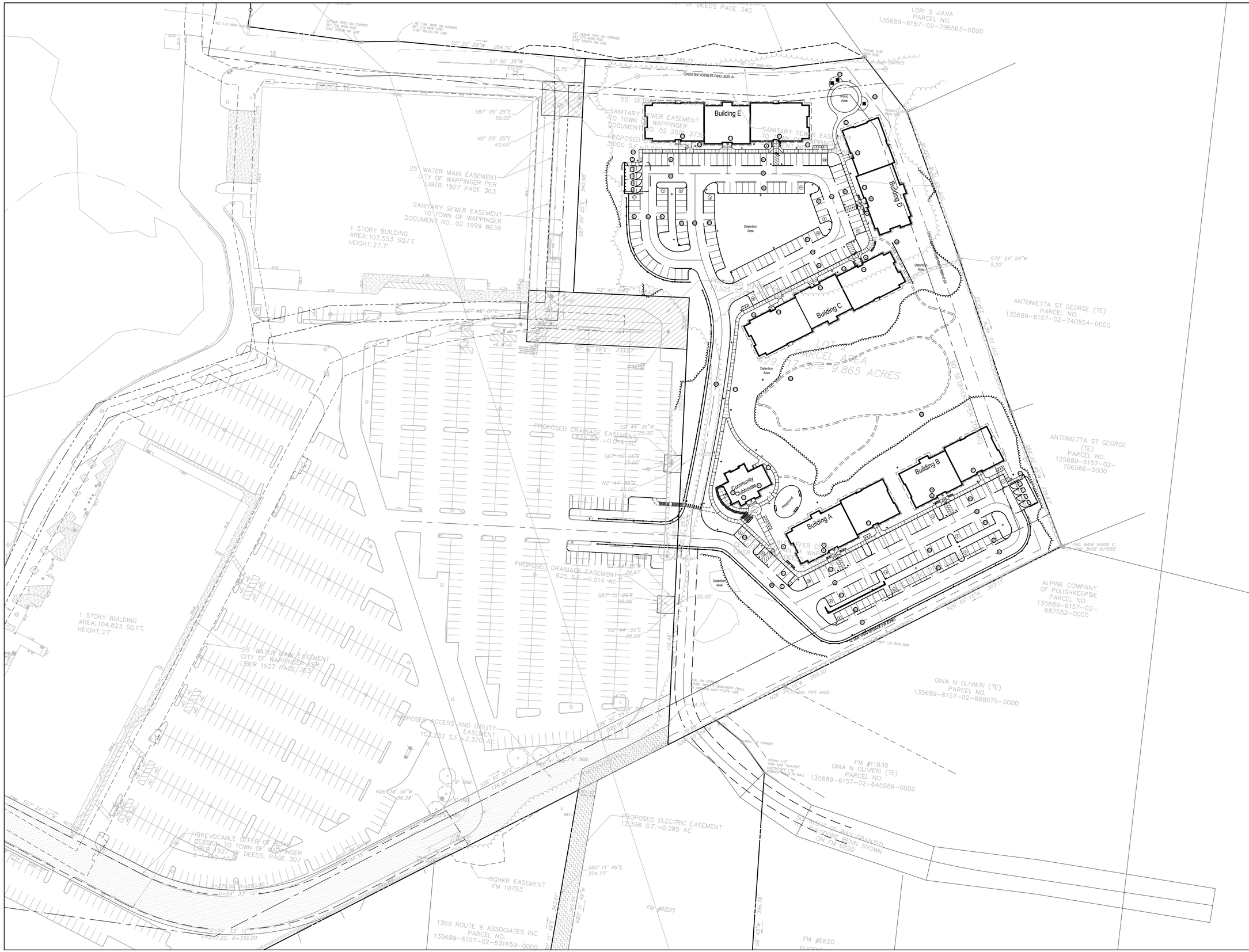

Prepared by:

benesch

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120 Hebron Avenue, 2nd Floor
Glastonbury, Connecticut 06033
860-633-8341

Prepared for:

DAKOTA PARTNERS

ALPINE COMMONS

WAPPINGER, NEW YORK

DATE:	REVISION:

KEY PLAN

PROJECT NO.: **70670.00**
SCALE: **1"=60'**
DATE: **06/22/2023**

DRAWN BY: **TRS**
CHECKED BY: **WGW**

MATERIALS & LAYOUT (OVERALL) PLAN

DRAWING NO.:

C2.0

Prepared by:

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Prepared for:

