OF 14

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Drawn By: P.A.A. | Design By: C.A.D.

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Establishment of Vegetative Cover

1. SLOPES MUST NOT BE LEFT UNATTENDED OR EXPOSED FOR EXCESSIVE PERIODS OF TIME SUCH AS THE INACTIVE WINTER SEASON. THE CONTRACTOR MUST INITIATE APPROPRIATE VEGETATIVE PRACTICES ON ALL DISTURBED AREAS AS SOON AS POSSIBLE BUT NOT MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS TEMPORARILY OR PERMANENTLY CEASED, UNLESS THE ACTIVITY IS TO RESUME WITHIN TWENTY-ONE (21) DAYS.
2. ALL DISTURBED SLOPES EITHER NEWLY CREATED OR CURRENTLY EXPOSED MUST BE SEEDED OR PROTECTED.
3. THE TOPSOIL MUST HAVE A SANDY LOAM TEXTURE RELATIVELY FREE OF SUBSOIL MATERIAL, STONES, ROOTS, LUMPS OF SOIL, TREE LIMBS, TRASH OR CONSTRUCTION DEBRIS AND MUST CONFORM WITH RHODE ISLAND'S STANDARD SPECIFICATION, M.20.
4. THE SEED MIX MUST BE GENERAL SEED TURF MIX #2.
5. EARLY SPRING OR LATE SUMMER SEEDING IS RECOMMENDED. SEEDING SCHEDULE MUST CONFORM WITH RHODE ISLAND'S STANDARD SPECIFICATION, L.02.03.1 SEEDING DATES. PERMANENT SEEDING MUST BE DURING EITHER APRIL 1 TO MAY 31 OR AUGUST 15 TO OCTOBER 15. TEMPORARY SEEDING MAY BE DONE ANYTIME BETWEEN MARCH 15 AND NOVEMBER 15 WITH THE APPROVAL OF THE ENGINEER OF RECORD. FERTILIZE AS REQUIRED BY SOIL TESTING TO COMPLIMENT OR UPGRADE EXISTING CONDITIONS. THE SEED MIX MUST BE INOCULATED WITHIN 24 HOURS AND BEFORE MIXING AND PLANTING, WITH APPROPRIATE INOCULUMS FOR EACH VARIETY.
6. TEMPORARY TREATMENTS MUST CONSIST OF HAY, STRAW, FIBER MULCH, OR PROTECTIVE COVERS SUCH AS MATS OR FIBER LINING. TEMPORARY HAY MULCH MUST BE TACKED IN PLACE WITH NYLON MESH NETTING. SIDE SLOPES OF BASINS MUST BE TREATED WITH NORTH AMERICAN GREEN EROSION CONTROL BLANKETS SUCH AS S150 OR APPROVED EQUAL. THEY MUST BE INCORPORATED INTO THE WORK AS WARRANTED OR AS ORDERED BY THE ENGINEER. HAY OR STRAW APPLICATIONS MUST BE IN THE AMOUNT OF 2 TONS/ACRE.
7. ALL TEMPORARY PROTECTION MUST REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED.
8. ALL FILL MUST BE THOROUGHLY COMPACTED UPON PLACEMENT IN STRICT CONFORMANCE WITH LOCAL MUNICIPAL REQUIREMENTS AND THE RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION 202.
9. STOCKPILES OF TOPSOIL MUST NOT BE LOCATED NEAR WATERWAYS. THEY MUST HAVE SIDE SLOPES NO GREATER THAN 2:1 AND MUST BE TEMPORARILY SEEDED AND/OR STABILIZED.
10. ALL AREAS PROPOSED TO BE VEGETATED THAT ARE DISTURBED BY CONSTRUCTION MUST BE STABILIZED WITH PERMANENT SEEDING IMMEDIATELY FOLLOWING FINISH GRADING. PERMANENTLY SEEDED AREAS MUST BE PROTECTED DURING ESTABLISHMENT WITH MULCH. ALL SEEDED AREAS MUST BE CHECKED REGULARLY TO SEE THAT A GOOD STANDARD IS MAINTAINED. WELL ESTABLISHED VEGETATION MUST BE MAINTAINED. BARE OR ERODED AREAS MUST BE IMMEDIATELY REPAIRED AND RESEEDED BY THE CONTRACTOR. ACTIVITIES MUST BE CONFINED TO WITHIN THE LIMIT OF WORK AS SHOWN ON THE PLANS.
11. MAXIMUM PERMANENT GRADED SLOPE WITHIN THE SITE IS TO BE 3:1 UNLESS NOTED OTHERWISE.
12. THE CONSTRUCTION SUPERINTENDENT SHALL HAVE OVERALL RESPONSIBILITY FOR PLAN IMPLEMENTATION AND FOR SEEING THAT THE APPROPRIATE WORKERS ARE AWARE OF THE PROVISIONS OF THE PLAN. THE CONTRACTOR MUST REPAIR AND/OR RESEED ANY AREAS THAT DO NOT DEVELOP WITHIN A PERIOD OF ONE YEAR AND MUST DO SO AT NO ADDITIONAL EXPENSE TO THE OWNER.
13. REFERENCE THE "RHODE ISLAND SOIL EROSION AND SEDIMENTATION CONTROL HANDBOOK" PREPARED BY THE RHODE ISLAND STATE CONSERVATION COMMITTEE (1989, WITH ALL REVISIONS) AS A GUIDE.

Maintenance: Short Term/Long Term

1. THE STONE STABILIZATION PAD AT THE SITE ENTRANCE MUST BE MAINTAINED BY THE CONTRACTOR. THE MAINTENANCE MUST INCLUDE TOP DRESSING WITH ADDITIONAL STONE, OR ADDITIONAL LENGTH AS CONDITIONS DEMAND, OR AS DIRECTED BY THE ENGINEER. ALL SEDIMENTS SPILLED, DROPPED, WASHED, OR TRACKED ON THE PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY BY THE CONTRACTOR.
2. ALL SILT FENCE, TEMPORARY TREATMENTS (HAY, STRAW, ETC.), AND TEMPORARY PROTECTION MUST BE MAINTAINED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION. SILT FENCE OR STRAW WATTLE MUST BE INSPECTED BY THE CONTRACTOR WITHIN 24 HOURS AFTER EACH STORM EVENT OR EVERY 7 DAYS, WHICHEVER COMES FIRST, FOR UNDERMINING AND DETERIORATION. A STORM EVENT SHALL BE DEFINED AS 0.25 INCHES OF RAIN WITHIN A 24-HOUR PERIOD. THE SILT FENCE MUST BE REPAIRED OR REPLACED AS WARRANTED. THE CONTRACTOR MUST CLEAN THE ACCUMULATED SEDIMENT IF HALF OF THE ORIGINAL HEIGHT OF THE SILT FENCE BECOMES FILLED IN WITH SEDIMENT. THE SILT FENCE MUST REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED. FOLLOWING CONFIRMATION FROM THE TOWN OF MIDDLETOWN AND/OR THE PROJECT ENGINEER THAT AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER HAS BEEN ESTABLISHED, THE SILT FENCE MUST BE REMOVED.
3. THE CONTRACTOR MUST MAINTAIN ALL TOPSOIL STOCKPILES AND SEDIMENT BARRIERS THROUGHOUT CONSTRUCTION. EXTREME CARE MUST BE TAKEN TO ENSURE THAT SEDIMENTS DO NOT SPILL OVER THE SEDIMENT BARRIER. SILT FENCE MUST BE STAKED AROUND THE STOCKPILES.
4. ALL DISTURBED SLOPES, EITHER NEWLY CREATED OR CURRENTLY EXPOSED, MUST BE SEEDED, PROTECTED, AND MAINTAINED BY THE CONTRACTOR FOLLOWING FINAL GRADING AND CONSTRUCTION. THE CONTRACTOR MUST REGULARLY CHECK ALL SEEDED AREAS TO SEE THAT A GOOD STAND OF VEGETATION IS MAINTAINED. THE CONTRACTOR MUST REPAIR OR RESEED ANY AREAS THAT DO NOT DEVELOP WITHIN A PERIOD OF ONE YEAR AND MUST DO SO AT NO ADDITIONAL EXPENSE TO THE OWNER.

