DEVELOPMENT PLAN REVIEW SET JANUARY 28, 2021 with REVISIONS DATED JANUARY 14, 2022

NEWPORT NATIONAL GOLF CLUB WEST COURSE
MIDDLETOWN, RHODE ISLAND

PROPERTY ADDRESS:
Newport National Golf Club
324 Mitchells Lane
Middletown RI 02842
(401) 848-9690

CIVIL ENGINEER:
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90 Broadway
Newport RI 02840
(401) 619-5890

LAND SURVEYOR:
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Newport RI 02840
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GOLF COURSE ARCHITECT:
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Oregon OH 43616
(419) 344-5321

LANDSCAPE ARCHITECT:
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1100 Aquidneck Ave
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TRAFFIC ENGINEER:
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APPRAISER:
Newport Appraisal
Group, LLC
221 Third Street
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(401) 846-1356

DRAWING LIST:

DRAWING	DRAWING TITLE		DRAWING	DRAWING TITLE		DRAWING	DRAWING TITLE
CIVIL DRAWINGS			**ARCHITECTURAL DRAWINGS**			**SIGNAGE**	
1 OF 14	Cover Sheet	JAN. 14, 2022 UPDATE	A0.3	Building Footprint Diagram			NNGC Entry Signage Plan
2 OF 14	Overall Site Layout Plan	JAN. 14, 2022 UPDATE		Building - Site Section			
3 OF 14	Clubhouse and AILT Trail Plot Plan	JAN. 14, 2022 UPDATE	A1.0	Basement Floor Plan			
4 OF 14	Soil Erosion and Sediment Control Plan-1	JAN. 14, 2022 UPDATE	A1.1	First Floor Plan			
5 OF 14	Soil Erosion and Sediment Control Plan-2	JAN. 14, 2022 UPDATE	A1.2	Second Floor Plan			
6 OF 14	Grading and Utilities Plan-1	JAN. 14, 2022 UPDATE	A1.3	Roof Plan		**RIDEM APPROVED DRAWINGS**	
7 OF 14	Grading and Utilities Plan-2	JAN. 14, 2022 UPDATE	A2.0	Building Elevations		1 OF 14	Cover Sheet
8 OF 14	Clubhouse Plan-1	JAN. 14, 2022 UPDATE	A2.1	Building Elevations		2 OF 14	Overall Site Layout Plan
9 OF 14	Clubhouse Plan-2	JAN. 14, 2022 UPDATE				3 OF 14	Clubhouse and AILT Trail Plot Plan
10 OF 14	Detail Sheet-1	JAN. 14, 2022 UPDATE	**ARCHITECTURAL RENDERINGS**			4 OF 14	Soil Erosion and Sediment Control Plan-1
11 OF 14	Detail Sheet-2	JAN. 14, 2022 UPDATE		Building Rendering from East		5 OF 14	Soil Erosion and Sediment Control Plan-2
12 OF 14	Detail Sheet-3	JAN. 14, 2022 UPDATE		Building Rendering from Northeast		6 OF 14	Grading and Utilities Plan-1
13 OF 14	Boundary Survey			Building Rendering from Northwest		7 OF 14	Grading and Utilities Plan-2
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CIVIL WATER MAIN EXTENSION PLAN				Building Rendering from Southeast		9 OF 14	Clubhouse Plan-2
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2 OF 5	Plan and Profile	OCT. 28, 2021 UPDATE	**GOLF COURSE PROPERTY BOUNDARY CLEARANCE DIAGRAM**			11 OF 14	Detail Sheet-2
3 OF 5	Grading and Utilities Plan-1	OCT. 28, 2021 UPDATE		New Course Clearance Diagram	JUNE 28, 2021 UPDATE	12 OF 14	Detail Sheet-3
4 OF 5	Grading and Utilities Plan-2	OCT. 28, 2021 UPDATE				13 OF 14	Boundary Survey
5 OF 5	Details	OCT. 28, 2021 UPDATE	**GOLF COURSE CUT AND FILL DIAGRAM**			14 OF 14	Boundary Survey
				Newport National - 3RD Nine - Earthworks (Oct. 2017)			
LANDSCAPE DRAWINGS					OCT 28, 2021 UPDATE		
L1.0	Layout Plan	JAN. 06, 2022 UPDATE					
L1.1	Clubhouse Enlargement	JAN. 06, 2022 UPDATE	**SITE LIGHTING PLAN**				
L1.2	Parking Lot Enlargement	JAN. 06, 2022 UPDATE		Site Lighting Plan			
L2.0	Details	JAN. 06, 2022					

Design Development Plans

Newport National West Course

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

Assessor's Plat 124 Lot 29

Location Map 1"=2200'

Sheet List Table

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

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KEVIN DEMERS
No. 8557
REGISTERED PROFESSIONAL ENGINEER
CIVIL

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

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

No.	Date	Description	By:
01	1-14-2022	NK Comments	A.S.M.
02	1-26-2022	NK Comments	A.S.M.
03	12-16-2021	Town Planning Comments	K.M.R.
04	12-08-2021	Parking Layout Update	K.M.D.
05	11-22-2021	Town Planner Comments	K.M.R.
06	7-28-2021	Town Planner Comments	S.R.
07	6-28-2021	Updated DPK Plans	K.M.D.
08	5-24-2021	Updated DPK Plans	K.M.D.
09	3-12-2021	Clubhouse Area Updates	C.H.D.
10	8-18-2020	#10 DPK and DPK Revisions	S.D.M.
09	8-5-2020	#9 DPK and DPK Revisions	S.D.M.
08	7-2-2020	#8 DPK and DPK Revisions	S.D.M.

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

Cover Sheet

Newport National West Course

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

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

SHEET 1 OF 14

DE Job No: 2569-001 Copyright 2021 by DiPrete Engineering Associates, Inc.

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Rezoning Contingency List (January 18, 2005):

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

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

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

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

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

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

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

   THE OWNERS OF THE GOLF COURSE ACKNOWLEDGE THIS REQUIREMENT

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

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

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

   THE OWNERS OF THE GOLF COURSE ACKNOWLEDGE THIS REQUIREMENT

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

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

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

   LIGHTING PLAN HAS BEEN PROVIDED

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

   THE OWNERS OF THE GOLF COURSE ACKNOWLEDGE THIS REQUIREMENT

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

    THE OWNERS OF THE GOLF COURSE ACKNOWLEDGE THIS REQUIREMENT

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

    A SEWER PLAN HAS BEEN PROVIDED ON CIVIL DRAWINGS

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

    THE OWNERS OF THE GOLF COURSE ACKNOWLEDGE THIS REQUIREMENT

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

    A TRAFFIC STUDY HAS BEEN PROVIDED

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

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

12. GOLF COURSE OWNER SHALL INSTALL APPROPRIATE SAFETY SIGNAGE.

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

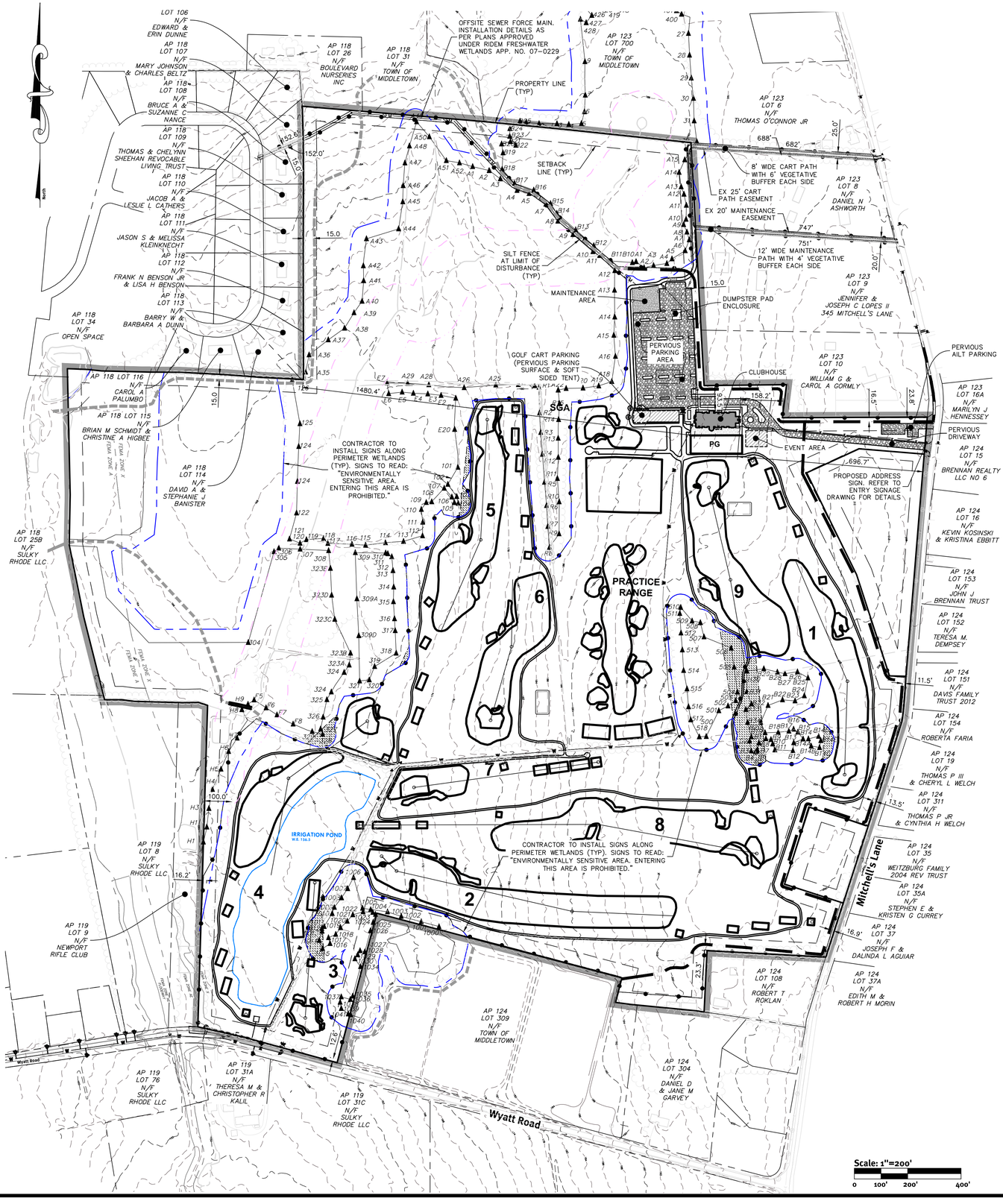
13. THAT THE EXISTING VEGETATED BUFFER BE AUGMENTED AND MAINTAINED ALONG THE ENTIRE LENGTH OF THE COMMON BOUNDARY WITH LOT 123, TO DETER PEDESTRIANS FROM CROSSING SAID BOUNDARY.
    NOTE LOT 123 DOES NOT EXIST. AP 123 LOT 10 IS CORRECTED.

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

14. THE CONSTRUCTION IS REQUIRED TO COMPLY WITH THE PROVISIONS OF THE TOWN'S STORM WATER MANAGEMENT ORDINANCE CHAPTER 153, AND CONSTRUCTION SITE RUNOFF AND EROSION CONTROL ORDINANCE CHAPTER 151. THE USE OF PERVIOUS PAVEMENT AND SAND FILTRATION ARE INCORPORATED WITHIN THE DESIGN HEREIN TO MEET AND EXCEED THE REQUIREMENTS OF ORDINANCE CHAPTER 153 AND 151.

15. THE COMMERCIAL STRUCTURES WILL BE SUBJECT TO THE TOWN'S DEVELOPMENT IMPACT FEES ORDINANCE CHAPTER 150.

16. THE TOWN COUNCIL WILL DETERMINE THE TIME IN WHICH THE PARKING LOT LIGHTING MUST BE EXTINGUISHED.



Existing Legend

(AS SHOWN ON PROPOSED PLANS)

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

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

Proposed Legend

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

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

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KEVIN DEMERS No. 8557 REGISTERED PROFESSIONAL ENGINEER CIVIL

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9	8-3-2020	RIDEM and DPW Revisions	S.D.M.
8	7-23-2020	RIDEM and DPW Revisions	S.D.M.

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

Overall Site Layout Plan

Newport National West Course

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

Applicant

Newport National Real Estate, LLC

John Pereira c/o Combined Properties, Inc.
295 Canal Street #300, Malden, MA 02148

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SHEET 2 OF 14

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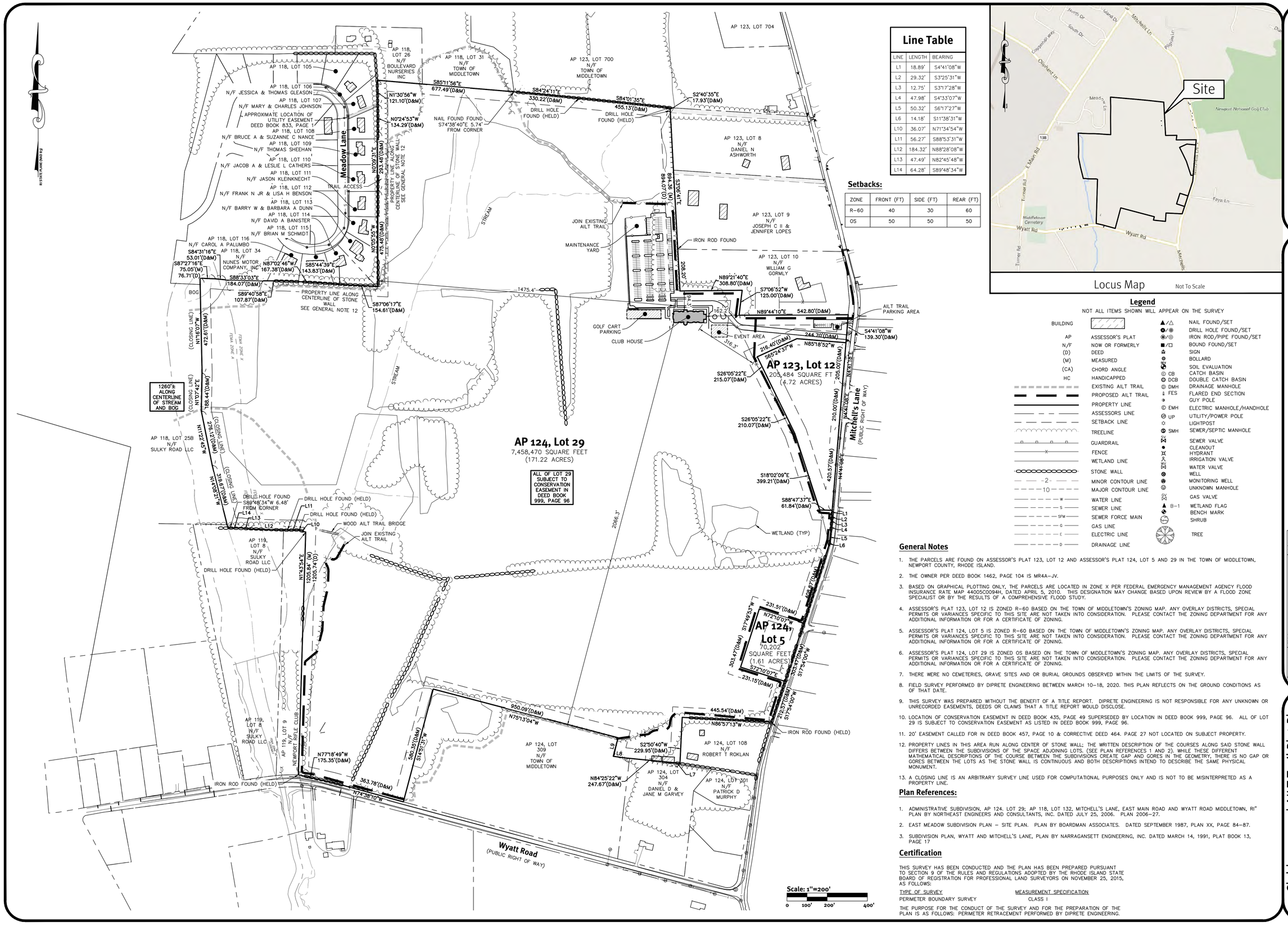

Line Table

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

Setbacks:

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

Locus Map Not To Scale

Legend

NOT ALL ITEMS SHOWN WILL APPEAR ON THE SURVEY

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

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

General Notes

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

Plan References:

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

Certification

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

TYPE OF SURVEY	MEASUREMENT SPECIFICATION
PERIMETER BOUNDARY SURVEY	CLASS I

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

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

CHRISTOPHER A. DUHAMEL
No. 18441
1/26/2022
PROFESSIONAL LAND SURVEYOR

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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.
19	1-26-2022	NK Comments	A.S.M.	
18	1-19-2022	Client Comments	K.M.K.	
17	12-29-2021	Own Planning Comments	K.M.K.	
16	12-08-2021	Patricia Lynch Update	K.J.D.	
15	11-30-2021	Own Planning Comments	K.M.K.	
14	7-28-2021	Own Planner Comments	S.K.	
13	6-28-2021	Updated DPR Plans	K.J.D.	
12	6-23-2021	Updated DPR Plans	K.J.D.	
11	1-12-2021	Unknown Area Updates	C.H.D.	
10	9-28-2020	Client and DPR Revisions	S.M.M.	
9	8-28-2020	Client and DPR Revisions	S.M.M.	
8	7-7-2020	Client and DPR Revisions	S.M.M.	

Drawn By: P.A.A.

Clubhouse and AILT Trail Plot Plan

Newport National West Course

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

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

SHEET 3 OF 14

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Soil Erosion Control Legend:

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

Scale: 1"=100'

0 50' 100' 200'

DiPrete Engineering
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Boston • Providence • Newport

KEVIN DEMERS
No. 8557
REGISTERED PROFESSIONAL ENGINEER
CIVIL

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No.	Date	Description	By:
9	1-16-2022	RIDEM Comments	A.S.M.
10	2-10-2022	Clubhouse Area Updates	A.S.M.
11	12-10-2021	Town Planning Comments	K.M.K.
12	11-08-2021	Parking Layout Update	K.E.D.
13	10-25-2021	Clubhouse Area Updates	A.S.M.
14	7-28-2021	Town Planner Comments	S.S.
15	6-28-2021	Updated CDRE Plans	K.E.D.
16	5-12-2021	Updated CDRE Plans	K.E.D.
17	1-12-2021	Clubhouse Area Updates	C.H.D.
18	11-09-2020	RIDEM and DPR Revisions	S.D.M.
19	10-13-2020	RIDEM and DPR Revisions	S.D.M.
20	7-2-2020	RIDEM and DPR Revisions	S.D.M.

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

Soil Erosion and Sediment Control Plan-1

Newport National West Course

Assessor's Plat 12a, Lot 29
Middletown, Rhode Island

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

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SHEET 4 OF 14

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KEVIN DEMERS
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CIVIL

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No.	Date	Description	By:
20	1-14-2022	RIDEM Comments	A.S.M.
19	12-16-2021	Town Planning Comments	A.S.M.
18	12-16-2021	Town Planner Comments	K.M.K.
17	12-08-2021	Parking Layout Update	K.J.D.
16	12-08-2021	Parking Layout Update	K.J.D.
15	7-28-2021	Town Planner Comments	S.P.
14	6-28-2021	Updated DRK Plans	K.J.D.
13	6-28-2021	Updated DRK Plans	K.J.D.
12	3-12-2021	Clubhouse Area Updates	C.H.D.
11	1-12-2021	Clubhouse Area Updates	S.D.M.
10	10-13-2020	RIDEM and DPE Revisions	S.D.M.
9	10-13-2020	RIDEM and DPE Revisions	S.D.M.
8	7-2-2020	RIDEM and DPE Revisions	S.D.M.

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

Soil Erosion and Sediment Control Plan-2

Newport National West Course

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

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

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SHEET 5 OF 14

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

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		PIPE DATA			RIM		INVERT		DROP INLET PIPE DATA
From	To	Diam	Length	Slope	Upper	Lower	Upper	Lower	Diam
		(in.)	(Ft.)	(Ft./Ft.)					(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	15
CB-8A	CB-8B	6	137.00	0.018	207.50	206.50	206.00	203.50	12
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	196.00	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	191.50	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	0.028	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	–	166.00	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
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KEVIN DEMERS 8557 REGISTERED PROFESSIONAL ENGINEER CIVIL

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No.	Date	Description	By:
0	1-14-2022	RIC Comments	A.S.M.
01	12-17-2021	Bridle Path	K.M.R.
02	11-05-2021	Town Planning Comments	K.M.R.
03	10-08-2021	Parking Layout Update	K.E.D.
04	9-28-2021	Town Planner Comments	K.E.D.
05	7-26-2021	Town Planner Comments	S.R.
06	6-24-2021	Updated DRB Plans	K.E.D.
07	5-27-2021	Updated DRB Plans	C.H.D.
08	5-12-2021	Clubhouse Axis Updates	C.H.D.
09	4-29-2020	RI Bridle Path Revisions	S.M.A.
10	3-18-2020	RI Bridle Path Revisions	S.M.A.
11	2-7-2020	RIDEM and DRB Revisions	S.M.A.
12	7-2-2020	RIDEM and DRB Revisions	S.M.A.

Design By: C.A.D.

Drawn By: P.A.A.

Grading and Utilities Plan-1

Newport National West Course

Assessor's Plat 12a, Lot 29
Middletown, Rhode Island

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

SHEET 6 OF 14

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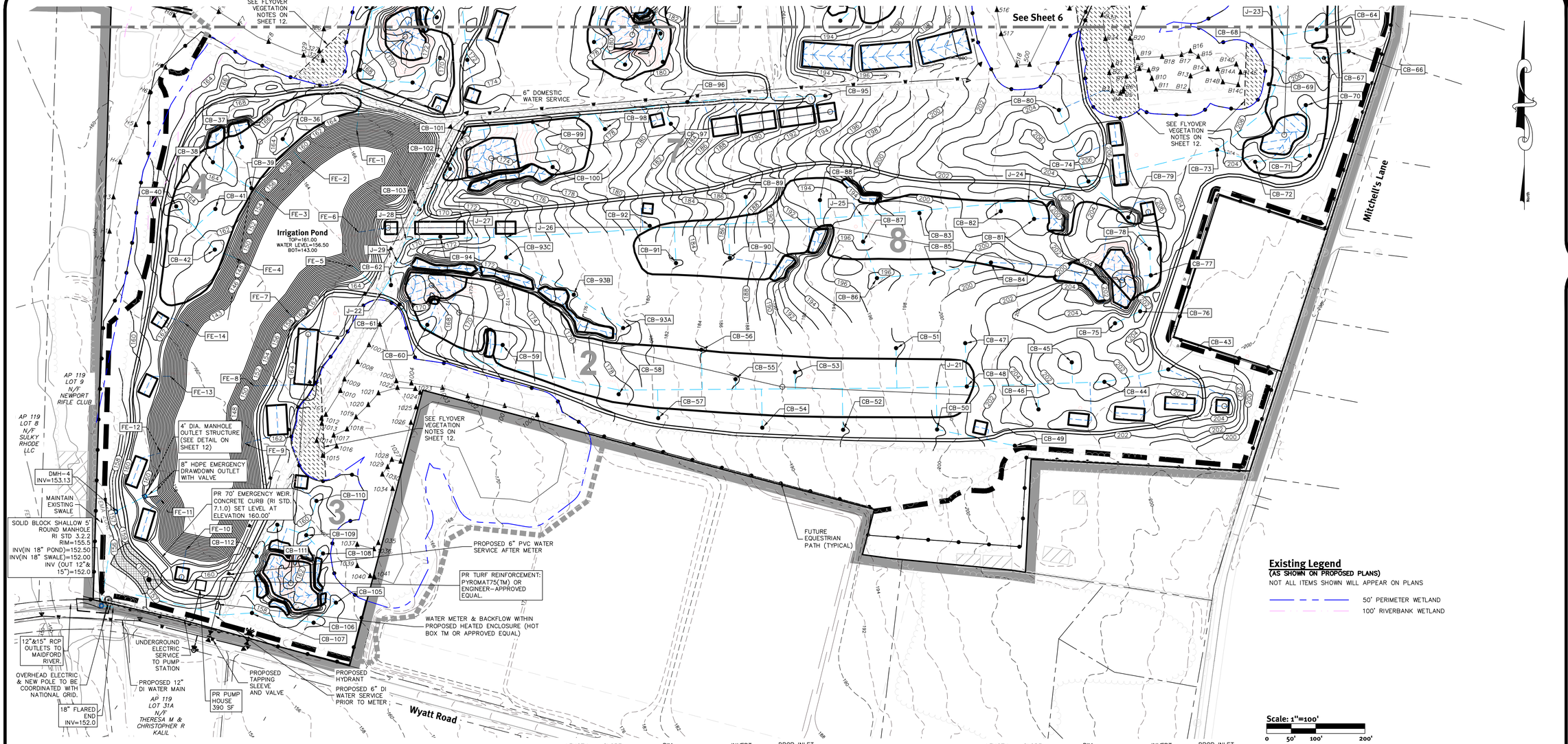


From	To	PIPE DATA Diam (in.)	Length (Ft.)	Slope (Ft./Ft.)	RIM Upper	RIM Lower	INVERT Upper	INVERT Lower	PIPE DATA Diam (in.)
CB-36	FE-2	6	56.90	0.114	163.00	154.00	160.50	154.00	12
CB-38	CB-39	6	94.40	0.011	163.50	162.00	160.50	159.50	12
CB-39	FE-3	6	33.30	0.165	162.00	154.00	159.50	154.00	12
CB-40	CB-42	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	198.50	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	207.50	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	186.00	188.00	183.63	15
CB-89	CB-90	15	38.10	0.030	186.00	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

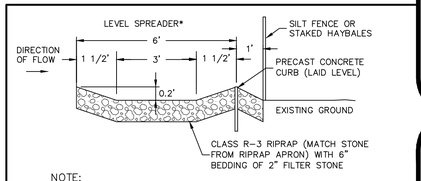
Existing Legend
(AS SHOWN ON PROPOSED PLANS)

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

- 50' PERIMETER WETLAND
- 100' RIVERBANK WETLAND

Scale: 1"=100'

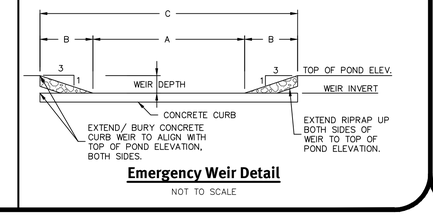
0 50' 100' 200'



NOTE:
* LENGTHS AS SPECIFIED ON SITE PLANS

Level Spreader
NOT TO SCALE

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



Emergency Weir Detail
NOT TO SCALE

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KEVIN DEMERS
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No.	Date	Description	Drawn By: P.A.A.	Design By: C.A.D.
9	1-13-2022	NRC Comments	P.A.M.	
8	12-29-2021	NRC Comments	P.A.M.	
7	12-09-2021	Town Planning Comments	K.M.R.	
6	12-08-2021	Parking Layout Update	K.D.D.	
5	11-30-2021	Construction Phasing Plan	C.A.D.	
4	7-28-2021	Town Planner Comments	S.R.	
3	6-23-2021	Updated DPR Plans	K.D.D.	
2	6-14-2021	Clubhouse Area Updates	C.H.D.	
1	1-12-2021	Clubhouse Area Updates	S.M.M.	
10	11-23-2020	80% DPR Revisions	S.M.M.	
9	8-28-2020	80% DPR Revisions	S.M.M.	
8	7-2-2020	80% DPR Revisions	S.M.M.	

Grading and Utilities Plan-2
Newport National West Course
Assessor's Plat 124, Lot 29
Middletown, Rhode Island
Applicant
John Pereira c/o Combined Properties, Inc.
295 Canal Street #300, Malden, MA 02148

Newport National Real Estate, LLC

SHEET 7 OF 14

DE Job No: 2569.001 Copyright 2021 by DiPrete Engineering Associates, Inc.

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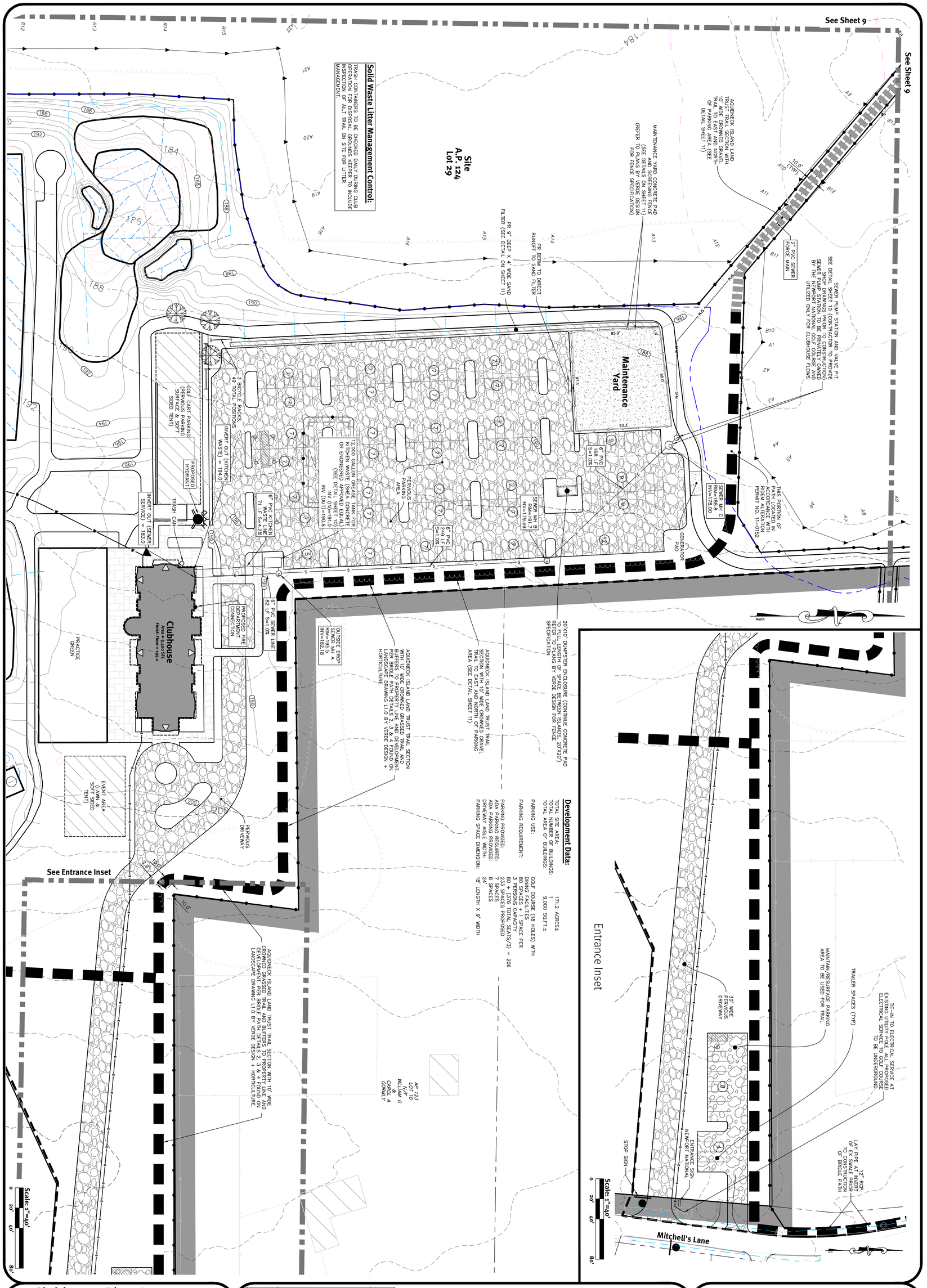

Clubhouse Plan-1

Newport National West Course

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

Applicant

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

SHEET 8 OF 14

No.	Date	Description	By:
18	1-14-2022	TRC Comments	A.S.M.
17	1-06-2022	TRC Comments	K.J.D.
16	12-16-2021	Town Planning Comments	K.M.R.
15	12-08-2021	Parking Layout Update	K.J.D.
14	10-22-2021	Engineering Comments	J.A.R.
13	7-28-2021	Town Planner Comments	S.R.
12	6-28-2021	Updated DPR Plans	K.J.D.
11	3-12-2021	Updated DPR Plans	B.F.G.
10	1-12-2021	Clubhouse Area Updates	C.M.D.
9	11-03-2020	RIDEM and DPR Revisions	S.D.M.
8	8-28-2020	RIDEM and DPR Revisions	S.D.M.
6	7-2-2020	RIDEM and DPR Revisions	S.D.M.

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

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DiPrete Engineering
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SEWER MANHOLE TRANSITION FROM FORCE MAIN TO GRAVITY

PROP SEWER MH D
RIM=190.7
INV=186.3

6" PVC
185 LF
S=1.0%

PROP SEWER MH E
RIM=188.8
INV=184.5

EXISTING 15' WIDE UTILITY EASEMENT ON AP 118 LOT 107
AREA = 2,283.50 S.F.±

PROPOSED SAWCUT AND MATCH FOR BITUMINOUS ROADWAY AND SIDEWALK. RESTORATION MUST BE PERFORMED AT THE DIRECTION OF THE TOWN OF MIDDLETOWN DPW.

152.6'
15.0'
154.0'

6" PVC
207 LF
S=3.6%

PROP SEWER MH F
RIM=186.4±
INV=177.1±

18.0'

2" PVC SEWER FORCE MAIN

10.0' (TYP)

EXISTING SWALES

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

TRIBUTARY TO THE MAIDFORD RIVER (< 10' WIDE)

See Sheet 8

See Sheet 8

AP 118
LOT 106
N/F
EDWARD & ERIN DUNNE
176 MEADOW LANE

AP 118
LOT 107
N/F
MARY JOHNSON & CHARLES BELTZ
156 MEADOW LANE

AP 118
LOT 108
N/F
BRUCE A & SUZANNE C NANACE
194 MEADOW LANE

AP 118
LOT 109
N/F
THOMAS & CHELYNN SHEEHAN REVOCABLE LIVING TRUST
206 MEADOW LANE

AP 118
LOT 110
N/F
JACOB A & LESLIE L CATHERS
218 MEADOW LANE

AP 118
LOT 111
N/F
JASON S & MELISSA KLEINKNECHT
232 MEADOW LANE

AP 118
LOT 112
N/F
FRANK N BENSON JR & LISA H BENSON
242 MEADOW LANE

AP 118
LOT 113
N/F
BARRY W & BARBARA A DUNN
250 MEADOW LANE

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

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No.	Date	Description	By:
20	1-14-2022	NRC Comments	A.S.M.
19	1-6-2022	Lot 107	A.S.M.
18	12-16-2021	Town Planning Comments	K.M.R.
16-17	12-08-2021	Parking Layout Update	K.J.D.
15	10-27-2021	Clubhouse Area Updates	K.M.R.
14	7-28-2021	Town Planner Comments	S.R.
13	6-28-2021	Updated DPW Plans	K.J.D.
12	5-12-2021	Clubhouse Area Updates	K.J.D.
11	3-12-2021	Clubhouse Area Updates	C.H.D.
10	8-28-2020	80% Submission Revisions	S.D.M.
9	8-18-2020	RIDEM and DPW Revisions	S.D.M.
8	7-2-2020	RIDEM and DPW Revisions	S.D.M.

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

Clubhouse Plan-2

Newport National West Course

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

Applicant
Newport National Real Estate, LLC
John Pereira c/o Combined Properties, Inc.
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SHEET 9 OF 14

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Establishment of Vegetative Cover

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

Maintenance: Short Term/Long Term

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

Non-Structural Measures

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

Sequence of Staging and Land Disturbing Activities

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

Project Schedule:

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

Dimensional Regulations:

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

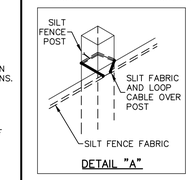
General Note:

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

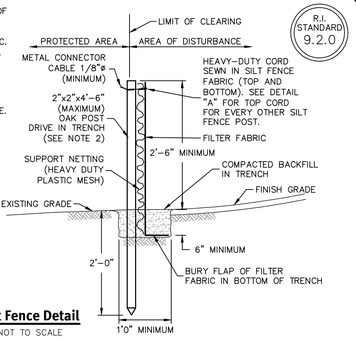
Plan References:

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

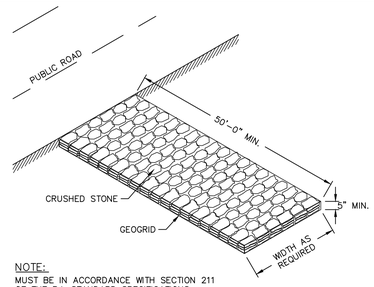
NOTES:
1. MUST BE IN ACCORDANCE WITH SECTION 206 OF THE R.I. STANDARD SPECIFICATIONS.
2. 2"x2"x4'-6" (MAXIMUM) OAK POSTS FOR SILT FENCE MUST BE LOCATED 8'-0" (MAXIMUM) O.C. IN WETLAND AREAS AND 4'-0" (MAXIMUM) O.C. IN WETLAND RAVINE. GULLY OR DROP-OFF AREAS AS SHOWN ON PLANS.
3. 1"x1"x4'-6"(MINIMUM)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



DETAIL "A"

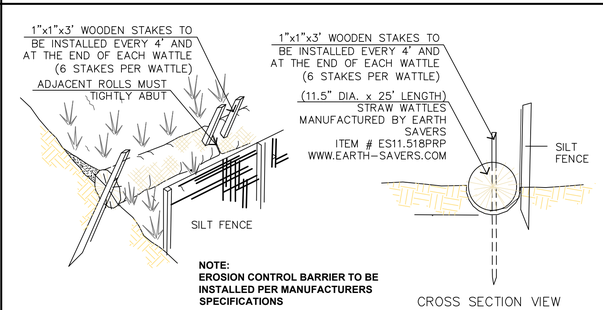


Silt Fence Detail
NOT TO SCALE



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

Construction Entrance
NOT TO SCALE



NOTE:
EROSION CONTROL BARRIER TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS

Silt Fence/Straw Wattle Sediment Barrier
NOT TO SCALE

Notes:

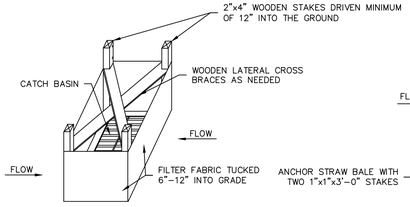
THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND OSHA CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

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

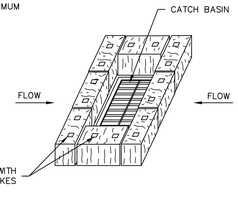
FERTILIZERS UTILIZED SHALL BE SLOW RELEASE TYPE, NO PHOSPHORUS-BASED FERTILIZERS MAY BE USED ON THE GOLF COURSE.

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.



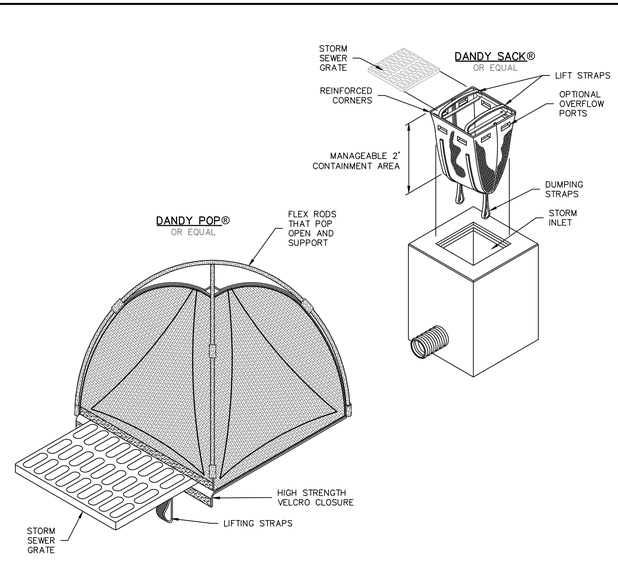
SILT FENCE INSTALLATION FOR CATCH BASINS AT LOW POINTS



STRAW BALE FILTER INSTALLATION FOR CATCH BASINS AT LOW POINTS

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

Catch Basin Erosion Control
NOT TO SCALE

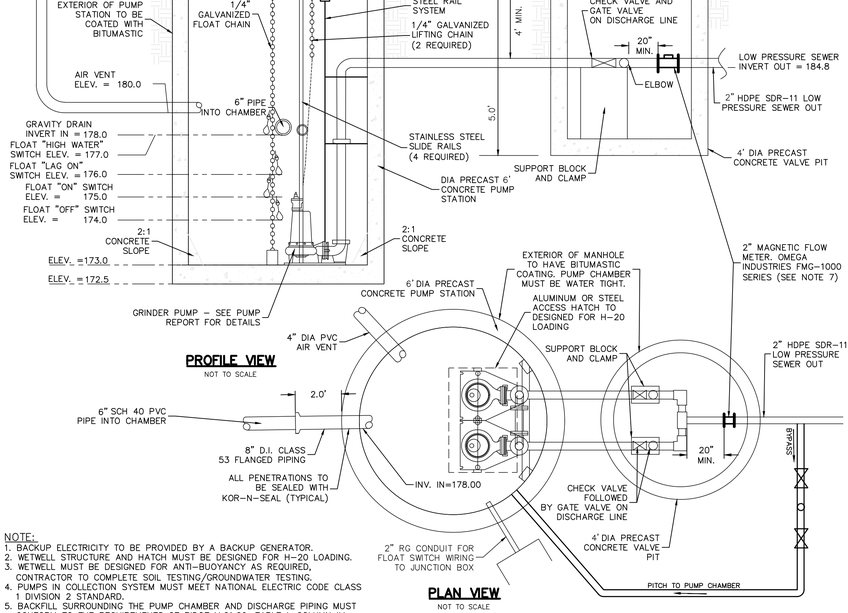


GALLONS	A (HEIGHT)	B (INLET)	C (LIQUID)	TOTAL WEIGHT	RISER 1 SIZE	RISER 2 SIZE	RISER 3 SIZE	ITEM NO.
4,000	76"	58"	48"	51,909	48"	0	0	10X17-40
5,000	88"	70"	60"	56,679	30"	30"	0	10X17-50
5,500	92"	74"	64"	56,936	30"	34"	0	10X17-55
6,000	96"	78"	68"	58,193	34"	34"	0	10X17-60
6,500	100"	82"	72"	59,449	30"	42"	0	10X17-65
7,000	106"	88"	78"	61,334	30"	48"	0	10X17-70
7,500	112"	94"	84"	65,586	42"	42" W/SPAN	0	10X17-75
8,000	118"	100"	90"	67,810	42"	48" W/SPAN	0	10X17-80
8,500	124"	106"	96"	69,695	48"	48" W/SPAN	0	10X17-85
9,000	130"	112"	102"	72,932	30"	30" W/SPAN	42" W/SPAN	10X17-90
9,500	136"	118"	108"	75,156	30"	30" W/SPAN	48" W/SPAN	10X17-95
10,000	140"	122"	112"	76,640	30"	34" W/SPAN	48" W/SPAN	10X17-100
10,500	146"	128"	118"	78,635	34"	42" W/SPAN	42" W/SPAN	10X17-105
11,000	152"	134"	124"	80,859	34"	42" W/SPAN	48" W/SPAN	10X17-110
11,500	158"	140"	130"	83,083	34"	48" W/SPAN	48" W/SPAN	10X17-115
12,000	182"	144"	134"	84,341	36"	48" W/SPAN	48" W/SPAN	10X17-120

ITEM SIZE	WEIGHT
8" TOP	16,312#
21" BOTTOM	20,517#
30" RISER	9,425#
30" RIS + SPAN	11,116#
34" RISER	10,582#
34" RIS + SPAN	12,600#
36" RISER	11,940#
36" RIS + SPAN	14,060#
42" RISER	13,195#
42" RIS + SPAN	15,562#
48" RISER	15,080#
48" RIS + SPAN	17,786#

12,000 Gallon Grease Tank
NOT TO SCALE

Inlet Sediment Control Devices
NOT TO SCALE



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

Sewer Pump Station Detail (Or Equal)
NOT TO SCALE

DiPrete Engineering
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KEVIN DEMERS
No. 8557
REGISTERED PROFESSIONAL ENGINEER
CIVIL

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

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

No.	Date	Description	By:
9	1-18-2022	RIC Comments	A.S./M.
8	12-30-2021	RIDEM Comments	K.M.S.
7	12-29-2021	Town Planner Comments	K.M.S.
6	12-08-2021	Pretorius Layout Update	C.A.D.
5	8-30-2021	Golf Course Comments	K.M.S.
4	7-28-2021	Town Planner Comments	S.S.
3	6-28-2021	Updated DPR Plans	C.A.D.
2	3-12-2021	Clubhouse Area Updates	C.A.D.
1	1-12-2021	Clubhouse Area Updates	C.A.D.
10	11-19-2020	RIDEM and DPR Revisions	S.S./M.
9	11-3-2020	RIDEM and DPR Revisions	S.S./M.
8	7-2-2020	RIDEM and DPR Revisions	S.S./M.

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

Detail Sheet-1

Newport National West Course

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

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

SHEET 10 OF 14

DE Job No: 2569-001

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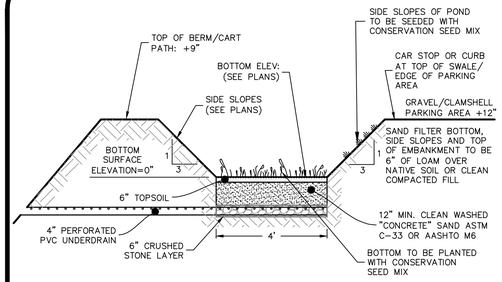
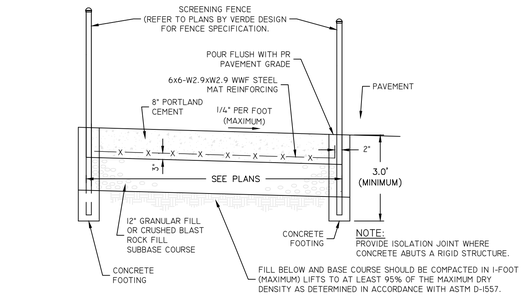
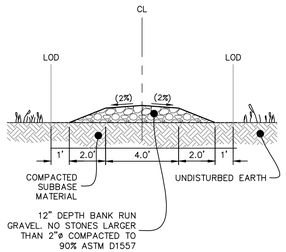


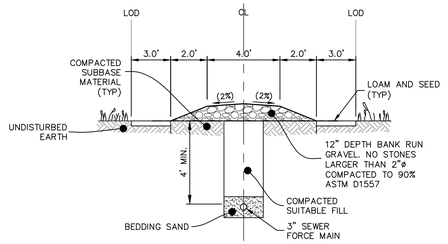
Sand Filter
NOT TO SCALE



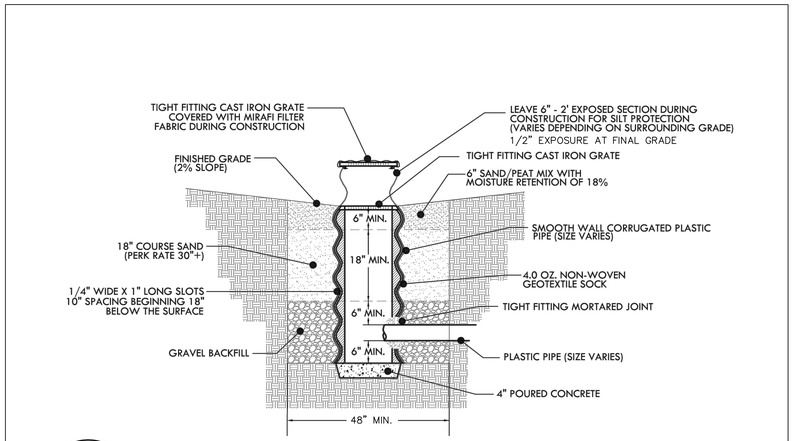
CONCRETE PAD
MAINTENANCE YARD AND DUMPSTER AREA
NOT TO SCALE



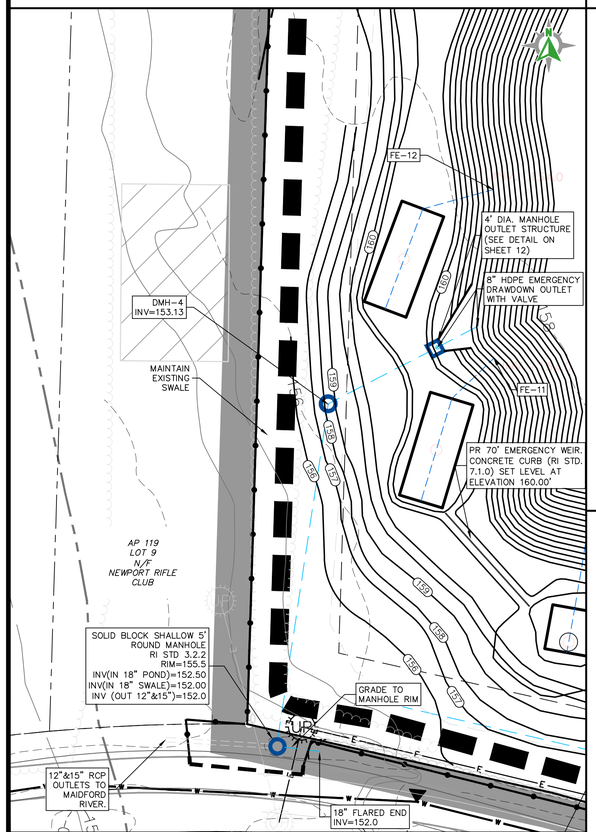
Trail Section with Gravel Base
NOT TO SCALE



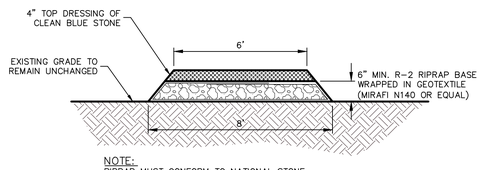
Trail /Trench Section Through Wetland Crossing
NOT TO SCALE



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

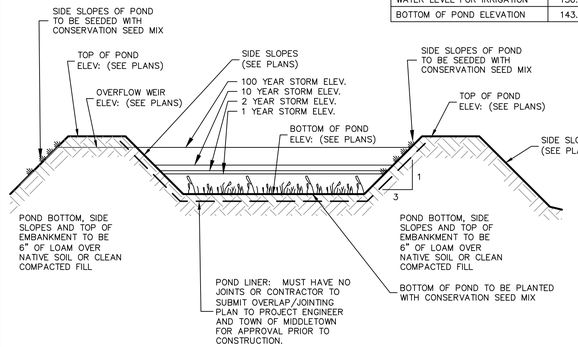


Outlet Tank Detail View
1" = 40'



Cart Path Wetland Buffer Crossing
NOT TO SCALE

DESCRIPTION	IRR. POND
TOP OF POND ELEVATION	161.00'
100 YEAR STORM ELEVATION	160.02'
10 YEAR STORM ELEVATION	157.57'
2 YEAR STORM ELEVATION	155.93'
1 YEAR STORM ELEVATION	155.39'
WATER LEVEL FOR IRRIGATION	156.50'
BOTTOM OF POND ELEVATION	143.00'



Irrigation Pond
NOT TO SCALE

CONSTRUCTION NOTES:

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

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KEVIN DEMERS
No. 8557
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	1-13-2023	Updated Site Plans	S.TOM
2	1-12-2023	Updated Pond Plans	S.TOM
3	8-28-2020	ROW and IPOA Revisions	S.TOM
4	8-28-2020	Engineering Revisions	S.TOM
5	10-22-2021	Engineering Comments	J.A.R
6	12-06-2021	Town Planner Comments	K.S.B
7	12-16-2021	Town Planner Comments	K.S.B
8	1-26-2022	Engineering Comments	K.M.D
9	1-26-2022	Engineering Comments	K.M.D
10	12-06-2021	Town Planner Comments	K.M.B
11	1-13-2023	Updated Site Plans	S.TOM
12	1-12-2023	Updated Pond Plans	S.TOM
13	1-13-2023	Updated Site Plans	S.TOM
14	2-28-2023	Updated Site Plans	S.TOM

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

Detail Sheet-2
Newport National West Course
Assessor's Plat 124, Lot 29
Middletown, Rhode Island
Applicant
Newport National Real Estate, LLC
John Pereira c/o Combined Properties, Inc.
295 Canal Street #300, Malden, MA 02148

SHEET 11 OF 14

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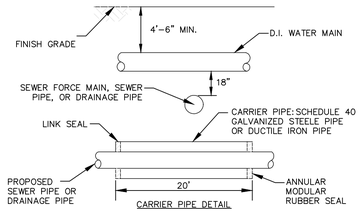
NOTES:
1. THE VERTICAL SEPERATION BETWEEN THE WATER MAIN AND THE PROPOSED UTILITY SHALL BE A MINIMUM OF 18 INCHES.
2. THE HORIZONTAL SEPERATION BETWEEN THE WATER MAIN AND THE PROPOSED UTILITY SHALL BE A MINIMUM OF 10 FEET.
3. IF 1 OR 2 CAN NOT BE MAINTAINED THE PROPOSED UTILITY SHALL BE INSTALLED WITHIN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

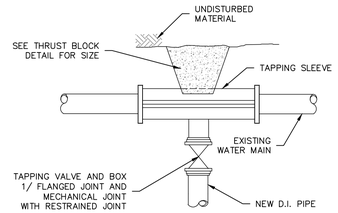


CARRIER PIPE DETAIL

Utility Separation

NOT TO SCALE

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

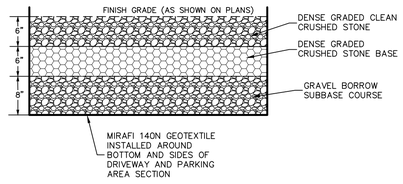


Tapping Sleeve & Valve

NOT TO SCALE

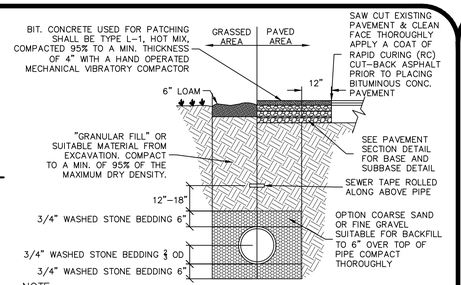
Flyover Vegetation Notes:

1. IN AREAS OF FLY-OVERS FOR HOLES 1, 3, 4, 5 AND 9, REMOVE TALL VEGETATION, PRIMARILY RED MAPLE (ACER RUBRUM) SAPLINGS, AND REPLACE WITH LOW COMPACT SHRUBS INCLUDING INKBERRY (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

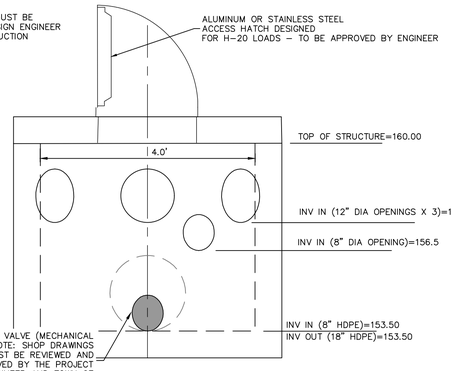


NOTE:
1. WIDTH (W) OF TRENCH IS EQUAL TO THE INSIDE DIAMETER OF THE PIPE PLUS 12".
2. SOIL UNDER CRUSHED STONE FOUNDATION MUST BE UNDISTURBED AND COMPACTED BY SEVERAL PASSES OF A VIBRATORY PLATE COMPACTOR.
3. CRUSHED STONE FOUNDATION ¾" MAXIMUM SIZE, MUST BE PLACED 6" UNDER THE PIPE AND UP TO THE PIPE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

Sewer Line Trench Detail

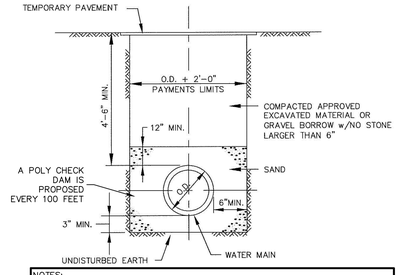
NOT TO SCALE

SHOP DRAWINGS MUST BE APPROVED BY DESIGN ENGINEER PRIOR TO CONSTRUCTION



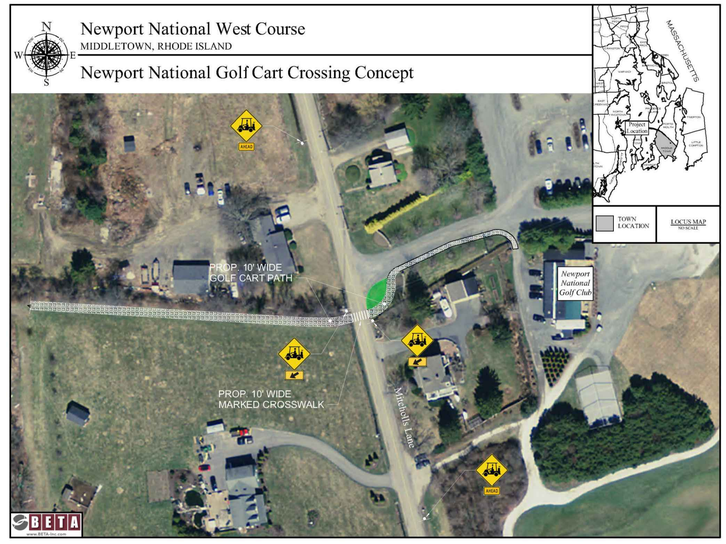
Outlet Control Structure - Elevation 1

NOT TO SCALE

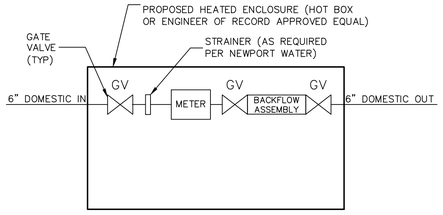


NOTES:
1. UTILITY TRENCH EXCAVATION IN RIGHT-OF-WAY AND/OR UNDER ASPHALT REQUIRES 100% MATERIAL REPLACEMENT WITH RIDOT PROCESSED GRAVEL 1.5" MINUS. NO USE OF EXISTING TRENCH MATERIAL IN THESE AREAS.
2. POLY CHECK DAM TO BE BUILT IN TRENCH EVERY 100'.

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

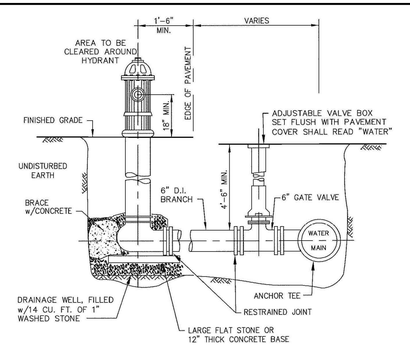


NOTES:
1. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF WATER METER PIT PRIOR TO WATERMAIN CONSTRUCTION. SHOP DRAWINGS TO BE APPROVED BY NEWPORT WATER DEPT. PRIOR TO INSTALLATION.
2. METER MODEL AND SIZE TO BE DETERMINED BY NEWPORT WATER DEPT.
3. FINAL DESIGN SUBJECT TO REVIEW AND APPROVAL BY NEWPORT WATER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



Schematic Heated Enclosure For Water Meter & Backflow

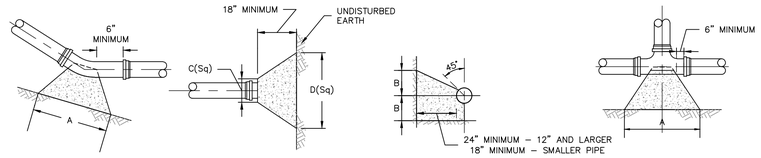
NOT TO SCALE



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

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

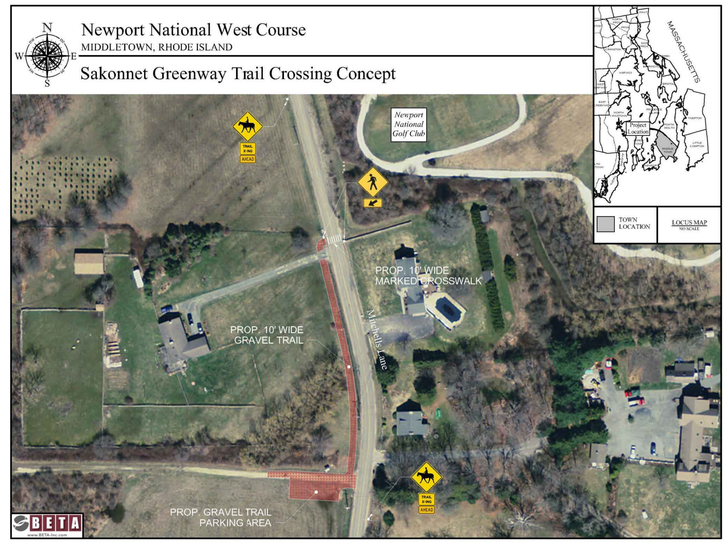
SIZE	TEES		PLUGS		90° BEND		45° BEND		22.5° BEND		11.25° BEND	
	A	B	C	D	A	B	A	B	A	B	A	B
6"	20"	10"	10"	21"	24"	12"	18"	9"	13"	7"	9"	5"
8"	26"	13"	12"	26"	32"	16"	24"	12"	17"	9"	12"	6"
10"	34"	17"	14"	34"	40"	20"	30"	15"	22"	11"	15"	8"
12"	41"	20"	16"	41"	48"	24"	35"	18"	25"	13"	18"	9"
16"	54"	27"	20"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



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

Thrust Block

NOT TO SCALE



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KEVIN DEMERS
No. 18557
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:
10	1-19-2022	BK Comments	A.S.M.
9	1-10-2022	RIDOT Comments	K.M.R.
8	12-17-2021	Town Planning Comments	K.M.R.
7	12-09-2021	Parking Layout Update	K.E.D.
6	12-08-2021	Conservation Comments	K.E.D.
5	7-28-2021	Town Planner Comments	S.K.
4	6-28-2021	Updated DRE Plans	K.E.D.
3	5-12-2021	Updated DRE Plans	K.E.D.
2	5-12-2021	Clubhouse Area Updates	C.E.D.
1	4-28-2021	RIDEM and DRE Revisions	S.D.M.
0	3-23-2020	RIDEM and DRE Revisions	S.D.M.
8	7-2-2020	RIDEM and DRE Revisions	S.D.M.

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

Detail Sheet-3

Newport National West Course

Assessor's Plat 122, Lot 29
Middletown, Rhode Island

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

DE Job No: 2569-001 Copyright 2021 by DiPrete Engineering Associates, Inc.

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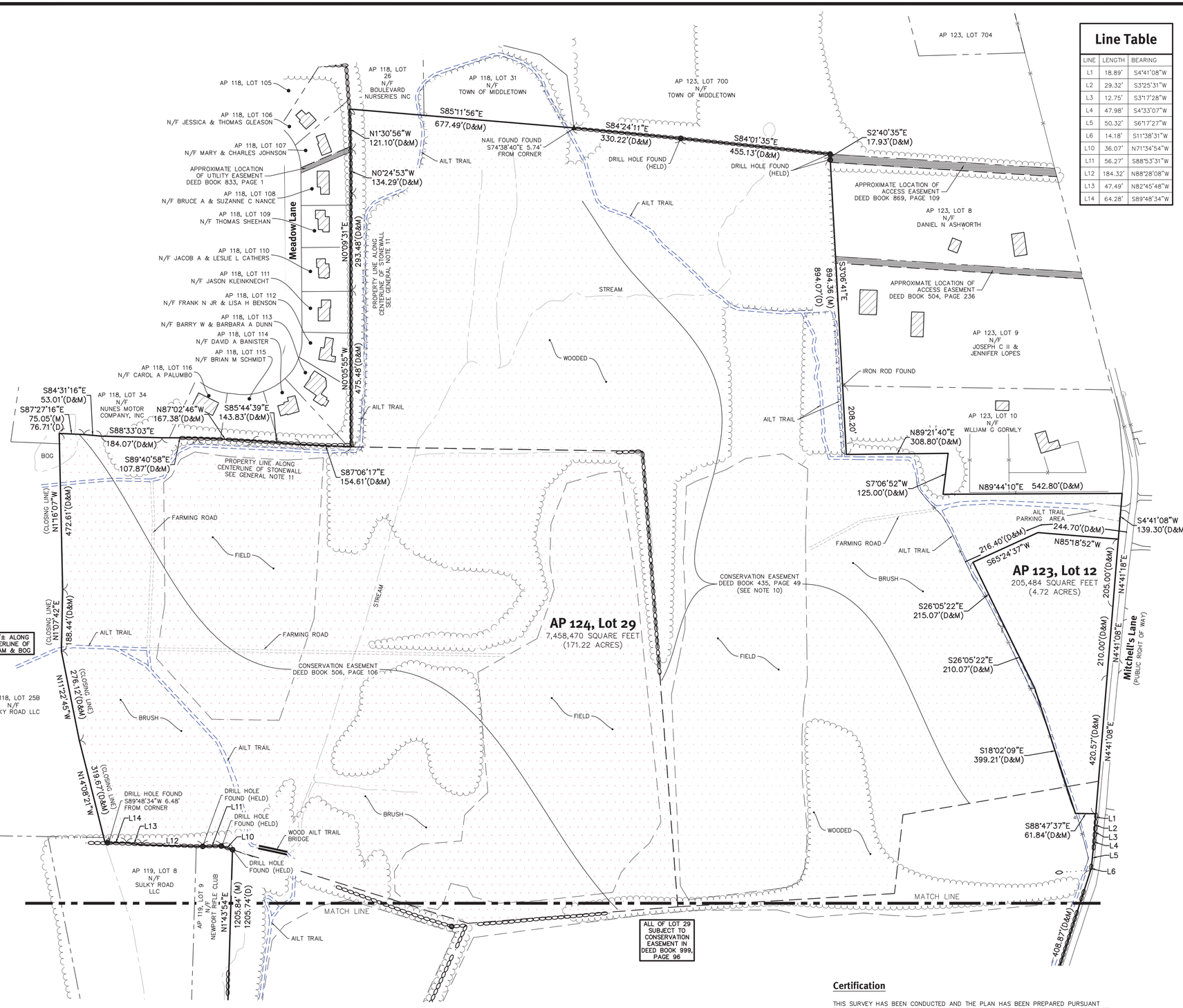

Line Table

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

Locus Map Not To Scale

Legend

NOT ALL ITEMS SHOWN WILL APPEAR ON THE SURVEY

BUILDING
AP ASSESSOR'S PLAT
N/F NOW OR FORMERLY
(D) DEED
(M) MEASURED
(CA) CHORD ANGLE
HC HANDICAPPED
PROPERTY LINE
ASSESSORS LINE
TREELINE
GUARDRAIL
FENCE
RETAINING WALL
STONE WALL
MINOR CONTOUR LINE
MAJOR CONTOUR LINE
WATER LINE
SEWER LINE
SEWER FORCE MAIN
GAS LINE
ELECTRIC LINE
OVERHEAD WIRES
DRAINAGE LINE
NAIL FOUND/SET
DRILL HOLE FOUND/SET
IRON ROD/PIPE FOUND/SET
BOUND FOUND/SET
SIGN
BOLLARD
SOIL EVALUATION
CB CATCH BASIN
DCB DOUBLE CATCH BASIN
DMH DRAINAGE MANHOLE
FES FLARED END SECTION
GUY POLE
EMH ELECTRIC MANHOLE/HANDHOLE
UP UTILITY/POWER POLE
LIGHTPOST
SMH SEWER/SEPTIC MANHOLE
SEWER VALVE
CLEANOUT
HYDRANT
IRRIGATION VALVE
WATER VALVE
WELL
MONITORING WELL
UNKNOWN MANHOLE
GAS VALVE
B-1 WETLAND FLAG
BENCH MARK
SHRUB
TREE

General Notes

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

Plan References:

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

Certification

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

TYPE OF SURVEY	MEASUREMENT SPECIFICATION
PERIMETER BOUNDARY SURVEY	CLASS I

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

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

ROBERT G. BABCOCK
No. 2504
PROFESSIONAL LAND SURVEYOR

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

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Two Stafford Court Cranston, RI 02920
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No.	Date	Description	By
0	3/26/20	Boundary Survey	MTI
1	4/14/20	Additional Easements	MTI
2	4/27/20	Title	MTI

Drawn By: MTI

Boundary Survey
Newport National West Course
Middletown, Rhode Island

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

SHEET 13 OF 14

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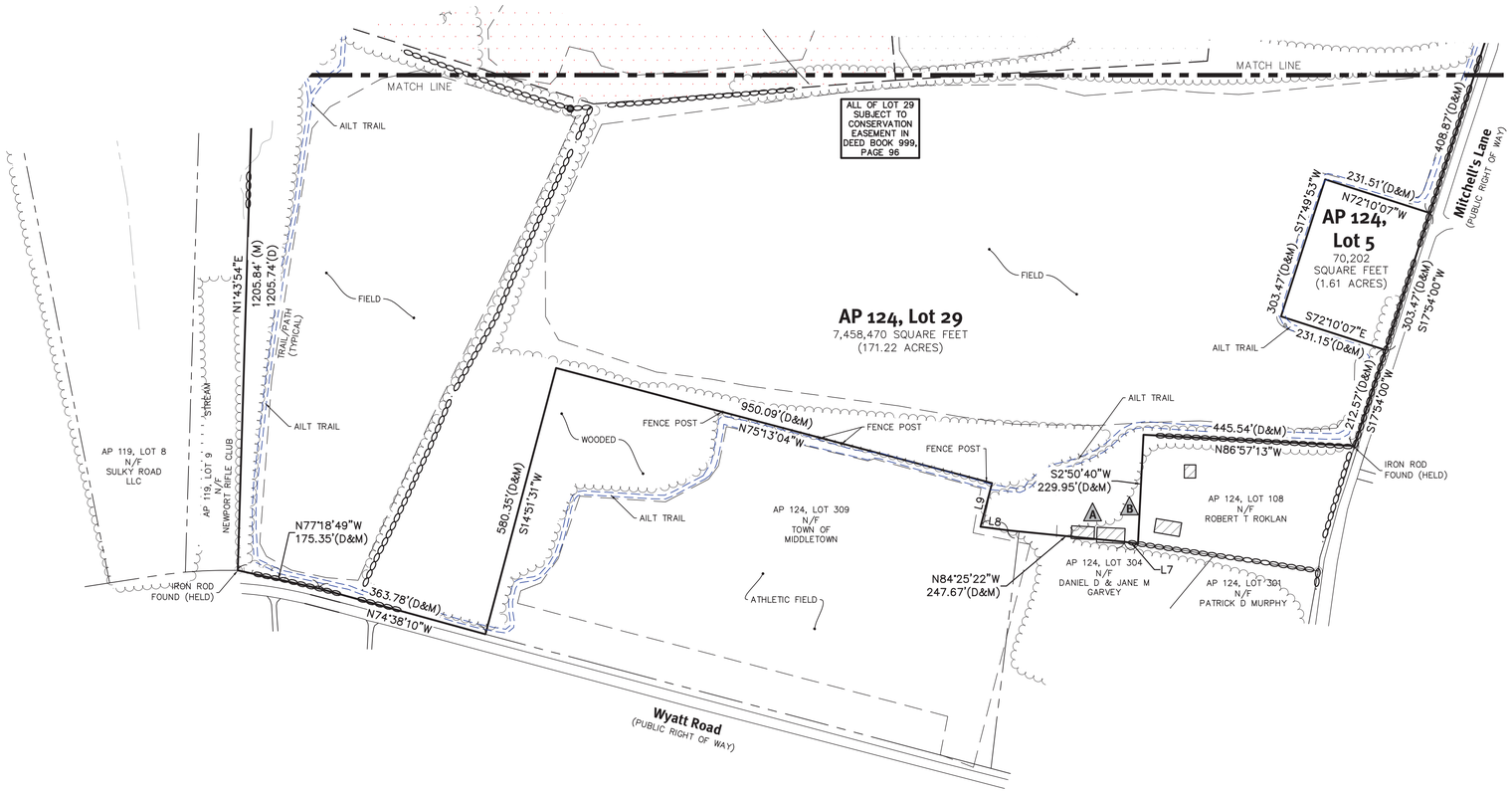

Scale: 1"=150'

0 75' 150' 300'

List of Possible Encroachments:

A BUILDINGS OVER PROPERTY LINE (UNKNOWN OWNERSHIP OF BUILDINGS)

B LAND IN USE BY LOT 108

Certification

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

TYPE OF SURVEY	MEASUREMENT SPECIFICATION
PERIMETER BOUNDARY SURVEY	CLASS I

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

ROBERT G. BABCOCK
No. 2504
PROFESSIONAL LAND SURVEYOR

6/4/20

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

No.	Date	Description	By:
1	4/27/20	Title	MTI
2	4/14/20	Additional Easements	MTI
3	3/26/20	Boundary Survey	MTI

Drawn By: MTI

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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

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SHEET 14 OF 14

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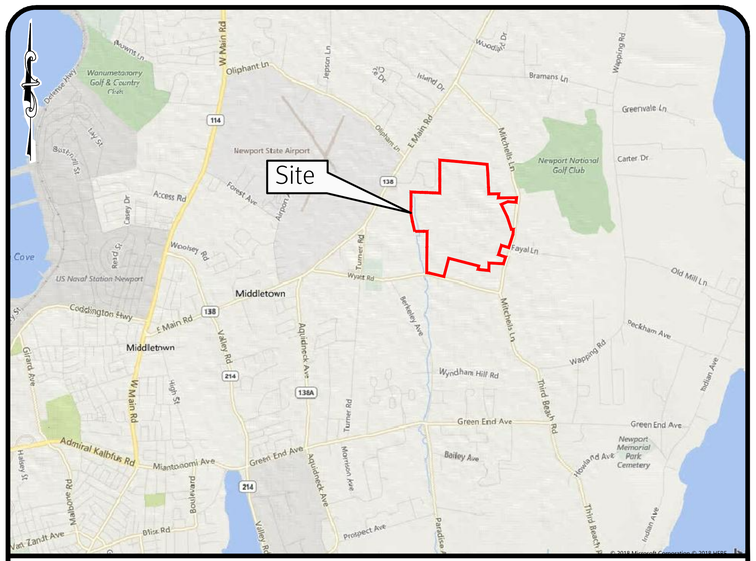
Progress Water Main Extension Plan

Newport National West Course

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

Assessor's Plat 124 Lot 29



Location Map 1"=2200'

Sheet Index

1 Cover Sheet
2 Plan and Profile
3 Grading and Utilities Plan-1
4 Grading and Utilities Plan-2
5 Details

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KEVIN DEMERS
No. 8567
REGISTERED PROFESSIONAL ENGINEER
CIVIL

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No.	Date	Description	By:
1	10-28-2021	Response to Middletown Engineering Comments	K.J.D.
1	06-11-2021	Water Main Extension & Domestic Service Plan Submission	J.A.K.

Drawn By: A.C.A. Design By: K.J.D.

Cover Sheet

Newport National West Course

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

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

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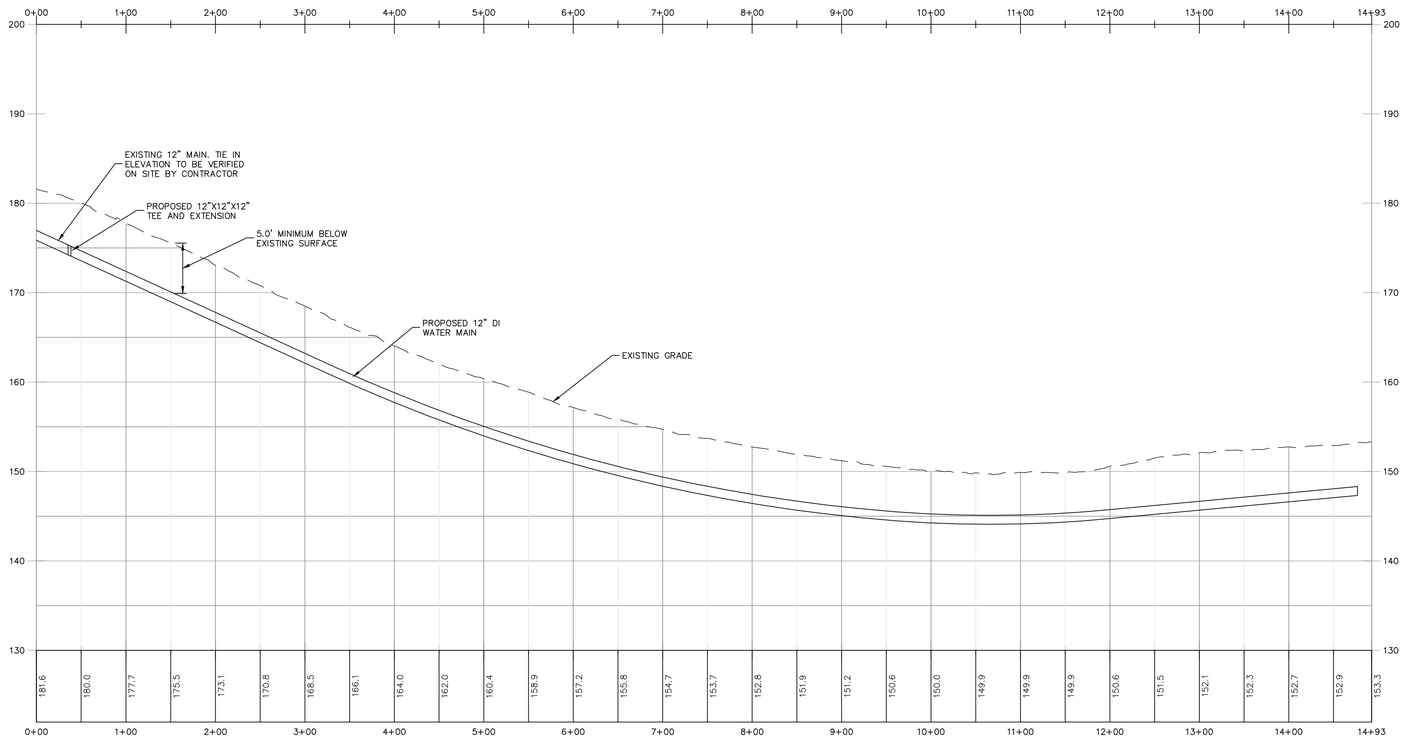
Scale: 1"=80'

0 40' 80' 160'



Sta. 0+00 To 14+93

Vertical: 0 4' 8' 16'

Horizontal: 0 40' 80' 160'

Existing Legend

(AS SHOWN ON PROPOSED PLANS)

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

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

Proposed Legend

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

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

NOTE: PAVEMENT RESTORATION PER MIDDLETOWN DPW DIRECTOR, MINIMUM OF HALF TO CENTERLINE OR FULL WIDTH IF DISTURBANCE BEYOND CENTERLINE.

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KEVIN DEMERS
No. 8557
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CIVIL

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No.	Date	Description	By:
1	10-28-2021	Response to Middletown Engineering Comments	K.J.D.
2	06-13-2022	Water Main Extension & Domestic Service Plan Submission	J.A.R.

Drawn By: A.C.A. Design By: K.J.D.

Plan And Profile

Newport National West Course

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

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

SHEET 2 OF 5

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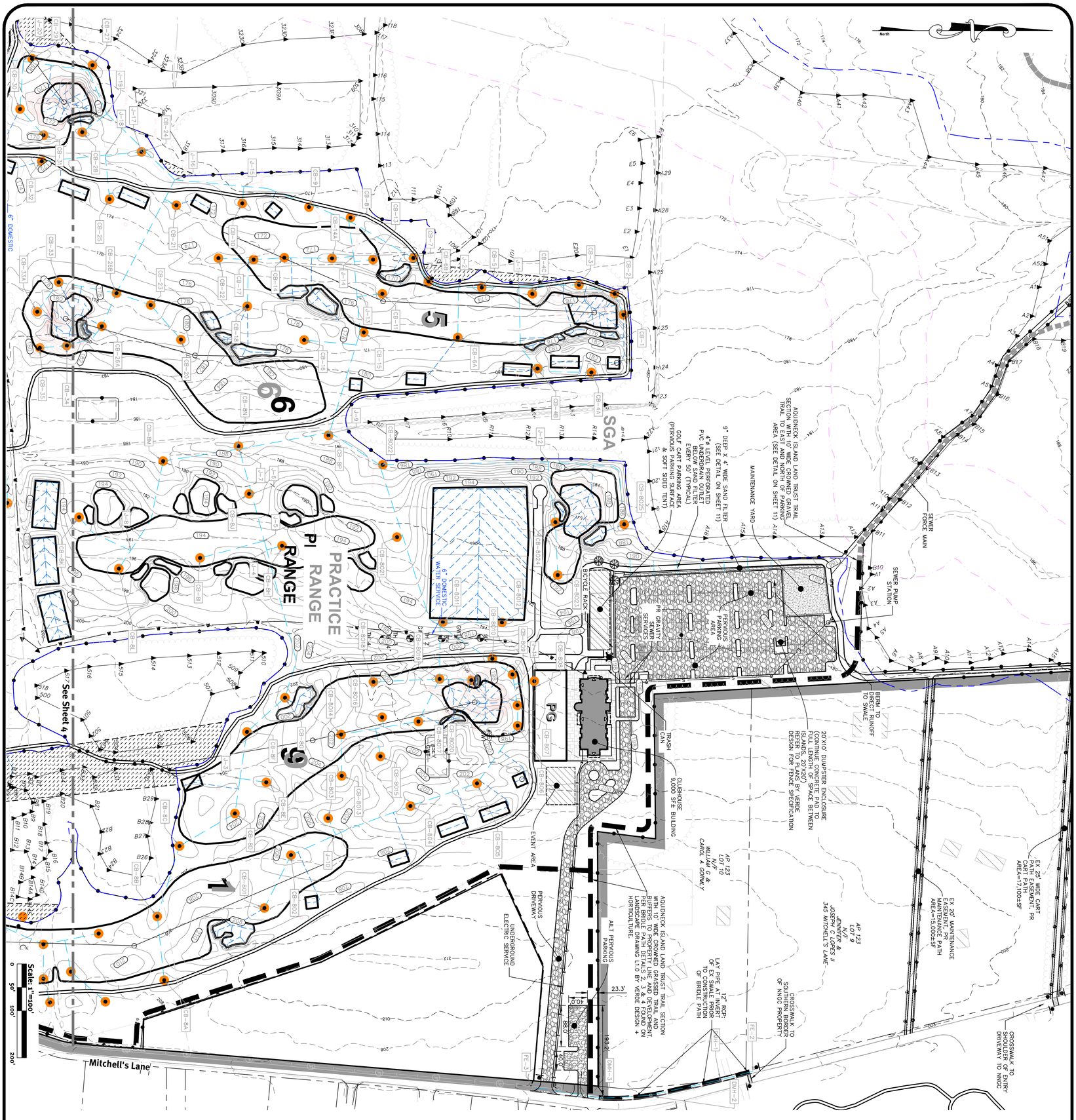

SHEET 3 OF 5

Grading and Utilities Plan-1

Newport National West Course

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

Applicant

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

No.	Date	Description	By:
2	10-28-2021	Response to Middletown Engineering Comments	K.J.D.
1	06-11-2021	Water Main Extension & Domestic Service Plan Submission	J.A.R.

Drawn By: A.C.A. | Design By: K.J.D.

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KEVIN DEMERS
No. 8567
REGISTERED PROFESSIONAL ENGINEER
CIVIL

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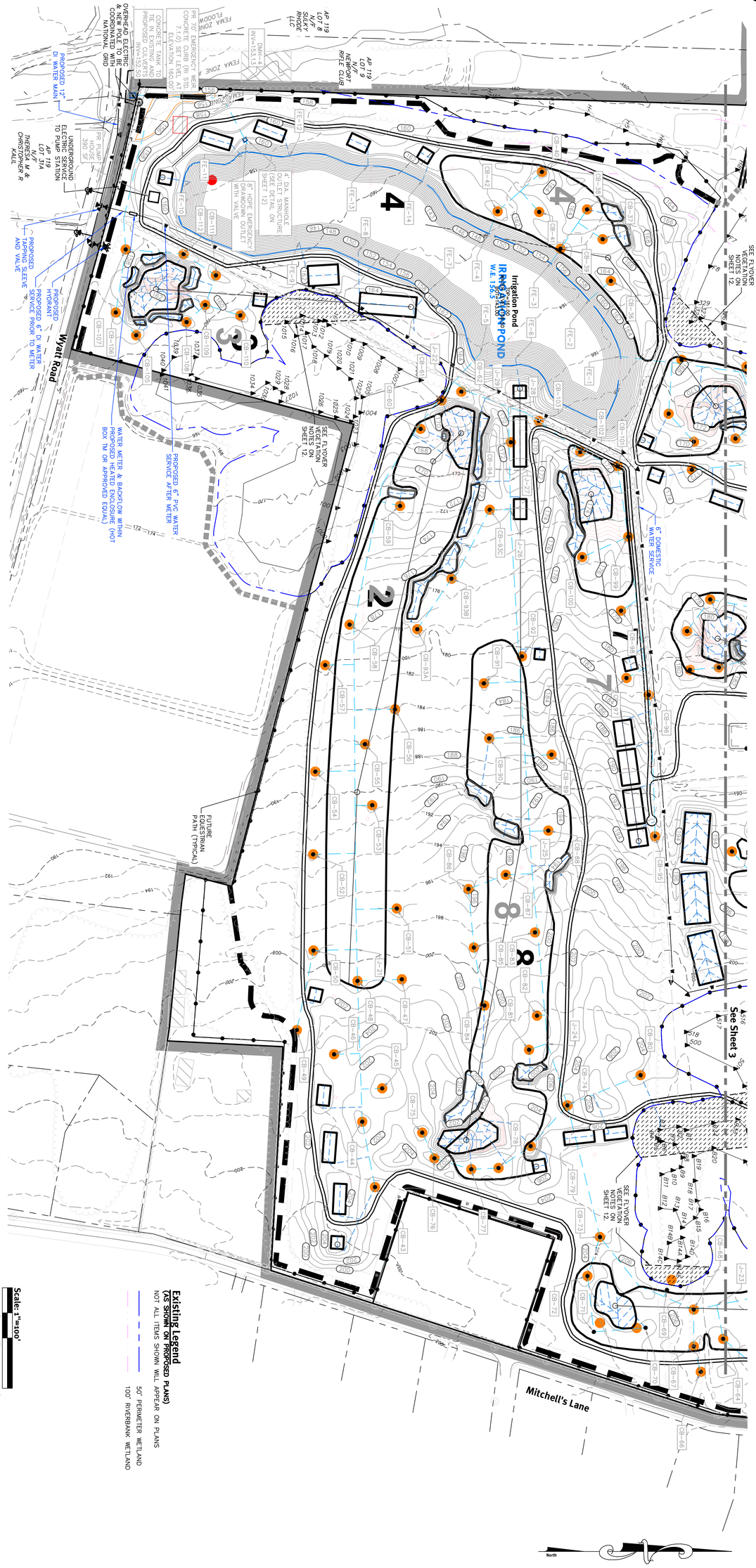

Grading and Utilities Plan-2

Newport National West Course

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

Applicant

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

SHEET 4 OF 5

No.	Date	Description	By:
1	10-28-2021	Response to Middletown Engineering Comments	K.J.D.
1	06-11-2021	Water Main Extension & Domestic Service Plan Submission	J.A.R.

Drawn By: A.C.A. | Design By: K.J.D.

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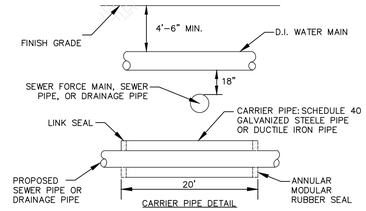
KEVIN DEMERS
No. 8567
REGISTERED PROFESSIONAL ENGINEER
CIVIL

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

DE Job No: 2569-001 Copyright 2021 by DiPrete Engineering Associates, Inc.

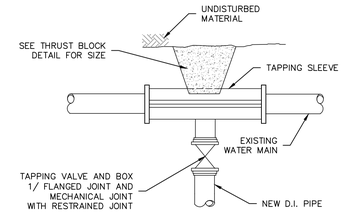
NOTES:
1. THE VERTICAL SEPERATION BETWEEN THE WATER MAIN AND THE PROPOSED UTILITY SHALL BE A MINIMUM OF 18 INCHES.
2. THE HORIZONTAL SEPERATION BETWEEN THE WATER MAIN AND THE PROPOSED UTILITY SHALL BE A MINIMUM OF 10 FEET.
3. IF 1 OR 2 CAN NOT BE MAINTAINED THE PROPOSED UTILITY SHALL BE INSTALLED WITHIN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



CARRIER PIPE DETAIL

Utility Separation
NOT TO SCALE

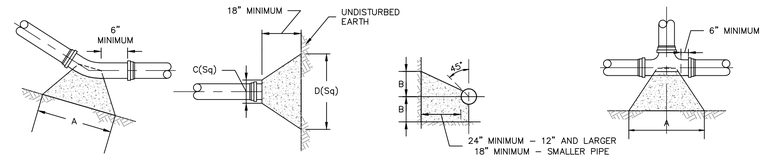
NOTES:
1. TAPPING SLEEVE AND VALVE TO BE SWABBED WITH CHLORINE SOLUTION.



Tapping Sleeve & Valve
NOT TO SCALE

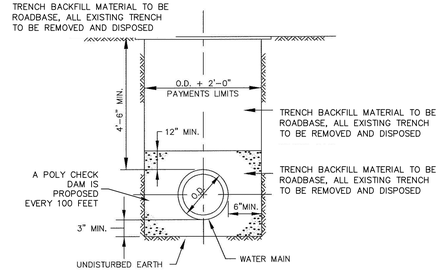
NOTES:
1. ALL CONCRETE SHALL BE 4,000 P.S.I. @ 28 DAYS
2. CONCRETE THRUST BLOCKS SHALL BEAR AGAINST UNDISTURBED EARTH
3. FORMS TO BE USED AS NECESSARY
4. ALL BOLTS AND NUTS TO BE PROTECTED FROM CONCRETE AND EASILY ACCESSIBLE WHEN THRUST BLOCK INSTALLED
5. REGISTERED PROFESSIONAL ENGINEER IN THE STATE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

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



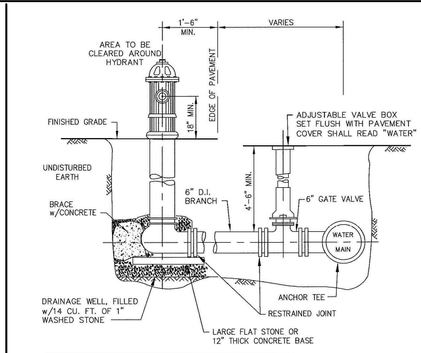
PLAN BENDS | PLAN & ELEVATION PLUGS | BENDS & TEES SECTIONS | PLAN TEES

Thrust Block
NOT TO SCALE



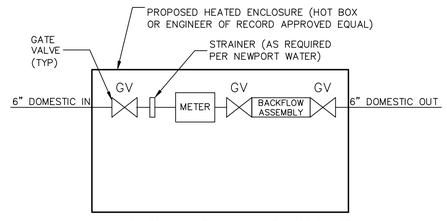
NOTE:
1. POLY CHECK DAM TO BE BUILT IN TRENCH EVERY 100'.

Typical Water Main Trench
NOT TO SCALE



DRAWN BY: J. QUINLAN	CITY OF NEWPORT DEPARTMENT OF UTILITIES	DETAIL TYPICAL HYDRANT AND VALVE
CHECKED BY: K. MASON		
- 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

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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	10-28-2021	Response to Middletown Engineering Comments	K.J.D.
-	06-11-2021	Water Main Extension & Domestic Service Plan Submission	J.A.R.

Drawn By: A.C.A. | Design By: K.J.D.

Details

Newport National West Course

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

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

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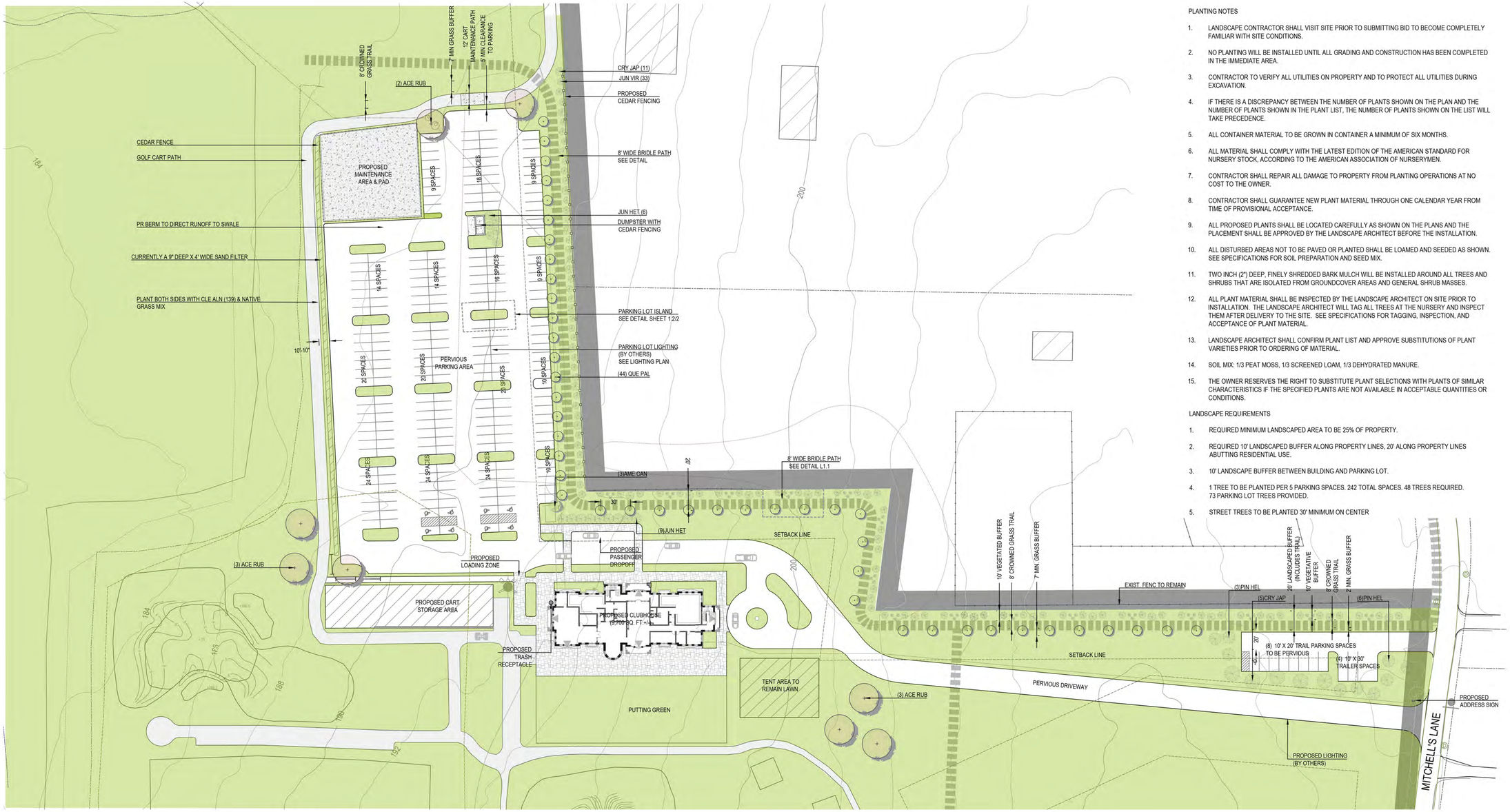
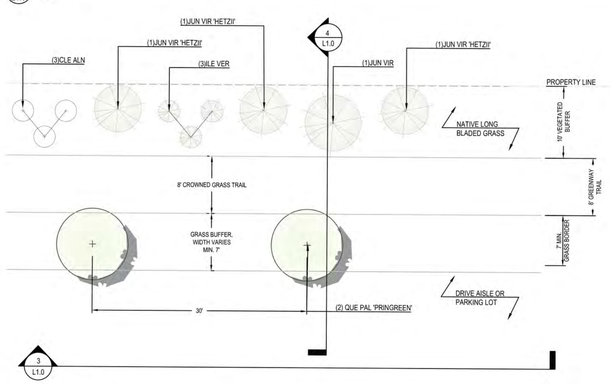
SHEET 5 OF 5

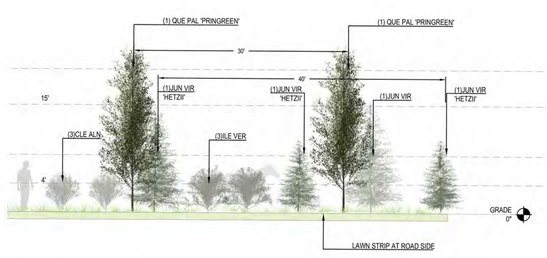
z:\denain\projects\2569-001 newport national west course\autocad drawings\2569-001-plan.dwg Plotted: 10/29/2021



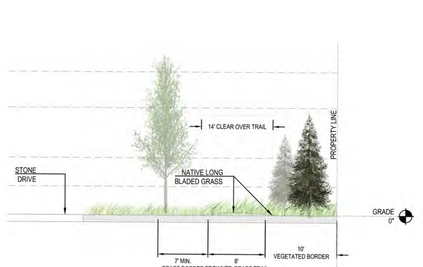
1 L1.0 LAYOUT PLAN
SCALE 1:50



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



3 L1.0 BRIDLE PATH ELEVATION
SCALE 1:10



4 L1.0 BRIDLE PATH SECTION
SCALE 1:10

PLANTING NOTES

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

LANDSCAPE REQUIREMENTS

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

PROPOSED PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE
SHADE TREES				
ACE RUB	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	8	4" CALIPER
QUE PAL	QUERCUS PALUSTRIS 'GREEN PILLAR'	PIN OAK	44	4" CALIPER
FLOWERING TREES				
AME CAN	AMELANCHIER CANADENSIS 'AUTUMN BRILLANCE'	SERVICEBERRY	3	8/10' B&B
EVERGREENS				
CRY JAP	CRYPTOMERIA JAPONICA 'YOSHINO'	YOSHINO JAPANESE CEDAR	16	7/8' B&B
JUN HET	JUNIPERUS CHIN. 'HETZ COLUMNARIS'	HETZ JUNIPER	77	6/7' B&B
JUN VIR	JUNIPERUS VIRGINIANA 'EMERALD SENTINEL'	EASTERN RED CEDAR	49	6/7' B&B
PIN HEL	PINUS HELDREICHII	BOSNIAN PINE	9	8/10' B&B
		TOTAL TREES	191	

0 50 100 250 N

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verdegardenri@gmail.com

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CIVIL ENGINEER
DIPRETE ENGINEERING
90 BROADWAY
NEWPORT RI
401 619 5890

NEWPORT NATIONAL GOLF CLUB

MITCHELL'S LANE
MIDDLETOWN, RI

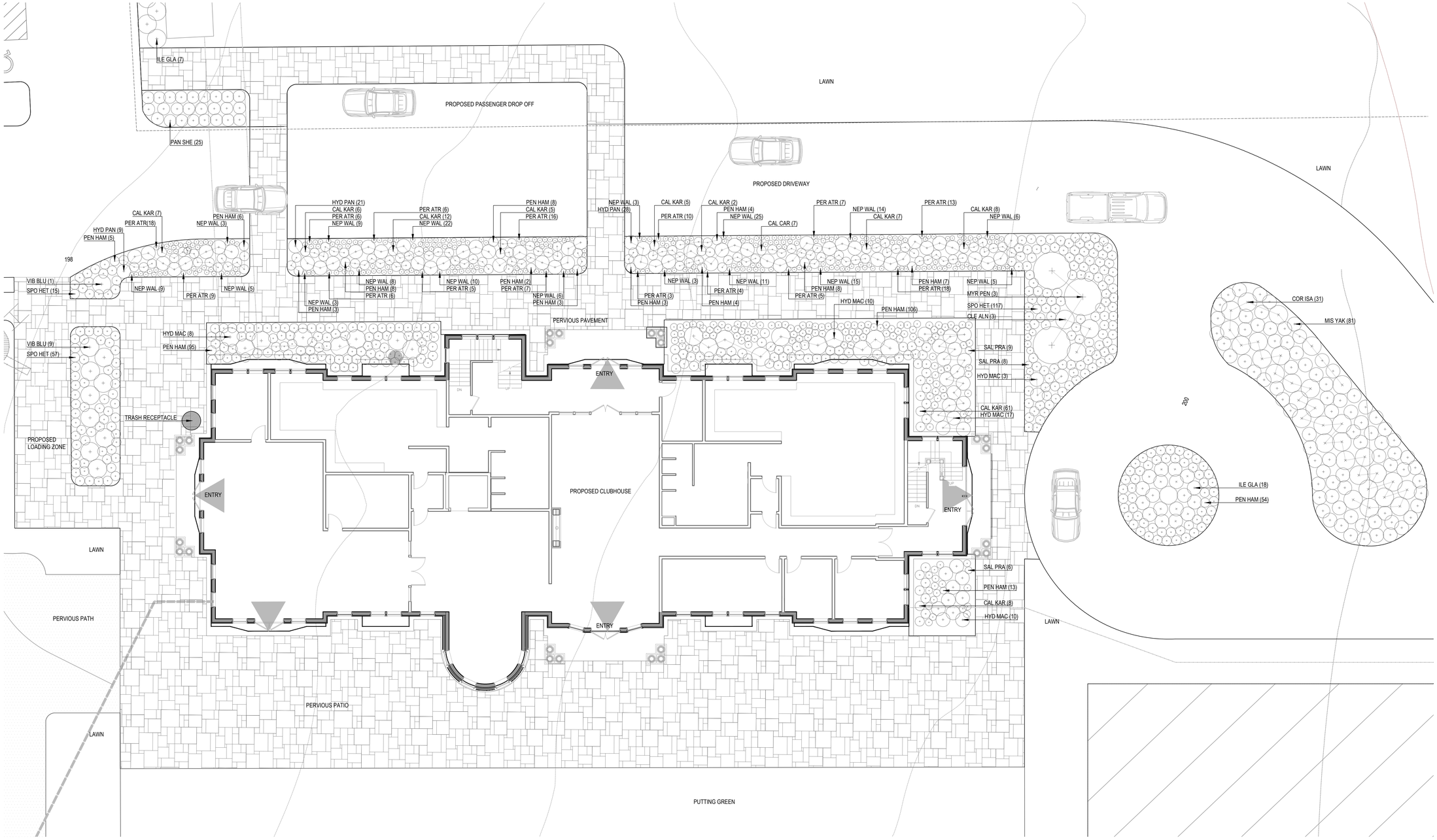
PAMELA S. ROGERS RI NO. 602

PROJECT NUMBER: 19.407
DRAWN BY: KD
CHECKED BY: PSR
SCALE: 1"=50'-0"
DATE: 01.07.2022

PERMIT SET

LAYOUT PLAN

L1.0



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MITCHELL'S LANE
MIDDLETOWN, RI

PROJECT NUMBER: 19.407
DRAWN BY: KD
CHECKED BY: PSR
SCALE: 1"=10'-0"
DATE: 01.07.2022

PERMIT SET

CLUB HOUSE ENLARGEMENT

L1.1

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PROPOSED PLANTING LEGEND

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

0 10 20 50

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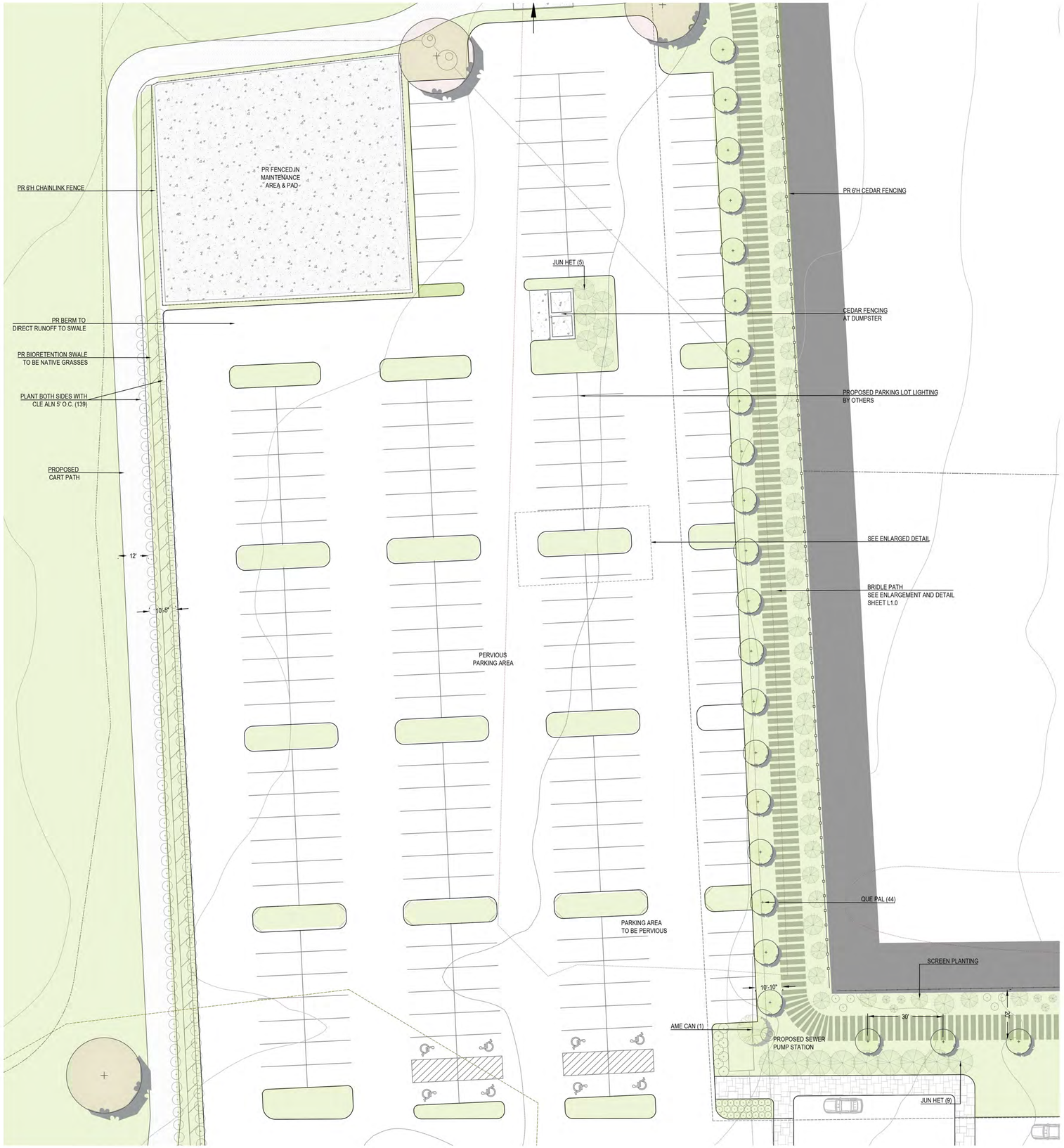

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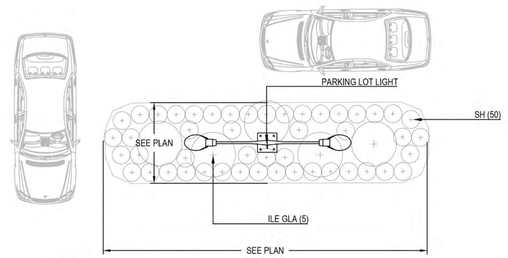
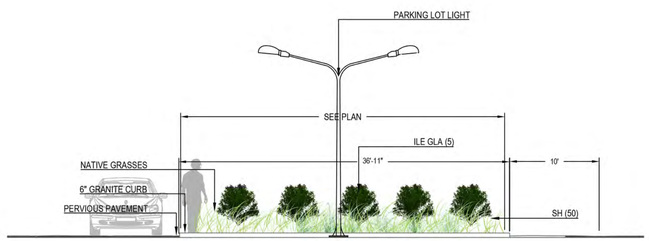
EVERGREENS				
CRY JAP	CRYPTOMERIA JAPONICA 'YOSHINO'	YOSHINO JAPANESE CEDAR	16	7/8' B&B
JUN HET	JUNIPERUS CHIN. 'HETZ COLUMNARIS'	HETZ JUNIPER	77	6/7' B&B
JUN VIR	JUNIPERUS VIRGINIANA 'EMERALD SENTINEL'	EASTERN RED CEDAR	49	6/7' B&B
PIN HEL	PINUS HELDREICHII	BOSNIAN PINE	9	8/10' B&B
		TOTAL TREES	191	
SHRUBS				
CLE ALN	CLETHRA ALNIFOLIA	SUMMERSWEET	139	3 GAL. CONT.
ILE GLA	ILEX GLABRA 'SHAMROCK'	INKBERRY	55	5 GAL. CONT.
ILE VER	ILEX VERTICILLATA 'LITTLE GOBLIN'	WINTERBERRY	11	5 GAL. CONT
GRASSES AND GROUNDCOVERS				
SH	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	500	1 GAL.CONT.
	LAWN			



1 L1.2 PARKING ISLAND PLAN - ENLARGEMENT

SCALE 1/8" = 1'-0"



2 L1.2 PARKING ISLAND ELEVATION

SCALE 1/8" = 1'-0"

0 20 40 100 N

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NEWPORT NATIONAL GOLF CLUB

MITCHELL'S LANE
MIDDLETOWN, RI

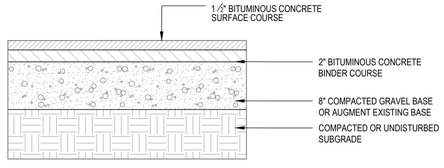
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT PAMELA S. RODGERS NO. 602

PROJECT NUMBER:	19.407
DRAWN BY:	KD
CHECKED BY:	PSR
SCALE:	1"=20'-0"
DATE:	01.07.2022

PERMIT SET

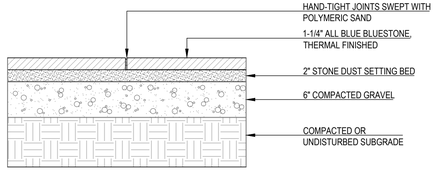
PARKING LOT ENLARGEMENT

L1.2



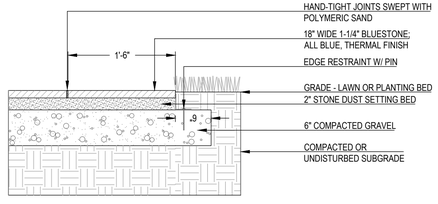
1 L2.0 ASPHALT PAVING

SCALE 1" = 1'-0"



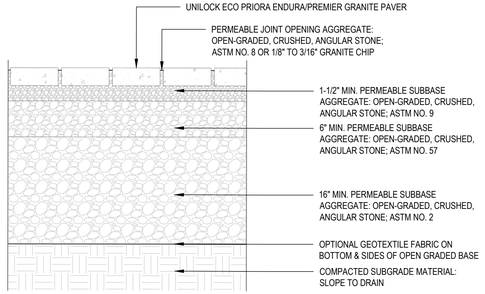
2 L2.0 DRYLAID BLUESTONE PAVING

SCALE 1" = 1'-0"



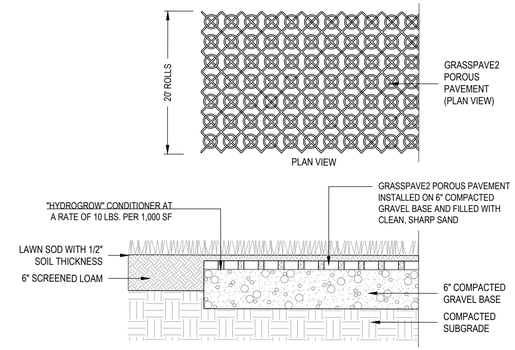
3 L2.0 DRYLAID BLUESTONE BORDER

SCALE 1" = 1'-0"

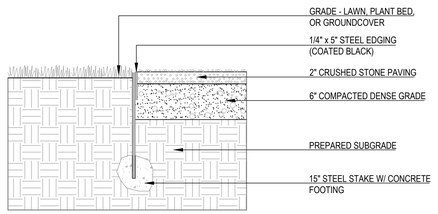


4 L2.0 PERMEABLE CONCRETE PAVERS

SCALE 1" = 1'-0"

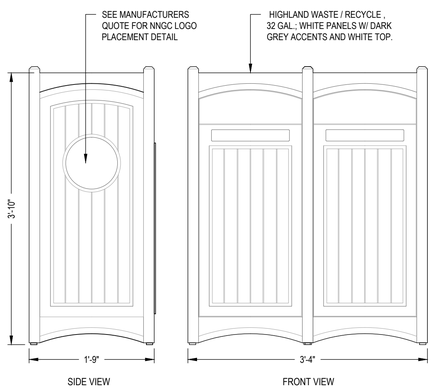


5 L2.0 GRASSPAVE2 - POROUS GRASS PAVER



6 L2.0 GRAVEL PAVING W/ STEEL EDGING

SCALE 1" = 1'-0"



7 L2.0 TRASH RECEPTICAL

VERDE DESIGN + HORTICULTURE
89 DR MARCUS WHEATLAND BLVD
NEWPORT RI 02840

O. 401 619-0562
verdegardenri@gmail.com

ARCHITECT
CORDSTEN DESIGN ARCHITECTURE
42 W MAIN ROAD
MIDDLETOWN RI
401 619 4689

CIVIL ENGINEER
DIPRETE ENGINEERING
90 BROADWAY
NEWPORT RI
401 619 5890

NEWPORT NATIONAL GOLF CLUB

MITCHELL'S LANE
MIDDLETOWN, RI

PROJECT NUMBER: 19.407
DRAWN BY: KD
CHECKED BY: PSR
SCALE: AS NOTED
DATE: 01.07.2022

PERMIT SET

DETAILS

0 20 40 100 N

L2.0

BUILDING FOOTPRINT DIAGRAM
1" = 50'-0"

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42 West Main Road
Middletown, RI 02842
CordtsenDesign.com
401.619.4689

PROGRESS PRINT
DATE: 1/13/2021
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ISSUED FOR:
PLANNING REVIEW

REVISION SCHEDULE

REV. #	DESCRIPTION	REV. DATE

DESCRIPTION: BUILDING FOOTPRINT DIAGRAM
SCALE: 1" = 50'-0"
DATE: 1/13/2021

NEWPORT NATIONAL GOLF CLUBHOUSE

Enter address here

A0.3

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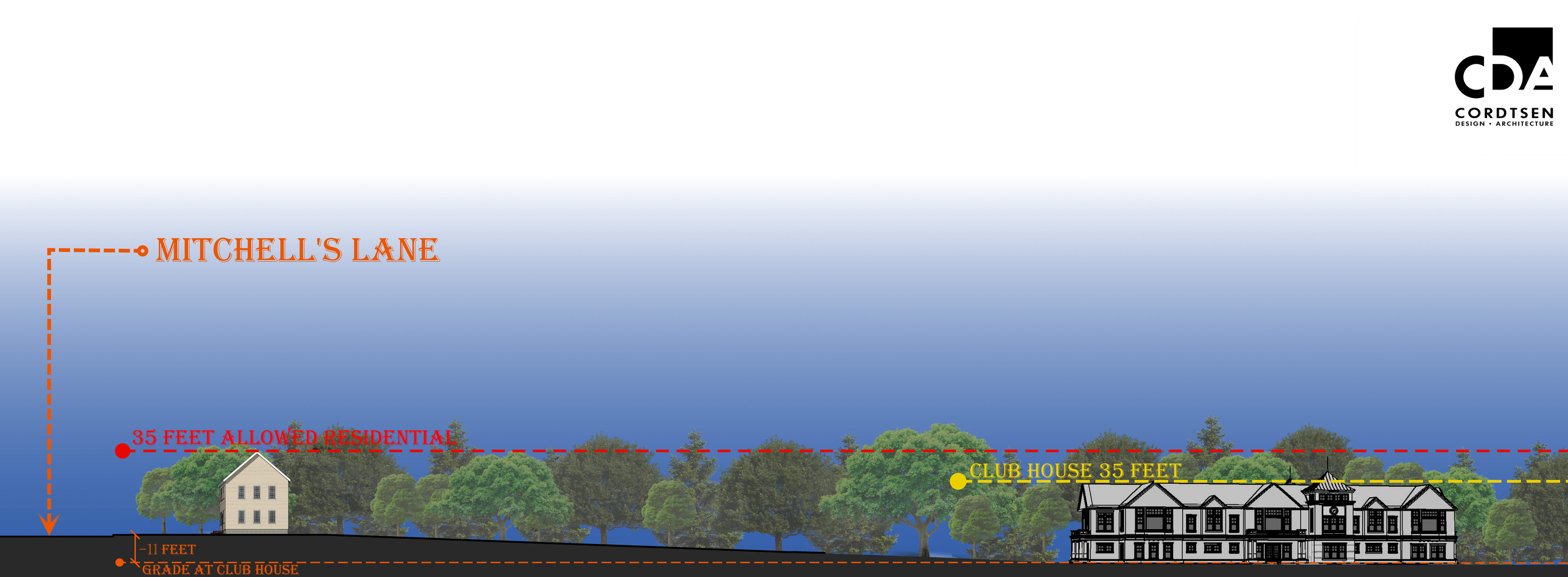
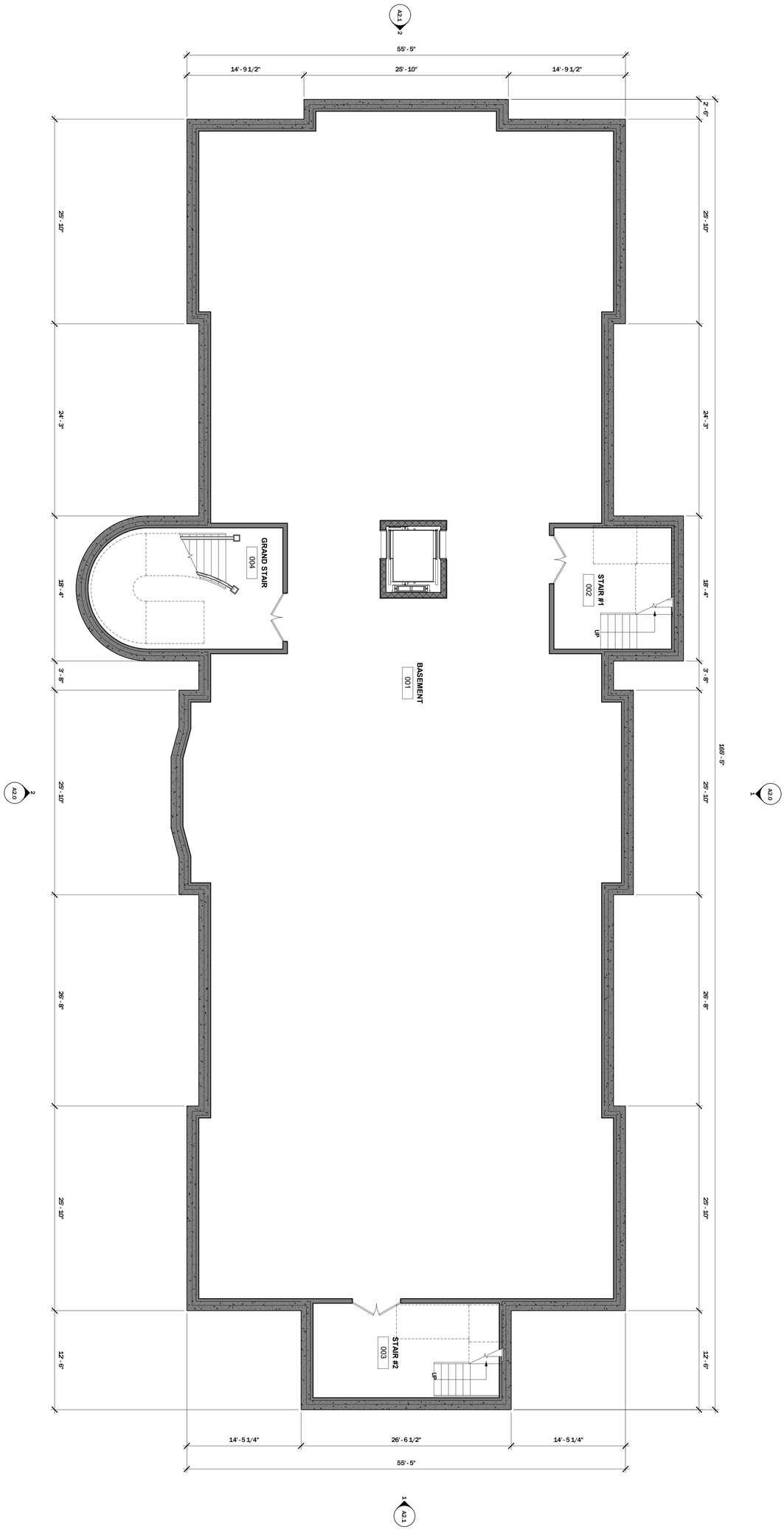


NEWPORT NATIONAL GOLF CLUB SITE SECTION

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



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A1.0

NEWPORT NATIONAL GOLF CLUBHOUSE

Enter address here

DESCRIPTION: **BASEMENT FLOOR PLAN**

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

DATE: **1/13/2021**

REVISION SCHEDULE

REV. #	DESCRIPTION	REV. DATE

ISSUED FOR: PLANNING REVIEW

PROGRESS PRINT
DATE 1/13/2021
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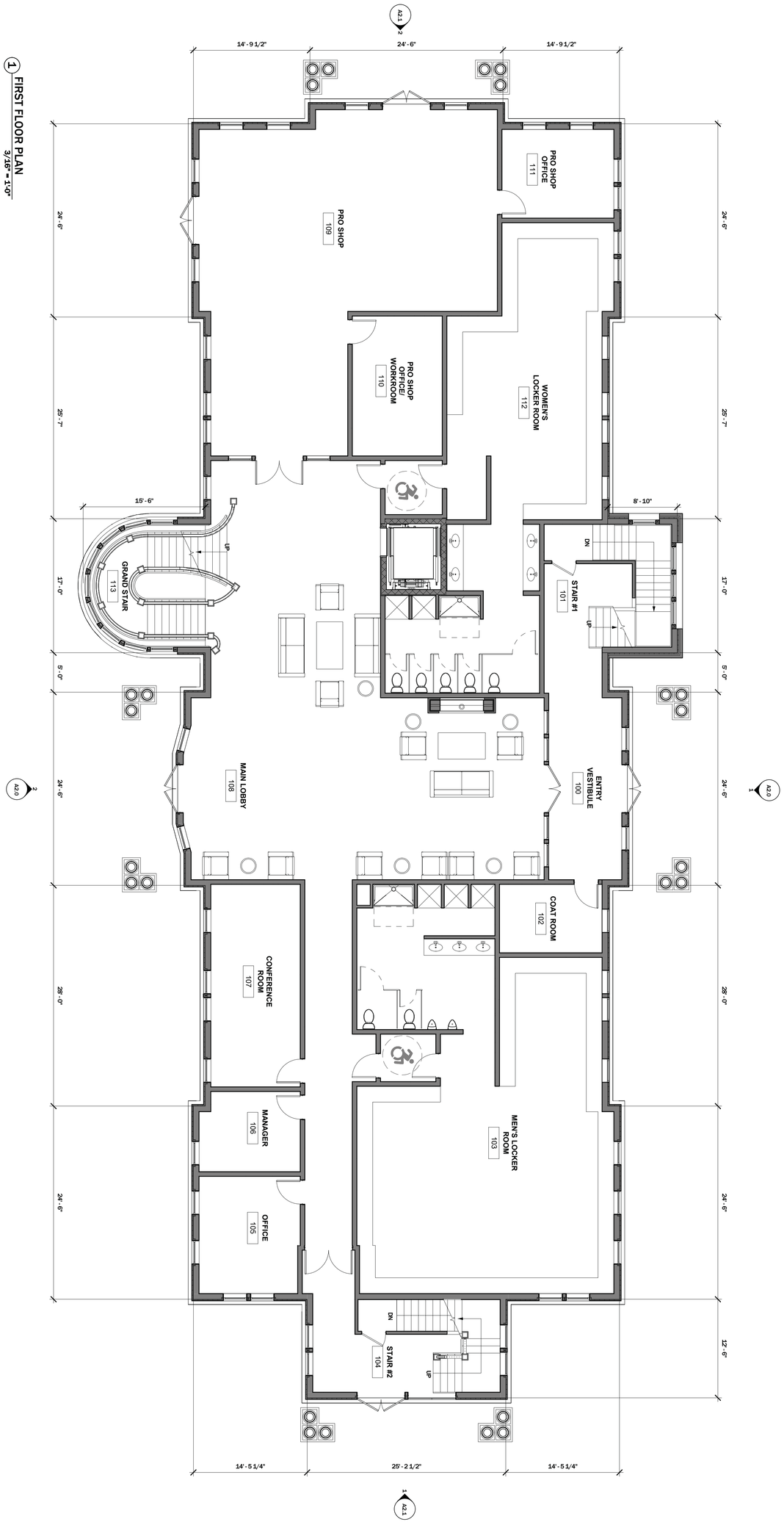

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A1.1

NEWPORT NATIONAL GOLF CLUBHOUSE

Enter address here

DESCRIPTION: FIRST FLOOR PLAN

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

DATE: 1/13/2021

REVISION SCHEDULE

REV. #	DESCRIPTION	REV. DATE

ISSUED FOR: PLANNING REVIEW

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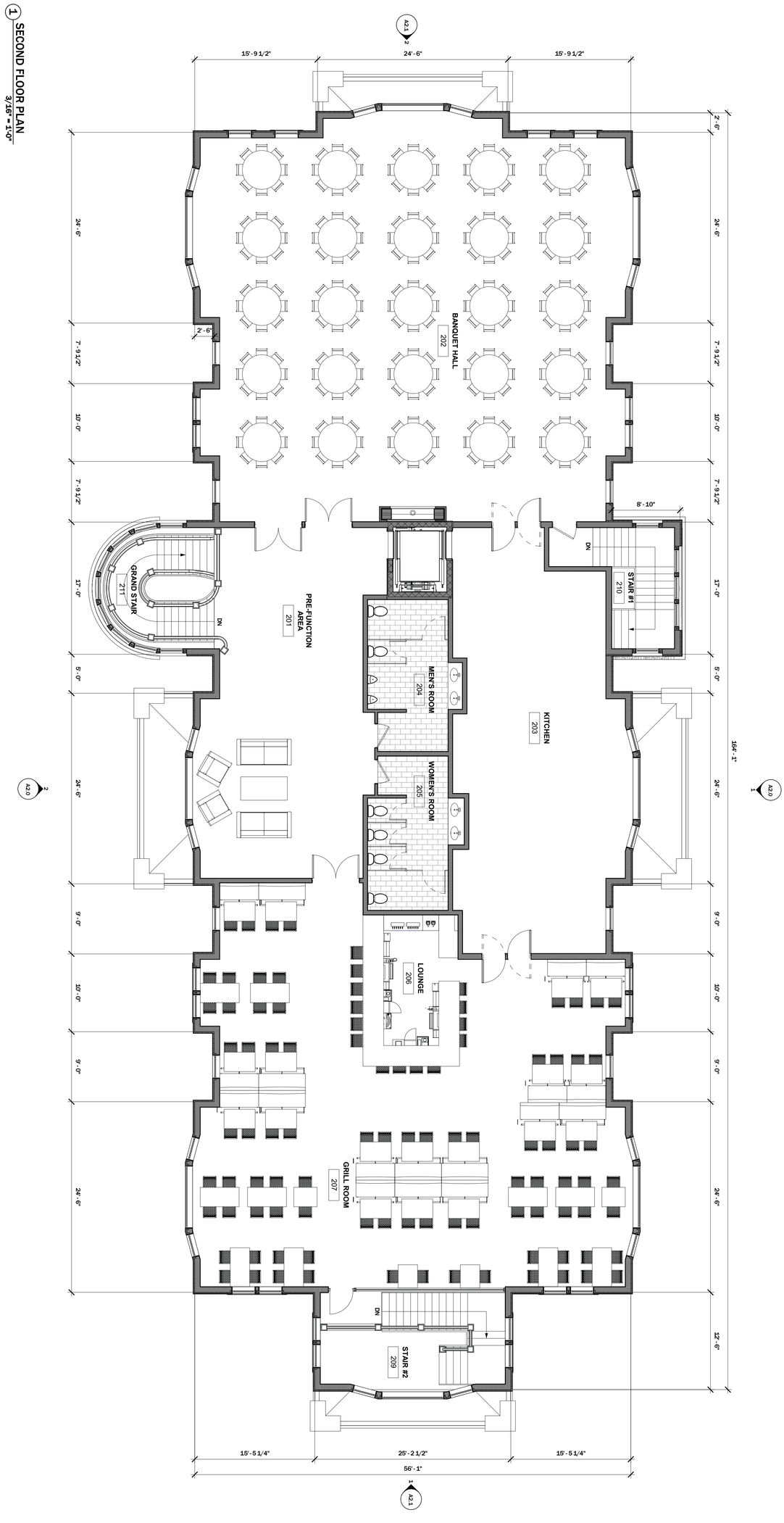
1/13/2021 1:06:47 PM

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



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A1.2

NEWPORT NATIONAL GOLF CLUBHOUSE
Enter address here

DESCRIPTION: **SECOND FLOOR PLAN**
SCALE: **3/16" = 1'-0"**
DATE: **1/13/2021**

REVISION SCHEDULE

REV. #	DESCRIPTION	REV. DATE

ISSUED FOR: PLANNING REVIEW

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

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REVIEW

REVISION SCHEDULE

REV. #	DESCRIPTION	REV. DATE

DESCRIPTION: ROOF PLAN
SCALE: 3/16" = 1'-0"
DATE: 1/13/2021

NEWPORT NATIONAL GOLF CLUBHOUSE
Enter address here

A1.3

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

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

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ISSUED FOR:
PLANNING REVIEW

REVISION SCHEDULE

REV. #	DESCRIPTION	REV. DATE

DESCRIPTION: BUILDING ELEVATIONS
SCALE: 3/16" = 1'-0"
DATE: 1/13/2021

NEWPORT NATIONAL GOLF CLUBHOUSE

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A2.0

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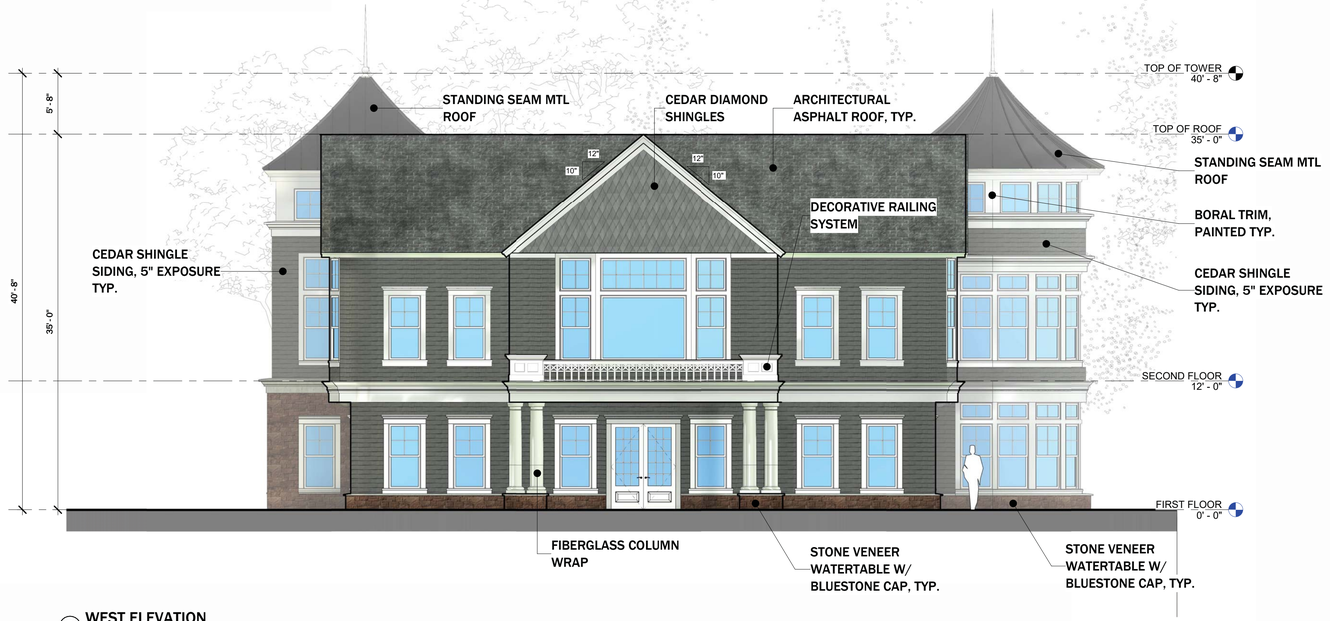
1 EAST ELEVATION
3/16" = 1'-0"



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

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REVISION SCHEDULE

REV. #	DESCRIPTION	REV. DATE

DESCRIPTION: BUILDING ELEVATIONS
SCALE: 3/16" = 1'-0"
DATE: 1/13/2021

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AP 118
LOT 112

AP 118
LOT 113

AP 118
LOT 114

AP 123
LOT 10

SGA

PG

PARCEL 1

PARCEL 2

PARCEL 3

PARCEL 4

MITCHELLS LANE

PRACTICE
RANGE

5

6

9

1

150'
TYP.

AP 124
LOT 29

7

8

2

4

3

150'
TYP.

AP 119
LOT 9

AP 119
LOT 8

AP 124
LOT 309

AP 124
LOT 109

AP 124
LOT 301

AP 124
LOT 304

AP 124
LOT 302

AP 124
LOT 303

WYATT ROAD

WYATT ROAD

SCALE 1"=150'

NORTH

NEWPORT NATIONAL - 3RD NINE

MIDDLETOWN, RI

HILLS & FORREST
International Golf Course Architects

Sub-Consultant:

Revisions:

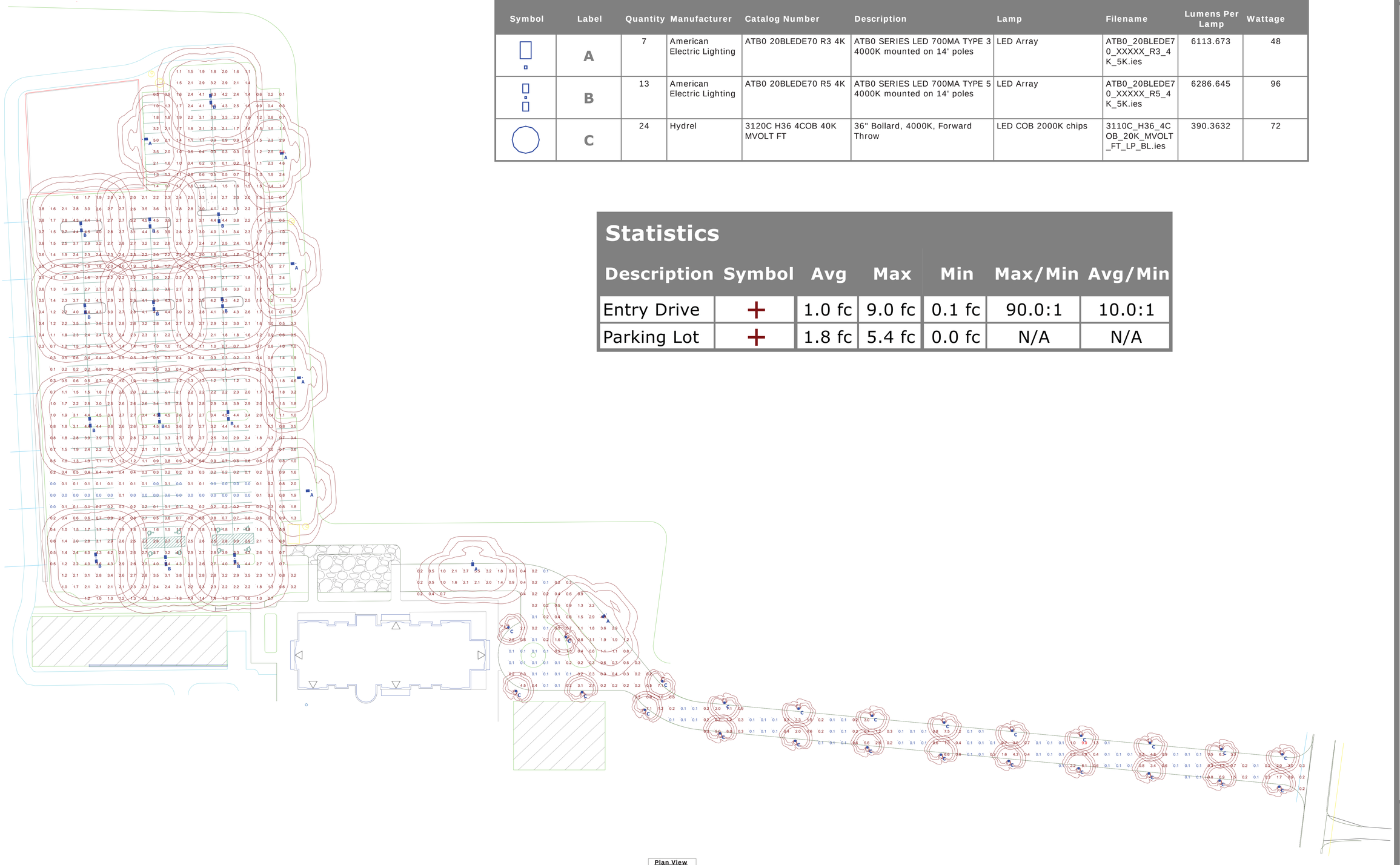
Sheet Title: LAYOUT
W/ FAIRWAY CLEARANCE

Scale: 1" = 100'

Project No.:

Date: FEB. 2021

Sheet Number: 1



Plan View
Scale - 1" = 40ft

Schedule

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

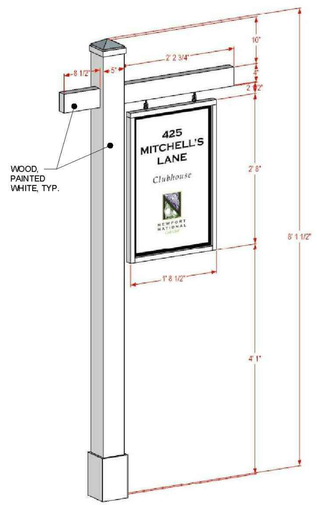
Statistics

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

VISUAL

Newport National GC
Photometric Plan

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



NEWPORT NATIONAL *Golf Club*
VINEYARD COURSE

ENTRY SIGNAGE

DEVELOPMENT PLAN REVIEW

DRAWING SCALE
N.T.S.

DATE ISSUED
12.16.2019

COMBINED PROPERTIES
295 Canal Street, Suite 500
Malden, MA 02148
Tel.781.321.7000 Fax. 781.321.5144
www.combinedproperties.com

Design Development Plans

Newport National West Course

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

Assessor's Plat 124 Lot 29

Sheet Index

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

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

KEVIN DEMERS
No. 8557
REGISTERED PROFESSIONAL ENGINEER
CIVIL

NOV 20 2020

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:
0	1-10-2020	RIDEM and DPR Revisions	S.D.M.
1	8-28-2020	RIDEM and DPR Revisions	S.D.M.
2	9-2-2020	RIDEM and DPR Revisions	S.D.M.
3	9-10-2020	RIDEM and DPR Revisions	S.D.M.
4	11-3-2020	RIDEM Freshwater Determination Submission	A.R.
5	11-20-2020	Updated DPR Plans	K.D.
6	12-10-2020	Updated DPR Plans	K.D.
7	03-26-2019	Site Plan & Graphic Updates	K.D.
8	08-01-2018	Revisions per Town Review	K.D.
9	08-24-2018	Preliminary Plans Phase Submission	K.D.
10	07-16-2018	Modified Design Plans	P.A.A.
Drawn By: P.A.A.			Design By: C.A.D.

Cover Sheet

Newport National West Course

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

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

SHEET 1 OF 14

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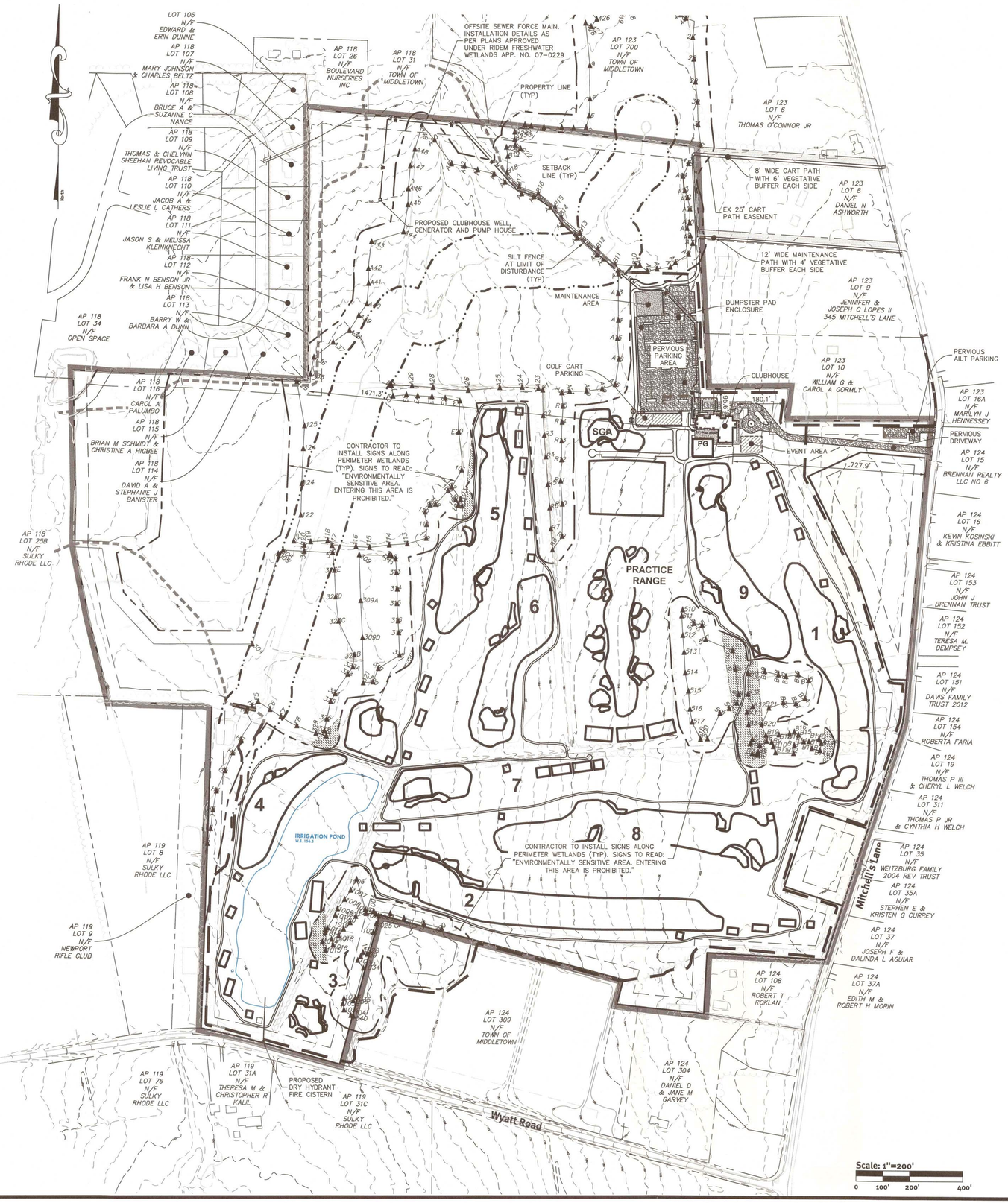
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED JAN 26, 2021 FILE # 20-0019
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

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



Proposed Legend

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

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

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

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

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

KEVIN DEMERS
No. 8557
REGISTERED PROFESSIONAL ENGINEER
CIVIL

Environmental Management
NOV 20 2020
Office of Water Resources

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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.

10	11-03-2020	RIDEM and DPR Revisions	S.D.M.
9	10-23-2020	RIDEM and DPR Revisions	S.D.M.
8	9-23-2020	RIDEM and DPR Revisions	S.D.M.
7	5-22-2020	DPR Revisions	D.M.M.
6	3-13-2020	Updated Topo, Determination Submission	P.A.S.
5	11-01-2019	Updated DPR Plans	P.A.S.
4	08-02-2019	Updated DPR Plans	K.H.D.
3	06-03-2019	Development Plan Review Updates	K.H.D.
2	04-01-2019	Development Plan Review Submission	M.H.D.
1	08-24-2018	Regulatory Submissions	K.H.D.
0	07-27-2018	Preliminary Plan Submission	P.A.S.
No.	Date	Description	By:

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

Overall Site Layout Plan

Newport National West Course

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

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

SHEET 2 OF 14

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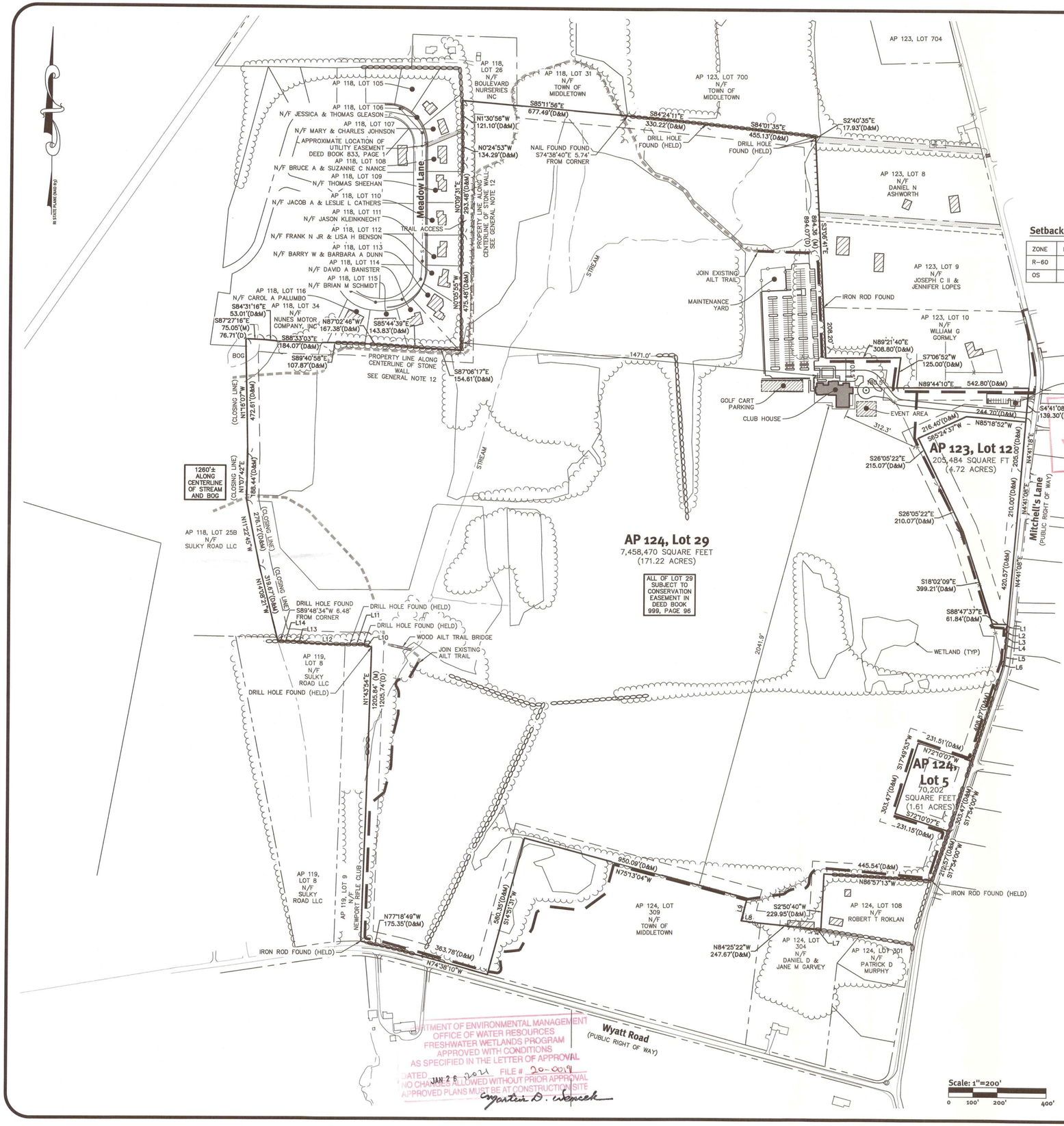
z:\demain\projects\2569-001 newport national west course\autocad drawings\2569-001-plan.dwg Plotted: 11/5/2020

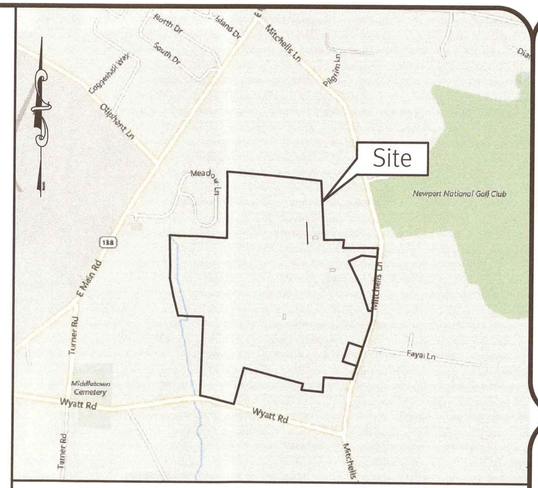


Line Table

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

Setbacks:

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



Locus Map Not To Scale

Legend

NOT ALL ITEMS SHOWN WILL APPEAR ON THE SURVEY

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

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

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

General Notes

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

Plan References:

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

Certification

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

TYPE OF SURVEY	MEASUREMENT SPECIFICATION
PERIMETER BOUNDARY SURVEY	CLASS I

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

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

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

CHRISTOPHER A. DUHAMEL
No. 18447
PROFESSIONAL LAND SURVEYOR

Environmental Management
NOV 20 2020
Office of Water Resources

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 and procedures of all operations and OSHA conformance in the implementation of this plan and design.

No.	Date	Description	By:
10	6-22-2020	RIDEM and DPR Revisions	S.D.M.
9	6-18-2020	RIDEM and DPR Revisions	S.D.M.
8	5-22-2020	RIDEM and DPR Revisions	S.D.M.
7	5-13-2020	RIDEM Preliminary Determination Submission	D.A.M.
6	4-01-2020	Updated DPR Plans	K.J.D.
5	03-06-2019	Updated DPR Plans	K.J.D.
4	03-26-2019	90% Plans & Building Updates	K.J.D.
3	09-01-2018	Development Plan Review Submission	M.J.D.
2	08-24-2018	Development Plan Review	M.J.D.
1	07-10-2018	Modified Design Plans	P.A.A.

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

Clubhouse and AILT Trail Plot Plan
Newport National West Course
Assessor's Plat 124, Lot 29
Middletown, Rhode Island
Applicant
Newport National Real Estate, LLC
John Pereira c/o Combined Properties, Inc.
295 Canal Street #500, Malden, MA 02148

SHEET 3 OF 14

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Soil Erosion Control Legend:

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

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

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
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Martin D. Wencek

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

DiPrete Engineering
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Boston • Providence • Newport

KEVIN DEMERS
No. 8567
REGISTERED PROFESSIONAL ENGINEER
CIVIL

Environmental Management
NOV 20 2020
Office of Water Resources

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No.	Date	Description	By
10	11-09-2020	RIDEM and DPW Revisions	S.D.M.
9	10-29-2020	RIDEM and DPW Revisions	S.D.M.
8	7-23-2020	RIDEM and DPW Revisions	S.D.M.
7	5-22-2020	DPW Revisions	D.M.M.
6	5-15-2020	Jurisdictional Determination Submission	K.J.D.
5	11-05-2019	Updated DPW Plans	K.J.D.
4	08-07-2019	Updated DPW Plans	K.J.D.
3	05-30-2019	Development Plan Review Updates	M.J.D.
2	05-03-2019	Development Plan Review Submission	M.J.D.
1	08-24-2018	Regulatory Submissions	K.J.D.
0	06-04-2018	Preliminary Site Plans	K.J.D.

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

Soil Erosion and Sediment Control Plan-1

Newport National West Course

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

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

SHEET 4 OF 14

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

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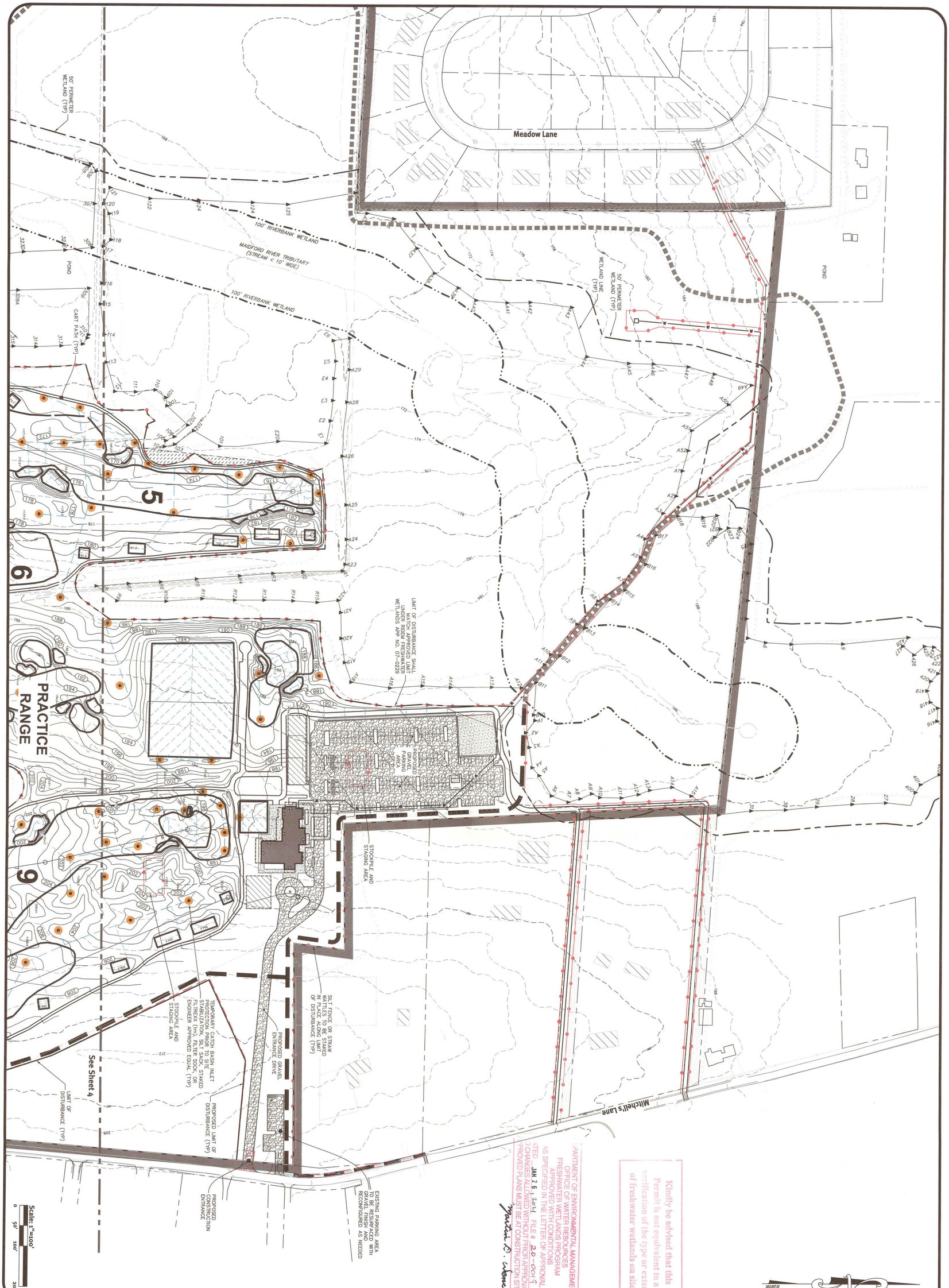
z:\demain\projects\2569-001 newport national west course\autocad drawings\2569-001-sesc.dwg Plotted: 11/5/2020



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED JAN 26 2021 FILE # 20-0019
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APPROVED PLANS MUST BE AT CONSTRUCTION SITE

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

NOV 20 2020

No.	Date	Description	By:
10	11-03-2020	RIDEM and DPR Revisions	S.D.M.
9	9-28-2020	RIDEM and DPR Revisions	S.D.M.
8	7-2-2020	RIDEM and DPR Revisions	S.D.M.
7	5-27-2020	DPR Revisions	D.M.M.
6	1-13-2020	RIDEM Preliminary Determination Submission	J.A.F.
5	11-01-2019	Updated DPR Plans	K.I.D.
4	08-02-2019	Updated DPR Plans	K.I.D.
3	01-25-2019	Site Plan & Building Updates	K.I.D.
2	02-20-2019	Development Plan Review Submission	M.T.D.
1	08-24-2018	Regulatory Submissions	K.I.D.
0	07-10-2018	Modified Design Plans	P.A.A.

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

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

KEVIN DEMERS
No. 9
REGISTERED PROFESSIONAL ENGINEER
STATE OF RHODE ISLAND

SHEET 5 OF 14

Soil Erosion and Sediment Control Plan-2

Newport National West Course

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

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

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PROPOSED CLUBHOUSE WELL, GENERATOR AND PUMP HOUSE

SEWER FORCE MAIN

SEWER PUMP STATION

BERM TO DIRECT RUNOFF TO SWALE

EX 25' WIDE CART PATH EASEMENT, PR CART PATH

CROSSWALK TO SHOULDER OF ENTRY DRIVEWAY TO NNGC

EX 20' MAINTENANCE EASEMENT, PR MAINTENANCE PATH

AP 123 LOT 9 N/F JENNIFER & JOSEPH C LOPES, II 345 MITCHELL'S LANE

20'X10' DUMPSTER ENCLOSURE (CONTINUE CONCRETE PAD TO FULL LENGTH OF SPACE BETWEEN ISLANDS, 20'X20') REFER TO PLANS BY VERDE DESIGN FOR FENCE SPECIFICATION

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

MAINTENANCE YARD

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

4"ø LEVEL PERFORATED PVC UNDERDRAIN OUTLET BELOW SAND FILTER EVERY 50' (TYPICAL)

GOLF CART PARKING AREA

PERVIOUS PARKING AREA

PR GRAVITY SEWER SERVICES

CROSSWALK TO SOUTHERN BORDER OF NNGC PROPERTY

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

12" RCP: LAY PIPE AT INVERT OF EX SWALE PRIOR TO CONSTRUCTION OF BRIDLE PATH

CLUBHOUSE 9,700 SF± BUILDING

TRASH CAN

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

AILT PERVIOUS PARKING

BICYCLE RACK

EVENT AREA

PERVIOUS DRIVEWAY

PERMA DRAIN (TYPICAL–SEE DETAIL ON SHEET 11)

SGA

PG

PRACTICE RANGE

5

6

9

1

3

FLYOVER AREA AS APPROVED UNDER RIDEM FRESHWATER WETLANDS APP. NO. 07-0229 (TYPICAL) SEE FLYOVER VEGETATION NOTES ON SHEET 12.

SEE FLYOVER VEGETATION NOTES ON SHEET 12.

See Sheet 7

Mitchell's Lane

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

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DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
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Signature D. Weneck

From	To	PIPE DATA Diam (in.)	Length (Ft.)	Slope (Ft./Ft.)	RIM Upper	RIM Lower	INVERT Upper	INVERT Lower
CB–1	CB–2	6	49.00	0.041	175.00	173.00	172.50	170.50
CB–2	CB–3	6	78.00	0.013	173.00	172.00	170.50	169.50
CB–4A	CB–4B	6	115.00	0.033	180.00	179.00	178.00	174.25
CB–4B	J–1	6	188.00	0.031	179.00	–	174.25	168.50
CB–3	CB–4C	8	100.00	0.007	172.00	172.00	169.50	168.77
CB–4C	CB–5	12	107.00	0.007	172.00	172.00	168.77	168.00
CB–6A	J–2	8	107.00	0.005	176.00	–	174.00	173.50
CB–5	CB–6B	12	116.00	0.009	172.00	172.00	168.00	167.00
CB–6B	CB–7	15	60.00	0.008	172.00	169.00	167.00	166.50
CB–7	CB–8	15	160.00	0.006	169.00	170.00	166.50	165.50
CB–8A	CB–8B	6	137.00	0.018	207.50	206.50	206.00	203.50
CB–8B	CB–8C	8	157.00	0.014	206.50	204.00	203.50	201.30
CB–8C	CB–8D	12	137.00	0.007	204.00	203.00	201.30	200.30
CB–8E	J–3	6	56.40	0.021	203.00	–	200.50	199.30
CB–8D	CB–8F	12	175.80	0.013	203.00	201.00	200.30	198.00
CB–8F	CB–8G	15	109.00	0.009	201.00	200.00	198.00	197.00
CB–8G	J–4	15	327.00	0.025	200.00	–	197.00	188.76
CB–8I	J–5	8	141.70	0.023	194.00	–	191.50	188.25
CB–8H	J–4	8	125.00	0.014	193.00	–	190.50	188.76
CB–8J	J–6	6	6.00	0.092	190.00	–	186.00	185.45
J–6	J–7	15	98.00	0.025	–	–	185.45	183.00
CB–8K	J–8	8	133.50	0.010	192.00	–	189.50	188.16
CB–8L	CB–8M	10	252.50	0.014	194.00	188.00	188.80	185.30
CB–8M	J–7	15	164.40	0.014	188.00	–	185.30	183.00
CB–8N/J–7	J–9/CB–8P	18	196.30	0.025	186.50	–	183.00	178.00
CB–8o1	CB–8o2	6	126.00	0.017	207.50	205.00	204.50	202.30
CB–8o2	J–10	8	104.70	0.020	205.00	–	202.30	200.20
CB–8o3	J–10	6	39.00	0.033	204.00	–	201.50	200.20
J–10	CB–8o4	10	170.70	0.019	–	200.00	200.20	197.00
CB–8o4	CB–8o5	15	150.00	0.028	200.00	200.00	200.20	196.00
CB–8o5	CB–8o6	15	150.00	0.020	200.00	196.00	196.00	193.00
CB–8o6	CB–8o7	15	43.70	0.011	196.00	196.00	193.00	192.50
CB–8o8	J–11	6	41.90	0.041	196.50	–	194.00	192.27
CB–8o7	CB–8o9	18	66.50	0.008	196.00	196.50	192.50	192.00
CB–8o9	CB–8o11	18	185.50	0.011	196.50	195.50	192.00	190.00
CB–8o12	CB–8o11	6	126.00	0.008	195.50	195.50	191.50	190.50
CB–8o13	CB–8o14	6	88.20	0.023	203.00	201.00	200.50	198.50
CB–8o14	CB–8o17	8	167.20	0.018	201.00	198.00	198.50	195.50
CB–8o17	CB–8o19	10	101.30	0.020	198.00	196.50	195.50	193.50
CB–8o18	CB–8o19	6	141.40	0.018	198.00	196.50	196.00	193.50
CB–8o20	CB–8o19	8	67.70	0.007	197.50	196.50	194.00	193.50
CB–8o19	CB–8o11	10	112.60	0.027	196.50	195.50	193.50	190.50
CB–8o11	CB–8o21	18	214.90	0.016	195.50	190.50	190.50	187.00
CB–8o21	CB–8o22	18	158.40	0.047	190.50	185.50	187.00	179.50
CB–8o23	CB–8o24	8	112.70	0.018	191.50	190.00	188.50	186.50
CB–8o24	J–12	8	129.50	0.041	190.00	–	186.50	181.20
CB–8o25	J–12	8	267.80	0.005	185.25	–	182.50	181.20
J–12	CB–8o22	12	359.40	0.005	–	185.50	181.20	179.40
CB–8o22	J–9	24	126.70	0.011	185.50	–	179.40	178.00
CB–8P	J–9	6	5.00	0.100	185.00	–	178.50	178.00
J–9	CB–15	24	223.20	0.022	–	176.00	178.00	173.00
CB–16	CB–15	8	110.00	0.008	177.50	176.00	174.50	173.63
CB–15	J–13	24	75.77	0.040	176.00	–	173.00	169.95
CB–11	J–13	6	54.50	0.019	173.00	–	171.00	169.95
CB–13	J–14	6	40.50	0.013	170.00	–	167.50	166.96
J–13	J–14	24	74.78	0.040	0.00	–	169.95	166.95
CB–18	CB–17	6	101.10	0.040	175.00	173.00	172.50	168.50
CB–22	CB–17	8	64.00	0.016	173.00	173.00	169.50	168.50
CB–17	CB–14	12	76.60	0.007	173.00	173.00	168.50	168.00
CB–14	CB–14A	12	101.90	0.010	173.00	170.00	168.00	167.00
CB–14A	J–14	12	46.40	0.011	170.00	–	167.00	166.50
J–14	CB–8	24	76.70	0.013	–	170.00	166.50	165.50
CB–8	CB–9	30	88.90	0.011	170.00	170.00	165.50	164.50
CB–9	CB–10	30	148.10	0.007	170.00	169.00	164.50	163.50
CB–10	J–15	30	148.00	0.017	169.00	–	166.00	163.50
CB–35	CB–34	8	58.00	0.007	179.50	178.60	176.50	176.10
CB–34	CB–26A	12	89.20	0.007	178.60	178.50	176.10	175.50
CB–26A	CB–26B	12	77.50	0.026	178.50	177.50	175.50	173.50
CB–33A	CB–33	6	78.00	0.006	178.50	177.50	175.00	174.50
CB–33	CB–26B	6	125.40	0.008	177.50	173.50	174.50	173.50
CB–20	CB–23	8	97.90	0.020	179.50	177.50	176.50	174.50
CB–23	CB–26B	10	77.20	0.013	177.50	177.50	174.50	173.50
CB–26B	CB–21	15	222.90	0.022	177.50	171.50	173.50	168.50
CB–21	J–16	10	46.60	0.129	171.50	–	168.50	162.50
J–16	J–17	30	93.20	0.027	–	–	162.50	160.00
CB–32	CB–25	6	136.00	0.012	172.50	172.00	168.50	166.90
CB–25	J–18	8	94.00	0.028	172.00	–	169.50	166.90
J–18	CB–24	8	75.00	0.085	–	169.00	166.90	160.50
CB–24	J–17	8	10.00	0.050	169.00	–	160.50	160.00
J–17	J–19	30	107.50	0.009	–	–	160.00	159.00
CB–28	J–19	6	67.60	0.118	169.50	–	167.00	159.00
J–19	CB–27	30	101.00	0.010	–	166.00	159.00	158.00
CB–27	CB–29	30	121.80	0.011	166.00	167.00	158.00	156.70
CB–29	J–20	30	18.00	0.011	167.00	–	156.70	156.50
CB–31	CB–30	6	75.00	0.007	169.00	169.00	166.50	166.00
CB–30	J–20	6	101.80	0.093	169.00	–	166.00	156.50
J–20	FE–1	30	103.50	0.024	–	154.00	156.50	154.00

No	Date	Description	By
10	11-03-2020	RIDEM and DPR Revisions	S.D.M.
9	8-28-2020	RIDEM and DPR Revisions	S.D.M.
8	6-5-2020	DPR Revisions + Resolves	D.M.M.
7	5-22-2020	DPR Revisions	D.M.M.
6	1-13-2020	RIDEM Preliminary Determination Submission	J.A.R.
5	08-02-2019	Updated DPR Plans	K.J.D.
4	07-26-2019	Site Plan & Relative Updates	K.J.D.
3	03-29-2019	Preliminary Plan Submission	K.J.D.
2	08-24-2018	Regulatory Submissions	K.J.D.
1	08-03-2018	Modified Design Plans	P.A.A.
0	09-10-2018	Initial Design Plans	P.A.A.

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

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
NOV 20 2020
Office of Water Resources

DiPrete Engineering
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tel 401-619-5890 fax 401-464-6006 www.diprete-eng.com
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KEVIN DEMERS
No. 8557
REGISTERED PROFESSIONAL ENGINEER
CIVIL

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Grading and Utilities Plan-1

Newport National West Course

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

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

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SHEET 6 OF 14

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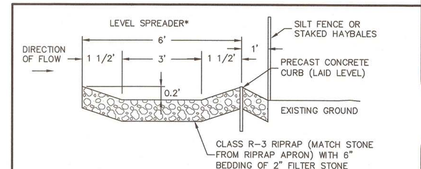
		PIPE DATA		RIM		INVERT	
From	To	Diam	Length	Slope	Upper	Lower	Upper	Lower
		(In.)	(Ft.)	(Ft./Ft.)				
CB-36	FE-2	6	56.90	0.114	163.00	154.00	160.50	154.00
CB-38	CB-39	6	94.40	0.011	163.50	162.00	160.50	159.50
CB-39	FE-3	6	33.30	0.165	162.00	154.00	159.50	154.00
CB-40	CB-42	6	117.80	0.008	161.00	160.00	159.00	158.00
CB-42	FE-4	6	46.00	0.087	160.00	154.00	158.00	154.00
CB-43	CB-44	6	132.40	0.008	201.00	200.00	198.50	197.50
CB-44	CB-45	10	65.00	0.005	200.00	200.00	197.50	197.15
CB-45	CB-46	12	70.00	0.005	200.00	202.00	197.15	196.77
CB-46	CB-48	12	144.20	0.013	202.00	200.00	196.77	194.88
CB-47	CB-48	6	88.00	0.013	200.00	200.00	196.00	194.88
CB-48	J-21	12	40.30	0.020	200.00	–	194.88	194.06
CB-49	CB-50	6	161.70	0.019	201.00	188.50	198.50	195.50
CB-50	J-21	8	86.00	0.017	198.50	–	195.50	194.06
J-21	CB-51	12	80.00	0.031	–	196.50	194.06	191.57
CB-51	CB-52	12	111.00	0.031	196.50	192.50	191.57	188.11
CB-52	CB-53	12	95.00	0.031	192.50	190.50	188.11	185.15
CB-53	CB-54	12	69.00	0.031	190.50	187.00	185.15	182.98
CB-54	CB-55	15	52.00	0.031	187.00	185.88	182.98	181.36
CB-55	CB-56	15	68.00	0.031	185.88	183.75	181.36	179.25
CB-56	CB-57	15	96.30	0.029	183.75	179.50	179.25	176.45
CB-57	CB-58	15	78.00	0.031	179.50	177.50	176.45	174.00
CB-58	CB-59	15	251.70	0.028	177.50	170.00	174.00	167.00
CB-59	CB-60	18	166.80	0.018	170.00	166.50	167.00	164.00
CB-60	CB-61	18	69.00	0.017	166.50	165.00	164.00	162.80
CB-61	J-22	18	44.80	0.018	165.00	–	162.80	162.00
CB-65	J-23	6	73.40	0.017	207.00	–	204.50	203.27
CB-63	CB-64	6	97.40	0.005	207.50	207.00	204.50	204.00

			LENGTH	SLOPE	RIM		INVERT	
FROM	TO	DIAM. (IN.)	(FT.)	(FT./FT.)	UPPER	LOWER	UPPER	LOWER
CB-64	J-23	6	68.43	0.011	207.00	–	204.00	203.27
J-23	CB-68	8	46.50	0.017	–	206.00	203.27	202.50
CB-66	CB-67	6	52.30	0.010	205.50	205.50	203.75	203.25
CB-67	CB-68	6	73.30	0.010	205.50	206.00	203.25	202.50
CB-68	CB-69	8	72.60	0.013	206.00	205.00	202.50	201.58
CB-69	CB-73	10	189.90	0.008	205.00	203.00	201.58	200.00
CB-70	CB-71	8	75.60	0.007	204.00	203.50	201.50	201.00
CB-71	CB-72	8	96.40	0.005	203.50	203.50	201.00	200.50
CB-72	CB-73	8	81.40	0.006	203.50	203.00	200.50	200.00
CB-73	CB-74	10	269.60	0.015	203.00	203.00	200.00	196.00
CB-80	CB-74	6	157.20	0.029	203.00	203.00	200.50	196.00
CB-75	CB-76	6	56.50	0.009	201.00	201.00	198.50	198.00
CB-76	CB-77	6	76.50	0.007	201.00	202.00	198.00	197.50
CB-77	CB-78	8	54.20	0.006	202.00	202.00	197.50	197.15
CB-78	CB-79	8	77.20	0.005	202.00	201.00	197.15	196.75
CB-79	CB-74	8	109.40	0.007	201.00	203.00	196.75	196.00
CB-74	J-24	15	128.00	0.009	203.00	–	196.00	194.85
CB-81	J-24	6	36.80	0.072	200.00	–	197.50	194.85
J-24	CB-82	15	57.70	0.013	–	200.00	194.85	194.11
CB-82	CB-83	15	165.25	0.013	200.00	198.00	194.11	192.00
CB-83	J-25	15	117.00	0.013	198.00	–	192.00	190.50
CB-84	CB-85	10	117.30	0.009	198.00	198.00	195.50	194.50
CB-85	CB-86	10	116.90	0.021	198.00	195.00	194.50	192.00
CB-86	CB-87	12	79.20	0.006	195.00	195.00	192.00	191.50
CB-87	J-25	12	52.60	0.019	195.00	–	191.50	190.50
J-25	CB-88	15	83.90	0.030	–	193.00	190.50	188.00
CB-88	CB-89	15	150.55	0.029	193.00	186.00	188.00	183.63
CB-89	CB-90	15	38.10	0.030	186.00	185.00	183.63	182.50
CB-90	CB-91	15	110.00	0.029	185.00	181.50	182.50	179.30
CB-91	CB-92	15	49.80	0.029	181.50	180.00	179.30	177.85

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

Scale: 1"=100'

0 50' 100' 200'

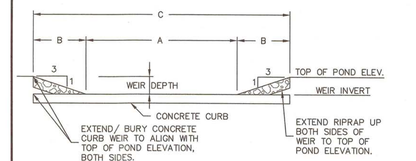


NOTE:
* LENGTHS AS SPECIFIED ON SITE PLANS

Level Spreader

NOT TO SCALE

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



Emergency Spillway Detail

NOT TO SCALE

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

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

Martin D. Wencek

Environmental Management
NOV 20 2020
Office of Water Resources

KEVIN DEMERS
No. 9557
REGISTERED PROFESSIONAL ENGINEER
CIVIL

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

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

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

No.	Date	Description	By:
10	11-03-2020	RIDEM and DPE Revisions	S.D.M.
9	8-28-2020	RIDEM and DPE Revisions	S.D.M.
8	5-22-2020	RIDEM and DPE Revisions	S.D.M.
7	1-23-2020	RIDEM Submission	J.A.R.
6	1-13-2020	RIDEM Preliminary Determination Submission	J.A.R.
5	08-02-2019	Updated DPE Plans	K.M.D.
4	05-10-2019	Updated DPE Plans	K.M.D.
3	03-26-2019	ASP Plan & Building Updates	K.M.D.
2	12-20-2018	Regulatory Submissions Submission	K.M.D.
1	08-24-2018	Regulatory Submissions	K.M.D.
0	07-10-2018	Modified Design Plans	P.A.A.

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

Grading and Utilities Plan-2

Newport National West Course

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

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

SHEET 7 OF 14

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See Sheet 9

See Sheet 9

3" PVC SEWER FORCE MAIN

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

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

SEWER PUMP STATION AND VALVE PIT. SEE DETAIL SHEET 10 (CONTRACTOR TO PROVIDE SHOP DRAWINGS PRIOR TO CONSTRUCTION)

SEWER MH C
RIM=188.8
INV=177.8

4" WATER LINE TO CLUBHOUSE

Maintenance Yard

6" PVC
168 LF
S=1.0%

PR BERM TO DIRECT RUNOFF TO SAND FILTER

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

SEWER MH B
RIM=191.7
INV=179.5

Site
A.P. 124
Lot 29

6" PVC
249 LF
S=1.0%

PERVIOUS PARKING AREA

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

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

OUTSIDE DROP SEWER MH A
RIM=195.0
INV=182.15

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

6" PVC SEWER LINE
85 LF S=1.0%

INVERT OUT (KITCHEN WASTE) = 194.0

INVERT OUT (SEWER SERVICE) = 183.0

GOLF CART PARKING

BICYCLE RACK

TRASH CAN

Clubhouse
Area = 9,400 SFs
Finish Floor = 199.0

PRACTICE GREEN

EVENT AREA

PERVIOUS DRIVEWAY

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

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

See Entrance Inset

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

Entrance Inset

12" RCP: LAY PIPE AT INVERT OF EX SWALE PRIOR TO CONSTRUCTION OF BRIDLE PATH

MAINTAIN/RESURFACE PARKING AREA TO BE USED FOR TRAIL

TRAILER SPACES (TYP)

PERVIOUS DRIVEWAY

Mitchell's Lane

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

Environmental Management
NOV 2 0 2020
Office of Water Resources

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

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

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KEVIN DEMERS
No. 8557
REGISTERED PROFESSIONAL ENGINEER
CIVIL

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

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

NO	Date	Description	By:
10	11-03-2020	RIDEM and DPW Revisions	S.D.M.
9	6-28-2020	RIDEM and DPW Revisions	S.D.M.
8	5-22-2020	RIDEM and DPW Revisions	S.D.M.
7	4-23-2020	Pool Revisions	S.D.M.
6	1-13-2020	RIDEM Preliminary Determination Submission	J.A.R.
5	08-30-2019	Updated DPW Plans	K.T.D.
4	08-02-2019	Updated DPW Plans	K.T.D.
3	03-26-2019	Site Plans & Building Updates	K.T.D.
2	11-26-2018	Regulatory Submissions Submission	K.T.D.
1	08-24-2018	Regulatory Submissions Submission	K.T.D.
0	07-10-2018	Modified Design Plans	P.A.A.

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

Clubhouse Plan-1

Newport National West Course

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

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

SHEET 8 OF 14

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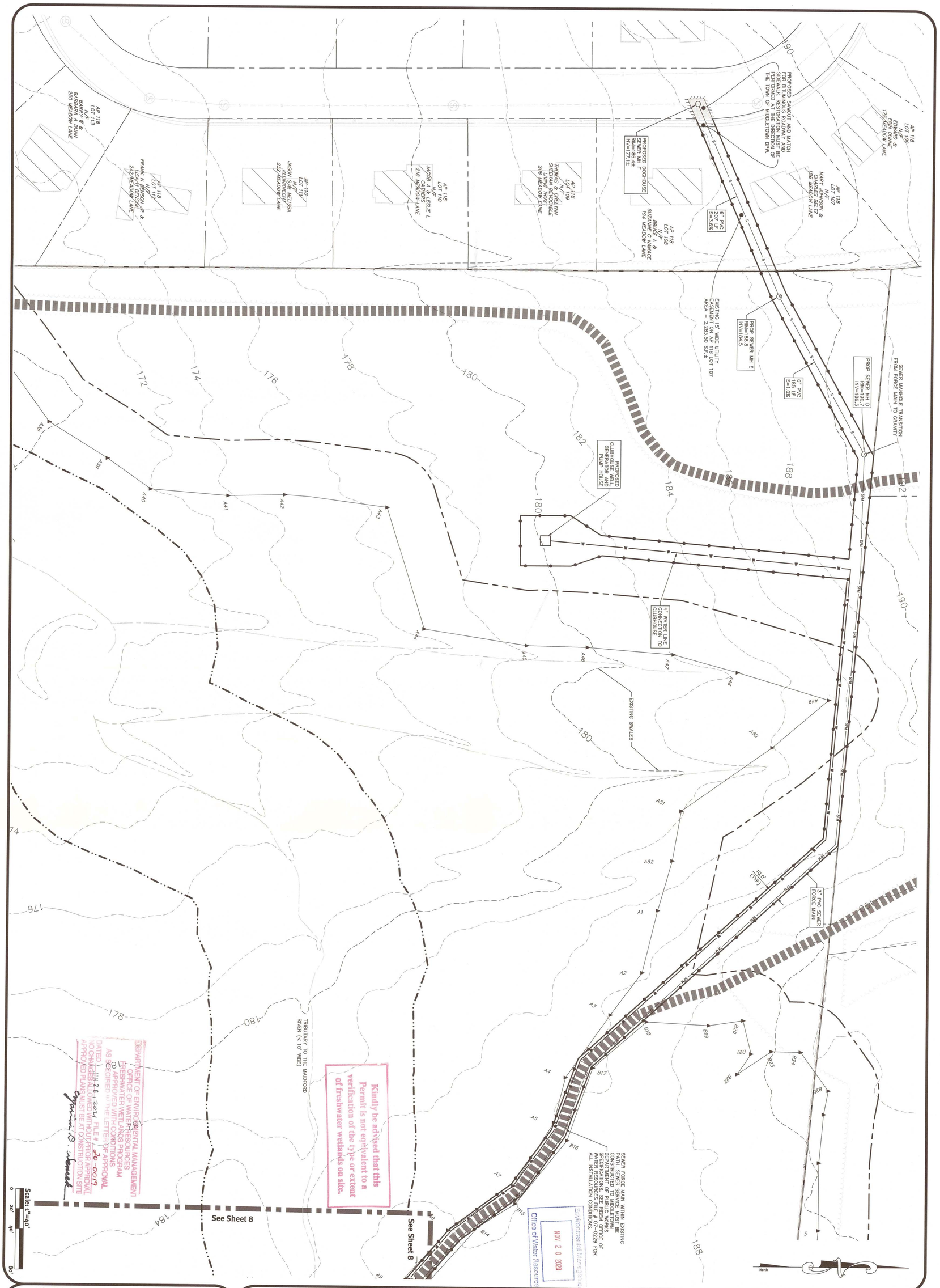

Clubhouse Plan-2

Newport National West Course

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

Applicant

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

SHEET 9 OF 14

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

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

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KEVIN DEGNERS — REGISTERED PROFESSIONAL ENGINEER — CIVIL

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Establishment of Vegetative Cover

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

Maintenance: Short Term/Long Term

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

Non-Structural Measures

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

Sequence of Staging and Land Disturbing Activities

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

Project Schedule:

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

Dimensional Regulations:

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

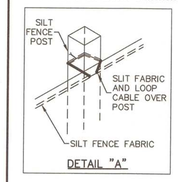
General Note:

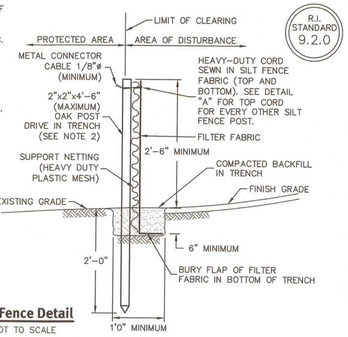
1. THESE PLANS ARE MEANT AS A SUPPLEMENT TO PREVIOUS PLANS BY OTHERS. THE PURPOSE OF THIS PLAN SET IS TO PROVIDE FOR SOIL EROSION GUIDANCE, CLOSED DRAINAGE SYSTEM DESIGN, AND MINOR GRADING REVISIONS.

Plan References:

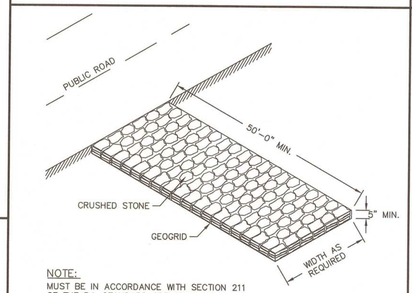
1. PLANS ENTITLED: "CONSTRUCTION DRAWINGS FOR NEWPORT NATIONAL GOLF CLUB, MIDDLETOWN, RI, 3RD NINE ADDITION" SCALE: 1" = 100', DATED: OCTOBER 2017, BY: HILLS & FORREST INTERNATIONAL GOLF COURSE ARCHITECTS, TOLEDO, OHIO
2. PLANS ENTITLED: "THE WEST COURSE, NEWPORT NATIONAL GOLF COURSE, MIDDLETOWN, RHODE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

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



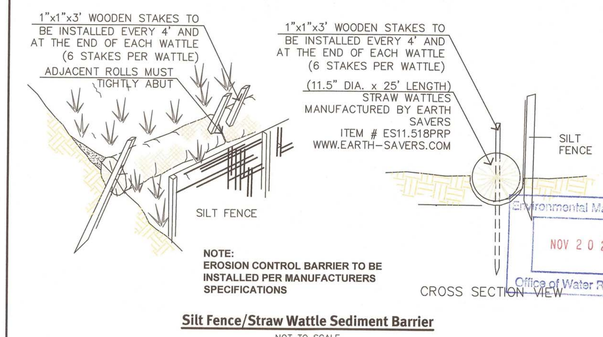


Silt Fence Detail
NOT TO SCALE



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

Construction Entrance
NOT TO SCALE



NOTE:
EROSION CONTROL BARRIER TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS

Silt Fence/Straw Wattle Sediment Barrier
NOT TO SCALE

Notes:

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

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

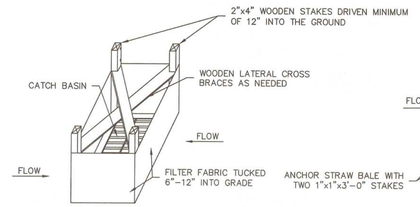
NO PHOSPHORUS-BASED FERTILIZERS MAY BE USED ON THE GOLF COURSE.

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

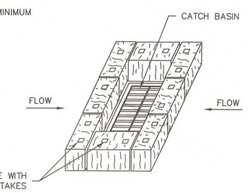
ALL EXISTING UTILITIES SHOWN ARE FROM DRAWINGS BY OTHERS, OR INFORMATION PROVIDED TO DIPRETE ENGINEERING AND ARE SUBJECT TO CHANGE. NO ONE SHOULD RELY ON THE UTILITY LOCATIONS SHOWN FOR CONSTRUCTION, AND DIG SAFE MUST BE NOTIFIED PRIOR TO ANY WORK.

Development Data:

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



SILT FENCE INSTALLATION FOR CATCH BASINS AT LOW POINTS



STRAW BALE FILTER INSTALLATION FOR CATCH BASINS AT LOW POINTS

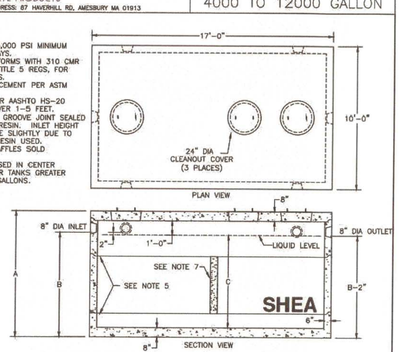
NOTES:
1. STORMWATER INLETS WHICH DO NOT DISCHARGE TO SEDIMENT TRAPS OR BASINS MUST BE PROTECTED UNTIL THE TRIBUTARY AREAS ARE STABILIZED.
2. SEDIMENT MUST BE REMOVED FROM INLET PROTECTION AFTER EACH STORM.
3. REFER TO LONG TERM/SHORT TERM MAINTENANCE NOTES AND OPERATION & MAINTENANCE PLAN FOR TIMING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

Catch Basin Erosion Control
NOT TO SCALE

SHEA CONCRETE PRODUCTS — New England's Premier Precaster — 800-696-7432 (SHEA) — www.sheaconcrete.com
BILLING ADDRESS: 87 HAVERHILL RD, AMESBURY MA 01913

COMMERCIAL LINE TANK 4000 TO 12000 GALLON

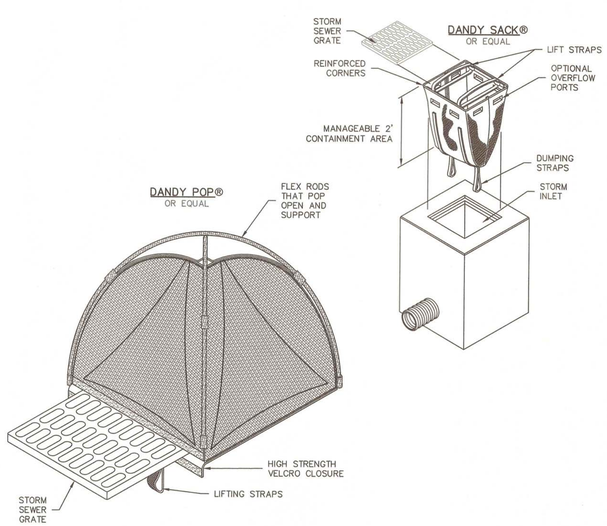
NOTES:
1. CONCRETE. 5,000 PSI MINIMUM AFTER 28 DAYS.
2. DESIGN CONFORMS WITH 310 CMR 15.00, DEP TITLE 5 REGS, FOR SEPTIC TANKS.
3. ALL REINFORCEMENT PER ASTM C1227.
4. DESIGNED FOR AASHTO HS-20 LOADING, COVER 1-5 FEET.
5. TONGUE AND GROOVE JOINT SEALED WITH BUTYL RESIN. INLET HEIGHT MAY INCREASE SLIGHTLY DUE TO THE BUTYL RESIN USED.
6. TEES AND BAFFLES SOLD SEPARATELY.
7. SPANNERS USED IN CENTER SECTIONS FOR TANKS GREATER THAN 7000 GALLONS.



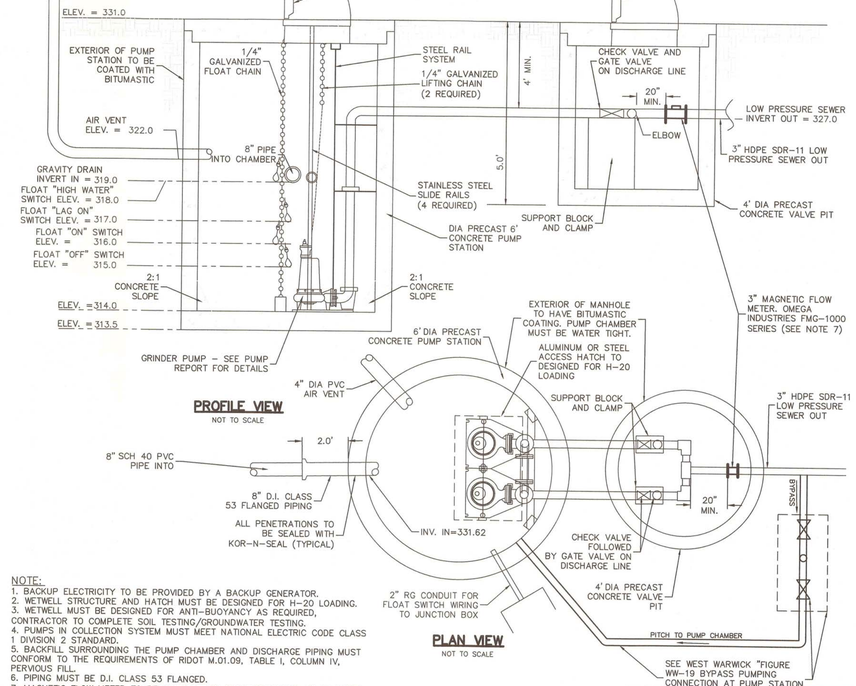
GALLONS	A (HEIGHT)	B (INLET)	C (LIQUID)	TOTAL WEIGHT	RISER 1 SIZE	RISER 2 SIZE	RISER 3 SIZE	ITEM NO.
4,000	76"	58"	48"	51,909	48"	0	0	10X17-40
5,000	88"	70"	60"	55,879	30"	30"	0	10X17-50
5,500	92"	74"	64"	56,936	30"	34"	0	10X17-55
6,000	96"	78"	68"	58,193	34"	34"	0	10X17-60
6,500	100"	82"	72"	59,449	30"	42"	0	10X17-65
7,000	106"	88"	78"	61,334	30"	48"	0	10X17-70
7,500	112"	94"	84"	65,586	42"	42" R/SPAN	0	10X17-75
8,000	118"	100"	90"	67,810	42"	48" R/SPAN	0	10X17-80
8,500	124"	106"	96"	69,695	48"	48" R/SPAN	0	10X17-85
9,000	130"	112"	102"	72,932	30"	30" R/SPAN#2"	R/SPAN	10X17-90
9,500	136"	118"	108"	75,156	30"	30" R/SPAN#8"	R/SPAN	10X17-95
10,000	140"	122"	112"	76,640	30"	34" R/SPAN#8"	R/SPAN	10X17-100
10,500	146"	128"	118"	78,635	34"	42" R/SPAN#2"	R/SPAN	10X17-105
11,000	152"	134"	124"	80,859	34"	42" R/SPAN#8"	R/SPAN	10X17-110
11,500	158"	140"	130"	83,083	34"	48" R/SPAN#8"	R/SPAN	10X17-115
12,000	162"	144"	134"	84,341	36"	48" R/SPAN#8"	R/SPAN	10X17-120

ITEM SIZE	WEIGHT
8" TOP	16,312#
21" BOTTOM	20,517#
30" RISER	9,425#
30" RIS + SPAN	11,116#
34" RISER	10,682#
34" RIS + SPAN	12,600#
38" RISER	11,940#
38" RIS + SPAN	14,080#
42" RISER	13,195#
42" RIS + SPAN	15,582#
48" RISER	15,080#
48" RIS + SPAN	17,786#

12,000 Gallon Grease Tank
NOT TO SCALE



Inlet Sediment Control Devices
NOT TO SCALE



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

Sewer Pump Station Detail (Or Equal)
NOT TO SCALE

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

Environmental Management
NOV 20 2020
Office of Water Resources

KEVIN DEMERS
No. 8557
REGISTERED PROFESSIONAL ENGINEER
CIVIL

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

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:
6	11-02-2020	RIDEM 1st DPR Revisions	S.T.M.
5	8-28-2020	RIDEM and DPR Revisions	S.T.M.
4	7-2-2020	RIDEM and DPR Revisions	S.T.M.
3	6-12-2020	RIDEM and DPR Revisions	S.T.M.
2	1-13-2020	RIDEM Preliminary Determination Submission	J.A.R.
1	10-31-2019	Updated DPR Plans	K.J.D.
0	10-30-2019	Updated DPR Plans	K.J.D.
4	03-26-2019	Site Plan & Building Updates	M.J.D.
3	08-29-2018	Development Plan Review Submission	M.J.D.
2	08-20-2018	Development Plan Review	P.A.A.
1	07-20-2018	Modified Design Plans	P.A.A.
0	07-10-2018	Modified Design Plans	P.A.A.

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

Detail Sheet-1

Newport National West Course

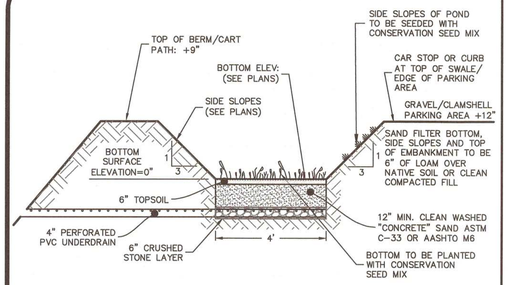
Assessor's Plat 124, Lot 29
Middletown, Rhode Island

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

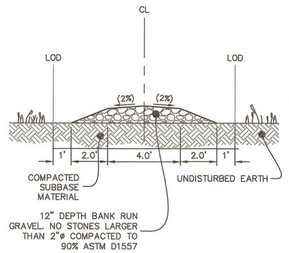
SHEET 10 OF 14

DE Job No: 2569.001 Copyright 2020 by DiPrete Engineering Associates, Inc.

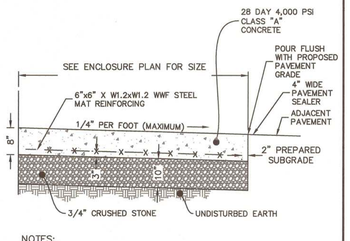
z:\deman\projects\2569-001 newport national west course\autocad drawing\2569-001-det1.dwg Plotted: 11/5/2020



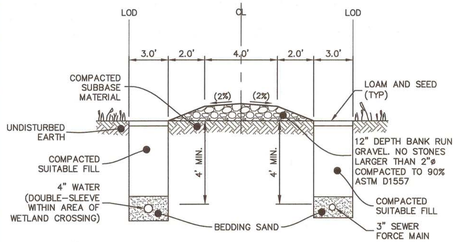
Sand Filter
NOT TO SCALE



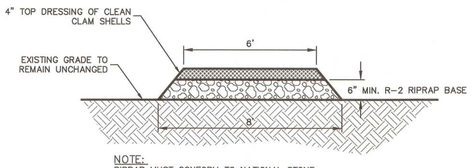
Trail Section with Gravel Base
NOT TO SCALE



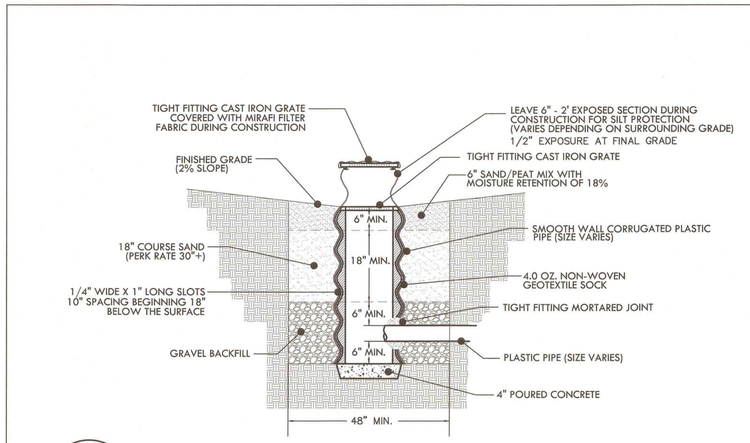
Concrete Dumpster Pad
NOT TO SCALE



Trail /Trench Section Through Wetland Crossing
NOT TO SCALE

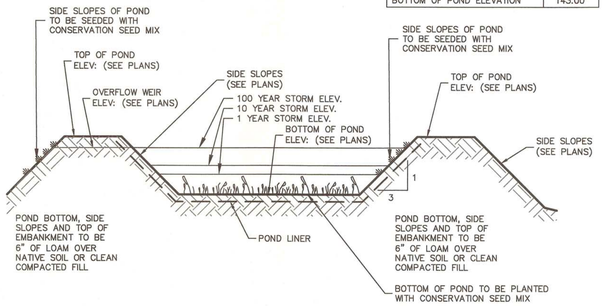


Cart Path Wetland Buffer Crossing
NOT TO SCALE



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

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



Irrigation Pond
NOT TO SCALE

CONSTRUCTION NOTES:

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

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

DiPrete Engineering
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90 Broadway Newport, RI 02840
tel 401-619-5899 fax 401-464-6006 www.diprete-eng.com

KEVIN DEMERS
No. 18557
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:
10	11-10-2020	RIDEM and DEM Revisions	S.D.M.
9	9-28-2020	RIDEM and DEM Revisions	S.D.M.
8	7-2-2020	RIDEM and DEM Revisions	S.D.M.
7	6-15-2020	RIDEM and DEM Revisions	S.D.M.
6	1-13-2020	RIDEM Preliminary Determination Submission	P.A.K.
5	04-05-2019	Updated Detail Plans	K.I.D.
4	03-26-2019	Updated Detail Plans	K.I.D.
3	03-25-2019	Site Plan & Bounding Updates	K.I.D.
2	08-31-2018	Development Plan Review Submission	K.I.D.
1	08-29-2018	Development Plan Review Submission	P.A.K.
0	07-09-2018	Modified Design Plans	P.A.K.

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

Detail Sheet-2

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

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

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

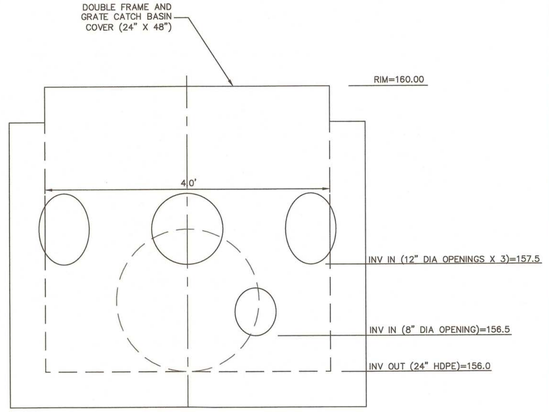
z:\dema\in\projects\2569-001 newport national west course\autocad drawing\2569-001-det.dwg Plotted: 11/5/2020

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED JAN 28 2021 FILE # 20-0019
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Martin D. Wencek

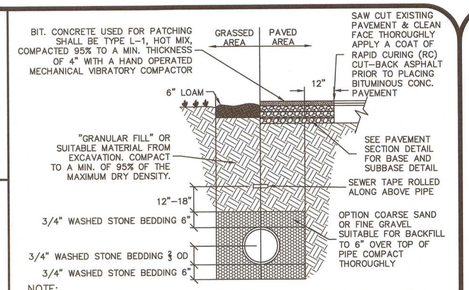
Flyover Vegetation Notes:

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

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

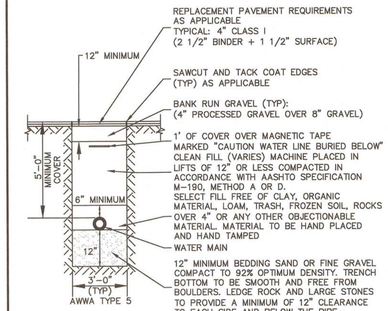


Outlet Control Structure - Elevation 1
NOT TO SCALE

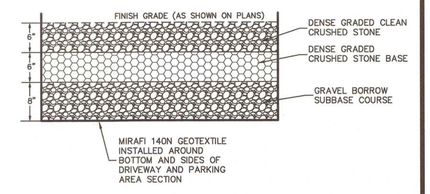


NOTE:
1. WIDTH (W) OF TRENCH IS EQUAL TO THE INSIDE DIAMETER OF THE PIPE PLUS 12".
2. SOIL UNDER CRUSHED STONE FOUNDATION MUST BE UNDISTURBED AND COMPACTED BY SEVERAL PASSES OF A VIBRATORY PLATE COMPACTOR.
3. CRUSHED STONE FOUNDATION ¾" MAXIMUM SIZE, MUST BE PLACED 6" UNDER THE PIPE AND UP TO THE PIPE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

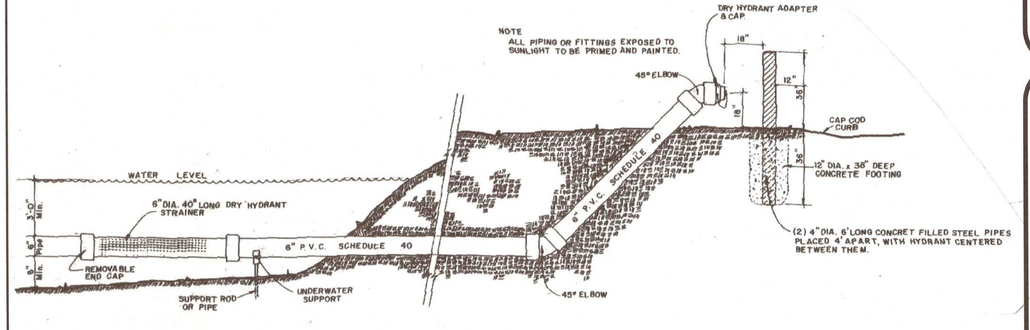
Sewer Line Trench Detail
NOT TO SCALE



Water Trench Detail
NOT TO SCALE



Typical Pervious Driveway & Parking Area Detail
NOT TO SCALE



DRY HYDRANT DETAIL
NOT TO SCALE

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KEVIN DEMERS
No. 8567
REGISTERED PROFESSIONAL ENGINEER
CIVIL

RECEIVED
NOV 20 2020

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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
10	11-03-2020	RIDEM and DRB Revisions	S.D.M.
9	9-28-2020	RIDEM and DRB Revisions	S.D.M.
8	9-22-2020	DRB Preliminary Revisions	S.D.M.
7	DRB Preliminary Revisions		D.M.M.
6	1-13-2020	RIDEM Preliminary Determination Submission	J.A.K.
5	08-02-2019	Updated DRB Plans	K.J.D.
4	08-02-2019	Updated DRB Plans	K.J.D.
3	03-26-2019	Site Plan & Building Updates	K.J.D.
2	02-22-2019	Development Review Submission	K.J.D.
1	08-24-2018	Regulatory Submissions	K.J.D.
0	07-02-2018	Modified Design Plans	P.A.A.

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

Detail Sheet-3

Newport National West Course
Assessor's Plat 12a, Lot 29
Middletown, Rhode Island

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

SHEET 12 OF 14

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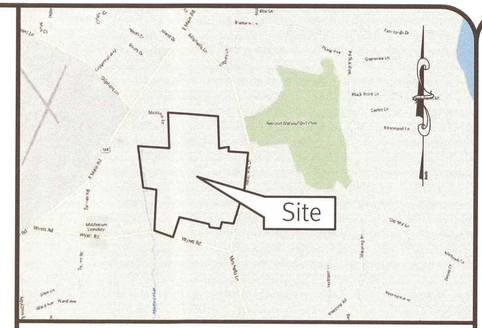
RI STATE PLANE (NAD 83)

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



Locus Map Not To Scale

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

Legend

NOT ALL ITEMS SHOWN WILL APPEAR ON THE SURVEY

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

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

General Notes

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

Plan References:

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

Certification

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

TYPE OF SURVEY	MEASUREMENT SPECIFICATION
PERIMETER BOUNDARY SURVEY	CLASS I

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

6/4/20

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

ROBERT G. BABCOCK
No. 2504
PROFESSIONAL LAND SURVEYOR

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

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

DiPrete Engineering
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tel 401-943-1000 fax 401-464-6006 www.dipreteeng.com
Boston • Providence • Newport

Environmental Management
NOV 20 2020

No.	Date	Description	By:
0	3/26/20	Boundary Survey	MTI
1	4/22/20	Utility/Misc. Easements	MTI
2	11/2/20	Add Wetlands	MTI

Drawn By: MTI

Boundary Survey
Newport National West Course
Middletown, Rhode Island

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

SHEET 13 OF 14

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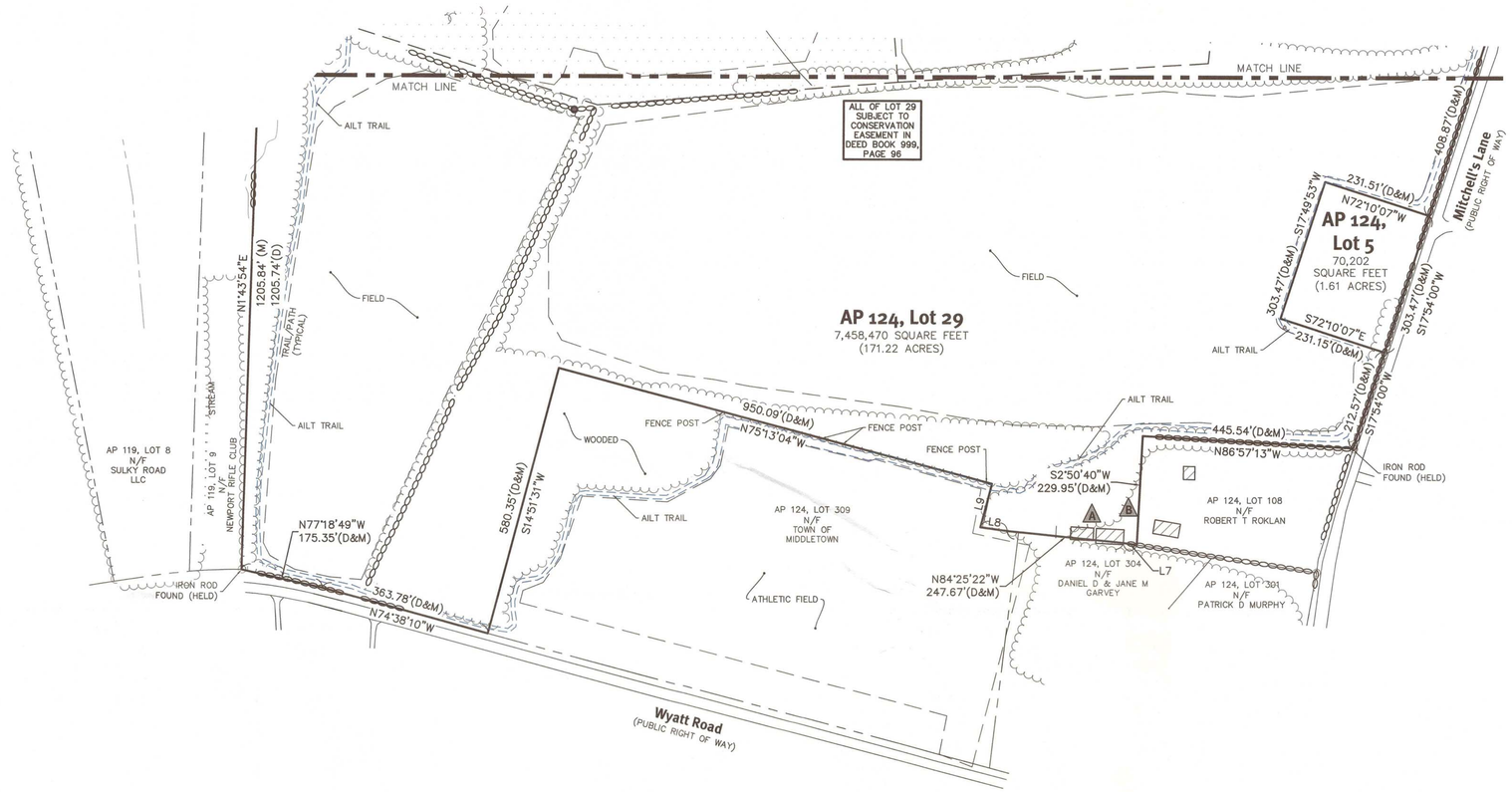

Scale: 1"=150'

0 75' 150' 300'

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

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

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
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APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Jonathan D. Mercer

List of Possible Encroachments:

A BUILDINGS OVER PROPERTY LINE (UNKNOWN OWNERSHIP OF BUILDINGS)

B LAND IN USE BY LOT 108

Certification

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

TYPE OF SURVEY: PERIMETER BOUNDARY SURVEY

MEASUREMENT SPECIFICATION: CLASS I

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

ROBERT G. BABCOCK
No. 2504
PROFESSIONAL LAND SURVEYOR

6/4/20

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

DiPrete Engineering
Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com
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No.	Date	Description	By:
2	4/22/20	Trails	MTI
1	4/16/20	Additional Easements	MTI
0	3/26/20	Base Survey	MTI

Drawn By: MTI

Boundary Survey
Newport National West Course
Middletown, Rhode Island

Client
Combined Properties, Inc
295 Canal Street, #900
Malden, Massachusetts 02148

DE Job No: 2569-001

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SHEET 14 OF 14

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