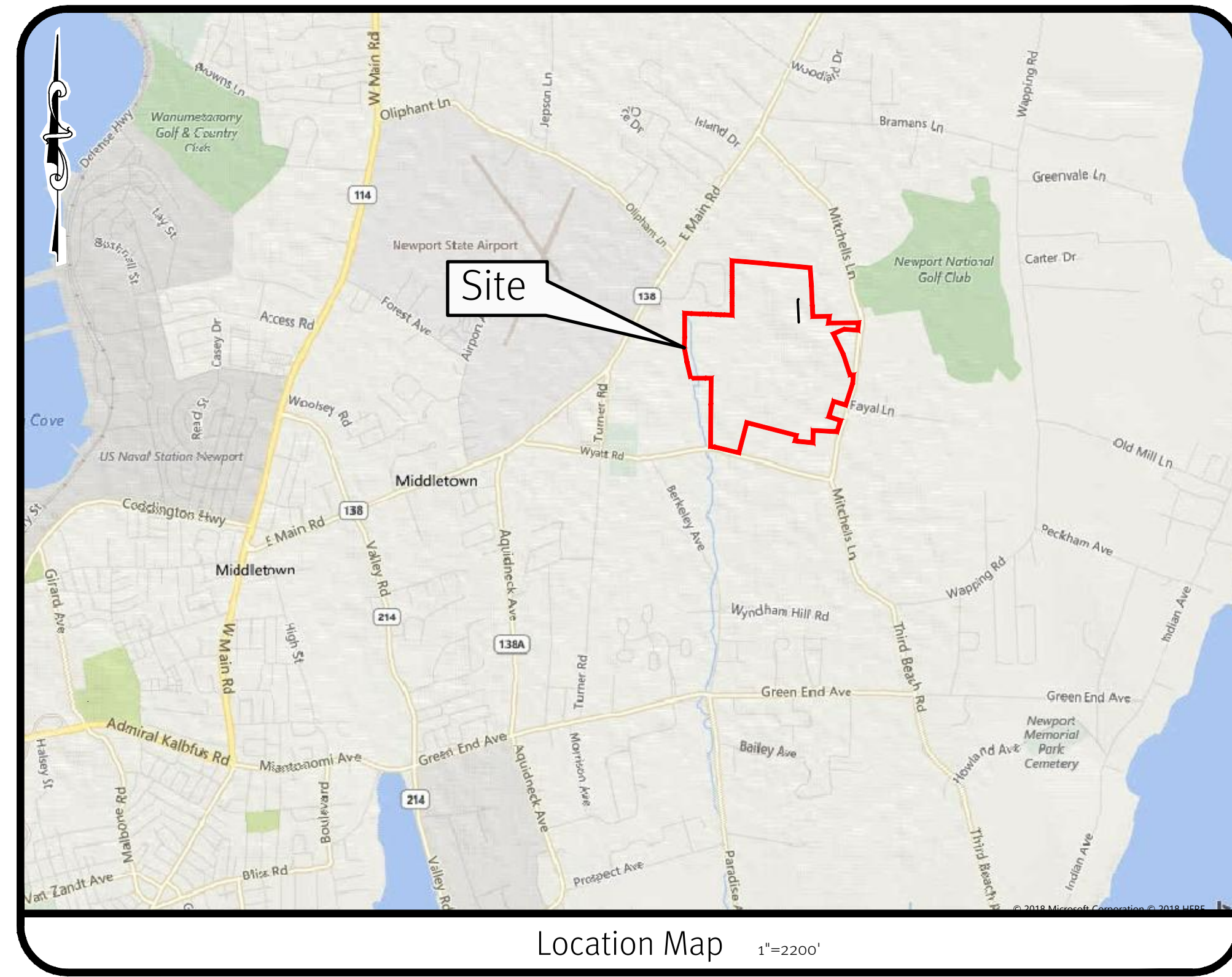


# Design Development Plans

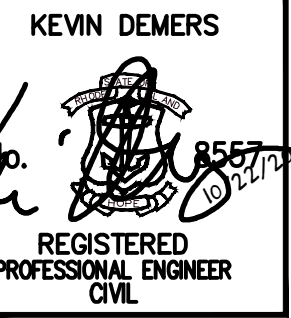
# Newport National West Course

Located on Wyatt Road and Mitchell's Lane  
 Middletown, Rhode Island  
 Assessor's Plat 124 Lot 29



## 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
- 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



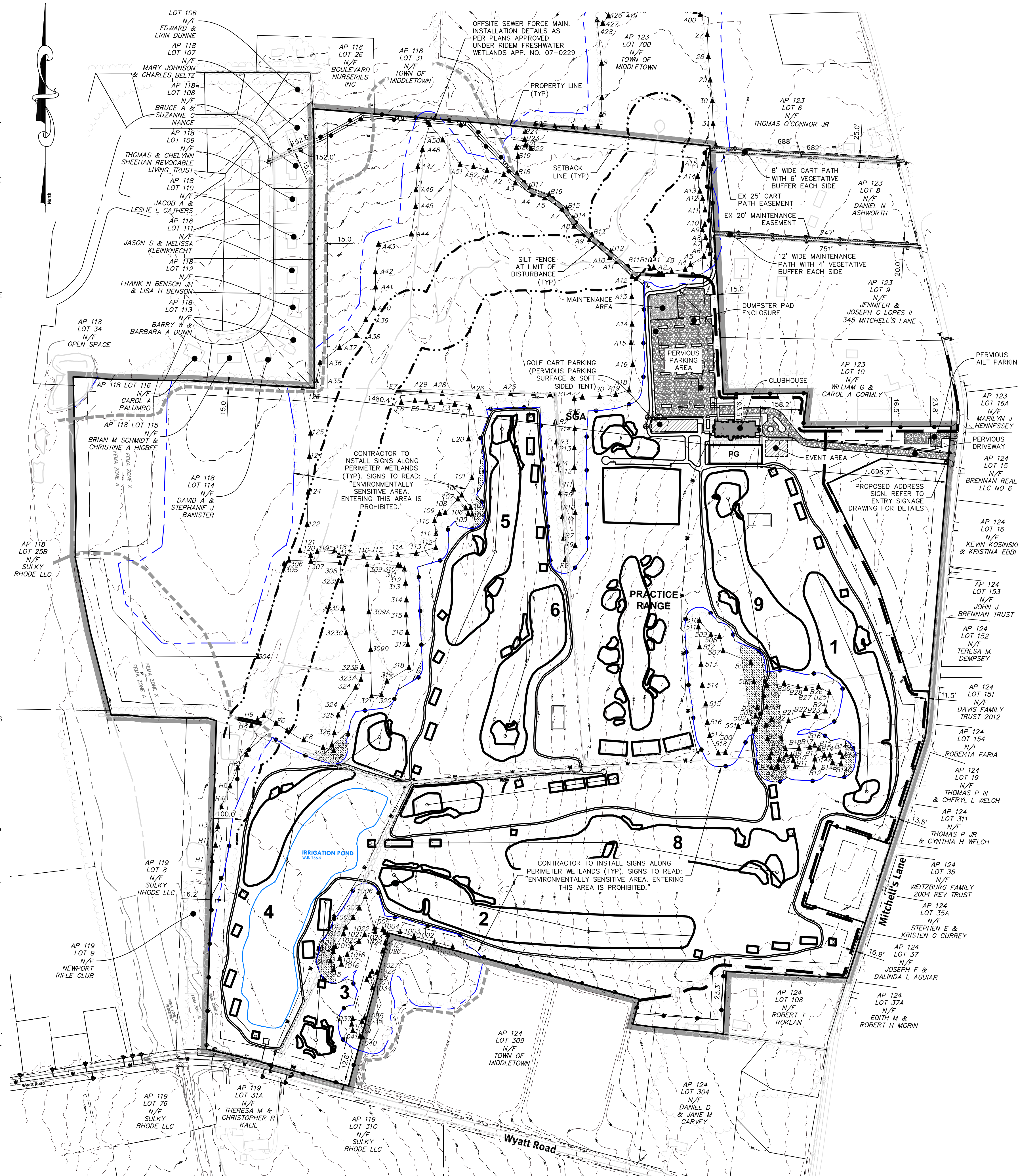
This regulatory submission set shall not be used for construction purposes unless stamped, issued for Construction and signed by a DiPrete Engineering representative.

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.

| LAB | DATE       | DESCRIPTION           | BY | DESIGN BY: C.A.D. |
|-----|------------|-----------------------|----|-------------------|
| 11  | 10-23-2021 | ENGINEERING COMMENTS  |    |                   |
| 14  | 7-28-2021  | TOWN PERMITS COMMENTS |    |                   |
| 13  | 6-28-2021  | APPLICABLE PERMITS    |    |                   |
| 11  | 6-28-2021  | APPLICABLE PERMITS    |    |                   |
| 11  | 6-28-2021  | APPLICABLE PERMITS    |    |                   |
| 10  | 6-28-2021  | APPLICABLE PERMITS    |    |                   |
| 9   | 6-28-2021  | APPLICABLE PERMITS    |    |                   |
| 8   | 6-28-2021  | APPLICABLE PERMITS    |    |                   |
| 7   | 6-28-2021  | APPLICABLE PERMITS    |    |                   |
| 6   | 6-28-2021  | APPLICABLE PERMITS    |    |                   |
| 5   | 6-28-2021  | APPLICABLE PERMITS    |    |                   |
| 4   | 6-28-2021  | APPLICABLE PERMITS    |    |                   |
| 3   | 6-28-2021  | APPLICABLE PERMITS    |    |                   |
| 2   | 6-28-2021  | APPLICABLE PERMITS    |    |                   |
| 1   | 6-28-2021  | APPLICABLE PERMITS    |    |                   |

**Rezoning Contingency List (January 18, 2005):**

- 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
- 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
- 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
- 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
- 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 LAND 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
- 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
- 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.
- 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
- 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
- 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
- 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
- GOLF COURSE OWNER SHALL INSTALL APPROPRIATE SAFETY SIGNAGE.  
SAFETY SIGNAGE IS DESCRIBED ON CIVIL DRAWINGS AND IN THE TRAFFIC STUDY
- 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.  
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 OVER 600 FEET OF AP 123 LOT 10 THAT IS ADJACENT TO THE COMMON PROPERTY LINE ARE PROVIDED ON THE LANDSCAPE DRAWINGS



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

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

**Proposed Legend**  
NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

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

**DiPrete Engineering**  
90 Broadway, Newport, RI 02840  
tel: 401-619-5890 fax: 401-644-6006 www.diprete-eng.com

**Boston • Providence • Newport**

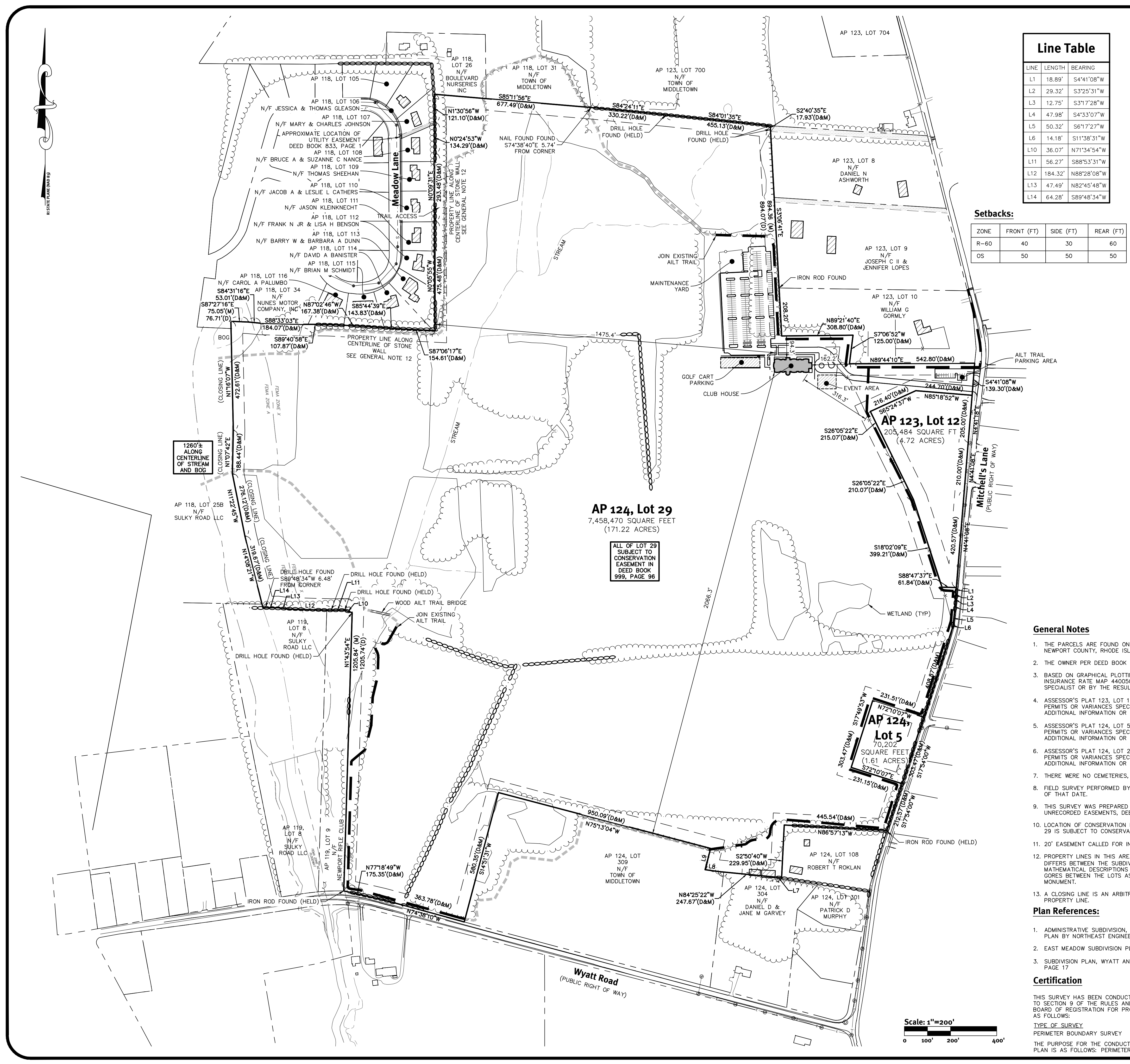
**KEVIN DEMERS**  
REGISTERED PROFESSIONAL ENGINEER CIVIL

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                |
|-----|------------|-----------------------|-------------------|
| 11  | 05-22-2023 | ENGINEERING COMMENTS  | Design By: C.A.D. |
| 12  | 07-28-2023 | TOWN PERMITS COMMENTS |                   |
| 13  | 05-28-2023 | ADDITIONAL PERMITS    |                   |
| 14  | 11-29-2023 | ADDITIONAL PERMITS    |                   |
| 15  | 11-29-2023 | ADDITIONAL PERMITS    |                   |
| 16  | 11-29-2023 | ADDITIONAL PERMITS    |                   |
| 17  | 11-29-2023 | ADDITIONAL PERMITS    |                   |
| 18  | 11-29-2023 | ADDITIONAL PERMITS    |                   |
| 19  | 11-29-2023 | ADDITIONAL PERMITS    |                   |
| 20  | 11-29-2023 | ADDITIONAL PERMITS    |                   |
| 21  | 11-29-2023 | ADDITIONAL PERMITS    |                   |
| 22  | 11-29-2023 | ADDITIONAL PERMITS    |                   |
| 23  | 11-29-2023 | ADDITIONAL PERMITS    |                   |
| 24  | 11-29-2023 | ADDITIONAL PERMITS    |                   |
| 25  | 11-29-2023 | ADDITIONAL PERMITS    |                   |
| 26  | 11-29-2023 | ADDITIONAL PERMITS    |                   |
| 27  | 11-29-2023 | ADDITIONAL PERMITS    |                   |
| 28  | 11-29-2023 | ADDITIONAL PERMITS    |                   |
| 29  | 11-29-2023 | ADDITIONAL PERMITS    |                   |
| 30  | 11-29-2023 | ADDITIONAL PERMITS    |                   |
| 31  | 11-29-2023 | ADDITIONAL PERMITS    |                   |
| 32  | 11-29-2023 | ADDITIONAL PERMITS    |                   |
| 33  | 11-29-2023 | ADDITIONAL PERMITS    |                   |
| 34  | 11-29-2023 | ADDITIONAL PERMITS    |                   |
| 35  | 11-29-2023 | ADDITIONAL PERMITS    |                   |
| 36  | 11-29-2023 | ADDITIONAL PERMITS    |                   |
| 37  | 11-29-2023 | ADDITIONAL PERMITS    |                   |
| 38  | 11-29-2023 | ADDITIONAL PERMITS    |                   |
| 39  | 11-29-2023 | ADDITIONAL PERMITS    |                   |
| 40  | 11-29-2023 | ADDITIONAL PERMITS    |                   |

**Overall Site Layout Plan**  
**Newport National West Course**  
Accession's Plot 124, Lot 29  
Middletown, Rhode Island  
**Newport National Real Estate, LLC**  
John Pereira c/o Combined Properties, Inc.  
295 Canal Street 4500, Middletown, MA 02148

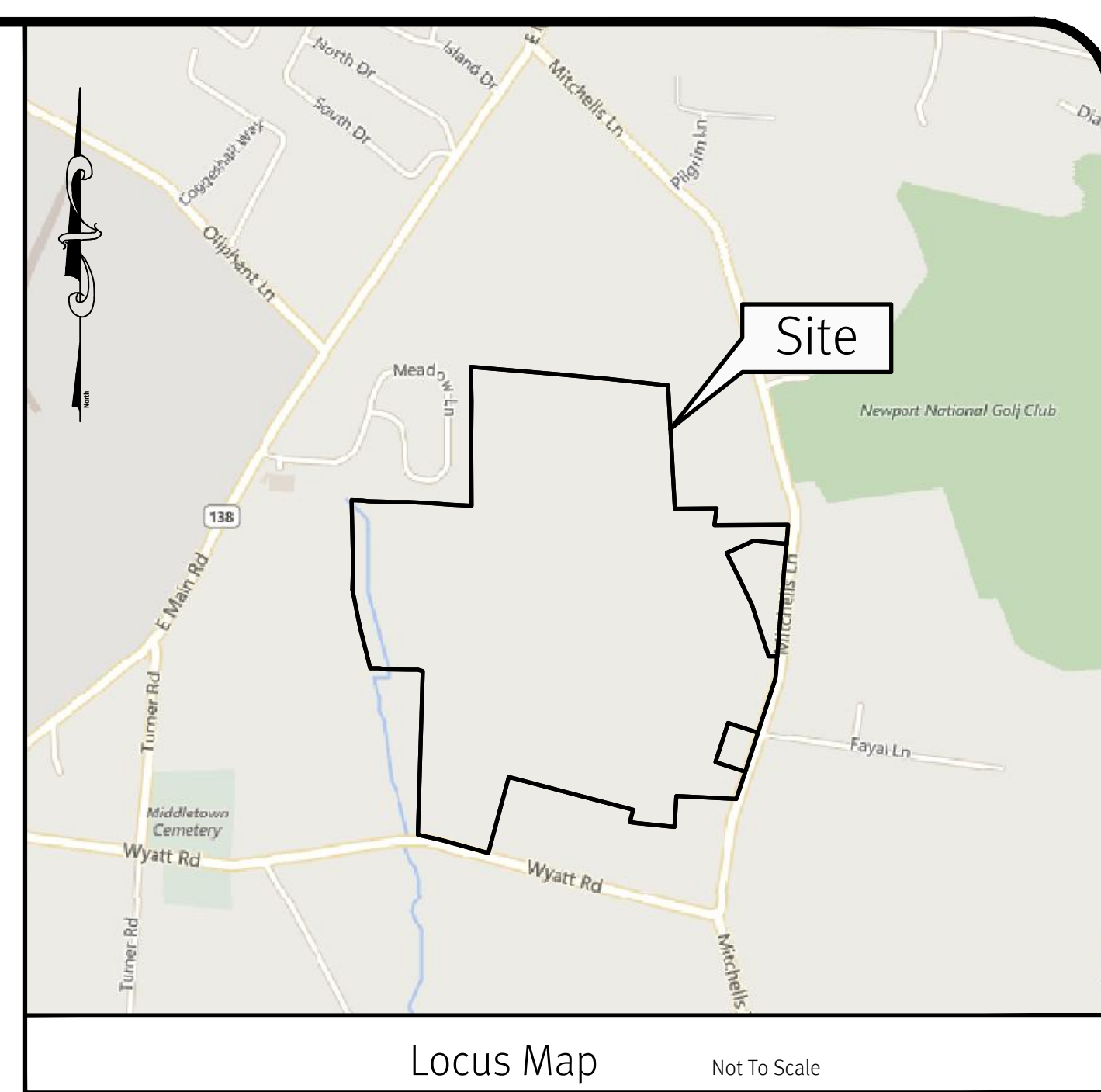
Z:\Meman\projects\2569-001 Newport National West Course\Drawings\2569-001-pin.dwg Plotdate: 6/30/2021



| 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        |



**Legend**  
NOT ALL ITEMS SHOWN WILL APPEAR ON THE SURVEY

|  |                     |  |                           |
|--|---------------------|--|---------------------------|
|  | BUILDING            |  | NAIL FOUND/SET            |
|  | AP                  |  | DRILL HOLE FOUND/SET      |
|  | N/F                 |  | IRON ROD/PIPE FOUND/SET   |
|  | DEED                |  | BOUND FOUND/SET           |
|  | (M)                 |  | SIGN                      |
|  | (CA)                |  | BOLLARD                   |
|  | HC                  |  | SOIL EVALUATION           |
|  | EXISTING AILT TRAIL |  | CATCH BASIN               |
|  | PROPOSED AILT TRAIL |  | DRAINAGE MANHOLE          |
|  | PROPERTY LINE       |  | FLARED END SECTION        |
|  | ASSESSORS LINE      |  | GUY POLE                  |
|  | SETBACK LINE        |  | ELECTRIC MANHOLE/HANDHOLE |
|  | TREELINE            |  | UTILITY/POWER POLE        |
|  | GUARDRAIL           |  | LIGHTPOST                 |
|  | FENCE               |  | SEWER/SEPTIC MANHOLE      |
|  | WETLAND LINE        |  | SEWER VALVE               |
|  | STONE WALL          |  | CLEANOUT                  |
|  | MINOR CONTOUR LINE  |  | HYDRANT                   |
|  | MAJOR CONTOUR LINE  |  | IRRIGATION VALVE          |
|  | WATER LINE          |  | WATER VALVE               |
|  | SEWER LINE          |  | WELL                      |
|  | SEWER FORCE MAIN    |  | MONITORING WELL           |
|  | GAS LINE            |  | UNKNOWN MANHOLE           |
|  | ELECTRIC LINE       |  | GAS VALVE                 |
|  | DRAINAGE LINE       |  | WETLAND FLAG              |
|  |                     |  | BENCH MARK                |
|  |                     |  | SHRUB                     |
|  |                     |  | TREE                      |

**General Notes**

- 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.
- THE OWNER PER DEED BOOK 1462, PAGE 104 IS MR4A-JV.
- 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.
- 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.
- 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.
- 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.
- THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
- FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING BETWEEN MARCH 10-18, 2020. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
- 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.
- 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.
- 20' EASEMENT CALLED FOR IN DEED BOOK 457, PAGE 10 & CORRECTIVE DEED 464. PAGE 27 NOT LOCATED ON SUBJECT PROPERTY.
- 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.
- 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:**

- 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.
- EAST MEADOW SUBDIVISION PLAN - SITE PLAN. PLAN BY BOARDMAN ASSOCIATES. DATED SEPTEMBER 1987, PLAN XX, PAGE 84-87.
- 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: PERIMETER BOUNDARY SURVEY  
 PERIMETER SPECIFICATION: CLASS 1

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

**Diprete Engineering**  
 90 Broadway Newport, RI 02840  
 Tel: 401-619-5890 Fax: 401-664-6006 www.diprete-eng.com

**Boston • Providence • Newport**

CHRISTOPHER A. DUHAMEL  
 No. 184  
 PROFESSIONAL LAND SURVEYOR

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 |
|-----|------------|------------------------|----|
| 1   | 02-28-2021 | Updated DPR Plans      | PA |
| 2   | 3-12-2021  | Updated DPR Plans      | PA |
| 3   | 03-09-2020 | RIEM and DPR Revisions | PA |
| 4   | 03-25-2020 | RIEM and DPR Revisions | PA |
| 5   | 03-25-2020 | RIEM and DPR Revisions | PA |
| 6   | 03-25-2020 | RIEM and DPR Revisions | PA |
| 7   | 03-25-2020 | RIEM and DPR Revisions | PA |
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| 13  | 03-25-2020 | RIEM and DPR Revisions | PA |
| 14  | 03-25-2020 | RIEM and DPR Revisions | PA |
| 15  | 03-25-2020 | RIEM and DPR Revisions | PA |
| 16  | 03-25-2020 | RIEM and DPR Revisions | PA |
| 17  | 03-25-2020 | RIEM and DPR Revisions | PA |
| 18  | 03-25-2020 | RIEM and DPR Revisions | PA |
| 19  | 03-25-2020 | RIEM and DPR Revisions | PA |
| 20  | 03-25-2020 | RIEM and DPR Revisions | PA |

**Clubhouse and AILT Trail Plot Plan**  
**Newport National West Course**  
 Assessor's Plat 124, Lot 29  
 Middletown, Rhode Island  
**Newport National Real Estate, LLC**  
 John Pereira c/o Combined Properties, Inc.  
 295 Canal Street #500, Malden, MA 02148  
 DE Job No: 2569-001. Copyright 2020 by Diprete Engineering Associates, Inc.