DAKOTA PARTNERS

ALPINE COMMONS

WAPPINGER, NEW YORK

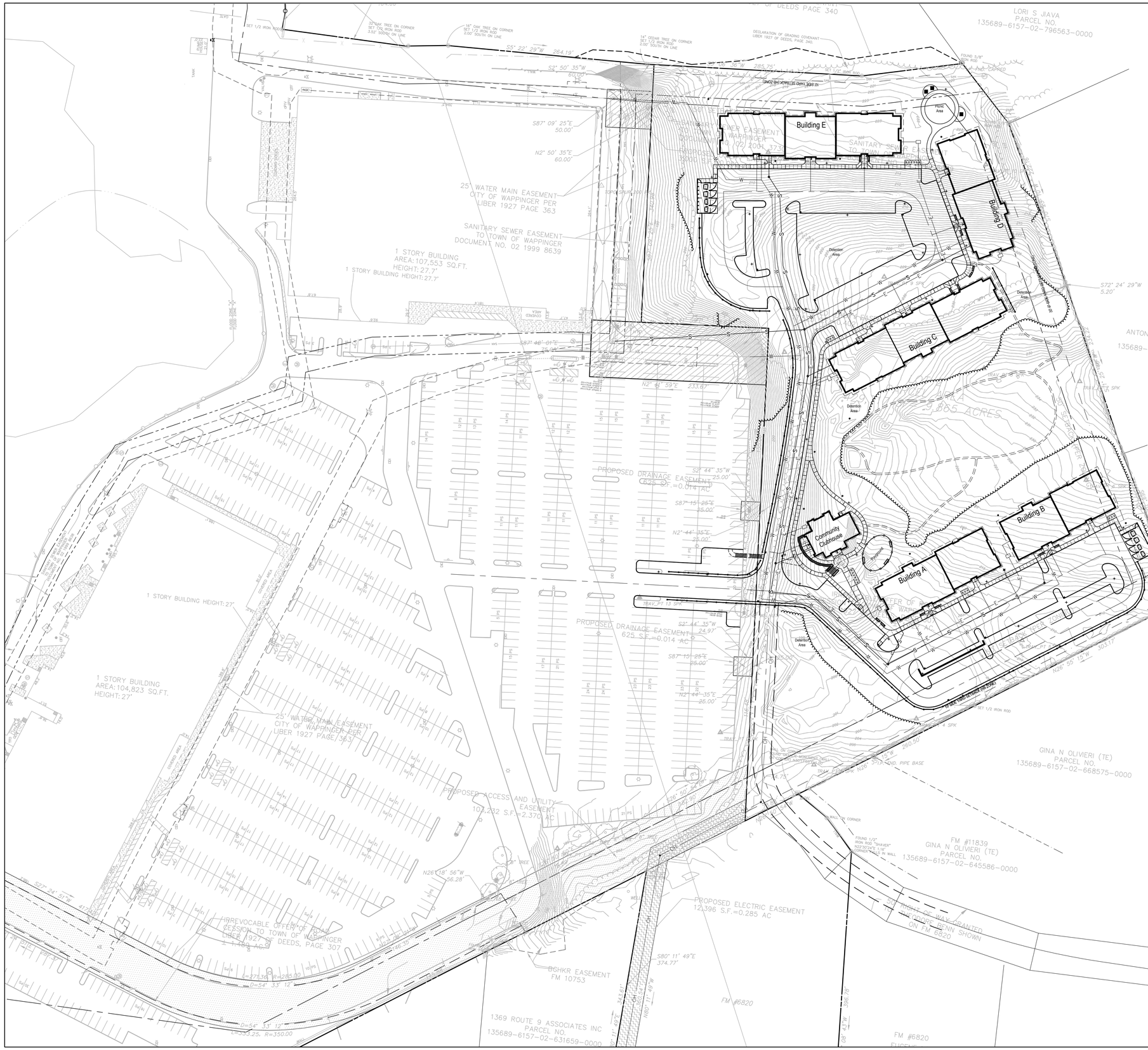
DATE:	REVISION:

KEY PLAN

PROJECT NO.: **70670.00**
SCALE: **1"=40'**
DATE: **06/22/2023**
DRAWN BY: **TRS**
CHECKED BY: **WGW**

GRADING & DRAINAGE (OVERALL) PLAN

DRAWING NO.:
C3.0



UTILITY NOTES

GENERAL

1. THIS SITE PLAN IS NOT A SUBSTITUTE FOR A UTILITY PERMIT APPLICATION AND AS SUCH THE APPROVAL OF THIS SITE PLAN DOES NOT CONSTITUTE APPROVAL OF ANY UTILITY WORK
2. ALL WORK TO BE DONE SHALL CONFORM TO THE R.I. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AMENDED AUGUST 2013 WITH ALL REVISIONS AND ADDENDA. STANDARD DETAILS FOR THIS WORK ARE R.I. STANDARD DETAILS 1998 EDITION WITH ALL REVISIONS.
3. ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES 2009, INCLUDING ALL REVISIONS.

SANITARY SEWER (LINCOLN DPW)

1. ALL SANITARY SEWER WORK TO COMPLY WITH LOCAL STANDARDS AND SPECIFICATIONS.
2. ALL SANITARY MAINS ARE TO BE 8" SDR-35 WITH A MIN. PITCH OF 1% AND 3.5 FT OF COVER UNLESS OTHERWISE NOTED.
3. ALL SANITARY LATERALS ARE TO BE 6" SDR-35 WITH A MIN. PITCH OF 1% AND 3.5 FT OF COVER UNLESS OTHERWISE NOTED.
4. ALL SANITARY LATERALS ARE TO HAVE INTERNAL CLEANOUTS OR A CLEANOUT WITHIN 10 FT OF BUILDING FOOTPRINT.
5. LOCATION OF SANITARY LATERALS AT BUILDING TO BE COORDINATED WITH MECHANICAL DRAWINGS.

WATER SERVICE (LINCOLN WATER COMMISSION)

1. ALL WATER SERVICE WORK TO COMPLY WITH LINCOLN WATER COMMISSION STANDARDS AND SPECIFICATIONS.
2. ALL WATER MAINS ARE TO BE 8" D.I. WITH 5 FT OF COVER UNLESS OTHERWISE NOTED.
3. ALL WATER MAINS AND SERVICES ARE TO BE A MIN. 10 FT FROM ANY SANITARY SERVICE (UNLESS SHELVED IN THE SAME TRENCH) AND A MINIMUM OF 24" OF VERTICAL CLEARANCE FROM ANY OTHER UTILITY LINE. ALL WATER LINES ARE TO BE CONSTRUCTED ABOVE SANITARY SERVICES. WHERE 24" VERTICAL SEPARATION IS NOT AVAILABLE, SLEEVES SHALL BE USED AT THE CROSSING.
4. LOCATION OF WATER SERVICES AT BUILDINGS TO BE COORDINATED WITH MECHANICAL DRAWINGS.

GAS SERVICE (NATIONAL GRID)

1. ALL GAS SERVICES ARE TO CONFORM TO THE MOST CURRENT GAS COMPANY STANDARDS AND REGULATIONS.
2. FINAL DESIGN TO BE COORDINATED WITH NATIONAL GRID
3. METER LOCATIONS TO BE COORDINATED WITH MECHANICAL DRAWINGS.

ELECTRICAL SERVICES (NATIONAL GRID)

1. ALL ELECTRICAL SERVICES ARE TO CONFORM TO CURRENT ELECTRICAL COMPANY STANDARDS AND REGULATIONS.
2. FINAL DESIGN TO BE COORDINATED WITH NATIONAL GRID.
3. METER LOCATIONS TO BE COORDINATED WITH MECHANICAL DRAWINGS.

COMMUNICATION SERVICES

4. ALL TELEPHONE SERVICES ARE TO CONFORM TO LOCAL AUTHORITIES MOST CURRENT STANDARDS AND REGULATIONS.
5. FINAL DESIGN TO BE COORDINATED WITH LOCAL AUTHORITIES.
6. SERVICE LOCATIONS TO BE COORDINATED WITH MECHANICAL DRAWINGS.

UTILITY COMPANY CONTACTS

WATER: MIKE TREMPER, WAPPINGER WATER AND SEWER - (845) 463-7310 - MTREMPER@CAMOPC.COM

SANITARY SEWER: JON BODENDORF, WAPPINGER WATER AND SEWER
DUTCHESS COUNTY DEPARTMENT OF HEALTH - (845) 686-2305
: DAN KEELER, WAPPINGER WATER AND SEWER
DUTCHESS COUNTY DEPARTMENT OF HEALTH - (845) 486-3458 - DKEELER@DUTCHESSNY.GOV

ELECTRIC: KERRIE PRATT, CENTRAL HUDSON GAS AND ELECTRIC - (845) 897-6104 - KPRATT@CENHUD.COM
: CATHY DOYLE, CENTRAL HUDSON GAS AND ELECTRIC - (845) 897-6141 - CDOYLE@CENHUD.COM

UTILITY LEGEND

OVERHEAD LINE	OH
ELECTRIC LINE	E E
COMMUNICATION LINE	COMM. COMM.
WATER LINE	W W
SEWER LINE	S S
FIRE LINE	FP FP
GATE VALVE	GV
THRUST BLOCK	
HYDRANT	
TRANSFORMER	T
SANITARY MANHOLE	
UTILITY POLE	

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Prepared for:
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ALPINE COMMONS

STREET ADDRESS

WAPPINGER, NEW YORK

DATE:	REVISION:

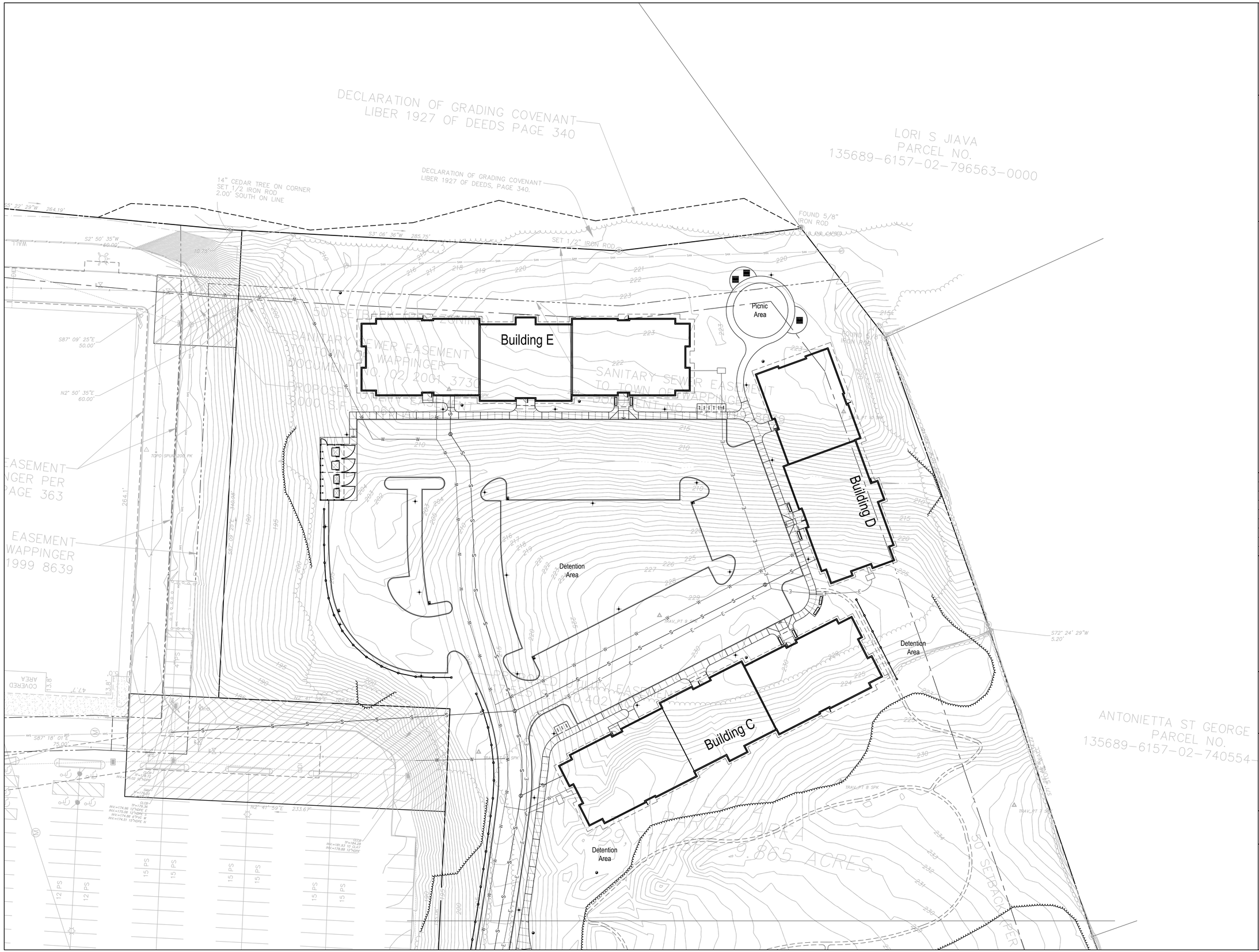
KEY PLAN

0 60 120
1" = 60'

PROJECT NO.: 70670.00
SCALE: 1"=60'
DATE: XX/XX/XXXX
DRAWN BY: TRS
CHECKED BY: WGW

UTILITY PLAN

DRAWING NO.:
C4.0



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STREET ADDRESS

WAPPINGER, NEW YORK

DATE:	REVISION:

