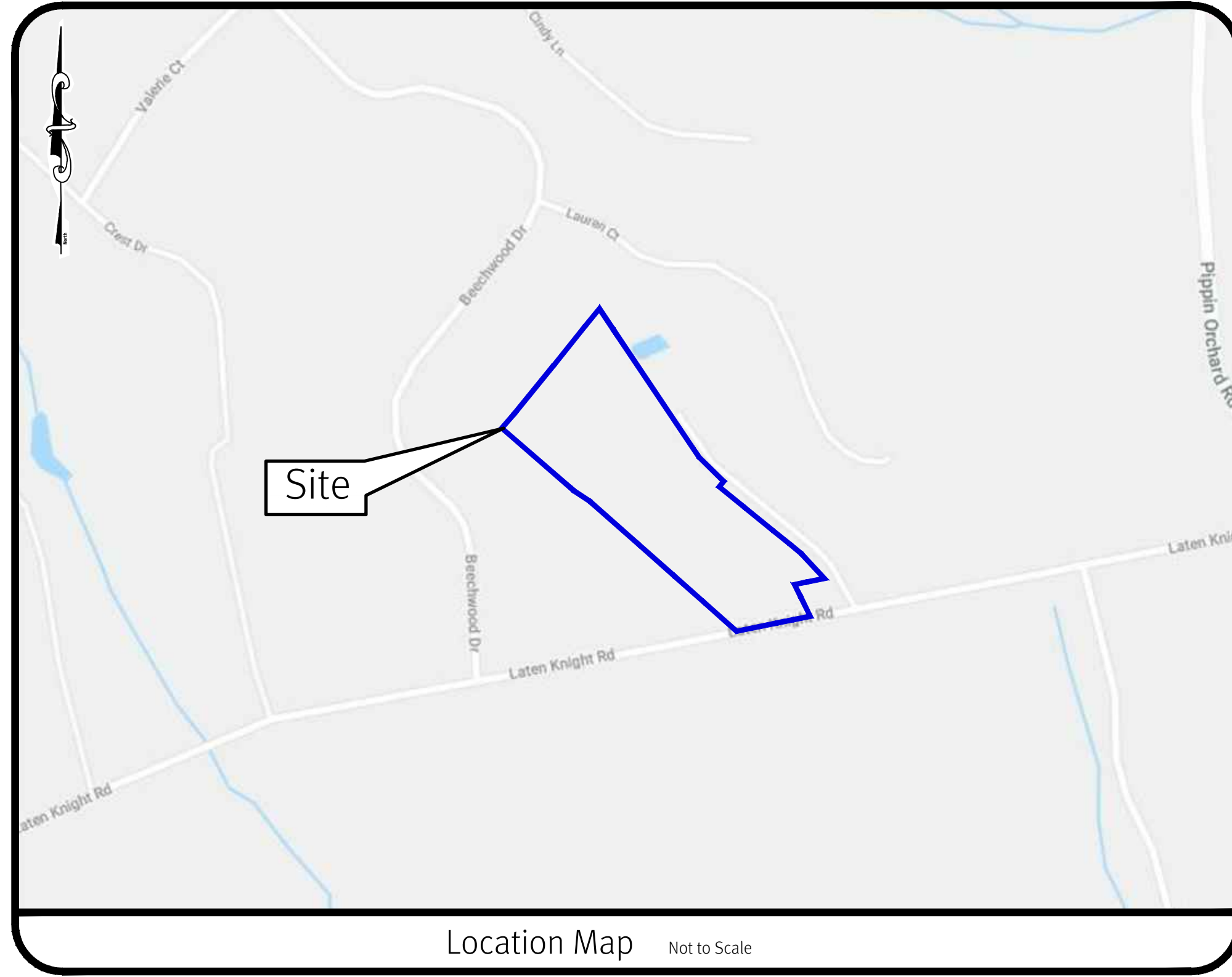


Preliminary Submission

Equestrian Estates

151 Laten Knight Road
Cranston, Rhode Island

Assessor's Plat 28 Lot 11



Sheet Index

1. Cover Sheet
2. Aerial Half Mile Radius
3. Notes and Legend
4. Existing Conditions Plan
5. Site Plan
6. Utility and SESC Plan
7. Detail Sheet - Sewer Notes
8. Detail Sheet - Sewer

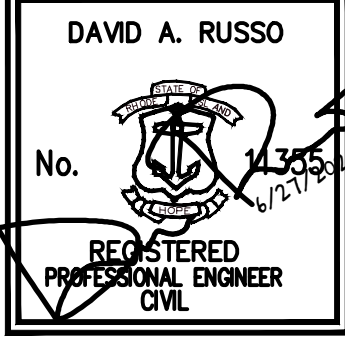
Cover Sheet
Equestrian Estates

Residential Planned District
Assessor's Plat 28, Lot 11
Cranston, Rhode Island

Applicant
Lawrence D. and Elizabeth L. Moses
151 Laten Knight Road, Cranston, Rhode Island 02921

DE JOB No: 2271-001. Copyright: 2022 by DiPrete Engineering Associates, Inc.

SHEET **1** OF 8



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U.S.	U.S.	U.S.	U.S.	U.S.
2	1	0	0	0
10-27-2022	06-27-2022	05-25-2022	05-25-2022	05-25-2022
Drawn By: M.S.C.	Design By: D.A.R.			
2	1	0	0	0
10-27-2022	06-27-2022	05-25-2022	05-25-2022	05-25-2022
Drawn By: M.S.C.	Design By: D.A.R.			

DiPrete Engineering

Two Stafford Court, Cranston, RI 02920
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Z:\Main\projects\2571-001 equestrian estates\autocad drawings\2571-001 covr.dwg Plotted: 6/27/2022

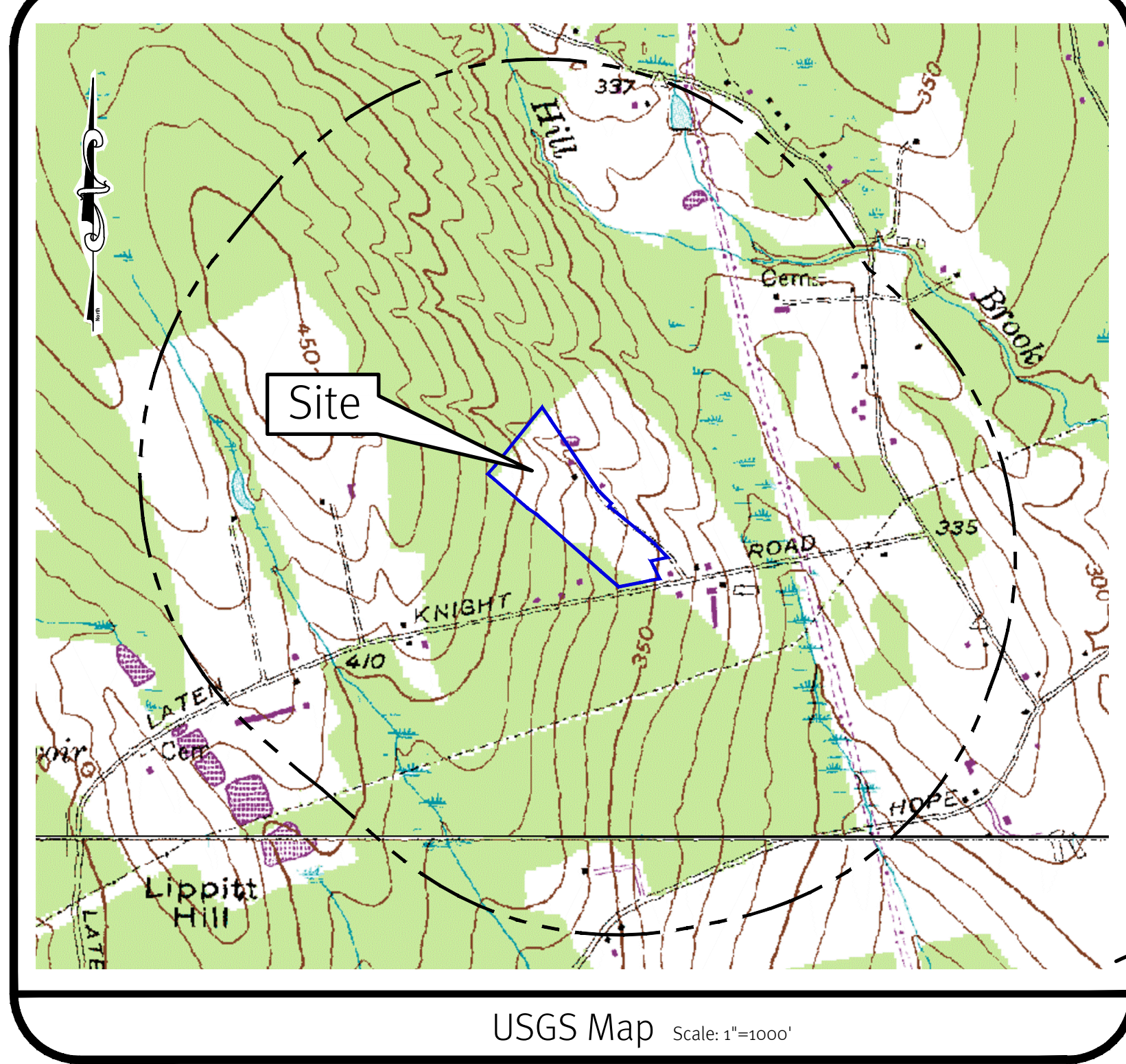
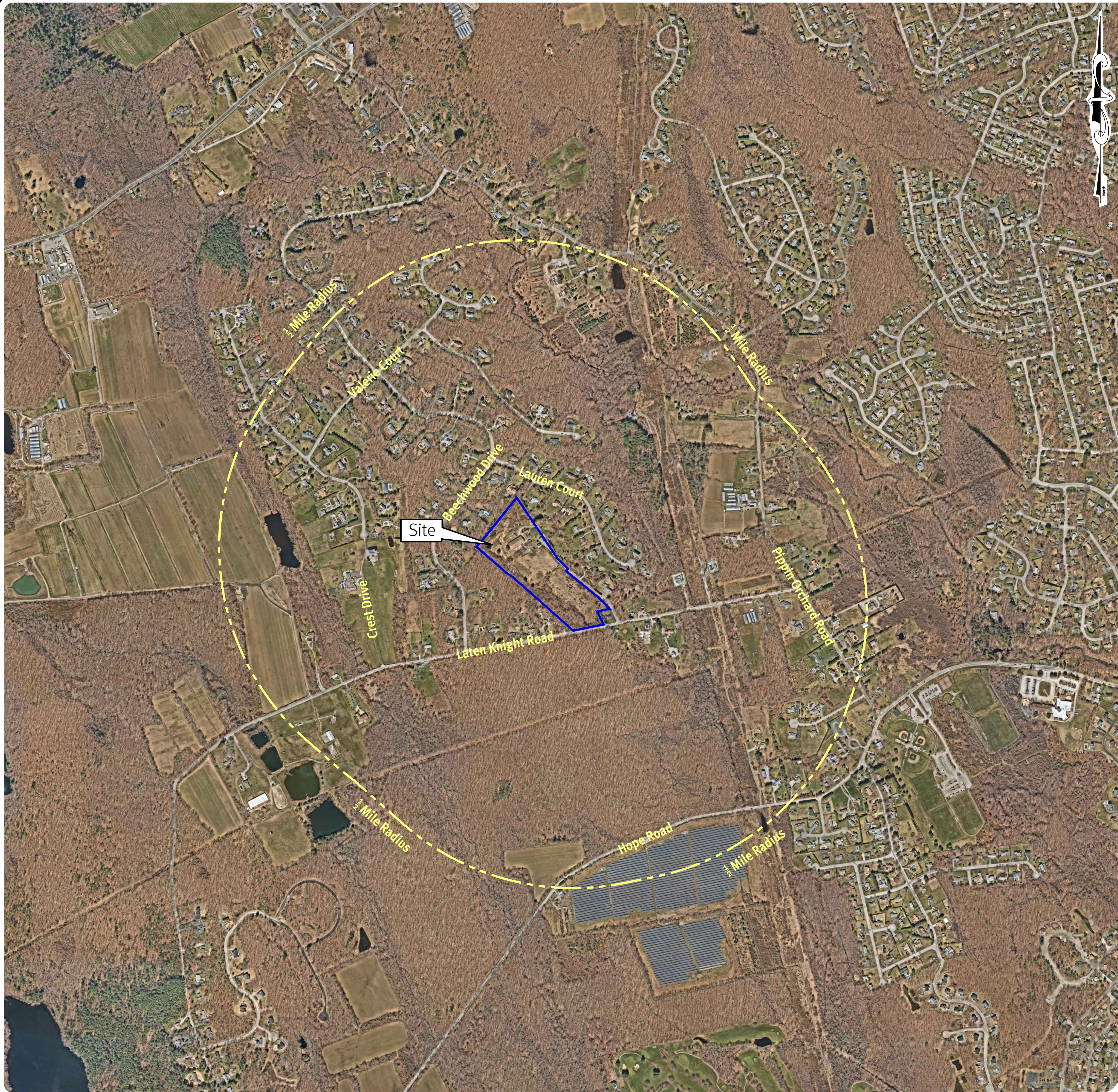
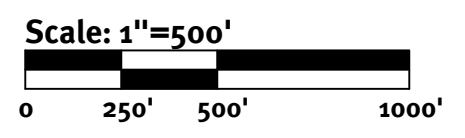


Photo Obtained from the ARCGIS 2008 Orthophotography.