DESIGN BY: P.A.  
 DRAWN BY: P.A.  
 SHEET 3 OF 14

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See Sheet 5

**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

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

**DiPrete Engineering**  
90 Broadway, Newport, RI 02840  
tel 401-619-5890 fax 401-644-6006 www.diprete-eng.com  
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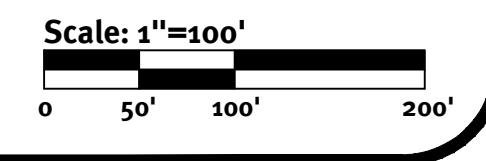
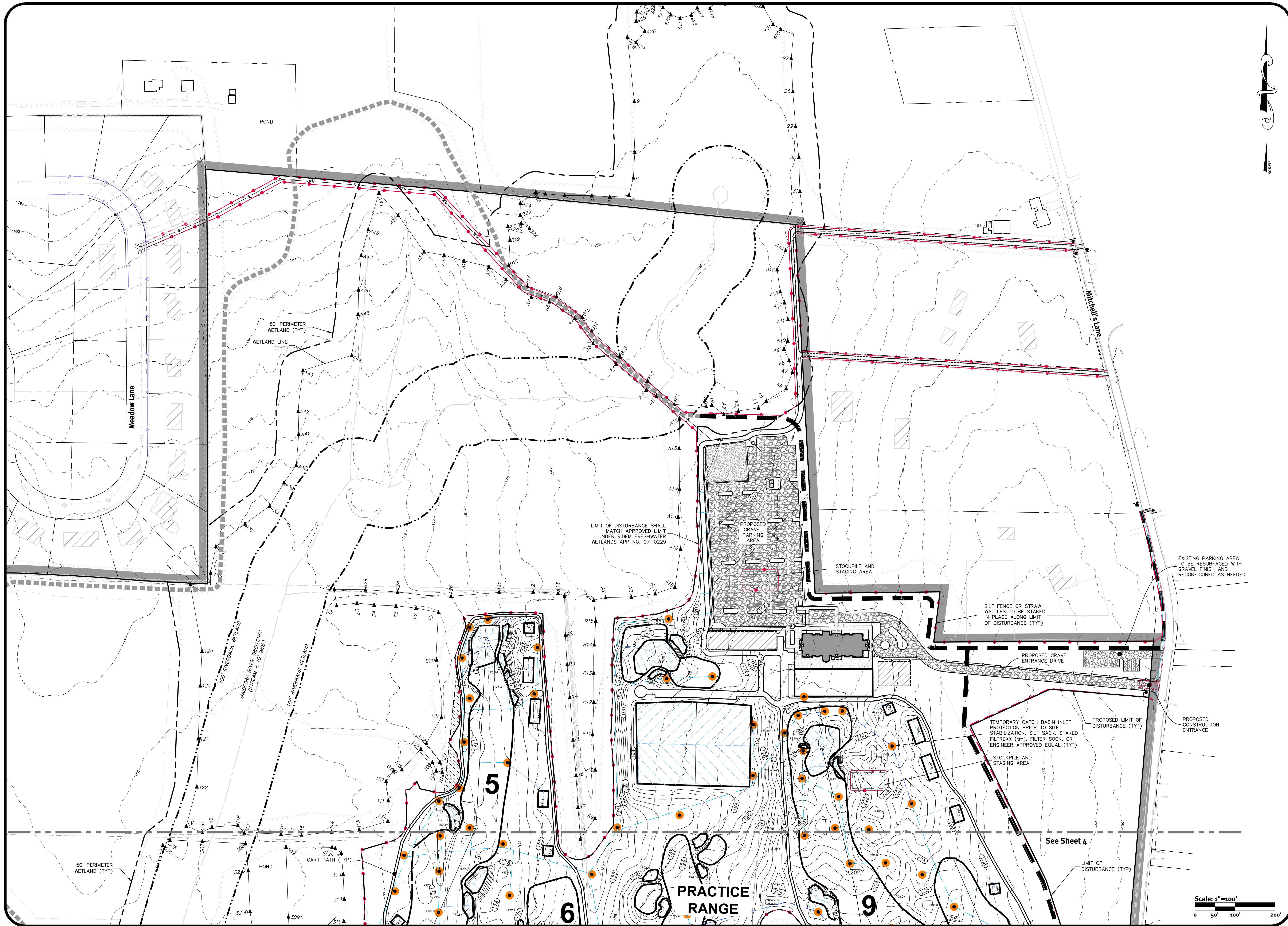
**KEVIN DEMERS**  
  
REGISTERED PROFESSIONAL ENGINEER CIVIL

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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.

| NO. | DATE       | DESCRIPTION              | BY | DESIGN BY: C.A.D. |
|-----|------------|--------------------------|----|-------------------|
| 1   | 05-28-2021 | EXHIBIT COMMENTS         |    |                   |
| 2   | 07-28-2021 | OWNER COMMENTS           |    |                   |
| 3   | 07-28-2021 | UPDATED DSR PLAN         |    |                   |
| 4   | 08-11-2021 | ADDITIONAL AREA UPLANDS  |    |                   |
| 5   | 08-11-2021 | MULTI-PHASE AREA UPLANDS |    |                   |
| 6   | 08-11-2021 | SOIL AND DSR REVISIONS   |    |                   |
| 7   | 08-11-2021 | SOIL AND DSR REVISIONS   |    |                   |
| 8   | 08-11-2021 | SOIL AND DSR REVISIONS   |    |                   |
| 9   | 08-11-2021 | SOIL AND DSR REVISIONS   |    |                   |
| 10  | 08-11-2021 | SOIL AND DSR REVISIONS   |    |                   |
| 11  | 08-11-2021 | SOIL AND DSR REVISIONS   |    |                   |
| 12  | 08-11-2021 | SOIL AND DSR REVISIONS   |    |                   |
| 13  | 08-11-2021 | SOIL AND DSR REVISIONS   |    |                   |
| 14  | 08-11-2021 | SOIL AND DSR REVISIONS   |    |                   |
| 15  | 08-11-2021 | SOIL AND DSR REVISIONS   |    |                   |
| 16  | 08-11-2021 | SOIL AND DSR REVISIONS   |    |                   |
| 17  | 08-11-2021 | SOIL AND DSR REVISIONS   |    |                   |
| 18  | 08-11-2021 | SOIL AND DSR REVISIONS   |    |                   |
| 19  | 08-11-2021 | SOIL AND DSR REVISIONS   |    |                   |
| 20  | 08-11-2021 | SOIL AND DSR REVISIONS   |    |                   |

**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.  
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**KEVIN DEMERS**  
  
 REGISTERED PROFESSIONAL ENGINEER CIVIL

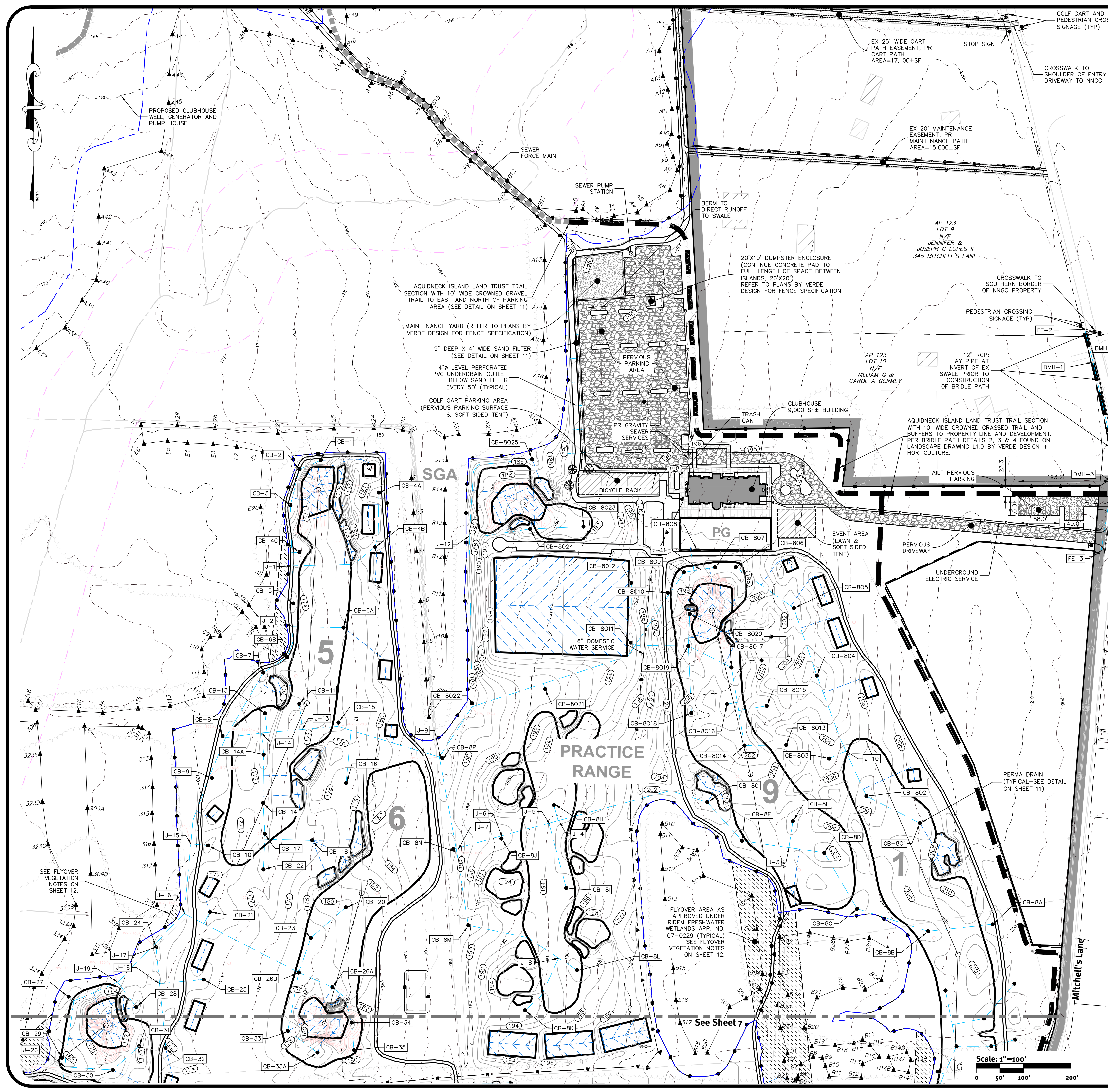
This regulatory submission set shall not be used for construction purposes unless stamped/Issued for Construction and signed by a DiPrete Engineering representative.  
 The contractor is responsible for all of the means, methods, safety precautions and requirements, and OSHA conformance in the implementation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

| NO. | DATE       | DESCRIPTION         | BY |
|-----|------------|---------------------|----|
| 1   | 10/25/2021 | EXHIBIT COMMENTS    | DP |
| 2   | 10/25/2021 | CONTRACT COMMENTS   | DP |
| 3   | 10/25/2021 | ADDITIONAL COMMENTS | DP |
| 4   | 10/25/2021 | ADDITIONAL COMMENTS | DP |
| 5   | 10/25/2021 | ADDITIONAL COMMENTS | DP |
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| 98  | 10/25/2021 | ADDITIONAL COMMENTS | DP |
| 99  | 10/25/2021 | ADDITIONAL COMMENTS | DP |
| 100 | 10/25/2021 | ADDITIONAL COMMENTS | DP |

**Soil Erosion and Sediment Control Plan-2**  
**Newport National West Course**  
 Assessor's Plat 124, Lot 29  
 Middletown, Rhode Island  
**Newport National Real Estate, LLC**  
 John Pereira c/o Combined Properties, Inc.  
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Drawn By: P.A.A. Design By: C.A.D.

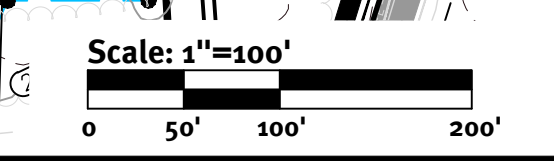
SHEET **5** OF 14



| PIPE DATA |           | SLOPE      |              |                 | RIM    |        | INVERT |        | DROP INLET PIPE DATA |
|-----------|-----------|------------|--------------|-----------------|--------|--------|--------|--------|----------------------|
| From      | To        | Diam (in.) | Length (ft.) | Slope (ft./ft.) | Upper  | Lower  | Upper  | Lower  | Diam (in.)           |
| CB-1      | CB-2      | 6          | 49.00        | 0.041           | 175.00 | 173.00 | 172.50 | 170.50 | 12                   |
| CB-2      | CB-3      | 6          | 78.00        | 0.013           | 173.00 | 172.00 | 170.50 | 169.50 | 12                   |
| CB-4A     | CB-4B     | 6          | 115.00       | 0.033           | 180.00 | 179.00 | 178.00 | 174.25 | 12                   |
| CB-4B     | J-1       | 6          | 188.00       | 0.031           | 179.00 | -      | 174.25 | 168.50 | 12                   |
| CB-3      | CB-4C     | 8          | 100.00       | 0.007           | 172.00 | 172.00 | 169.50 | 168.77 | 12                   |
| CB-4C     | CB-5      | 12         | 107.00       | 0.007           | 172.00 | 172.00 | 168.77 | 168.00 | 12                   |
| CB-6A     | J-2       | 8          | 107.00       | 0.005           | 176.00 | -      | 174.00 | 173.50 | 12                   |
| CB-5      | CB-6B     | 12         | 116.00       | 0.009           | 172.00 | 172.00 | 168.00 | 167.00 | 12                   |
| CB-6B     | CB-7      | 15         | 60.00        | 0.008           | 172.00 | 169.00 | 167.00 | 166.50 | 15                   |
| CB-7      | CB-8      | 15         | 160.00       | 0.006           | 169.00 | 170.00 | 166.50 | 165.50 | 12                   |
| CB-8A     | CB-8B     | 6          | 137.00       | 0.018           | 207.50 | 206.50 | 206.00 | 203.50 | 15                   |
| CB-8B     | CB-8C     | 8          | 157.00       | 0.014           | 206.50 | 204.00 | 203.50 | 201.30 | 12                   |
| CB-8C     | CB-8D     | 12         | 137.00       | 0.007           | 204.00 | 203.00 | 201.30 | 200.30 | 12                   |
| CB-8E     | J-3       | 6          | 56.40        | 0.021           | 203.00 | -      | 200.50 | 199.30 | 12                   |
| CB-8D     | CB-8F     | 12         | 175.80       | 0.013           | 203.00 | 201.00 | 200.30 | 198.00 | 12                   |
| CB-8F     | CB-8G     | 15         | 109.00       | 0.009           | 201.00 | 200.00 | 198.00 | 197.00 | 15                   |
| CB-8G     | J-4       | 15         | 327.00       | 0.025           | 200.00 | -      | 197.00 | 188.76 | 15                   |
| CB-8I     | J-5       | 8          | 141.70       | 0.023           | 194.00 | -      | 191.50 | 188.25 | 12                   |
| CB-8H     | J-4       | 8          | 125.00       | 0.014           | 193.00 | -      | 190.50 | 188.76 | 12                   |
| CB-8J     | J-6       | 6          | 6.00         | 0.092           | 190.00 | -      | 186.00 | 185.45 | 12                   |
| J-6       | J-7       | 15         | 98.00        | 0.025           | -      | -      | 185.45 | 183.00 | 15                   |
| CB-8K     | J-8       | 8          | 133.50       | 0.010           | 192.00 | -      | 189.50 | 188.16 | 12                   |
| CB-8L     | CB-8M     | 10         | 252.50       | 0.014           | 194.00 | 188.00 | 188.80 | 185.30 | 12                   |
| CB-8M     | J-7       | 15         | 164.40       | 0.014           | 188.00 | -      | 185.30 | 183.00 | 15                   |
| CB-8N/J-7 | J-9/CB-8P | 18         | 196.30       | 0.025           | 186.50 | -      | 183.00 | 178.00 | 18                   |
| CB-8O1    | CB-8O2    | 6          | 126.00       | 0.017           | 207.50 | 205.00 | 204.50 | 202.30 | 12                   |
| CB-8O2    | J-10      | 8          | 104.70       | 0.020           | 205.00 | -      | 202.30 | 200.20 | 12                   |
| CB-8O3    | J-10      | 6          | 39.00        | 0.033           | 204.00 | -      | 201.50 | 200.20 | 12                   |
| J-10      | CB-8O4    | 10         | 170.70       | 0.019           | -      | 200.00 | 200.20 | 197.00 | 12                   |
| CB-8O4    | CB-8O5    | 15         | 150.00       | 0.028           | 200.00 | 200.00 | 200.20 | 196.00 | 15                   |
| CB-8O5    | CB-8O6    | 15         | 150.00       | 0.020           | 200.00 | 196.00 | 196.00 | 193.00 | 15                   |
| CB-8O6    | CB-8O7    | 15         | 43.70        | 0.011           | 196.00 | 196.00 | 193.00 | 192.50 | 15                   |
| CB-8O8    | J-11      | 6          | 41.90        | 0.041           | 196.50 | -      | 194.00 | 192.27 | 12                   |
| CB-8O7    | CB-8O9    | 18         | 66.50        | 0.008           | 196.50 | 196.50 | 192.50 | 192.00 | 18                   |
| CB-8O9    | CB-8O11   | 18         | 185.50       | 0.011           | 196.50 | 195.50 | 192.00 | 190.00 | 18                   |
| CB-8O12   | CB-8O11   | 6          | 126.00       | 0.008           | 195.50 | 195.50 | 191.50 | 190.50 | 12                   |
| CB-8O13   | CB-8O14   | 6          | 88.20        | 0.023           | 203.00 | 201.00 | 200.50 | 198.50 | 12                   |
| CB-8O14   | CB-8O17   | 8          | 167.20       | 0.018           | 201.00 | 198.00 | 198.50 | 195.50 | 12                   |
| CB-8O17   | CB-8O19   | 10         | 101.30       | 0.020           | 198.00 | 196.50 | 195.50 | 193.50 | 12                   |
| CB-8O18   | CB-8O19   | 6          | 141.40       | 0.018           | 198.00 | 196.50 | 196.00 | 193.50 | 12                   |
| CB-8O20   | CB-8O19   | 8          | 67.70        | 0.007           | 197.50 | 196.50 | 194.00 | 193.50 | 12                   |
| CB-8O19   | CB-8O11   | 10         | 112.60       | 0.027           | 196.50 | 195.50 | 193.50 | 190.50 | 12                   |
| CB-8O11   | CB-8O21   | 18         | 214.90       | 0.016           | 195.50 | 190.50 | 190.50 | 187.00 | 18                   |
| CB-8O21   | CB-8O22   | 18         | 158.40       | 0.047           | 190.50 | 185.50 | 187.00 | 179.50 | 18                   |
| CB-8O23   | CB-8O24   | 8          | 112.70       | 0.018           | 391.50 | 190.00 | 188.50 | 186.50 | 12                   |
| CB-8O24   | J-12      | 8          | 129.50       | 0.041           | 190.00 | -      | 186.50 | 181.20 | 12                   |
| CB-8O25   | J-12      | 8          | 267.80       | 0.005           | 185.25 | -      | 182.50 | 181.20 | 12                   |
| J-12      | CB-8O22   | 12         | 359.40       | 0.005           | -      | 185.50 | 181.20 | 179.40 | 12                   |
| CB-8O22   | J-9       | 24         | 126.70       | 0.011           | 185.50 | -      | 179.40 | 178.00 | 24                   |
| CB-8P     | J-9       | 6          | 5.00         | 0.100           | 185.00 | -      | 178.50 | 178.00 | 12                   |
| J-9       | CB-15     | 24         | 223.20       | 0.022           | -      | 176.00 | 178.00 | 173.00 | 24                   |
| CB-16     | CB-15     | 8          | 110.00       | 0.008           | 177.50 | 176.00 | 174.50 | 173.63 | 12                   |
| CB-15     | J-13      | 24         | 75.77        | 0.040           | 176.00 | -      | 173.00 | 169.95 | 24                   |
| CB-11     | J-13      | 6          | 54.50        | 0.019           | 173.00 | -      | 171.00 | 169.95 | 12                   |
| CB-13     | J-14      | 6          | 40.50        | 0.013           | 170.00 | -      | 167.50 | 166.96 | 12                   |
| J-13      | J-14      | 24         | 74.78        | 0.040           | 0.00   | -      | 169.95 | 166.95 | 24                   |
| CB-18     | CB-17     | 6          | 101.10       | 0.040           | 175.00 | 173.00 | 172.50 | 168.50 | 12                   |
| CB-22     | CB-17     | 8          | 64.00        | 0.016           | 173.00 | 173.00 | 169.50 | 168.50 | 12                   |
| CB-17     | CB-14     | 12         | 76.60        | 0.007           | 173.00 | 173.00 | 168.50 | 168.00 | 12                   |
| CB-14     | CB-14A    | 12         | 101.90       | 0.010           | 173.00 | 170.00 | 168.00 | 167.00 | 12                   |
| CB-14A    | J-14      | 12         | 46.40        | 0.011           | 170.00 | -      | 167.00 | 166.50 | 12                   |
| J-14      | CB-8      | 24         | 76.70        | 0.013           | -      | 170.00 | 166.50 | 165.50 | 24                   |
| CB-8      | CB-9      | 30         | 88.90        | 0.011           | 170.00 | 170.00 | 165.50 | 164.50 | 30                   |
| CB-9      | CB-10     | 30         | 148.10       | 0.007           | 170.00 | 169.00 | 164.50 | 163.50 | 30                   |
| CB-10     | J-15      | 30         | 148.00       | 0.017           | 169.00 | -      | 166.00 | 163.50 | 30                   |
| CB-35     | CB-34     | 8          | 58.00        | 0.007           | 179.50 | 178.60 | 176.50 | 176.10 | 12                   |
| CB-34     | CB-26A    | 12         | 89.20        | 0.007           | 178.60 | 178.50 | 176.10 | 175.50 | 12                   |
| CB-26A    | CB-26B    | 12         | 77.50        | 0.026           | 178.50 | 177.50 | 175.50 | 173.50 | 12                   |
| CB-33A    | CB-33     | 6          | 78.00        | 0.006           | 178.50 | 177.50 | 175.00 | 174.50 | 12                   |
| CB-33     | CB-26B    | 6          | 125.40       | 0.008           | 177.50 | 173.50 | 174.50 | 173.50 | 12                   |
| CB-20     | CB-23     | 8          | 97.90        | 0.020           | 179.50 | 177.50 | 176.50 | 174.50 | 12                   |
| CB-23     | CB-26B    | 10         | 77.20        | 0.013           | 177.50 | 177.50 | 174.50 | 173.50 | 12                   |
| CB-26B    | CB-21     | 15         | 222.90       | 0.022           | 177.50 | 171.50 | 173.50 | 168.50 | 15                   |
| CB-21     | J-16      | 10         | 46.60        | 0.129           | 171.50 | -      | 168.50 | 162.50 | 12                   |
| J-16      | J-17      | 30         | 93.20        | 0.027           | -      | -      | 162.50 | 160.00 | 30                   |
| CB-32     | CB-25     | 6          | 136.00       | 0.012           | 172.50 | 172.00 | 168.50 | 166.90 | 12                   |
| CB-25     | J-18      | 8          | 94.00        | 0.038           | 172.00 | -      | 169.50 | 166.90 | 12                   |
| J-18      | CB-24     | 8          | 75.00        | 0.085           | -      | 169.00 | 166.90 | 160.50 | 12                   |
| CB-24     | J-17      | 8          | 10.00        | 0.050           | 169.00 | -      | 160.50 | 160.00 | 12                   |
| J-17      | J-19      | 30         | 107.50       | 0.009           | -      | -      | 160.00 | 159.00 | 30                   |
| CB-28     | J-19      | 6          | 67.60        | 0.118           | 169.50 | -      | 167.00 | 159.00 | 12                   |
| J-19      | CB-27     | 30         | 101.00       | 0.010           | -      | 166.00 | 159.00 | 158.00 | 30                   |
| CB-27     | CB-29     | 30         | 121.80       | 0.011           | 166.00 | 167.00 | 158.00 | 156.70 | 30                   |
| CB-29     | J-20      | 30         | 18.00        | 0.011           | 167.00 | -      | 156.70 | 156.50 | 30                   |
| CB-31     | CB-30     | 6          | 75.00        | 0.007           | 169.00 | 169.00 | 166.50 | 166.00 | 12                   |
| CB-30     | J-20      | 6          | 101.80       | 0.093           | 169.00 | -      | 166.50 | 156.50 | 12                   |
| J-20      | FE-1      | 30         | 103.50       | 0.024           | -      | 154.00 | 156.50 | 154.00 | 30                   |