KEY PLAN

0 30' 60'

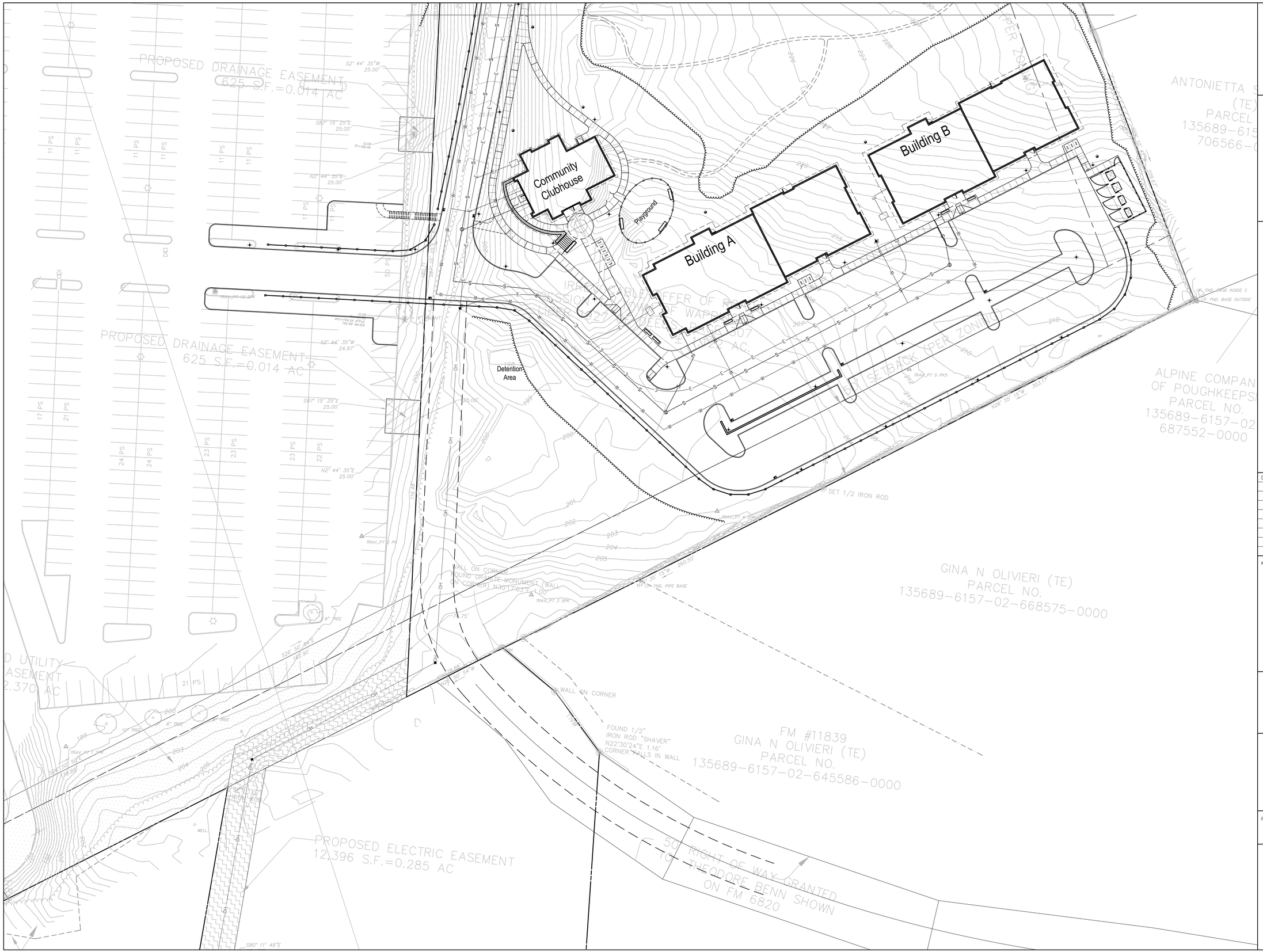
PROJECT NO.: 70670.00
SCALE: 1"=30'
DATE: XX/XX/XXXX

DRAWN BY: TRS
CHECKED BY: WGW

UTILITY PLAN

DRAWING NO.:

C4.1



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WAPPINGER, NEW YORK

DATE:	REVISION:

KEY PLAN

0 30' 60'

PROJECT NO.: 70670.00
SCALE: 1"=30'
DATE: XX/XX/XXXX

DRAWN BY: TRS
CHECKED BY: WGW

UTILITY PLAN

DRAWING NO.:
C4.2