

Civil - Survey Structural Environmental Design
 3102 East Main Road, Portsmouth RI 02871
 Tel. 401.683.6630

NEWPORT NATIONAL GOLF CLUB

PROPOSED SITE & DRAINAGE PLAN
FOR EXISTING AQUIDNECK LAND TRUST TRAILS
 COVER SHEET

OWNER OF RECORD:
 NEWPORT NATIONAL REAL ESTATE LLC, (NNRE)
GOLF COURSE OPERATOR:
 NEWPORT NATIONAL GOLF CLUB, INC (NNGC).

APPLICANT:
 NNRE

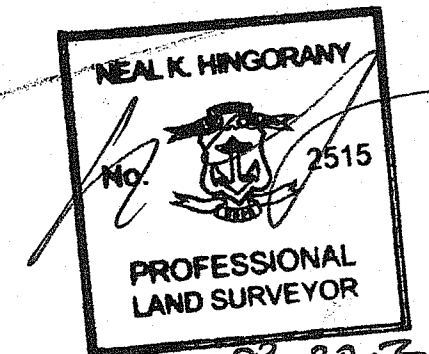
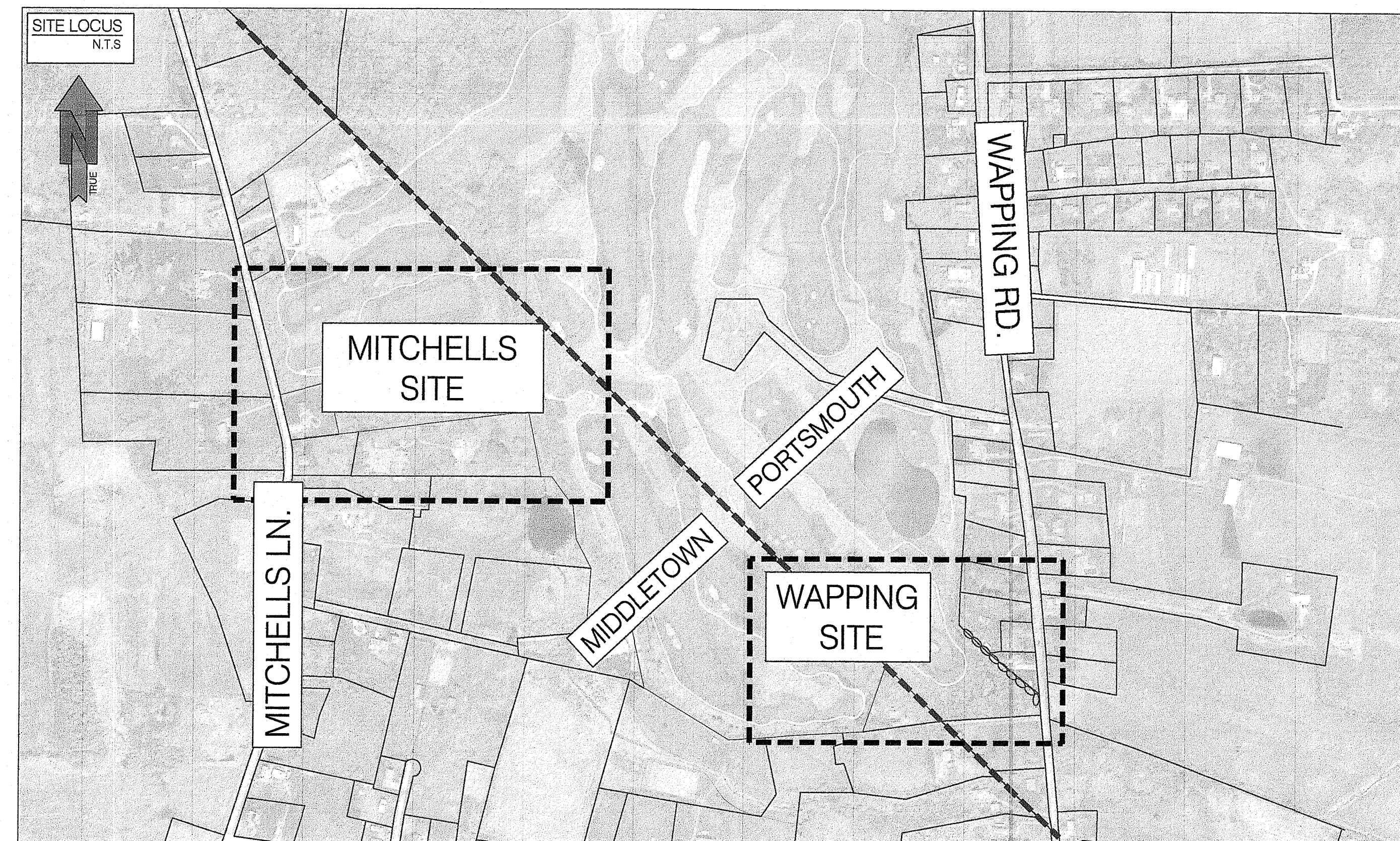
PREPARED BY NARRAGANSETT ENGINEERING INC.
 06-23-21

REVISION ¹ MISC. COMENTS PER RIDEM. DATED:08-19-21

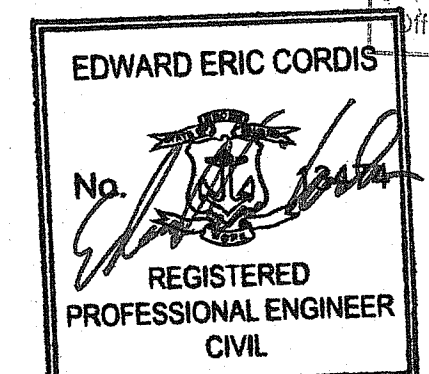
SHEET INDEX:

- 1- COVER SHEET
- 2- C-100-M: PROPOSED SITE PLAN MITCHELLS
- 3- C-100-W: PROPOSED SITE PLAN WAPPING
- 4- C-100WB WAPPING AREA DRAINAGE BASIN ENLARGED
- 5- C-101: DETAILS

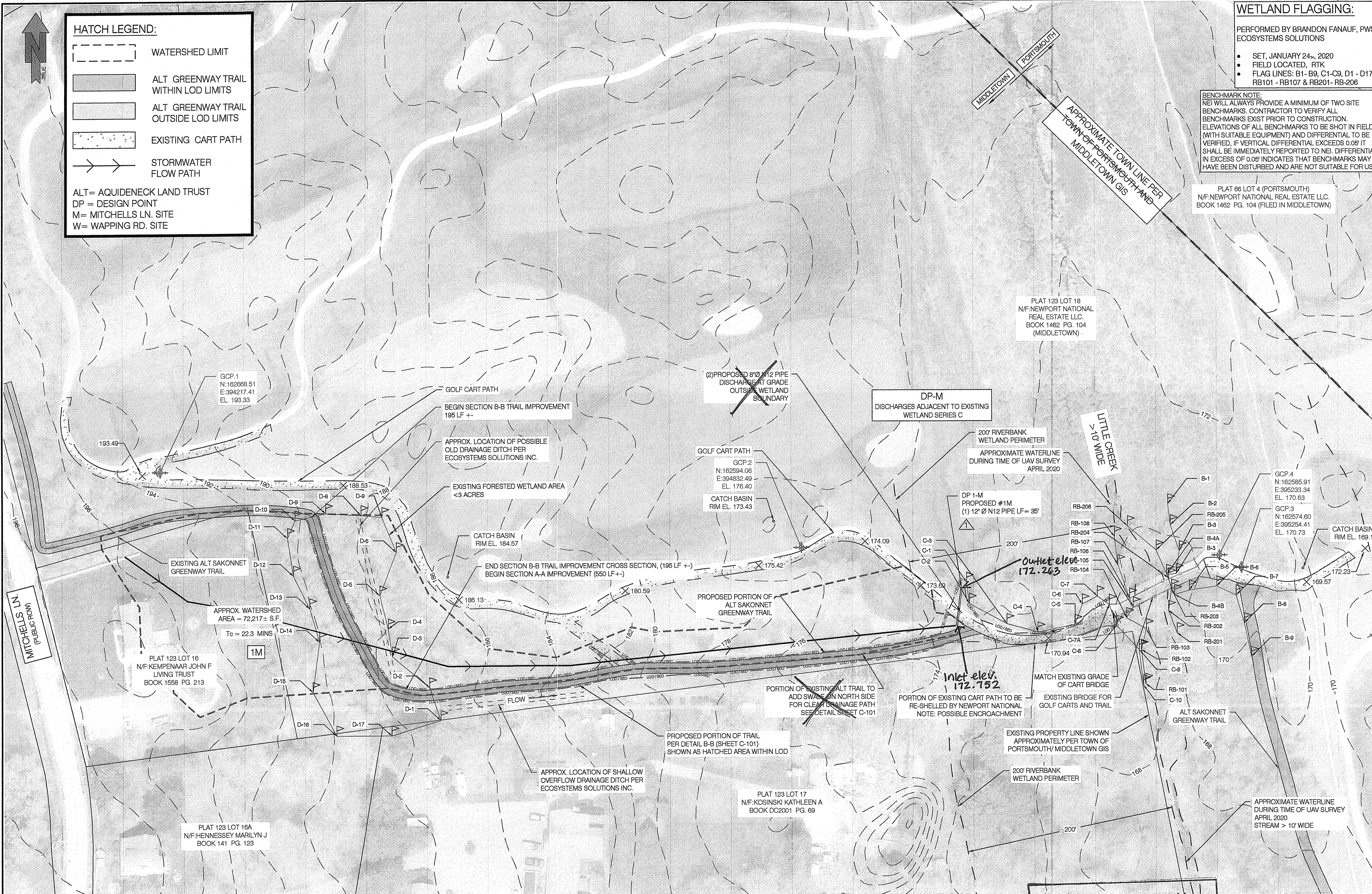
Kindly be advised that this Permit is not equivalent to a verification of the type or extent of freshwater wetlands on site.



Environmental Management
 AUG 27 2021
 Office of Water Resources



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 APPROVED WITH CONDITIONS
 AS SPECIFIED IN THE LETTER OF APPROVAL
 DATED SEP 3 2021 FILE # 21-0185
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Emily L. Freeman



HATCH LEGEND:

- WATERSHED LIMIT
- ALT GREENWAY TRAIL WITHIN LOD LIMITS
- ALT GREENWAY TRAIL OUTSIDE LOD LIMITS
- EXISTING CART PATH
- STORMWATER FLOW PATH

ALT= AQUIDENECK LAND TRUST
 DP = DESIGN POINT
 M= MITCHELLS LN. SITE
 W= WAPPING RD. SITE

WETLAND FLAGGING:

PERFORMED BY BRANDON FANAUF, PWS ECOSYSTEMS SOLUTIONS

- SET, JANUARY 24th, 2020
- FIELD LOCATED, RTK
- FLAG LINES: B1-B9, C1-C9, D1-D17, RB101-RB107 & RB201-RB206

BENCHMARK NOTE:
 NEI WILL ALWAYS PROVIDE A MINIMUM OF TWO SITE BENCHMARKS. CONTRACTOR TO VERIFY ALL BENCHMARKS EXIST PRIOR TO CONSTRUCTION. ELEVATIONS OF ALL BENCHMARKS TO BE SHOT IN FIELD (WITH SUITABLE EQUIPMENT) AND DIFFERENTIAL TO BE VERIFIED. IF VERTICAL DIFFERENTIAL EXCEEDS 0.08 FT SHALL BE IMMEDIATELY REPORTED TO NEI. DIFFERENTIAL IN EXCESS OF 0.09 INDICATES THAT BENCHMARKS MAY HAVE BEEN DISTURBED AND ARE NOT SUITABLE FOR USE.

SURVEY NOTES:

- ZONING INFORMATION SHOWN FROM RECORD INFORMATION. MAPS AND / OR GIS. ZONING DATA MAY VARY BASED ON USE, LOT SIZE, ORIENTATION AND OTHER FACTORS AND IS SHOWN FOR REFERENCE INFORMATION ONLY.
- ZONING DATA MUST BE CONFIRMED WITH ZONING OFFICIAL AND / OR LEGAL COUNSEL FOR USE IN DESIGN OR PERMITTING.
- TOPOGRAPHY IS MIX OF ON GROUND SHOTS, RECORD DATA AND RI SPRING 2011 LIDAR.
- ALL PROPOSED ITEMS MUST BE LAID OUT BY REGISTERED SURVEYOR AS NOTED.
- PLAN IS NOT AS-BUILT UTILITY PLAN.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT OF PROBATE SEARCH, AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
- LOCATION OF SUBSURFACE MAINS, SURFACE FEATURES, AND LATERALS ARE OMITTED. CONTRACTOR TO CALL DIG SAFE AND/OR APPLICABLE UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. DIG SAFE TEL: #1-800-344-7233 (1-800-DIG-SAFE).
- WATER- OMITTED FROM PLAN
- SEWER/SEPTIC- OMITTED FROM PLAN
- GAS- OMITTED FROM PLAN
- ELECTRIC- OMITTED FROM PLAN
- STORM DRAINAGE- SURFACE FEATURES SHOWN
- ELEVATIONS SHOWN WITH * PER UAV DATA
- PROPERTY LINE, ABUTTING PROPERTY LINE AND TOWN BOUNDARY LINE ARE SHOWN APPROXIMATELY PER TOWN OF MIDDLETOWN AND PORTSMOUTH GIS
- ORTHO PHOTO SHOWN PER RIGIS 2019 SPRING DIGITAL AERIAL PHOTOGRAPHS

PIPE DISCHARGE TABLE

PIPE	FLARED END	RIP RAP LEVELING POOL
1-M	YES	NO

RI Environmental Management
 AUG 27 2021
 Office of Water Resources

LEGEND

- BRUSH LINE (APPROXIMATE)
- DIMENSION - EXISTING
- DIMENSION - PLAN / DEED
- DIMENSION - PROPOSED
- DIMENSION - SURVEY
- EDGE OF PAVEMENT - EXISTING
- EDGE OF PAVEMENT - PROPOSED
- ELECTRIC - OVERHEAD (OHE)
- ELECTRIC, TELEPHONE, CABLE (ETC)
- ELECTRIC - UNDERGROUND (UGE)
- ETC
- FENCE - METAL
- FENCE - WOOD
- FLOW ARROWS
- GAS (G)
- GRADE CONTOUR - EXISTING
- GRADE CONTOUR - PROPOSED
- HIGH VISIBILITY FENCE (HVF)
- LIMIT OF DISTURBANCE
- LOD / SED
- PROPERTY LINE - ABUTTING
- PROPERTY LINE - EXISTING
- APPROXIMATE TOWN BOUNDARY LINE
- PROPERTY LINE - PROPOSED
- SANITARY SEWER (S)
- SEDIMENT CONTROL
- SETBACKS
- STONE WALL
- STORM DRAIN (SD)
- SUBDIVISION LINE - EXISTING
- WATER
- WETLAND LIMIT
- GROUND CONTROL POINT
- CATCH BASIN
- DRILL HOLE
- ELECTRIC BOX (ETC)
- FIRE HYDRANT
- GATE VALVE
- GRANITE BOUND, EXISTING
- LOW WATER LINE
- LIMIT OF DISTURBANCE MARKER
- MANHOLE (MH-TYPE)
- REBAR / STEEL PIPE FOUND
- SPIKE
- X 5.10 SPOT GRADE - EXISTING
- X 6.60 SPOT GRADE - PROPOSED
- STRUCTURE, EXISTING
- STRUCTURE, PROPOSED
- SURVEY MONUMENT TO BE SET
- SURVEY MARKER TO BE SET
- TREE
- UTILITY POLE
- WATER SHUT OFF
- WETLAND FLAG LOCATION
- SOIL EVALUATION

NEI
Narragansett Engineering Inc.
 Civil - Survey - Structural - Environmental - Design
 3102 East Main Road, Portsmouth RI 02871
 Tel. 401.683.6630 www.nei-cds.com

SHEET TITLE
PROPOSED SITE PLAN
NEWPORT NATIONAL GOLF CLUB
MITCHELLS SITE
 Newport National Golf Club, LLC
 In care of:
 John M Pereira
 Principal
 Combined Properties Inc.
 295 Canal Street, Suite 500
 Malden, MA 02148
 T. 781.321.7800
 E. jpereira@combinedproperties.com

Newport National Golf Club, LLC
 Orchard Course Walking Path & Bridal Trail Plan in area of Mitchell's Lane
 Property Record

Plat: 123, Lot: 18 (per assessors)
 Zone: OS, Area: 48.49 Acres (per assessors)
 N/F: Newport National Real Estate LLC, C/O Combined Properties Inc.
 Address: 300 Commercial St STE 25
 Malden, MA 02148-7309

Rel. NEI # 060140 / 0019.132

CERTIFICATION THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 20th, 2020, AS FOLLOWS:

DATA ACCUMULATION SURVEY - CLASS III
 TOPOGRAPHIC SURVEY 1-2 ACCURACY (\$1.9/D) **

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO DISPLAY EXISTING CONDITIONS & THE EXISTING WETLANDS ON SITE IN PREPARATION FOR FUTURE PLANNING AND DESIGN.

NEAL K. HINGORANY
 No. 2515
PROFESSIONAL LAND SURVEYOR
 NEAL HINGORANY REG. 2515
 COA: A38

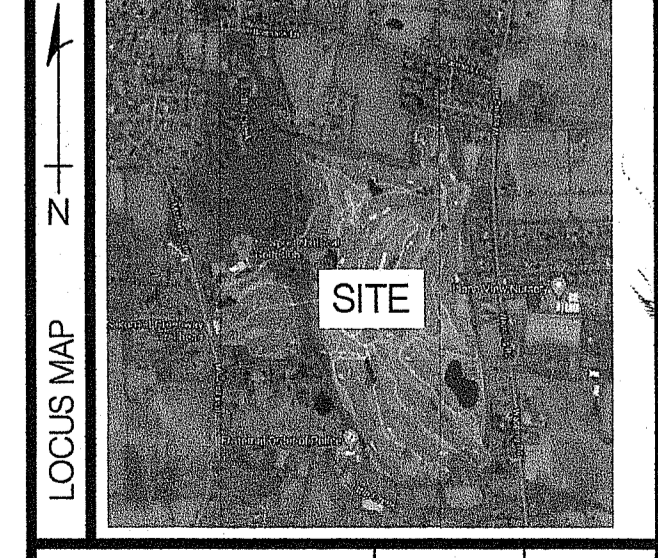
nei-cds.com

PROJECT #	DATE	DRAWN	CHECK
19.0180	6-23-21	LD	NKH / EC

No.	DATE	REVISIONS/DESCRIPTION	BY
△	8-19-21	MISC. COMMENTS PER RIDEM	LD

EDWARD ERIC CORDS
 No. 13474
REGISTERED PROFESSIONAL ENGINEER CIVIL
 08-20-21

DRAWINGS MUST BE PRINTED IN COLOR TO BE VALID. THIS NOTE SHOULD BE BLUE. IF THIS NOTE IS NOT BLUE, PLEASE REPRINT IN COLOR OR CONTACT NEI.

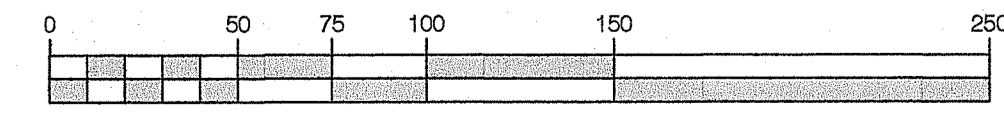


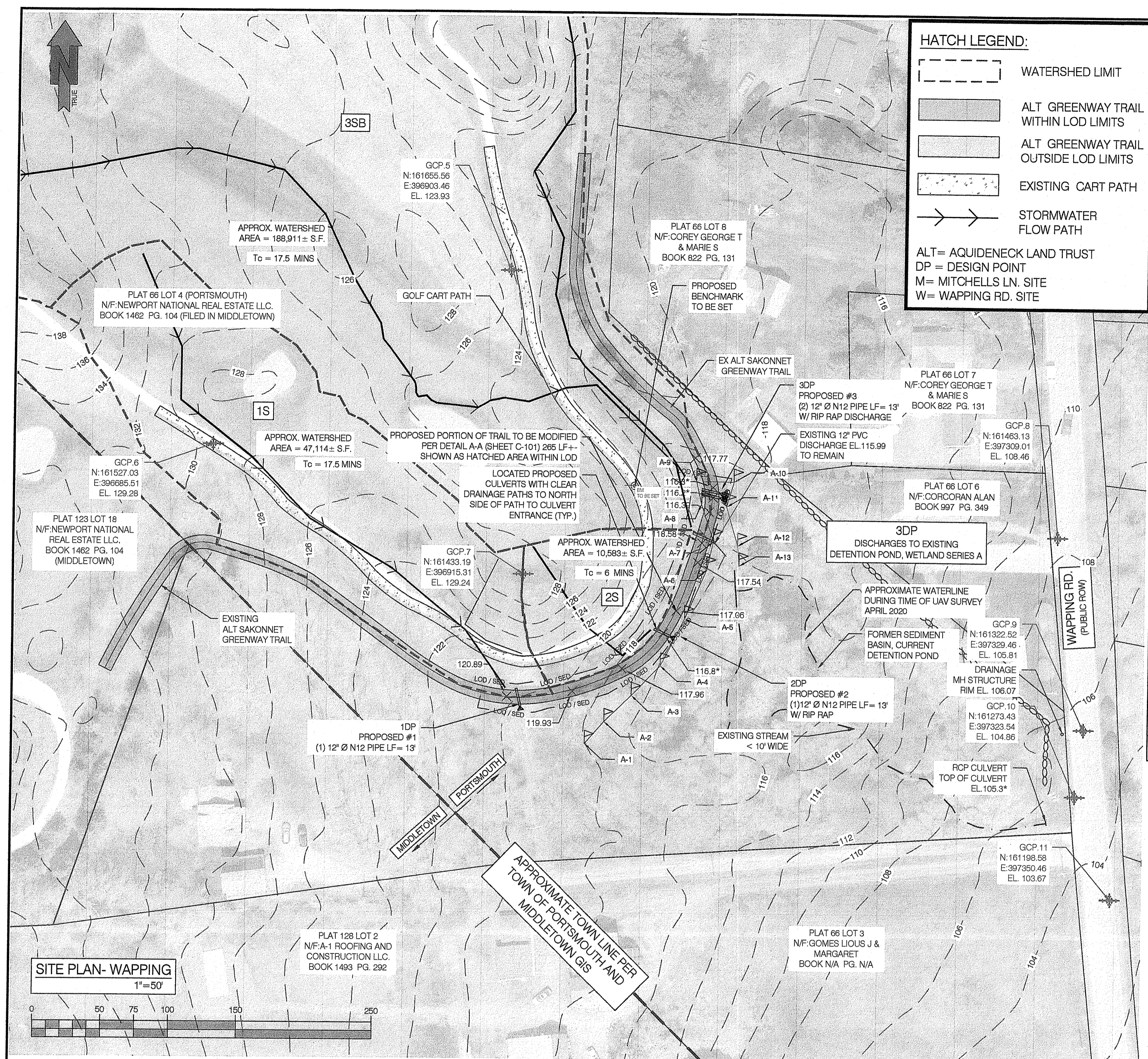
C-100-M SCALE 1"=50' SHEET 2 of 5

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 SEP - 3 2021 FILE # 21-0135
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
 APPROVED BY: *Walter E. Freeman*

SITE PLAN- MITCHELLS
 1"=50'





HATCH LEGEND:

- WATERSHED LIMIT
- ALT GREENWAY TRAIL WITHIN LOD LIMITS
- ALT GREENWAY TRAIL OUTSIDE LOD LIMITS
- EXISTING CART PATH
- STORMWATER FLOW PATH

ALT = AQUIDNECK LAND TRUST
 DP = DESIGN POINT
 M = MITCHELLS LN. SITE
 W = WAPPING RD. SITE

WETLAND FLAGGING:

PERFORMED BY BRANDON FANAUF, PWS ECOSYSTEMS SOLUTIONS

- SET, JANUARY 24th, 2020
- FIELD LOCATED, RTK
- FLAG LINES: A1-A13

BENCHMARK NOTE:

NEI WILL ALWAYS PROVIDE A MINIMUM OF TWO SITE BENCHMARKS. CONTRACTOR TO VERIFY ALL BENCHMARKS EXIST PRIOR TO CONSTRUCTION. ELEVATIONS OF ALL BENCHMARKS TO BE SHOT IN FIELD (WITH SUITABLE EQUIPMENT) AND DIFFERENTIAL TO BE VERIFIED. IF VERTICAL DIFFERENTIAL EXCEEDS 0.05 FT, IT SHALL BE IMMEDIATELY REPORTED TO NEI. DIFFERENTIAL IN EXCESS OF 0.05' INDICATES THAT BENCHMARKS MAY HAVE BEEN DISTURBED AND ARE NOT SUITABLE FOR USE.

- SURVEY NOTES:**
- ZONING INFORMATION SHOWN FROM RECORD INFORMATION, MAPS AND / OR GIS. ZONING DATA MAY VARY BASED ON USE, LOT SIZE, ORIENTATION AND OTHER FACTORS AND IS SHOWN FOR REFERENCE INFORMATION ONLY.
 - ZONING DATA MUST BE CONFIRMED WITH ZONING OFFICIAL AND / OR LEGAL COUNSEL FOR USE IN DESIGN OR PERMITTING.
 - COORDINATE SYSTEM IS R3800 / NAVD 88.
 - TOPOGRAPHY IS MIX OF ON GROUND SHOTS, RECORD DATA AND RI SPRING 2011 LIDAR.
 - ALL PROPOSED ITEMS MUST BE LAID OUT BY REGISTERED SURVEYOR AS NOTED.
 - PLAN IS NOT AS-BUILT UTILITY PLAN.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT OF PROBATE SEARCH, AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
 - LOCATION OF SUBSURFACE MAINS, SURFACE FEATURES, AND LATERALS ARE OMITTED. CONTRACTOR TO CALL DIG SAFE AND/OR APPLICABLE UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. DIG SAFE TEL: #1-800-344-7233 (1-800-DIG-SAFE).
 - WATER - OMITTED FROM PLAN
 - SEWER/SEPTIC - OMITTED FROM PLAN
 - GAS - OMITTED FROM PLAN
 - ELECTRIC - OMITTED FROM PLAN
 - STORM DRAINAGE - SURFACE FEATURES SHOWN
 - ELEVATIONS SHOWN WITH * PER UAV DATA
 - PROPERTY LINE, ABUTTING PROPERTY LINE AND TOWN BOUNDARY LINE ARE SHOWN APPROXIMATELY PER TOWN OF MIDDLETOWN AND PORTSMOUTH GIS
 - ORTHO PHOTO SHOWN PER RIGIS 2019 SPRING DIGITAL AERIAL PHOTOGRAPHS

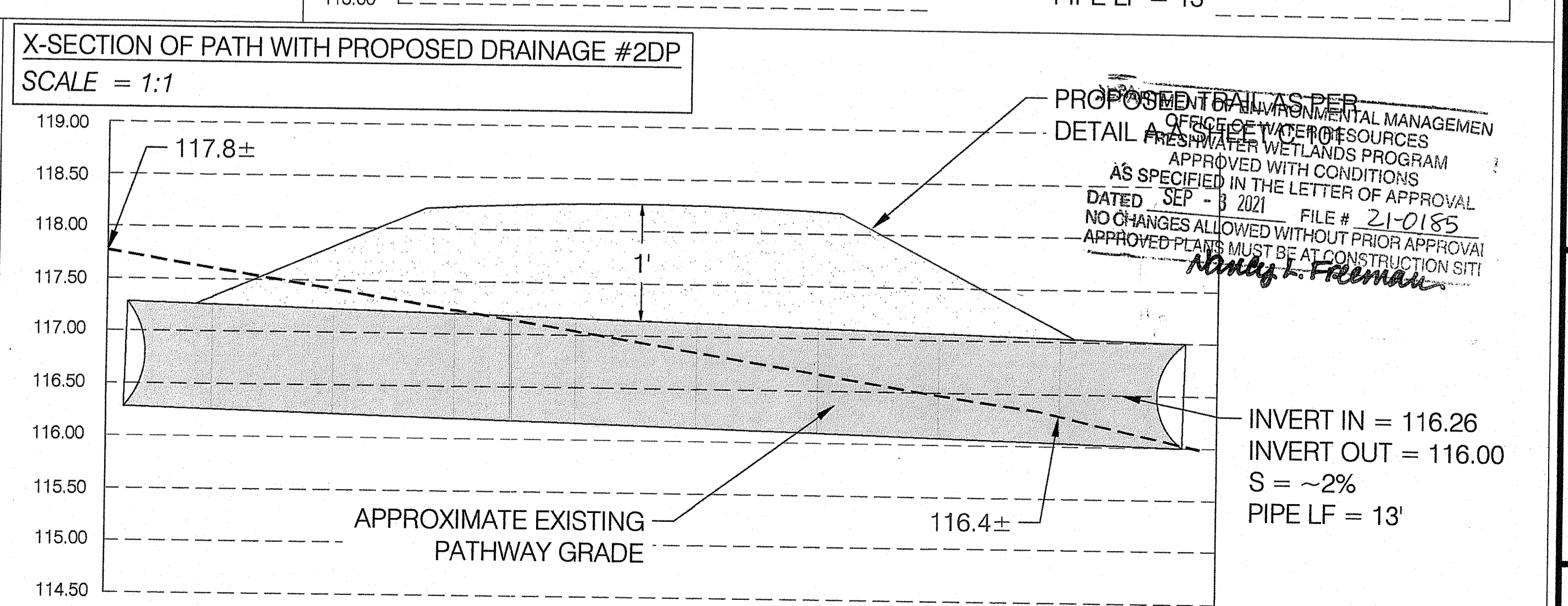
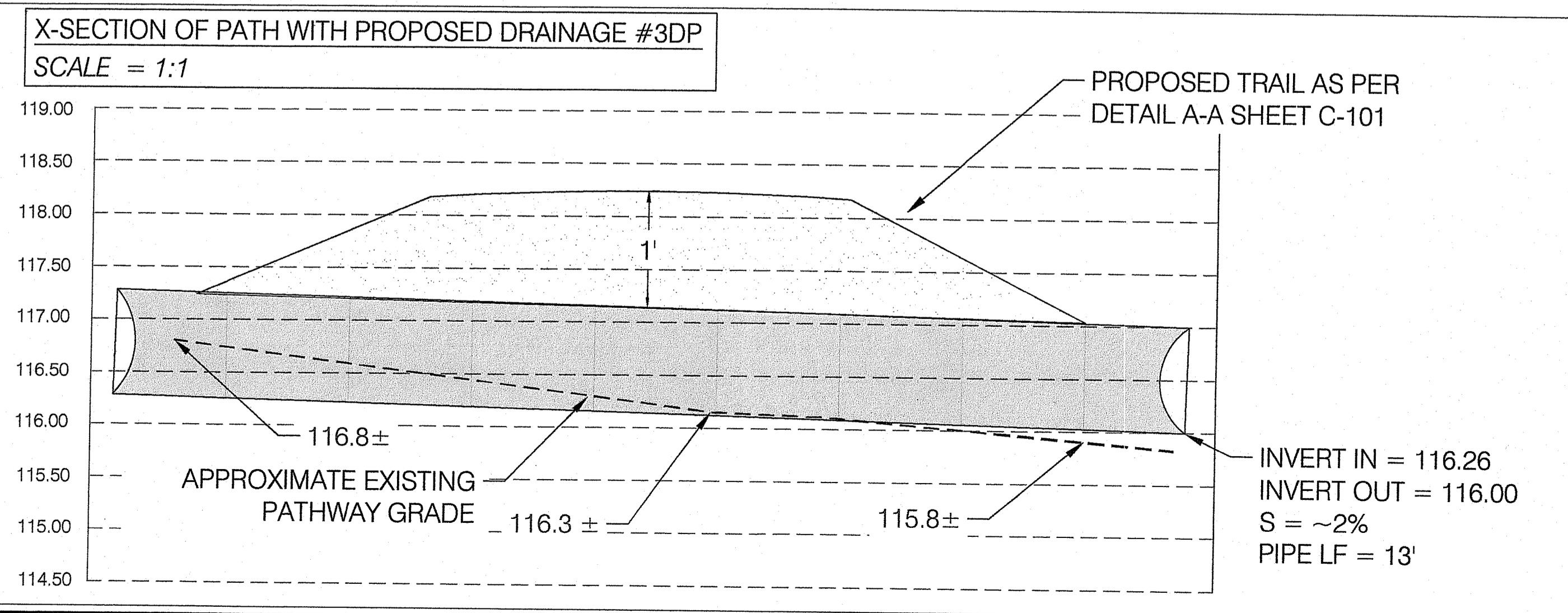
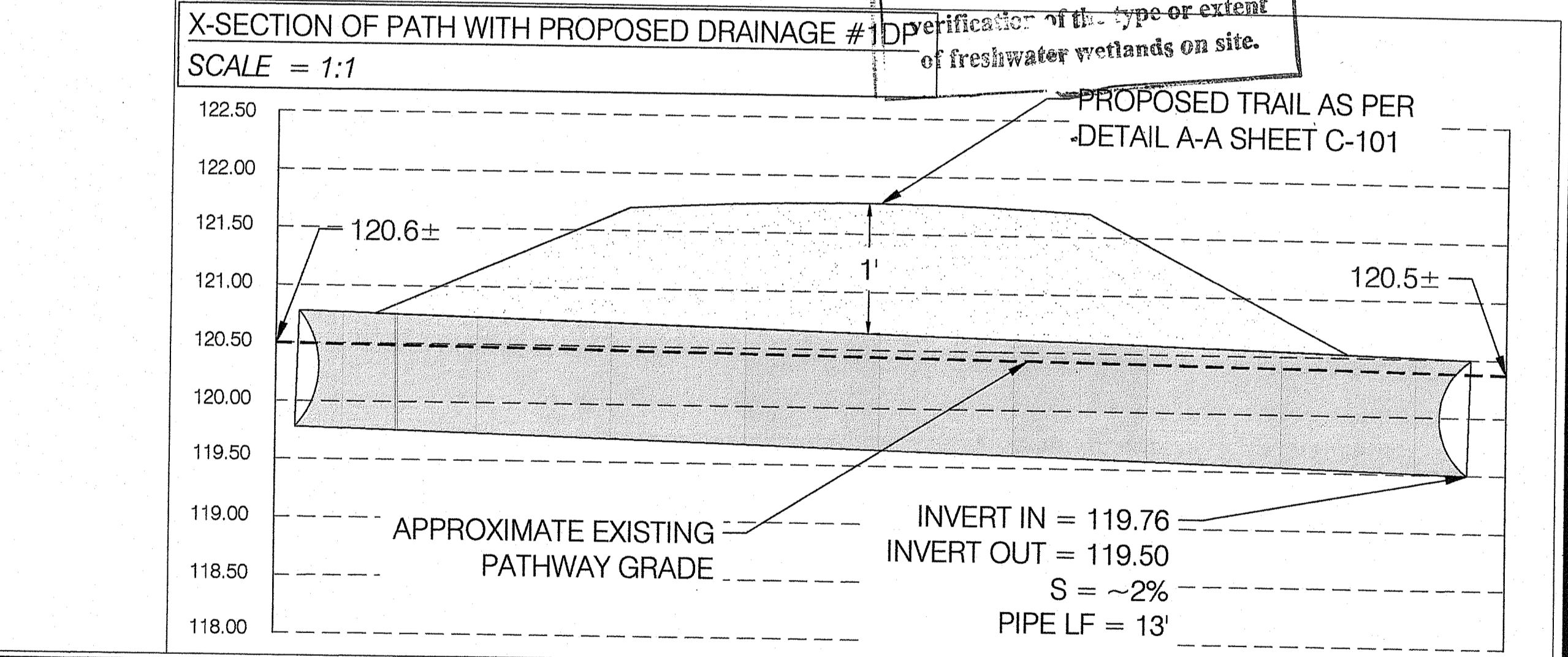
PIPE DISCHARGE TABLE

PIPE	FLARED END	RIP RAP LEVELING POOL
1DP	YES	NO
2DP	YES	YES
3DP	YES	YES

PICTURE OF LOD AREA TAKEN MARCH 2020



PROFILE OF EXISTING PATHWAY PER UAV DATA



NEI
Narragansett Engineering Inc.
 Civil • Survey • Structural • Environmental • Design
 3102 East Main Road, Portsmouth RI 02871
 Tel. 401.683.6630 www.nei-cds.com

SHEET TITLE
 PROPOSED SITE PLAN
 NEWPORT NATIONAL GOLF CLUB
 WAPPING SITE
 Newport National Golf Club, LLC
 In care of:
 John M Pereira
 President
 Combined Properties Inc.
 295 Canal Street, Suite 500
 Malden, MA 02148
 T: 781.321.7800
 E: jpereira@combinedproperties.com

Newport National Golf Club, LLC
 Orchard Course Walking Path & Bridal Trail Plan in area of Mitchell's Lane
 Property Record

Plat: 123, Lot: 18 (per assessors)
 Zone: OS, Area: 48.49 Acres (per assessors)
 N/F: Newport National Real Estate LLC, C/O Combined Properties Inc.
 Address: 300 Commercial St STE 25
 Malden, MA 02148-7309

Ref. NEI # 060140 / 0019.132

CERTIFICATION THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR00-00-19 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 20th, 2020, AS FOLLOWS:

DATA ACCUMULATION SURVEY - CLASS III
 TOPOGRAPHIC SURVEY T-2 ACCURACY (±1.99(D)) **

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO DISPLAY EXISTING CONDITIONS & THE EXISTING WETLANDS ON SITE IN PREPARATION FOR FUTURE PLANNING AND DESIGN.

NEAL K. HINGORANY
 No. 2515
PROFESSIONAL LAND SURVEYOR
 NEAL HINGORANY REG. 2515
 COA: A38

Project tracking table:

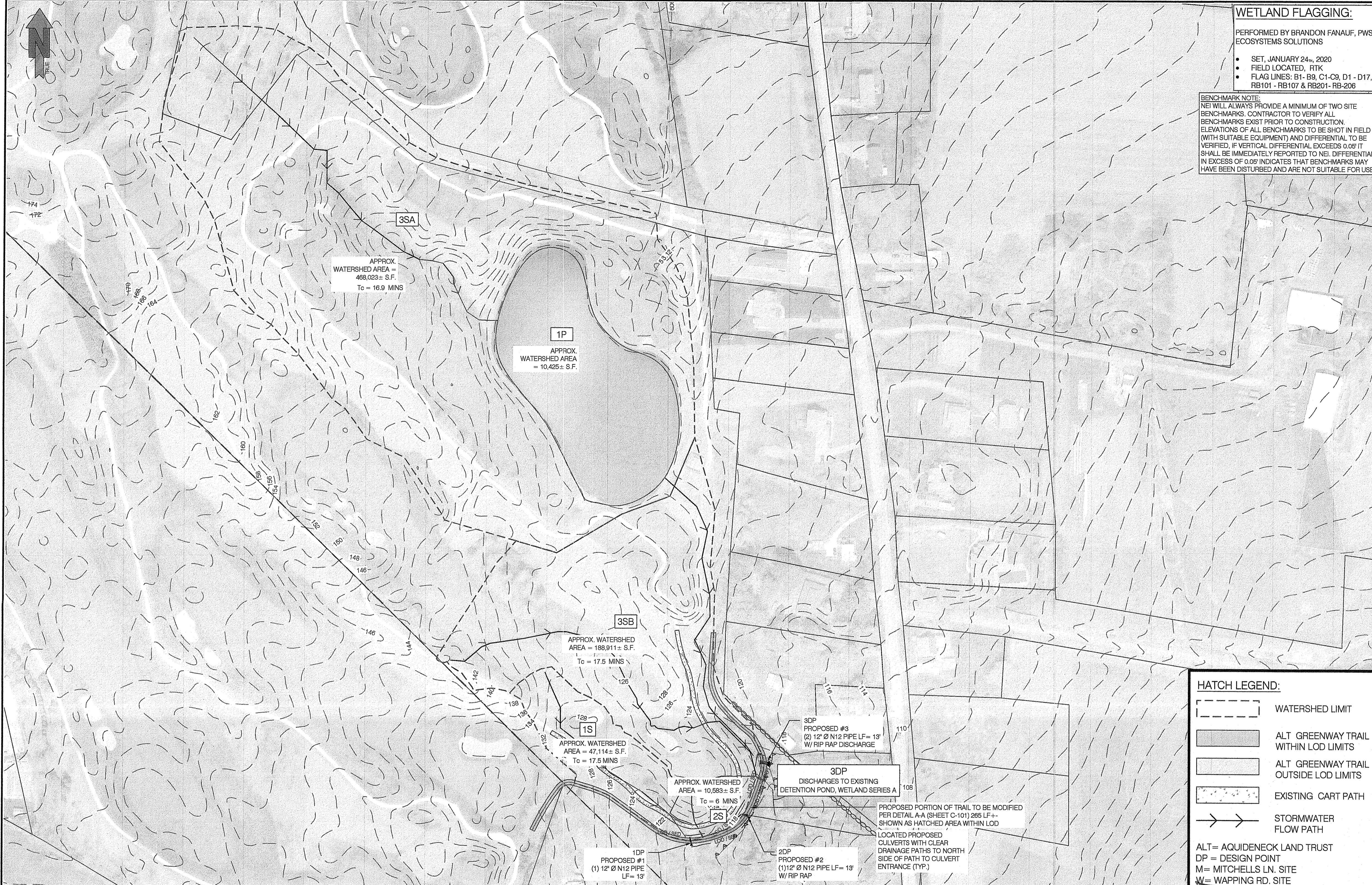
PROJECT #	DATE	DRAWN	CHECK
19.0180	6-23-21	LD	NKH / EC

No	DATE	REVISIONS/DESCRIPTION	BY
1	8-19-21	MISC. COMMENTS PER RIDEM	LD

DigSafe
 EDWARD ERIC CORDIS
 No. 13474
REGISTERED PROFESSIONAL ENGINEER CIVIL

DRAWINGS MUST BE PRINTED IN COLOR TO BE VALID. THIS NOTE SHOULD BE BLUE. IF THIS NOTE IS NOT BLUE, PLEASE REPRINT IN COLOR OR CONTACT NEI.





WETLAND FLAGGING:
 PERFORMED BY BRANDON FANAUF, PWS ECOSYSTEMS SOLUTIONS
 • SET, JANUARY 24, 2020
 • FIELD LOCATED, RTK
 • FLAG LINES: B1-B9, C1-C9, D1-D17, RB101-RB107 & RB201-RB208

BENCHMARK NOTE:
 NEI WILL ALWAYS PROVIDE A MINIMUM OF TWO SITE BENCHMARKS. CONTRACTOR TO VERIFY ALL BENCHMARKS EXIST PRIOR TO CONSTRUCTION. ELEVATIONS OF ALL BENCHMARKS TO BE SHOT IN FIELD (WITH SUITABLE EQUIPMENT) AND DIFFERENTIAL TO BE VERIFIED. IF VERTICAL DIFFERENTIAL EXCEEDS 0.05 FT SHALL BE IMMEDIATELY REPORTED TO NEI. DIFFERENTIAL IN EXCESS OF 0.05 INDICATES THAT BENCHMARKS MAY HAVE BEEN DISTURBED AND ARE NOT SUITABLE FOR USE.

- SURVEY NOTES:**
- ZONING INFORMATION SHOWN FROM RECORD INFORMATION, MAPS AND / OR GIS. ZONING DATA MAY VARY BASED ON USE, LOT SIZE, ORIENTATION AND OTHER FACTORS AND IS SHOWN FOR REFERENCE INFORMATION ONLY.
 - ZONING DATA MUST BE CONFIRMED WITH ZONING OFFICIAL AND / OR LEGAL COUNSEL FOR USE IN DESIGN OR PERMITTING.
 - COORDINATE SYSTEM IS NAD83 / NAVD 88.
 - TOPOGRAPHY IS MIX OF ON GROUND SHOTS, RECORD DATA AND RI SPRING 2011 LIDAR.
 - ALL PROPOSED ITEMS MUST BE LAID OUT BY REGISTERED SURVEYOR AS NOTED.
 - PLAN IS NOT AS-BUILT UTILITY PLAN.
 - THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT OF PROBATE SEARCH, AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
 - LOCATION OF SUBSURFACE MAINS, SURFACE FEATURES, AND LATERALS ARE OMITTED. CONTRACTOR TO CALL DIG SAFE AND/OR APPLICABLE UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. DIG SAFE TEL: #1-800-344-7233 (1-800-DIG-SAFE).
- A. WATER - OMITTED FROM PLAN**
B. SEWER/SEPTIC - OMITTED FROM PLAN
C. GAS - OMITTED FROM PLAN
D. ELECTRIC - OMITTED FROM PLAN
E. STORM DRAINAGE - SURFACE FEATURES SHOWN
- ELEVATIONS SHOWN WITH * PER UAV DATA
 - PROPERTY LINE, ABUTTING PROPERTY LINE AND TOWN BOUNDARY LINE ARE SHOWN APPROXIMATELY PER TOWN OF MIDDLETOWN AND PORTSMOUTH GIS
 - ORTHO PHOTO SHOWN PER FIGS 2019 SPRING DIGITAL AERIAL PHOTOGRAPHS

NETI
Narragansett Engineering Inc.
 Civil - Survey - Structural - Environmental-Design
 3102 East Main Road, Portsmouth RI 02871
 Tel. 401.683.6630 www.nei-cds.com

SHEET TITLE
 WAPPING AREA DRAINAGE BASIN ENLARGED
 NEWPORT NATIONAL GOLF CLUB WAPPING SITE
 Newport National Golf Club, LLC
 In care of:
 John M Pereira
 Principal
 Combined Properties Inc.
 295 Canal Street, Suite 500
 Malden, MA 02148
 T. 781.821.7800
 E. jpereira@combinedproperties.com

Newport National Golf Club, LLC
 Orchard Course Walking Path & Bridal Trail Plan in area of Mitchell's Lane
 Property Record

Plat: 123, Lot: 18 (per assessors)
 Zonia: OS, Area: 45.49 Acres (per assessors)
 N/P: Newport National Real Estate LLC, C/O Combined Properties Inc.
 Address: 300 Commercial St STE 25
 Malden, MA 02148-7309

Ref. NEI # 060140 / 0019.132

RI Environmental Management
 AUG 27 2021
 Office of Water Resources

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 APPROVED WITH CONDITIONS
 SPECIFIED IN THE LETTER OF APPROVAL
 FILE # 21-0155
 DATED SEP-3-2021
 CHANGES ALLOWED WITHOUT PRIOR APPROVAL
 APPROVAL MUST BE AT CONSTRUCTION SITE

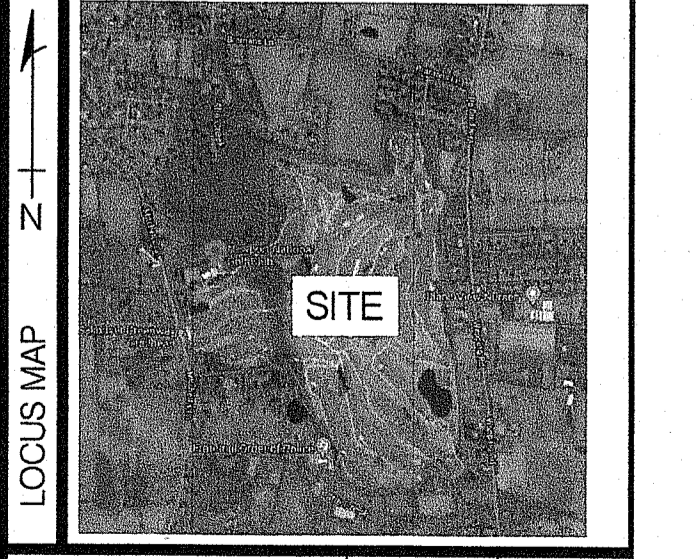
nei-cds.com

PROJECT #	DATE	DRAWN	CHECK
19.0180	6-23-21	LD	NKH/EC

No	DATE	REVISIONS/DESCRIPTION	BY
1	8-19-21	MISC COMMENTS PER RIDEM	LD

EDWARD ERIC CORDIS
 No. 12547
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 8-20-21

DRAWINGS MUST BE PRINTED IN COLOR TO BE VALID. THIS NOTE SHOULD BE BLUE. IF THIS NOTE IS NOT BLUE, PLEASE REPRINT IN COLOR OR CONTACT NEI.



C100-WB SCALE 1"=50' SHEET 4 of 5

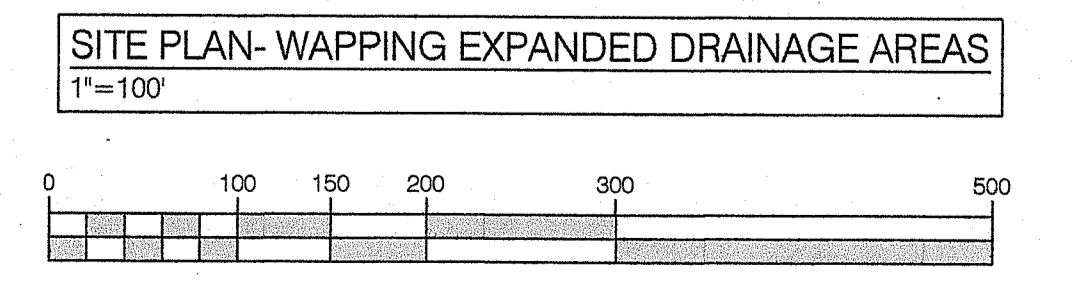
- LEGEND**
- BRUSH LINE (APPROXIMATE)
 - 100.00' (D) DIMENSION - PLAN / DEED
 - 100.00' (S) DIMENSION - SURVEY
 - EDGE OF PAVEMENT - EXISTING
 - EDGE OF PAVEMENT - PROPOSED
 - ELECTRIC - OVERHEAD (OH)
 - ELECTRIC - TELEPHONE, CABLE (E/C)
 - ELECTRIC - UNDERGROUND (UG)
 - FENCE - METAL
 - FENCE - WOOD
 - FLOW ARROWS
 - GAS (G)
 - 100.00 GRADE CONTOUR - EXISTING
 - 100.00 GRADE CONTOUR - PROPOSED
 - HIGH VISIBILITY FENCE (H/VF)
 - LOD / SED LIMIT OF DISTURBANCE
 - LOD / SED
 - PROPERTY LINE - ABUTTING
 - PROPERTY LINE - EXISTING
 - APPROXIMATE TOWN BOUNDARY LINE
 - PROPERTY LINE - PROPOSED
 - SANITARY SEWER (S)
 - SEDIMENT CONTROL
 - SETBACKS
 - STONE WALL
 - STORM DRAIN (SD)
 - SUBDIVISION LINE - EXISTING
 - WATER
 - WETLAND LIMIT
 - GROUND CONTROL POINT
 - CATCH BASIN
 - DRILL HOLE
 - ELECTRIC BOX (ETC)
 - FIRE HYDRANT
 - GATE VALVE
 - GRANITE BOUND, EXISTING
 - LOW WATER LINE
 - LIMIT OF DISTURBANCE MARKER
 - MAN-HOLE (MH-TYPE)
 - REBAR / STEEL PIPE FOUND
 - SPIKE
 - X 5.10 SPOT GRADE - EXISTING
 - X 6.00 SPOT GRADE - PROPOSED
 - STRUCTURE, EXISTING
 - STRUCTURE, PROPOSED
 - SURVEY MONUMENT TO BE SET
 - SURVEY MARKER TO BE SET
 - TREE
 - UTILITY POLE
 - WATER SHUT OFF
 - WETLAND FLAG LOCATION
 - SOIL EVALUATION

HATCH LEGEND:

- WATERSHED LIMIT
- ALT GREENWAY TRAIL WITHIN LOD LIMITS
- ALT GREENWAY TRAIL OUTSIDE LOD LIMITS
- EXISTING CART PATH
- STORMWATER FLOW PATH

ALT= AQUIDENECK LAND TRUST
 DP = DESIGN POINT
 M= MITCHELLS LN. SITE
 W= WAPPING RD. SITE

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



GENERAL NOTES:

- THE STATE OF RHODE ISLAND STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, 2004 EDITION, AND THE RHODE ISLAND STANDARD DETAILS ARE MADE A PART HEREOF AS FULLY AND COMPLETELY AS IF ATTACHED HERETO. ALL WORK SHALL CONFORM TO RHODE ISLAND STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION 2004 EDITION OR LATEST REVISION. THE 2004 EDITION OF THE STANDARD SPECIFICATION MAY BE OBTAINED AT THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION.
- IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO APPLY FOR AND OBTAIN ANY AND ALL NECESSARY PERMITS, PAY ALL FEES AND POST ALL BONDS ASSOCIATED WITH THE SAME, AND COORDINATE WITH ARCHITECT OR ENGINEER AS NECESSARY.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE SAFETY OF THE JOB SITE. THE CONTRACTOR SHALL PROVIDE TEMPORARY FENCING AND/OR BARRIERS AROUND ANY EXPOSED EXCAVATED AREAS IN ACCORDANCE WITH OSHA STANDARDS.
- IN THE CASE THAT ANY DEVIATION / ALTERATION / OR IMPROVEMENT FROM THE APPROVED PLANS IS NECESSARY THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ENGINEER AND OWNER PRIOR TO OCCURRENCE OF DEVIATION
- ALL WORK SHALL BE LIMITED TO THE AREAS WITHIN THE LIMIT OF DISTURBANCE DISPLAYED ON THESE PLANS OR PROPERTY LINE IF LIMIT OF DISTURBANCE IS UNCLEAR. ANY AREA DISTURBED OUTSIDE OF THE LIMIT OF DISTURBANCE SHALL BE REPAIRED AND RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO THE OWNER OR ENGINEER, AND PERFORMED TO THE ENGINEER'S SATISFACTION
- ALL SITE WORK SHALL MEET OR EXCEED THE SITE WORK SPECIFICATION SHOWN ON THESE PLANS AND/OR ACCOMPANYING SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING IF ANY CONFLICTS WITH EXISTING CONDITIONS OR PROPOSED CONDITIONS EXIST. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED
- EXCAVATED ROCK SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF UNLESS OTHER ARRANGEMENTS ARE MADE WITH THE OWNER. SUITABLE ROCK MAY BE UTILIZED IN FILL AREAS WITH WRITTEN PERMISSION OF THE OWNERS REPRESENTATIVES
- DEBRIS, ORGANICS AND OTHER UNSUITABLE MATERIALS UNCOVERED DURING THE COURSE OF SITE EXCAVATION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF ALL EXISTING UTILITIES THAT SERVICE THE SITE AND NEIGHBORING AREAS. IF ANY DAMAGE OCCURS TO EXISTING UTILITIES IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PAY ALL COSTS ASSOCIATED WITH REPAIR OF UTILITIES AS DIRECTED BY THE ENGINEER, UTILITY OWNER, OR GOVERNING AGENCY
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR QUANTITY TAKE-OFF IN COMPUTING ANY ESTIMATES
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL TEMPORARY SEDIMENTATION AND EROSION CONTROLS.
- THE LOCATION OF EXISTING UTILITIES AS SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR. 'DIG SAFE' SHALL BE CONTACTED BY THE CONTRACTOR AS PART OF THIS VERIFICATION
- NO EXCAVATION SHALL PROCEED UNTIL UTILITY COMPANIES ARE NOTIFIED IN ADVANCE
- ALL TREE PROTECTION BY OTHERS UNLESS OTHERWISE NOTED
- CONTRACTOR TO LOAM AND SEED ALL DISTURBED AREAS WITH APPROPRIATE SEED MIXTURES

GRADING AND UTILITIES NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED WORK SHOWN ON THESE PLANS DO NOT CONFLICT WITH ANY EXISTING CONDITIONS OR OTHER PROPOSED WORK. IF CONFLICTS ARISE, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK WHICH WOULD BE AFFECTED. NO FIELD ADJUSTMENTS IN THE LOCATION OF SITE ELEMENTS SHALL BE MADE WITHOUT THE ENGINEER'S APPROVAL
- WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH WORK, THE LOCATION, ELEVATION, SIZE AND MATERIAL SHALL BE ACCURATELY DETERMINED BY THE CONTRACTOR IMMEDIATELY AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION. THE CONTRACTOR SHALL NOT CONTINUE WORK ON AFFECTED UTILITIES UNTIL THE CONFLICT IS RESOLVED
- ALL WORK PERFORMED AND ALL MATERIALS FURNISHED SHALL CONFORM WITH THE LINE AND GRADES ON THE PLANS AND SITE WORK SPECIFICATIONS
- AT ALL LOCATIONS WHERE EXISTING CURBING OR PAVEMENT ADJUT NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE. BLEND NEW PAVEMENT AND CURBS SMOOTHLY INTO EXISTING BY MATCHING LINES, GRADES AND JOINTS
- ALL UTILITY COVERS, GRATES, AND THE LIKE SHALL BE BE FLUSH WITH THE SURROUNDING SURFACE OR PAVEMENT FINISH. RIM ELEVATIONS ARE APPROXIMATE AND FINAL ELEVATIONS ARE TO BE SET FLUSH AND CONSISTENT WITH GRADING
- THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION OF PRIVATE UTILITIES BY THE UTILITY COMPANY, AS REQUIRED.
- THE CONTRACTOR SHALL PROTECT ALL UNDERGROUND UTILITY FACILITIES FROM EXCESSIVE VEHICULAR LOADING. ANY DAMAGE RESULTING TO THESE FACILITIES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE
- ALL WATER WORKS SHALL HAVE 5 FEET OF COVER
- GAS, ELECTRIC, AND COMMUNICATIONS ROUTING ARE SUBJECT TO REVIEW AND APPROVAL BY UTILITY COMPANY
- DURING CONSTRUCTION CONTRACTOR SHALL PROTECT EXISTING UTILITIES BY PROVIDING TEMPORARY SUPPORTS OR SHEETING AS REQUIRED AT NOT ADDITIONAL COST TO THE OWNER
- EXCAVATION REQUIRED WITHIN THE PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINE OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATION AT NO COST TO THE OWNER
- PITCH EVENLY BETWEEN ALL SPOT GRADES.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ANY, ROCKS, DEBRIS, ORGANICS, OR THE LIKE UNCOVERED IN THE COURSE OF WORK

EROSION AND SEDIMENT CONTROL NOTES:

- ALL EROSION CONTROL SHALL BE IN ACCORDANCE WITH RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST REVISION
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL SEDIMENT AND EROSION CONTROL MEASURES SHOWN ON THESE PLANS
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ONCE WEEKLY OR AFTER EVERY RAINFALL EVENT GREATER THAN 0.25 INCHES.
- SEDIMENT BUILD UP GREATER THAN ONE-HALF THE BARRIER HEIGHT SHALL BE REMOVED AND DISPOSED OF PROPERLY AS REQUIRED. ANY SEDIMENT BUILD UP OUTSIDE OF THE SEDIMENT BARRIER SHALL BE REMOVED IMMEDIATELY
- CONTRACTOR SHALL MAINTAIN A RESERVE OF EROSION CONTROL MATERIALS FOR EMERGENCY USE AND ROUTINE MAINTENANCE
- THE CONTROLS SHOWN ON THESE PLANS ARE INTENDED AS MINIMUM MEASURES. ADDITIONAL MEASURES MAY BE REQUIRED AND SHALL BE IMPLEMENTED BY THE CONTRACTOR IF WARRANTED OR REQUESTED BY THE OWNER, OWNERS REPRESENTATIVE, ENGINEER, OR ANY APPLICABLE REGULATING AGENCY.
- PRIOR TO THE START OF ANY LAND CLEARING / GRUBING OR OTHER CONSTRUCTION ACTIVITY THE PERIMETER CONTROLS SHALL BE PLACED, PROPERLY CONSTRUCTED AND CLEARLY VISIBLE. THESE CONTROLS SHALL REPRESENT THE LIMITS OF WORK AND WORKERS SHALL BE NOTIFIED THAT NO CONSTRUCTION ACTIVITY IS ALLOWED BEYOND THESE CONTROLS
- IF OR AS POSSIBLE CONSTRUCTION SHALL BE PHASED TO LIMIT TO THE MAXIMUM EXTENT PRACTICABLE THE AMOUNT OF EXPOSED SOILS. ALL DISTURBED AREAS SHALL BE TEMPORARILY OR PERMANENTLY STABILIZED WITHIN 14 DAYS OF COMPLETION OF GRADING ACTIVITIES
- THE CONTRACTOR SHALL SCHEDULE WORK IN A WAY TO ALLOW POSITIVE DRAINAGE OF SUBGRADE THROUGHOUT CONSTRUCTION
- CONSTRUCTION ENTRANCES PER RIDOT STANDARD DETAIL 9.9.0 SHALL BE EMPLOYED AT ALL POINTS OF INGRESS AND EGRESS FROM THE SITE
- TEMPORARY DIVERSIONS, SEDIMENT BASINS, AND TEMPORARY SWALES MAY BE USED AND SHALL BE SIZED ACCORDING TO THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK
- CATCH BASINS AND STORM DRAINS SHALL BE PROTECTED PER RIDOT STANDARD DETAIL 9.8.0 IN GRASSED AREAS OR SEDIMENT BAGS IN PAVED AREAS
- TEMPORARY SEDIMENT STOCK PILES SHALL BE KEPT MOIST AND COVERED AT ALL TIMES. CALCIUM CHLORIDE SHALL ONLY BE USED IF AN APPROVAL FROM THE TOWN/CITY OR OTHER APPLICABLE AGENCY HAS BEEN GRANTED
- DEWATERING FROM EXCAVATIONS WILL BE CONVEYED BY HOSE TO AN UPLAND AREAS AND DISCHARGED INTO A DEWATERING BASIN PER RIDOT STANDARD 9.7.0, HAYBALE CORRALS, OR SEDIMENTATION BAGS. THE CONTRACTOR SHALL ENSURE THAT NO CONTAMINATE IS PRESENT IN ANY WATERS PRIOR TO DISCHARGE FROM SITE AND IS RESPONSIBLE FOR ALL ENGINEERING, EQUIPMENT, MATERIAL AND LABOR REQUIRED FOR THE SITE WATER REMOVAL DURING CONSTRUCTION
- CONSTRUCTION WASTE MATERIALS SHALL BE KEPT ON-SITE AND DISPOSED OF IN AN APPROVED AND APPROPRIATE MANNER IN ACCORDANCE WITH ALL APPLICABLE REGULATORY AGENCIES.
- RIPRAP SHALL BE USED WHERE NECESSARY TO CONTROL EXIT VELOCITIES
- NON MOBILE (I.E. TRACKED MACHINERY) SHALL BE MAINTAINED WITHIN THE LIMIT OF DISTURBANCE DEFINED BY SEDIMENT BARRIER
- NEWLY VEGETATED AREAS SHALL BE REGULARLY INSPECTED AND MAINTAINED TO ENSURE ESTABLISHMENT OF APPROPRIATE VEGETATION
- THE CONTRACTOR SHALL NOT REMOVE ANY EROSION AND SEDIMENTATION CONTROL MEASURES UNTIL FINAL ACCEPTANCE OF THE SITE HAS OCCURRED
- ALL DRAINAGE STRUCTURES SHALL BE CLEARED OF ACCUMULATED SEDIMENT PRIOR TO THE FINAL SITE ACCEPTANCE

NOTE:
THE USE OF HAY IS NOT ALLOWED. ALL REFERENCES TO HAY, SHALL BE TAKEN TO MEAN STRAW.

LOAM AND SEED:

- GENERAL:**
- ALL DISTURBED AREAS TO BE LOAMED AND SEED PER "RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK" AS AMENDED OR REVISED
 - FOR NON-NATIVE PLANTING SEEDING DATES ARE APRIL 1 THROUGH JUNE 15 AND AUGUST 15 THROUGH SEPTEMBER 30, DATE MAY BE EXTENDED 15 DAYS IN NEWPORT COUNTY
 - FOR NATIVE PLANTING SEEDING DATES ARE BETWEEN AUGUST AND SEPTEMBER

- SEED BED PREPARATION:**
- LOOSEN SOIL TO A DEPTH OF FIVE INCHES BY RAKING, DISCING, DRAGGING OR TRAVERSING WITH TRACKED MACHINERY. OVER COMPACTION SHALL BE AVOIDED CLEAR MARKS SHALL BE PERPENDICULAR TO ANTICIPATED DIRECTION OF SURFACE WATER FLOW
 - APPLY TOPSOIL, IF NECESSARY
 - APPLY SLOW RELEASE FERTILIZER NOT TO EXCEED 1500 LBS PER ACRE OR 36 LBS PER 1,000 SF USING THE FOLLOWING PERCENTAGES BY WEIGHT
 - 10% AVAILABLE NITROGEN (N)
 - 20% AVAILABLE PHOSPHORIC ACID (P)
 - 20% AVAILABLE POTASSIUM (K)
 - REMOVE FROM SURFACE ALL STONES LARGER THAN 2" IN DIAMETER, ALL DEBRIS, TREE ROOTS OR OTHER UNSUITABLE MATERIAL
 - INSPECT AREA TO BE SEED IMMEDIATELY PRIOR TO SEEDING FOR ANY COMPACTED AREAS, IF COMPACTED AREAS EXIST SCARIFY PRIOR TO COMMENCING SEEDING

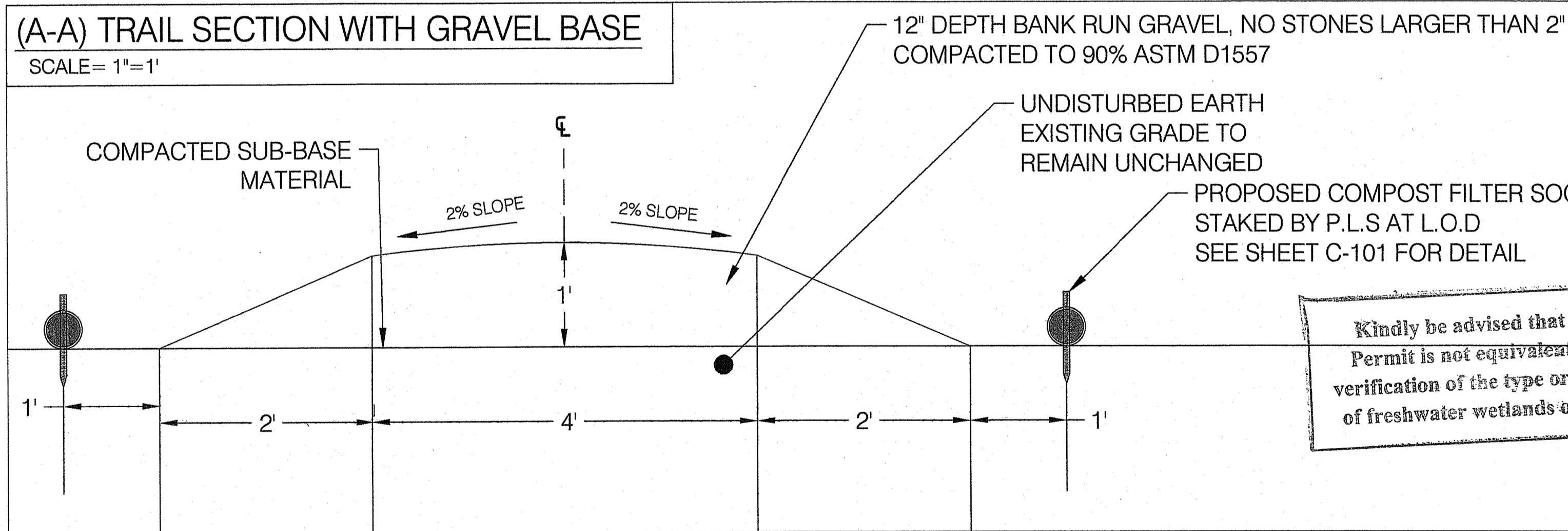
- SEEDING:**
- APPLY SELECTED SEED AT RATES PROVIDED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULTIPACKER TYPE SEEDER OR HYDROSEEDER
 - NORMAL SEEDING DEPTH IS .25 TO .5 INCH. HYDROSEEDINGS MAY BE LEFT ON THE SOIL SURFACE
 - WHERE FEASIBLE, EXCEPT WHERE EITHER CULTIPACKER TYPE SEEDER OR HYDROSEEDER IS USED, FIRM THE SEEDBED FOLLOWING SEEDING OPERATION WITH ROLLER, OR LIGHT DRAG.
 - SEEDING RATES SHALL BE INCREASED BY 10% WHEN USING HYDROSEEDING
 - USE OF STRAW MULCH HELD WITH ADHESIVE MATERIALS OR 500 LBS PER ACRE OF WOOD FIBER MULCH IS RECOMMENDED FOR PROTECTION FROM SOIL EROSION.
 - IF SEEDING CAN NOT BE COMPLETED WITHIN SEEDING DATES USE MULCHING TO PROTECT SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.

- RECOMMENDED SEEDING:**
- SEED MIXTURE NO. 1
- KENTUCKY BLUE GRASS 22.5 LBS/AC 0.5 LBS/1000 SF
 - CREEPING RED FESCUE 105 LBS/AC 2.5 LBS/1000 SF
 - PERENNIAL RYEGRASS 22.5 LBS/AC 0.5 LBS/1000 SF

NOTES: WHERE CONFUSION OR UNCERTAINTY EXISTS IN LOAMING AND SEEDING CONSULT THE "RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK" AS AMENDED OR REVISED, ENGINEER, LANDSCAPE ARCHITECT

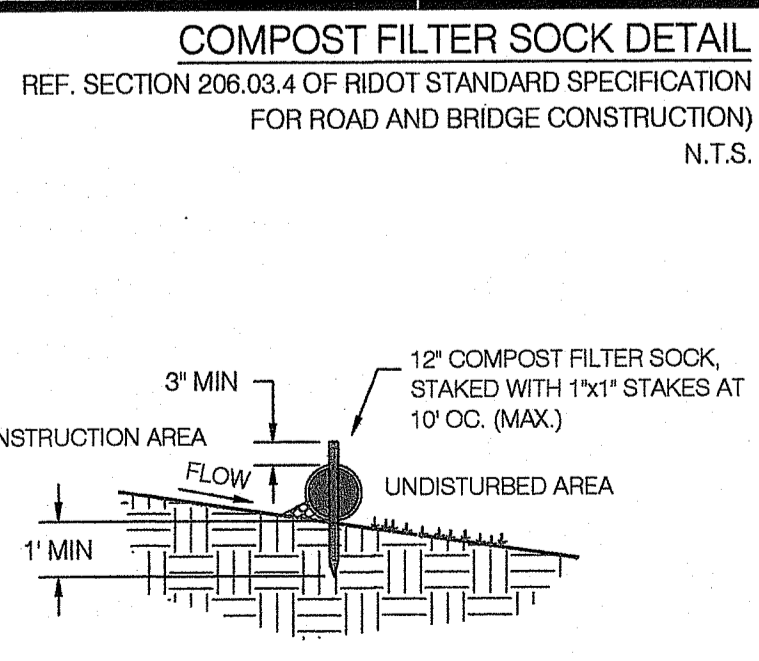
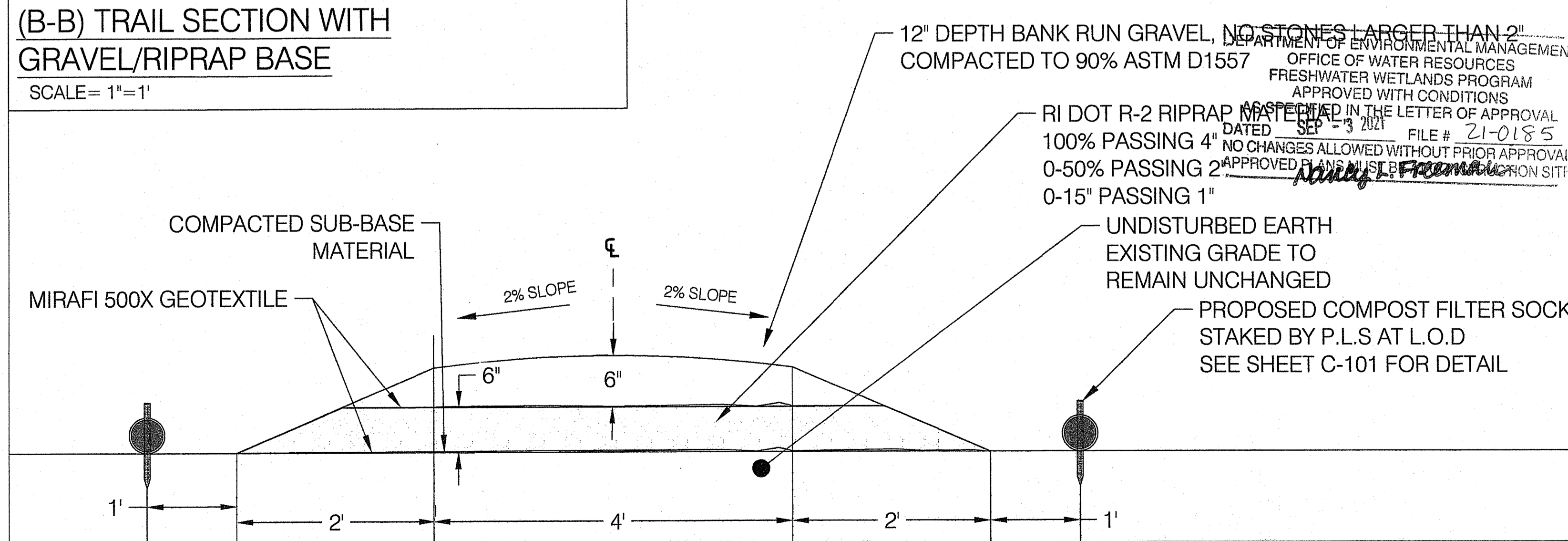
(A-A) TRAIL SECTION WITH GRAVEL BASE

SCALE = 1" = 1'



(B-B) TRAIL SECTION WITH GRAVEL/RIPRAP BASE

SCALE = 1" = 1'



- A. INSTALLATION. COMPOST FILTER SOCKS SHALL BE CONSTRUCTED AT THE LOCATIONS, AND IN ACCORDANCE WITH THE DETAILS INDICATED ON THE PLANS, OR AS DIRECTED BY THE ENGINEER. THE FOLLOWING STIPULATIONS ALSO APPLY:**
- COMPOST FILTER SOCKS MAY BE EITHER FABRICATED ON SITE OR DELIVERED TO THE SITE.
 - COMPOST MEDIA SHALL CONFORM TO AASHTO M9.08 AND RIDOT SECTION 206
 - TRENCHING IS NOT REQUIRED. COMPOST FILTER SOCKS SHALL BE PLACED OVER THE TOP OF GROUND, WOODEN STAKES SHALL BE DRIVEN THROUGH THE CENTER OF THE FILTER SOCKS TO ANCHOR THEM TO THE GROUND. TO ENSURE OPTIMUM PERFORMANCE, HEAVY VEGETATION SHALL BE CUT DOWN OR REMOVED, AND EXTREMELY UNEVEN SURFACES SHALL BE GRADED TO ENSURE THAT THE COMPOST FILTER SOCK UNIFORMLY CONTACTS THE GROUND SURFACE.
 - FILTER SOCKS SHALL BE PLACED IN A CONTINUOUS LINE. WHERE ENDS INTERSECT THEY SHALL BE SLEEVED TO CREATE AN INTERLOCK WITH A TWO (2) FOOT OVERLAP. AFTER ONE SECTION IS FILLED AND THE ENDS TIED OFF, THE NEXT SECTION SHALL BE PULLED OVER THE TIED OFF END OF THE PREVIOUS SECTION, TO CREATE A 2 FOOT OVERLAP. THE OVERLAP SHALL BE STAKED. THE INTERSECTING OVERLAPS SHALL BE CONSTRUCTED TO ENSURE THAT STORMWATER DOES NOT BREAK THROUGH AT THESE INTERSECTION POINTS.
- B. REMOVAL. THIS WORK, IF REQUIRED, SHALL INCLUDE THE REMOVAL OF THE COMPOST FILTER SOCK AND STAKES. UNLESS BIODEGRADABLE, THE MESH FILTER SOCK MATERIAL SHALL BE CUT OPEN AND THE MESH REMOVED. IN GENERAL, THE COMPOST FILTER MATERIAL MAY BE LEFT IN PLACE, HOWEVER THE MATERIAL WILL BE RAKED OUT LEVELED TO SURROUNDING GRADES, THEN SEED. PRIOR TO SUCH REMOVAL, HOWEVER, ALL SILT, MUD AND DEBRIS ENTRAPPED OUTSIDE OF THE COMPOST FILTER SOCK SHALL BE REMOVED AND THE AREA CLEANED UP IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 212 OF RIDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.**

NEI
Narragansett
Engineering Inc.
Civil - Survey - Structural - Environmental - Design
3102 East Main Road, Portsmouth RI 02871
Tel. 401.683.6630 www.nei-cds.com

SHEET TITLE
DETAILS & NOTES
NEWPORT NATIONAL GOLF CLUB

Newport National Golf Club, LLC
In care of:
John M Pereira
Principal
Combined Properties Inc.
295 Canal Street, Suite 500
Malden, MA 02148
T: 781.321.7800
E: jpereira@combinedproperties.com

Newport National Golf Club, LLC
Orchard Course Walking Path & Bridal Trail Plan in area of
Millsboro Lane
Property Record

Plat: 123, Lot: 18 (per assessors)
Zone: OS, Area: 48.49 Acres (per assessors)
M/F: Newport National Real Estate LLC, C/O Combined
Properties Inc
Address: 300 Commercial St STE 25
Malden, MA 02148-7300

Ref. NEI # 060140 / 0019.132

RI Environmental Management
AUG 27 2021
Office of Water Resources

nei-cds.com

PROJECT #	DATE	DRAWN	CHECK
19.0180	6-23-21	LD	NKH / EC
No	DATE	REVISIONS/DESCRIPTION	BY
1	8-19-21	MISC COMMENTS PER RIDEM	LD

EDWARD ERIC CORDIS
REGISTERED PROFESSIONAL ENGINEER CIVIL
08-21-21

DRAWINGS MUST BE PRINTED IN COLOR TO BE VALID. THIS NOTE SHOULD BE BLUE. IF THIS NOTE IS NOT BLUE, PLEASE REPRINT IN COLOR OR CONTACT NEI.

