



# TOWN OF SMITHFIELD

## GENERAL REQUIREMENTS FOR

### EXTENSION OF SEWERS

Originally Proposed, June 6, 2000  
Approved and "Rescinded"

Submitted to Council: October 16, 2001  
Approved: November 20, 2001



**TOWN OF SMITHFIELD**  
**SEWER AUTHORITY**  
**GENERAL REQUIREMENTS FOR EXTENSION OF SEWERS**

**ARTICLE I**

**CONSTRUCTION OF SEWERS BY PRIVATE DEVELOPERS**

**1. COST**

Any person developing a plat of land in the Town shall, at his own expense, install sewer lines and service stubs in such plat and shall connect the same with the existing sewer system according to Town approved plans in accordance with Smithfield Code Section 18-43.

The entire cost of the installation of all sewers, to serve any such plat or any part thereof, shall be paid by the developer; including the cost of engineering review services incurred during the permitting review process by the Town of Smithfield consulting engineers. The "entire cost" shall include the cost of full engineering services, both preliminary to and during the actual installation of such sewer project, and the cost of all materials, services, labor, inspection and supplies for constructing and laying out sewers and connecting the same with the Smithfield sewer system. The owner or developer shall indemnify the Town from any loss or damage that may directly, or indirectly, be occasioned by the installation of such extension.

**2. SITE LOCATION PLAN**

Furnish an original topographical plan and two (2) clear prints showing the following:

- A. Site location with proposed sewer extension slopes and invert elevations at 40 scale both vertical and horizontal.
- B. Limits of drainage area; which could be served by extending the proposed sewer.
- C. Area in acres of the proposed and future development, within the Developer's site.
- D. Area in acres shown in letter B. (*above*).

**3. WASTEWATER FLOW CALCULATIONS**

Furnish two (2) copies of wastewater flow calculations. (Show location and number of present and future units on the 40 scale drawings.) Sewage quantities shall be expressed in cubic feet per second and gallons per minute for both average daily and maximum hourly flows. Follow Rhode Island Department of Environmental Management standards to determine flow calculations.

**4. DRAWINGS – SIZE AND SCALE**

The size of each drawing shall be 40" wide by 30" high to the trim lines. The plan scale shall be 1"= 40' and the profile scale shall be horizontal 1"= 40', vertical 1"= 4'.

The title block is to be placed in the lower right-hand corner of each drawing with space for: Town name, subdivision name, drawing title, name of



**TOWN OF SMITHFIELD**  
**SEWER AUTHORITY**  
**GENERAL REQUIREMENTS FOR EXTENSION OF SEWERS**

developer, name of designer, date, scale, sheet number and designer's current Rhode Island Registered P.E. stamp.

Each drawing is to be stamped and signed by a current Rhode Island Registered Professional Engineer and shall be drawn specifically for the proposed sewerage facilities. Drawing prepared for subdivision approval submission and the like is not acceptable.

**5. SEWER DESIGN**

**Plan** - The 40 scale plan(s) shall clearly show all existing and proposed physical data within fifty-feet of the project including, but not limited to, structures; street lines; easement and lot layout; plat and lot numbers; types of paving; utilities; wetlands; North arrow; notes, etc.

**Profile** - The profile shall show the existing sewer size(s), station, invert and slope at the point of connection; elevation size and slopes of proposed construction; all utilities crossing the sewer; existing and finished grades and other notes.

The minimum slope for 8-inch sewers is 0.006 feet per foot except the last dead end reach shall have a slope of not less than 0.008 feet per foot. Where existing conditions do not permit minimum pipe slopes, pumping stations or other alternatives may be considered and require the approval of the Sewer Authority.

The minimum slope for 6-inch service connections (laterals) shall be 0.020 feet per foot, unless otherwise approved by the Sewer Authority.

**Sewer/Water Separation** - Where existing conditions do not permit the minimum clearance of water mains both horizontally and vertically, separation of sewers and water mains shall be in accordance with the Rhode Island Department of Environmental Management guidelines, as otherwise approved by the local water department.

**General** - In private property, where a future street is not reasonably contemplated, the minimum depth of cover over all sewers shall be 4-feet. Where existing conditions do not permit, lesser depth of covering using alternative piping may be considered.

The developer shall install not only the sewer in the street, but also the building sewer from the lateral sewer to the property line.

The maximum spacing of manholes shall be 300-feet. Standard 30-inch manhole frames and covers shall only be used in paved areas. Special locking covers shall be used in unpaved areas and watertight units shall be used in all paved and unpaved areas subject to flooding.