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

— 50' PERIMETER WETLAND  
 — 100' RIVERBANK WETLAND



**DiPrete Engineering**  
 90 Broadway, Newport, RI 02840  
 Tel: 401-619-5890 Fax: 401-644-6006 www.diprete-eng.com

**Boston • Providence • Newport**

**KEVIN DEMERS**  
 REGISTERED PROFESSIONAL ENGINEER  
 CIVIL

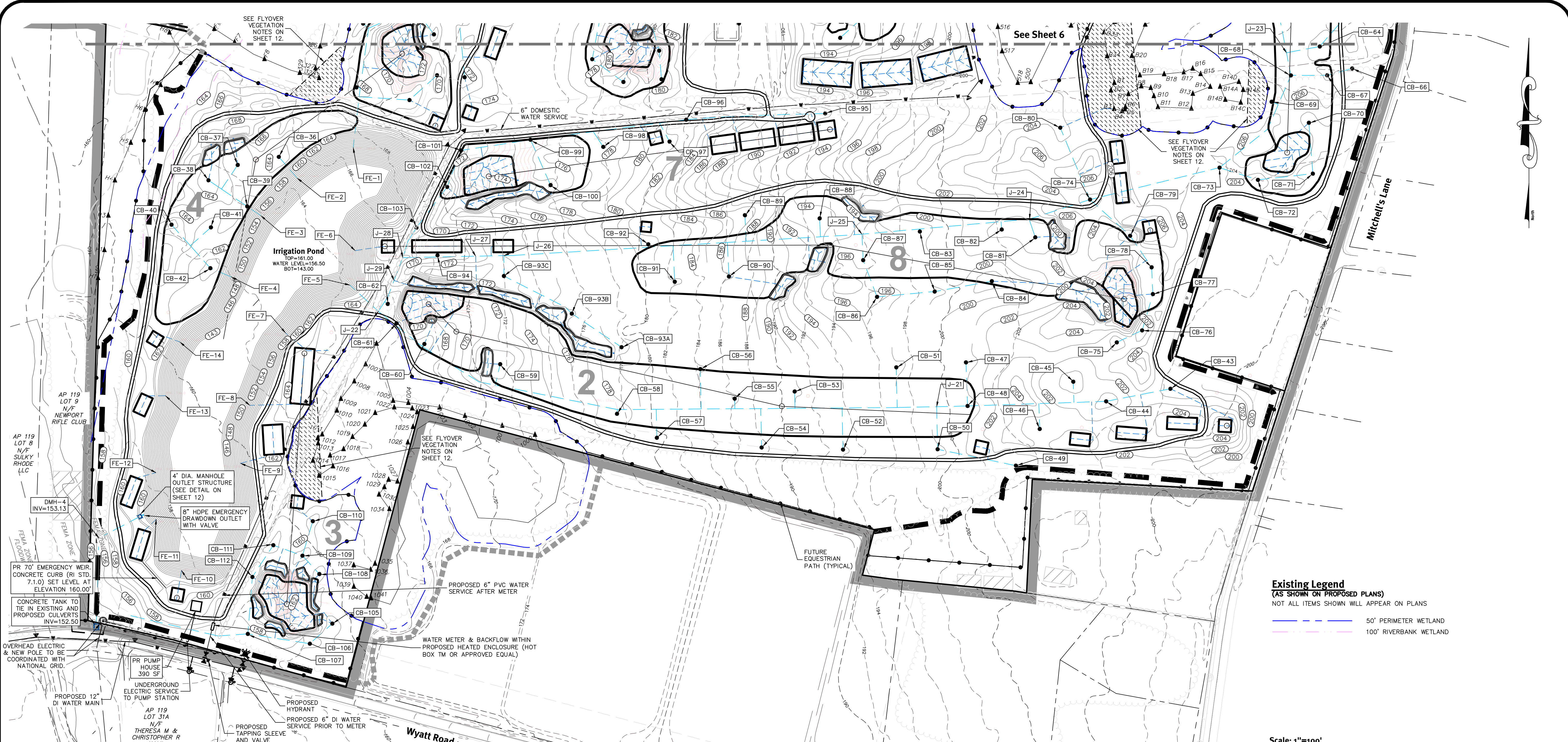
This regulatory submission set shall not be used for construction purposes unless stamped 'Issued for Construction' and signed by a DiPrete Engineering representative.

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                |
|-----|------------|--------------------------|-------------------|
| 1   | 05/22/2023 | ENGINEERING COMMENTS     | Design By: C.A.D. |
| 2   | 07/28/2023 | Town Planning Comments   |                   |
| 3   | 07/28/2023 | Public Works Comments    |                   |
| 4   | 08/01/2023 | Subdivision Area Updates |                   |
| 5   | 08/01/2023 | Subdivision Area Updates |                   |
| 6   | 08/01/2023 | Subdivision Area Updates |                   |
| 7   | 08/01/2023 | Subdivision Area Updates |                   |
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| 25  | 08/01/2023 | Subdivision Area Updates |                   |
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| 48  | 08/01/2023 | Subdivision Area Updates |                   |
| 49  | 08/01/2023 | Subdivision Area Updates |                   |
| 50  | 08/01/2023 | Subdivision Area Updates |                   |

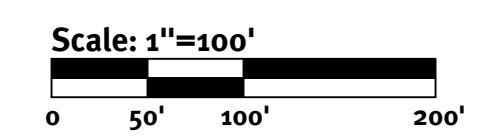
**Grading and Utilities Plan-1**  
**Newport National West Course**  
 Accession's Plat 124, Lot 29  
 Middletown, Rhode Island  
**Newport National Real Estate, LLC**  
 John Pereira c/o Combined Properties, Inc.  
 295 Canal Street 1500, Malden, MA 02148  
 DE Job No: 2569-001. Copyright 2021 by DiPrete Engineering Associates, Inc.

SHEET **6** OF 14



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

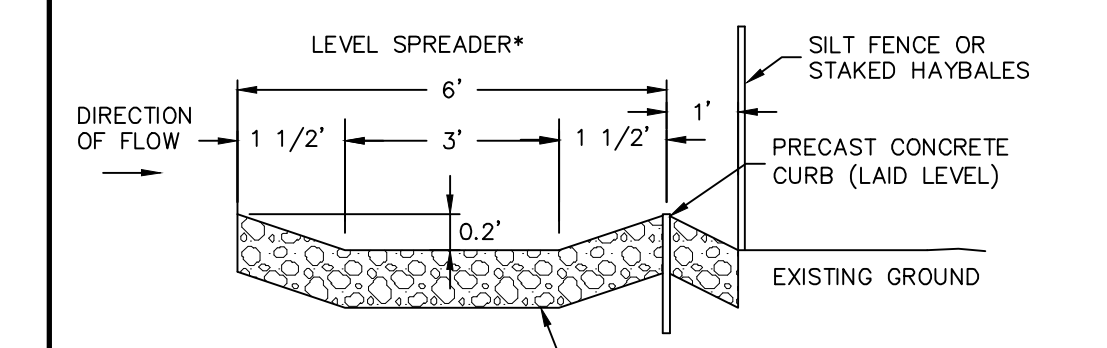
- 50' PERIMETER WETLAND
- 100' RIVERBANK WETLAND



| PIPE DATA |       | LENGTH |        | SLOPE     |        | RIM    |        | INVERT |       | DROP INLET |       |
|-----------|-------|--------|--------|-----------|--------|--------|--------|--------|-------|------------|-------|
| From      | To    | Diam.  | Length | Slope     | Upper  | Lower  | Upper  | Lower  | Upper | Lower      | Diam. |
|           |       | (in.)  | (ft.)  | (ft./ft.) |        |        |        |        |       |            | (in.) |
| CB-36     | FE-2  | 6      | 56.90  | 0.114     | 163.00 | 154.00 | 160.50 | 154.00 |       |            | 12    |
| CB-38     | CB-39 | 6      | 94.40  | 0.011     | 163.50 | 162.00 | 160.50 | 159.50 |       |            | 12    |
| CB-39     | FE-3  | 6      | 33.30  | 0.165     | 162.00 | 154.00 | 159.50 | 154.00 |       |            | 12    |
| CB-40     | CB-42 | 6      | 117.80 | 0.008     | 161.00 | 160.00 | 159.00 | 158.00 |       |            | 12    |
| CB-42     | FE-4  | 6      | 46.00  | 0.087     | 160.00 | 154.00 | 158.00 | 154.00 |       |            | 12    |
| CB-43     | CB-44 | 6      | 132.40 | 0.008     | 201.00 | 200.00 | 198.50 | 197.50 |       |            | 12    |
| CB-44     | CB-45 | 10     | 65.00  | 0.005     | 200.00 | 200.00 | 197.50 | 197.15 |       |            | 12    |
| CB-45     | CB-46 | 12     | 70.00  | 0.005     | 200.00 | 202.00 | 197.15 | 196.77 |       |            | 12    |
| CB-46     | CB-48 | 12     | 144.20 | 0.013     | 202.00 | 200.00 | 196.77 | 194.88 |       |            | 12    |
| CB-47     | CB-48 | 6      | 88.00  | 0.013     | 200.00 | 200.00 | 196.00 | 194.88 |       |            | 12    |
| CB-48     | J-21  | 12     | 40.30  | 0.020     | 200.00 |        | 194.88 | 194.06 |       |            | 12    |
| CB-49     | CB-50 | 6      | 161.70 | 0.019     | 201.00 | 188.50 | 196.50 | 195.50 |       |            | 12    |
| CB-50     | J-21  | 8      | 86.00  | 0.017     | 198.50 |        | 195.50 | 194.06 |       |            | 12    |
| J-21      | CB-51 | 12     | 80.00  | 0.031     |        | 196.50 | 194.06 | 191.57 |       |            | 12    |
| CB-51     | CB-52 | 12     | 111.00 | 0.031     | 196.50 | 192.50 | 191.57 | 188.11 |       |            | 12    |
| CB-52     | CB-53 | 12     | 95.00  | 0.031     | 192.50 | 190.50 | 188.11 | 185.15 |       |            | 12    |
| CB-53     | CB-54 | 12     | 69.00  | 0.031     | 190.50 | 187.00 | 185.15 | 182.98 |       |            | 12    |
| CB-54     | CB-55 | 15     | 52.00  | 0.031     | 187.00 | 185.88 | 182.98 | 181.36 |       |            | 15    |
| CB-55     | CB-56 | 15     | 68.00  | 0.031     | 185.88 | 183.75 | 181.36 | 179.25 |       |            | 15    |
| CB-56     | CB-57 | 15     | 96.30  | 0.029     | 183.75 | 179.50 | 179.25 | 176.45 |       |            | 15    |
| CB-57     | CB-58 | 15     | 78.00  | 0.031     | 179.50 | 177.50 | 176.45 | 174.00 |       |            | 15    |
| CB-58     | CB-59 | 15     | 251.70 | 0.028     | 177.50 | 170.00 | 174.00 | 167.00 |       |            | 15    |
| CB-59     | CB-60 | 18     | 166.80 | 0.018     | 170.00 | 166.50 | 167.00 | 164.00 |       |            | 18    |
| CB-60     | CB-61 | 18     | 69.00  | 0.017     | 166.50 | 165.00 | 164.00 | 162.80 |       |            | 18    |
| CB-61     | J-22  | 18     | 44.80  | 0.018     | 165.00 |        | 162.80 | 162.00 |       |            | 18    |
| CB-65     | J-23  | 6      | 73.40  | 0.017     | 207.00 |        | 204.50 | 203.27 |       |            | 12    |
| CB-63     | CB-64 | 6      | 97.40  | 0.005     | 207.00 | 207.00 | 204.50 | 204.00 |       |            | 12    |

| FROM  | TO    | DIAM. (IN.) | LENGTH (FT.) | SLOPE (FT./FT.) | RIM UPPER | RIM LOWER | INVERT UPPER | INVERT LOWER | DROP INLET DIAM. (IN.) |
|-------|-------|-------------|--------------|-----------------|-----------|-----------|--------------|--------------|------------------------|
| CB-64 | J-23  | 6           | 68.43        | 0.011           | 207.00    |           | 204.00       | 203.27       | 12                     |
| J-23  | CB-68 | 8           | 46.50        | 0.017           |           | 206.00    | 203.27       | 202.50       | 12                     |
| CB-66 | CB-67 | 6           | 52.30        | 0.010           | 205.50    | 205.50    | 203.75       | 203.25       | 12                     |
| CB-67 | CB-68 | 6           | 73.30        | 0.010           | 205.50    | 206.00    | 203.25       | 202.50       | 12                     |
| CB-68 | CB-69 | 8           | 72.60        | 0.013           | 206.00    | 205.00    | 202.50       | 201.58       | 12                     |
| CB-69 | CB-73 | 10          | 189.90       | 0.008           | 205.00    | 203.00    | 201.58       | 200.00       | 12                     |
| CB-70 | CB-71 | 8           | 75.60        | 0.007           | 204.00    | 203.50    | 201.50       | 201.00       | 12                     |
| CB-71 | CB-72 | 8           | 96.40        | 0.005           | 203.50    | 203.50    | 201.00       | 200.50       | 12                     |
| CB-72 | CB-73 | 8           | 81.40        | 0.006           | 203.50    | 203.00    | 200.50       | 200.00       | 12                     |
| CB-73 | CB-74 | 10          | 269.60       | 0.015           | 203.00    | 203.00    | 200.00       | 196.00       | 12                     |
| CB-80 | CB-74 | 6           | 157.20       | 0.029           | 203.00    | 203.00    | 200.50       | 196.00       | 12                     |
| CB-75 | CB-76 | 6           | 56.50        | 0.009           | 201.00    | 201.00    | 198.50       | 198.00       | 12                     |
| CB-76 | CB-77 | 6           | 76.50        | 0.007           | 201.00    | 202.00    | 198.00       | 197.50       | 12                     |
| CB-77 | CB-78 | 8           | 54.20        | 0.006           | 202.00    | 202.00    | 197.50       | 197.15       | 12                     |
| CB-78 | CB-79 | 8           | 77.20        | 0.005           | 202.00    | 201.00    | 197.15       | 196.75       | 12                     |
| CB-79 | CB-74 | 8           | 109.40       | 0.007           | 201.00    | 203.00    | 196.75       | 196.00       | 12                     |
| CB-74 | J-24  | 15          | 128.00       | 0.009           | 203.00    |           | 196.00       | 194.85       | 15                     |
| CB-81 | J-24  | 6           | 36.80        | 0.072           | 200.00    |           | 197.50       | 194.85       | 12                     |
| J-24  | CB-82 | 15          | 57.70        | 0.013           |           | 200.00    | 194.85       | 194.11       | 15                     |
| CB-82 | CB-83 | 15          | 165.25       | 0.013           | 200.00    | 198.00    | 194.11       | 192.00       | 15                     |
| CB-83 | J-25  | 15          | 117.00       | 0.013           | 198.00    |           | 192.00       | 190.50       | 15                     |
| CB-84 | CB-85 | 10          | 117.30       | 0.009           | 198.00    | 198.00    | 195.50       | 194.50       | 12                     |
| CB-85 | CB-86 | 10          | 116.90       | 0.021           | 198.00    | 195.00    | 194.50       | 192.00       | 12                     |
| CB-86 | CB-87 | 12          | 79.20        | 0.006           | 195.00    | 195.00    | 192.00       | 191.50       | 12                     |
| CB-87 | J-25  | 12          | 52.60        | 0.019           | 195.00    |           | 191.50       | 190.50       | 12                     |
| J-25  | CB-88 | 15          | 83.90        | 0.030           |           | 193.00    | 190.50       | 188.00       | 15                     |
| CB-88 | CB-89 | 15          | 150.55       | 0.029           | 193.00    | 188.00    | 188.00       | 183.63       | 15                     |
| CB-89 | CB-90 | 15          | 38.10        | 0.030           | 188.00    | 185.00    | 183.63       | 182.50       | 15                     |
| CB-90 | CB-91 | 15          | 110.00       | 0.029           | 185.00    | 181.50    | 182.50       | 179.30       | 15                     |
| CB-91 | CB-92 | 15          | 49.80        | 0.029           | 181.50    | 180.00    | 179.30       | 177.85       | 15                     |

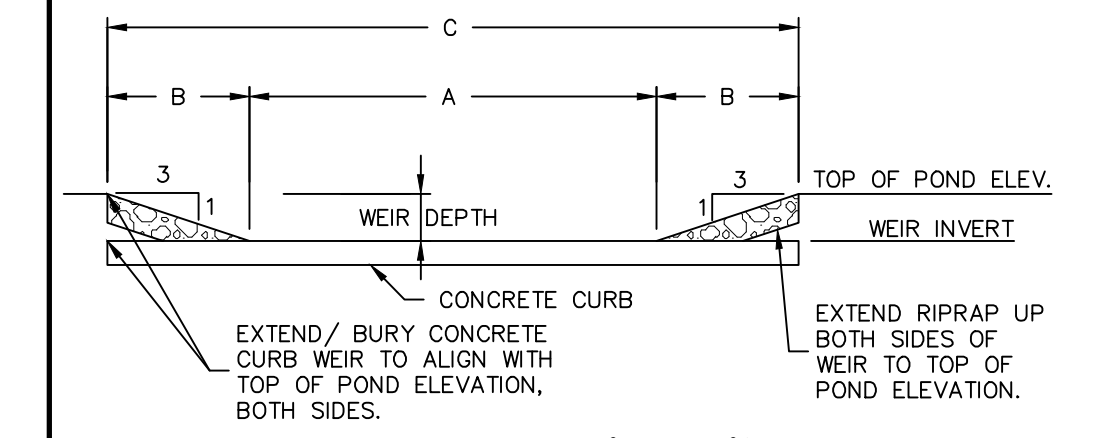
| FROM   | TO     | DIAM. (IN.) | LENGTH (FT.) | SLOPE (FT./FT.) | RIM UPPER | RIM LOWER | INVERT UPPER | INVERT LOWER | DROP INLET DIAM. (IN.) |
|--------|--------|-------------|--------------|-----------------|-----------|-----------|--------------|--------------|------------------------|
| CB-92  | J-26   | 18          | 292.40       | 0.029           | 180.00    |           | 177.85       | 169.37       | 18                     |
| CB-93A | CB-93B | 6           | 121.20       | 0.015           | 177.00    | 174.50    | 174.50       | 172.70       | 12                     |
| CB-93B | CB-93C | 10          | 157.60       | 0.018           | 174.50    | 172.00    | 172.70       | 169.80       | 12                     |
| CB-93C | J-26   | 18          | 41.70        | 0.010           | 172.00    |           | 169.80       | 169.37       | 18                     |
| J-26   | J-27   | 24          | 57.20        | 0.029           |           |           | 169.37       | 167.70       | 24                     |
| J-27   | CB-94  | 24          | 77.00        | 0.029           |           | 169.00    | 167.70       | 165.46       | 24                     |
| CB-94  | J-28   | 24          | 70.00        | 0.028           | 169.00    |           | 165.46       | 163.50       | 24                     |
| CB-95  | CB-96  | 8           | 281.30       | 0.049           | 192.00    | 182.50    | 189.50       | 175.76       | 12                     |
| CB-96  | CB-97  | 15          | 54.60        | 0.005           | 182.50    | 180.00    | 175.76       | 175.50       | 15                     |
| CB-97  | CB-98  | 15          | 134.20       | 0.017           | 180.00    | 177.00    | 175.50       | 173.20       | 15                     |
| CB-98  | CB-99  | 15          | 35.60        | 0.037           | 177.00    | 175.50    | 174.50       | 173.20       | 15                     |
| CB-100 | CB-99  | 8           | 100.20       | 0.010           | 174.50    | 175.50    | 172.00       | 171.00       | 12                     |
| CB-99  | CB-101 | 15          | 142.00       | 0.014           | 175.50    | 171.50    | 171.00       | 169.00       | 15                     |
| CB-101 | CB-102 | 15          | 79.00        | 0.025           | 171.50    | 169.50    | 169.00       | 167.00       | 15                     |
| CB-102 | CB-103 | 15          | 103.00       | 0.024           | 169.50    | 167.00    | 167.00       | 164.50       | 15                     |
| CB-103 | J-28   | 18          | 67.21        | 0.015           | 167.00    |           | 164.50       | 163.50       | 18                     |
| J-28   | J-29   | 30          | 49.60        | 0.013           |           |           | 163.50       | 162.87       | 30                     |
| J-29   | J-22   | 30          | 70.00        | 0.012           |           |           | 162.87       | 162.00       | 30                     |
| J-22   | FE-5   | 30          | 78.00        | 0.103           |           | 154.00    | 162.00       | 154.00       | 30                     |
| CB-105 | CB-106 | 24          | 60.10        | 0.008           | 158.00    | 158.00    | 155.50       | 155.00       | 24                     |
| CB-106 | CB-107 | 24          | 126.80       | 0.008           | 158.00    | 157.00    | 155.00       | 154.00       | 24                     |
| CB-108 | CB-109 | 24          | 50.50        | 0.010           | 158.50    | 158.50    | 156.00       | 155.50       | 24                     |
| CB-110 | CB-109 | 8           | 72.80        | 0.021           | 159.50    | 158.50    | 157.00       | 155.50       | 12                     |
| CB-109 | CB-111 | 24          | 62.60        | 0.008           | 158.50    | 158.00    | 155.50       | 155.00       | 24                     |
| CB-111 | CB-112 | 30          | 76.90        | 0.007           | 158.00    | 158.00    | 155.00       | 154.50       | 30                     |
| CB-112 | CB-107 | 30          | 115.50       | 0.004           | 158.00    | 158.00    | 154.50       | 154.00       | 30                     |



**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 Weir Detail**  
 NOT TO SCALE

**DiPrete Engineering**  
 90 Broadway, Newport, RI 02840  
 Tel: 401-619-5890 Fax: 401-664-6006 www.diprete-eng.com

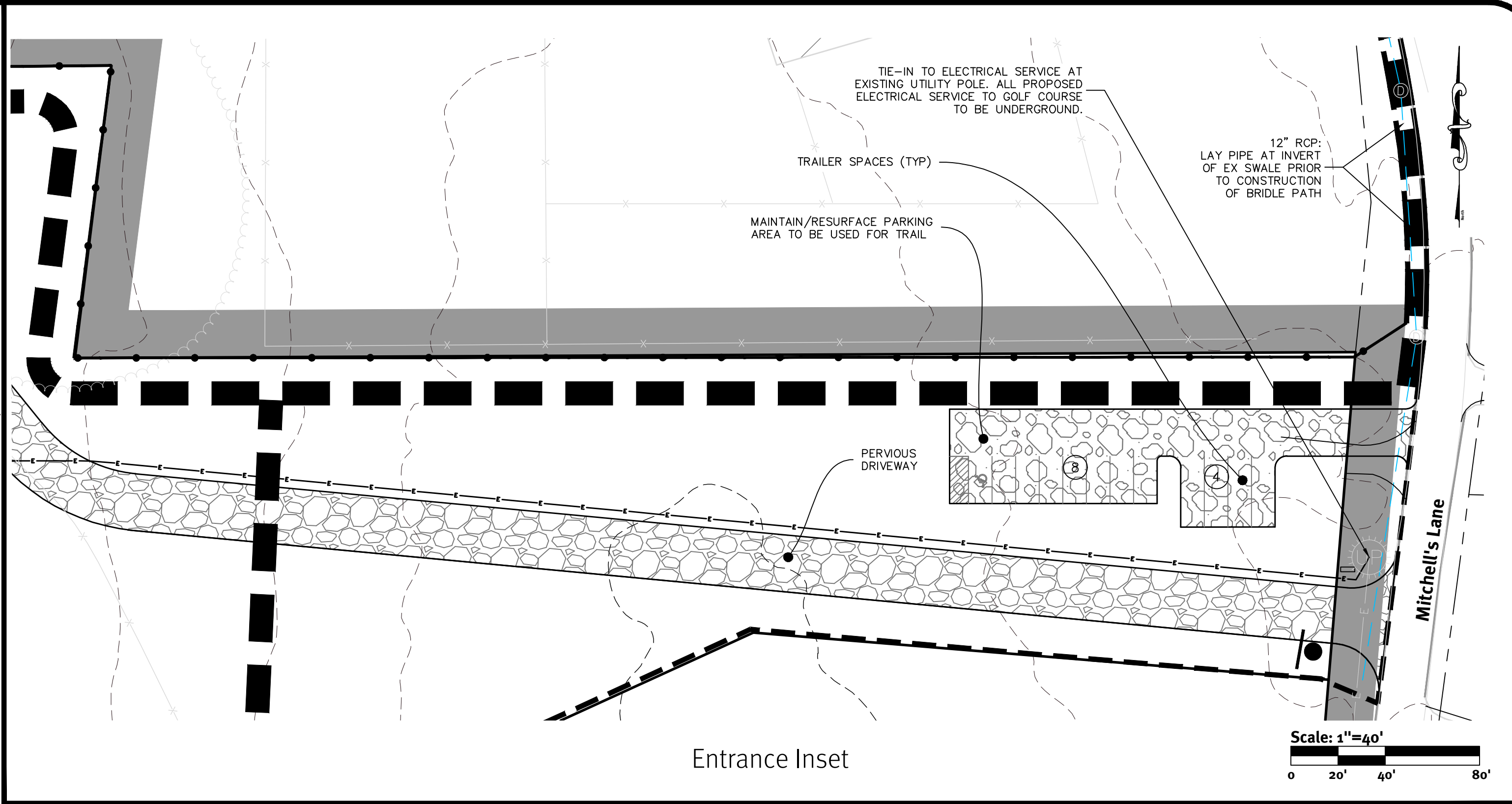
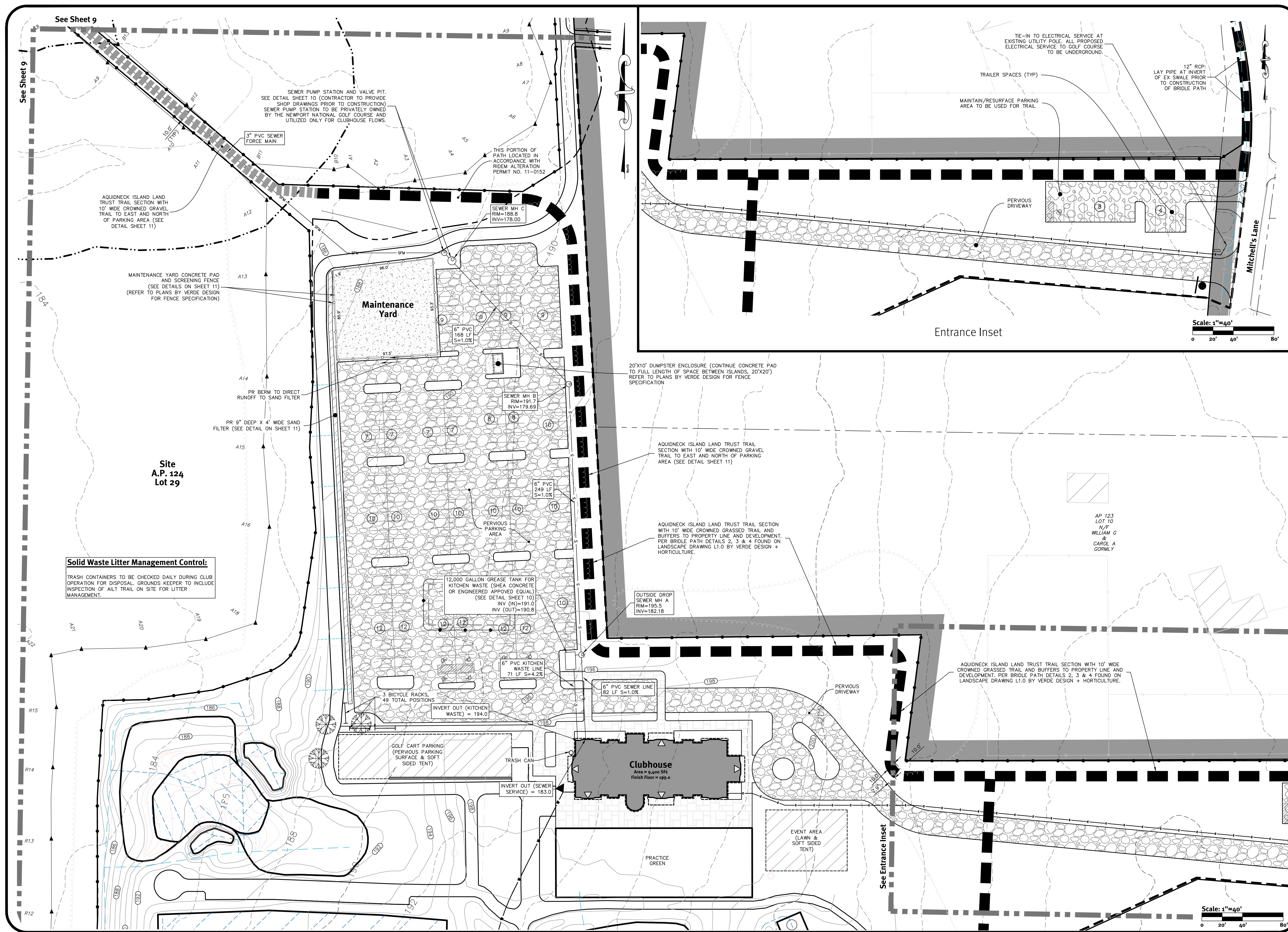
**Boston • Providence • Newport**

**KEVIN DEMERS**  
 REGISTERED PROFESSIONAL ENGINEER  
 CIVIL

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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.

| LAB | DATE       | DESCRIPTION          | BY                |
|-----|------------|----------------------|-------------------|
| 1   | 10/23/2021 | ENGINEERING COMMENTS | Design By: C.A.D. |
| 2   | 10/23/2021 | OWN FILING COMMENTS  | Design By: P.A.A. |
| 3   | 10/23/2021 | ADDITIONAL COMMENTS  |                   |
| 4   | 11/13/2021 | ADDITIONAL COMMENTS  |                   |
| 5   | 11/13/2021 | ADDITIONAL COMMENTS  |                   |
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| 49  | 11/13/2021 | ADDITIONAL COMMENTS  |                   |
| 50  | 11/13/2021 | ADDITIONAL COMMENTS  |                   |
| 51  | 11/13/2021 | ADDITIONAL COMMENTS  |                   |



**Solid Waste Litter Management Control:**  
 TRASH CONTAINERS TO BE CHECKED DAILY DURING CLUB OPERATION FOR DISPOSAL. GROUNDS KEEPER TO INCLUDE INSPECTION OF ALL TRAIL ON SITE FOR LITTER MANAGEMENT.

Site  
 A.P. 124  
 Lot 29

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

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

**DiPrete Engineering**  
 90 Broadway, Newport, RI 02840  
 tel: 401-619-5890 fax: 401-644-6006 www.diprete-eng.com  
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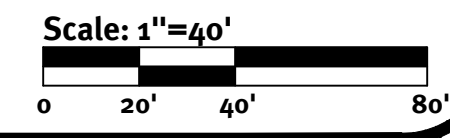
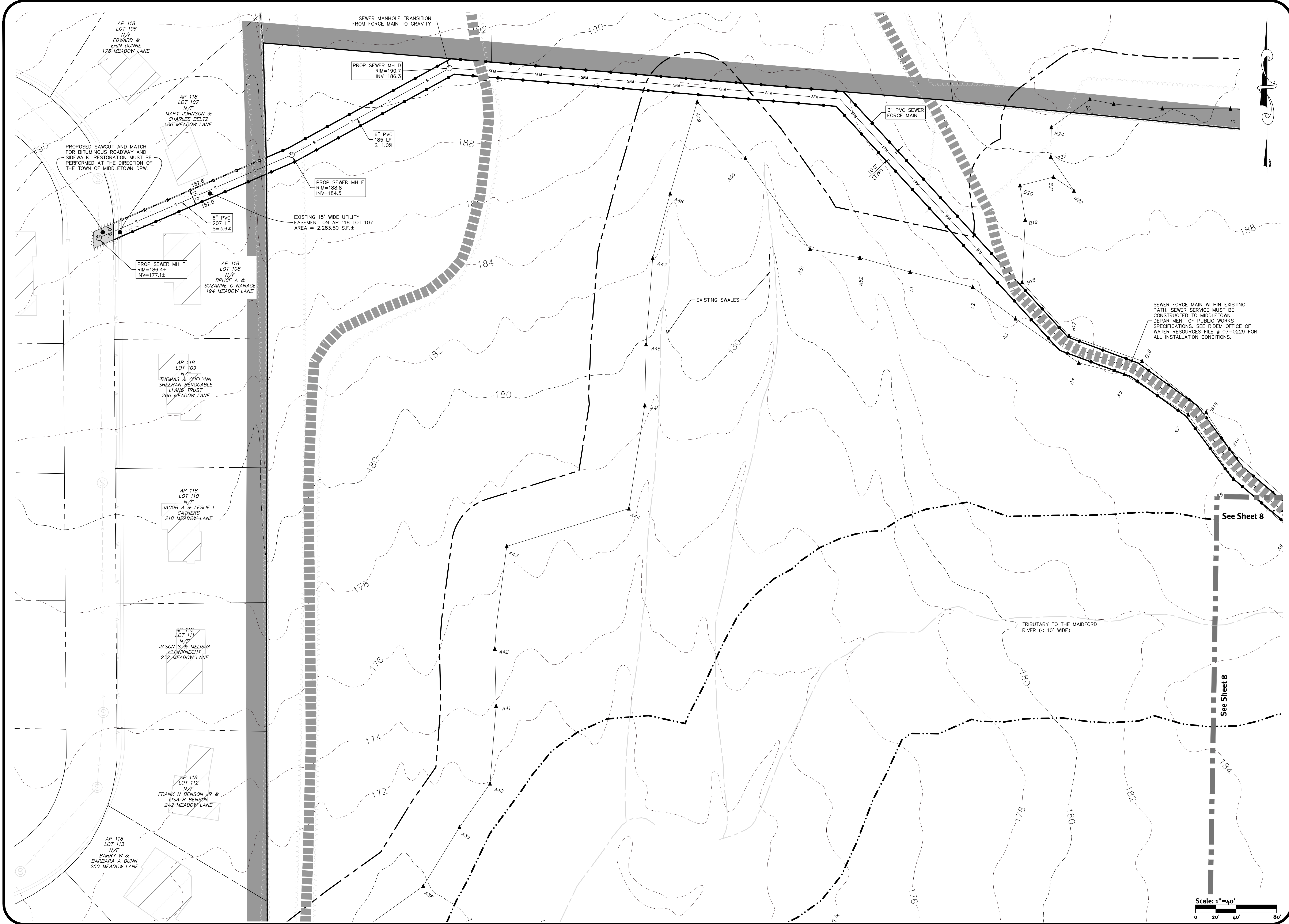
**KEVIN DEMERS**  
  
 REGISTERED PROFESSIONAL ENGINEER CIVIL

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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.

| No. | Date       | Description          | By                |
|-----|------------|----------------------|-------------------|
| 1   | 05/28/2021 | PRELIMINARY COMMENTS | Design By: C.A.D. |
| 2   | 07/28/2021 | OWN FUTURE COMMENTS  | Drawn By: P.A.A.  |
| 3   | 07/28/2021 | ADDITIONAL COMMENTS  |                   |
| 4   | 11/12/2021 | ADDITIONAL COMMENTS  |                   |
| 5   | 01/03/2022 | ADDITIONAL COMMENTS  |                   |
| 6   | 07/22/2022 | ADDITIONAL COMMENTS  |                   |
| 7   | 07/22/2022 | ADDITIONAL COMMENTS  |                   |

**Clubhouse Plan-1**  
**Newport National West Course**  
 Accessory's: Bldg 124, Lot 29  
 Middletown, Rhode Island  
**Newport National Real Estate, LLC**  
 John Pereira c/o Combined Properties, Inc.  
 295 Canal Street #500, Malden, MA 02148  
 DE Job No: 2569-001. Copyright: 2021 by DiPrete Engineering Associates, Inc.  
 SHEET **8** OF 14

z:\keman\projects\2569-001\_newport\_national\_west\_course\autocad\_drawings\569-001\_plan.dwg Plotter: 10/26/2021



See Sheet 8

See Sheet 8

SEWER FORCE MAIN WITHIN EXISTING PATH. SEWER SERVICE MUST BE CONSTRUCTED TO MIDDLETOWN DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS. SEE RIEM OFFICE OF WATER RESOURCES FILE # 07-0229 FOR ALL INSTALLATION CONDITIONS.

**DiPrete Engineering**  
 90 Broadway Newport, RI 02840  
 tel 401-619-5890 fax 401-644-6006 www.diprete-eng.com  
**Boston • Providence • Newport**

**KEVIN DEMERS**  
  
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| Rev. | Date       | Description               | By | Design By: C.A.D. |
|------|------------|---------------------------|----|-------------------|
| 1    | 10/26/2021 | Engineering Comments      |    |                   |
| 2    | 10/26/2021 | Owner Review Comments     |    |                   |
| 3    | 10/26/2021 | Utility Review Comments   |    |                   |
| 4    | 10/26/2021 | Submittal Review Comments |    |                   |
| 5    | 10/26/2021 | Final Review Comments     |    |                   |
| 6    | 10/26/2021 | Final Review Comments     |    |                   |
| 7    | 10/26/2021 | Final Review Comments     |    |                   |
| 8    | 10/26/2021 | Final Review Comments     |    |                   |
| 9    | 10/26/2021 | Final Review Comments     |    |                   |

**Clubhouse Plan-2**  
**Newport National West Course**  
 Accession's: 181244, lot 29  
 Middletown, Rhode Island  
**Newport National Real Estate, LLC**  
 John Pereira c/o Combined Properties, Inc.  
 295 Canal Street #500, Waltham, MA 02458  
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 SHEET **9** OF 14

**Establishment of Vegetative Cover**

- 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.
- ALL DISTURBED SLOPES EITHER NEWLY CREATED OR CURRENTLY EXPOSED MUST BE SEEDING OR PROTECTED.
- THE TOPSOIL MUST HAVE A SANDY LOAM TEXTURE RELATIVELY FREE OF SUBSOIL MATERIAL, STONES, ROOTS, LIMBS OF SOIL, TREE LIMBS, TRASH OR CONSTRUCTION DEBRIS AND MUST CONFORM WITH RHODE ISLAND'S STANDARD SPECIFICATION, M.20.
- THE SEED MIX MUST BE GENERAL SEED MIX RIJ #2.
- 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 PERIOD FROM 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 PROMOTE OR UPGRADE EXISTING CONDITIONS. THE SEED MIX MUST BE INOCULATED WITHIN 24 HOURS AND BEFORE MIXING AND PLANTING, WITH APPROPRIATE INOCULUMS FOR EACH VARIETY.
- 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 GRASS EROSION CONTROL BLANKETS SUCH AS S150 OR APPROVED EQUIVALENT. 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.
- ALL TEMPORARY PROTECTION MUST REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED COVER IS ESTABLISHED.
- 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.
- STOCKPILES OF TOPSOIL MUST NOT BE LOCATED NEAR WATERWAYS. THEY MUST HAVE SIDE SLOPES NO GREATER THAN 2:1 AND MUST BE TEMPORARILY SEEDING AND/OR STABILIZED.
- ALL AREAS PROPOSED TO BE VEGETATED THAT ARE DISTURBED BY CONSTRUCTION MUST BE STABILIZED WITH PERMANENT SEEDING IMMEDIATELY FOLLOWING FINISH GRADING. PERMANENTLY SEEDING AREAS MUST BE PROTECTED DURING ESTABLISHMENT WITH MULCH. ALL SEEDING 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 RESEDED BY THE CONTRACTOR. ACTIVITIES MUST BE CONFINED TO WITHIN THE LIMIT OF WORK AS SHOWN ON THE PLANS.
- MAXIMUM PERMANENT GRADED SLOPE WITHIN THE SITE IS TO BE 3:1 UNLESS NOTED OTHERWISE.
- 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.
- 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**

- 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.
- 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.
- 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.
- ALL DISTURBED SLOPES, EITHER NEWLY CREATED OR CURRENTLY EXPOSED, MUST BE SEEDING, PROTECTED, AND MAINTAINED BY THE CONTRACTOR FOLLOWING FINAL GRADING AND CONSTRUCTION. THE CONTRACTOR MUST REGULARLY CHECK ALL SEEDING 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**

- CONSTRUCTION TRAFFIC MUST BE LIMITED TO THE ACCESS ROAD, UTILITY LATERALS AND AREAS TO BE GRADED.
- 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.
- 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.
- 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.
- 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**

- CONTRACTOR IS RESPONSIBLE FOR SOIL EROSION AND SEDIMENT CONTROL (SECC) ON-SITE. SEQUENCE OF CONSTRUCTION PROVIDED MAY BE MODIFIED AS FIELD CONDITIONS WARRANT WITH PRIOR APPROVAL FROM THE OWNER OR OWNER'S REPRESENTATIVE.
- CONSTRUCTION TO BEGIN FALL 2020 UPON RECEIPT OF ALL NECESSARY APPROVALS.
- SURVEY AND STAKE CENTERLINE OF THE LIMIT OF SEDIMENTATION BARRIERS/LIMIT OF DISTURBANCE.
- 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.
- 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 SEEDING.
- BEGIN LAYOUT OF BUILDING, GRADING, DRAINAGE, AND UTILITIES.
- 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.
- STREET TREES AND EXISTING MONUMENTS MUST BE PROTECTED DURING CONSTRUCTION.
- 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:**

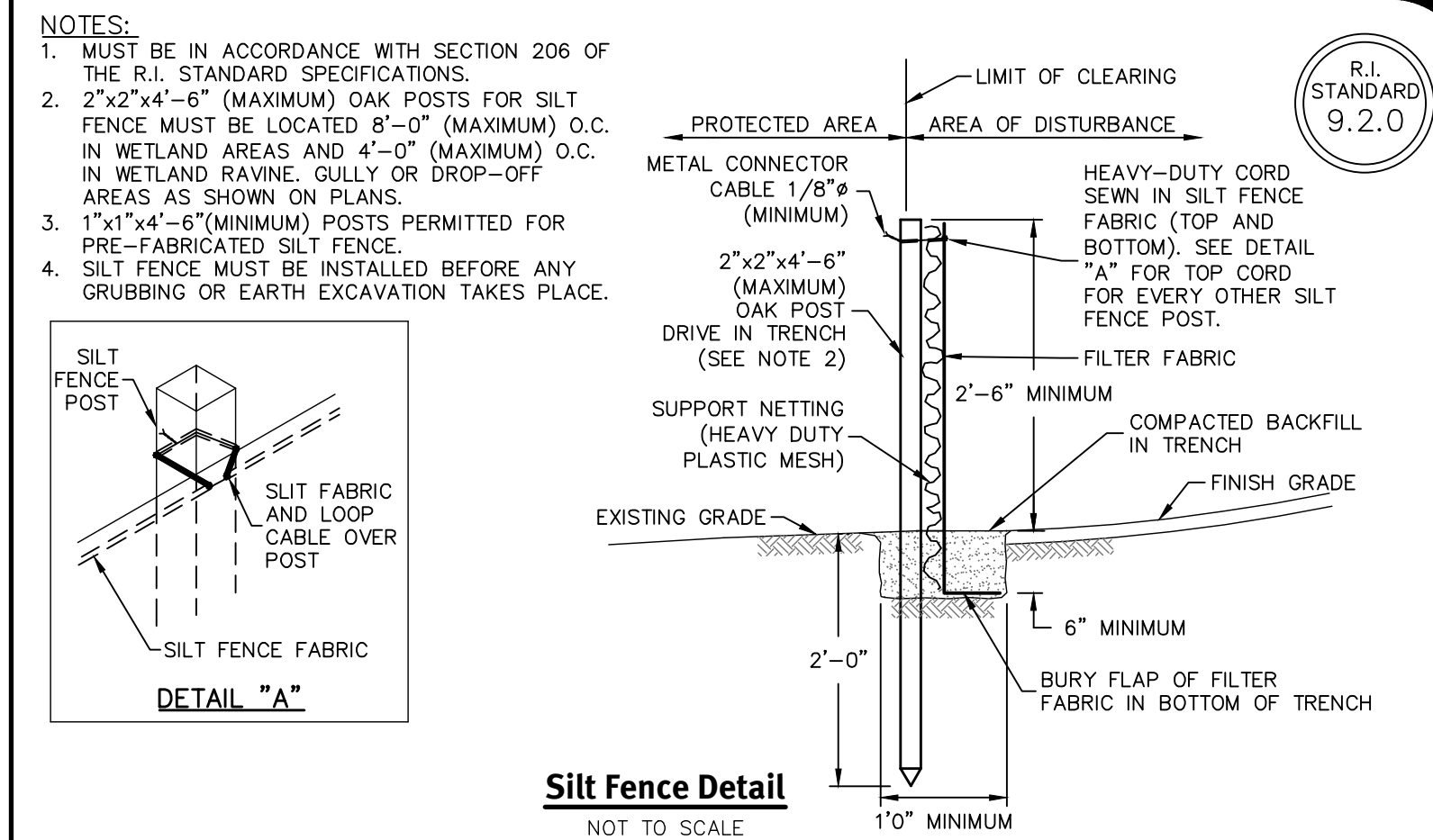
|                                 |            |
|---------------------------------|------------|
| CURRENT ZONING:                 | OS         |
| MINIMUM LOT AREA:               | 100,000 SF |
| MINIMUM FRONTAGE AND LOT WIDTH: | 250'       |
| MINIMUM FRONT YARD:             | 50'        |
| MINIMUM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

**General Note:**

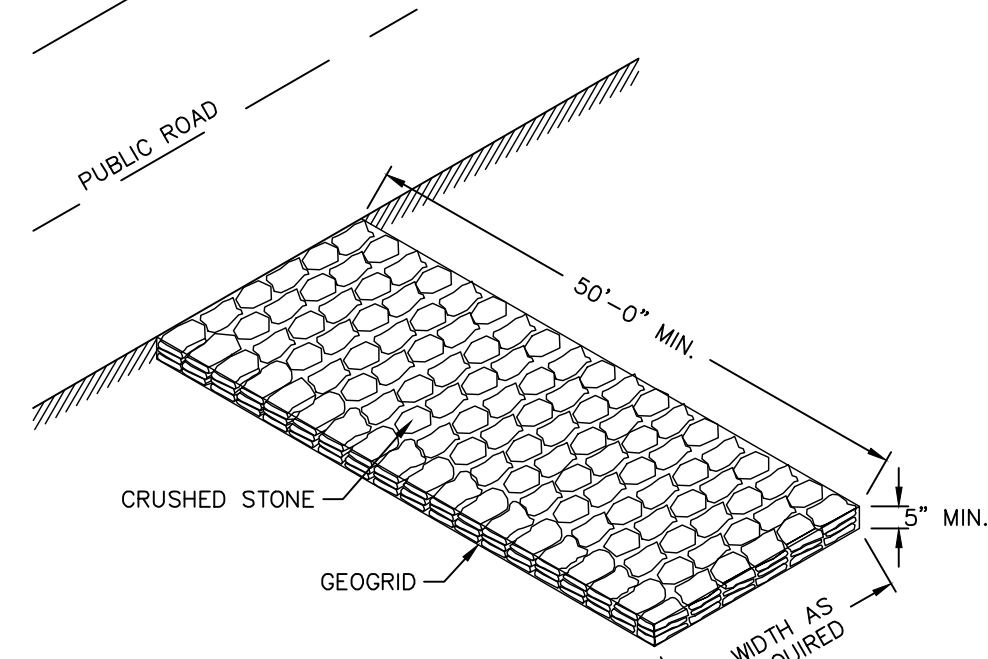
- THESE PLANS ARE MEANT AS A SUPPLEMENT TO PREVIOUS PLANS BY OTHERS. THE PURPOSE OF THIS PLAN SET IS TO PROVIDE FOR SOIL EROSION GUIDANCE, CLOSED DRAINAGE SYSTEM DESIGN, AND MINOR GRADING REVISIONS.

**Plan References:**

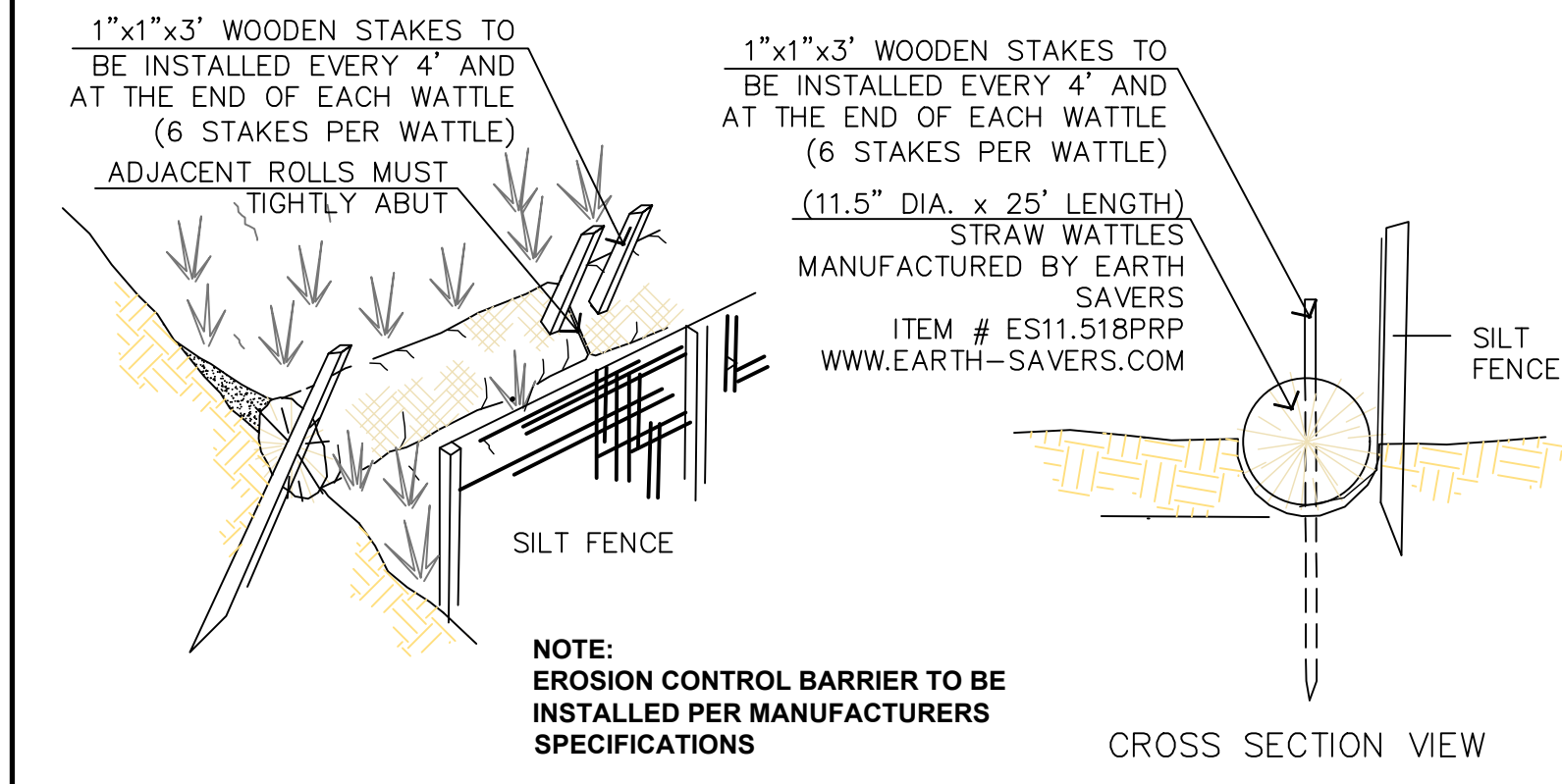
- PLANS ENTITLED: "CONSTRUCTION DRAWINGS FOR NEWPORT NATIONAL GOLF CLUB, MIDDLETOWN, RI, 3RD NINE ADDITION" SCALE: 1" = 100', DATED: OCTOBER 2017, BY: HILLS & FORREST INTERNATIONAL GOLF COURSE ARCHITECTS, TOLEDO, OHIO
- PLANS ENTITLED: "THE WEST COURSE, NEWPORT NATIONAL GOLF COURSE, MIDDLETOWN, RHODE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



**Silt Fence Detail**  
NOT TO SCALE



**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 RE-SUBMISSION TO THE RIDEM.

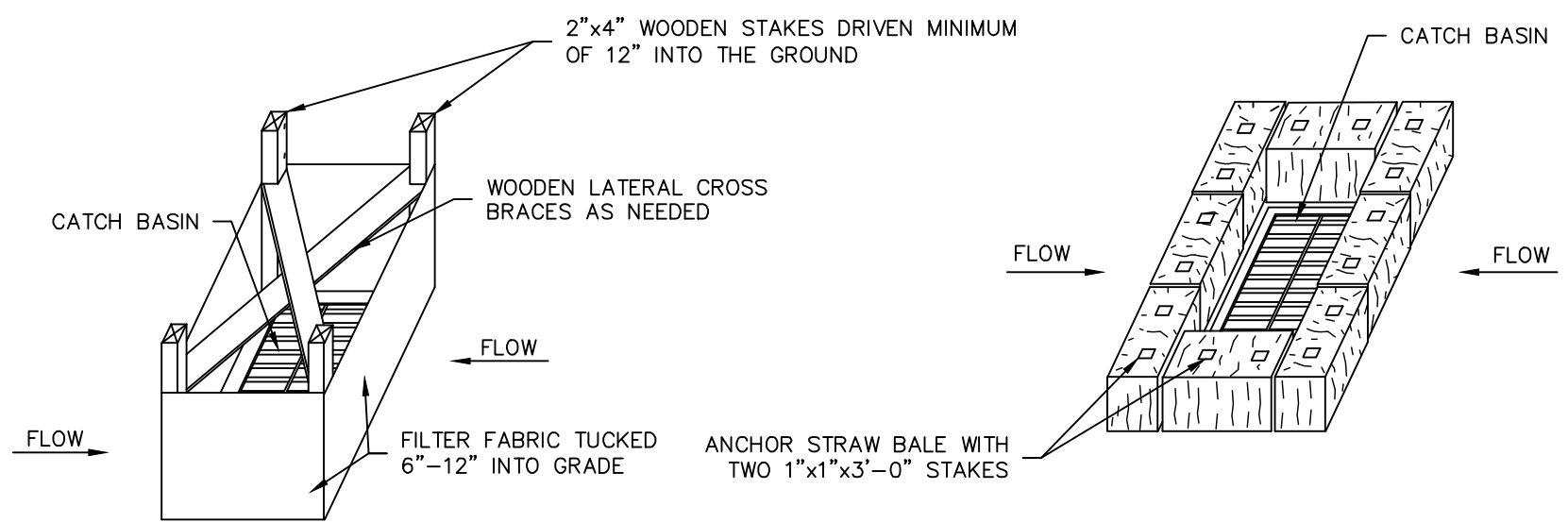
FERTILIZERS UTILIZED SHALL BE SLOW RELEASE TYPE. NO PHOSPHORUS-BASED FERTILIZERS MAY BE USED ON THE GOLF COURSE.

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:   | 9,000 SQ.FT.±                                 |
| PARKING USE:               | GOLF COURSE (18 HOLES) WITH DINING FACILITIES |
| PARKING REQUIREMENT:       | 80 SPACES + 1 SPACE PER 3 PERSONS CAPACITY    |
| PARKING PROVIDED:          | 80 + (376 TOTAL SEATS/3) = 206                |
| ADA PARKING REQUIRED:      | 242 SPACES PROPOSED                           |
| ADA PARKING PROVIDED:      | 7 SPACES                                      |
| DRIVEWAY AISLE WIDTH:      | 8 SPACES                                      |
| PARKING SPACE DIMENSION:   | 24'   |
|                            | 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:**
- STORMWATER INLETS WHICH DO NOT DISCHARGE TO SEDIMENT TRAPS OR BASINS MUST BE PROTECTED UNTIL THE TRIBUTARY AREAS ARE STABILIZED.
  - SEDIMENT MUST BE REMOVED FROM INLET PROTECTION AFTER EACH STORM.
  - 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**

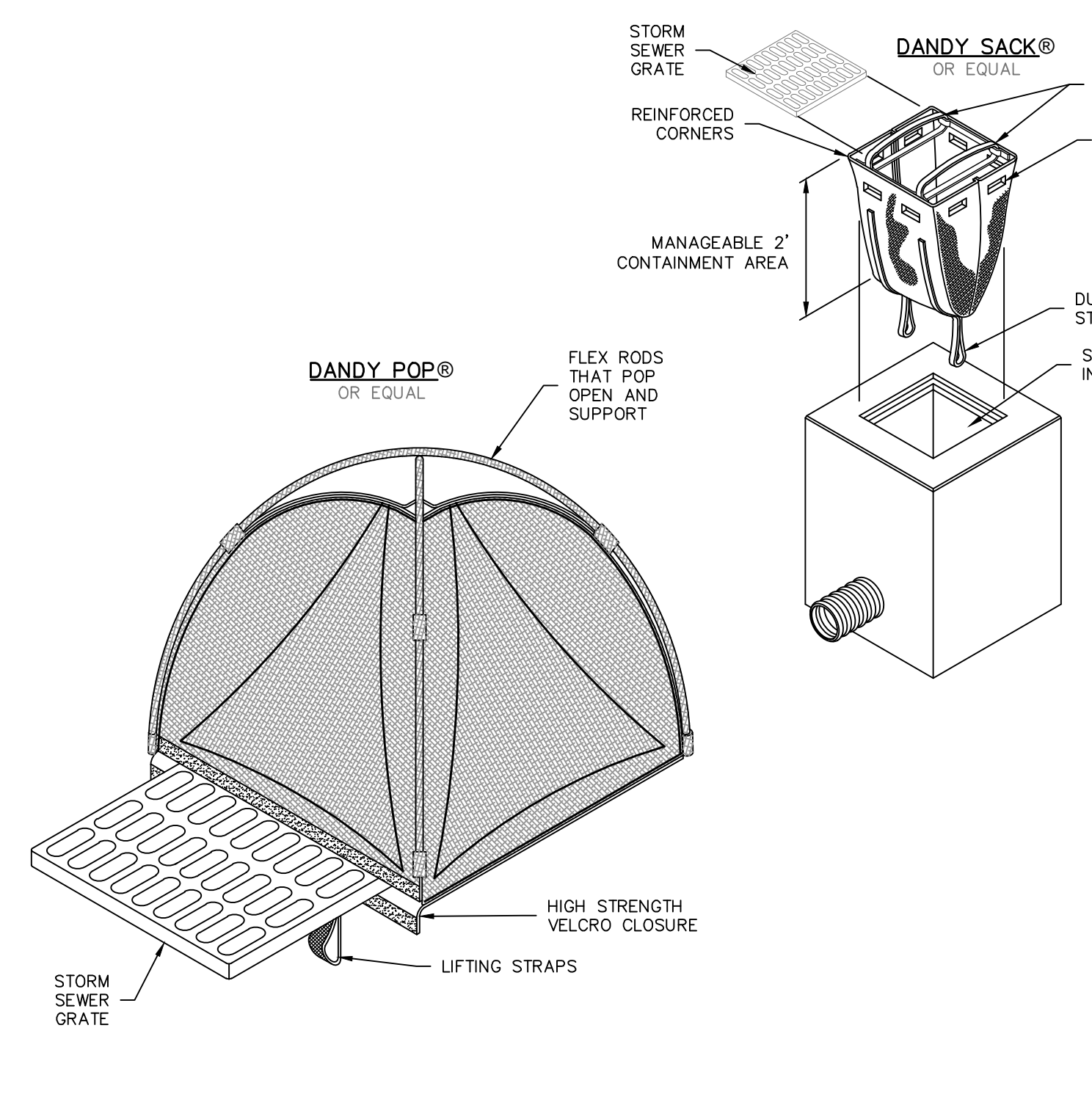
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**SHEA** New England's Premier Precast Concrete Products  
800-698-7432 (SHEA) www.sheaconcrete.com  
BILLING ADDRESS: 87 HAVEMILL RD, MESSISBURG MA 01913

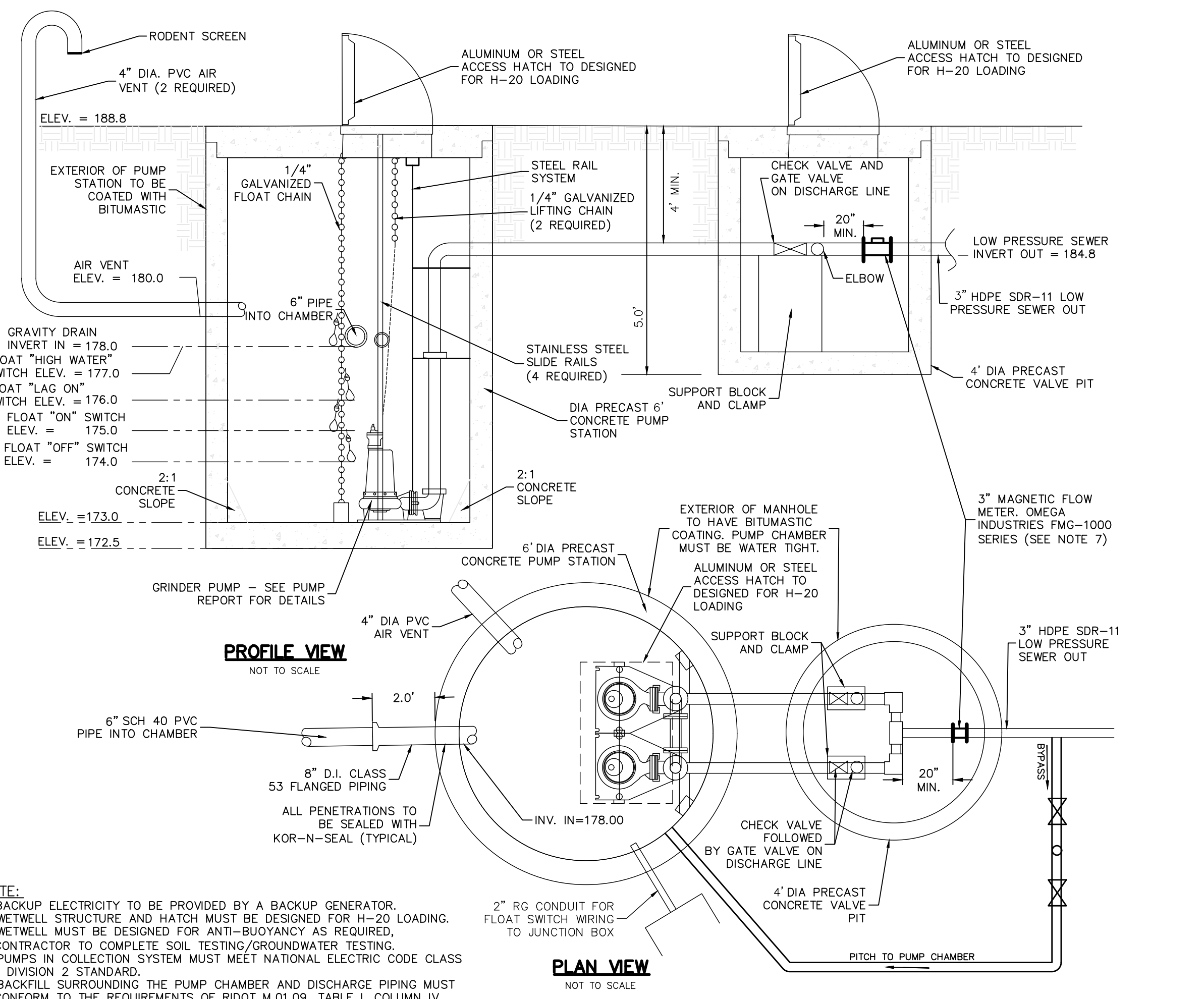
**COMMERCIAL LINE TANK**  
4000 TO 12000 GALLON

| GALLONS | A    | B    | C    | TOTAL WEIGHT | RISER SIZE | RISER 2 | RISER 3 | ITEM NO.  |
|---------|------|------|------|--------------|------------|---------|---------|-----------|
| 4,000   | 74"  | 84"  | 84"  | 51,809       | 48"        | 0       | 0       | 10X17-45  |
| 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       | 30"        | 38"     | 0       | 10X17-60  |
| 6,500   | 100" | 82"  | 72"  | 59,449       | 30"        | 42"     | 0       | 10X17-65  |
| 7,000   | 106" | 86"  | 78"  | 61,334       | 30"        | 46"     | 0       | 10X17-70  |
| 7,500   | 112" | 94"  | 84"  | 63,586       | 48"        | 0       | 0       | 10X17-75  |
| 8,000   | 118" | 100" | 90"  | 67,810       | 48"        | 0       | 0       | 10X17-80  |
| 8,500   | 124" | 106" | 96"  | 69,695       | 48"        | 0       | 0       | 10X17-85  |
| 9,000   | 130" | 112" | 102" | 72,932       | 30"        | 30"     | 30"     | 10X17-90  |
| 9,500   | 136" | 118" | 108" | 75,156       | 30"        | 30"     | 30"     | 10X17-95  |
| 10,000  | 140" | 122" | 112" | 76,640       | 30"        | 30"     | 30"     | 10X17-100 |
| 10,500  | 146" | 128" | 118" | 78,635       | 34"        | 34"     | 34"     | 10X17-105 |
| 11,000  | 152" | 134" | 124" | 80,859       | 34"        | 34"     | 34"     | 10X17-110 |
| 11,500  | 158" | 140" | 130" | 83,083       | 34"        | 34"     | 34"     | 10X17-115 |
| 12,000  | 162" | 144" | 134" | 84,341       | 38"        | 38"     | 38"     | 10X17-120 |

**12,000 Gallon Grease Tank**  
NOT TO SCALE



**Inlet Sediment Control Devices**  
NOT TO SCALE



**Sewer Pump Station Detail (Or Equal)**  
NOT TO SCALE

- NOTE:**
- BACKUP ELECTRICITY TO BE PROVIDED BY A BACKUP GENERATOR.
  - WELL STRUCTURE AND HATCH MUST BE DESIGNED FOR H-20 LOADING.
  - WELL MUST BE DESIGNED FOR ANTI-BUOYANCY AS REQUIRED, CONTRACTOR TO COMPLETE SOIL TESTING/GROUNDWATER TESTING.
  - PUMPS IN COLLECTION SYSTEM MUST MEET NATIONAL ELECTRIC CODE CLASS 4 DIVISION 2 STANDARD.
  - BACKFILL SURROUNDING THE PUMP CHAMBER AND DISCHARGE PIPING MUST CONFORM TO THE REQUIREMENTS OF RIDOT M.01.09, TABLE I, COLUMN IV, PERVIOUS FILL.
  - PIPING MUST BE D.I. CLASS 53 FLANGED.
  - 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.
  - EMERGENCY GENERATOR WITH AUTOMATIC TRANSFER SWITCH TO BE PROVIDED.
  - SHOP DRAWINGS TO BE APPROVED BY DESIGN ENGINEER PRIOR TO CONSTRUCTION.

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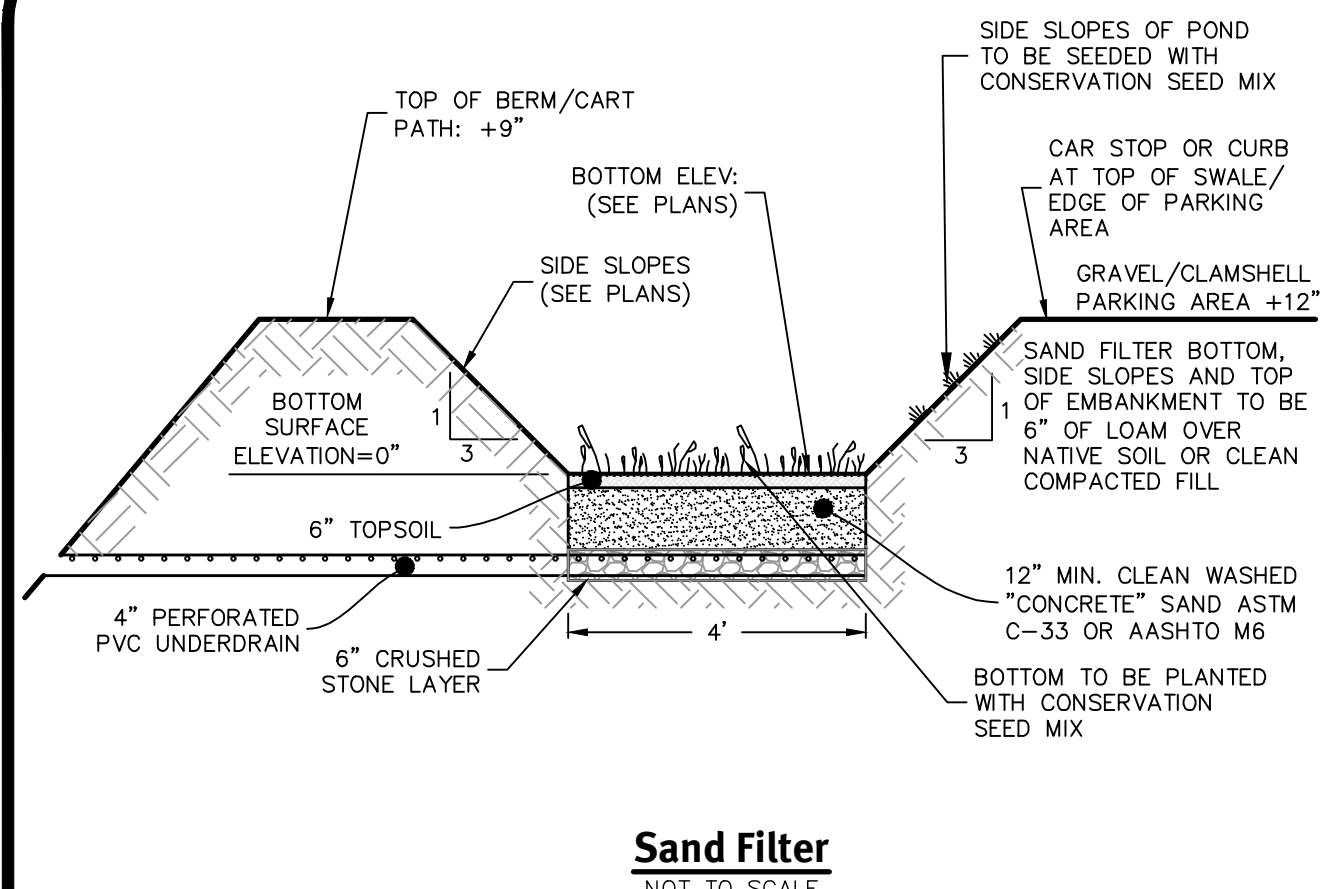
| NO. | DATE       | DESCRIPTION             | BY     |
|-----|------------|-------------------------|--------|
| 1   | 05-29-2021 | Engineering Comments    | D.P.A. |
| 2   | 07-28-2021 | Owner Planning Comments | D.P.A. |
| 3   | 07-28-2021 | Updated DSR Plans       | D.P.A. |
| 4   | 08-11-2021 | Submittal Log Updates   | D.P.A. |
| 5   | 08-11-2021 | Submittal Log Updates   | D.P.A. |
| 6   | 08-11-2021 | RFI and DSR Revisions   | D.P.A. |
| 7   | 08-11-2021 | RFI and DSR Revisions   | D.P.A. |
| 8   | 08-11-2021 | RFI and DSR Revisions   | D.P.A. |
| 9   | 08-11-2021 | RFI and DSR Revisions   | D.P.A. |
| 10  | 08-11-2021 | RFI and DSR Revisions   | D.P.A. |
| 11  | 08-11-2021 | RFI and DSR Revisions   | D.P.A. |
| 12  | 08-11-2021 | RFI and DSR Revisions   | D.P.A. |
| 13  | 08-11-2021 | RFI and DSR Revisions   | D.P.A. |
| 14  | 08-11-2021 | RFI and DSR Revisions   | D.P.A. |
| 15  | 08-11-2021 | RFI and DSR Revisions   | D.P.A. |
| 16  | 08-11-2021 | RFI and DSR Revisions   | D.P.A. |
| 17  | 08-11-2021 | RFI and DSR Revisions   | D.P.A. |
| 18  | 08-11-2021 | RFI and DSR Revisions   | D.P.A. |
| 19  | 08-11-2021 | RFI and DSR Revisions   | D.P.A. |
| 20  | 08-11-2021 | RFI and DSR Revisions   | D.P.A. |

**Detail Sheet-1**

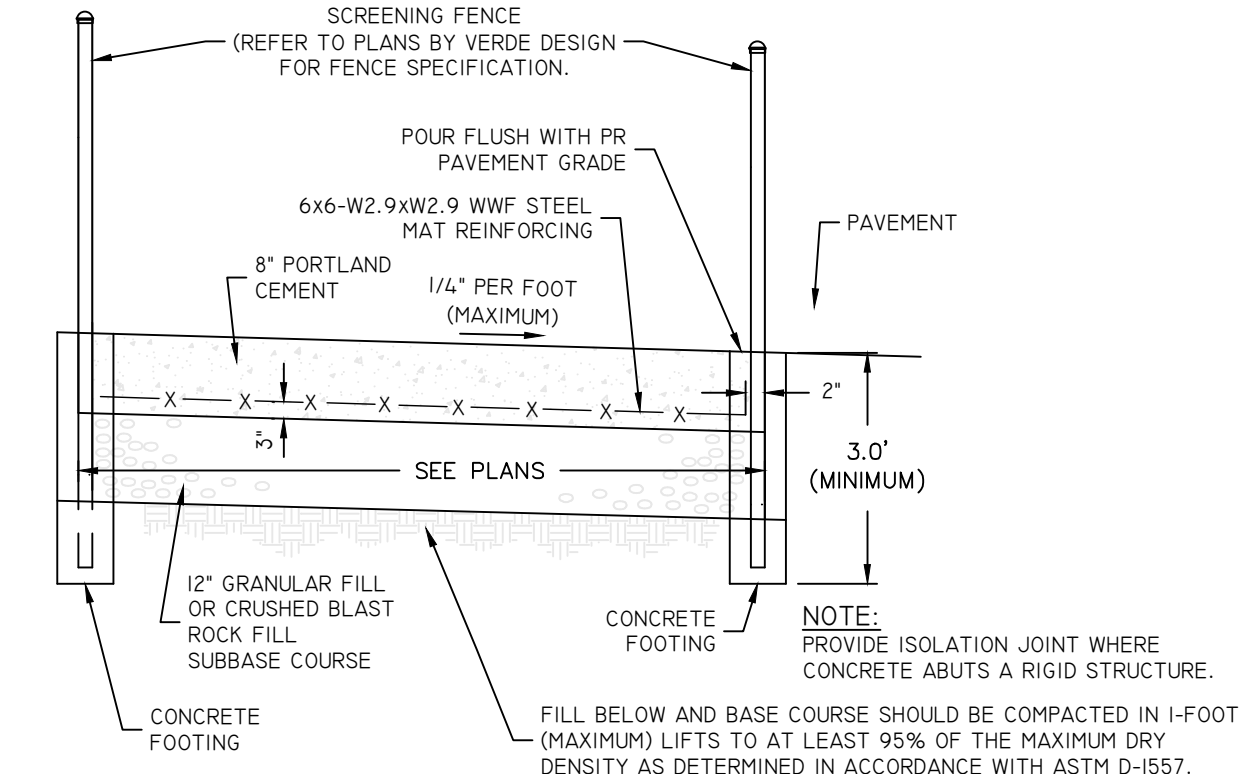
**Newport National West Course**  
Assessor's Plot 124, Lot 29  
Middletown, Rhode Island

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

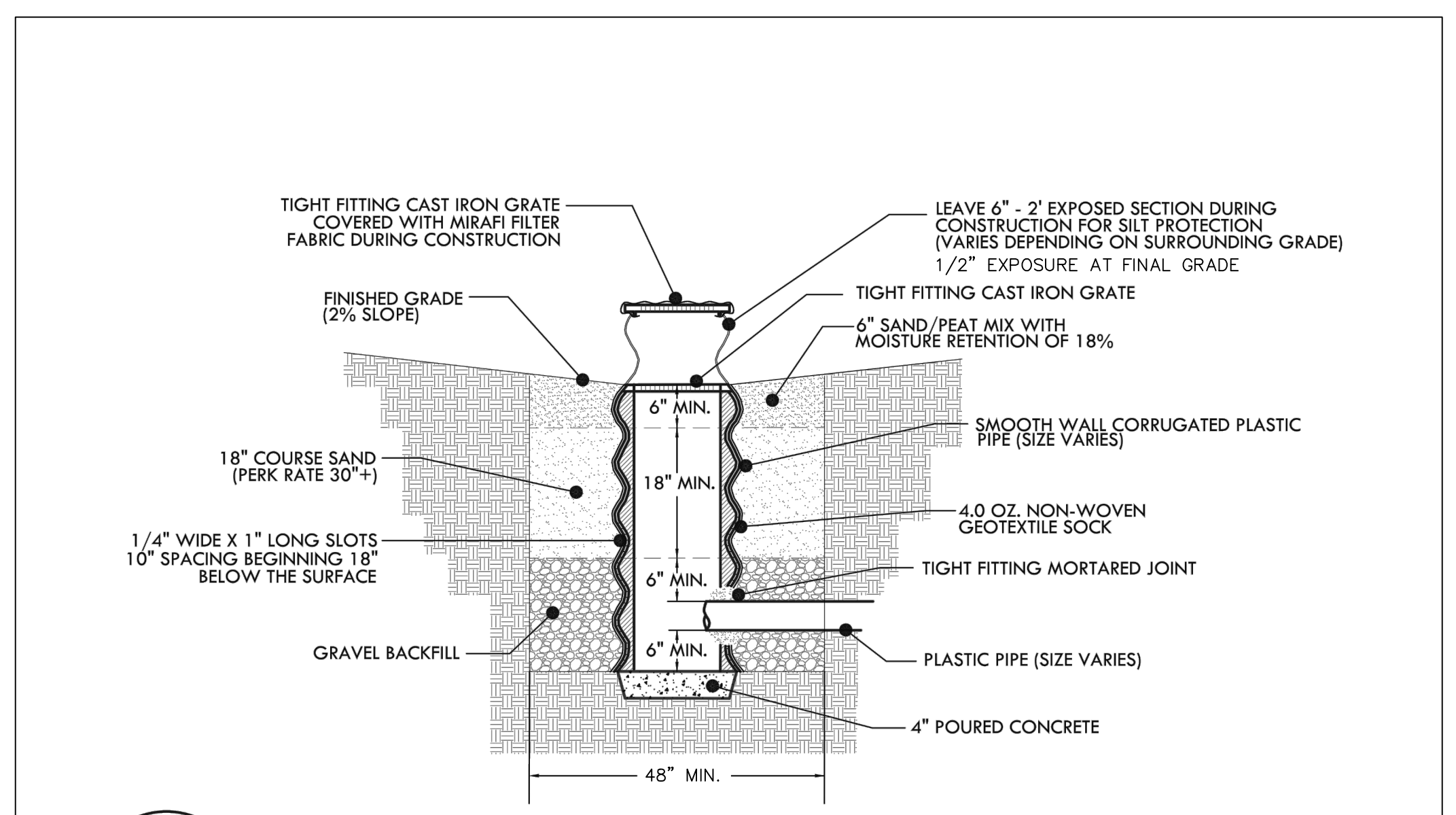
DESIGN NO: 2569-001. Copyright 2021 by Diprete Engineering Associates, Inc.



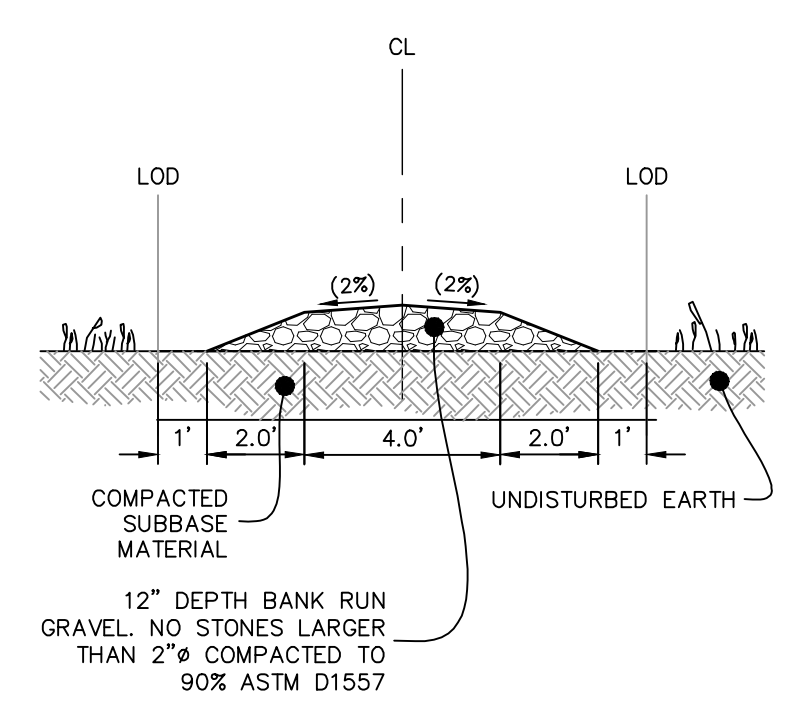
**Sand Filter**  
NOT TO SCALE



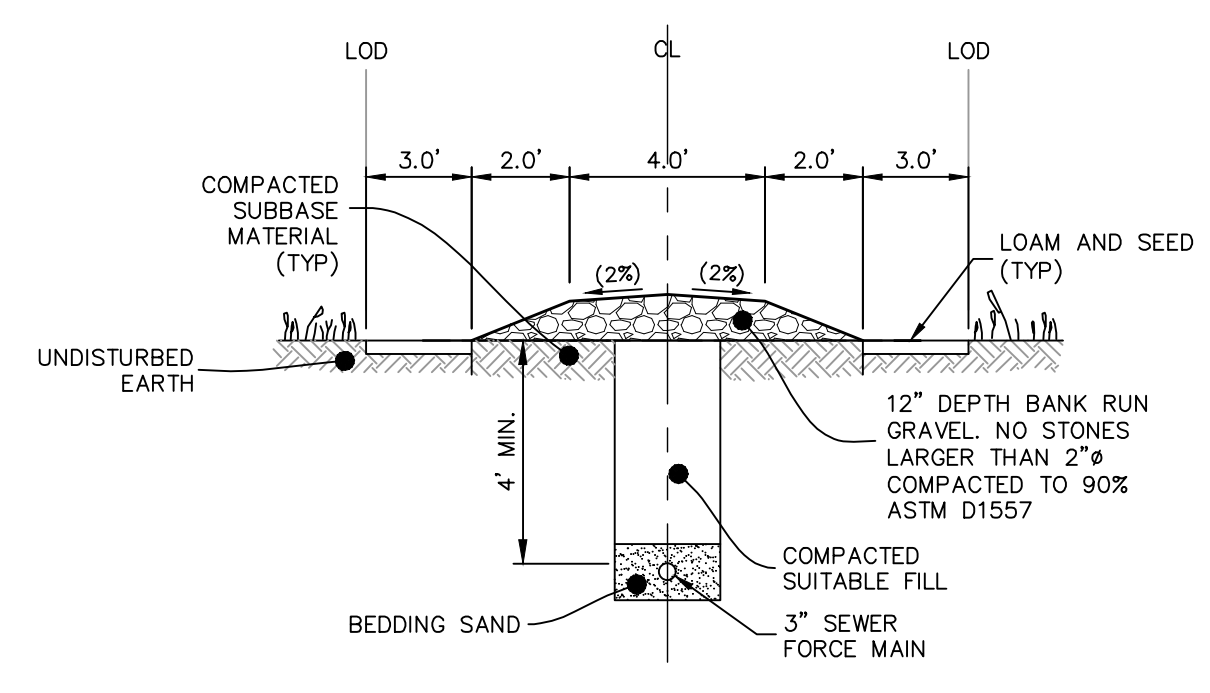
**CONCRETE PAD MAINTENANCE YARD AND DUMPSTER AREA**  
NOT TO SCALE



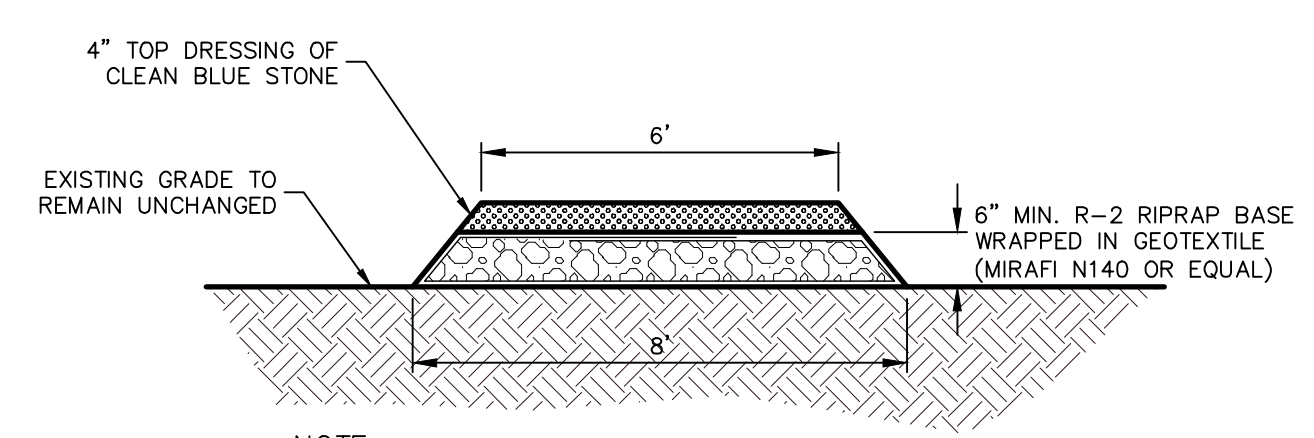
**DRAIN INLET DETAIL (TYPICAL)**  
NO SCALE SECTION VIEW



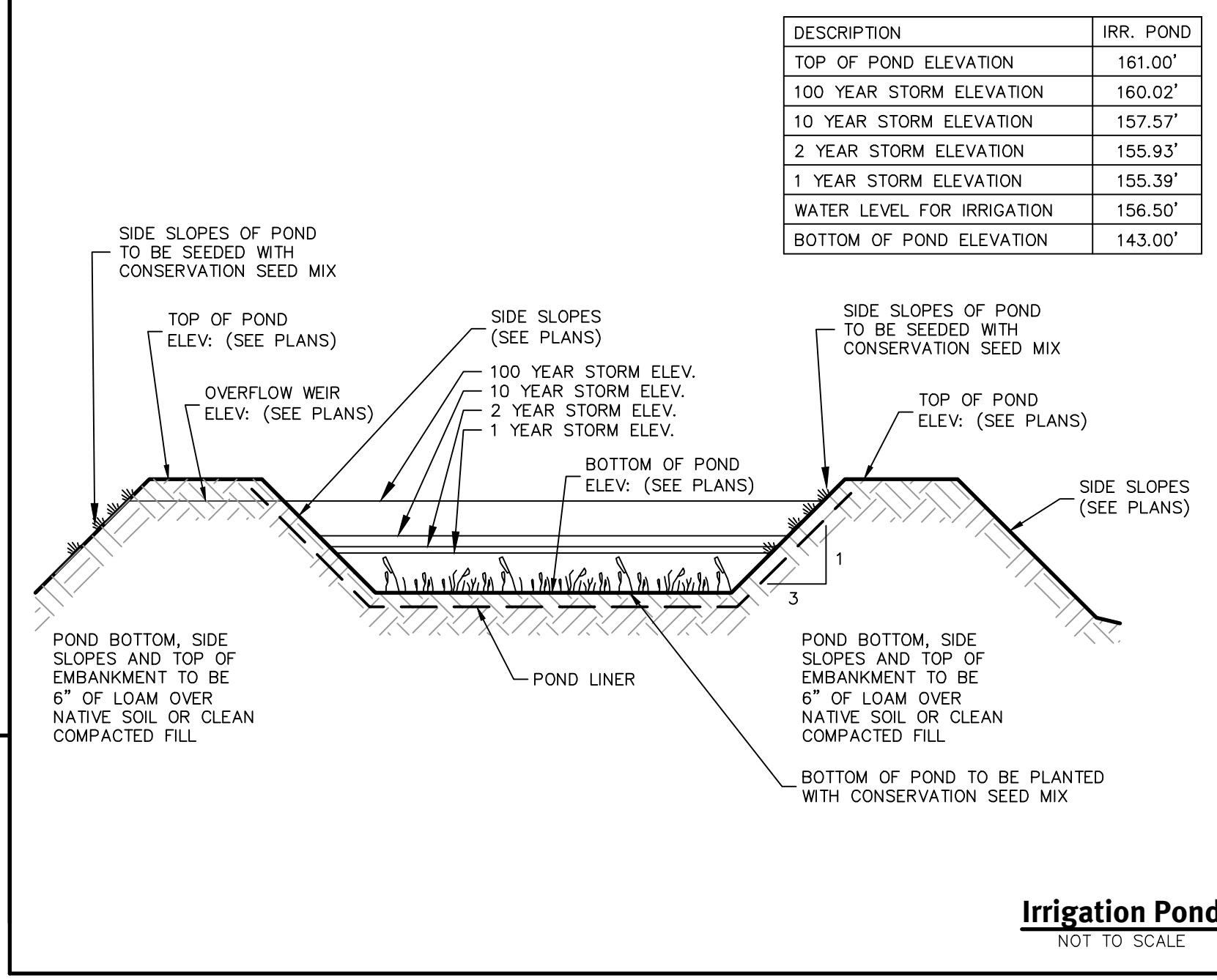
**Trail Section with Gravel Base**  
NOT TO SCALE



**Trail/Trench Section Through Wetland Crossing**  
NOT TO SCALE



**Cart Path Wetland Buffer Crossing**  
NOT TO SCALE



**Irrigation Pond**  
NOT TO SCALE

- CONSTRUCTION NOTES:**
- 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 T100) BEFORE THE NEXT LIFT IS PLACED.
  - 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.
  - BASINS MUST BE SEEDED WITH CONSERVATION SEED MIX.
  - 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).
  - ALL STORM DRAIN OUTLETS TO BASINS AND SWALES MUST BE CONSTRUCTED WITH FLARED END SECTIONS.
  - ALL PERFORATED DRAINAGE PIPES MUST BE CONSTRUCTED WITH A FILTER FABRIC SURROUND.
  - 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.
  - POND MUST BE LINED WITH BEND TARP AND LINER, PFL-24 OR EQUAL. LINER MATERIAL MUST BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
  - 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.
  - WHILE UNDER CONSTRUCTION, POND SIDE SLOPES MUST BE STABILIZED WITH NORTH AMERICAN GREEN C125 BIODEGRADABLE EROSION CONTROL BLANKET.

z:\demain\project\2569-001 newport national west course\background drawings\2569-001-diet.dwg Plotter: 10/26/2021

**Detail Sheet-2**  
**Newport National West Course**  
 Assessor's Plat 124, Lot 29  
 Middletown, Rhode Island  
 Applicant: **Newport National Real Estate, LLC**  
 John Perreco, c/o Combined Properties, Inc.  
 295 Canal Street #500, Waltham, MA 02448

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.

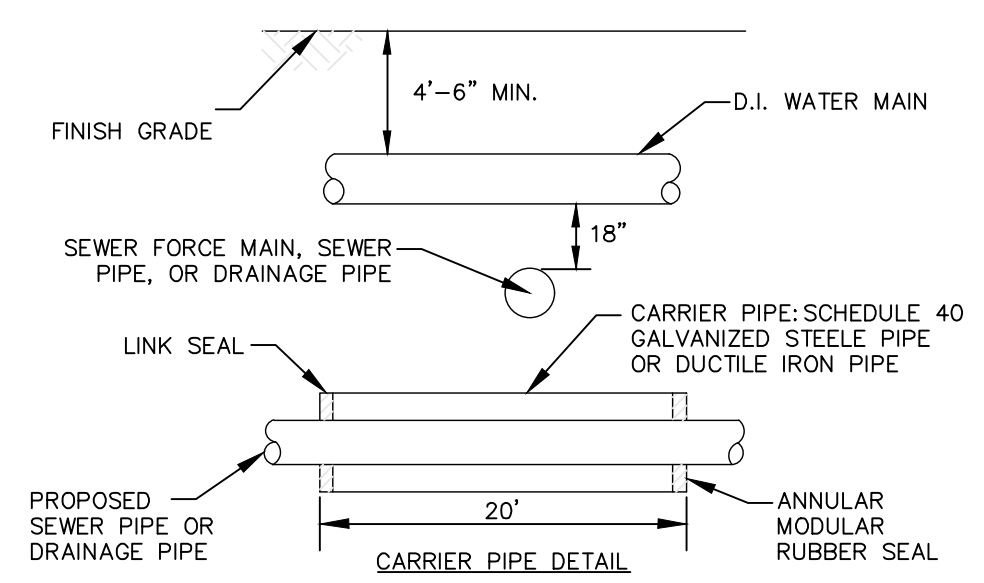
| No. | Date       | Description          | By:    |
|-----|------------|----------------------|--------|
| 15  | 10-22-2021 | Engineering Comments | J.A.R. |
| 14  | 7-28-2021  | Item 10 - Comments   | J.A.R. |
| 13  | 7-28-2021  | Updated DPR Plans    | J.A.R. |
| 12  | 3-12-2021  | Updated DPR Plans    | J.A.R. |
| 11  | 11-23-2020 | Update Plans         | J.A.R. |
| 10  | 8-28-2020  | Update Plans         | J.A.R. |
| 9   | 8-28-2020  | Update Plans         | J.A.R. |
| 8   | 7-29-2020  | Update Plans         | J.A.R. |
| 7   | 7-29-2020  | Update Plans         | J.A.R. |

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

**KEVIN DEMERS**  
 REGISTERED PROFESSIONAL ENGINEER  
 CIVIL

**Diprete Engineering**  
 90 Broadway Newport, RI 02840  
 tel 401-619-5990 fax 401-601-6006 www.diprete-eng.com  
 Boston • Providence • Newport

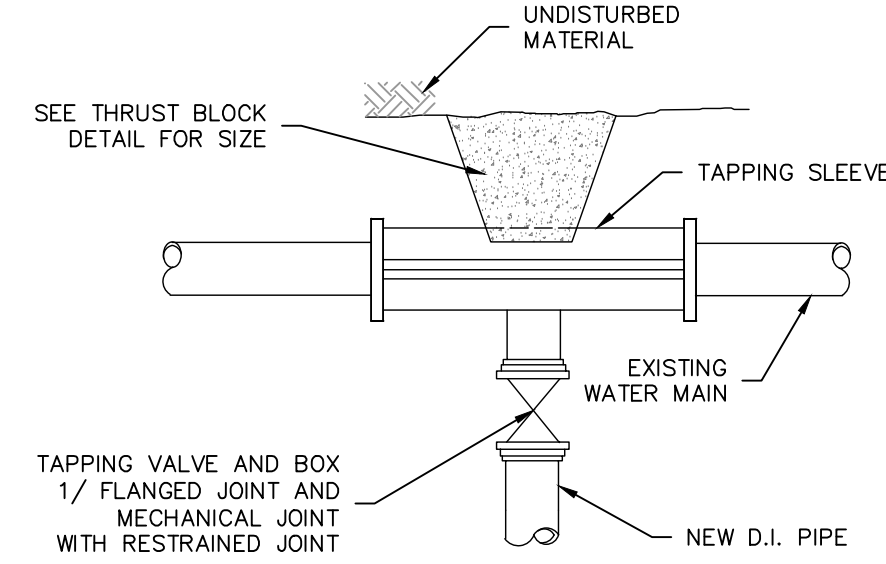
- NOTES:**
1. THE VERTICAL SEPERATION BETWEEN THE WATER MAIN AND THE PROPOSED UTILITY SHALL BE A MINIMUM OF 18 INCHES.
  2. THE HORIZONTAL SEPERATION BETWEEN THE WATER MAIN AND THE PROPOSED UTILITY SHALL BE A MINIMUM OF 10 FEET.
  3. IF 1 OR 2 CAN NOT BE MAINTAINED THE PROPOSED UTILITY SHALL BE INSTALLED 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.

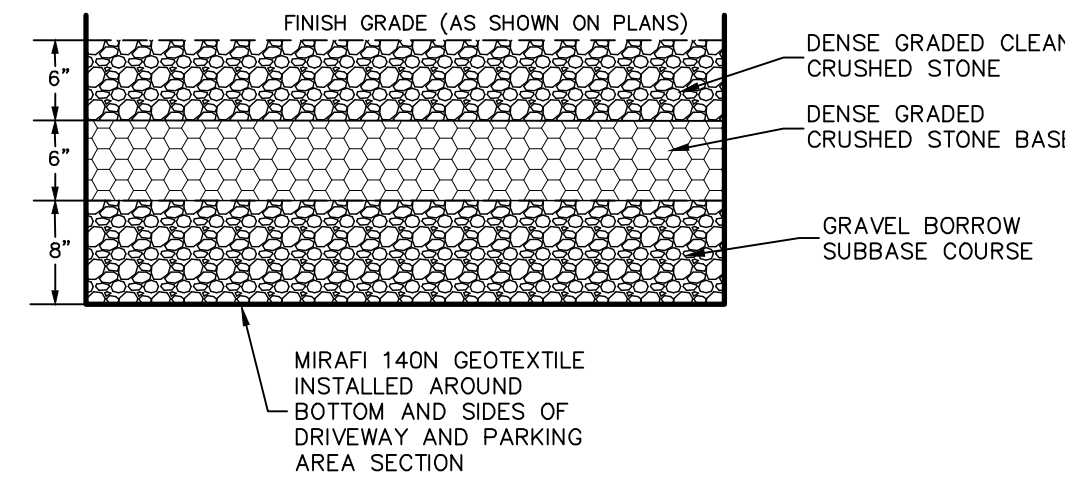


**Tapping Sleeve & Valve**

NOT TO SCALE

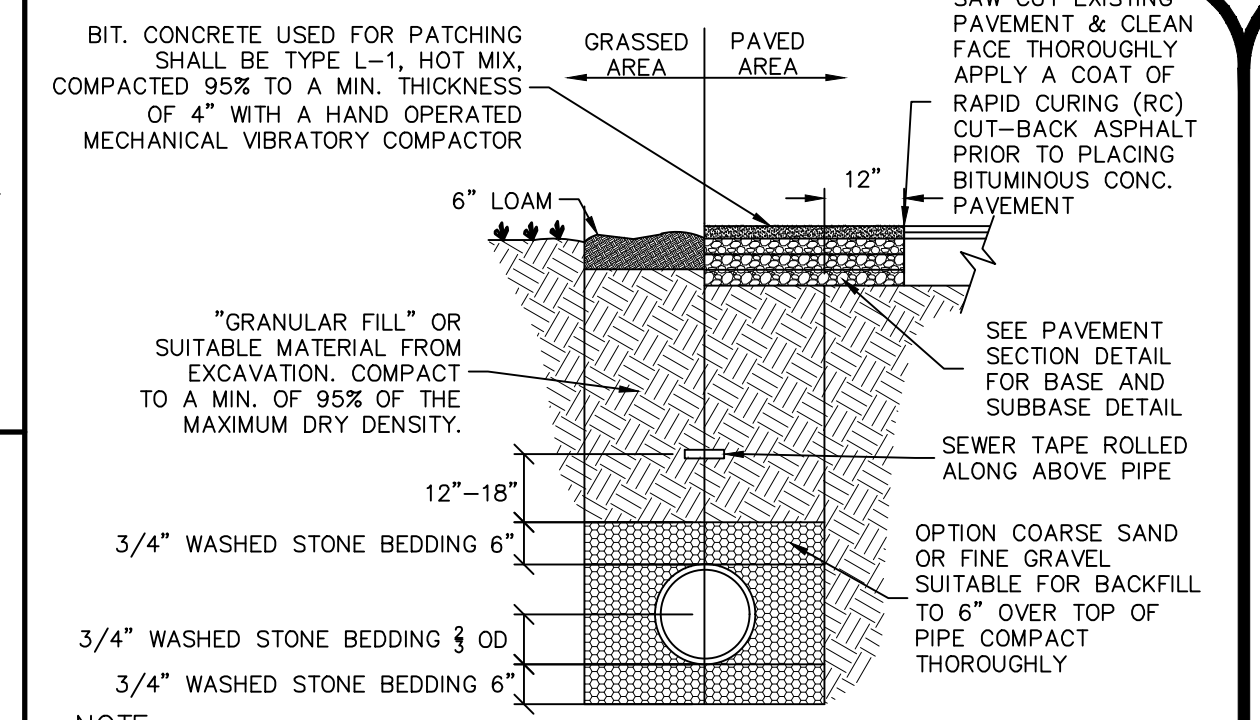
**Flyover Vegetation Notes:**

1. IN AREAS OF FLY-OVERS FOR HOLES 1, 3, 4, 5 AND 9, REMOVE TALL VEGETATION, PRIMARILY RED MAPLE (ACER RUBRUM) SAPPLINGS, AND REPLACE WITH LOW COMPACT SHRUBS INCLUDING INKBERRY (ILEX GLABRA), SWEET GALE (MYRICA GALE) AND A CHOICE OF HIGHBUSH BLUEBERRY (VACCINIUM CORYMBOSUM) AND/OR WINTERBERRY (ILEX VERTICILLATA) INTERSPERSED THROUGHOUT THE FLYOVER AREAS WITH THE INKBERRY AND SWEET 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 ONCE PER YEAR, BETWEEN SEPTEMBER 1ST AND MARCH 31ST TO MINIMIZE DISTURBANCE TO RESIDENT WILDLIFE, TO MAINTAIN AN APPROXIMATE 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



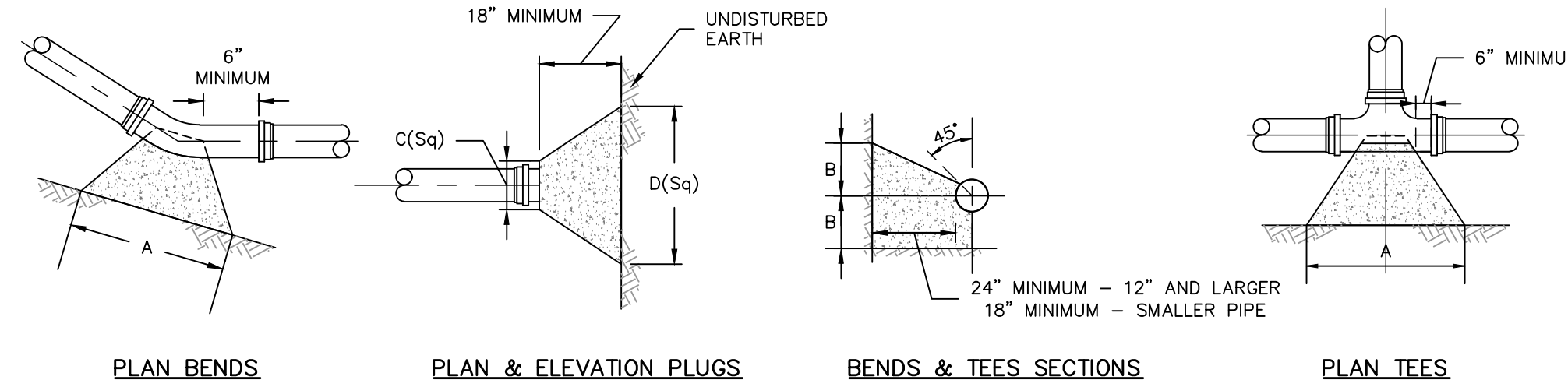
**Sewer Line Trench Detail**

NOT TO SCALE

- NOTES:**
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 3/4" 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 3/4" MAXIMUM SIZE MUST BE BROUGHT LEVEL TO THE TOP OF THE PIPE AND OUT TO THE TRENCH WALL AT THIS ELEVATION FOR ALL PIPE.

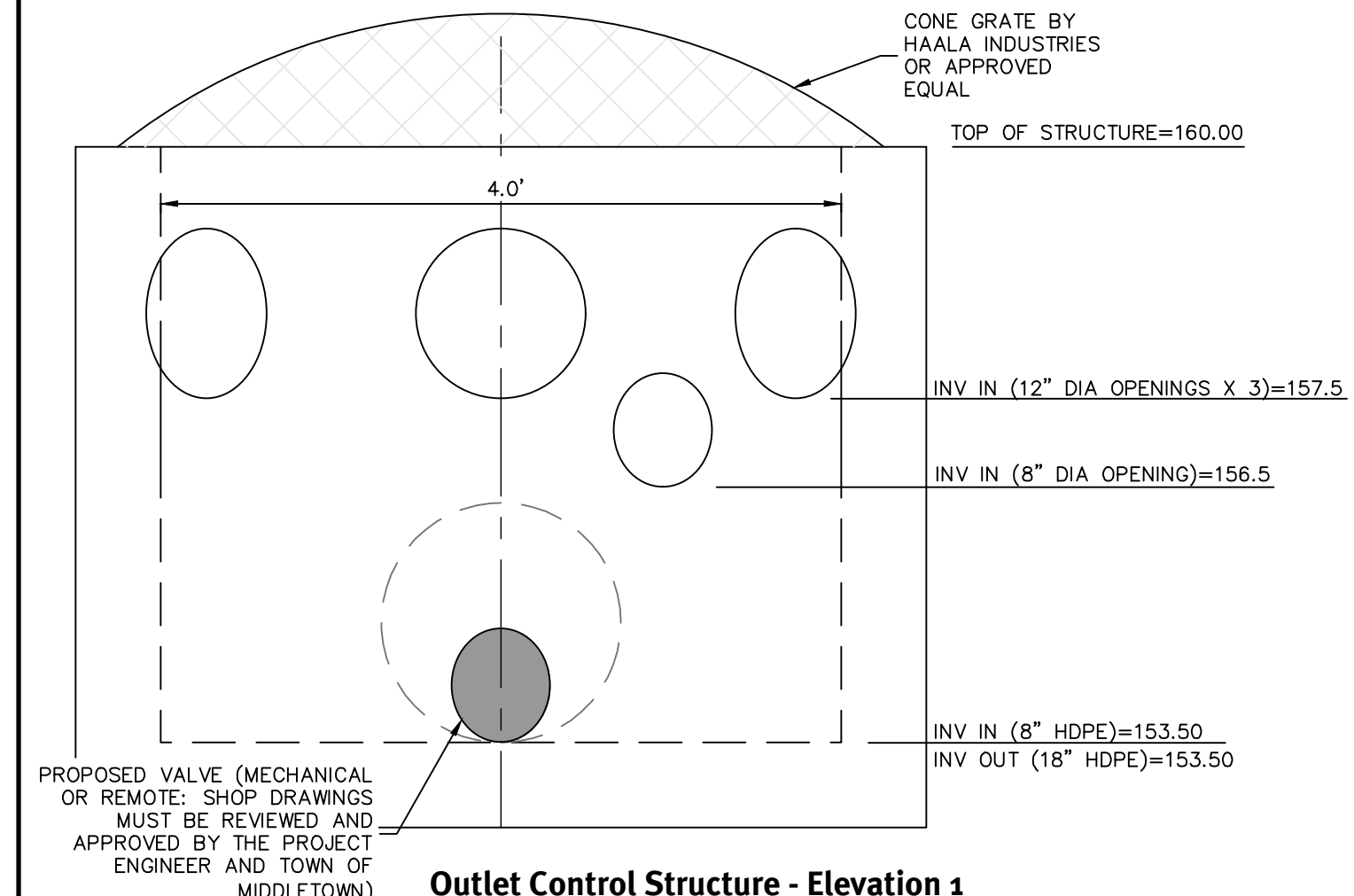
- NOTES:**
1. ALL CONCRETE SHALL BE 4,000 P.S.I. @ 28 DAYS
  2. CONCRETE THRUST BLOCKS SHALL BEAR AGAINST UNDISTURBED EARTH
  3. FORMS TO BE USED AS NECESSARY
  4. ALL BOLTS AND NUTS TO BE PROTECTED FROM CONCRETE AND EASILY ACCESSIBLE WHEN THRUST BLOCK INSTALLED
  5. REGISTERED PROFESSIONAL ENGINEER 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" |



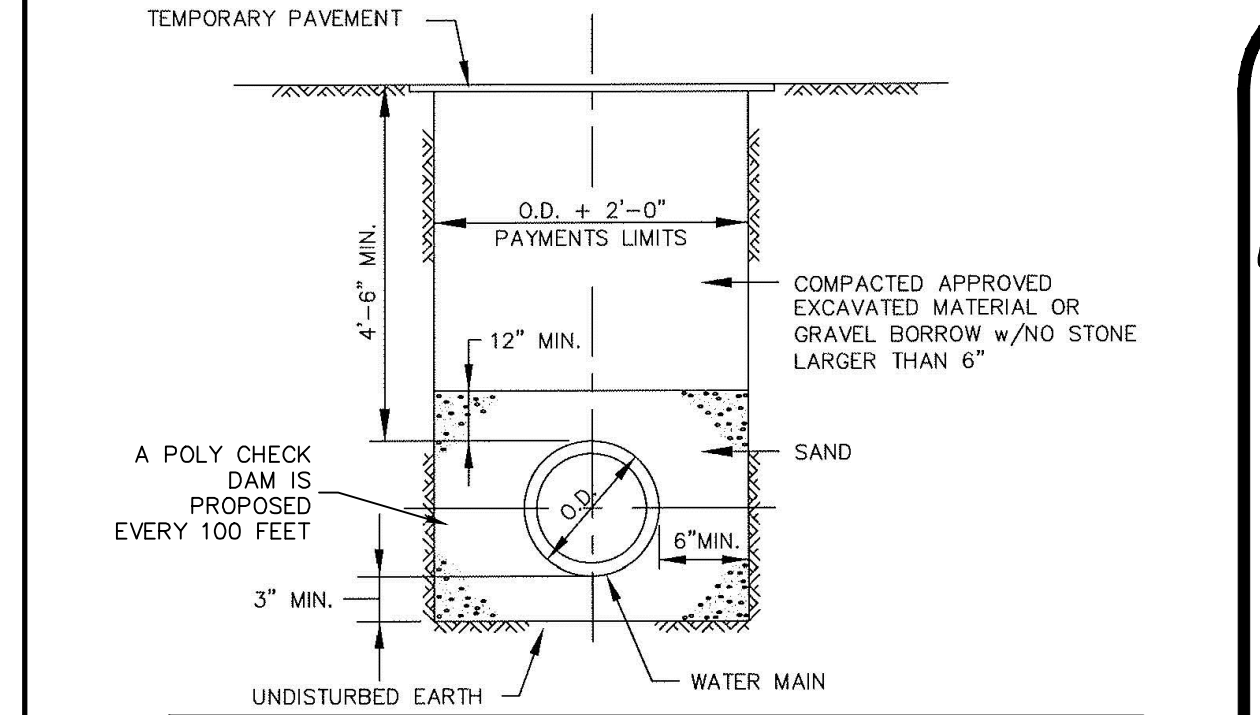
**Thrust Block**

NOT TO SCALE



**Outlet Control Structure - Elevation 1**

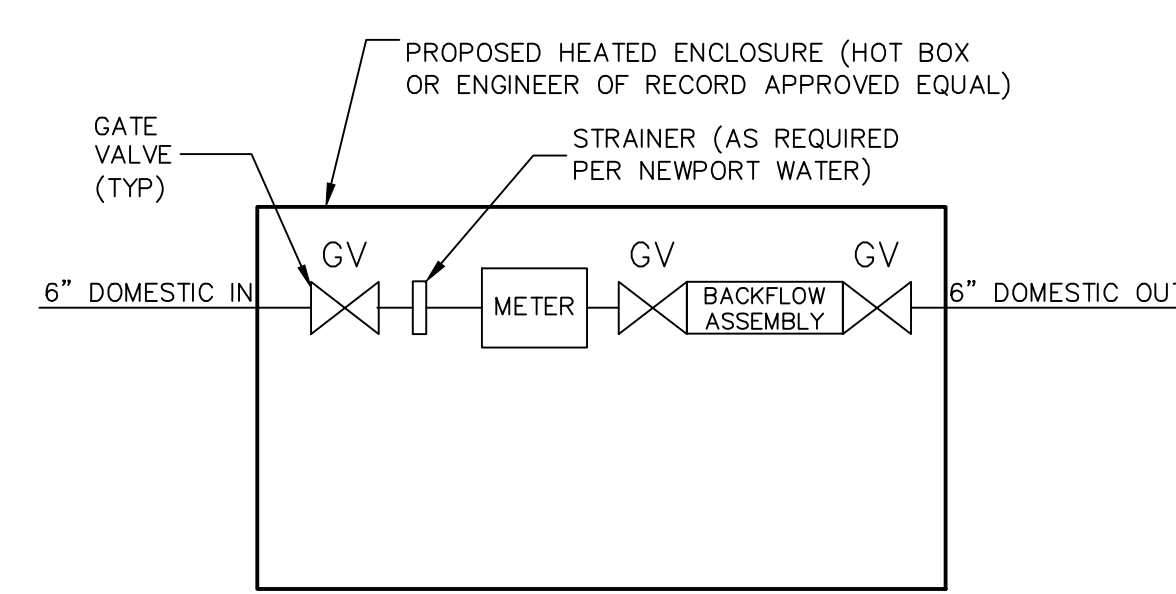
NOT TO SCALE



- 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'.

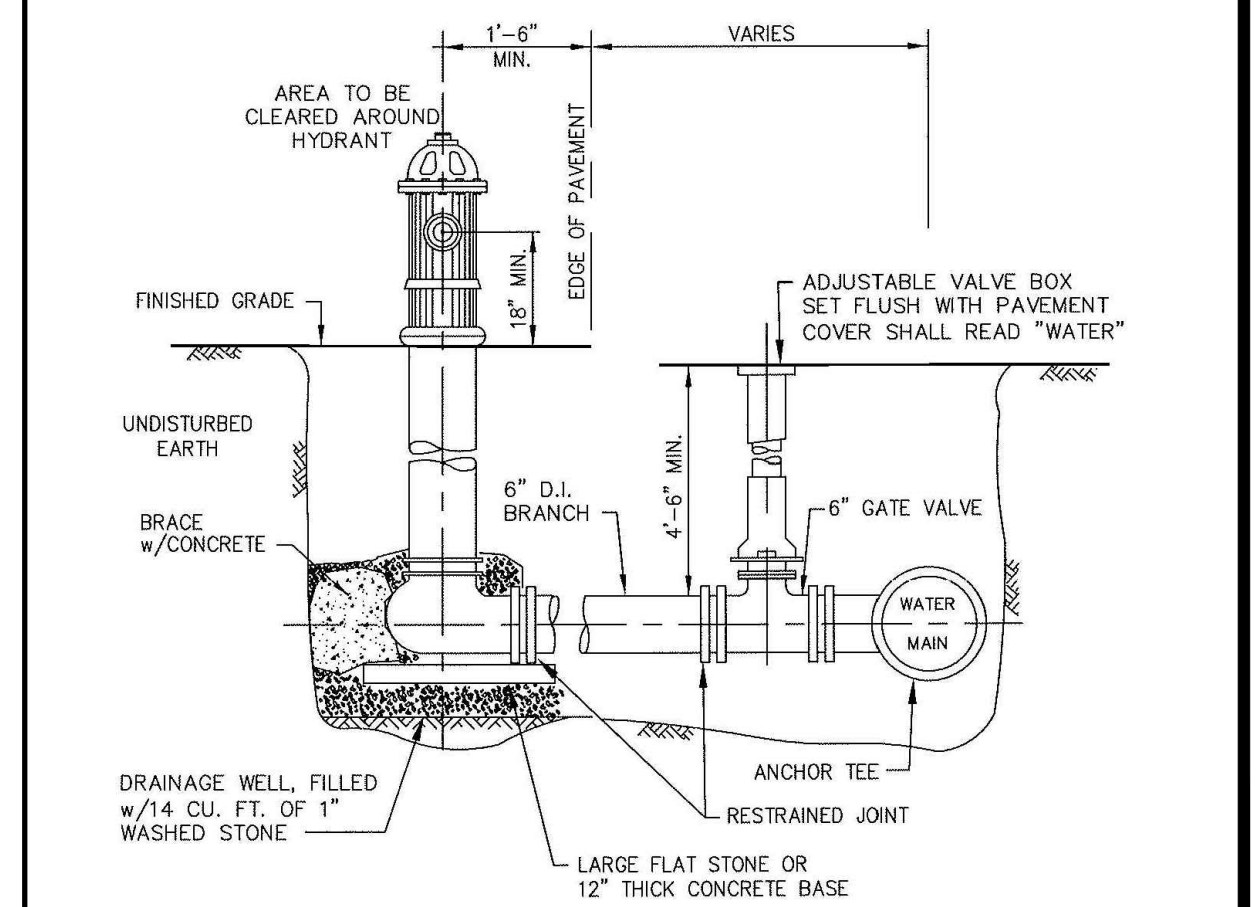
|                         |   |  |
|-------------------------|---|--|
| DESIGNED BY: J. GURELAK | CITY OF NEWPORT DEPARTMENT OF UTILITIES | DETAIL TYPICAL WATER MAIN TRENCH - EARTH |
| CHECKED BY: K. MARION   |   |  |
| NO SCALE                |   |  |
| APRIL 20, 2011          |   |  |

- 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



|                         |   |                                  |
|-------------------------|---|----------------------------------|
| DESIGNED BY: J. GURELAK | CITY OF NEWPORT DEPARTMENT OF UTILITIES | DETAIL TYPICAL HYDRANT AND VALVE |
| CHECKED BY: K. MARION   |   |                                  |
| NO SCALE                |   |                                  |
| APRIL 20, 2011          |   |                                  |

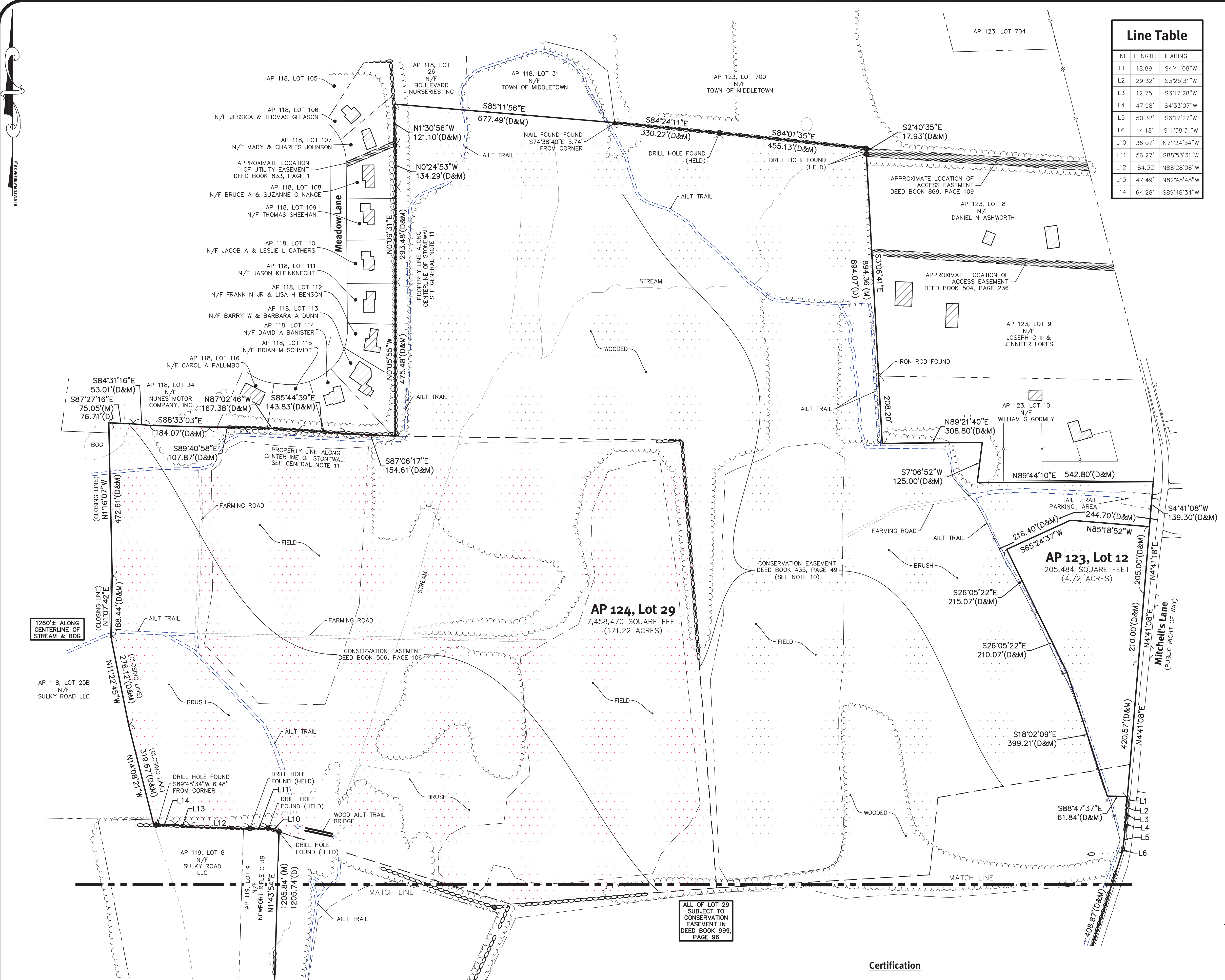
**KEVIN DEMERS**  
REGISTERED PROFESSIONAL ENGINEER CIVIL

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.

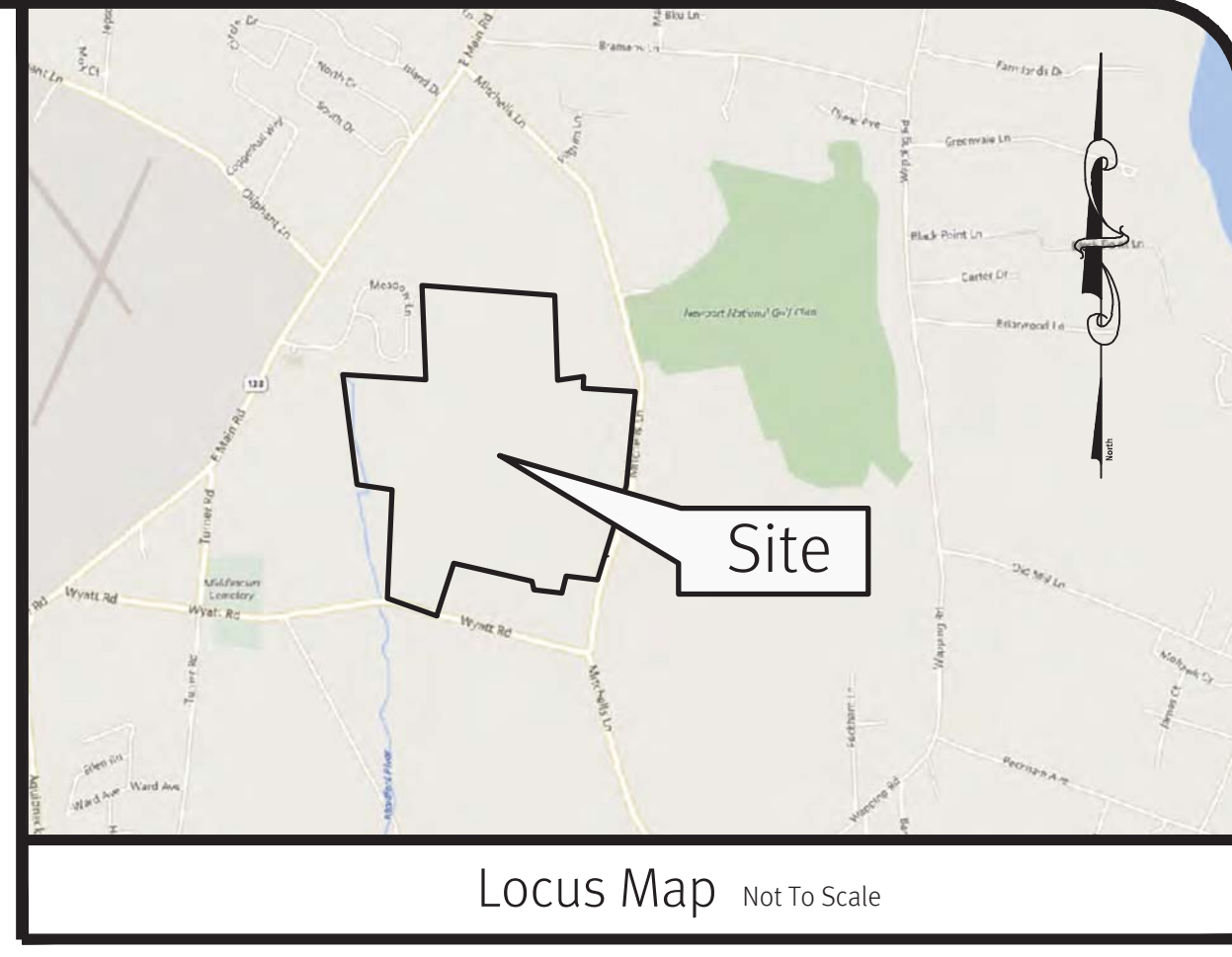
| No. | Date       | Description            | By | Design By: C.A.D. |
|-----|------------|------------------------|----|-------------------|
| 1   | 10/22/2011 | PERMANENT COMMENTS     |    |                   |
| 2   | 7/28/2011  | Town Planning Comments |    |                   |
| 3   | 6/28/2011  | Public Works Review    |    |                   |
| 4   | 6/28/2011  | Public Works Review    |    |                   |
| 5   | 6/28/2011  | Public Works Review    |    |                   |
| 6   | 6/28/2011  | Public Works Review    |    |                   |
| 7   | 6/28/2011  | Public Works Review    |    |                   |
| 8   | 6/28/2011  | Public Works Review    |    |                   |
| 9   | 6/28/2011  | Public Works Review    |    |                   |
| 10  | 6/28/2011  | Public Works Review    |    |                   |
| 11  | 6/28/2011  | Public Works Review    |    |                   |
| 12  | 6/28/2011  | Public Works Review    |    |                   |
| 13  | 6/28/2011  | Public Works Review    |    |                   |
| 14  | 6/28/2011  | Public Works Review    |    |                   |
| 15  | 6/28/2011  | Public Works Review    |    |                   |
| 16  | 6/28/2011  | Public Works Review    |    |                   |
| 17  | 6/28/2011  | Public Works Review    |    |                   |
| 18  | 6/28/2011  | Public Works Review    |    |                   |
| 19  | 6/28/2011  | Public Works Review    |    |                   |
| 20  | 6/28/2011  | Public Works Review    |    |                   |
| 21  | 6/28/2011  | Public Works Review    |    |                   |
| 22  | 6/28/2011  | Public Works Review    |    |                   |
| 23  | 6/28/2011  | Public Works Review    |    |                   |
| 24  | 6/28/2011  | Public Works Review    |    |                   |
| 25  | 6/28/2011  | Public Works Review    |    |                   |
| 26  | 6/28/2011  | Public Works Review    |    |                   |
| 27  | 6/28/2011  | Public Works Review    |    |                   |
| 28  | 6/28/2011  | Public Works Review    |    |                   |
| 29  | 6/28/2011  | Public Works Review    |    |                   |
| 30  | 6/28/2011  | Public Works Review    |    |                   |
| 31  | 6/28/2011  | Public Works Review    |    |                   |
| 32  | 6/28/2011  | Public Works Review    |    |                   |
| 33  | 6/28/2011  | Public Works Review    |    |                   |
| 34  | 6/28/2011  | Public Works Review    |    |                   |
| 35  | 6/28/2011  | Public Works Review    |    |                   |
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| 37  | 6/28/2011  | Public Works Review    |    |                   |
| 38  | 6/28/2011  | Public Works Review    |    |                   |
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| 40  | 6/28/2011  | Public Works Review    |    |                   |
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| 42  | 6/28/2011  | Public Works Review    |    |                   |
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| 46  | 6/28/2011  | Public Works Review    |    |                   |
| 47  | 6/28/2011  | Public Works Review    |    |                   |
| 48  | 6/28/2011  | Public Works Review    |    |                   |
| 49  | 6/28/2011  | Public Works Review    |    |                   |
| 50  | 6/28/2011  | Public Works Review    |    |                   |

**Detail Sheet-3**  
**Newport National West Course**  
Assessor's Ref: 124-107-29  
Middletown, Rhode Island  
**Newport National Real Estate, LLC**  
John Pereira c/o Combined Properties, Inc.  
295 Canal Street #500, Middletown, MA 02148  
Copyright 2021 by DiPrete Engineering Associates, Inc.

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| 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 |



**Legend**  
NOT ALL ITEMS SHOWN WILL APPEAR ON THE SURVEY

|                     |                    |                                 |
|---------------------|--------------------|---------------------------------|
| BUILDING            | AP ASSESSOR'S PLAT | ▲/△ NAIL FOUND/SET              |
| N/F NOW OR FORMERLY | (D) DEED           | ●/○ DRILL HOLE FOUND/SET        |
| (M) MEASURED        | (CA) CHORD ANGLE   | ■/□ IRON ROD/PIPE FOUND/SET     |
| HC HANDICAPPED      | HC HANDICAPPED     | □ BOUND FOUND/SET               |
| PROPERTY LINE       | PROPERTY LINE      | ○ SOIL EVALUATION               |
| ASSESSORS LINE      | ASSESSORS LINE     | ○ DCB CATCH BASIN               |
| TREELINE            | TREELINE           | ○ DMH DRAINAGE MANHOLE          |
| GUARDRAIL           | GUARDRAIL          | ○ FES FLARED END SECTION        |
| FENCE               | FENCE              | ○ GUY POLE                      |
| RETAINING WALL      | RETAINING WALL     | ○ EMH ELECTRIC MANHOLE/HANDHOLE |
| STONE WALL          | STONE WALL         | ○ UP UTILITY/POWER POLE         |
| MINOR CONTOUR LINE  | MINOR CONTOUR LINE | ○ SMH SEWER/SEPTIC MANHOLE      |
| MAJOR CONTOUR LINE  | MAJOR CONTOUR LINE | ○ SEWER VALVE                   |
| WATER LINE          | WATER LINE         | ○ CLEANOUT                      |
| SEWER LINE          | SEWER LINE         | ○ HYDRANT                       |
| SEWER FORCE MAIN    | SEWER FORCE MAIN   | ○ IRRIGATION VALVE              |
| GAS LINE            | GAS LINE           | ○ WATER VALVE                   |
| ELECTRIC LINE       | ELECTRIC LINE      | ○ WELL                          |
| OVERHEAD WIRES      | OVERHEAD WIRES     | ○ MONITORING WELL               |
| DRAINAGE LINE       | DRAINAGE LINE      | ○ UNKNOWN MANHOLE               |
|                     |                    | ○ GAS VALVE                     |
|                     |                    | ○ WETLAND FLAG                  |
|                     |                    | ○ BENCH MARK                    |
|                     |                    | ○ SHRUB                         |
|                     |                    | ○ TREE                          |

- General Notes**
- 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.
  - THE OWNER PER DEED BOOK 1462, PAGE 104 IS MR4A-JV.
  - BASED ON GRAPHICAL PLOTTING ONLY, THE PARCELS ARE LOCATED IN ZONE X PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 440500094H, 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.
  - 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.
  - 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.
  - 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.
  - THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
  - FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING BETWEEN MARCH 10-18, 2020. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
  - 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.
  - 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.
  - 20 EASEMENT CALLED FOR IN DEED BOOK 457, PAGE 10 & CORRECTIVE DEED 464, PAGE 27 NOT LOCATED ON SUBJECT PROPERTY.
  - 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.
  - 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:**
- 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.
  - EAST MEADOW SUBDIVISION PLAN- SITE PLAN. PLAN BY BOARDMAN ASSOCIATES. DATED SEPTEMBER 1987, PLAN XX, PAGE 84-87.
  - SUBDIVISION PLAN, WYATT AND MITCHELL'S LANE, PLAN BY NARRAGANSETT ENGINEERING, INC. DATED MARCH 14, 1991, PLAT BOOK 13, PAGE 17

**Certification**

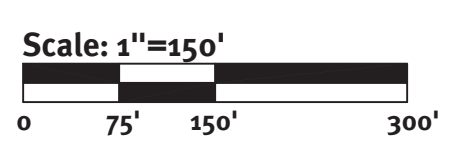
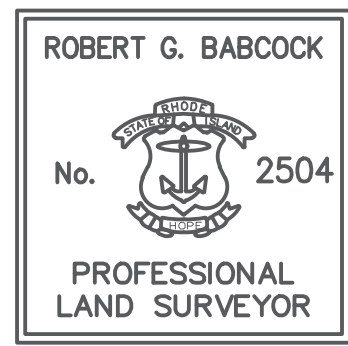
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF SURVEY: PERIMETER BOUNDARY SURVEY  
MEASUREMENT SPECIFICATION: CLASS 1

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 #LS.000A160



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**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.

|         |     |                      |
|---------|-----|----------------------|
| DATE    | BY  | DESCRIPTION          |
| 6/22/20 | MTL | Tracked              |
| 6/24/20 | MTL | Additional Easements |
| 6/26/20 | MTL | Boundary Survey      |
| 6/26/20 | MTL | Draw                 |
|         | MTL | Description          |

Drawn By: MTL

SHEET 13 OF 14

z:\deman\projects\2569-001\_newport national west course\autocad drawings\2569-001.ecad.dwg Plotted: 6/4/2020