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DAWD A. RUSSO
 No. 14785
 REGISTERED PROFESSIONAL ENGINEER CIVIL

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10/27/2022	06/27/2022	05/26/2022	05/26/2022
Drawn By: M.S.C.	Design By: D.A.R.	Description	U.S.
2	1	0	1
10/27/2022	06/27/2022	05/26/2022	05/26/2022
Drawn By: M.S.C.	Design By: D.A.R.	Description	U.S.

Aerial Half Mile Radius Equestrian Estates
 Residential Planned District
 Appellant: Lawrence D. and Elizabeth L. Moses
 151 Laten Knight Road, Cranston, Rhode Island 02921

DE JOB No: 2571-001. Copyright: 2022 by DiPrete Engineering Associates, Inc.

General Notes:

- THE SITE IS LOCATED ON THE CITY OF CRANSTON ASSESSOR'S PLAT 28 LOT 11.
- THE SITE IS APPROXIMATELY 15.85± ACRES AND IS ZONED A-80.
- THE OWNER OF AP 28 LOT 11 IS: LAWRENCE D & ELISABETH L MOSES
380 LATEN KNIGHT ROAD
CRANSTON, RI 02921-3210
- THIS SITE IS LOCATED IN FEMA FLOOD ZONES X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44007C0294H, MAP REVISED OCTOBER 02, 2015.
ZONE X (UNSHADED) - THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. ZONE X ARE AREAS WHERE THERE IS MINIMAL FLOODING.
- THE INFORMATION PRESENTED ON THIS PLAN SUCH AS EXISTING CONDITIONS, LAYOUT AND DRAINAGE DESIGN WAS OBTAINED FROM THE PLAN TITLED "EQUESTRIAN ESTATES MAJOR SUBDIVISION - FINAL PLAN" DATED JANUARY 2015 PREPARED BY HUDSON PLACE ASSOCIATES.
- THE SITE IS NOT WITHIN A:
GROUNDWATER PROTECTION AREA (RIDEM)
NATURAL HERITAGE AREAS (RIDEM)
- THIS PLAN SET REFERENCES RIDOT STANDARD DETAILS (DESIGNATED AS RIDOT STD X.X.X.). RIDOT STANDARD DETAILS ARE AVAILABLE FROM RIDOT AND ONLINE AT: HTTP://WWW.DOT.RI.GOV/BUSINESS/CONTRACTORSANDCONSULTANTS.PHP.
- THE SITE IS TO BE SERVICED BY PRIVATE WELL & PUBLIC SEWER.
- PROPOSED RIGHTS OF WAY ARE TO BE 30' WIDE WITH 20' WIDE PAVEMENT
- THE SITE IS PROPOSED TO BE BUILT IN 1 PHASE
- ANY PROPRIETARY PRODUCTS REFERENCED IN THIS PLAN SET ARE REPRESENTATIVE OF THE MINIMUM DESIGN REQUIREMENTS FOR THE PURPOSE IT PROPOSES TO SERVE. ALTERNATIVES TO ANY PROPRIETARY PRODUCT MAY BE SUBMITTED TO THE ENGINEER OF RECORD FOR CONSIDERATION, WHICH MUST BE ACCOMPANIED BY APPROPRIATE SPECIFICATION SHEETS / DESIGN CALCULATIONS THAT DEMONSTRATE THE ALTERNATIVE(S) MEET THE MINIMUM DESIGN PARAMETERS OF THE PRODUCT SHOWN ON THE PLANS. NO ALTERNATIVES MAY BE USED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
- INDIVIDUAL LOTS SHALL HAVE SEASONAL HIGH GROUNDWATER DETERMINATION MADE BY A RI REGISTER SOIL EVALUATOR PRIOR TO HOME CONSTRUCTION. ALL BASEMENTS OF HOMES SHALL BE ABOVE THE DETERMINED SEASONAL HIGH GROUNDWATER TABLE OR HAVE A SUBDRAIN DESIGN PREPARED BY A REGISTERED RHODE ISLAND PROFESSIONAL ENGINEER.

Grading and Utility Notes:

- THE CONTRACTOR IS RESPONSIBLE FOR ALL SOIL EROSION AND SEDIMENT CONTROL ONSITE. THE CONTRACTOR IS TO NOTIFY THE ENGINEER, THE DIRECTOR OF PUBLIC WORKS, THE TOWN ENGINEER, AND RI DEPT. OF ENVIRONMENTAL MANAGEMENT AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR TO OBTAIN ALL FEDERAL, STATE, AND MUNICIPAL APPROVALS PRIOR TO THE START OF CONSTRUCTION.
- ALL WORK PERFORMED HEREIN SHALL BE GOVERNED BY THE RHODE ISLAND STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION AND CITY OF CRANSTON STANDARD SPECIFICATIONS AND DETAILS.
- THE CONTRACTOR SHALL COORDINATE WITH ALL OF THE APPROPRIATE UTILITY COMPANIES FOR AGREEMENTS TO SERVICE THE PROPOSED BUILDING. THIS SHALL BE DONE PRIOR TO CONSTRUCTION. NO REPRESENTATIONS ARE MADE BY DIPRETE ENGINEERING THAT UTILITY SERVICE IS AVAILABLE.
- THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING FINISH GRADING AND DRAINAGE AROUND HOMES TO ENSURE SURFACE WATER AND/OR GROUND WATER ARE DIRECTED AWAY FROM THE STRUCTURE.
- PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.
- ALL PROPOSED UTILITIES SERVING THE SITE AND BUILDINGS TO BE COORDINATED WITH APPLICANT, ARCHITECT, AND ENGINEER PRIOR TO INSTALLATION.
- ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION INCLUDING ALL REVISIONS.
- ALL COMPONENTS OF THE DRAINAGE AND SEWER MUST BE ASBUILT PRIOR TO COVERING. ENGINEER TO BE NOTIFIED PRIOR TO COVERING TO SURVEY ASBUILT LOCATIONS. ENGINEER WILL NOT ACCEPT FIELD MEASUREMENTS FROM THE SITE CONTRACTOR.
- NO STOCKPILING OF MATERIAL TO BE LOCATED IN THE RIGHT OF WAY AND NO OPEN TRENCHES ARE TO BE LEFT OVERNIGHT.
- ALL LOAM IN DISTURBED AREAS TO BE STOCKPILED FOR FUTURE USE.
- ALL EXCESS SOIL, TREES, ROCKS, BOULDERS, AND OTHER REFUSE, SHALL BE DISCARDED OFF SITE IN AN ACCEPTABLE MANNER AT AN APPROVED LOCATION. STUMPS SHALL BE GROUND ONSITE OR REMOVED.
- NO STUMP DUMPS ARE PROPOSED ONSITE.
- ALL EXISTING UTILITIES SHOWN ARE FROM VISIBLE INFORMATION, DRAWINGS FROM OTHERS, OR INFORMATION PROVIDED TO DIPRETE ENGINEERING AND ARE SUBJECT TO CHANGE. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM AFOREMENTIONED PLANS OF RECORD AND ARE APPROXIMATE ONLY. PRIOR TO CONSTRUCTION, THE PROPER UTILITY ENGINEERING DEPARTMENTS SHALL BE CONTACTED AND THE ACTUAL LOCATION OF SUBSURFACE STRUCTURES SHALL BE DETERMINED IN THE FIELD BY THE CONTRACTOR. CALL THE DIG SAFE CENTER TOLL FREE AT 1-888-344-7233 IN RI PRIOR TO EXCAVATION. NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES PRIOR TO EXCAVATION. ANY DAMAGE TO UTILITIES WHICH ARE SHOWN ON THE PLANS OR DETAILED BY DIG SAFE SHALL BE THE SITE CONTRACTORS RESPONSIBILITY.
- IF CONCRETE TRUCKS ARE WASHED OUT ONSITE, ALL WASHOUT MUST BE COMPLETED IN A CONCRETE WASHOUT AREA.

Traffic Notes:

- DURING CONSTRUCTION TRAFFIC CONES ARE TO BE USED FOR SEPARATION OF ACTIVE TRAFFIC FROM WORK ZONE.
- DURING CONSTRUCTION FLAGGERS SHALL BE EMPLOYED TO ENSURE SAFETY FOR INTERACTION OF CONSTRUCTION VEHICLES AND ACTIVE TRAFFIC.
- ALL SIGNS, FLAGGERS, TRAFFIC CONTROL DEVICES, AND TEMPORARY TRAFFIC ZONE ACTIVITIES SHALL MEET THE REQUIREMENTS OF THE MUTCD LATEST EDITION AND SUBSEQUENT ADDENDA.
- TEMPORARY CONSTRUCTION SIGNS SHALL BE MOUNTED ON RIDOT APPROVED SUPPORTS AND SHALL BE REMOVED OR COVERED WHEN NOT APPLICABLE.
- ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES CURRENT EDITION.

As-Built Notes:

ALL COMPONENTS OF THE DRAINAGE MUST BE ASBUILT PRIOR TO COVERING. ENGINEER TO BE NOTIFIED PRIOR TO COVERING SURVEY ASBUILT LOCATIONS. ENGINEER WILL NOT ACCEPT FIELD MEASUREMENTS FROM THE SITE CONTRACTOR.

Layout and Materials:

- DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
- CURB RADI ARE 5 FEET UNLESS OTHERWISE NOTED.
- CURBING SHALL BE PRECAST CONCRETE OR AS LABELED ON THE PLANS.
- SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.
- PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.
- CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.

Abbreviations Legend

ADA AMERICANS WITH DISABILITY ACT	OHW OVERHEAD WIRE
AP BOTTOM OF CURB	PE POLYETHYLENE
BC BOTTOM OF TESTHOLE	P PROPERTY LINE
BT BITUMINOUS (BERM)	PR PROPOSED
BIT BIORETENTION	PVC POLYVINYL CHLORIDE
BIO BOTTOM OF WALL (FINISHED GRADE)	R RADIUS
BW AT BOTTOM OF WALL	R&D REMOVE AND DISPOSE
CB CATCH BASIN	RCP REINFORCED CONCRETE PIPE
(C) CALCULATED	RHIB RHODE ISLAND
€ CENTERLINE	HIGHWAY BOUND
(CA) CHORD ANGLE	RL ROOF LEADER
CLDIP CONCRETE LINED DUCTILE IRON PIPE	ROW RIGHT OF WAY
CO CLEAN OUT	S SLOPE
CONC CONCRETE	SD SUBDRAIN
(D) DEED	SED SEDIMENT FOREBAY
DCB DOUBLE CATCH BASIN	SE SLAB ELEVATION
DI DROP INLET	SF SQUARE FOOT
DMH DRAINAGE MANHOLE	SFL STATE FREEWAY LINE
DP DETENTION POND	SFM SEWER FORCE MAIN
EOP EDGE OF PAVEMENT	SHL STATE HIGHWAY LINE
ESC EROSION AND SEDIMENT CONTROL	SMH SEWER MANHOLE
EX EXISTING	SNDF SAND FILTER
FES FLARED END SECTION	SS SIDE SLOPE
FFE FINISH FLOOR ELEVATION	STA STATION
GFE GARAGE FLOOR ELEVATION	TC TOP OF CURB
GWT GROUND WATER TABLE	TD TRENCH DRAIN
HW HEADWALL	TF TOP OF FOUNDATION
HC HIGH CAPACITY CATCH BASIN GRATE	TRANS TRANSITION
HDPE HIGH DENSITY POLYETHYLENE	TW TOP OF WALL (FINISHED GRADE AT TOP OF WALL)
ID INLINE DRAIN	TYP TYPICAL
INV INVERT	UDS UNDERGROUND DETENTION SYSTEM
IP INFILTRATION POND	UIS UNDERGROUND INFILTRATION SYSTEM
LF LINEAR FEET	UP UTILITY POLE
LOD LIMIT OF DISTURBANCE	WQ WALKOUT
LP LIGHT POLE	WQ WATER QUALITY
(M) MEASURED	
N/F NOW OR FORMERLY	

Existing Legend

(AS SHOWN ON PROPOSED PLANS)

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

	PROPERTY LINE		NAIL FOUND/SET
	BUILDING		DRILL HOLE FOUND/SET
	BRUSHLINE		BOUND FOUND/SET
	TREELINE		SIGN
	GUARDRAIL		SOIL EVALUATION
	FENCE		CATCH BASIN
	RETAINING WALL		DOUBLE CATCH BASIN
	STONE WALL		DRAINAGE MANHOLE
	MINOR CONTOUR LINE		FLARED END SECTION
	MAJOR CONTOUR LINE		GUY POLE
	WATER LINE		ELECTRIC MANHOLE
	SEWER LINE		UTILITY/POWER POLE
	SEWER FORCE MAIN		LIGHTPOST
	GAS LINE		SEWER/SEPTIC MANHOLE
	ELECTRIC LINE		SEWER VALVE
	OVERHEAD WIRES		CLEANOUT
	DRAINAGE LINE		HYDRANT
	SOILS LINES		IRRIGATION VALVE
	50' PERIMETER WETLAND		WATER VALVE
	100' RIVERBANK WETLAND		WELL
	200' RIVERBANK WETLAND		MONITORING WELL
	FEMA BOUNDARY		UNKNOWN MANHOLE
	STREAM		GAS VALVE
	WETLAND LINE & FLAG		BENCH MARK
	STREAM FLOW DIRECTION		DRAINAGE LINE
	PERFORATED SUBDRAIN		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 - NO EROSION CONTROL
	STRAW WATTLE, SILT FENCE (RIDOT STD 9.2.0) OR APPROVED EQUAL AT LIMIT OF DISTURBANCE		2:1 OR 1:1 SLOPES
	UNDERGROUND INFILTRATION OUTLINE		POND ACCESS
	RIP RAP		SAND FILTER
	BIO RETENTION		CATCH BASIN
	DOUBLE CATCH BASIN		MANHOLE
	FLARED END SECTION		HEAD WALL

Proposed Legend

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

	PROPERTY LINE		DRAINAGE LINE
	BUILDING SETBACKS		PERFORATED SUBDRAIN
	TREELINE		SEWER FORCE MAIN
	CHAINLINK FENCE		GAS LINE
	GUARDRAIL (RIDOT STD 34.2.0, 34.4.0 OR APPROVED EQUAL)		WATER LINE
	RETAINING WALL		HYDRANT ASSEMBLY
	MINOR CONTOUR LINE		WATER SHUT OFF
	MAJOR CONTOUR LINE		WATER VALVE
	SPOT ELEVATION		THRUST BLOCK
	EDGE OF PAVEMENT		SEWER LINE
	BITUMINOUS BERM (RIDOT STD 7.5.1)		OVERHEAD WIRE
	CONCRETE CURB (RIDOT STD 7.1.0)		ELECTRIC, TELEPHONE, CABLE LINE
	BUILDING FOOTPRINT		LIMIT OF DISTURBANCE - NO EROSION CONTROL
	BUILDING OVERHANG		STRAW WATTLE, SILT FENCE (RIDOT STD 9.2.0) OR APPROVED EQUAL AT LIMIT OF DISTURBANCE
	ASPHALT PAVEMENT		2:1 OR 1:1 SLOPES
	HEAVY DUTY ASPHALT PAVEMENT		UNDERGROUND INFILTRATION OUTLINE
	HEAVY DUTY CONCRETE		POND ACCESS
	CONCRETE SIDEWALK		RIP RAP
	ASPHALT SIDEWALK		SAND FILTER
	SAWCUT LINE		BIO RETENTION
	SIGN (RIDOT STD 24.6.2 AS APPLICABLE)		CATCH BASIN
	SINGLE LIGHT		DOUBLE CATCH BASIN
	DOUBLE LIGHT		MANHOLE
	OVERHANGING LIGHT		FLARED END SECTION
	ACCESSIBLE PARKING SPACE SYMBOLS		HEAD WALL

Site Callouts Legend

	7.3.0 RIDOT STD GRANITE CURB
	7.3.1 RIDOT STD 3' GRANITE TRANSITION CURB
	7.5.1 RIDOT STD BITUMINOUS ASPHALT BERM
	7.3.8 RIDOT STD GRANITE APRON STONE
	20.1.0 PAVEMENT MARKINGS ARROWS AND ONLY
	4DY 4" EPOXY RESIN PAVEMENT MARKINGS- DOUBLE YELLOW
	4W 4" PAINTED WHITE MARKINGS
	4W45 4" WHITE STRIPING 2' ON CENTER AT 45
	6WS 6" WHITE EPOXY RESIN PAVEMENT MARKINGS- SKIP PATTERN
	6W 6" WHITE EPOXY RESIN PAVEMENT MARKINGS
	12W STOP LINE (REFERENCE MUTCD SECTION 3B.16)
	ADA ADA SPACE PAVEMENT MARKINGS SHALL COMPLY WITH ALL ADA AND MUTCD REGULATIONS AND REQUIREMENTS.
	ADAV VAN ADA SPACE PAVEMENT MARKINGS SHALL COMPLY WITH ALL ADA AND MUTCD REGULATIONS AND REQUIREMENTS.
	CWK CROSSWALK PAVEMENT MARKINGS, SOLID 2' WHITE LINES SPACED 4' OC (REFERENCE MUTCD SECTION 3B.18)
	YL YIELD LINE (REFERENCE MUTCD SECTION 3B.16)

Notes and Legend
Equestrian Estates
Residential Planned District
Assessor's Plat 28, Lot 11
Cranston, Rhode Island

Lawrence D. and Elizabeth L. Moses
151 Laten Knight Road, Cranston, Rhode Island 02921

DAWD A. RUSSO
No. [Stamp]
REGISTERED PROFESSIONAL ENGINEER CIVIL

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1	06-22-2022	Sever Submission	U.S.	
0	05-26-2022	Pre-Submittal Submission	R.I.	
1/3	Date:	Description	Drn.	

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

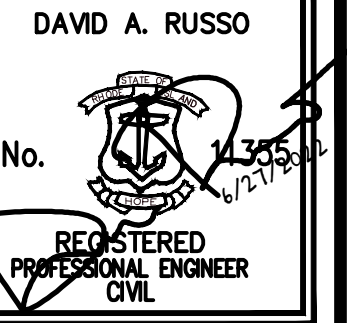
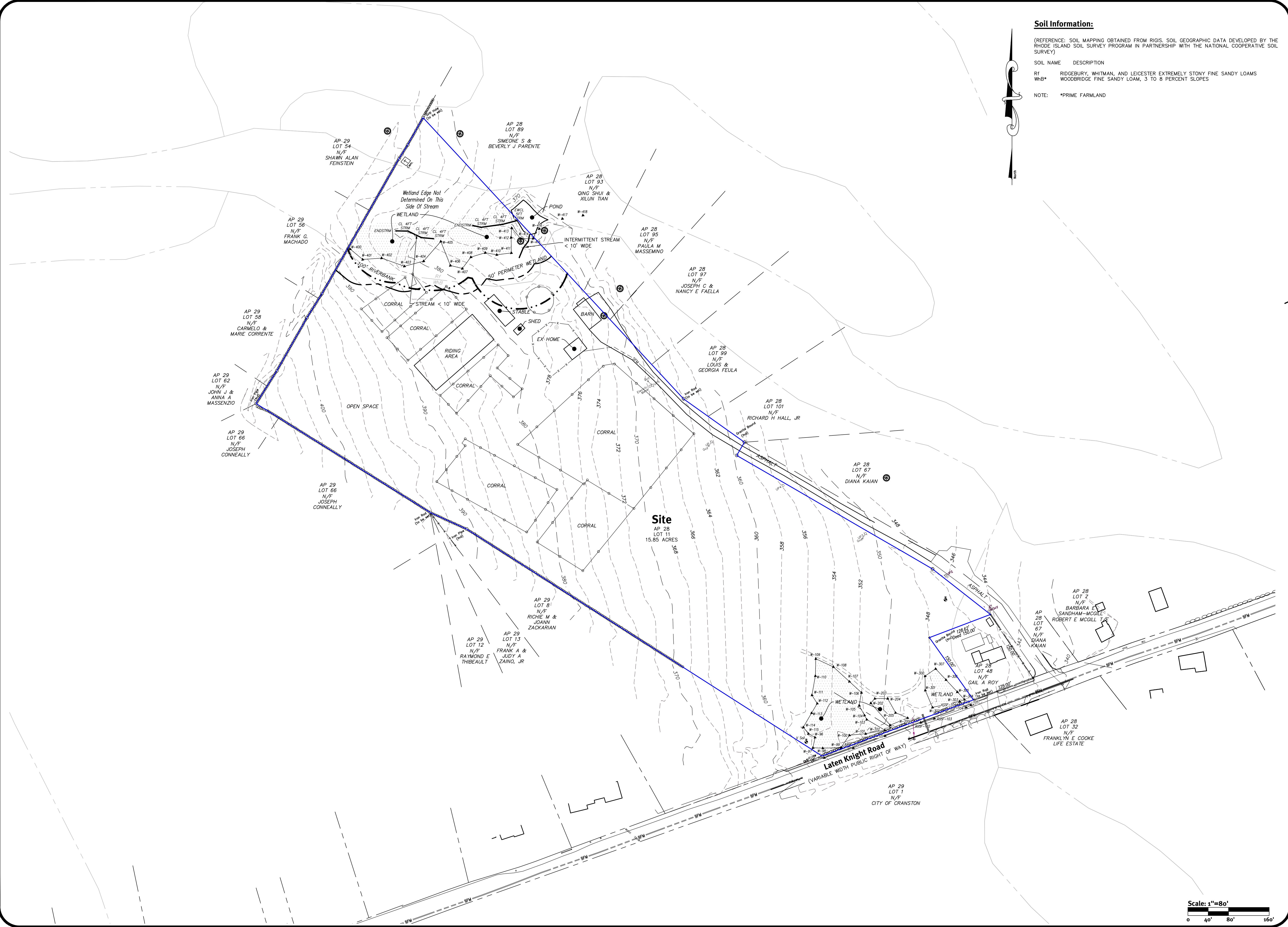
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Soil Information:

(REFERENCE: SOIL MAPPING OBTAINED FROM RIGIS. SOIL GEOGRAPHIC DATA DEVELOPED BY THE RHODE ISLAND SOIL SURVEY PROGRAM IN PARTNERSHIP WITH THE NATIONAL COOPERATIVE SOIL SURVEY)

SOIL NAME	DESCRIPTION
Rf	RIDGEBURY, WHITMAN, AND LEICESTER EXTREMELY STONY FINE SANDY LOAMS
WhB*	WOODBIDGE FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES

NOTE: *PRIME FARMLAND

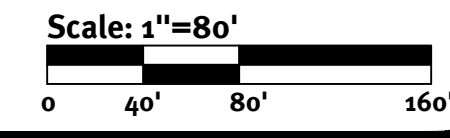


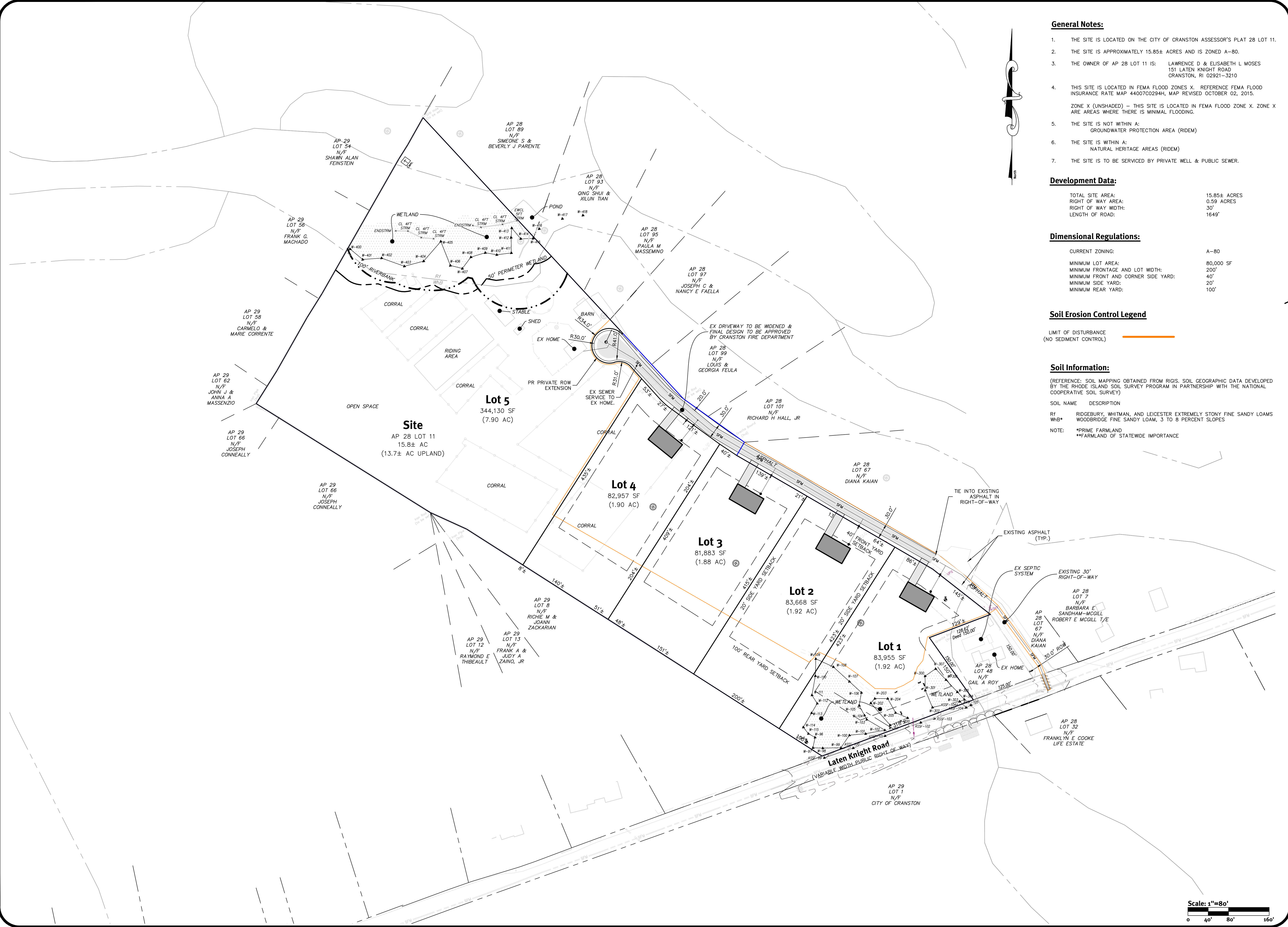
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1	06-22-2022	Issue Submission	M.S.C.	D.A.R.
0	05-25-2022	Pre-Submittal Submission	M.S.C.	D.A.R.

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General Notes:

1. THE SITE IS LOCATED ON THE CITY OF CRANSTON ASSESSOR'S PLAT 28 LOT 11.
2. THE SITE IS APPROXIMATELY 15.85± ACRES AND IS ZONED A-80.
3. THE OWNER OF AP 28 LOT 11 IS: LAWRENCE D & ELISABETH L MOSES
151 LATEN KNIGHT ROAD
CRANSTON, RI 02921-3210
4. THIS SITE IS LOCATED IN FEMA FLOOD ZONES X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44007C0294H, MAP REVISED OCTOBER 02, 2015.
ZONE X (UNSHADED) - THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. ZONE X ARE AREAS WHERE THERE IS MINIMAL FLOODING.
5. THE SITE IS NOT WITHIN A:
GROUNDWATER PROTECTION AREA (RIDEM)
6. THE SITE IS WITHIN A:
NATURAL HERITAGE AREAS (RIDEM)
7. THE SITE IS TO BE SERVICED BY PRIVATE WELL & PUBLIC SEWER.

Development Data:

TOTAL SITE AREA:	15.85± ACRES
RIGHT OF WAY AREA:	0.59 ACRES
RIGHT OF WAY WIDTH:	30'
LENGTH OF ROAD:	1649'

Dimensional Regulations:

CURRENT ZONING:	A-80
MINIMUM LOT AREA:	80,000 SF
MINIMUM FRONTAGE AND LOT WIDTH:	200'
MINIMUM FRONT AND CORNER SIDE YARD:	40'
MINIMUM SIDE YARD:	20'
MINIMUM REAR YARD:	100'

Soil Erosion Control Legend

LIMIT OF DISTURBANCE (NO SEDIMENT CONTROL) ———

Soil Information:

(REFERENCE: SOIL MAPPING OBTAINED FROM RIGIS. SOIL GEOGRAPHIC DATA DEVELOPED BY THE RHODE ISLAND SOIL SURVEY PROGRAM IN PARTNERSHIP WITH THE NATIONAL COOPERATIVE SOIL SURVEY)

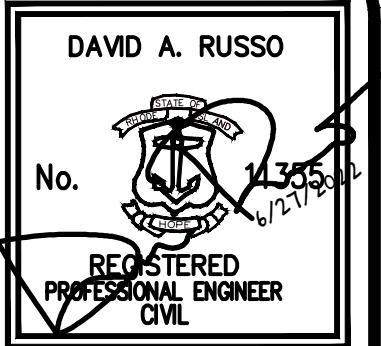
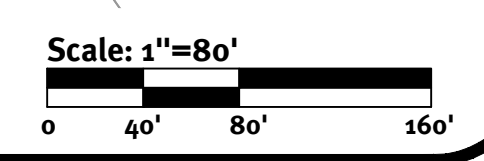
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NOTE:
*PRIME FARMLAND
**FARMLAND OF STATEWIDE IMPORTANCE

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1	06-22-2022	Issue Submission		
0	05-26-2022	Pre-Submittal Submission		



SEWER NOTES

- 1. CONTRACTOR TO MAINTAIN 4.5 FT. MINIMUM COVER OVER SEWER MAIN THROUGHOUT SITE IN ACCORDANCE WITH CITY OF CRANSTON SPECIFICATIONS. THE SEWER FORCE MAIN MAY BE BURIED AT DEPTHS GREATER THAN 4.5' WHERE SHOWN ON PLANS TO PROVIDE ADEQUATE SEPARATION FROM UTILITIES. THE SEWER FORCE MAIN SHOULD BE LAID IN SUCH A MANNER TO ELIMINATE AIR POCKET ACCUMULATION AND/OR THE CONTRACTOR SHALL CONSULT A RI LICENSED ENGINEER WITH ANY DEVIATIONS OR CONFLICTS.
2. VERTICAL DISTANCES BETWEEN DRAINAGE LINE TO SEWER LINE ARE TO BE 1 FT. MINIMUM.
3. VERTICAL DISTANCES BETWEEN SEWER MAIN TO WATER MAIN IS TO BE 18" MINIMUM. WHERE WATER SERVICES CROSS UNDER OR LESS THAN 18" ABOVE SEWER MAIN, SERVICE IS TO BE DOUBLE SLEEVED 10' ON BOTH SIDES OF THE CROSSING.
4. HORIZONTAL DISTANCE BETWEEN SEWER AND WATER IS TO BE NO LESS THAN 10' MINIMUM.
5. THERE ARE NO KNOWN WELLS WITHIN 50 FT. OF THE PROPOSED SEWER SYSTEM.
6. SEWER CONSTRUCTION TO CONFORM TO CITY OF CRANSTON SPECIFICATIONS FOR HIGHWAYS COVERING RESIDENTIAL AND INDUSTRIAL PLAT DEVELOPMENT.
7. PROPOSED SEWER TO BE SDR-21 HDPE UNLESS OTHERWISE NOTED. COMPRESSION FITTINGS MUST BE USED TO SEAL THE OUTSIDE PIPE SURFACE.
8. PIPE WHICH IS NOT CRADLED IN CONCRETE SHALL BE EMBEDDED IN WELL COMPACTED SAND OR GRAVEL WHICH SHALL BE PLACED TO A HEIGHT OF AT LEAST 6" ABOVE THE BARREL OF THE PIPE.
9. LOCATION OF SEWERS SHALL BE DETERMINED BY THE ENGINEER BY SCALING FROM THE PLANS.
10. ALL ELEVATIONS ARE REFERRED TO MEAN SEA LEVEL BASE.
11. THE LOCATION OF EXISTING DRAINS, WATER AND GAS MAINS, TELEPHONE CO. AND ELECTRIC CO. DUCTS, ARE APPROXIMATE ONLY AND AREA TO BE VERIFIED BY THE CONTRACTOR.
12. ELEVATIONS SHOWN FOR SEWERS REFER TO THE FINISHED INVERT.
13. FORCE MAIN STRUCTURES TO BE WATER-TIGHT AND HAVE A 30-INCH OPENING. ALL COVERS ARE REQUIRED TO BE 30-INCH DIAMETER AND WATER-TIGHT. ALL MANHOLES ARE TO BE VACUUM TESTED FOR LEAKS.
14. THE GRINDER PUMPING SYSTEM SHALL BE EQUIPPED WITH VISUAL AND AUDIO ALARMS TO SIGNAL HIGH LEVELS IN THE COLLECTION TANK. THE ALARMS SHALL BE DETECTABLE IN EACH BUILDING'S OCCUPIED SPACE.
15. THE GRINDER PUMP CONTROLS SHALL BE MOUNTED IN AN EXTERIOR WEATHERPROOF, LOCKABLE ENCLOSURE (NEMA 3R).
16. ALL LOW PRESSURE SEWER SYSTEM BURIED PIPING SHALL BE MARKED BY 3-INCH WIDE DETECTABLE TRACER TAPE SUITABLE FOR BURIAL AND DETECTION BY METAL OR PIPE LOCATORS.
17. THE LOW PRESSURE SEWER SYSTEM SHALL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH APPLICABLE AWWA C600 STANDARDS.
18. CLEANOUT AND AIR/VACUUM MANHOLES SHALL INCLUDE FROST-PROOF COVERS. ALL PIPING WITH THE MANHOLES SHALL BE ADEQUATELY SUPPORTED.
19. ELECTRICAL POWER SUPPLY TO THE GRINDER PUMP SHALL BE CAPABLE OF BEING SWITCHED FROM UTILITY SERVICE TO PORTABLE EMERGENCY GENERATOR SUPPLY IN THE EVENT OF AN EXTENDED POWER OUTAGE. THE CONNECTION POINT FOR THE EMERGENCY POWER SUPPLY SHALL BE READILY ACCESSIBLE, LOCATED WITH THE GRINDER PUMP EXTERIOR CONTROL BOX.
20. SEWAGE GRINDER PUMPS SHALL HAVE AN OIL FILLED HERMETICALLY SEALED MOTOR, HARDENED STAINLESS STEEL CUTTER ROTOR AND DISC, AUTOMATIC ALTERNATE DIRECTION, STAINLESS STEEL FASTENERS, AND A SEAL LEAK ALARM, UNLESS OTHERWISE APPROVED. THE PUMP AND DISCHARGE PIPING SHALL BE DESIGNED FOR A MINIMUM FLOW RATE OF 2 FEET PER SECOND IN THE DISCHARGE PIPING AT DIURNAL PEAK FLOW PERIODS. THE GRINDER PUMP SHALL HAVE A MINIMUM PUMPING CAPACITY OF 11 GPM AT THE DESIGN PEAK SYSTEM HEAD.
21. ALL LOW PRESSURE APPURTENANCES ARE TO BE ANCHORED TO MANHOLE WITH BLOCKING AND PIPE SUPPORT(S) TO ENSURE NO MOVEMENT.

Sewer Main Construction Notes:

- 1. FOR GENERAL SPECIFICATIONS REGARDING ALL CONSTRUCTION AS WELL AS THE SANITARY SEWERS THE CONTRACTOR SHALL REFERENCE THE CITY OF CRANSTON CITY CODE, CHAPTER 26, SEWERS, SPECIFICATIONS FOR HIGHWAYS COVERING RESIDENTIAL AND INDUSTRIAL PLAT DEVELOPMENTS, AND OTHER CITY OF CRANSTON DEPARTMENT OF PUBLIC WORKS GUIDELINES, RULES, REGULATIONS AND OTHER APPLICABLE LAWS, INCLUDING ANNEX A-DESIGN OF SEWERS (PROMULGATED 8/15/02). REGARDING SANITARY SEWER CONSTRUCTION, THE CONTRACTOR SHALL SPECIFICALLY REFERENCE THE TECHNICAL RELEASE #16 GUIDE FOR THE DESIGN OF WASTEWATER TREATMENT WORKS (PUBLISHED BY THE N.E. INTERSTATE WATER POLLUTION CONTROL COMMISSION).
2. PRIVATE SEWERS AND SEWER EXTENSION INTO ADJACENT COMMUNITIES WHICH CONNECT TO THE CITY SEWER SYTEM SHALL BE INSTALLED IN CONFORMANCE WITH THE CITY SEWER USE ORDINANCE AND THESE REGULATIONS UNLESS OTHERWISE APPROVED BY THE CITY PUBLIC WORKS DIRECTOR.
3. ALL SANITARY SEWER CONSTRUCTION SHALL BE INSPECTED BY THE VEOLIA WATER NORTH AMERICA COLLECTIONS SYSTEM DEPARTMENT. (VEOLIA-CRANSTON WPCF).
4. NO PERSON SHALL MAKE A CONNECTION OF ROOF DOWNSPOUTS, FLOOR DRAINS, SUMP PUMPS, EXTERIOR FOUNDATION DRAINS, AREAWAY DRAINS, OR OTHER SOURCES OF SURFACE RUNOFF OR GROUNDWATER TO ANY COMPONENT OF THE SANITARY SEWER SYSTEM.
5. NO GRAVITY SEWER MAIN SHALL BE LESS THEN EIGHT (8) INCHES (20.3 cm) DIAMETER.
6. GRAVITY SEWER PIPE SHALL BE ASTM RIGID SCHEDULE 35 OR HEAVIER PVC PIPE FOR SEWER USE CONFORMING TO ASTM SPECIFICATIONS D-3034. OR CEMENT LINED DUCTILE IRON MANUFACTURED IN ACCORDANCE WITH ANSI /AWWA C151 /A21.51, C111 /A21.11 , AND C150/A21.50, OR AS APPROVED BY THE CITY PUBLIC WORKS DIRECTOR. ALL PIPES SHALL HAVE COMPRESSION JOINTS WITH AN ELASTOMERIC GASKET TYPE CONFORMING TO ASTM D - 3212. OR AS APPROVED BY THE CITY PUBLIC WORKS DIRECTOR
7. MAIN GRAVITY SEWER PIPE SHALL BE INSTALLED BY USING A LASER INVERT MACHINE THAT SETS UP IN AN INVERT IN THE DOWNSTREAM MANHOLE. A TARGET WILL BE PLACED AT THE END OF EACH PIPE THAT IS INSTALLED TO ENSURE PROPER ALIGNMENT AND SLOPE.
8. ALL SANITARY SEWER CONNECTIONS SHALL BE MADE GAS TIGHT.
9. THE MINIMUM COVER SHALL BE FOUR (4) FEET OVER THE CROWN OF THE PIPE FOR ALL MAINS AND LATERALS EXCEPT THAT INSULATION MAY BE PROVIDED FOR SEWERS THAT CANNOT BE PLACED AT A DEPTH SUFFICIENT TO PREVENT FREEZING UPON THE APPROVAL OF THE PUBLIC WORKS DIRECTOR.
10. SEWER LATERALS SHALL BE 6" PVC SCHEDULE 35 AND BE INSTALLED AT THE MINIMUM SLOPE OF AT LEAST ONE -QUARTER INCH PER FOOT (2.1 cm/m). ALL PIPES SHALL HAVE COMPRESSION JOINTS.
11. WHERE PRACTICAL, SEWER LATERALS SHALL BE TIED INTO A MANHOLE. A BORING MACHINE SHALL BE USED TO MAKE A HOLE THROUGH ANY MANHOLE STRUCTURE A FLEXIBLE WATERTIGHT GASKET SHALL BE USED TO CONNECT THE STRUCTURE TO THE PIPE OR AN APPROVED WATERTIGHT FLEXIBLE SLEEVE. THE PIPE SHALL BE CEMENTED ON THE INSIDE OF THE MANHOLE TO MAKE THE INVERT CLEAN.
12. WHERE SEWER LATERALS CONNECT TO A SEWER MAIN A WYE SHALL BE INSTALLED IN THE MAIN TO MAKE THE CONNECTION. A 6" SDR-35 ANGLE, NOT GREATER THAN 45', IS TO BE USED TO PROVIDE THE PROPER FLOW ALIGNMENT.
13. NO LATERAL MAY SERVICE MORE THAN ONE BUILDING OR PRIVATELY OWNED BUILDING UNITS.
14. MINIMUM BEDDING MATERIAL REQUIREMENTS FOR SEWER PIPE INSTALLATION SHALL BE CLASS "B" AS DESCRIBED IN ASTM C-12. WITH A MINIMUM DEPTH OF SIX (6) INCHES.
15. BEDDING MATERIAL SHALL BE COMPACTED EVENLY UNDER AND ON BOTH SIDES OF THE PIPE SO THAT THE PIPE REMAINS ALIGNED AND TRUE.
16. BACKFILL SHALL BE INSTALLED IN LAYERS NO MORE THAN 8" THICK AFTER COMPACTION AND SHALL BE COMPACTED TO NOT LESS THAN 95% OF MAXIMUM DRY DENSITY ACCORDING TO AASHTO T180.
17. BACKFILL MATERIAL SHALL NOT CONTAIN FROZEN MATERIAL, LARGE DIRT CLOUDS, STONES, ORGANIC WATER, OR UNSUITABLE MATERIALS. ADDITIONAL BACKFILL DETAILS, FOR CITY STANDARDS CR-10/S-1, WHICH ARE AVAILABLE IN THE DIVISION OF ENGINEERING.
18. MANHOLES SHALL BE CONSTRUCTED OF PRECAST REINFORCED CONCRETE. ASTM DESIGNATION: C-478, LATEST EDITION; OR AS APPROVED BY THE DIRECTOR, AND SHALL HAVE 0-RINGS OR BITUMINOUS BASED GASKETED JOINTS. A TWELVE-INCH (12") BEDDING OF COMPACTED W' WASHED STONE SHALL BE PLACED UNDERNEATH ALL MANHOLE STRUCTURES. THE MINIMUM INTERNAL DIAMETER SHALL BE FORTY-EIGHT INCHES (48") (1.2m). ALL MANHOLE JOINTS AND PINHOLES SHALL BE PARGED FROM THE OUTSIDE AND INSIDE TO PREVENT INFILTRATION. FOLLOWING WHICH, A BITUMINOUS COATING SHALL BE INSTALL ED ON THE ENTIRE EXTERIOR. INLET AND OUTLET PIPES SHALL BE JOINED TO THE MANHOLE WITH A GASKETED, FLEXIBLE WATERTIGHT CONNECTION OR WITH ANOTHER WATERTIGHT CONNECTION ARRANGEMENT THAT ALLOWS FOR DIFFERENTIAL SETTLEMENT OF THE PIPE AND THE MANHOLE... ALL INVERTS AND TABLES SHALL BE CONSTRUCTED WITH SMOOTH RED SEWER BRICKS. AT LEAST ONE ROW OF RED SEWER BRICKS SHALL BE INSTALLED BETWEEN THE MANHOLE STRUCTURE AND THE SEWER COVERS FRAME,BUT NOT TO EXCEED A (MAX OF 12"HIGH) THE BRICKS SHALL BE WELL CEMENTED BUT NO CEMENT IS ALLOW ON THE FACE OF THE BRICKS.
19. AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE. DEVIATIONS OR CHANGES WILL NOT BE ALLOWED UNLESS APPROVED BY THE CITY PUBLIC WORKS DIRECTOR.
20. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

GENERAL SEWER NOTES

- 1. SEWER MAIN AND SERVICE CONSTRUCTION SHALL CONFORM TO CITY OF CRANSTON STANDARDS AND SPECIFICATIONS.
2. DESIGN ENGINEER SHALL SUBMIT AS-BUILT MYLARS FOR SEWER MAIN CONSTRUCTION TO THE CITY OF CRANSTON DIRECTOR OF PUBLIC WORKS. AS-BUILT PLANS PLANS SHALL BE CREATED USING THE CITY OF CRANSTON VERTICAL DATUM WHICH IS CRANSTON MEAN HIGH WATER (CRNMHW).
3. A TEMPORARY OPERATION & MAINTENANCE PROGRAM SHALL BE CREATED PRIOR TO THE FINAL RECORDING OF THE SUBDIVISION. THE PROGRAM SHALL DETAIL THE SEWER NETWORK FLUSHING SCHEDULE FOR THE PROPOSED SUBDIVISION UNTIL THE MINIMUM NUMBER OF PUMPS HAVE BEEN CONNECTED AND BROUGHT ONLINE. A MINIMUM OF 2 PUMPS MUST BE BROUGHT ONLINE IN ORDER FOR THE LOW PRESSURE SEWER NETWORK WITHIN EQUESTRIAN ESTATES TO MEET THE MINIMUM REQUIRED SELF CLEANING VELOCITIES SPECIFIED BY THE CITY OF CRANSTON ANNEX A - DESIGN OF SEWERS. ONCE 2 PUMPS IN EQUESTRIAN ESTATES HAVE BEEN BROUGHT ONLINE, THE LOW PRESSURE SEWER CONTRACTOR SHALL BE REQUIRED TO CONDUCT GAUGE READINGS AND CONTACT THE LOCAL SEWER AUTHORITY (VEOLIA WATER) TO VERIFY THAT THE NETWORK IS MEETING ANNEX A PERFORMANCE CRITERIA.

LEAKAGE AND PRESSURE TESTING FOR SEWER FORCE MAINS AND WATERMAINS

- 1. GENERAL
HYDROSTATIC AND LEAKAGE TESTS SHALL BE PERFORMED ON ALL COMPLETED SECTIONS OF NEWLY INSTALLED SEWER FORCE MAIN AND WATERMAIN PIPELINE IN ACCORDANCE WITH AWWA C600, PROVIDENCE WATER, THE CITY OF CRANSTON, AND AS SPECIFIED BELOW.
THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL LABOR, TOOLS AND EQUIPMENT NECESSARY FOR TESTING.
2. TESTING PROCEDURES
ALL AIR SHALL BE EXPULLED AT THE HIGH POINTS AND THE PIPELINE SLOWLY FILLED WITH POTABLE WATER.
THE INTERNAL PRESSURE SHALL BE BUILT UP TO 150 PSI AND MAINTAINED FOR A PERIOD OF NOT LESS THAN ONE (1) HOUR.
ALL LEAKS IN THE PIPELINE SHALL BE STOPPED, CRACKED OR DEFECTIVE PIPE, FITTINGS OR ACCESSORIES SHALL BE REMOVED AND REPLACED WITH NEW BY THE CONTRACTOR.
THE PIPELINE SHALL BE RETESTED AS MAY BE REQUIRED AND NECESSARY UNTIL THE LEAKAGE FALLS WITHIN THE ALLOWABLE DETERMINED FOR THE PIPE NETWORK, AT WHICH TIME THE PIPELINE MAY BE CONSIDERED READY FOR:
a. WATERMAINS - DISINFECTION STEP
b. SEWER FORCE MAIN - READY FOR USE

Sewer Main Order of Procedure:

- 1. THE OWNER OR THE DEVELOPER SHALL SUBMIT TO THE CITY OF CRANSTON'S DIRECTOR OF PUBLIC WORKS THE NAME OF THE QUALIFIED SEWER CONTRACTOR THAT WILL BE RESPONSIBLE FOR THE INSTALLATION OF THE SANITARY SEWER SYSTEM, TOGETHER WITH A BREAKDOWN OF ITEMS, QUANTITIES AND UNIT PRICES FOR THE PROJECT.
2. NO WORK CAN COMMENCE OF ANY SEWER INSTALLATION WITHOUT THE DIRECTOR'S APPROVAL OF THE PLANS AND CONTRACTOR.
3. THE CONTRACTOR THAT WAS APPROVED SHALL NOTIFY VEOLIA WATER OF North America COLLECTIONS SYSTEM DEPARTMENT AND THE DIRECTOR OF PUBLIC WORKS FIVE (5) WORKING DAYS PRIOR TO COMMENCING ANY SEWER RELATED EXCAVATION. THE CONTRACTOR SHALL PROVIDE THE FOLLOWING INFORMATION: COMPANY NAME, PHONE NUMBER AND ADDRESS OF BOTH THE DEVELOPER AND CONTRACTOR ALONG WITH THE NAME AND PHONE NUMBER OF THE SEWER CONTRACTOR'S FOREMAN.
4. VEOLIA WATER SHALL INSPECT THE NEW PLAT CONSTRUCTION CONSISTING OF EXCAVATION, LYING OF SEWER MAINS AND STREET LATERALS, INSTALLATION OF MANHOLES, AND BACKFILLING TO THE ELEVATION OF THE EXISTING GROUND, CAMERA INSPECTION, AND PRESSURE TESTING; AND SHALL PERFORM THE FLOW TEST. THE CONTRACTOR AT HIS CHOICE AND EXPENSE HAS THE OPTION OF USING A PRIVATE CONTRACTOR OR HIRING VEOLIA WATER TO CAMERA AND VIDOT APE THE SEWER SYSTEM. IF THE CONTRACTOR CHOOSES TO USE A PRIVATE CAMERA CONTRACTOR TO VIDEOTAPE THE SEWER SYSTEM AN INSPECTOR FROM VEOLIA WATER SHALL BE PRESENT FOR THE VIDEOTAPING.
5. AFTER THE SEWER SYSTEM HAS BEEN INSTALLED THE CONTRACTOR SHALL HAVE THE ENTIRE MANHOLES VACUUM TESTED: (TEN (10) INCHES OF VACUUM FOR SIXTY (60) SECONDS. AND THEN THE GRAVITY SEWER PIPES SHALL BE TESTED FOR: FIVE (5) LBS OF PRESSURE FOR TEN (10) MINUTES. VEOLIA'S INSPECTOR SHALL BE PRESENT FOR ALL TESTING OF MANHOLES AND PIPES.
6. AFTER THE TESTING OF THE MANHOLES AND PIPES THE CONTRACTOR SHALL HAVE THE INTIRE SEWER SYSTEM FLUSHED AND CLEANED.
7. NEXT THE SYSTEM SHALL BE CAMERA INSPECTED AND VIDEOTAPED.
8. VEOLIA WATER SHALL REVIEW THE VIDEOTAPES AND WHITE A PUNCH LIST OF ALL OR ANY ITEMS THAT REQUIRE ATTENTION.
9. AS A CONDITION OF THE FINAL ACCEPTANCE OF THE SANITARY SEWER SYSTEM, THE CONTRACTOR SHALL FORMALLY REQUEST, THROUGH THE CITY ENGINEERING DIVISION, A FINAL INSPECTION BY VEOLIA.
a. ALL RECORD PLANS ARE REQUIRED TO BE THE UNIFORM SIZE OF 20" x 40".
b. SCALE FOR THE PLANS: HORIZONTAL 1"= 40' AND VERTICAL 1" = 10'.
c. STATION FIGURES ARE TO BE SHOWN ON ALL MANHOLES.
d. DISTANCES OF LATERALS ARE TO BE SHOWN WITH DEPTHS OF THE END OF THE PIPE AT THE STREET LINE.
e. TIES TO THE "Y's", MANHOLES, AND ENDS OF LATERALS ARE TO BE SHOWN FROM PERMANENT STRUCTURES.
f. LEDGE AND SELECT MATERIALS ARE TO BE SHOWN ON THE PROFILE.
g. SLOPE, SIZE, LENGTH, AND TYPE OF PIPE ARE TO BE SHOWN ON THE PROFILE.
h. ALL UTILITIES ENCOUNTED DURING CONSTRUCTION ARE TO BE SHOWN ON THE PROFILE.
i. SEWER RECORD AND STORM DRAIN PLANS ARE TO BE DRAWN SEPARATELY.
j. THE RECORD PLAN SHALL BE DRAWN SO THAT THE NORTH DESIGNATION IS POINTING IN THE UPPER QUADRANT. AN ID TABLE NEEDS TO BE PROVIDED ON THE PLANS.
k. THE X AND Y COORDINATE SHALL BE THE NAD 83 R1 STATE PLANE FEET COORDINATES.
l. ELEVATIONS SHALL BE BASED ON THE CITY OF CRANSTON'S MEAN HIGH WATER (MHW) DATA FOR THE VERTICAL COORDINATES.
11. FINAL APPROVAL AND ISSUANCE OF THE CERTIFICATES OF OCCUPANCY ARE CONTINGENT UPON THE OWNER/DEVELOPER'S SUBMISSION OF AN ACCEPTABLE, PERPETUAL OPERATION AND MAINTENANCE PLAN TO THE CITY AND VEOLIA FOR THE PROV ATE SEW AGE SYSTEM.

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

DAWD A. RUSSO
No. [Signature]
REGISTERED PROFESSIONAL ENGINEER CIVIL

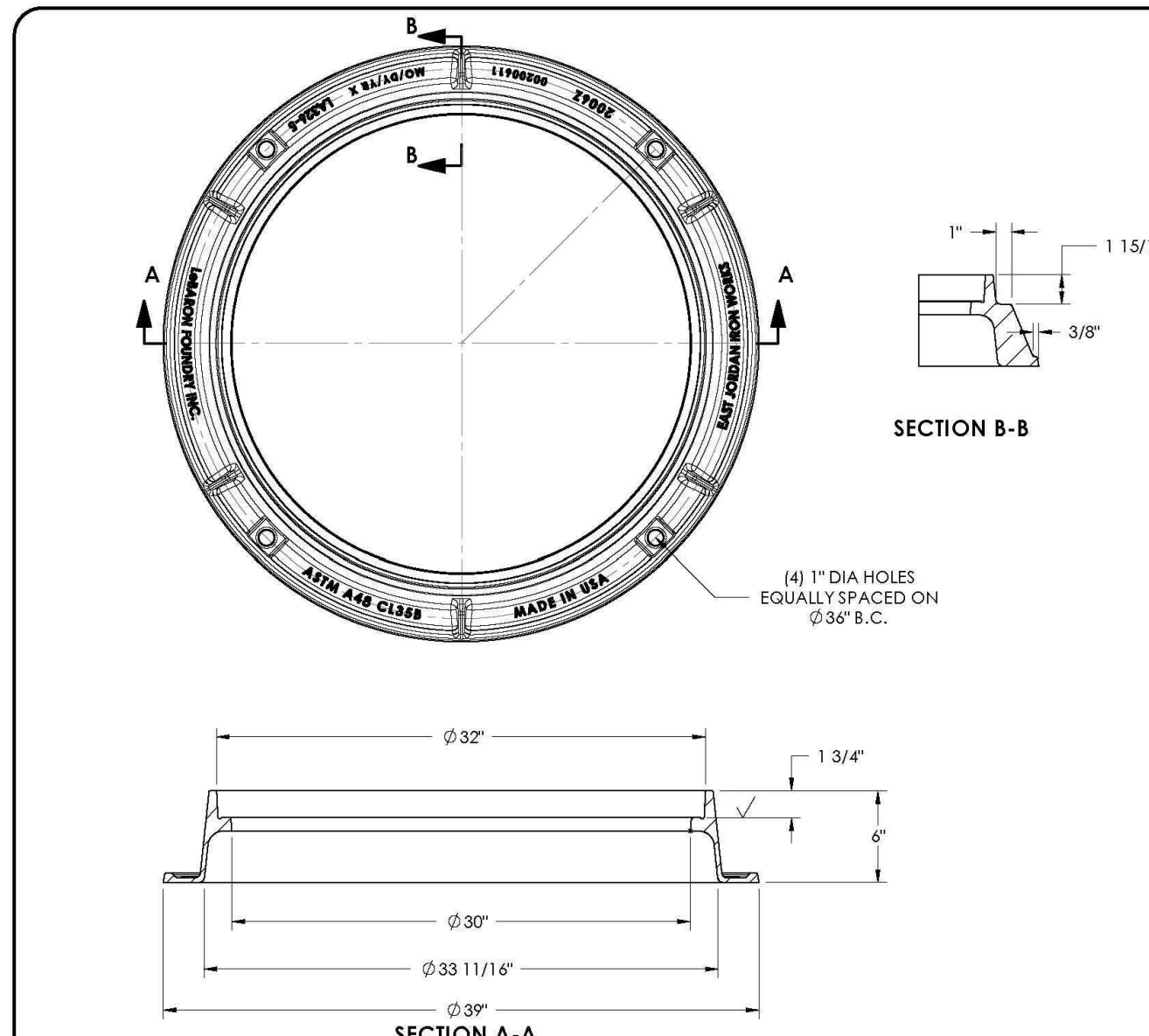
This regulatory submission set shall not be used for construction purposes unless stamped/Issued for Construction and signed by a DiPrete Engineering representative.

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.

2	06-22-2022	Final Submission	U.S.	Design By: D.A.R.
1	06-22-2022	Sewer Submission	U.S.	
0	05-25-2022	Pre-Submittal Submission	Z&P	
0	05-25-2022	Pre-Submittal Submission	DR	
0		Description		

Detail Sheet - Sewer Notes
Equestrian Estates
Residential Planned District
Accession # 191-28, Lot 11
Providence, Rhode Island
Applicant
Lawrence D. and Elizabeth L. Moses
151 Latham Knight Road, Cranston, Rhode Island 02921
DE JOB No: 2271-001. Copyright 2022 by DiPrete Engineering Associates, Inc.

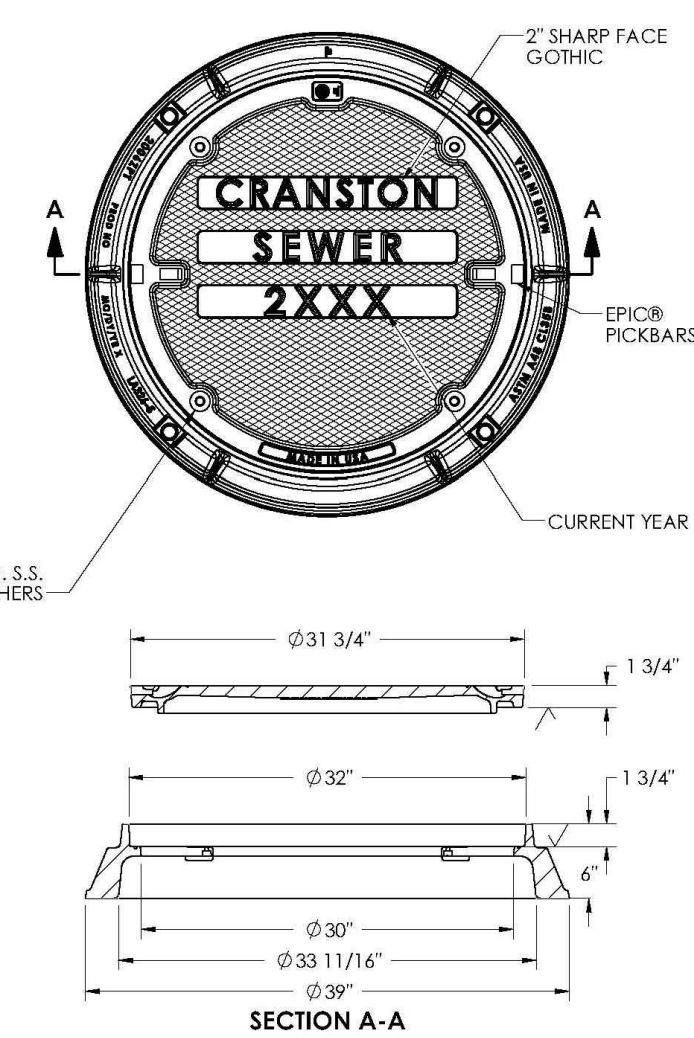
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EJW EAST JORDAN	
800-826-4653 www.ejw.com MADE IN USA	
PRODUCT NUMBER	00200611
CATALOG NUMBER	2006Z
FRAME	
LOAD RATING	HEAVY DUTY
COATING	UNDIPPED
SPECIFICATION	GRAY IRON ASTM A48 CL35B
OPEN AREA	N/A
DESIGNATES MACHINED SURFACE	✓
DRAWN	DATE
DEW	04/30/08
LAST REVISED	DATE
DEW	10/10/08

CONFIDENTIAL: This drawing is the property of East Jordan Iron Works, Inc. and embodies confidential information, trade secret information, and/or know-how that is the property of East Jordan Iron Works, Inc. © Copyright 2008 East Jordan Iron Works, Inc.

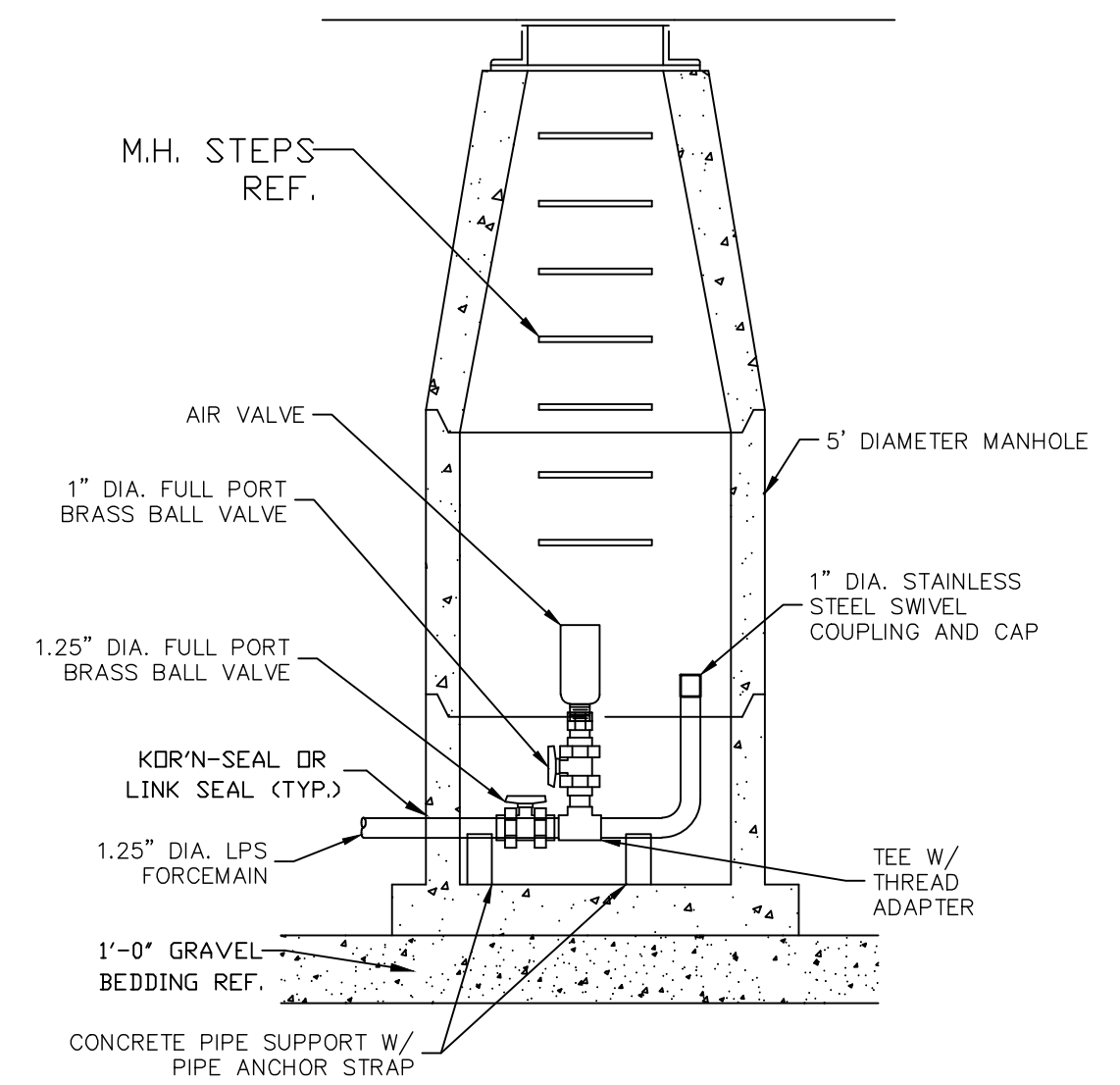
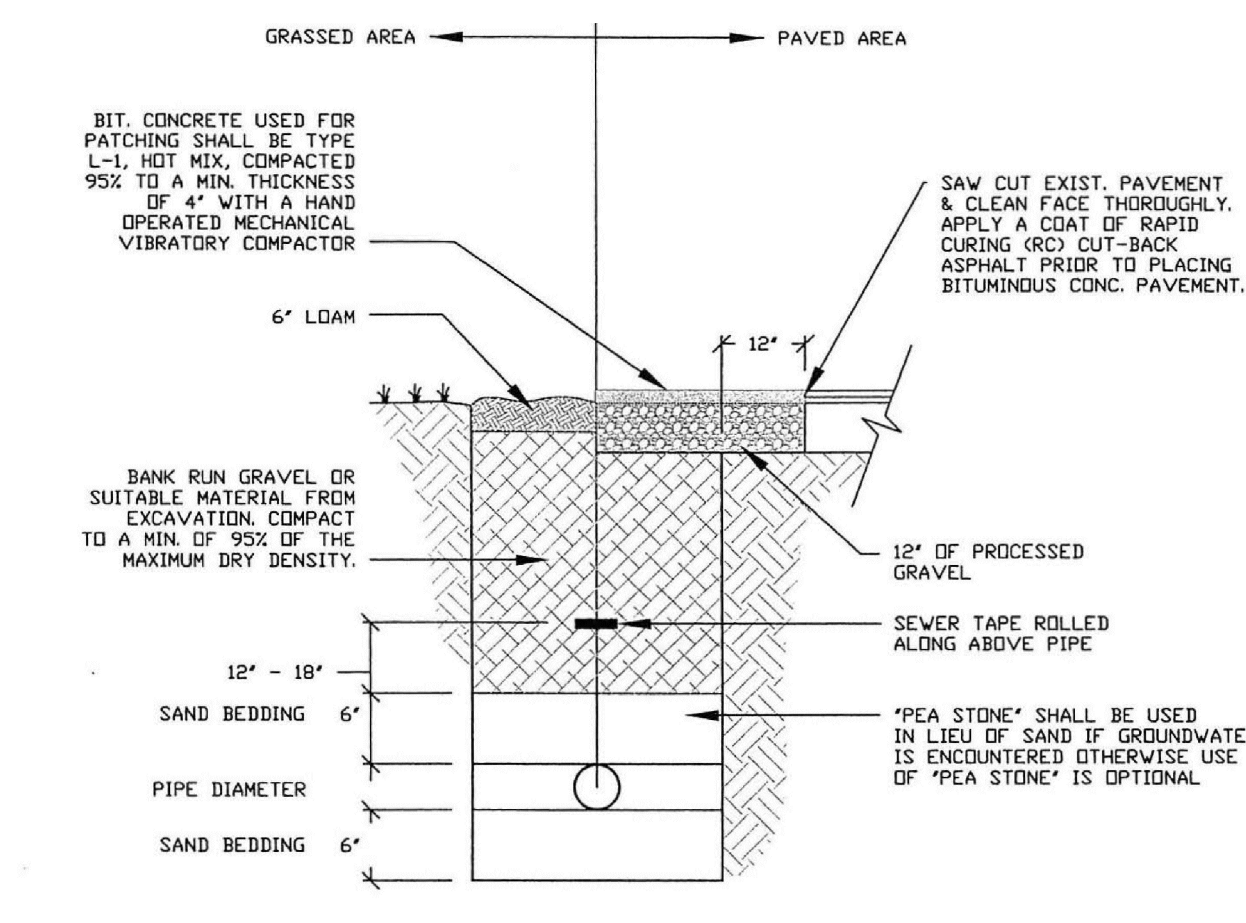
2006ZPT 2006APT Assembly



Product Number	
002006ZPT	
Design Features	
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Cover	Gray Iron (CL35B)
Design Load	Heavy Duty
Open Area	0%
Coating	Undipped
✓	Designates Machined Surface
Certification	
ASTM A48	
Country of Origin: USA	
Major Components	
00200611	
00200602	
Drawing Revision	
4/30/2014	Designer: MAH
	Revised By:
Disclaimer	
Valve, float, and alarm are not included in this drawing. The user is responsible for providing these items. The user is also responsible for providing the correct materials and specifications for the components.	
Contact	
800-826-4653	
ejw.com	

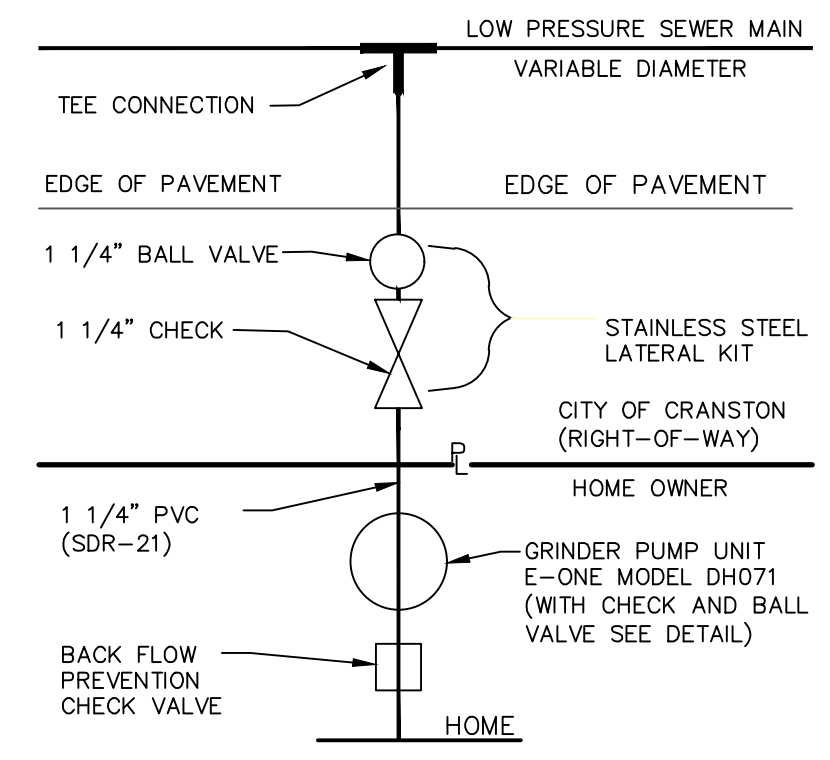
CITY OF CRANSTON SEWER MANHOLE FRAME AND GRATE

N.T.S.



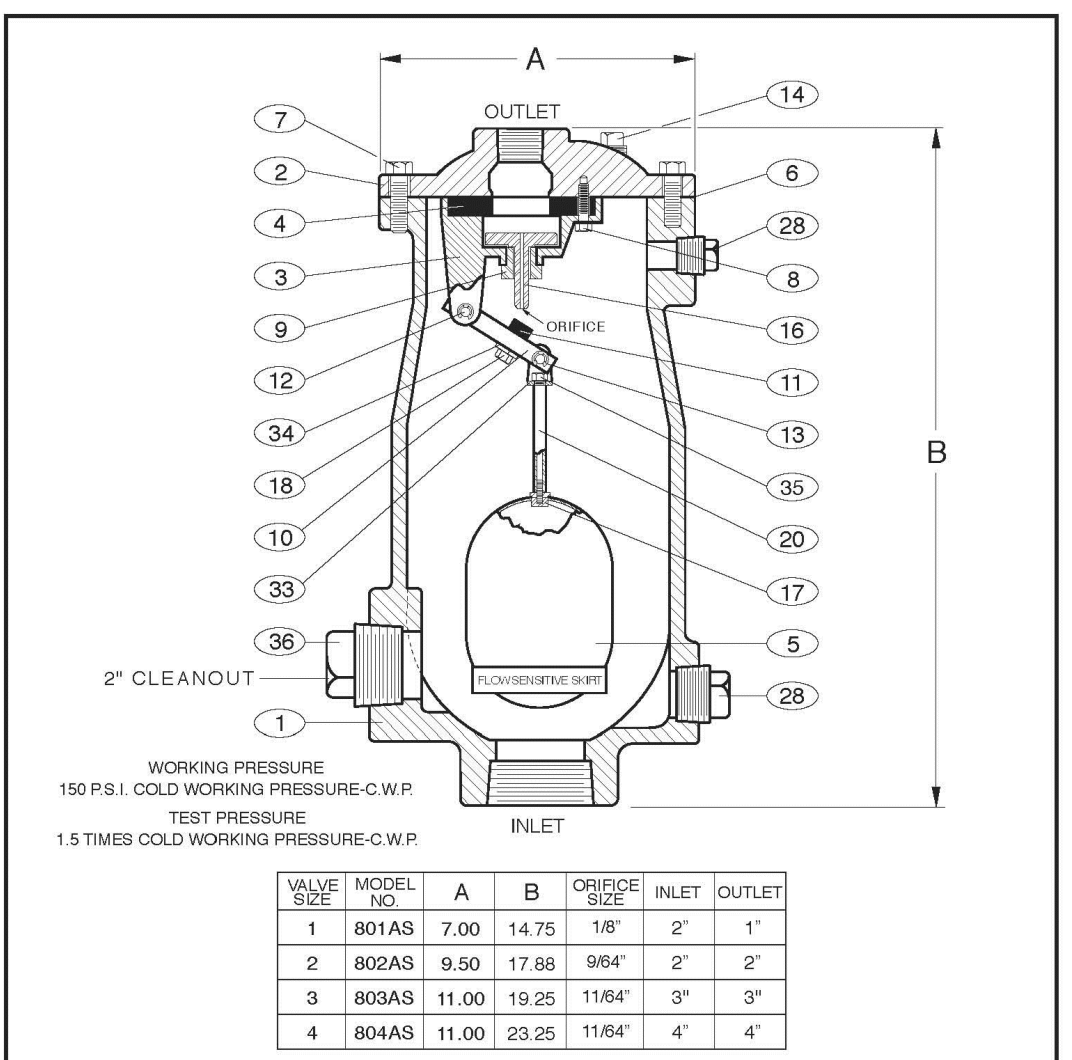
TERMINAL AIR RELEASE / FLUSHING MANHOLE DETAIL

N.T.S.



RESIDENTIAL SEWER SERVICE SCHEMATIC

N.T.S.



STAINLESS STEEL WASTEWATER COMBINATION AIR VALVE

SERIES NO. 801AS

STANDARD MATERIALS OF CONSTRUCTION

VAL-MATIC VALVE AND MANUFACTURING CORP. VM-801AS

STAINLESS STEEL WASTEWATER COMBINATION AIR VALVE

SERIES NO. 801AS

STANDARD MATERIALS OF CONSTRUCTION

PART NO.	PART NAME	MATERIAL
1	BODY	STAINLESS STEEL ASTM A351, GRADE CF8M
2	COVER	STAINLESS STEEL ASTM A351, GRADE CF8M
3	BAFFLE	STAINLESS STEEL ASTM A351, GRADE CF8M
4	SEAT	BUNA-N
5	FLOAT	STAINLESS STEEL T316, ASTM A240
6	GASKET	COMPRESSED NON-ASBESTOS FIBER
7	COVER BOLT	STAINLESS STEEL T316, ASTM F593
8	RETAINING SCREW	STAINLESS STEEL T316, ASTM F593
9	GUIDE BUSHING (2", 3" & 4")	STAINLESS STEEL T316, ASTM A582
10	FLOAT ARM	STAINLESS STEEL T316, ASTM A582
11	ORIFICE BUTTON	STAINLESS STEEL T316, ASTM A276
12	PIVOT PIN	STAINLESS STEEL PH 15-7 MO
13	RETAINING RING	STAINLESS STEEL T316, ASTM A582
14	PIPE PLUG	STAINLESS STEEL T316
15	PLUG	STAINLESS STEEL T316, ASTM A276
16	FLOAT RETAINER	STAINLESS STEEL T316, ASTM F880
17	LOCK NUT	STAINLESS STEEL T316, ASTM A594
18	GUIDE SHAFT (1", 2" & 4")	STAINLESS STEEL T316, ASTM A582
20	PIPE PLUG	STAINLESS STEEL T316
28	CLEVIS	STAINLESS STEEL T316, ASTM A240
33	LOCK WASHER	STAINLESS STEEL T316, ASTM A240
34	GUIDE SHAFT RETAINER	STAINLESS STEEL T316, ASTM A593
36	PIPE PLUG	STAINLESS STEEL T316

NOTE: ALL SPECIFICATIONS AS LAST REVISED.

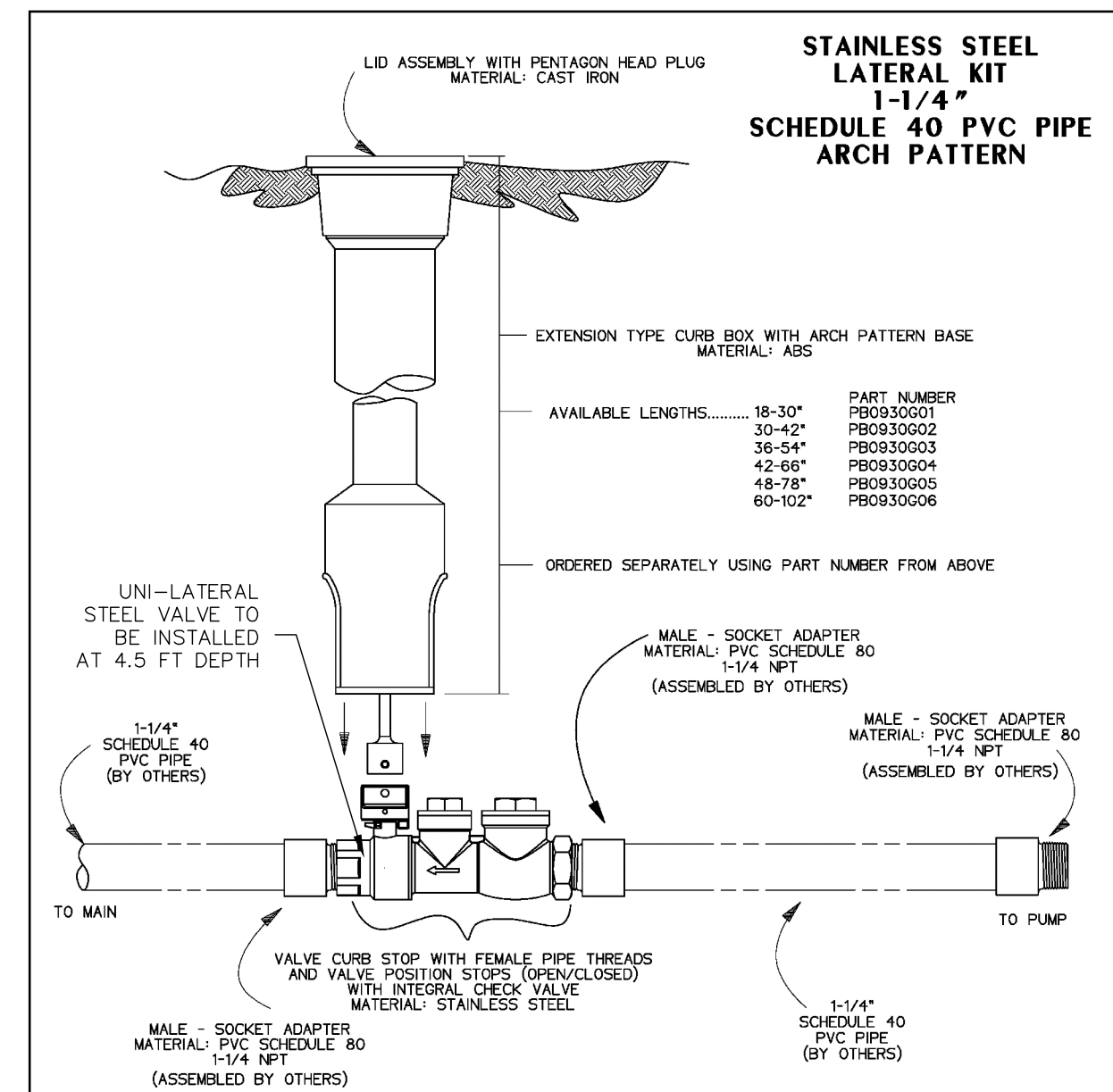
DATE 11/5/09

REVISED 10-3-12

VAL-MATIC VALVE AND MANUFACTURING CORP. VM-801AS-M

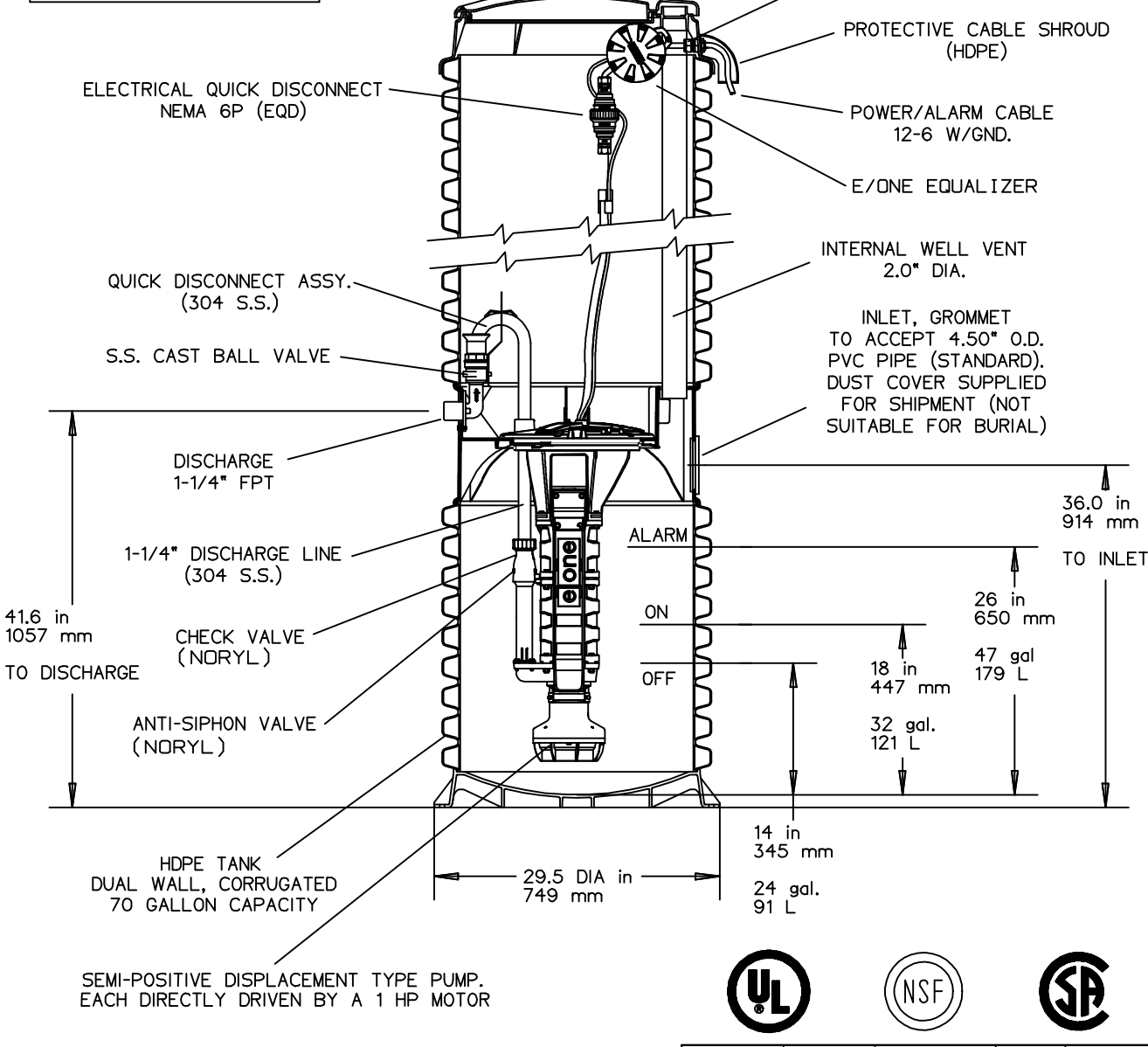
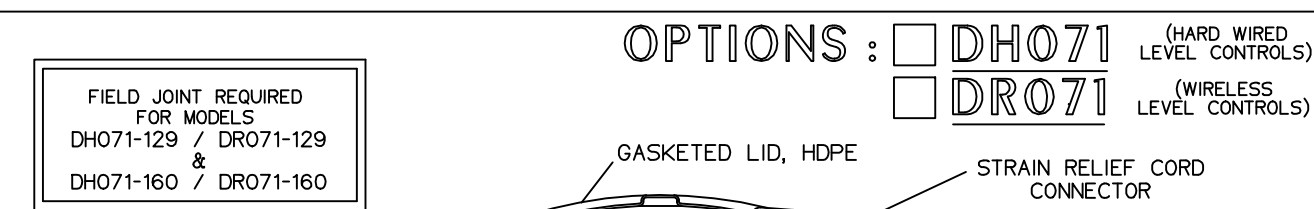
WASTEWATER VAL-MATIC COMBINATION AIR VALVE

N.T.S.



SEWER FORCE MAIN CONNECTION

N.T.S.



DH071 ENVIRONMENTAL ONE PUMP

N.T.S.

NOTE E-ONE PUMP BASIN TO INCLUDE A 1" FLUSH VALVE PER CITY OF CRANSTON REQUIREMENTS

DH071 ENVIRONMENTAL ONE PUMP

N.T.S.

DiPrete Engineering

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Boston • Providence • Newport

DAWD A. RUSSO

No. 12575

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 requirements, methods, safety precautions and requirements, and OSHA compliance in the implementation of this plan and design.

U.S. State of Rhode Island
Professional Engineer
Design By: D.A.R.

U.S. State of Rhode Island	Professional Engineer	Design By: D.A.R.
1	05-22-2012	05-22-2012
2	05-22-2012	05-22-2012
3	05-22-2012	05-22-2012
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35	05-22-2012	05-22-2012
36	05-22-2012	05-22-2012

Detail Sheet - Sewer

Equestrian Estates

Residential Planned District
Accession # 98-28, Loc 11
151 Lalen Knight Road, Cranston, Rhode Island 02921

Lawrence D. and Elizabeth L. Moses

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