The following notes shall appear on the drawings submitted for each subdivision or sewer extension approval.

- A. "The developer shall make application for and pay all fees for permitting and inspections required to construct this project."



**TOWN OF SMITHFIELD  
SEWER AUTHORITY  
GENERAL REQUIREMENTS FOR EXTENSION OF SEWERS**

- B. "Prior to receiving authorization to construct, all materials shall meet the standards and receive the written approval, based on manufacturers' drawings and other data, of the Sewer Authority or its representative."
- C. "Installation of the sewerage facilities shall be in accordance with the Sewer Authority's Standard Specifications and Details for the Installation of Sewers and Appurtenances by Private Developers."
- D. "All sewerage facilities shall meet testing and cleaning requirements prior to acceptance." In accordance with letter C. (*above*).
- E. "Two (2) sets of as-built drawings stamped by a current Rhode Island Registered Physical Engineer shall be furnished to the Smithfield Sewer Authority as a condition for acceptance of the new sewerage facilities".
- F. "No flow will be accepted until all above steps are completed and the Completion Certificate is issued."

**6. STANDARD SPECIFICATIONS AND DETAILS**

The installation of sewers shall be in accordance with the Town of Smithfield Sewer Authority "STANDARD SPECIFICATIONS AND DETAILS FOR THE INSTALLATION OF SEWER AND APPURTANENCES BY PRIVATE DEVELOPERS," copies of which may be obtained from the Sewer Authority at nominal cost. Specifications for all special structures and conditions shall be prepared by the developer, for Sewer Authority review and approval.

**7. EASEMENTS**

Where topography prevents installation of the sewer within the street, twenty-foot wide easements shall be utilized and deeded to the Town. The easement shall be centered, as nearly as possible, over the sewer and shall extend beyond the sewer to a public highway. All easements must be readily passable to maintenance vehicles and equipment. No permanent structures shall be built on any easement. All easements must be approved by the Smithfield Planning Board.

**8. AS-BUILT PLANS**

Upon completion of construction and prior to acceptance of any wastewater and/or allowable infiltration water, the completed facilities shall be inspected, tested and approved by the Smithfield Sewer Authority. All information shall be corrected and/or added to the original drawings and two (2) complete sets of Mylar reproducible as-built drawings shall be furnished to the Sewer Authority.

The developer shall cap all open ends of the sewer and provide exact lateral ties and elevations so that the capped ends can be readily available.

**9. INSTALLATION**

All construction shall be in accordance with the approved plans and materials, standard specifications and details. Any work not meeting the approved standards shall be immediately removed and replaced at the full responsibility and cost/expense to the developer.



**TOWN OF SMITHFIELD  
SEWER AUTHORITY  
GENERAL REQUIREMENTS FOR EXTENSION OF SEWERS**

**10. INSPECTION**

The applicant for the building sewer permit shall notify the Smithfield Sewer Authority when the building sewer is ready for inspection and connection to the public sewer. A forty-eight hour notice is required for all inspections of the project and all fees shall be paid by the developer.

**11. SEWER SERVICE TO ABUTTING TOWNS**

Where an abutting Town or developer has installed sewer lines to serve their residents and where said sewer flows into the Smithfield sewer system, said residents served shall pay an up front sewer assessment fee, as determined by the Town of Smithfield Finance Director, to help cover their pro-rata share of the capital improvement costs of the wastewater facilities.

The property owner shall pay an annual sewer usage fee along with Industrial Pretreatment costs and any or all additional costs assessed by the Town of Smithfield.

**ARTICLE II**

**TOWN CONSTRUCTION OF SEWER EXTENSIONS BY PETITION**

Wherever feasible, Town residents may petition the Town to install sewer service into an area that is listed in the Facilities Plan as an area that should be sewered. At least sixty-seven percent (67%) of the property owners in the proposed area must sign a petition requesting the Town to install the sewer system and make a formal request to the Town Council. Upon petitioning the Town, the Town will prepare a petition with an estimated cost analysis of said sewer project, including, but not limited to, the construction cost, engineering fees, inspection fees, interest rate and an estimated annual assessment based on the payback terms. At least sixty-seven percent (67%) of the affected property owners must sign this petition. The Town Council shall have the authority to approve or deny the request.

Each property owner will be assessed for the cost of installing said sewer system to be determined by the Town Manager and approved by the Town Council. The assessment will be prorated over a period to be determined by the Town Council.

