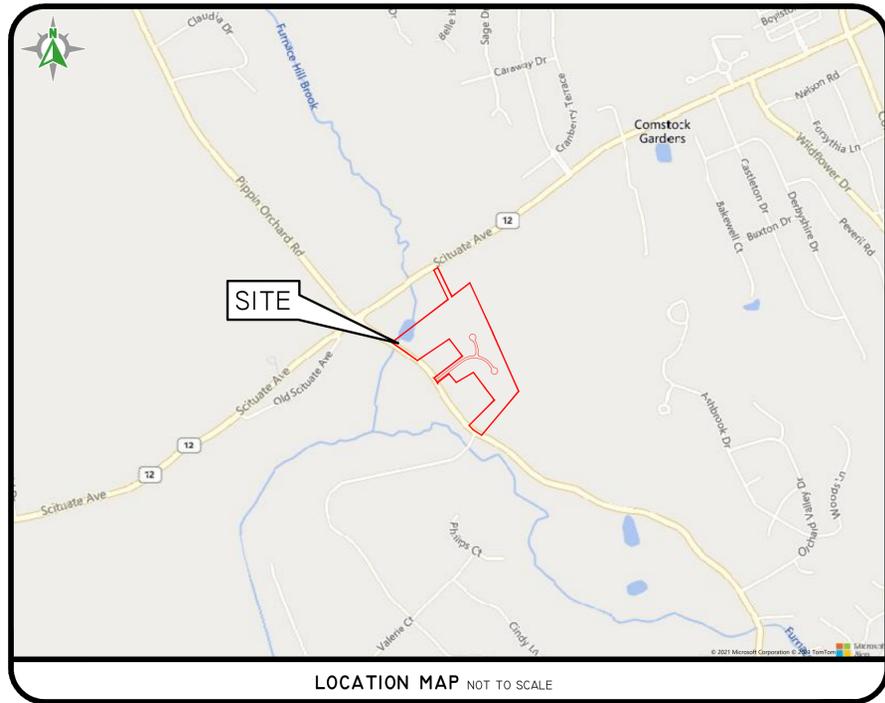


PRELIMINARY SUBMISSION

THE PRESERVE AT PIPPIN ORCHARD

LOCATED ON PIPPIN ORCHARD ROAD
CRANSTON, RHODE ISLAND
ASSESSOR'S PLAT 34 LOT 51



SHEET LIST TABLE

- 1 COVER SHEET
- 2 AERIAL AND HALF MILE RADIUS
- 3 NOTES AND LEGEND
- 4 BOUNDARY SURVEY
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- 6 SITE LAYOUT PLAN
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- 8 PLAN AND PROFILE-PAULA LANE
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- 10 POND DETAIL SHEET
- 11 DETAIL SHEET-1
- 12 DETAIL SHEET-2
- 13 LANDSCAPE PLAN
- 14 LANDSCAPE NOTES & DETAILS
- 15 RECORD PLAN

SESC / O&M
THE SOIL EROSION AND SEDIMENT CONTROL PLAN (SESC) AND STORMWATER OPERATION AND MAINTENANCE PLAN (O&M) ARE REQUIRED DOCUMENTS WITH THIS PLAN SET AND MUST BE MAINTAINED BY THE CONTRACTOR AND OWNER ON SITE.

RIDOT
THE PROPOSED IMPROVEMENTS WILL NOT INCREASE THE RATE OF STORMWATER RUNOFF ONTO THE STATE HIGHWAY. ALL WORK WITHIN THE STATE RIGHT OF WAY MUST CONFORM TO THE RI STANDARD SPECIFICATIONS, DETAILS, AND ADDENDUMS.

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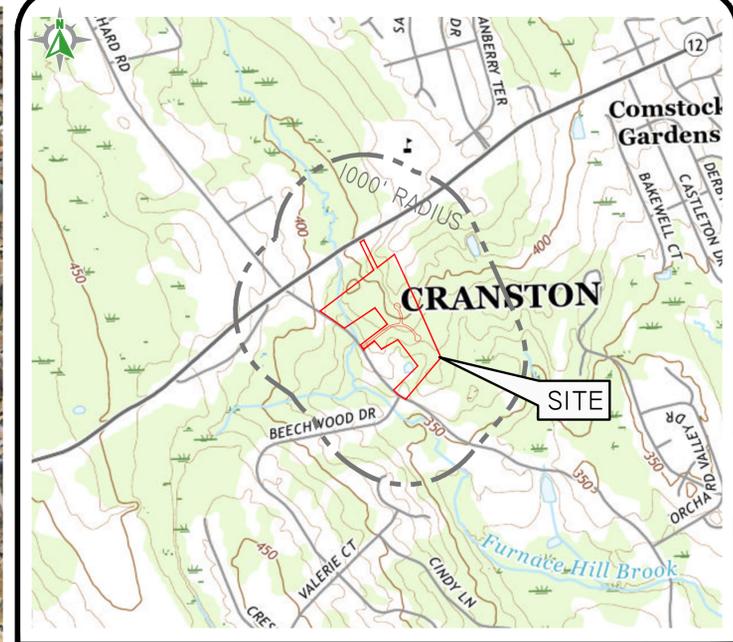
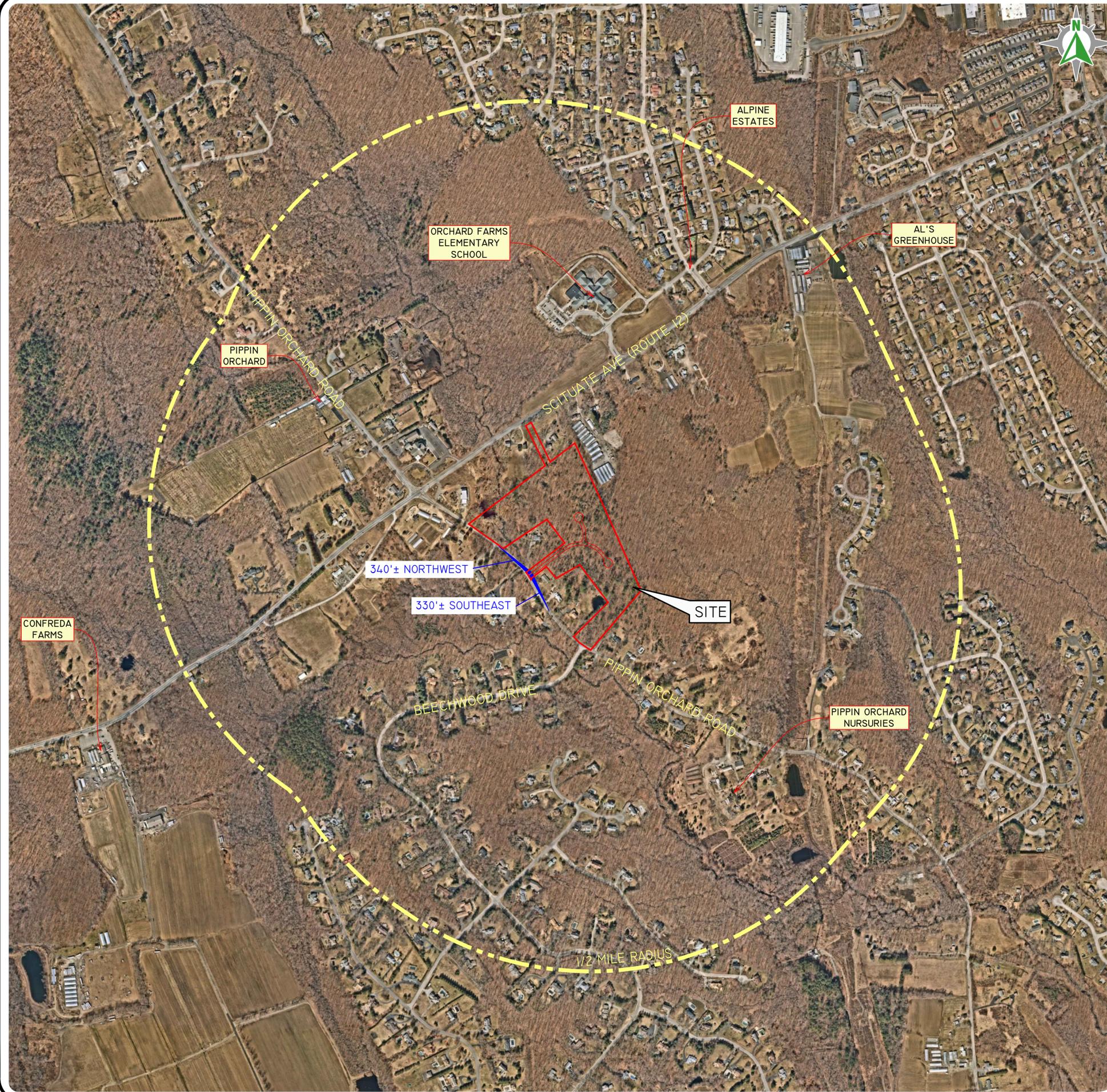
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No.	Date	Description	Design By	E.M.P.
2	12/13/2022	Preliminary Submission		B.E.G.
1	06/24/2022	Preliminary Response to Comments		B.E.G.
0	05/05/2022	Preliminary Determination Submission		B.E.G.
101			Design By:	KCMR
			Drawn By:	KCMR

COVER SHEET
The Preserve at Pippin Orchard
Assessor's Plat 34 Lot 51
Cranston, Rhode Island 02921
Prepared For:
Pippin Orchard Partners, LLC
c/o William Holt
1215 Reservoir Avenue, Cranston, RI 02920
DE JOB No: 2021-001. Copyright: 2022 by DiPrete Engineering Associates, Inc.

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USGS MAP SCALE: 1"=1000'

PHOTO OBTAINED FROM NEARMAP.
DATE OF PHOTOGRAPHY 03/19/2021.
SCALE: 1"=400'
0 200' 400' 800'

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[Signature]
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Engineer's office shall be on this plan as appropriate only. DiPrete Engineering assumes no responsibility for damages, incurred due to locations of existing utilities.

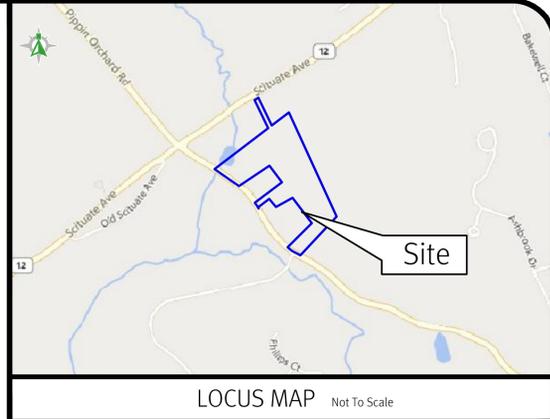
NO.	DATE	DESCRIPTION	BY
2	02-13-2022	Preliminary Submission	B.E.G.
1	06-24-2022	Preliminary Response to Comments	B.E.G.
0	03-02-2022	Preliminary Determination Submission	B.E.G.
1/0			D.P.
			Design By: E.M.P.
			Drawn By: K.M.R.

AERIAL AND HALF MILE RADIUS
The Preserve at Pippin Orchard
Assessors: Blk 5, Lot 51
Cranston, Rhode Island 02921
Prepared For
Pippin Orchard Partners, LLC
c/o William Holt
1215 Reservoir Avenue, Cranston, RI 02920
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LEGEND				
	W WATER LINE	123/1234 DEED BOOK/PAGE		BOLLARD
	S SEWER LINE	AP ASSESSOR'S PLAT		SOIL EVALUATION
	SPM SEWER FORCE MAIN	HC HANDICAPPED		CATCH BASIN
	G GAS LINE	N/F NOW OR FORMERLY		DOUBLE CATCH BASIN
	E ELECTRIC LINE	LC LANDSCAPING		WATER VALVE
	OHV OVERHEAD WIRES	(R) RECORD		GAS VALVE
	D DRAINAGE LINE	(CA) CHORD ANGLE		WETLAND FLAG
	M MINOR CONTOUR LINE	▲ NAIL/SPIKE		DRAINAGE MANHOLE
	S MAJOR CONTOUR LINE	● DRILL HOLE		FLARED END SECTION
	P PROPERTY LINE	● IRON ROD/PIPE		ELECTRIC MANHOLE
	A ASSESSORS LINE	□ BOUND		UTILITY/POWER POLE
	T TREELINE	□ SIGN POST		LIGHTPOST
	G GUARDRAIL	● SEWER MANHOLE		MONITORING WELL
	F FENCE	● SEWER CLEANOUT		BENCH MARK
	R RETAINING WALL	● HYDRANT		TREE
	ST STONE WALL	● IRRIGATION VALVE		
		● UNKNOWN MANHOLE		

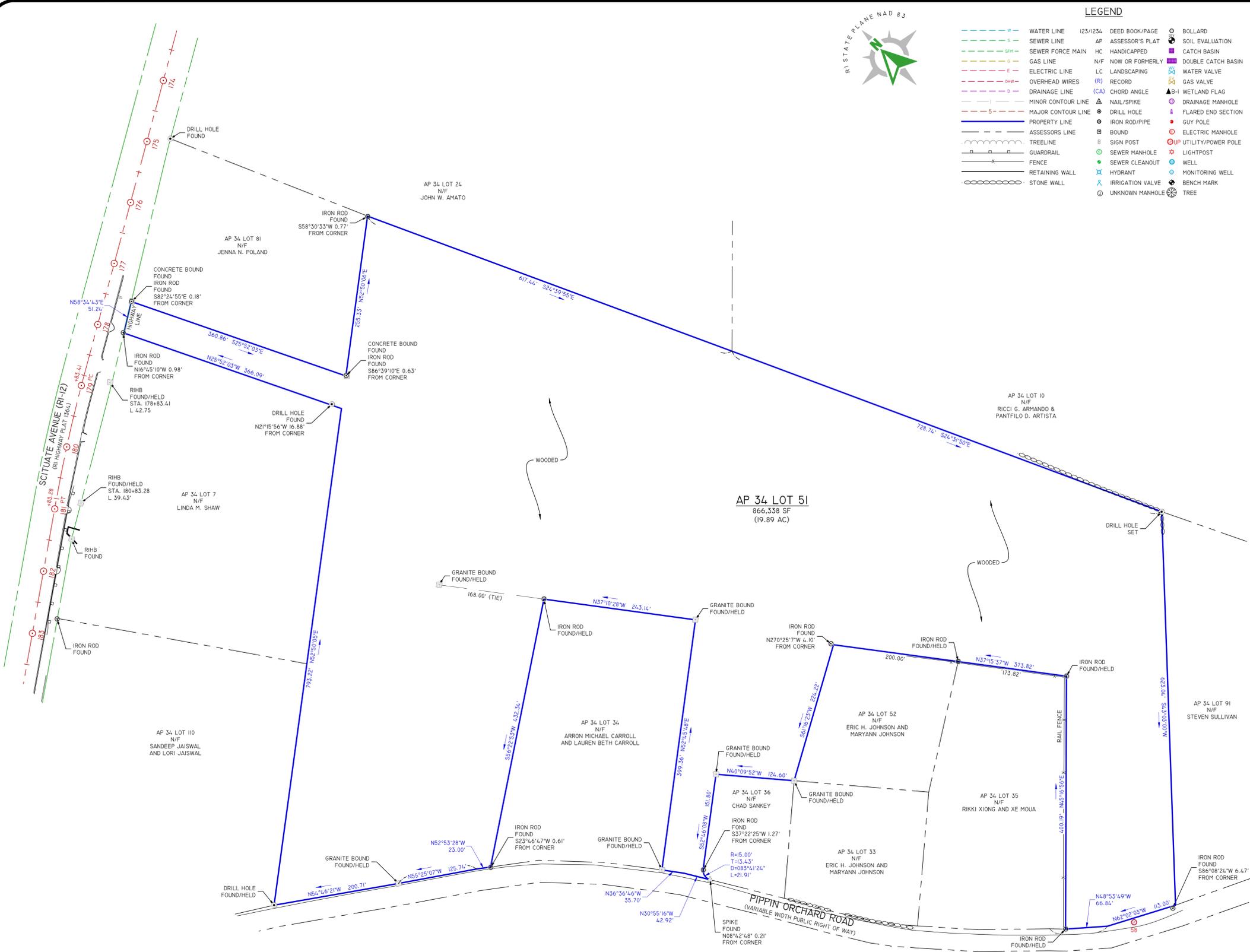


GENERAL NOTES

1. THE PARCEL IS FOUND ON ASSESSOR'S PLAT 34, LOT 51 IN THE CITY OF CRANSTON, PROVIDENCE COUNTY, RHODE ISLAND.
 2. THE OWNER PER DEED BOOK 6328, PAGE 154 IS PIPPIN ORCHARD PARTNERS, LLC.
 3. THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44007C0294H, MAP REVISED OCTOBER 2, 2015 AND FEMA FLOOD INSURANCE RATE MAP 44007C0295G, MAP REVISED MARCH 2, 2009. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
 4. THE PARCEL IS ZONED A80 BASED ON THE CITY OF CRANSTON ONLINE GIS. 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. THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
 6. FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON APRIL 28, 2021. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
 7. 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.
 8. BOUNDARY SHOWN BASED ON DEEDS AND SUBDIVISION PLANS OR RECORD. A CORRECTIVE DEED SHOWING OWNERSHIP OF LOT 51 TO BE RECORDED.
- PLAN REFERENCES:**
1. RHODE ISLAND HIGHWAY PLAT NO. 1364.
 2. LINDA SHAW PLAT ADMINISTRATIVE SUBDIVISION, PLAT 34, LOT 34, AND LOT 51, CRANSTON, RHODE ISLAND, SCALE 1"=100', DATED MAY 2010, PLAN BY HUDSON PLACE ASSOCIATES, RECORDED ON PLAT CARD 800.
 3. LINDA SHAW PLAT MINOR SUBDIVISION, PLAT 34, LOT 7 AND LOT 51, CRANSTON, RHODE ISLAND, SCALE 1"=100', DATED MAY 14, 2012, PLAN BY HUDSON PLACE ASSOCIATES, RECORDED ON PLAT CARD 842.

THIS PLAN SHOULD BE INDEXED BY THE FOLLOWING STREETS:

- PIPPIN ORCHARD ROAD
- SCITUATE AVENUE



SURVEYOR'S CERTIFICATE

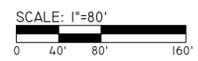
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

- LIMITED CONTENT BOUNDARY SURVEY (PERIMETER) CLASS 1

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

ROBERT G. BABCOCK
No. 2504
PROFESSIONAL LAND SURVEYOR

Robert G. Babcock 9/7/21
ROBERT G. BABCOCK, RIPLS #2504, COA #LS.000A160



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NO.	DATE	DESCRIPTION	A.P.F.	R.P.F.	B.P.F.
97/172	9/7/21	BOUNDARY SURVEY			
97/212	9/7/21	RECORD SURVEY			

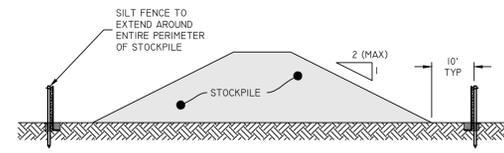
BOUNDARY SURVEY

THE PRESERVE AT PIPPIN ORCHARD
ASSESSOR'S PLAT 34, LOT 51
CRANSTON, RHODE ISLAND

PREPARED FOR
NARRAGANSETT PARTNERS, LLC
C/O WILLIARY HOLL
123 RESERVOIR AVENUE, CRANSTON, RI 02920

DE JOB NO. 2021-001 COPYRIGHT 2021 BY DIPRETE ENGINEERING ASSOCIATES, INC.

SHEET **4** OF 15



- NOTES:**
- ALL STOCKPILES MUST BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH SECTION 3 "STOCKPILE AND STAGING AREA MANAGEMENT" OF THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK (CURRENT EDITION).
 - DIVERT ALL STORMWATER AWAY FROM STOCKPILES.
 - SOIL STOCKPILES THAT ARE NOT TO BE USED WITHIN 30 DAYS MUST BE SEEDED AND MULCHED IMMEDIATELY AFTER FORMATION OF THE STOCKPILE WITH SEED MIX COMPATIBLE WITH THE SOIL TYPE.
 - STOCKPILE AND SILT FENCE MUST BE INSPECTED AT LEAST ONCE PER WEEK AND AFTER RAIN EVENTS IN EXCESS OF 1" OF RAINFALL. REPAIR/ REPLACE SILT FENCE (AND STOCKPILE COVERS WHERE APPLICABLE) AS NEEDED TO KEEP THEM FUNCTIONING ADEQUATELY.
 - SEDIMENT TRAPPED BY SILT FENCES MUST BE REMOVED AND PROPERLY DISPOSED OF WHENEVER SIGNIFICANT ACCUMULATION OCCURS.

STOCKPILE PROTECTION
NOT TO SCALE

GENERAL NOTES:

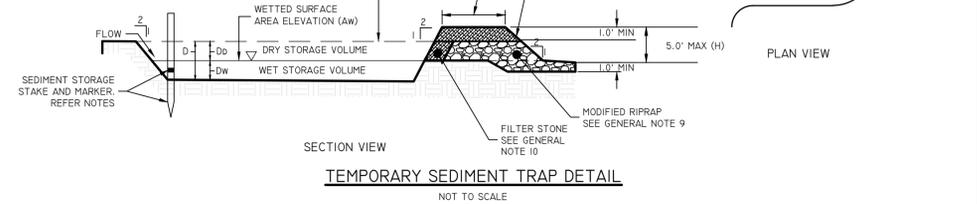
- THE TEMPORARY SEDIMENT TRAP SHALL MEET ALL REQUIREMENTS FOR TEMPORARY SEDIMENT TRAPS OUTLINED IN THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK (LATEST REVISION) SECTION SIX: SEDIMENT CONTROL MEASURES
- THE TEMPORARY SEDIMENT TRAP MUST PROVIDE A STORAGE VOLUME FOR ONE INCH OF RUNOFF FROM THE CONTRIBUTING AREA. HALF OF THE STORAGE MUST BE PROVIDED IN THE FORM OF WET STORAGE. SEE DETAIL BELOW SECTION 6 OF THE RISESCH.
- ALL CUT AND FILL SLOPES MUST BE 2:1 OR FLATTER EXCEPT FOR THE EXCAVATED WET STORAGE AREA WHERE SLOPES MUST NOT EXCEED 1.5:1.
- THE OUTLET MUST BE LOCATED AT THE MOST DISTANT HYDRAULIC POINT FROM THE INLET.
- THE OUTLET CONSISTS OF A PERVIOUS STONE DIKE WITH A CORE OF MODIFIED RIPRAP AND FACED ON THE UPSTREAM SIDE WITH STONE.
- TEMPORARY SEDIMENT TRAPS MUST OUTLET ONTO STABILIZED GROUND.
- MAXIMUM HEIGHT OF A TEMPORARY SEDIMENT TRAP EMBANKMENT IS LIMITED TO 5 FEET (BOTTOM OF DRY STORAGE TO TOP OF EMBANKMENT). TOTAL EMBANKMENT HEIGHT MUST NOT EXCEED 6 FEET (BOTTOM OF WET STORAGE TO TOP OF EMBANKMENT).
- SIDE SLOPES OF THE EMBANKMENT MUST BE 2:1 OR FLATTER.
- MODIFIED RIPRAP: SHALL MEET THE REQUIREMENTS OF RIDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SUBSECTION M.10.03.2.
- FILTER STONE: SHALL MEET THE REQUIREMENTS OF RIDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SUBSECTION M.01.05 TABLE I, COLUMN V FILTER STONE.

SEDIMENT TRAP DIMENSIONS*	TRAP A	TRAP B
TRIBUTARY DRAINAGE AREA	1.40 AC	2.90 AC
WET STORAGE DEPTH (Dw)	2.00 FT	2.00 FT
DRY STORAGE DEPTH (Dd)	1.00 FT	1.50 FT
TOTAL DEPTH (D)	3.00 FT	3.50 FT
BOTTOM OF TRAP AREA (Ab)	94.6 SQ.FT	2,432 SQ.FT
WETTED SURFACE AREA (Aw)	2,867 SQ.FT	3,426 SQ.FT
SURFACE AREA AT OUTLET (Ad)	3,912 SQ.FT	4,237 SQ.FT

*TRAP DIMENSIONS REPRESENT MINIMUM REQUIRED SIZING TO MEET THE RISESCH. CONTRACTOR MAY SHAPE TRAP DIFFERENTLY THAN SHOWN ON PLANS AS LONG AS THE MINIMUM SIZING HAS BEEN PROVIDED.

MINIMUM TOP WIDTH VS HEIGHT

H (FT)	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0
W (FT)	2.0	2.0	3.0	2.5	3.0	3.0	4.0	4.5



TEMPORARY SEDIMENT TRAP DETAIL
NOT TO SCALE

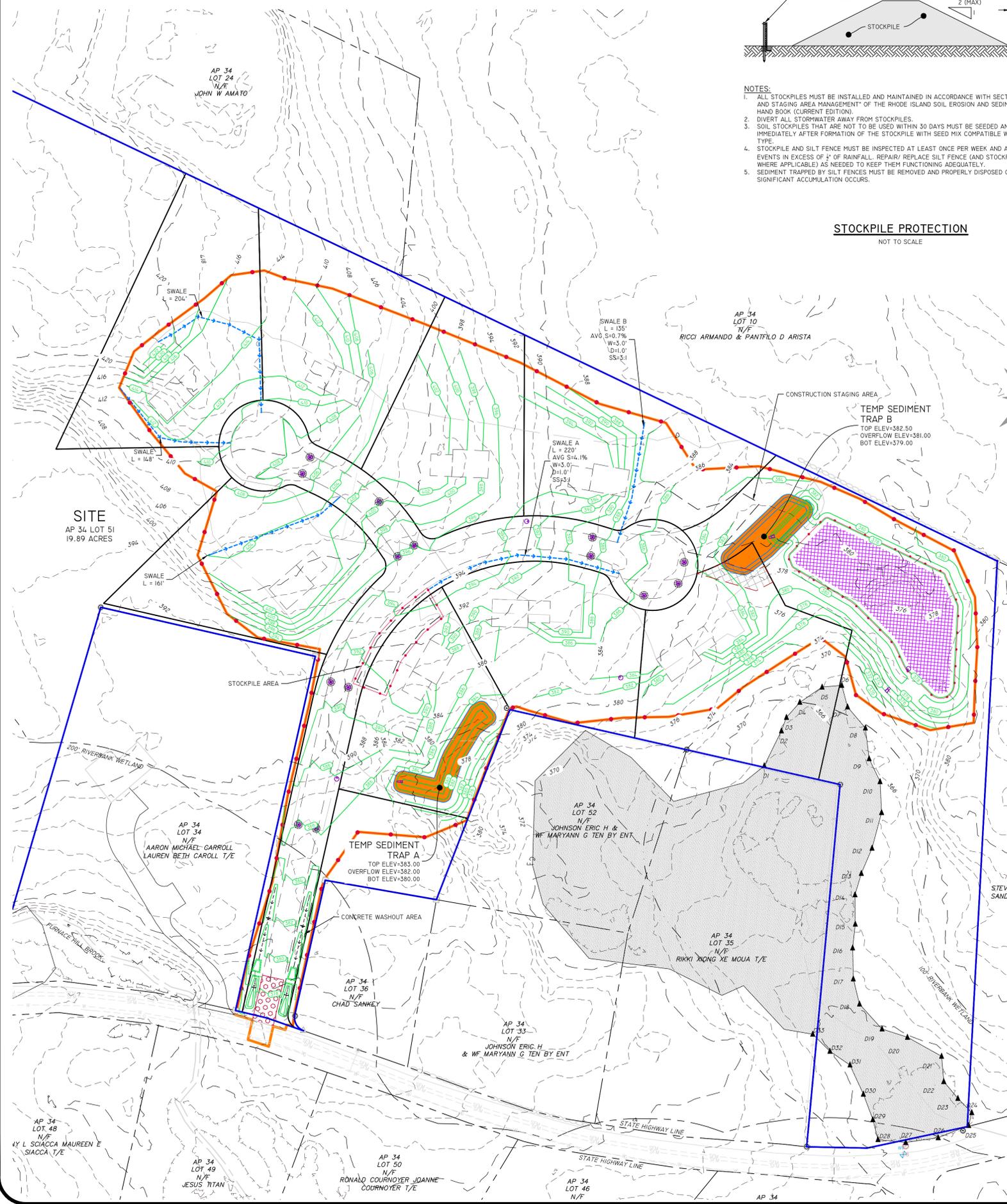
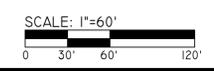
SOIL EROSION CONTROL IMPLEMENTATION PHASING

- PHASE IA - INSTALL EROSION CONTROL SILT FENCE & STONE CONSTRUCTION ENTRANCE.
- PHASE IB - INSTALL TEMPORARY SEDIMENTATION TRAP. CONSTRUCT CLEAN WATER DIVERSIONS
- PHASE IC - CONSTRUCT PROPOSED DIVERSIONS
- PHASE IIA - CLEAR AND GRUB IMPERVIOUS AREAS. CONSTRUCT PROPOSED BUILDING & INSTALL UTILITIES WITH ROADWAYS. INSTALL DRAINAGE NETWORK WORKING FROM THE DOWN GRADIENT BASINS UP TO THE START OF NETWORK. INST. ALL ASPHALT PAVING.
- PHASE IIB - STABILIZE ALL DISTURBED AREAS. DE-CONSTRUCT DIVERSIONS AND TEMPORARY SEDIMENTATION TRAPS.

NOTE - SOIL EROSION CONTROL IMPLEMENTATION PHASING SHOULD NOT BE MISCONSTRUED WITH CONSTRUCTION PHASING/ SEQUENCING. ALL MEASURES DEPICTED ON THIS PLAN ARE TO BE INSTALLED WITH THE FIRST PHASE OF CONSTRUCTION.

SOIL EROSION CONTROL LEGEND

- DIVERSION RUNOFF CONVEYANCE MEASURE (SWALE AND/OR BERM)
- TEMPORARY SEDIMENT TRAP
- EROSION CONTROL (COMPOST SOCK, SILT FENCE (RI STD 9.2.0, OR APPROVED EQUAL))
- LIMIT OF DISTURBANCE (NO SEDIMENT CONTROL)
- LIMIT OF DISTURBANCE (WITH SEDIMENT CONTROL)
- TRIBUTARY AREA TO SESC BMP
- CONSTRUCTION ENTRANCE (RIDOT STD 9.9.0)
- INFILTRATING AREA (TO BE PROTECTED BY COMPOST SOCK OR SILT FENCE)
- FINAL CONTOUR GRADE
- INLET SEDIMENT CONTROL



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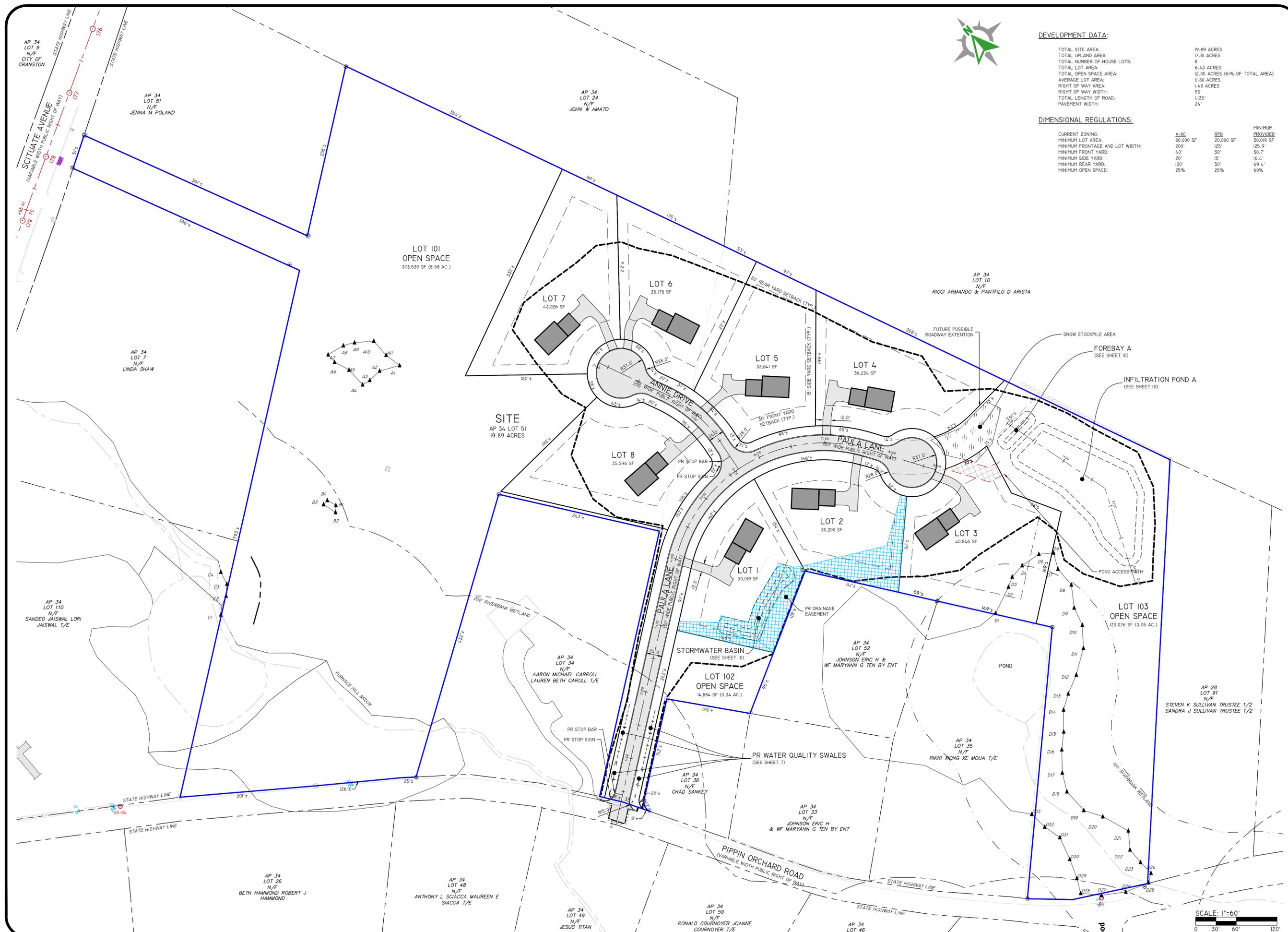
Rev	Date	Description	By	App'd
1	02/13/2022	Final Submission	K.M.R.	E.M.P.
2	02/13/2022	Final Submission	K.M.R.	E.M.P.
3	02/13/2022	Final Submission	K.M.R.	E.M.P.
4	02/13/2022	Final Submission	K.M.R.	E.M.P.

SESC PLAN
The Preserve at Pippin Orchard
Assessors' Plat 34, Lots 24-52
Cranston, Rhode Island 02921
Prepared for: **Pippin Orchard Partners, LLC**
c/o William Holt
1215 Reservoir Avenue, Cranston, RI 02920
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SHEET **5** OF 15

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DEVELOPMENT DATA:

TOTAL SITE AREA:	19.89 ACRES
TOTAL UPLAND AREA:	17.81 ACRES
TOTAL NUMBER OF HOUSE LOTS:	8
TOTAL LOT AREA:	6.43 ACRES
TOTAL OPEN SPACE AREA:	12.05 ACRES (61% OF TOTAL AREA)
AVERAGE LOT AREA:	0.80 ACRES
RIGHT OF WAY AREA:	1.40 ACRES
RIGHT OF WAY WIDTH:	50'
TOTAL LENGTH OF ROAD:	1,135'
PAVEMENT WIDTH:	24'

DIMENSIONAL REGULATIONS:

	A-30	RFD	MINIMUM PROVIDED
CURRENT ZONING:			
MINIMUM LOT AREA:	80,000 SF	20,000 SF	30,019 SF
MINIMUM FRONTAGE AND LOT WIDTH:	200'	125'	125.9'
MINIMUM FRONT YARD:	40'	30'	30.7'
MINIMUM SIDE YARD:	20'	15'	16.4'
MINIMUM REAR YARD:	100'	30'	69.4'
MINIMUM OPEN SPACE:	25%	25%	60%

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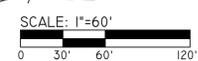
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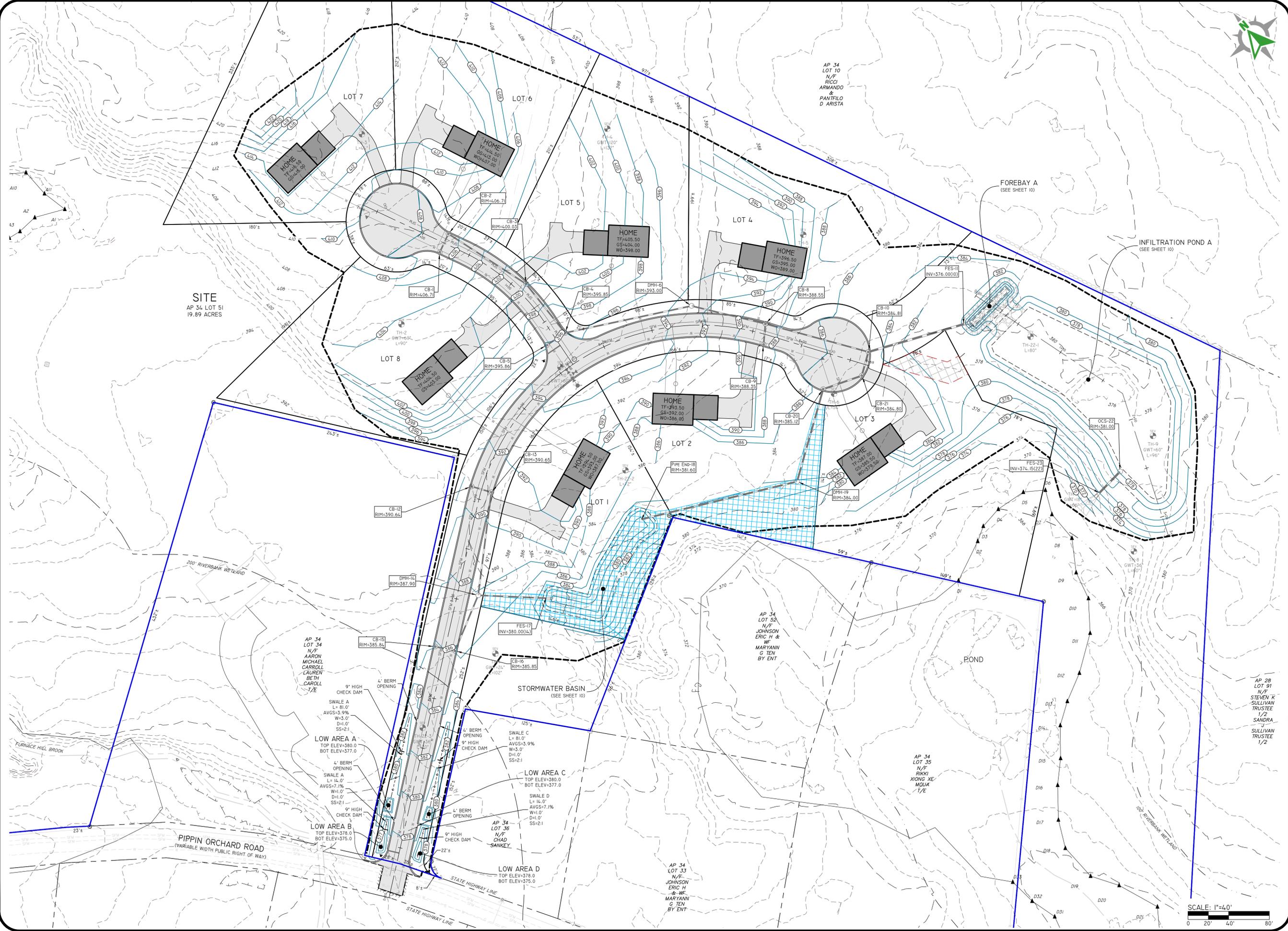
NO.	DATE	DESCRIPTION	DESIGN BY: E.M.P.
1	02-28-2022	PRELIMINARY SUBMISSION	
2	02-28-2022	PRELIMINARY RESPONSE TO COMMENTS	
3	03-02-2022	PRELIMINARY DETERMINATION SUBMISSION	
4	03-02-2022	FINAL DESIGN	

SITE LAYOUT PLAN
The Preserve at Pippin Orchard
 Assessor's Plat 34, Lot 51
 Cranston, Rhode Island 02921

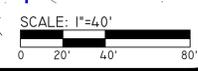
Prepared For:
Pippin Orchard Partners, LLC
 c/o William Hoyt
 1215 Reservoir Avenue, Cranston, RI 02920
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SHEET **6** OF 15





SITE
AP 34 LOT 51
19.89 ACRES



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NO.	DATE	DESCRIPTION	DESIGN BY: KCMR
1	02/13/2022	PRELIMINARY SUBMISSION	
2	02/13/2022	PRELIMINARY SUBMISSION	
3	02/13/2022	PRELIMINARY RESPONSE TO COMMENTS	
4	02/13/2022	PRELIMINARY DETERMINATION SUBMISSION	
5	02/13/2022	DESIGN	

GRADING PLAN
The Preserve at Pippin Orchard
 Assessor's Plat 34 Lot 51
 Cranston, Rhode Island 02921

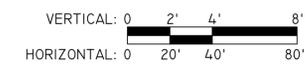
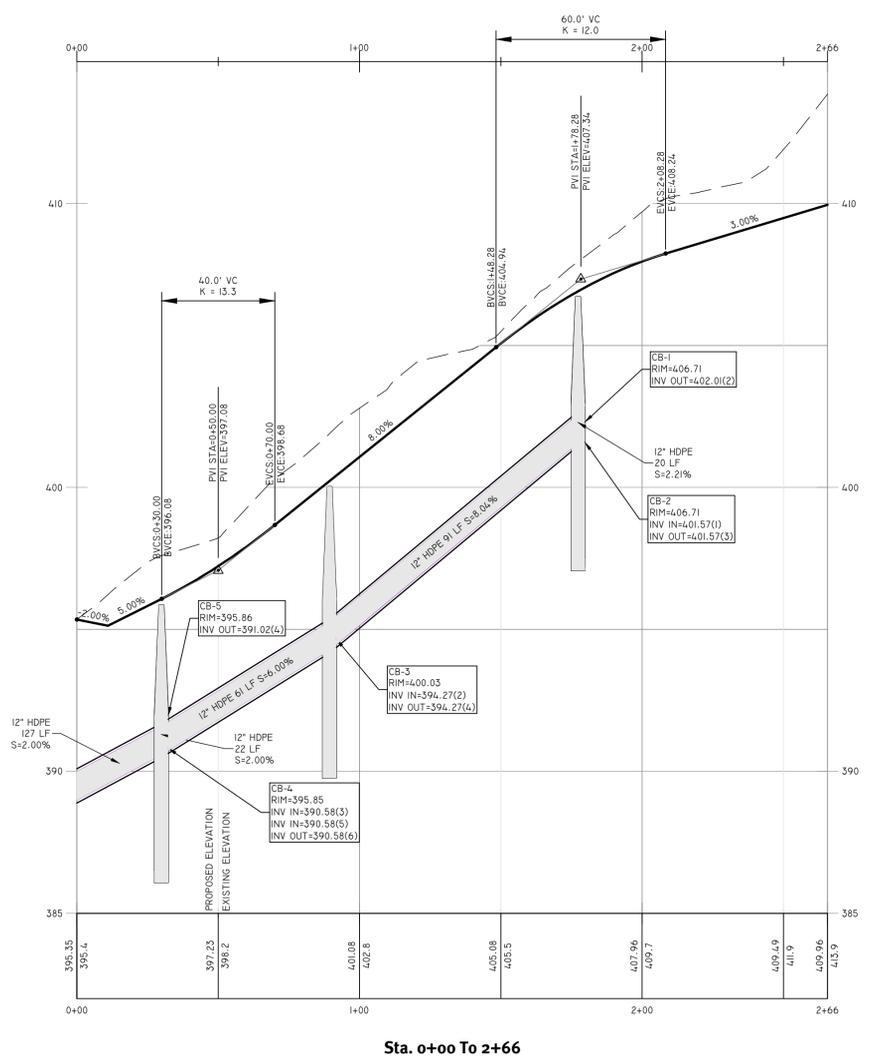
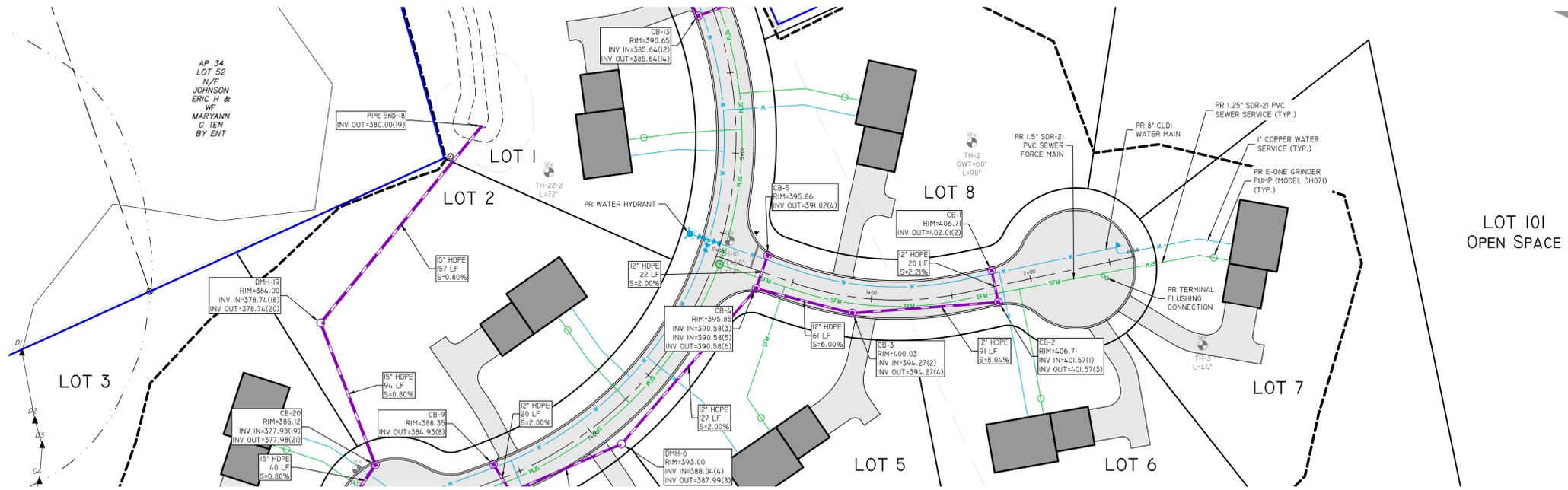
Prepared for:
Pippin Orchard Partners, LLC
 c/o William Holt
 1215 Reservoir Avenue, Cranston, RI 02920
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Drawn By: KCMR
 Design By: E.M.P.

SHEET **7** OF 15

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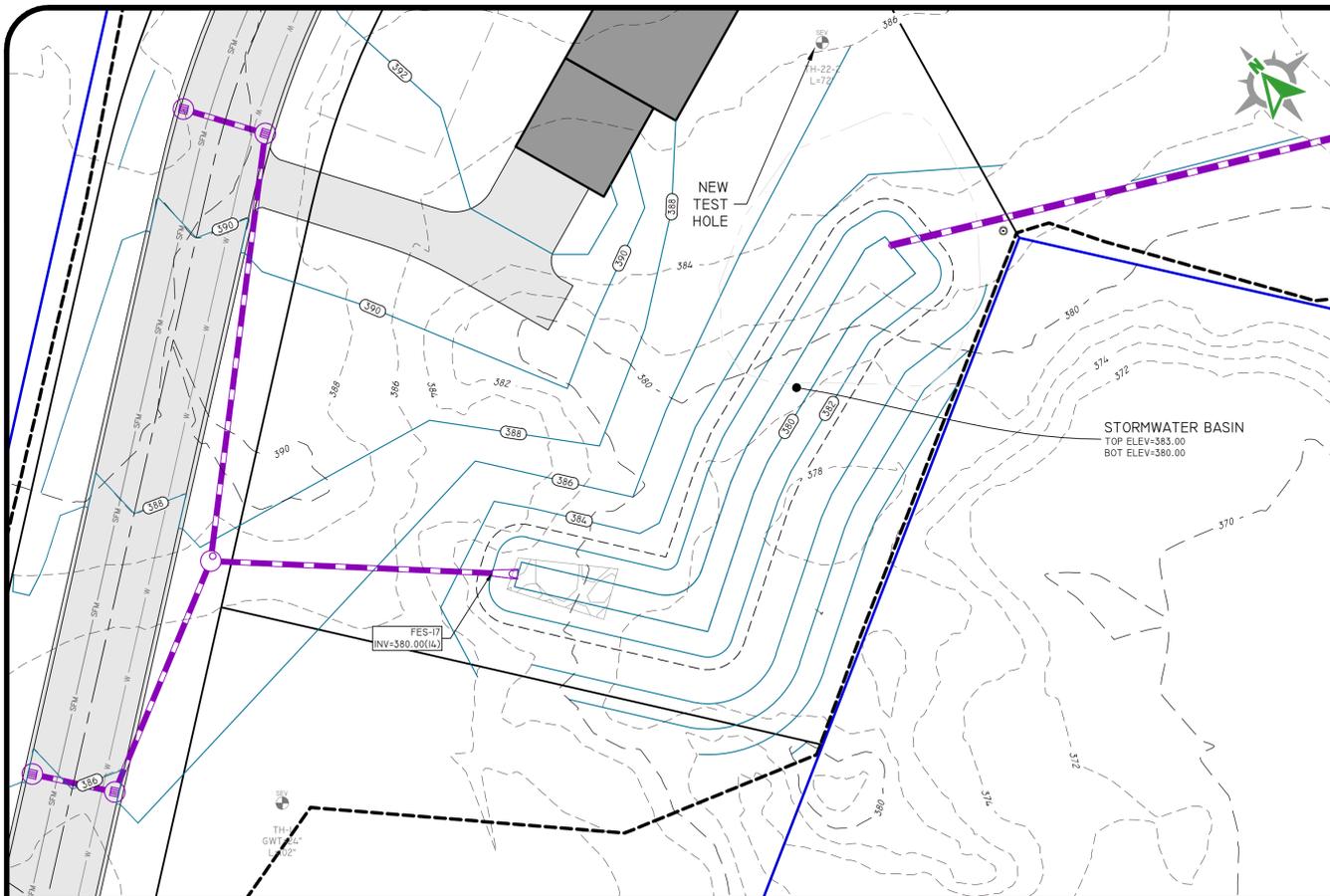
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2	02-13-2022	Preliminary Submission	B.E.G.
1	06-24-2022	Preliminary Response to Comments	B.E.G.
0	05-02-2022	Preliminary Determination Submission	B.E.G.
1/2			D.P.

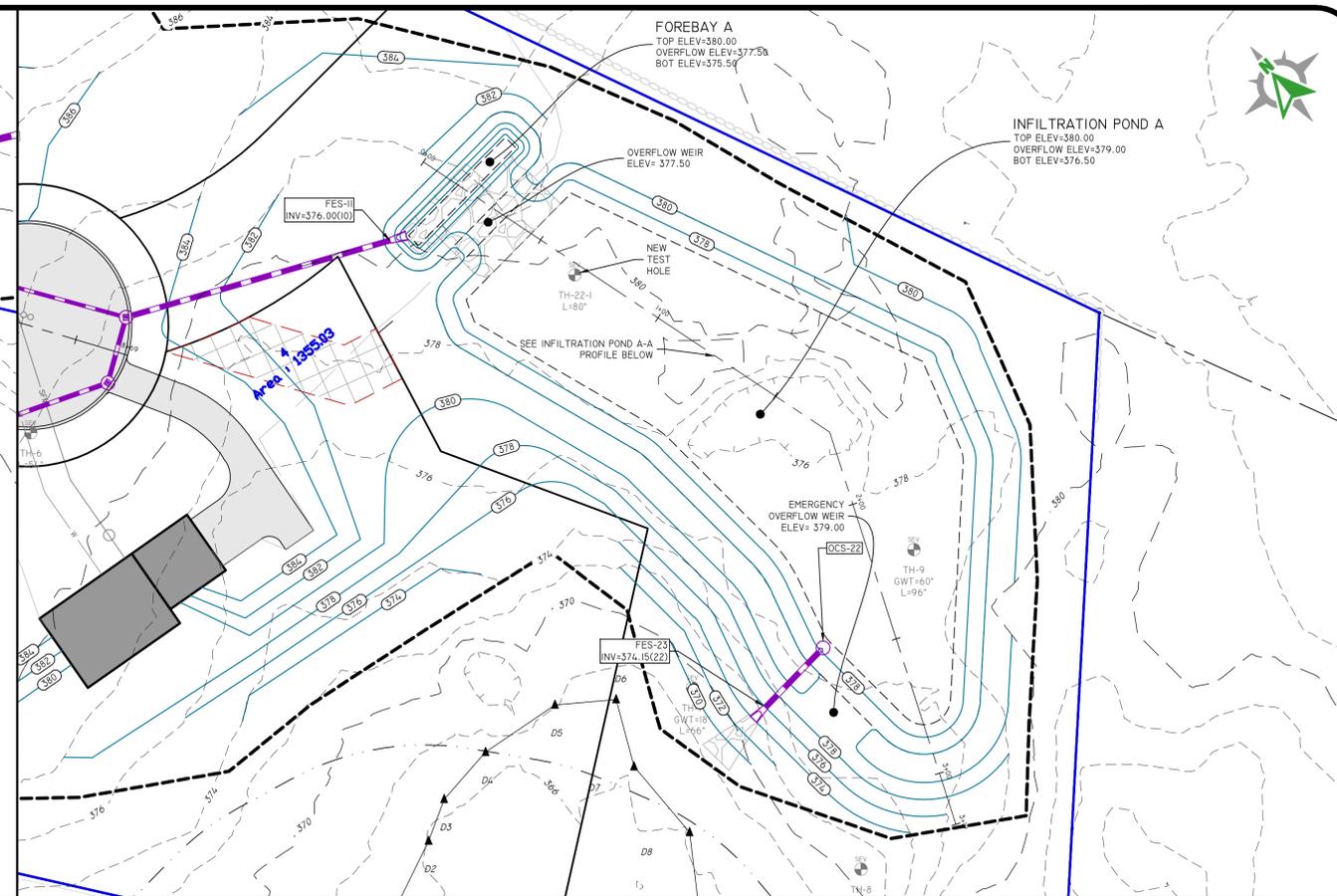
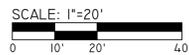
Drawn By: K.M.R. Design By: E.M.P.

PLAN AND PROFILE-ANNIE DRIVE
The Preserve at Pippin Orchard
 Assessor's Plat 3 of Lot 5
 Cranston, Rhode Island 02921

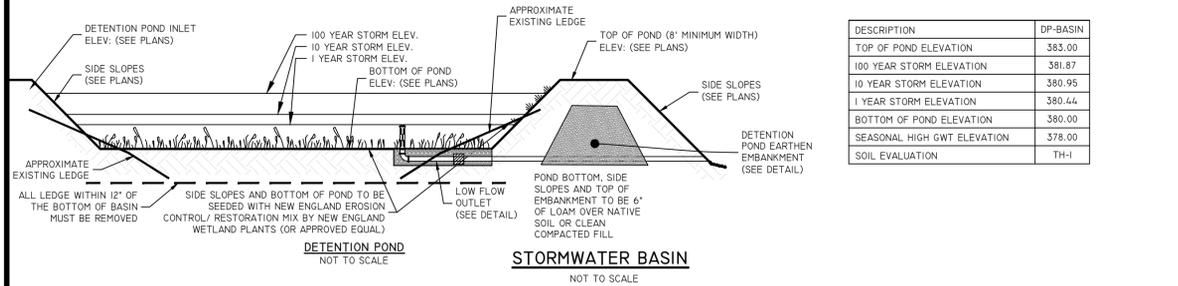
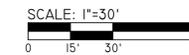
Prepared For:
Pippin Orchard Partners, LLC
 c/o William Holt
 1215 Reservoir Avenue, Cranston, RI 02920
 DE JOB No: 2921-001. Copyright: 2022 by DiPrete Engineering Associates, Inc.



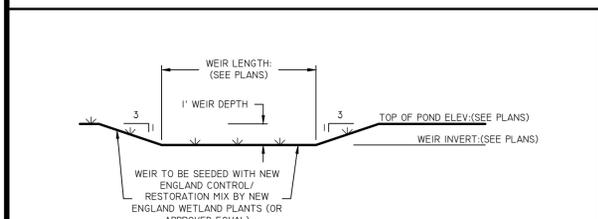
STORMWATER BASIN



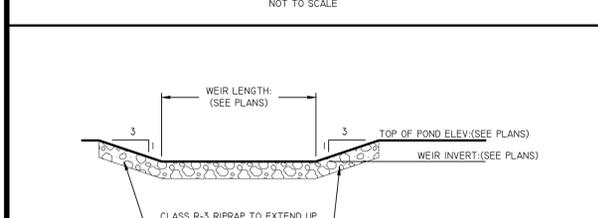
INFILTRATION POND A



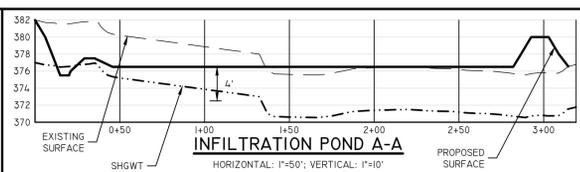
STORMWATER BASIN



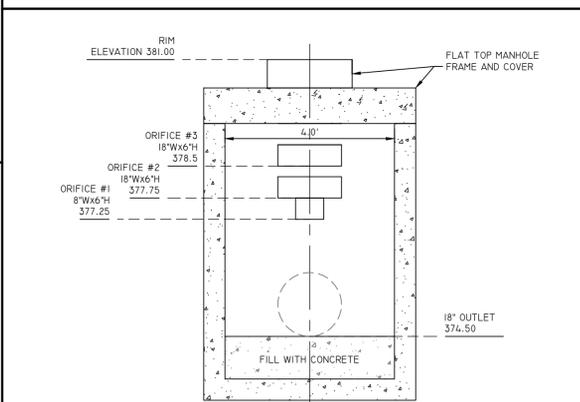
EMERGENCY OVERFLOW WEIR



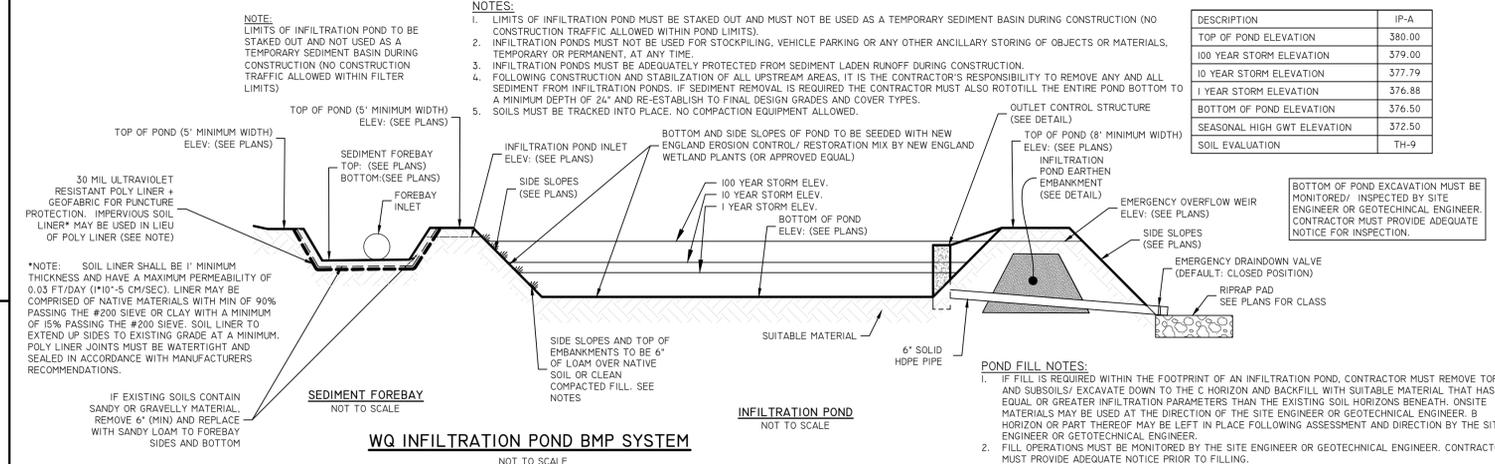
OVERFLOW WEIR



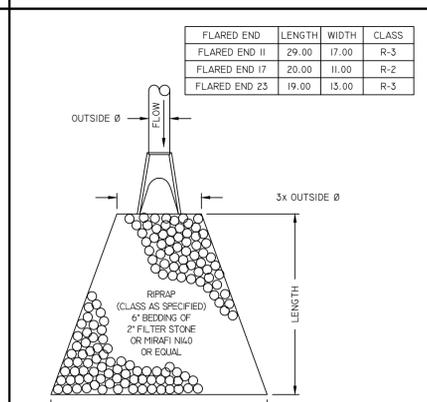
INFILTRATION POND A-A



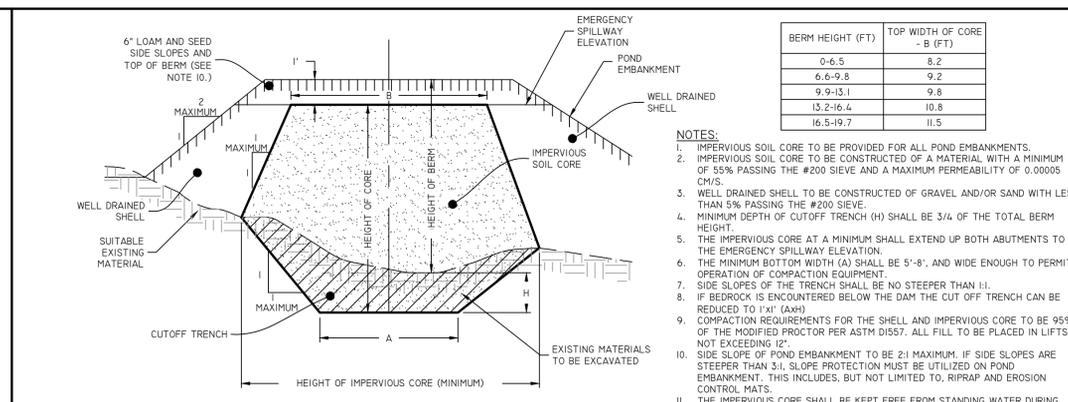
OUTLET CONTROL STRUCTURE
4" DIAMETER MANHOLE (OCS-22)



WQ INFILTRATION POND BMP SYSTEM



RIPRAP APRON/ FE DETAIL



POND EARTHEN EMBANKMENT

DiPrete Engineering
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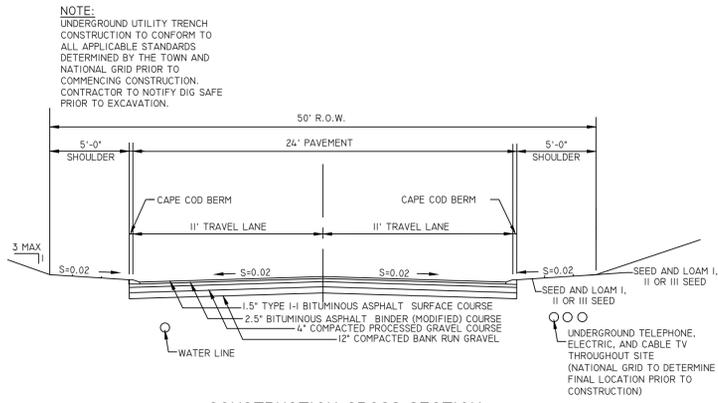
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2	02/28/2022	Final Design	KMD	KMD
3	02/28/2022	Final Design	KMD	KMD
4	02/28/2022	Final Design	KMD	KMD

POND DETAIL SHEET

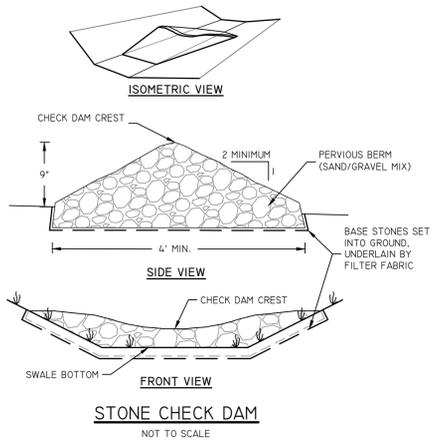
The Preserve at Pippin Orchard
Assessors' Plat 5-1, Lot 5-1
Cranston, Rhode Island 02921

Prepared for:
Pippin Orchard Partners, LLC
c/o William Hoyt
1215 Reservoir Avenue, Cranston, RI 02920

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CONSTRUCTION CROSS SECTION
NOT TO SCALE



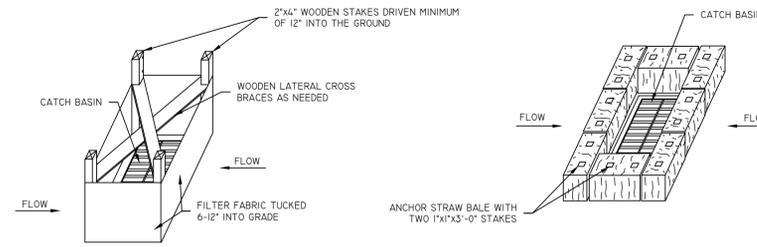
STONE CHECK DAM
NOT TO SCALE

GENERAL NOTES:

- ROADWAY CROSS SECTION AND MATERIALS SHALL CONFORM TO CITY STANDARDS FOR ROAD CONSTRUCTION AND UTILITY LOCATIONS.
- WATER MAIN LOCATION SUBJECT TO APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.
- STORM DRAIN MATERIALS AND METHODS SHALL CONFORM TO APPLICABLE CITY AND STATE STANDARDS.
- FIRE ALARMS ARE REQUIRED AND SHALL BE INSTALLED ACCORDING TO TOWN FIRE DEPARTMENT REQUIREMENTS.
- UNDERGROUND UTILITY TRENCH CONSTRUCTION TO CONFORM TO THE NATIONAL GRID "DEVELOPER/CONTRACTOR/CUSTOMER RESPONSIBILITIES AND CONSTRUCTION SPECIFICATIONS FOR UNDERGROUND RESIDENTIAL DEVELOPMENTS"
- SEWER FORCE MAIN SEPARATION TO WATER MAIN: 10' HORIZONTAL OR 2' VERTICAL BELOW WATER MAIN.

CONSTRUCTION NOTES:

- CLEARING AND GRUBBING: ALL ROOT SYSTEMS, TREES, STUMPS, BUSHES, AND OTHER OBJECTIONABLE MATERIALS SHALL BE REMOVED AND DISPOSED OF AS INDICATED BY THE MUNICIPAL ENGINEER. HEALTHY TREES WITHIN THE RIGHTS-OF-WAY WIDTH AND OUTSIDE THE PAVEMENT WIDTH MAY BE LEFT STANDING, PROVIDED SAID TREES ARE NOT MORE THAN 5' FROM THE RIGHT-OF-WAY LINE, EXCEPT WHERE SIDEWALKS ARE REQUIRED.
- EARTH EXCAVATIONS SHALL INCLUDE, BUT NOT BE LIMITED TO, THE REMOVAL OF CLAY, SAND, GRAVEL, LOAM, SOFT OR DISINTEGRATED ROCK WHICH CAN BE REMOVED WITHOUT BLASTING; BOULDERS OF LESS THAN 1/2 CUBIC YARD IN VOLUME; AND, OTHER UNACCEPTABLE MATERIALS WITHIN THE LIMITS OF ROADWAY, DRAINAGE, OR OTHER EXCAVATION.
- ROCK AND LEDGE EXCAVATION SHALL INCLUDE REMOVAL AND DISPOSAL OF ALL BOULDERS OF 1/2 CUBIC YARD OR MORE IN VOLUME AND ALL HARD LEDGE ROCK WHICH CAN BE REMOVED ONLY BY DRILLING AND SPLITTING MECHANICALLY BY HAND OR BLASTING.
- WHERE GROUND WATER IS ENCOUNTERED WITHIN 5' OF FINISHED GRADE AS DETERMINED BY RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT, "GROUND WATER PROCEDURES"; DURING THE WET SEASON, ADEQUATE SUBSURFACE DRAINAGE SHALL BE CONSTRUCTED TO LOWER THE GROUND WATER LEVEL TO A DEPTH OF AT LEAST 5' BELOW FINISHED GRADE.
- PAVEMENT SHALL BE CONSTRUCTED SO AS TO PROVIDE A MINIMUM CROSS SECTION AFTER COMPACTION OF 8" GRAVEL BORROW BASE COURSE SUBBASE IN FILL AND 10" GRAVEL BORROW BASE COURSE IN CUTS WITH 2" OF CRUSHED BANK RUN GRAVEL BORROW (MEETING TOWN SPECIFICATIONS) AND HOT-MIX ASPHALTIC AND BITUMINOUS CONCRETE MATERIALS CONFORMING TO R.I. STANDARD SPECIFICATIONS.



SILT FENCE INSTALLATION FOR CATCH BASINS AT LOW POINTS

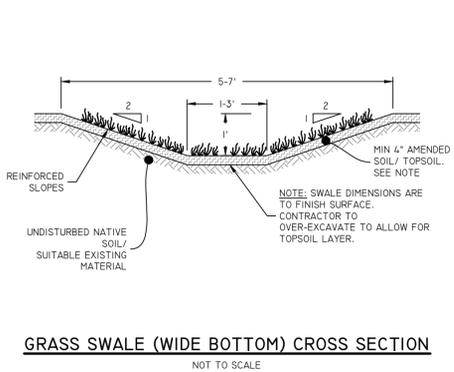
STRAW BALE FILTER INSTALLATION FOR CATCH BASINS AT LOW POINTS

NOTES:

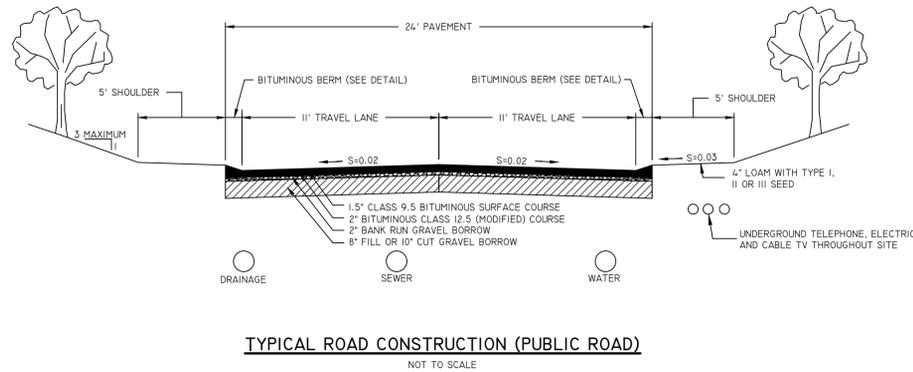
- STORMWATER INLETS WHICH DO NOT DISCHARGE TO SEDIMENT TRAPS OR BASINS MUST BE PROTECTED UNTIL THE TRIBUTARY AREAS ARE STABILIZED.
- SEDIMENT MUST BE REMOVED FROM INLET PROTECTION AFTER EACH STORM.
- REFER TO LONG TERM/SHORT TERM MAINTENANCE NOTES AND OPERATION & MAINTENANCE PLAN FOR TIMING OF PLACEMENT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

CATCH BASIN EROSION CONTROL

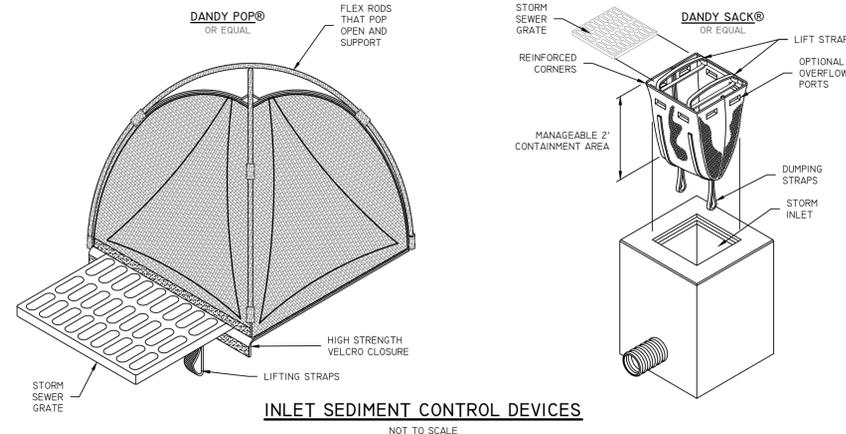
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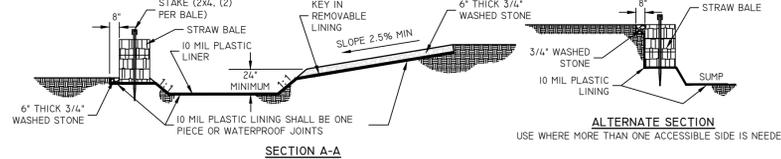
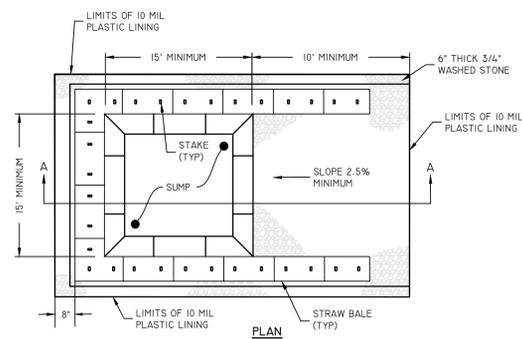
GRASS SWALE (WIDE BOTTOM) CROSS SECTION
NOT TO SCALE



TYPICAL ROAD CONSTRUCTION (PUBLIC ROAD)
NOT TO SCALE



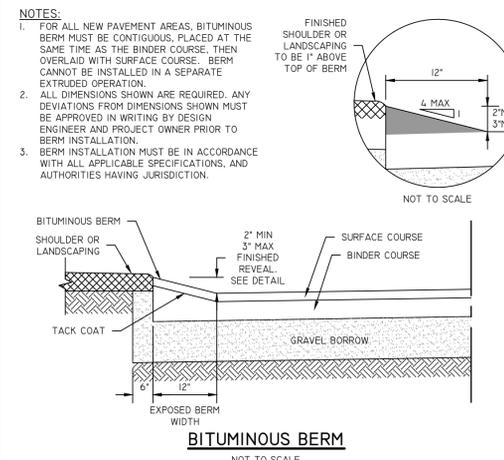
INLET SEDIMENT CONTROL DEVICES
NOT TO SCALE



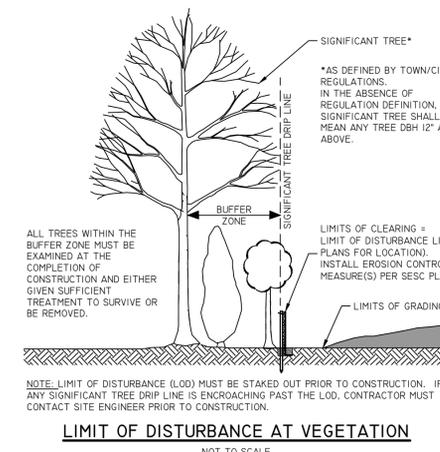
NOTES:

- PIT IS SPECIFICALLY DESIGNATED, DIKED AND IMPERVIOUS CONTAINMENT TO PREVENT CONTACT BETWEEN CONCRETE WASH AND STORMWATER.
- WASH WATER SHALL NOT BE ALLOWED TO FLOW TO SURFACE WATER.
- FACILITY MUST HOLD SUFFICIENT VOLUME TO CONTAIN CONCRETE WASTE WITH A MINIMUM FREEBOARD OF 12".
- FACILITY SHALL NOT BE FILLED BEYOND 95% CAPACITY UNLESS A NEW FACILITY IS CONSTRUCTED.
- SAWCUT PORTLAND CEMENT CONCRETE, RESIDUE FROM SAWCUT AND GRINDING TO BE DISPOSED OF IN THE PIT.
- CONCRETE WASHOUTS SHALL BE LOCATED A MINIMUM OF 100' FROM DRAINAGE WAYS, INLETS, AND SURFACE WATERS.
- MANUFACTURED CONCRETE WASHOUT DEVICES MAY BE USED IF REMOVED FROM THE SITE WHEN 95% FULL CAPACITY.

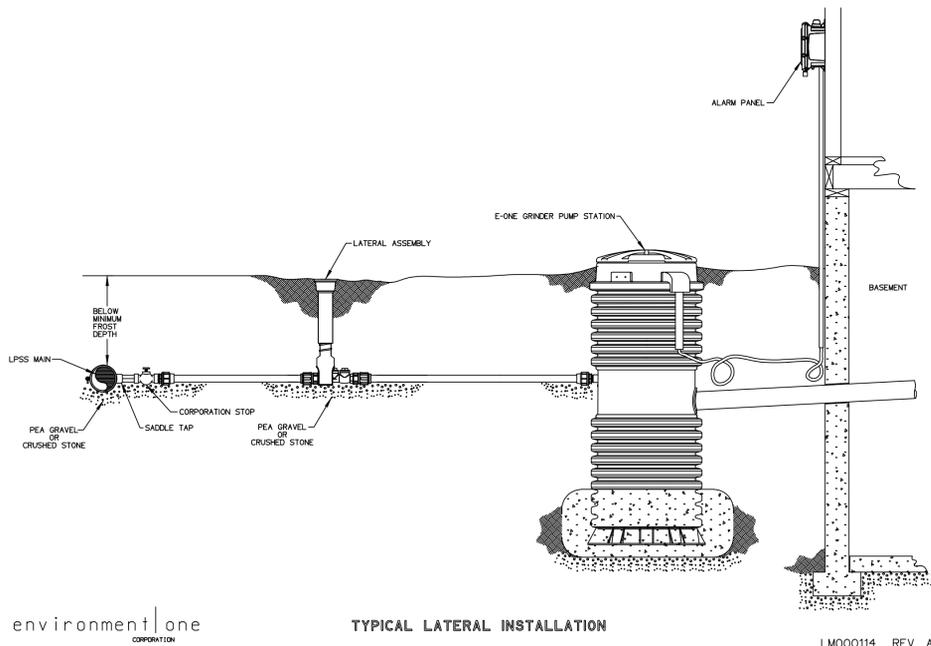
CONCRETE WASHOUT AREA
NOT TO SCALE



BITUMINOUS BERM
NOT TO SCALE

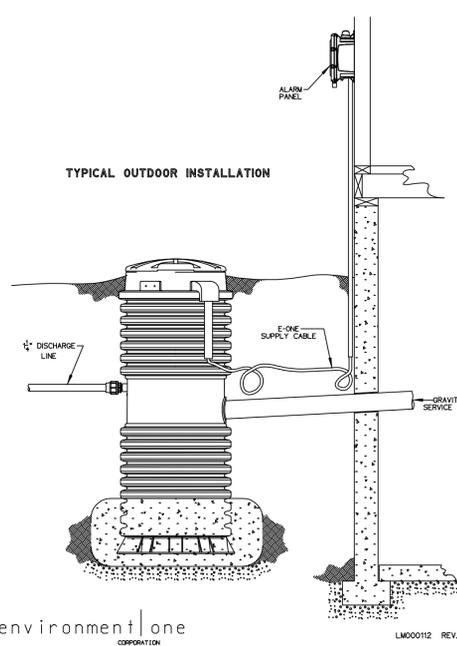


LIMIT OF DISTURBANCE AT VEGETATION
NOT TO SCALE



TYPICAL LATERAL INSTALLATION

LM000114 REV. A

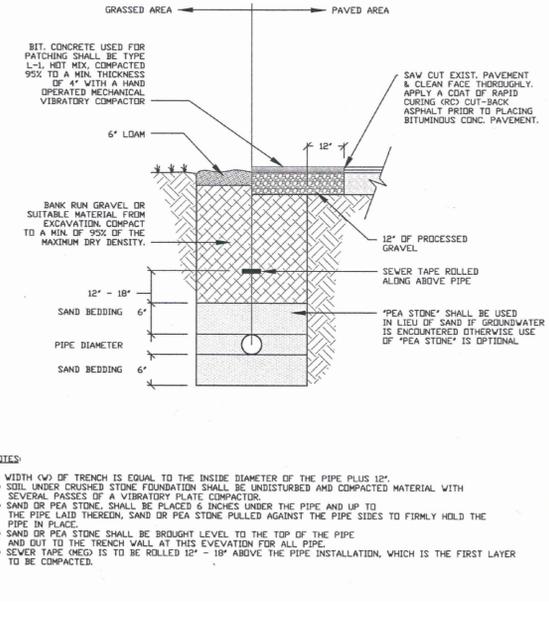


TYPICAL OUTDOOR INSTALLATION

LM000112 REV. B

environment
CORPORATION

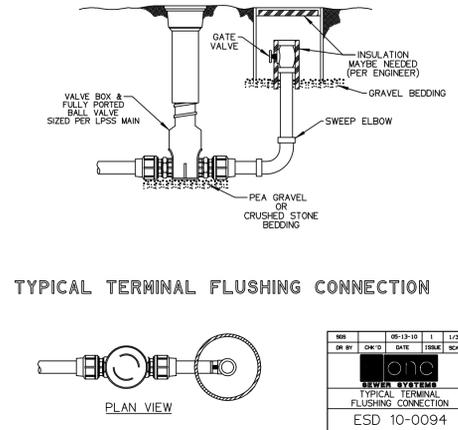
environment
CORPORATION



CRANSTON LPS DETAIL

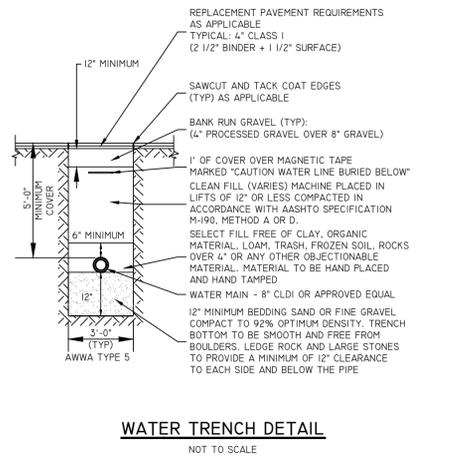
NOT TO SCALE

NOTES:
1. ALL SEWER FORCE MAIN PIPE AND FITTINGS SHALL BE GASKETED SDR-21 PVC.



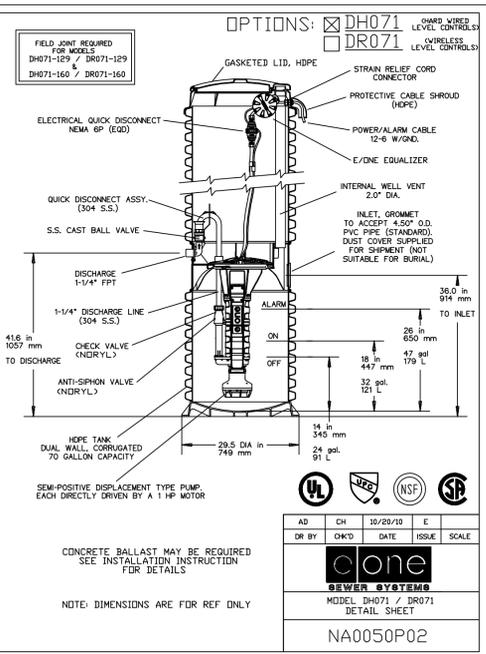
TYPICAL TERMINAL FLUSHING CONNECTION

NO.	05-13-10	1	1/20
DR BY	CHK'D	DATE	SCALE
done			
SEWER SYSTEM			
TYPICAL TERMINAL FLUSHING CONNECTION			
ESD 10-0094			

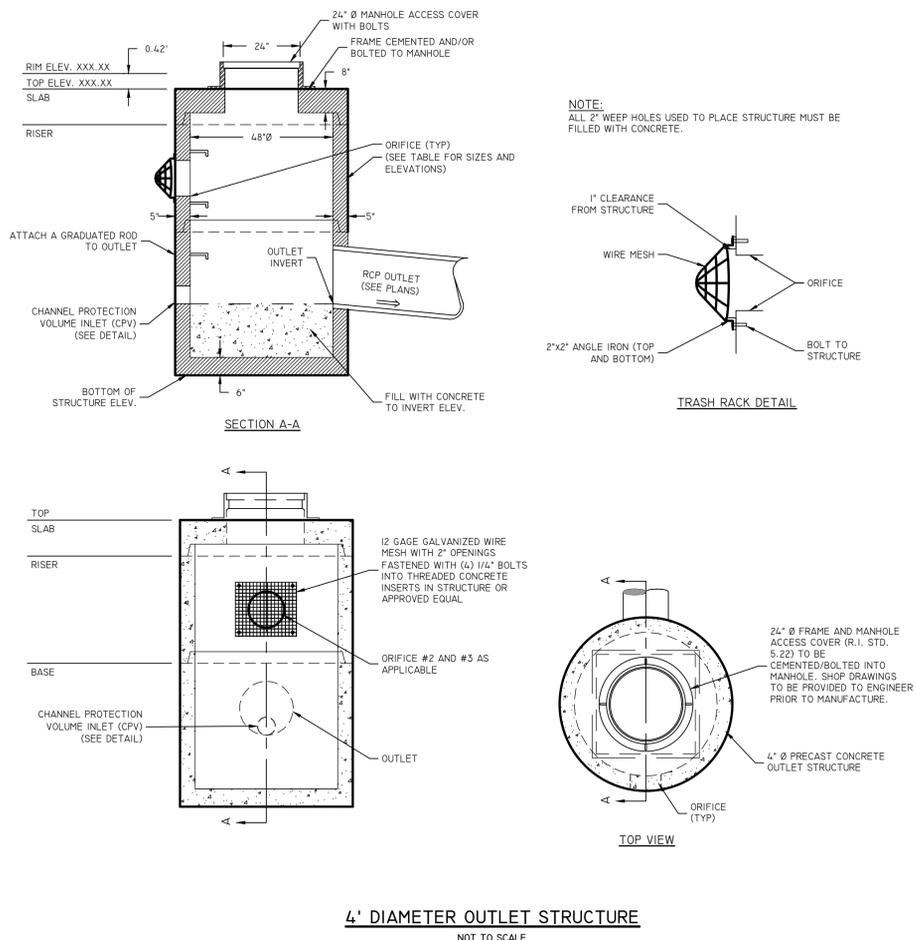


WATER TRENCH DETAIL

NOT TO SCALE

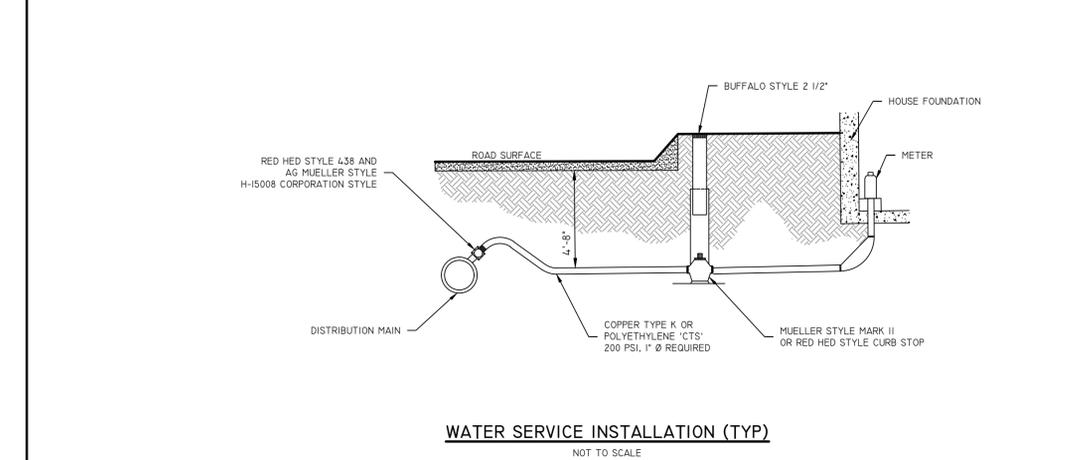


AD	CH	10/20/10	E
DR BY	CHK'D	DATE	ISSUE SCALE
done			
SEWER SYSTEMS			
MODEL DH071 / DR071			
DETAIL SHEET			
NA0050P02			



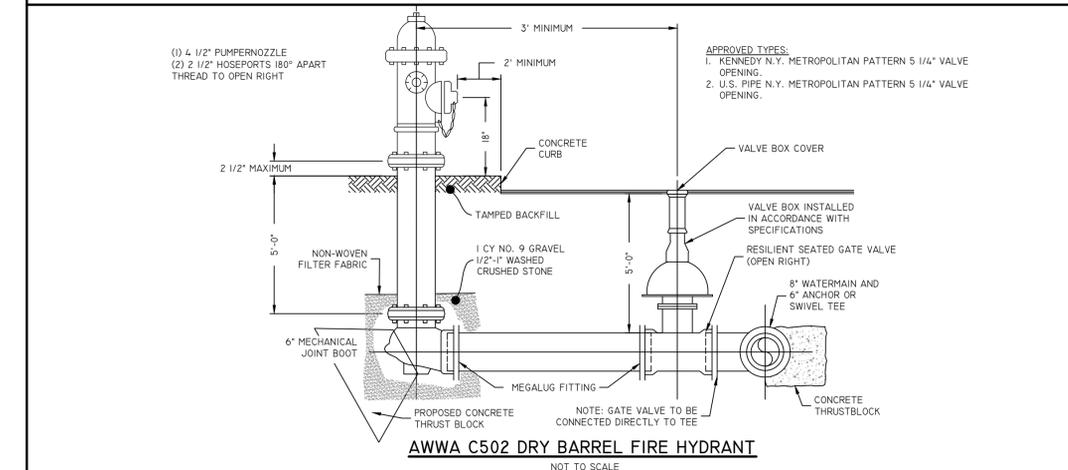
4' DIAMETER OUTLET STRUCTURE

NOT TO SCALE



WATER SERVICE INSTALLATION (TYP)

NOT TO SCALE



AWWA C502 DRY BARREL FIRE HYDRANT

NOT TO SCALE

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Engineering assumes no responsibility for damages, incurred due to the use of this plan set.
Locations of existing utilities.

2	02-13-2022	Final Submission	B.E.C.
1	06-28-2022	Final Submission	B.E.C.
0	03-02-2022	Final Submission	B.E.C.
1/2	DATE	DESCRIPTION	DRP
Drawn By: KCMR			
Design By: E.M.P.			

DETAIL SHEET-2

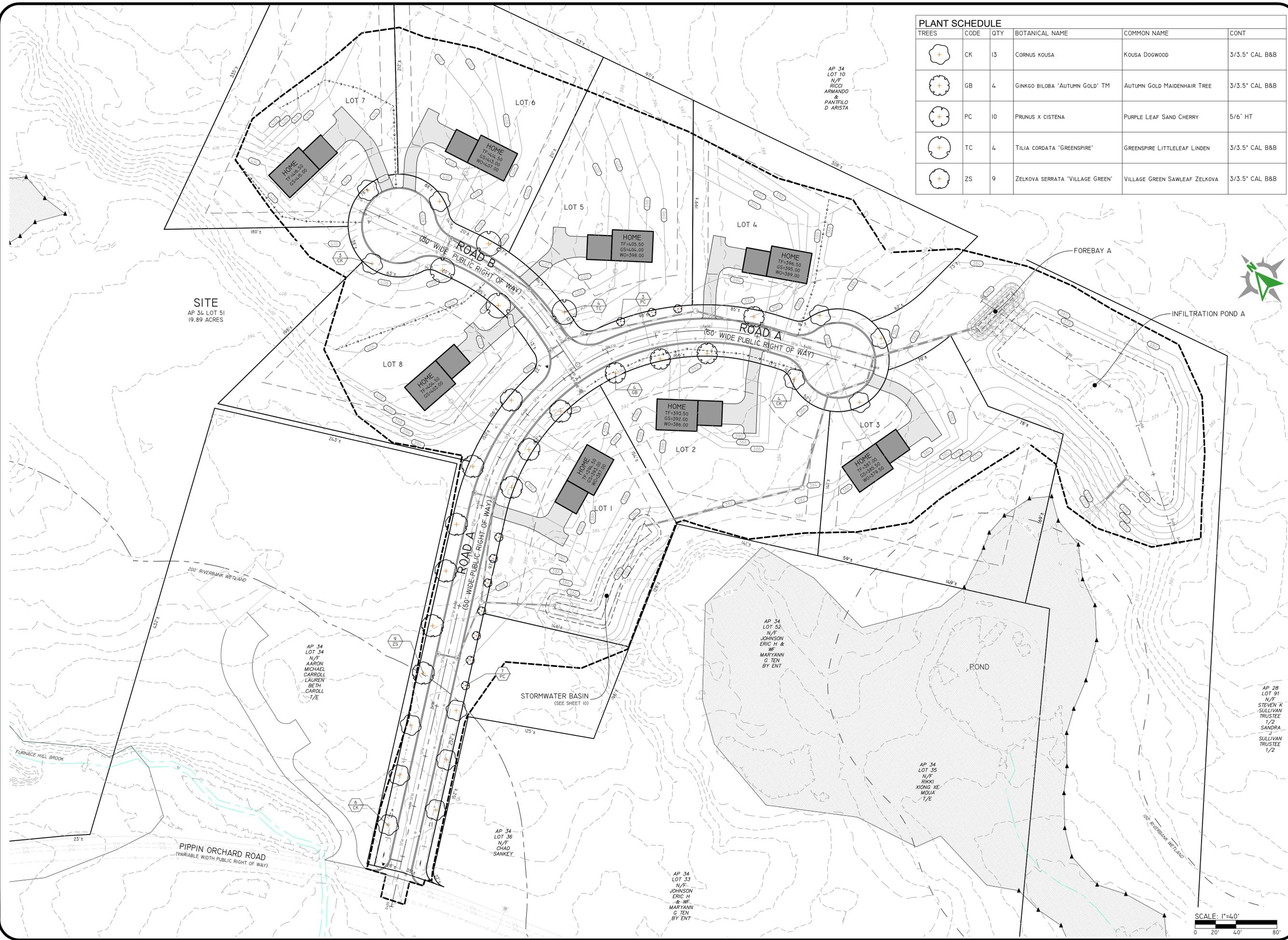
The Preserve at Pippin Orchard
Assessors' Plat 3, Lot 51
Cranston, Rhode Island 02921

Prepared For:
Pippin Orchard Partners, LLC
c/o William Hoyt
1215 Reservoir Avenue, Cranston, RI 02920

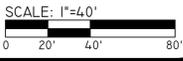
DE 068 No. 2921-001 Copyright 2022 by DiPrete Engineering Associates, Inc.

SHEET 12 OF 15

Z:\client\projects\2921-001_pippin_orchard\road\landscape drawings\2921-001_lsc.dwg Plotted: 7/14/2022



TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
	CK	13	CORNUS KOUSA	KOUSA DOGWOOD	3/3.5" CAL B&B
	GB	4	GINKGO BILOBA 'AUTUMN GOLD' TM	AUTUMN GOLD MAIDENHAIR TREE	3/3.5" CAL B&B
	PC	10	PRUNUS X CISTENA	PURPLE LEAF SAND CHERRY	5/6' HT
	TC	4	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	3/3.5" CAL B&B
	ZS	9	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN SAWLEAF ZELKOVA	3/3.5" CAL B&B



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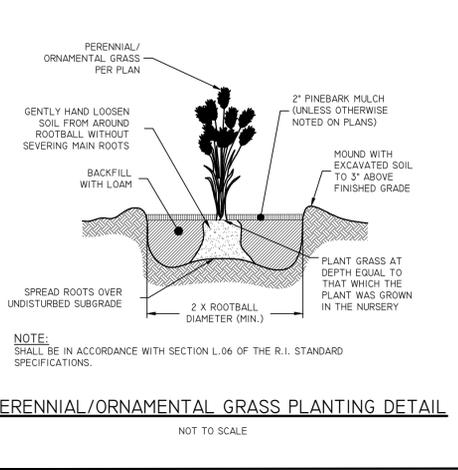
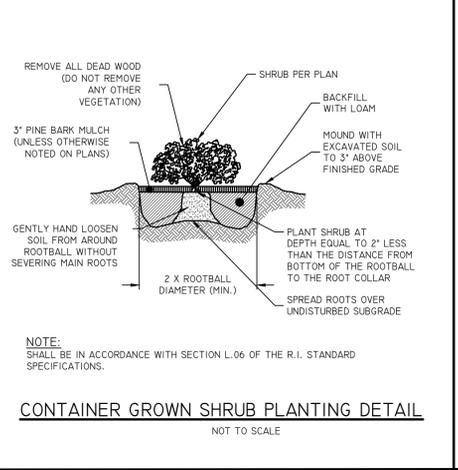
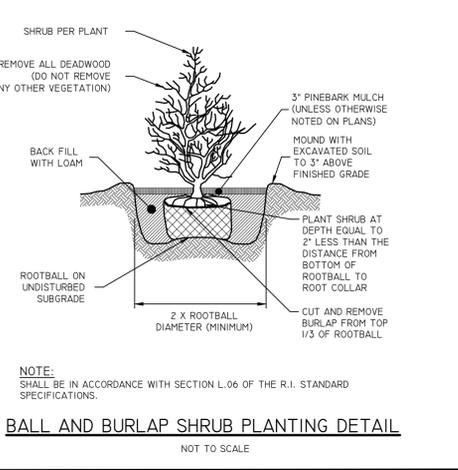
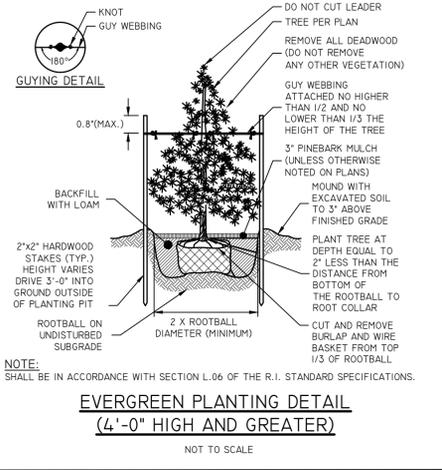
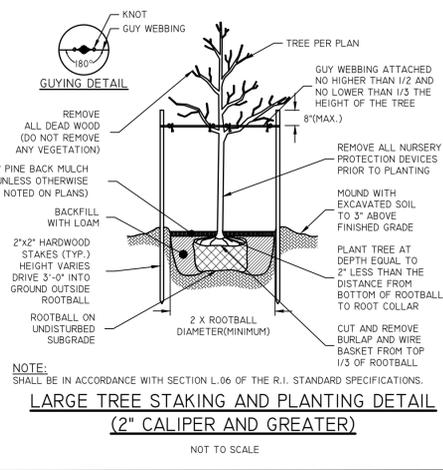
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2	06-24-2022	PRELIMINARY RESPONSE TO COMMENTS	B.E.G.
3	05-20-2022	PRELIMINARY DETERMINATION SUBMISSION	B.E.G.
4	05-20-2022	DATE	D.P.

Drawn By: K.M.R. Design By: E.M.P.

LANDSCAPE PLAN
The Preserve at Pippin Orchard
 Cranston, Rhode Island 02921

Prepared For:
Pippin Orchard Partners, LLC
 c/o William Hoyt
 1215 Reservoir Avenue, Cranston, RI 02920
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SHEET 13 OF 15



PLANTING NOTES:

- CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS BY NOTIFYING DIG-SAFE (811) AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION OR SITE PREPARATION AND ANY/OR ALL LOCAL UTILITY COMPANIES AS REQUIRED.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS BY THE CONTRACTOR. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR THIS PROJECT.
- CONTRACTOR TO PROVIDE A ONE (1) YEAR GUARANTEE FOR ALL MATERIALS. CONTRACTOR GUARANTEES THAT PLANTS WILL REMAIN HEALTHY FOR ONE (1) GROWING SEASON. CONTRACTOR TO MAINTAIN ALL PLANTING AND LAWNS UNTIL FINAL PROJECT ACCEPTANCE. GUARANTEE PERIOD TO COMMENCE AT FINAL ACCEPTANCE. ANY REPLACEMENT PLANTS SHALL BE OF THE SAME SIZE AND SPECIES AS SPECIFIED WITH NEW GUARANTEE COMMENCING ON THE DATE OF REPLACEMENT.
- ALL PLANT MATERIAL SHALL CONFORM, IN ALL RESPECTS, TO THE GUIDELINES OF "THE AMERICAN STANDARD FOR NURSERY STOCK," LATEST EDITION, PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, INC. ALL PLANTS SHALL BE NURSERY GROWN AND SHALL HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST TWO (2) YEARS.
- PLANT SUBSTITUTION SELECTION MUST BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER PRIOR TO INSTALLATION.
- ALL PLANTS TO BE PLANTED SO THAT AFTER SETTLEMENT THEY BEAR THE SAME RELATION TO THE SURROUNDING GROUND AS TO THEIR ORIGINAL GRADE BEFORE DIGGING.
- CREATE SAUCER AROUND INDIVIDUAL PLANTS CAPABLE OF HOLDING WATER. ALL PLANTS TO BE FLOODED WITH CLEAN WATER TWICE WITHIN THE FIRST 24 HOURS OF PLANTING. ADDITIONAL WATERING SHALL BE MADE AS REQUIRED TO KEEP PLANTS FROM WILTING AND DRYING OUT UNTIL FINAL ACCEPTANCE.
- ALL PLANTS TO RECEIVE A MINIMUM OF TWO (2) INCHES OF UNDYED, SHREDDED PINE BARK MULCH AND SHALL COVER PLANTING BEDS AS SHOWN ON DRAWINGS UNLESS OTHERWISE NOTED.
- TRIM BROKEN AND DEAD BRANCHES FROM TREES AND SHRUBS AFTER PLANTING. NEVER CUT A LEADER.
- MINIMUM BRANCHING HEIGHT FOR ALL SHADE TREES SHALL BE A MINIMUM OF SEVEN FEET ABOVE FINISHED GRADE TO MEET ADA STANDARDS.
- CONTRACTOR TO LOAM AND SEED ALL DISTURBED LANDSCAPE AREAS OUTSIDE OF THE PLANTING BEDS USING AN ENDOPHYTE ENHANCED MIX AT A RATE OF 5-7 LBS. PER 1,000 SF (AVAILABLE AT ALLENS SEED IN EXETER, RI) OR AS DIRECTED BY TOWN/OWNER UNLESS OTHERWISE NOTED. ANY SOD (TURF) UTILIZED SHALL BE BROUGHT TOLERANT ENDOPHYTES OR PREDOMINANTLY FESCUE IN CHARACTER. STORMWATER SYSTEMS TO BE SEED PER POND DETAILS.
- RECOMMENDED DATES FOR PLANTING ARE APRIL 15 TO JUNE 15 AND SEPTEMBER 15 TO NOVEMBER 15.
- ALL LANDSCAPED AREAS SHALL BE KEPT FREE OF WEEDS AND DEBRIS. ALL VEGETATION WITHIN SAID AREAS SHALL BE MAINTAINED FREE OF PHYSICAL DAMAGE CAUSED BY CHEMICALS, INSECTS, DISEASES, LACK OF WATER OR OTHER CAUSES. DAMAGED PLANTS SHALL BE REPLACED WITH THE SAME OR SIMILAR VEGETATION ON AN ANNUAL BASIS.
- LOAM MOVED ON SITE TO BE STOCKPILED AND RETAINED AND TO BE USED AS REQUIRED FOR THE LANDSCAPE DESIGN. LOAM SHALL NOT BE MIXED WITH ANY UNSUITABLE MATERIALS OR SUBSOIL. EXCESS LOAM TO REMAIN ON THE OWNER'S PROPERTY AND ONLY REMOVED WITH THE OWNERS PERMISSION. NEW LOAM SHALL BE FRIABLE, FERTILE, MEDIUM TEXTURED SANDY LOAM THAT IS FREE OF TOXIC MATERIALS FOR HEALTHY PLANT GROWTH AND SURVIVAL. LOAM SHALL BE FREE OF MATTER 1" OR GREATER IN DIAMETER AND WHEN TESTED SHALL HAVE A PH BETWEEN 5.5 AND 7.5. CONTRACTOR TO PROVIDE 8 INCHES OF GOOD QUALITY LOAM AND/OR REUSE EXISTING LOAM TO PROVIDE A MINIMUM 6 INCH DEPTH.
- IRRIGATION AND LIGHTING BY OTHERS.
- THIS PLAN IS FOR LANDSCAPE PLANTING ONLY.

**CITY OF CRANSTON SUBDIVISION REGULATIONS
SECTION XII - DESIGN AND PUBLIC IMPROVEMENT STANDARDS**

C. LANDSCAPING AND STREET TREES

1. GENERAL
THE COMMISSION SHALL ENCOURAGE THAT AS MANY TREES AS POSSIBLE BE LEFT STANDING WHEN A SUBDIVISION IS DEVELOPED. IT SHALL ALSO ENCOURAGE THE DEVELOPER TO PLANT TREES IN THE FRONT YARD AREA OF THE PROPOSED HOUSE LOTS. IN PLANNED DISTRICTS AND WHERE DEEMED NECESSARY BY THE PLANNING COMMISSION, A LANDSCAPING PLAN FOR THE ENTIRE DEVELOPMENT SHALL BE SUBMITTED. LANDSCAPING PLANS SHALL TAKE INTO ACCOUNT THE PROPOSED LAND USES IN THE DEVELOPMENT AS THEY RELATE TO THE SURROUNDING AREA. THE COMMISSION MAY REQUIRE THE SUBDIVIDER TO PLANT VEGETATION FOR THE PURPOSE OF BUFFERING ADJOINING LAND USES OR AESTHETIC IMPROVEMENT OF THE PLAT. STREET TREES, PARKING LOT TREES, AND PERIMETER HEDGES MAY BE REQUIRED BY THE COMMISSION FOR THESE PURPOSES. IN RESIDENTIAL SUBDIVISIONS THE DEVELOPER SHALL FINISH GRADE THE LAWN AREAS OF EACH LOT WITH NOT LESS THAN 5" OF TOP SOIL.

2. STREET TREES WHERE NATURAL TREE GROWTH IS DETERMINED BY THE PLANNING COMMISSION TO BE INSUFFICIENT, THE PLANNING COMMISSION MAY REQUIRE THE SUBDIVIDER TO PLANT STREET TREES APPROPRIATE FOR THE TERRAIN, SOIL AND CLIMATIC CONDITIONS ENCOUNTERED IN THE SUBDIVISION, AND IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

A. LOCATION - STREET TREES SHALL BE LOCATED AT MINIMUM IN THE SIDEWALK PORTION OF EACH COLLECTOR STREET RIGHT-OF-WAY, OR WHEN THIS IS NOT POSSIBLE, ON THE PORTION OF BUILDING LOTS WITHIN 10 FEET OF THE STREET RIGHT-OF-WAY LINE, IF ASSURANCE CAN BE GIVEN BY THE SUBDIVIDER THAT THE TREES WILL NOT BE DISTURBED BY BUILDING ACTIVITIES. IN EITHER CASE, NO STREET TREES SHALL BE LOCATED SO AS TO INTERFERE WITH OVERHEAD OR UNDERGROUND UTILITY LINES. TREES SHALL BE SPACED APPROXIMATELY 50 FEET TO 100 FEET ON CENTER, DEPENDING ON DENSITY AND OTHER CONTEXTUAL ELEMENTS OF THE SUBDIVISION PLAN. IN MINOR SUBDIVISIONS/LAND DEVELOPMENTS AND MAJOR SUBDIVISIONS/LAND DEVELOPMENTS WITH NO COLLECTOR STREET, THE PLANNING COMMISSION MAY REQUIRE STREET TREES BE INSTALLED AT A SPACING APPROPRIATE TO THE SCALE OF THE DEVELOPMENT.

STREET TREES HAVE BEEN PROVIDED ALONG THE PROPOSED ROADS AT 50-100 FEET ON CENTER WITHIN THE PROPOSED RIGHTS-OF-WAY.

B. TYPE - THE SPECIES SELECTED ARE TO BE SUITABLE FOR ZONE 6 HARDINESS AND MAY INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING TYPES:

DECIDUOUS MEDIUM TO LARGE TREES SUCH AS THORNLESS HONEY LOCUST, LONDON PLANE, GINKGO, ZELKOVA, BRADFORD PEAR, AND KATSURRA.

A VARIETY OF MEDIUM TO LARGE TREE SPECIES HAVE BEEN PROVIDED INCLUDING GINKGO.

SMALL DECIDUOUS TREES SUCH AS SOME CRAB APPLE (MALUS SPECIES) AND CHERRY VARIETIES WITH 15 FOOT ULTIMATE HEIGHT.

SMALL TREES SUCH AS PRUNUS CISTENA HAVE BEEN PROVIDED.

CONIFERS SUCH AS PINE, HEMLOCK AND SPRUCE MAY BE USED ONLY WITHIN THE 10 FOOT AREA ON BUILDING LOTS OUTSIDE THE RIGHT-OF-WAY.

NO CONIFERS ARE SPECIFIED TO BE PLANTED OUTSIDE OF THE RIGHT-OF-WAY.

C. SIZE - MINIMUM SIZES FOR SPECIES LISTED ABOVE ARE 2 TO 2 1/2 INCHES CALIPER, MEASURED ONE FOOT FROM GROUND LEVEL, IN PLACE, AND 6 TO 8 FEET OF HEIGHT IN PLACE.

D. QUALITY - STREET TREES SHALL BE BALLED AND BURLAPED WITH GOOD ROOT DEVELOPMENT AND BRANCHING CHARACTERISTICS. BARE ROOT HANDLING FOR DORMANT TREES UP TO 2 1/2 INCHES CALIPER MAY ONLY BE ALLOWED DURING THE SPRING SEASON. ALL TREES SHALL BE OF LICENSED NURSERY STOCK, HOWEVER, NATIVE TREES MAY BE USED IF INSPECTED AND APPROVED BY THE CITY'S TREE WARDEN BEFORE PLANTING.

E. PLANTING - STREET TREES SHALL BE PLANTED IN HOLES AT LEAST 6 INCHES DEEPER AND 1 TO 1 1/2 TIMES AS WIDE AS THE ROOT BALL. LARGER EXCAVATION MAY BE REQUIRED IN GRAVEL OR SAND AREAS. TREES SHALL BE PLANTED AT THEIR PREVIOUS DEPTH IN GOOD QUALITY TOPSOIL OR SOIL CONDITIONED TO THE QUALITY WITH SUFFICIENT ORGANIC MATTER SUCH AS PEAT MOSS AND A BALANCED FERTILIZER. TREES SHALL BE SECURELY DOUBLE STAKED WITH STURDY STAKES OF A MINIMUM SIZE OF 2" X 2" X 6'.

F. SCREENING - WHERE A PROPOSED RESIDENTIAL DEVELOPMENT ABUTS AN EXISTING OR PROPOSED COMMERCIAL OR INDUSTRIAL AREA, A DENSE EVERGREEN BUFFER AT LEAST 10 FEET IN DEPTH, SHALL BE PLANTED ALONG THE COMMON BOUNDARY BETWEEN THE RESIDENTIAL DEVELOPMENT AND SUCH COMMERCIAL OR INDUSTRIAL DEVELOPMENT.

NO APPLICABLE.

6. INSPECTION - THE CITY TREE WARDEN SHALL DETERMINE THE SUITABILITY OF THE STREET TREES BEING PROPOSED AND CERTIFY PROPER PLANTING TECHNIQUES AND MAINTENANCE HAVE BEEN FOLLOWED.

3. GENERAL LANDSCAPING
A. LANDSCAPING SHALL BE ADDRESSED AS PART OF SITE PLAN AND SUBDIVISION DESIGN. IF A SEPARATE LANDSCAPE PLAN IS REQUIRED BY THE COMMISSION, THE APPLICANT SHALL BE ADVISED OF THIS REQUIREMENT AT THE PRELIMINARY REVIEW STAGE OF AN ADMINISTRATIVE OR MINOR SUBDIVISION, AND AT THE MASTER PLAN STAGE OF A MAJOR SUBDIVISION. IT SHALL INTEGRATE THE VARIOUS ELEMENTS OF SITE DESIGN, PRESERVING AND ENHANCING THE PARTICULAR IDENTITY OF THE SITE AND CREATING A PLEASING SITE CHARACTER. FOR ADMINISTRATIVE AND MINOR SUBDIVISIONS AND LAND DEVELOPMENTS, LANDSCAPING TREATMENTS MAY BE INTEGRATED INTO THE OVERALL SITE PLAN.

B. LANDSCAPING MAY INCLUDE PLANT MATERIALS SUCH AS TREES, SHRUBS, GROUND COVERS, GRASS, FLOWERS, ETC., BUT MAY ALSO INCLUDE OTHER MATERIALS SUCH AS ROCKS, WETLANDS, STONE WALLS, PAVING MATERIALS, PLANTERS, SIGNAGE AND STREET FURNITURE. AREAS WHICH MAY BE REQUIRED FOR LOCATION OF LANDSCAPING SHALL INCLUDE BUT ARE NOT NECESSARILY LIMITED TO THE FOLLOWING:

- DRAINAGE FACILITIES, SUCH AS RETENTION/DETENTION BASINS, OR DRAINAGE SWALES;
- ENTRANCE FEATURES;
- OPEN SPACE AREAS;
- PROPOSED RECREATION FACILITIES;
- BUFFER AREAS;
- LOT AREAS WHICH ARE DISTURBED DURING THE CONSTRUCTION PROCESS OR WHERE EXTENSIVE GRADING REMOVES A SIGNIFICANT AMOUNT OF NATURAL VEGETATION;
- AREAS SUBJECT TO REGRADING OR STABILIZATION FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES.

C. LANDSCAPE PLAN - A LANDSCAPE PLAN PREPARED BY A REGISTERED LANDSCAPE ARCHITECT SHALL BE SUBMITTED TO THE PLANNING COMMISSION WHEN THE COMMISSION DETERMINES THAT (A) EXISTING LANDSCAPING IS NOT SUFFICIENT; (B) THE SITE OF THE PROPOSED SUBDIVISION HAS BEEN OR WILL BE DISTURBED SO AS TO REQUIRE SIGNIFICANT NEW VEGETATION; OR (C) ADDITIONAL LANDSCAPING IS NECESSARY TO PROTECT, PRESERVE, OR ENHANCE SIGNIFICANT VISUAL CHARACTERISTICS OF THE SITE. THE PLAN SHALL IDENTIFY EXISTING AND PROPOSED TREATMENTS, PROPOSED GRADING AT TWO-FOOT CONTOUR INTERVALS, AND LIGHTING SPECIFICATIONS. THE PLAN SHALL INDICATE THE LOCATION OF ALL PROPOSED LANDSCAPING AND SHALL INCLUDE CONSTRUCTION DETAILS AS NECESSARY. A PLANTING SCHEDULE SHALL BE INCLUDED TO INDICATE PROPOSED PLANTING BY SPECIES, SIZE AT TIME OF PLANTING AND MAINTENANCE REQUIREMENTS. WHERE EXISTING PLANTINGS ARE TO BE RETAINED, THE PLAN SHALL INDICATE PROPOSED METHODS OF PROTECTING THEM DURING CONSTRUCTION.

INVASIVE MANAGEMENT:

MILE-A-MINUTE VINE IS AN ALIEN VINE THAT HAS BEEN IDENTIFIED IN THE VICINITY OF THE SITE. IT GROWS AGGRESSIVELY IN RICH, MOIST SOILS EASILY BLANKETING, SHADING OUT AND FINALLY KILLING SHRUBS AND SOME MEDIUM SIZED TREES. IT FORMS IMPENETRABLE AREAS AMONG SHRUBS AND HIGH PERENNIALS DUE TO ITS DENSITY.

SITE WORK COULD POTENTIALLY SPREAD THE PLANT BEYOND THE CURRENT LOCALITY. IT IS RECOMMENDED THAT TOPSOIL FROM THE SITE NOT BE TRANSPORTED AWAY AND STOCKPILED FOR OTHER USES OR SPREAD ELSEWHERE AS MILE-A-MINUTE PRODUCES SEED PROLIFERICALLY AND THE SEEDS SURVIVE AND GERMINATE WELL IN A VARIETY OF CONDITIONS. IT IS ALSO RECOMMENDED THAT SITE WORK BE IN ACCORDANCE WITH CONTROL METHODS OF STOPPING THE SPREAD MILE-A-MINUTE BY THE RHODE ISLAND NATURAL HISTORY SURVEY AND THE RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT.

DiPrete Engineering
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Boston • Providence • Newport



This plan set must not be used for construction purposes unless stamped, issued for construction and stamped by a registered Professional Engineer of DiPrete Engineering.

The contractor is responsible for all of the means, methods, safety and implementation of this plan and design.

DiPrete Engineering does not warrant plans by any other party.

DiPrete Engineering assumes no responsibility for damages incurred due to locations of existing utilities.

1	10/13/2022	Preliminary Submission	B.E.G.
2	06/22/2022	Preliminary Response to Comments	B.E.G.
3	05/25/2022	Preliminary Determination Submission	B.E.G.
4	05/25/2022	Description	D.P.
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LANDSCAPE NOTES & DETAILS

The Preserve at Pippin Orchard
Accession, Block 5, Lot 3
Cranston, Rhode Island 02921

Prepared For
Pippin Orchard Partners, LLC
c/o William Holt

1215 Reservoir Avenue, Cranston, RI 02920
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z:\keman\projects\2021-001_pippin_orchard\road\autocad drawings\2021-001-larc.dwg Plotter: 7/14/2022

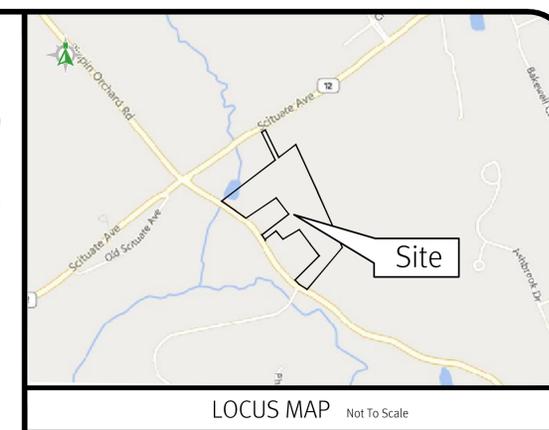


DIMENSIONAL REGULATIONS:

CURRENT ZONING:	Δ-80	RPD	MINIMUM PROVIDED
MINIMUM LOT AREA:	80,000 SF	20,000 SF	30,019 SF
MINIMUM FRONTAGE AND LOT WIDTH:	200'	125'	125.9'
MINIMUM FRONT YARD:	40'	30'	30.7'
MINIMUM SIDE YARD:	20'	15'	16.4'
MINIMUM REAR YARD:	100'	50'	69.4'
MINIMUM OPEN SPACE:	25%	25%	60%

LEGEND

WATER LINE	123/1234	DEED BOOK/PAGE	BOLLARD
SEWER LINE	AP	ASSESSOR'S PLAT	SOIL EVALUATION
SEWER FORCE MAIN	HC	HANDICAPPED	CATCH BASIN
GAS LINE	N/F	NOW OR FORMERLY	DOUBLE CATCH BASIN
ELECTRIC LINE	LC	LANDSCAPING	WATER VALVE
OVERHEAD WIRES	(R)	RECORD	GAS VALVE
DRAINAGE LINE	(CA)	CHORD ANGLE	▲B-I WETLAND FLAG
MINOR CONTOUR LINE	▲	NAIL/SPIKE	○ DRAINAGE MANHOLE
MAJOR CONTOUR LINE	●	DRILL HOLE	▽ FLARED END SECTION
PROPERTY LINE	—	IRON ROD/PIPE	● GUY POLE
ASSESSORS LINE	—	BOUND	○ ELECTRIC MANHOLE
TREELINE	—	SIGN POST	○ UTILITY/POWER POLE
GUARDRAIL	—	SEWER MANHOLE	○ WELL
FENCE	—	SEWER CLEANOUT	○ MONITORING WELL
RETAINING WALL	—	HYDRANT	○ BENCH MARK
STONE WALL	—	IRRIGATION VALVE	○ TREE
		UNKNOWN MANHOLE	



- GENERAL NOTES**
- THE PARCEL IS FOUND ON ASSESSOR'S PLAT 34, LOT 51 IN THE CITY OF CRANSTON, PROVIDENCE COUNTY, RHODE ISLAND.
 - THE OWNER PER DEED BOOK 6328, PAGE 154 IS PIPPIN ORCHARD PARTNERS LLC.
 - THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44007C0294H, MAP REVISED OCTOBER 2, 2015. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
 - THE PARCEL IS ZONED A-80 BASED ON CITY OF CRANSTON GIS DATA. ANY OVERLAY DISTRICTS, SPECIAL PERMITS OR VARIANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
 - THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
 - FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON APRIL 28, 2021. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR ANY UNKNOWN OR UNRECORDED EASEMENTS, DEEDS OR CLAIMS THAT A TITLE REPORT WOULD DISCLOSE.

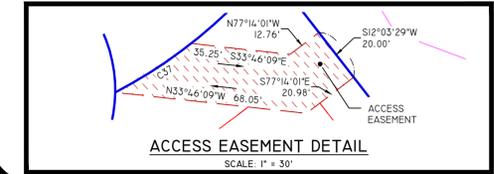
CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	46°21'29"	200.00'	161.82'	85.63'	157.44'	N75°56'32"E
C2	47°35'11"	200.00'	166.11'	88.18'	161.37'	S57°05'08"E
C3	52°01'12"	15.00'	13.62'	7.32'	13.16'	S71°16'50"E
C4	60°00'52"	50.00'	52.37'	28.88'	50.01'	S11°16'46"E
C5	87°51'36"	50.00'	76.67'	48.16'	69.37'	S85°12'51"E
C6	60°02'39"	50.00'	52.40'	28.89'	50.03'	S20°50'11"W
C7	76°07'36"	50.00'	66.43'	39.15'	61.65'	N47°14'57"W
C8	52°01'12"	15.00'	13.62'	7.32'	13.16'	N59°18'09"W
C9	42°01'27"	250.00'	183.36'	96.03'	179.28'	N54°18'16"W
C10	22°29'08"	250.00'	98.11'	49.70'	97.48'	N64°04'25"W
C11	81°19'06"	15.00'	21.29'	12.88'	19.55'	N34°39'26"W
C12	21°28'32"	225.00'	84.33'	42.67'	83.84'	N4°44'09"W
C13	9°29'11"	225.00'	37.25'	18.67'	37.21'	N20°13'00"W
C14	52°01'12"	15.00'	13.62'	7.32'	13.16'	N1°03'00"E
C15	78°26'34"	50.00'	68.45'	40.81'	63.23'	N12°09'40"W
C16	89°31'29"	50.00'	78.13'	49.59'	70.42'	S83°51'18"W
C17	43°25'23"	50.00'	37.89'	19.91'	36.99'	N17°22'52"E
C18	72°38'59"	50.00'	63.40'	36.76'	59.24'	S40°39'19"E
C19	52°01'12"	15.00'	13.62'	7.32'	13.16'	S50°58'12"E
C20	30°57'43"	175.00'	94.57'	48.47'	93.42'	S9°28'44"E
C21	82°24'17"	15.00'	21.58'	13.14'	19.77'	S47°12'16"W
C22	24°15'48"	250.00'	105.87'	53.74'	105.08'	S75°07'22"W
C23	10°13'40"	250.00'	44.63'	22.37'	44.57'	N57°52'38"E
C24	83°41'04"	15.00'	21.91'	13.43'	20.01'	N10°55'16"E
C25	93°56'40"	200.00'	327.93'	214.27'	292.41'	S80°15'52"E
C26	284°02'25"	50.00'	247.87'	39.04'	61.54'	N56°42'28"E
C27	42°01'27"	250.00'	183.36'	96.03'	179.28'	N54°18'16"W
C28	30°57'43"	225.00'	121.59'	62.32'	120.11'	N9°28'44"W
C29	284°02'25"	50.00'	247.87'	39.04'	61.54'	S65°02'24"W
C30	34°29'28"	250.00'	150.50'	77.61'	148.23'	S70°00'32"W
C31	83°41'24"	15.00'	21.91'	13.43'	20.01'	S10°55'26"W
C32	23°08'39"	50.00'	20.20'	10.24'	20.06'	S29°42'53"E
C33	83°41'24"	15.00'	21.91'	13.43'	20.01'	S10°55'26"W
C34	23°00'26"	175.00'	70.27'	35.62'	69.80'	S78°53'58"E
C35	4°34'21"	175.00'	13.97'	6.99'	13.96'	S87°18'38"W
C36	28°17'13"	125.00'	61.71'	31.50'	61.09'	N80°49'55"W
C37	10°27'09"	175.00'	31.93'	16.01'	31.88'	S72°37'20"E

101 Open Space
373,539 SF
8.58 ACRES

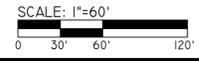
102 Open Space
14,884 SF
0.34 ACRES

103 Open Space
125,518 SF
2.88 ACRES



THIS PLAN SHOULD BE INDEXED BY THE FOLLOWING STREETS:

- PIPPIN ORCHARD ROAD
- SCITUATE AVENUE
- PAULA LANE
- ANNIE DRIVE



PLAN REFERENCES:

- RHODE ISLAND HIGHWAY PLAT NO. 1364.
- LINDA SHAW PLAT ADMINISTRATIVE SUBDIVISION, PLAT 34, LOT 34 AND LOT 51, CRANSTON, RHODE ISLAND, SCALE 1"=100', DATED MAY 2010, PLAN BY HUDSON PLACE ASSOCIATES, RECORDED ON PLAT CARD 800.
- LINDA SHAW PLAT MINOR SUBDIVISION, PLAT 34, LOT 7 AND LOT 51, CRANSTON, RHODE ISLAND, SCALE 1"=100', DATED MAY 14, 2012, PLAN BY HUDSON PLACE ASSOCIATES, RECORDED ON PLAT CARD 842.
- BOUNDARY SURVEY, THE PRESERVE AT PIPPIN ORCHARD, PREPARED FOR NARRAGANSETT PARTNERS, LLC, PREPARED BY DIPRETE ENGINEERING, DATED 5/24/21, REVISED 9/7/21. SCALE 1"=80'.

SURVEYOR'S CERTIFICATE

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

- LIMITED CONTENT BOUNDARY SURVEY CLASS 1

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: PERIMETER RETRACEMENT FOR PREPARATION OF A SUBDIVISION RECORD PLAN.

MICHAEL E. GAVITT, RIFLS #1981, COA #LS.000460
7/25/22



RECORD PLAN

The Preserve at Pippin Orchard
Assessors Plat 34, Lots 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.