Non-Structural Measures

1. CONSTRUCTION TRAFFIC MUST BE LIMITED TO THE ACCESS ROAD, UTILITY EASEMENTS AND AREAS TO BE GRADED.
2. TOPSOIL MUST BE STRIPPED FROM AREAS TO BE GRADED AND STOCKPILED FOR LATER USE. STOCKPILE LOCATIONS MUST BE SUBJECT TO APPROVAL BY THE PROJECT ENGINEER. A SEDIMENT BARRIER MUST SURROUND ALL TOPSOIL STOCKPILES.
3. ALL TYPES OF WASTE GENERATED AT THE SITE MUST BE DISPOSED OF IN A MANNER CONSISTENT WITH STATE LAW AND TOWN OF MIDDLETOWN REGULATIONS. CONSTRUCTION DEBRIS MUST BE DISPOSED OF DAILY TO AVOID EXPOSURE TO PRECIPITATION.
4. THE CONSTRUCTION SUPERINTENDENT SHALL HAVE OVERALL RESPONSIBILITY FOR PLAN IMPLEMENTATION OF NON-STRUCTURAL MEASURES AND FOR SEEING THAT THE APPROPRIATE WORKERS ARE AWARE OF THE PROVISIONS OF THE PLAN.
5. REFERENCE THE "RHODE ISLAND SOIL EROSION AND SEDIMENTATION CONTROL HANDBOOK" PREPARED BY THE RHODE ISLAND STATE CONSERVATION COMMITTEE (1989, WITH ALL REVISIONS) AS A GUIDE.

Sequence of Staging and Land Disturbing Activities

1. CONTRACTOR IS RESPONSIBLE FOR SOIL EROSION AND SEDIMENT CONTROL (SESC) ON-SITE. SEQUENCE OF CONSTRUCTION PROVIDED MAY BE MODIFIED AS FIELD CONDITIONS WARRANT WITH PRIOR APPROVAL FROM THE OWNER OR OWNER'S REPRESENTATIVE.
2. CONSTRUCTION TO BEGIN FALL 2020 OR UPON RECEIPT OF ALL NECESSARY APPROVALS.
3. SURVEY AND STAKE CENTERLINE OF THE LIMIT OF SEDIMENTATION BARRIERS/LIMIT OF DISTURBANCE.
4. PLACE SEDIMENTATION BARRIERS (SILT FENCE OR STRAW WATTLE) AS SHOWN ON THE PLANS AND STAKED IN THE FIELD. IN NO CASE IS THE LIMIT OF WORK TO EXTEND BEYOND THE SEDIMENTATION BARRIERS.
5. TOPSOIL TO BE STRIPPED FROM THE APPROVED AREAS AND STOCKPILED IN APPROVED LOCATIONS. TOPSOIL STOCKPILES ARE TO BE PROTECTED BY A ROW OF SEDIMENTATION BARRIERS AND COVERED OR TEMPORARILY SEEDED.
6. BEGIN LAYOUT OF BUILDING, GRADING, DRAINAGE, AND UTILITIES.
7. START CONSTRUCTION OF BUILDING. CONSTRUCTION TO INCLUDE SURVEYING AND STAKING OF THE PROPOSED LIMIT OF CLEARING, INSTALLATION OF SEDIMENTATION BARRIERS, CLEARING AND GRUBBING FOR BUILDING, REMOVAL OF TOPSOIL, GRADING, EXCAVATION FOR FOUNDATION, BUILDING CONSTRUCTION, UTILITY SERVICE INSTALLATION, DRIVEWAY INSTALLATION AND LANDSCAPING.
8. STREET TREES AND EXISTING MONUMENTS MUST BE PROTECTED DURING CONSTRUCTION.
9. FINISH PERMANENT STABILIZATION AND REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES FOLLOWING VEGETATIVE ESTABLISHMENT IN ALL DISTURBED AREAS.

Project Schedule:

APPROXIMATE SCHEDULE: CONSTRUCTION WILL COMMENCE IN FALL 2020 PENDING RECEIPT OF NECESSARY PERMITS, AND BE COMPLETED IN FALL 2021.

Dimensional Regulations:

CURRENT ZONING:	OS
MINIMUM LOT AREA:	100,000 SF
MINIMUM FRONTAGE AND LOT WIDTH:	250'
MINIMUM FRONT YARD:	50'
MINIMUM SIDE YARD:	50'
MINIMUM REAR YARD:	50'
MAXIMUM STRUCTURE HEIGHT:	30'
MAXIMUM LOT COVERAGE:	10%

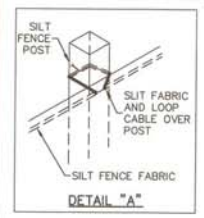
General Note:

1. THESE PLANS ARE MEANT AS A SUPPLEMENT TO PREVIOUS PLANS BY OTHERS. THE PURPOSE OF THIS PLAN SET IS TO PROVIDE FOR SOIL EROSION GUIDANCE, CLOSED DRAINAGE SYSTEM DESIGN, AND MINOR GRADING REVISIONS.

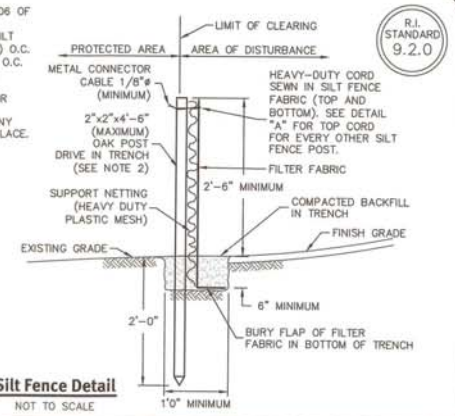
Plan References:

1. PLANS ENTITLED: "CONSTRUCTION DRAWINGS FOR NEWPORT NATIONAL GOLF CLUB, MIDDLETOWN, RI, 3RD NINE ADDITION" SCALE: 1" = 100', DATED: OCTOBER 2017, BY: HILLS & FORREST INTERNATIONAL GOLF COURSE ARCHITECTS, TOLEDO, OHIO
2. PLANS ENTITLED: "THE WEST COURSE, NEWPORT NATIONAL GOLF COURSE, MIDDLETOWN, RHODE ISLAND, RIDEM PRELIMINARY DETERMINATION APPLICATION" SCALE: VARIES, DATED: JULY 2005, BY: NORTHEAST ENGINEERS AND CONSULTANTS, INC., MIDDLETOWN, RI

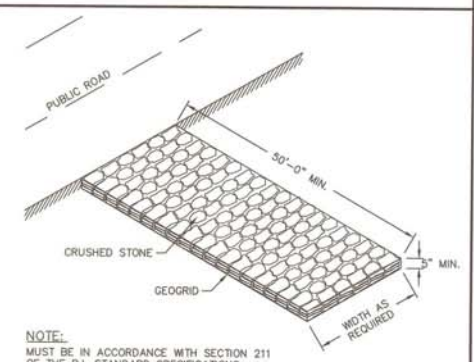
NOTES:
1. MUST BE IN ACCORDANCE WITH SECTION 206 OF THE R.I. STANDARD SPECIFICATIONS.
2. 2"x2"x4'-6" (MAXIMUM) OAK POSTS FOR SILT FENCE MUST BE LOCATED 8'-0" (MAXIMUM) O.C. IN WETLAND AREAS AND 4'-0" (MAXIMUM) O.C. IN WETLAND RAVINE. GULLY OR DROP-OFF AREAS AS SHOWN ON PLANS.
3. 1"x1"x4'-6"(MINIMUM) POSTS PERMITTED FOR PRE-FABRICATED SILT FENCE.
4. SILT FENCE MUST BE INSTALLED BEFORE ANY GRUBBING OR EARTH EXCAVATION TAKES PLACE.



DETAIL "A"

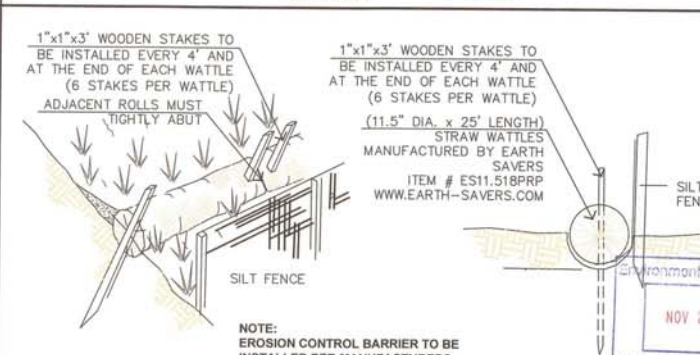


Silt Fence Detail
NOT TO SCALE



NOTE:
MUST BE IN ACCORDANCE WITH SECTION 211 OF THE R.I. STANDARD SPECIFICATIONS. USE RIDOT 2" CRUSHED STONE.

Construction Entrance
NOT TO SCALE



NOTE:
EROSION CONTROL BARRIER TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS

Silt Fence/Straw Wattle Sediment Barrier
NOT TO SCALE

Notes:

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND OSHA CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

THE FINAL LANDSCAPING, SOIL STABILIZATION AND EROSION CONTROL IS TO BE COMPLETED BY THE CONTRACTOR PER THE APPROVED PLAN. ALTERATIONS TO THIS DESIGN ARE TO BE IDENTIFIED BY THE OWNER IN WRITING TO THE DESIGN ENGINEER FOR APPROVAL AND POSSIBLE RESUBMISSION TO THE RIDEM.

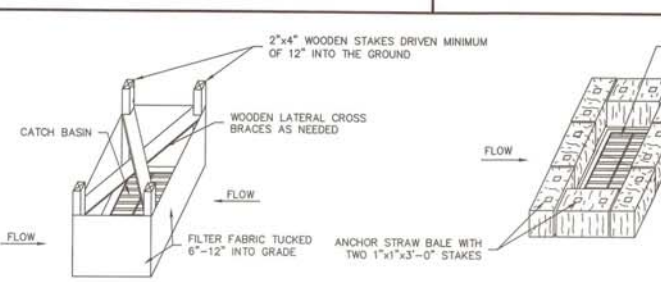
NO PHOSPHORUS-BASED FERTILIZERS MAY BE USED ON THE GOLF COURSE.

THE CONTRACTOR MUST COORDINATE WITH ALL OF THE APPROPRIATE UTILITY COMPANIES FOR AGREEMENTS TO SERVICE THE PROPOSED BUILDING. THIS MUST BE DONE PRIOR TO CONSTRUCTION. NO REPRESENTATIONS ARE MADE BY DIPRETE ENGINEERING THAT UTILITY SERVICE IS AVAILABLE.

ALL EXISTING UTILITIES SHOWN ARE FROM DRAWINGS BY OTHERS, OR INFORMATION PROVIDED TO DIPRETE ENGINEERING AND ARE SUBJECT TO CHANGE. NO ONE SHOULD RELY ON THE UTILITY LOCATIONS SHOWN FOR CONSTRUCTION, AND DIG SAFE MUST BE NOTIFIED PRIOR TO ANY WORK.

Development Data:

TOTAL SITE AREA:	171.2 ACRES±
TOTAL NUMBER OF BUILDINGS:	1
TOTAL AREA OF BUILDINGS:	9,700 SQ.FT.±
PARKING USE:	GOLF COURSE (18 HOLES) WITH DINING FACILITIES
PARKING REQUIREMENT:	80 SPACES + 1 SPACE PER 3 PERSONS CAPACITY 80 + (376 TOTAL SEATS/3) = 206
PARKING PROVIDED:	242 SPACES PROPOSED
ADA PARKING REQUIRED:	7 SPACES
ADA PARKING PROVIDED:	8 SPACES
DRIVEWAY AISLE WIDTH:	24'
PARKING SPACE DIMENSION:	18' LENGTH X 9' WIDTH

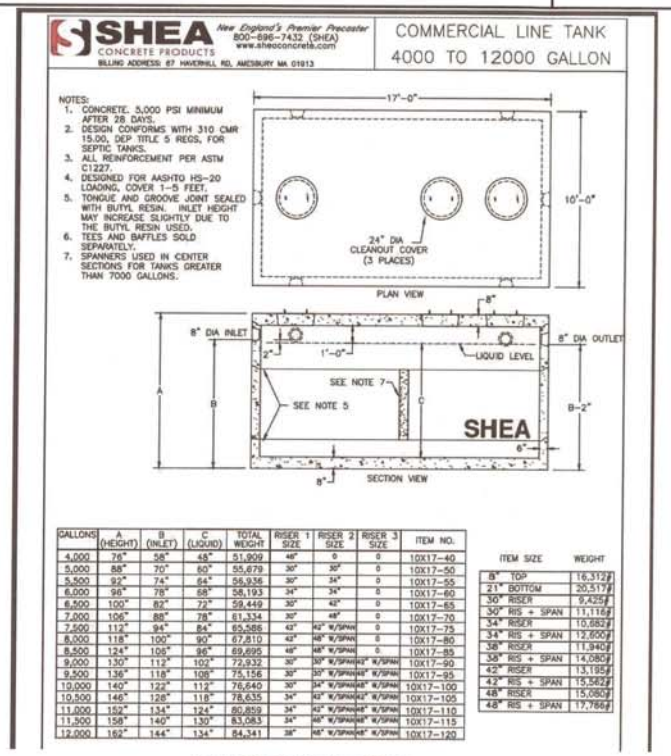


SILT FENCE INSTALLATION FOR CATCH BASINS AT LOW POINTS

STRAW BALE FILTER INSTALLATION FOR CATCH BASINS AT LOW POINTS

NOTES:
1. STORMWATER INLETS WHICH DO NOT DISCHARGE TO SEDIMENT TRAPS OR BASINS MUST BE PROTECTED UNTIL THE TRIBUTARY AREAS ARE STABILIZED.
2. SEDIMENT MUST BE REMOVED FROM INLET PROTECTION AFTER EACH STORM.
3. REFER TO LONG TERM/SHORT TERM MAINTENANCE NOTES AND OPERATION & MAINTENANCE PLAN FOR TIMING OF PLACEMENT AND REMOVAL OF EROSION CONTROL ELEMENTS.

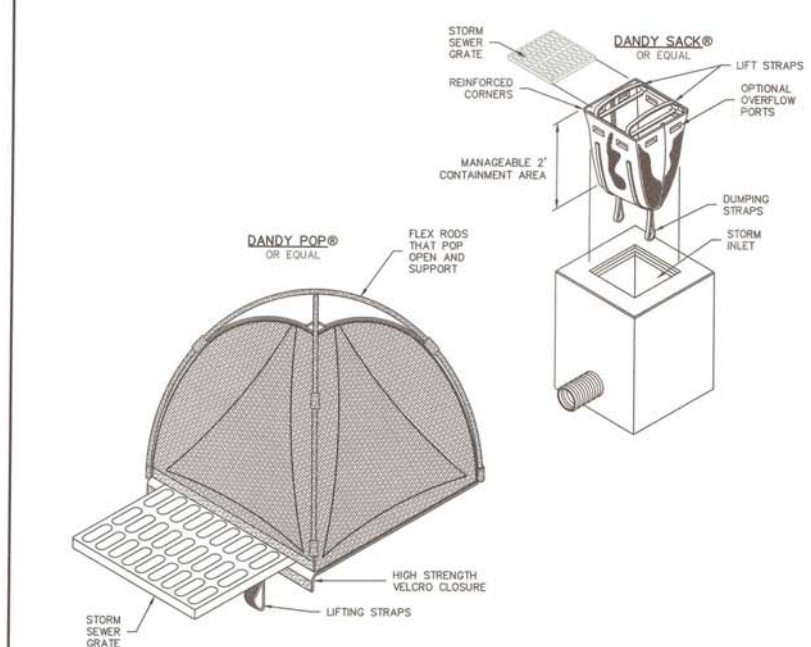
Catch Basin Erosion Control
NOT TO SCALE



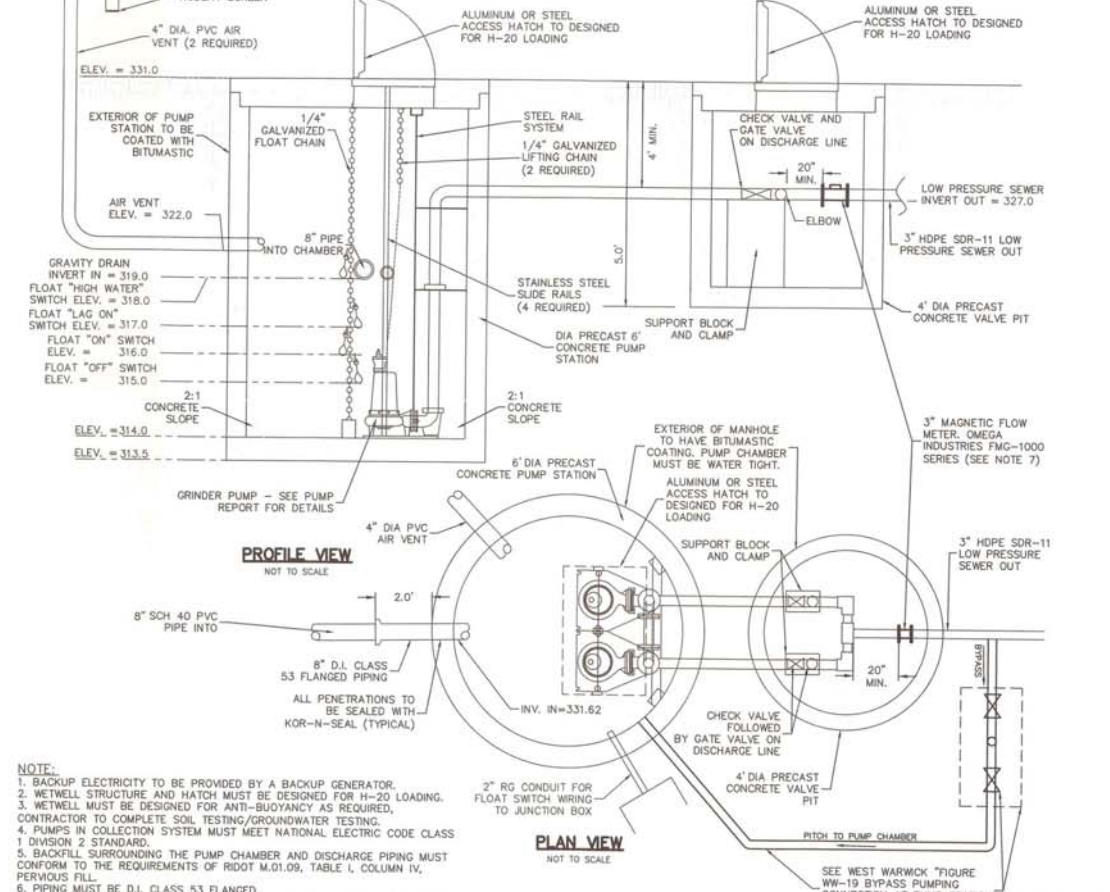
GALLONS	A (HEIGHT)	B (INLET)	C (LIQUID)	TOTAL WEIGHT	RISER 1 SIZE	RISER 2 SIZE	RISER 3 SIZE	ITEM NO.
4,000	76"	58"	45"	51,909	48"	0	0	10X17-40
5,000	88"	70"	60"	55,679	30"	30"	0	10X17-50
5,500	92"	74"	64"	56,936	30"	34"	0	10X17-55
6,000	96"	78"	68"	58,193	34"	34"	0	10X17-60
6,500	100"	82"	72"	59,449	30"	42"	0	10X17-65
7,000	106"	88"	78"	61,334	36"	48"	0	10X17-70
7,500	112"	94"	84"	63,586	42"	42" R/SPIGOT	0	10X17-75
8,000	118"	100"	90"	67,810	42"	48" R/SPIGOT	0	10X17-80
8,500	124"	106"	96"	69,695	48"	48" R/SPIGOT	0	10X17-85
9,000	130"	112"	102"	72,932	30"	30" R/SPIGOT	30" R/SPIGOT	10X17-90
9,500	136"	118"	108"	75,156	30"	30" R/SPIGOT	34" R/SPIGOT	10X17-95
10,000	140"	122"	112"	76,640	30"	34" R/SPIGOT	34" R/SPIGOT	10X17-100
10,500	146"	128"	118"	78,635	34"	42" R/SPIGOT	42" R/SPIGOT	10X17-105
11,000	152"	134"	124"	80,609	34"	42" R/SPIGOT	42" R/SPIGOT	10X17-110
11,500	158"	140"	130"	83,083	34"	48" R/SPIGOT	48" R/SPIGOT	10X17-115
12,000	162"	144"	134"	84,341	36"	48" R/SPIGOT	48" R/SPIGOT	10X17-120

ITEM SIZE	WEIGHT
8" TOP	16,312#
21" BOTTOM	20,517#
30" RISER	9,425#
30" RIS + SPAN	11,116#
34" RISER	10,682#
34" RIS + SPAN	12,600#
38" RISER	11,940#
38" RIS + SPAN	14,080#
42" RISER	13,195#
42" RIS + SPAN	15,562#
48" RISER	15,080#
48" RIS + SPAN	17,760#

12,000 Gallon Grease Tank
NOT TO SCALE



Inlet Sediment Control Devices
NOT TO SCALE



NOTE:
1. BACKUP ELECTRICITY TO BE PROVIDED BY A BACKUP GENERATOR.
2. WETWELL STRUCTURE AND HATCH MUST BE DESIGNED FOR H-20 LOADING.
3. WETWELL MUST BE DESIGNED FOR ANTI-BUOYANCY AS REQUIRED, CONTRACTOR TO COMPLETE SOIL TESTING/GROUNDWATER TESTING.
4. PUMPS IN COLLECTION SYSTEM MUST MEET NATIONAL ELECTRIC CODE CLASS 1 DIVISION 2 STANDARD.
5. BACKFILL SURROUNDING THE PUMP CHAMBER AND DISCHARGE PIPING MUST CONFORM TO THE REQUIREMENTS OF RIDOT M.01.09, TABLE I, COLUMN IV, PERVIOUS FILL.
6. PIPING MUST BE D.I. CLASS 53 FLANGED.
7. MAGNETIC FLOW METER TO BE INSTALLED IN VALVE CHAMBER. 4" MAGNETIC FLOW METER MUST BE OMEGA INDUSTRIES FMG-1000 SERIES OR APPROVED ENGINEERED EQUAL. SHOP DRAWINGS MUST BE PROVIDED TO DESIGN ENGINEER. FLOW METER LOCATION MUST MEET MANUFACTURER SPECIFICATIONS.
8. EMERGENCY GENERATOR WITH AUTOMATIC TRANSFER SWITCH TO BE PROVIDED.
9. SHOP DRAWINGS TO BE APPROVED BY DESIGN ENGINEER PRIOR TO CONSTRUCTION.

Sewer Pump Station Detail (Or Equal)
NOT TO SCALE

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED JAN 26 2021 FILE # 20-0019
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Martin D. Wencek

DiPrete Engineering
99 Broadway Newport, RI 02840
tel 401-619-3690 fax 401-414-5066 www.diprete-eng.com
Boston • Providence • Newport

KEVIN DEMERS
No. 8557
REGISTERED PROFESSIONAL ENGINEER
CIVIL

NOV 20 2020
Office of Water Resources

This regulatory submission set shall not be used for construction purposes unless signed and stamped for Construction and signed by a DiPrete Engineering representative.

The contractor is responsible for all of the means, methods, safety precautions and requirements, and OSHA conformance in the implementation of this plan and design.

No.	Date	Description	By
1	11-02-2020	REVISED per DEM Comments	S.D.M.
2	11-13-2020	REVISED per DEM Comments	S.D.M.
3	11-19-2020	REVISED per DEM Comments	S.D.M.
4	12-22-2020	DEM Comments	J.M.M.
5	1-13-2020	DEM Preliminary Determination Submission	J.A.C.
6	06-29-2020	Updated Owner Info	K.H.D.
7	08-03-2020	Updated DEM Comments	K.H.D.
8	08-24-2020	DEM Preliminary Determination Submission	K.H.D.
9	08-28-2020	Updated Owner Info	K.H.D.
10	09-23-2020	DEM Preliminary Determination Submission	K.H.D.
11	10-02-2020	Updated Owner Info	K.H.D.
12	10-13-2020	DEM Preliminary Determination Submission	K.H.D.
13	10-26-2020	Updated Owner Info	K.H.D.
14	11-02-2020	DEM Preliminary Determination Submission	K.H.D.

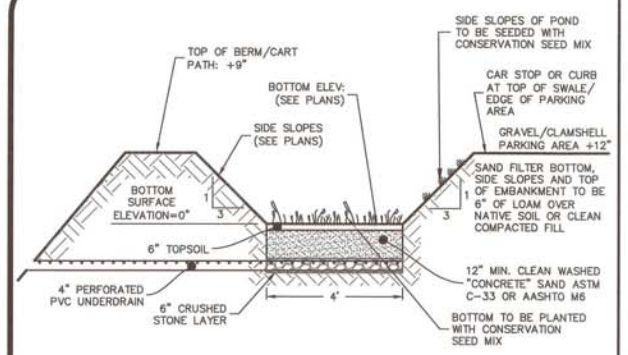
Drawn By: P.A.A. Design By: C.A.D.

Detail Sheet-1
Newport National West Course
Assessor's Plat 12a, Lot 29
Middletown, Rhode Island
Applicant
Newport National Real Estate, LLC
John Pereira c/o Combined Properties, Inc.
295 Canal Street #500, Malden, MA 02148

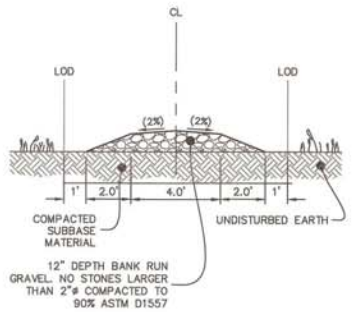
SHEET 10 OF 14

DE Job No: 2569-001 Copyright 2020 by DiPrete Engineering Associates, Inc.

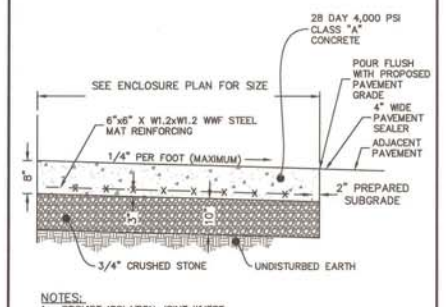
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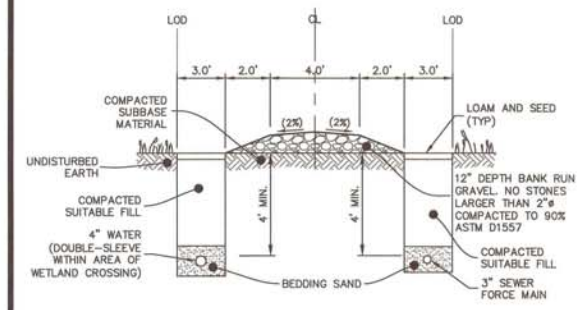
Sand Filter
NOT TO SCALE



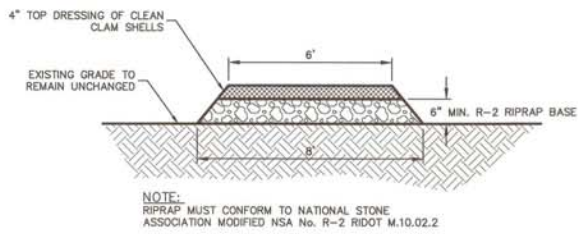
Trail Section with Gravel Base
NOT TO SCALE



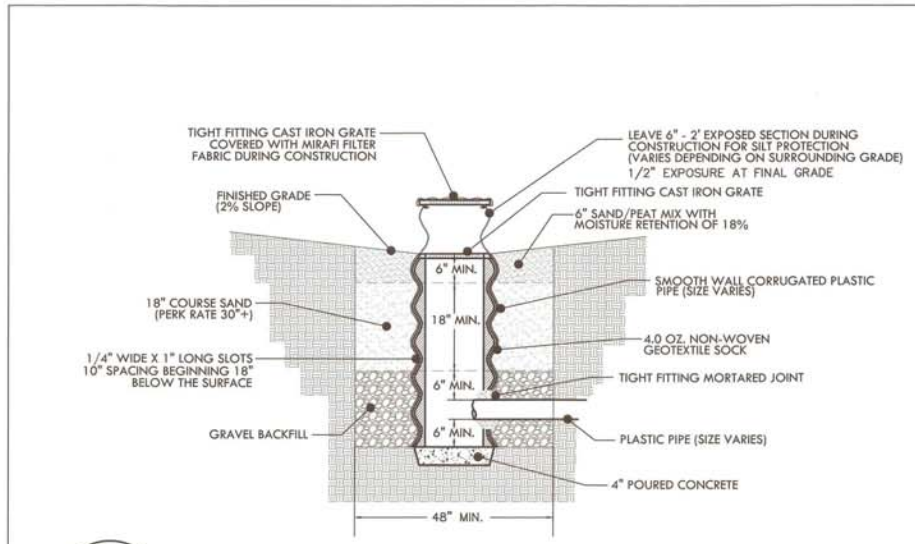
Concrete Dumpster Pad
NOT TO SCALE



Trail /Trench Section Through Wetland Crossing
NOT TO SCALE

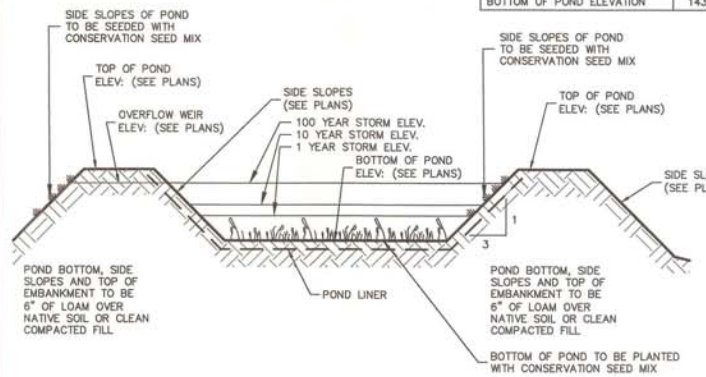


Cart Path Wetland Buffer Crossing
NOT TO SCALE



X DRAIN INLET DETAIL (TYPICAL)
NO SCALE — SECTION VIEW

DESCRIPTION	IRR. POND
TOP OF POND ELEVATION	161.00'
100 YEAR STORM ELEVATION	160.57'
10 YEAR STORM ELEVATION	158.64'
1 YEAR STORM ELEVATION	157.49'
WATER LEVEL FOR IRRIGATION	156.50'
BOTTOM OF POND ELEVATION	143.00'



Irrigation Pond
NOT TO SCALE

CONSTRUCTION NOTES:

1. ALL DRAINAGE BASIN BERMS MUST BE CONSTRUCTED OF CLEAN LOAM CONFORMING TO RIDOT SPECIFICATION M.18.01, OR OF SUITABLE ON-SITE FILL MATERIAL. SUITABLE ON-SITE FILL MUST BE SCREENED LOOSE, FRIABLE SOIL THAT IS FREE OF REFUSE, STUMPS, ROOTS, ROCKS, COBBLES, STONES, BRUSH, NOXIOUS WEEDS, LITTER AND OTHER MATERIAL THAT WILL PREVENT THE FORMATION AND COMPACTION OF A STRUCTURALLY STABLE BERM AND THAT WILL PROVIDE A SUITABLE SEED BED. CONSTRUCTION OF BERMS MAY CONTINUE DURING COLD WEATHER, HOWEVER, FROZEN SOILS MUST BE REMOVED AND MUST NOT BE USED AS FILL FOR THE FORMATION OF BERMS. ALL BERMS MUST BE CONSTRUCTED IN MAXIMUM 12" LIFTS. EACH LIFT MUST BE COMPACTED TO 95% MAXIMUM DENSITY (AASHTO T180) BEFORE THE NEXT LIFT IS PLACED.
2. ALL BASINS AND SWALES MUST BE CONSTRUCTED WITH A MINIMUM SIX INCH (6") DEPTH OF CLEAN LOAM TO FINISHED FLOOR GRADE, AND A MINIMUM FOUR INCH (4") DEPTH OF CLEAN LOAM TO FINISHED BERM, OR SLOPE GRADE. CLEAN LOAM MUST CONFORM TO RIDOT SPECIFICATION M.18.01. LOAM APPLIED TO BASIN AND SWALE FLOORS MUST BE HAND RAKED BEFORE SEEDING. UNDER NO CIRCUMSTANCES SHALL BASIN OR SWALE FLOORS BE COMPACTED USING MACHINERY.
3. BASINS MUST BE SEEDED WITH CONSERVATION SEED MIX.
4. IF SWALES, BASIN BERMS OR SLOPES ARE CONSTRUCTED OUTSIDE THE NORMAL GROWING SEASON FOR THE SPECIFIED SEED MIX, TEMPORARY STABILIZATION MUST BE PROVIDED BY THE APPLICATION OF A BIODEGRADABLE EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S75BN, OR SIMILAR).
5. ALL STORM DRAIN OUTLETS TO BASINS AND SWALES MUST BE CONSTRUCTED WITH FLARED END SECTIONS.
6. ALL PERFORATED DRAINAGE PIPES MUST BE CONSTRUCTED WITH A FILTER FABRIC SURROUND.
7. IF LEDGE OR GROUNDWATER IS ENCOUNTERED DURING EXCAVATION FOR BASINS, SWALES, OR INFILTRATION TRENCHES, THE NATURAL GROUND MUST BE BLASTED, OR EXCAVATED AS NECESSARY TO A MINIMUM DEPTH OF THREE FEET BENEATH THE DESIGN FLOOR ELEVATION OF THE STRUCTURE. THE REMOVED MATERIAL MUST BE REPLACED WITH CRUSHED GRAVEL, CRUSHED ROCK, OR SUITABLE PERVIOUS FILL THAT MUST EXTEND AS FAR DOWNSTREAM FROM THE STRUCTURE AS NECESSARY TO PROVIDE POSITIVE DRAINAGE FOR ANY GROUNDWATER ENCOUNTERED. SUITABLE PERVIOUS FILL MATERIAL MUST BE INSPECTED AND APPROVED BY THE PROJECT ENGINEER PRIOR TO USE.
8. POND MUST BE LINED WITH BEND TARP AND LINER, PPL-24 OR EQUAL. LINER MATERIAL MUST BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
9. POND WORK MUST BE DONE DURING THE DRY SEASON TO MINIMIZE GROUNDWATER IMPACTS. DURING EXCAVATION AND PRIOR TO LINER INSTALLATION, GROUNDWATER INFILTRATION INTO THE POND WILL OCCUR. CONTRACTOR MUST PUMP CAPTURED WATER THROUGH A SEDIMENT SCREEN AND OVER-EXCAVATE THE PERMANENT DISCHARGE SWALE AREA TO USE AS A TEMPORARY SEDIMENT BASIN.
10. WHILE UNDER CONSTRUCTION, POND SIDE SLOPES MUST BE STABILIZED WITH NORTH AMERICAN GREEN C125 BIODEGRADABLE EROSION CONTROL BLANKET.

Martin D. Vincent
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED JAN 26 2021 FILE # 20-0019
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

DiPrete Engineering
90 Broadway Newport, RI 02840
tel 401-619-3890 fax 401-464-6006 www.diprete-eng.com
Boston • Providence • Newport

KEVIN DEMERS
No. 8567
REGISTERED PROFESSIONAL ENGINEER
CIVIL

This regulatory submission set shall not be used for construction purposes unless stamped 'Issued for Construction' and signed by a DiPrete Engineering representative.

The contractor is responsible for all of the means, methods, safety precautions and requirements and OSHA conformance in the implementation of this plan and design.

No.	Date	Description	By:
10	12/23/2020	RIDEM and DPW Revisions	KDM
9	9/28/2020	RIDEM and DPW Revisions	KDM
8	8/27/2020	RIDEM and DPW Revisions	KDM
7	7/22/2020	DPW Revisions	DMM
6	6/15/2020	RIDEM Preliminary Determination Submission	PAS
5	11/13/2009	Wetland Flow Path Revisions	PAS
4	08/06/2009	Wetland Flow Path Revisions	PAS
3	03/25/2009	Wetland Flow Path Revisions	MHH
2	03/25/2009	Conservation Plan Revision Submission	MHH
1	08/28/2008	Regulatory Submission	PAS
0	07/31/2008	Regulatory Submission	PAS

Drawn By: P.A.A. | Design By: C.A.D.

Detail Sheet-2

Newport National West Course

Assessor's Plat 104, Lot 29
Middletown, Rhode Island

Applicant
Newport National Real Estate, LLC
John Perrera c/o Combined Properties, Inc.
295 Canal Street #300, Malden, MA 02148

SHEET 11 OF 14

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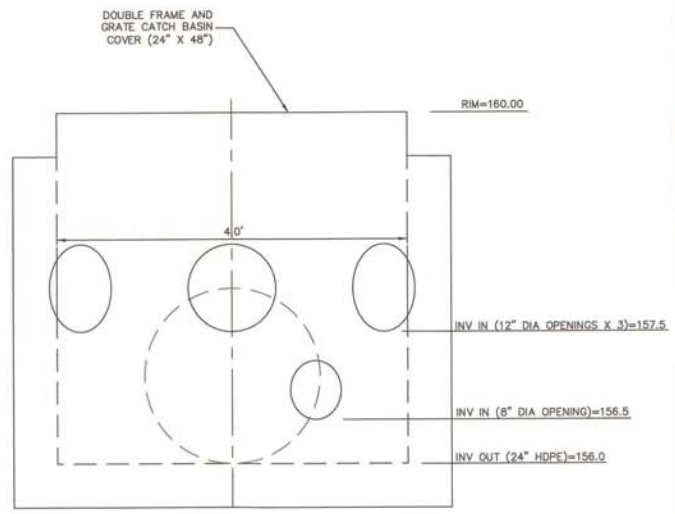
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DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
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APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Martin D. Wencek

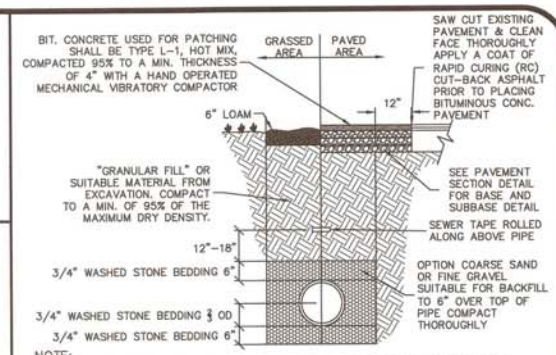
Flyover Vegetation Notes:

1. IN AREAS OF FLY-OVERS FOR HOLES 1, 3, 4, 5 AND 9, REMOVE TALL VEGETATION, PRIMARILY RED MAPLE (ACER RUBRUM) SAPLINGS, AND REPLACE WITH LOW COMPACT SHRUBS INCLUDING INKBERRY, SHEEP LAUREL AND SWEET GALE (MYRICA GALE). SHRUBS WILL BE PLANTED IN STAGGERED ROWS 5-6 FEET ON CENTER, 2-3 FEET IN HEIGHT AFTER PLANTING. THE VEGETATION WILL BE MAINTAINED AT A HEIGHT OF 6 FEET. HERBACEOUS PLANTS WILL BE ALLOWED TO PROPAGATE. AS MANY AS POSSIBLE HIGHBUSH BLUEBERRY SHRUBS IN THIS AREA WILL BE PRESERVED.
2. THE FLY-OVERS FOR HOLES 1, 3, 4, 5 AND 9 WILL BE TRIMMED AS NEEDED, APPROXIMATELY FOUR TIMES PER YEAR TO MAINTAIN A HEIGHT OF 6 FEET. THE FLY-OVERS WILL BE TRIMMED USING HANDHELD POWER TRIMMERS WITH TRIMMINGS REMAINING IN THE FLY-OVERS.

NOTE PER DEM:
With regards to Item No. 1 in the Flyover Vegetation Notes: sheep laurel is deleted and shall be replaced with a choice of highbush blueberry (*Vaccinium corymbosum*) and/or winterberry (*Ilex verticillata*), planted 5 to 6 feet on center, interspersed throughout the flyover areas with the inkberry (*Ilex glabra*) and sweet gale (*Myrica gale*).
Additionally, Item No. 2 has also been modified to limit trimming within flyovers to once per year between September 1st and March 31st, to minimize disturbance to resident wildlife.

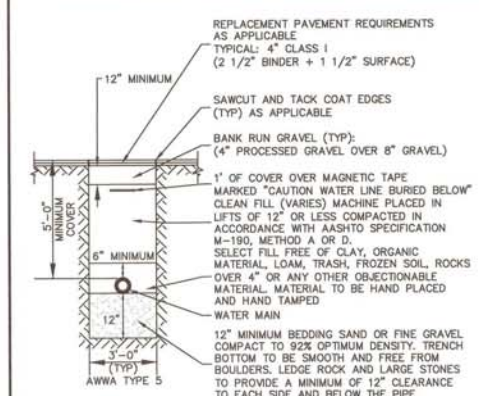


Outlet Control Structure - Elevation 1
NOT TO SCALE

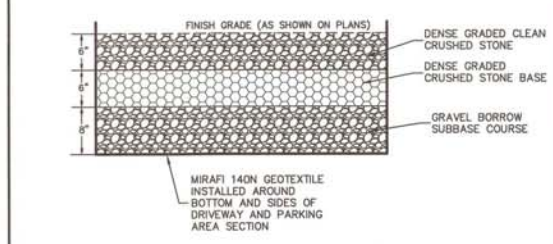


NOTE:
1. WIDTH (W) OF TRENCH IS EQUAL TO THE INSIDE DIAMETER OF THE PIPE PLUS 12".
2. SOIL UNDER CRUSHED STONE FOUNDATION MUST BE UNDISTURBED AND COMPACTED BY SEVERAL PASSES OF A VIBRATORY PLATE COMPACTOR.
3. CRUSHED STONE FOUNDATION ¾" MAXIMUM SIZE, MUST BE PLACED 6" UNDER THE PIPE AND UP TO THE PIPE LAID THEREON. CRUSHED STONE PULLED AGAINST THE PIPE SIDES TO FIRMLY HOLD THE PIPE IN PLACE.
4. CRUSHED STONE HAUNCHING ¾" MAXIMUM SIZE MUST BE BROUGHT LEVEL TO THE TOP OF THE PIPE AND OUT TO THE TRENCH WALL AT THIS ELEVATION FOR ALL PIPE.

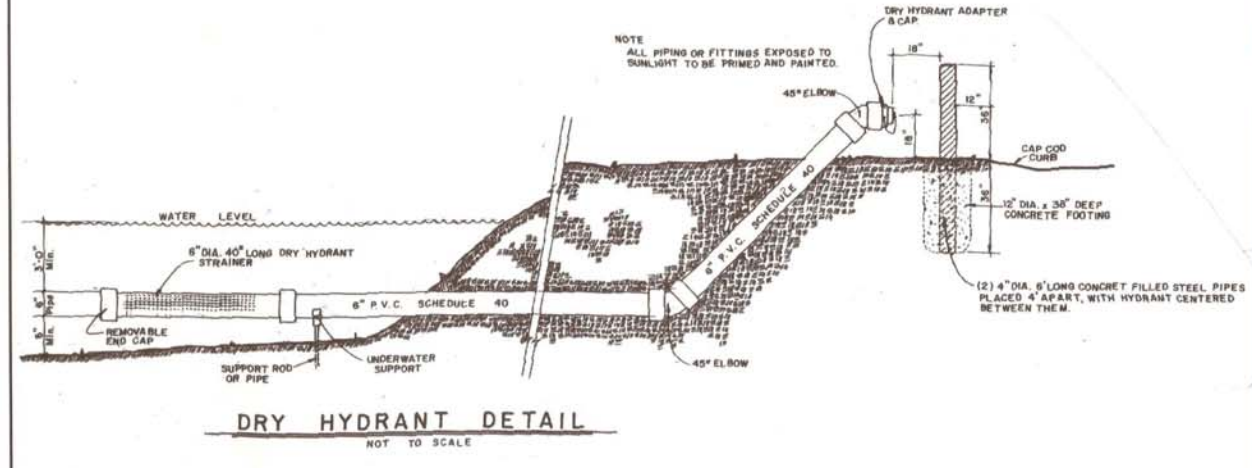
Sewer Line Trench Detail
NOT TO SCALE



Water Trench Detail
NOT TO SCALE



Typical Pervious Driveway & Parking Area Detail
NOT TO SCALE



DRY HYDRANT DETAIL
NOT TO SCALE

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KEVIN DEMERS
8557
REGISTERED PROFESSIONAL ENGINEER
CIVIL

NOV 20 2020

No.	Date	Description	By
12	10-9-2020	BOEM and DEM Revisions	SAW
11	9-28-2020	BOEM and DEM Revisions	SAW
10	9-21-2020	BOEM Revisions	SAW
9	7-23-2020	DEM Revisions	SAW
8	6-17-2020	Pre-Construction Submission	DEM
7	1-31-2020	Updated Plan Sets	PAA
6	11-13-2019	Updated Plan Sets	PAA
5	08-02-2019	Updated DEM Plans	PAA
4	06-19-2019	Updated Plan Sets - Updates	PAA
3	05-03-2019	Development Plan Review Submission	PAA
2	02-05-2019	Development Plan Review Submission	PAA
1	08-30-2018	Modified Design Plans	PAA
0	07-31-2018	Modified Design Plans	PAA

Drawn By: P.A.A. | Design By: C.A.D.

This regulatory submission set shall not be used for construction purposes unless stamped 'Issued for Construction' and signed by a DiPrete Engineering representative.
The contractor is responsible for all of the means, methods, techniques, sequences and procedures and OSHA conformance in the implementation of this plan and design.

Detail Sheet-3

Newport National West Course

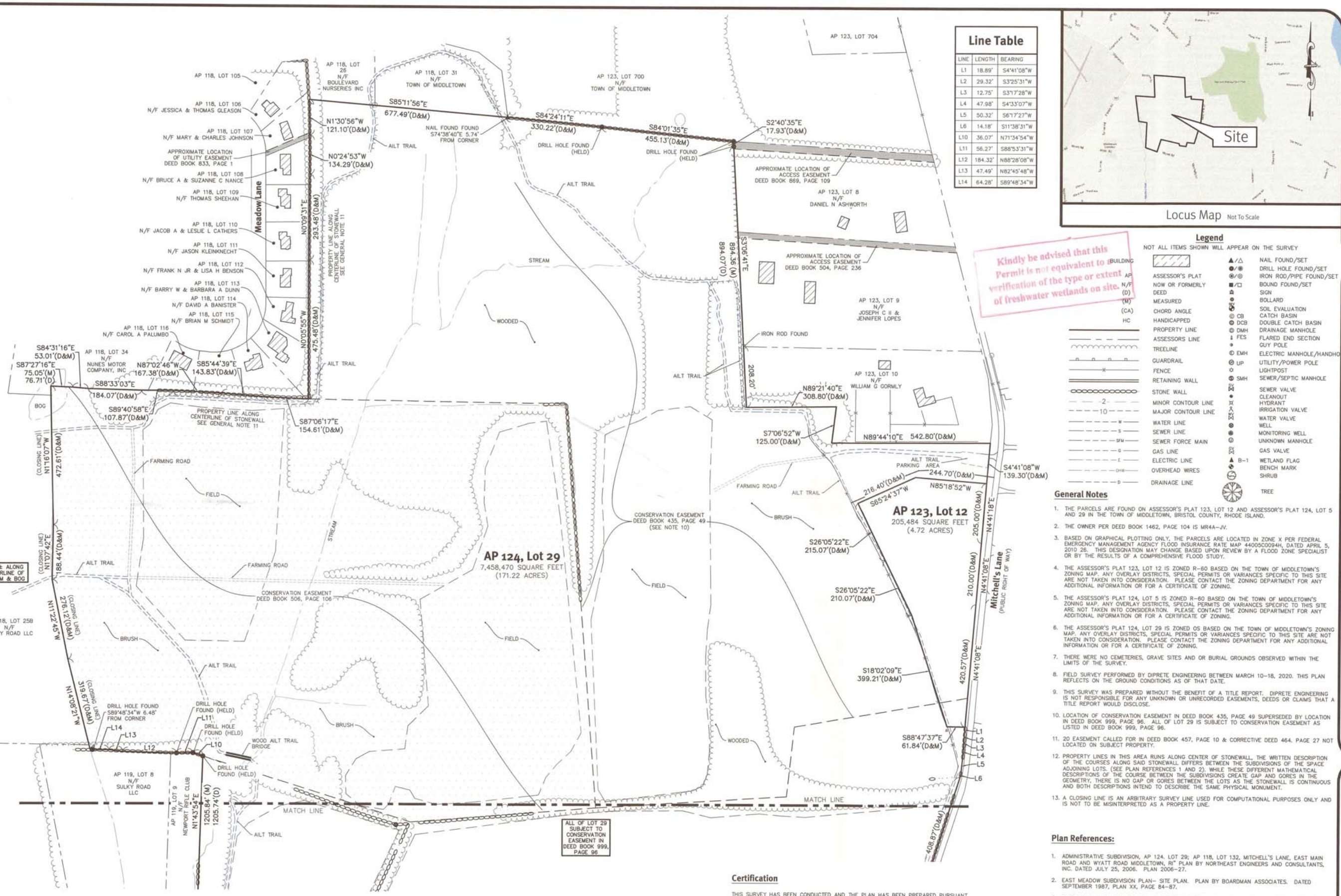
Assessor's Plat 134, Lot 39
Middletown, Rhode Island

Applicant
Newport National Real Estate, LLC
John Perotta c/o Combined Properties, Inc.
295 Canal Street #300, Malden, MA 02148

SHEET 12 OF 14

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Line Table

LINE	LENGTH	BEARING
L1	18.89'	S4°41'08"W
L2	29.32'	S3°25'31"W
L3	12.75'	S3°17'28"W
L4	47.98'	S4°33'07"W
L5	50.32'	S6°17'27"W
L6	14.18'	S11°38'31"W
L10	36.07'	N71°34'54"W
L11	56.27'	S88°53'31"W
L12	184.32'	N88°28'08"W
L13	47.49'	N82°45'48"W
L14	64.28'	S89°48'34"W

Locus Map Not To Scale

Kindly be advised that this Permit is not equivalent to verification of the type or extent of freshwater wetlands on site.

Legend

NOT ALL ITEMS SHOWN WILL APPEAR ON THE SURVEY

BUILDING, AP ASSESSOR'S PLAT, N/F NOW OR FORMERLY, (D) DEED, (M) MEASURED, (CA) CHORD ANGLE, HC HANDICAPPED, PROPERTY LINE, ASSESSORS LINE, TREELINE, GUARDRAIL, FENCE, RETAINING WALL, STONE WALL, 2 MINOR CONTOUR LINE, 10 MAJOR CONTOUR LINE, W WATER LINE, S SEWER LINE, SFM SEWER FORCE MAIN, G GAS LINE, E ELECTRIC LINE, OHW OVERHEAD WIRES, D DRAINAGE LINE

NAIL FOUND/SET, DRILL HOLE FOUND/SET, IRON ROD/PIPE FOUND/SET, BOUND FOUND/SET, SIGN, BOLLARD, SOIL EVALUATION, CB CATCH BASIN, DCB DOUBLE CATCH BASIN, DMH DRAINAGE MANHOLE, FES FLARED END SECTION, GUY POLE, EMH ELECTRIC MANHOLE/HANDHOLE, UP UTILITY/POWER POLE, LIGHTPOST, SMH SEWER/SEPTIC MANHOLE, SEWER VALVE, CLEANOUT, HYDRANT, IRRIGATION VALVE, WATER VALVE, WELL, MONITORING WELL, UNKNOWN MANHOLE, GAS VALVE, B-1 WETLAND FLAG, BENCH MARK, SHRUB, TREE

General Notes

1. THE PARCELS ARE FOUND ON ASSESSOR'S PLAT 123, LOT 12 AND ASSESSOR'S PLAT 124, LOT 5 AND 29 IN THE TOWN OF MIDDLETOWN, BRISTOL COUNTY, RHODE ISLAND.
2. THE OWNER PER DEED BOOK 1462, PAGE 104 IS MR4A–JV.
3. BASED ON GRAPHICAL PLOTTING ONLY, THE PARCELS ARE LOCATED IN ZONE X PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 44005C0094H, DATED APRIL 5, 2010 26. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
4. THE ASSESSOR'S PLAT 123, LOT 12 IS ZONED R–60 BASED ON THE TOWN OF MIDDLETOWN'S ZONING MAP. ANY OVERLAY DISTRICTS, SPECIAL PERMITS OR VARIANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
5. THE ASSESSOR'S PLAT 124, LOT 5 IS ZONED R–60 BASED ON THE TOWN OF MIDDLETOWN'S ZONING MAP. ANY OVERLAY DISTRICTS, SPECIAL PERMITS OR VARIANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
6. THE ASSESSOR'S PLAT 124, LOT 29 IS ZONED OS BASED ON THE TOWN OF MIDDLETOWN'S ZONING MAP. ANY OVERLAY DISTRICTS, SPECIAL PERMITS OR VARIANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
7. THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
8. FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING BETWEEN MARCH 10–18, 2020. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
9. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR ANY UNKNOWN OR UNRECORDED EASEMENTS, DEEDS OR CLAIMS THAT A TITLE REPORT WOULD DISCLOSE.
10. LOCATION OF CONSERVATION EASEMENT IN DEED BOOK 435, PAGE 49 SUPERSEDED BY LOCATION IN DEED BOOK 999, PAGE 96. ALL OF LOT 29 IS SUBJECT TO CONSERVATION EASEMENT AS LISTED IN DEED BOOK 999, PAGE 96.
11. 20 EASEMENT CALLED FOR IN DEED BOOK 457, PAGE 10 & CORRECTIVE DEED 464. PAGE 27 NOT LOCATED ON SUBJECT PROPERTY.
12. PROPERTY LINES IN THIS AREA RUNS ALONG CENTER OF STONEWALL, THE WRITTEN DESCRIPTION OF THE COURSES ALONG SAID STONEWALL DIFFERS BETWEEN THE SUBDIVISIONS OF THE SPACE ADJOINING LOTS. (SEE PLAN REFERENCES 1 AND 2). WHILE THESE DIFFERENT MATHEMATICAL DESCRIPTIONS OF THE COURSE BETWEEN THE SUBDIVISIONS CREATE GAP AND GORES IN THE GEOMETRY, THERE IS NO GAP OR GORES BETWEEN THE LOTS AS THE STONEWALL IS CONTINUOUS AND BOTH DESCRIPTIONS INTEND TO DESCRIBE THE SAME PHYSICAL MONUMENT.
13. A CLOSING LINE IS AN ARBITRARY SURVEY LINE USED FOR COMPUTATIONAL PURPOSES ONLY AND IS NOT TO BE MISINTERPRETED AS A PROPERTY LINE.

Plan References:

1. ADMINISTRATIVE SUBDIVISION, AP 124, LOT 29; AP 118, LOT 132, MITCHELL'S LANE, EAST MAIN ROAD AND WYATT ROAD MIDDLETOWN, RI" PLAN BY NORTHEAST ENGINEERS AND CONSULTANTS, INC. DATED JULY 25, 2006. PLAN 2006–27.
2. EAST MEADOW SUBDIVISION PLAN– SITE PLAN. PLAN BY BOARDMAN ASSOCIATES. DATED SEPTEMBER 1987, PLAN XX, PAGE 84–87.
3. SUBDIVISION PLAN, WYATT AND MITCHELL'S LANE, PLAN BY NARRAGANSETT ENGINEERING, INC. DATED MARCH 14, 1991, PLAT BOOK 13, PAGE 17

Certification

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF SURVEY	MEASUREMENT SPECIFICATION
PERIMETER BOUNDARY SURVEY	CLASS I

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: PERIMETER RETRACEMENT PERFORMED BY DIPRETE ENGINEERING.

6/4/20

ROBERT G. BABCOCK, RIPLS #2504, COA #LS.000A160

ROBERT G. BABCOCK No. 2504 PROFESSIONAL LAND SURVEYOR

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS NOTED IN THE LETTER OF APPROVAL
DATED JAN 26, 2021 FILE # 20-0019
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Martin D. Wenck

DiPrete Engineering
Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com
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NOV 20 2020

No.	Date	Description	By
2	4/20/20	Title, Additional Easements	MH
1	8/4/20	Boundaries Scope	MH
0	3/26/20	Drawn By: MH	

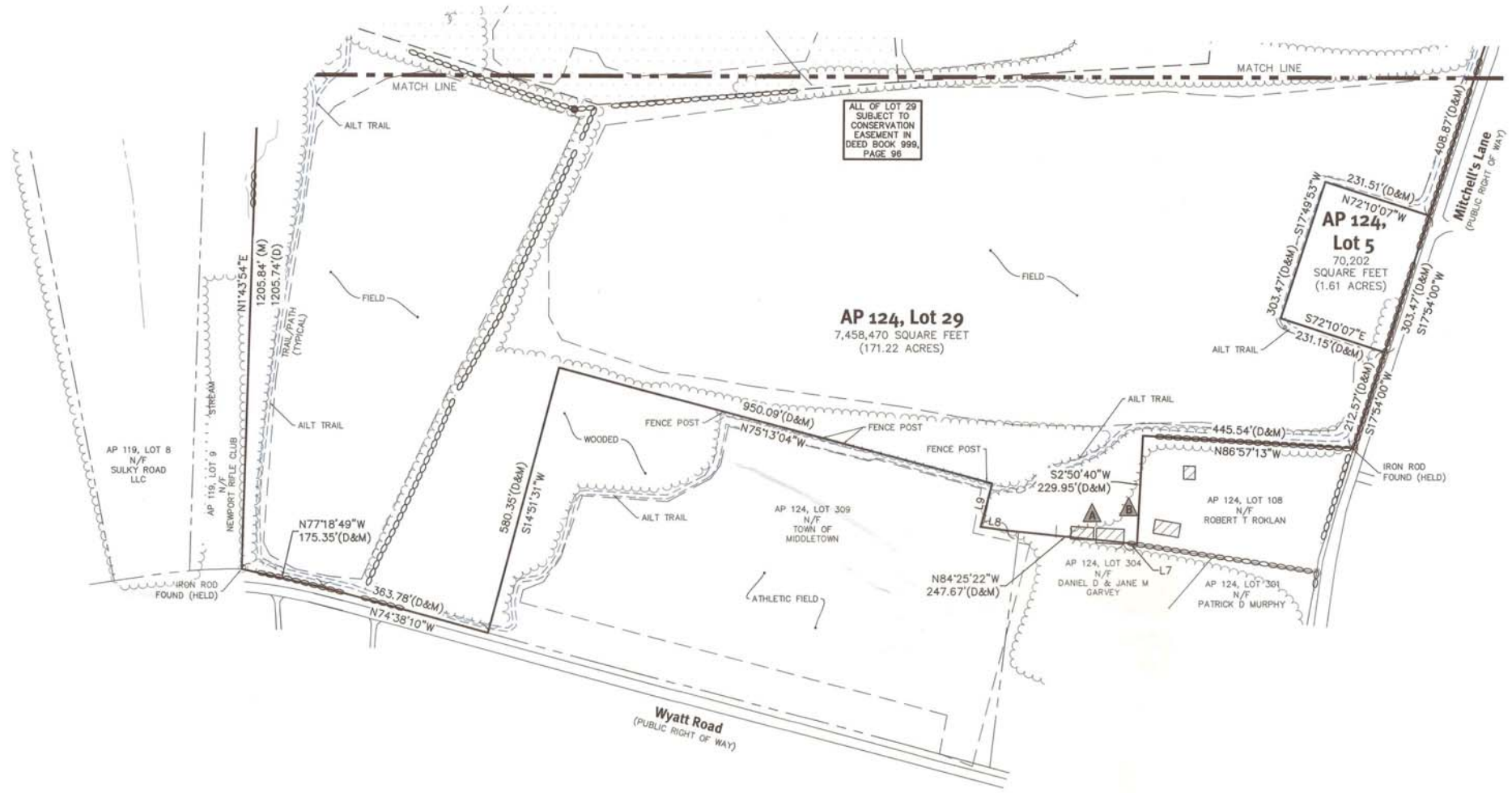
Boundary Survey
Newport National West Course
Middletown, Rhode Island

Client
Combined Properties, Inc
295 Canal Street, #300
Madison, Massachusetts 07148

SHEET 13 OF 14

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Scale: 1"=150'

0 75' 150' 300'

Kindly be advised that this Permit is not equivalent to a verification of the type or extent of freshwater wetlands on site.

RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
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APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Martin D. Vincent

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NOV 20 2020
RI Coastal Resources Management Council

List of Possible Encroachments:

A BUILDINGS OVER PROPERTY LINE (UNKNOWN OWNERSHIP OF BUILDINGS)

B LAND IN USE BY LOT 108

Certification

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF SURVEY	MEASUREMENT SPECIFICATION
PERIMETER BOUNDARY SURVEY	CLASS I

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: PERIMETER RETRACEMENT PERFORMED BY DIPRETE ENGINEERING.

ROBERT G. BABCOCK
No. 2504
PROFESSIONAL LAND SURVEYOR

6/4/20
ROBERT G. BABCOCK, RIPLS #2504, COA #LS.000A160

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Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com
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No.	Date	Description	By
1	11/17/20	Title	MT
2	4/1/20	Additional Easements	MT
3	3/26/20	Boundary Survey	MT

Drawn By: MTT

Boundary Survey
Newport National West Course
Middletown, Rhode Island

Client
Combined Properties, Inc
295 Canal Street, #300
Malden, Massachusetts 02148

DE Job No: 2569-001

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SHEET 14 OF 14

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