Construction of said sewer system shall be in accordance with all of the preceding rules and regulations, ordinance as well as standard specifications and details to install public sewers in the Town of Smithfield.

**ARTICLE III**

**ASSESSMENT CHARGES**

**1. PETITIONED EXTENSIONS**

Whenever any sewer shall be constructed by the Town, the Town Council shall direct an assessment to be made upon all estates abutting upon that portion of any street or highway in which any such sewer shall be located, and upon those



**TOWN OF SMITHFIELD**  
**SEWER AUTHORITY**  
**GENERAL REQUIREMENTS FOR EXTENSION OF SEWERS**

estates as such sewer is made available. Such assessments shall be made upon all estates abutting upon that portion of any street or highway in which such common sewer shall be located at a rate not exceeding actual construction costs, including costs for bringing such sewer through intersections or across other public properties. All such assessments, as aforesaid, shall be effective against such abutting estates as of the time that such sewer is or was available to such estates. The Sewer Authority shall make the assessments as aforesaid when so directed by the Town Council.

Any special assessment arrangements or agreements existing prior to the approval of this sewer extension policy will be governed, reviewed and resolved by separate resolution of the Town Council.

**2. EXTENSIONS BY OUT OF TOWN PRIVATE PARTIES**

When the sewer is extended by out of Town private owners or developers, the assessment charge will be as follows:

- Residential - \$5,000 per unit
- Multi-Family - \$5,000 for the first unit; plus \$3,000 per additional unit
- Commercial and Industrial - \$7,500 (any structure up to 10,000 square feet)
- Commercial and Industrial - \$10,000 (any structure over 10,000 square feet)

The aforesaid assessment charges must be paid in full prior to connection with the Smithfield sanitary sewer system.

Any out of Town extension shall be accompanied by an Inter-Municipal Agreement, a copy of which is attached.

Nothing in this policy should be construed to curtail or modify the language of the Fair Oaks Development agreement approved on October 2, 2001.

**3. IN TOWN EXTENSIONS**

In any approved development where the developer is solely responsible for the cost of the sewer extension and there is no construction cost incurred by the Town, no assessment charge will be levied.

If a private party extends an existing sewer line at their cost in a public right-of-way, no assessment fee will be levied. Once the Smithfield Sewer Authority accepts the line, then it becomes the property of the Sewer Authority.

*As amended on June 6, 2000 and November 14, 2001*

**DATE OF SUBMISSION: October 16, 2001**

**Referral to Sewer Authority: October 16, 2001**

**Public Hearing: November 14, 2001**

**Amended, Approved & Recommended Sewer Authority: November 14, 2001**

**DATE OF APPROVAL: November 20, 2001**



TOWN OF SMITHFIELD
SEWER AUTHORITY
GENERAL REQUIREMENTS FOR EXTENSION OF SEWERS

INTER-MUNICIPALITY SEWER AGREEMENT

AGREEMENT made this \_\_\_ day of \_\_\_, 2001, by and between the Town of Smithfield and the Smithfield Sewer Authority (hereafter "Smithfield") and the Town of \_\_\_ (hereinafter "\_\_\_") (Town).

WHEREAS, the owners of property located at \_\_\_ in the Town of \_\_\_, have requested permission to connect to the Smithfield wastewater treatment facility and to be serviced by the sewerage service facilities owned by Smithfield;

WHEREAS, Smithfield will require full access to the public street adjoining \_\_\_ (Address) in order to maintain its sewerage service facilities and to respond to emergencies;

WHEREAS, \_\_\_ (Town) will benefit from this Agreement by an enhancement in the value of its tax base and by improved public health and safety;

NOW THEREFORE, for valuable consideration, the parties hereto agree as follows:

- 1. Smithfield shall have full access to the public highway adjoining \_\_\_ (Address) for the purpose of maintaining its said sewerage service facilities and to enable it to respond to emergencies, including the right to excavate said public highway.
2. This agreement shall remain in full force and effect for as long as the property at \_\_\_ (Address) receives sewerage service from Smithfield.
3. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto, their respective successors and assigns forever.

IN WITNESS WHEREOF, the parties have hereunto set their respective hands and seals, by their officers thereunto duly authorized, all as of the day and date first above written.

SMITHFIELD SEWER AUTHORITY BY:

TOWN OF SMITHFIELD BY:

Its Officer Thereunto Duly Authorized

Its Officer Thereunto Duly Authorized

Attested to:

TOWN OF \_\_\_ BY:

Its Officer Thereunto Duly Authorized

Attested to: