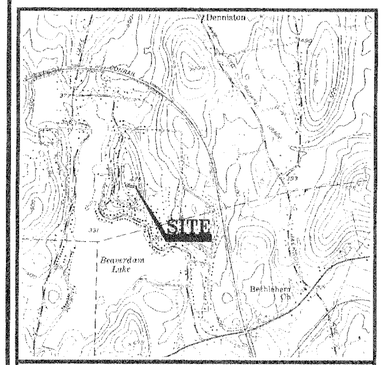
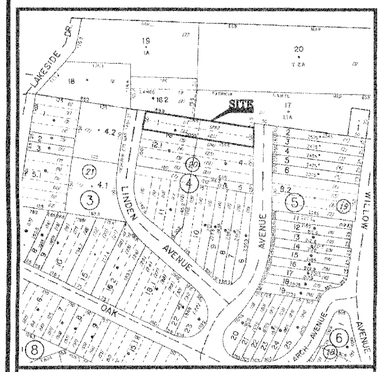
SHEET INDEX

SHEET No.	REV. DATE	SHEET TITLE
C-101	-	EXISTING CONDITIONS PLAN
C-110	-	OVERALL SITE PLAN
C-111	-	SITE PLAN
C-510	-	DETAILS



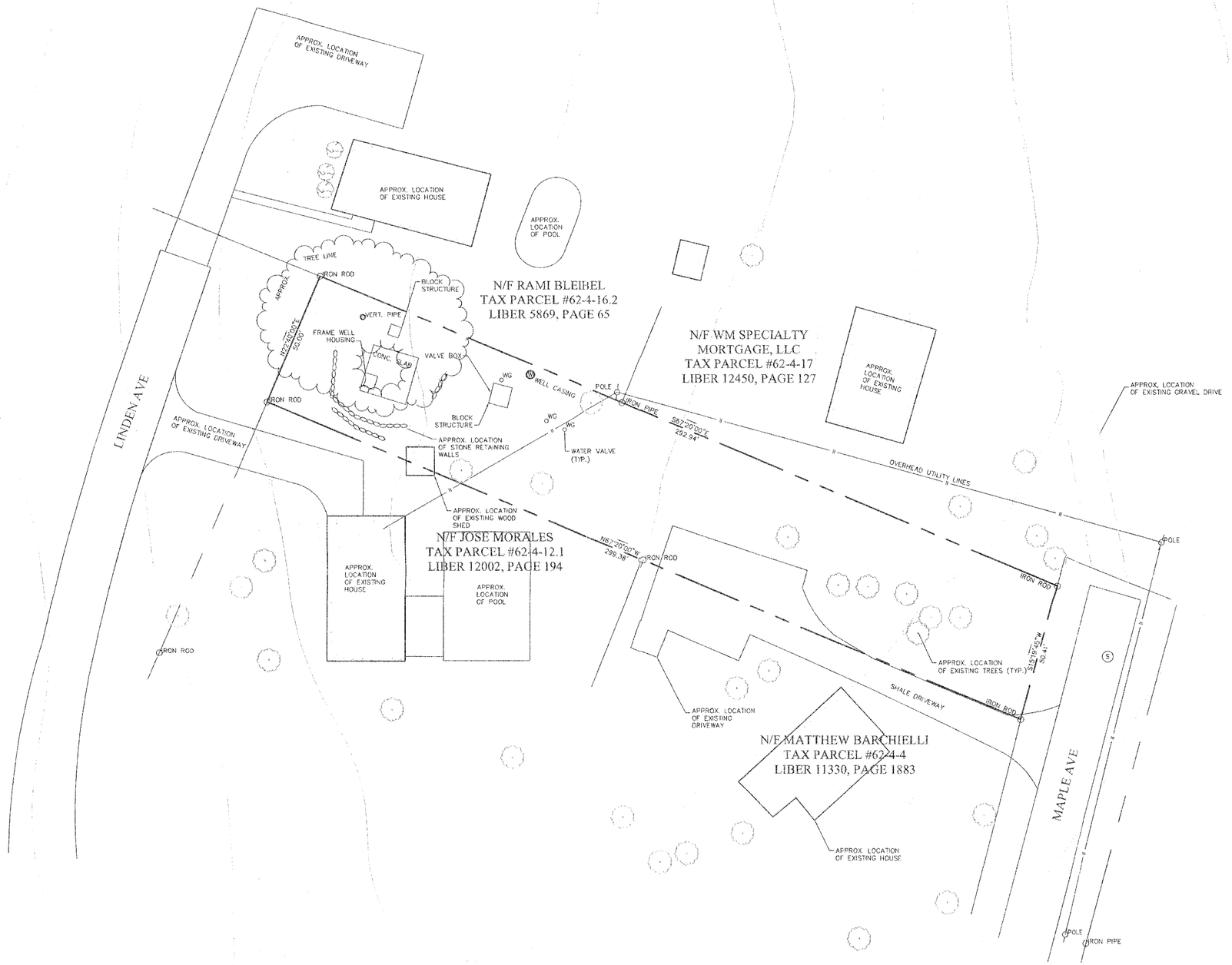
LOCATION MAP **SCALE:1"=2000'**

USGS QUADRANGLE:CORNWALL-ON-HUSDON



SECTION 62, BLOCK 4, LOT 1

TAX MAP **SCALE:1"=200'**



LEGEND

- PROPERTY LINE
- ROAD OR DRIVEWAY
- GRAVEL DRIVE
- TREELINE
- STONE WALL
- OVERHEAD WIRES
- MINOR CONTOUR
- MAJOR CONTOUR
- SANITARY SEWER LINE
- WATER MAIN
- STORM DRAINAGE LINE
- BUSH
- DECIDUOUS TREE
- WELL
- FIRE HYDRANT
- WATER VALVE
- SANITARY MANHOLE
- STORM MANHOLE
- EXISTING IRON PIPE
- EXISTING I.ROD OR I.PIN
- UTILITY POLE
- CATCH BASIN

NOTES:

1. PROPERTY BOUNDARY INFORMATION IS BASED UPON DRAWING NUMBER 92-1167D ENTITLED "SURVEY OF LANDS FOR BEAVER DAM LAKE WATER CORPORATION" DATED JUNE 1, 1992 PREPARED BY PATRICK T. KENNEDY, LS.
2. ALL EXISTING STRUCTURES ARE SHOWN TO BE APPROXIMATE.
3. LOCATION OF EXISTING ABOVE GROUND STRUCTURES IS BASED UPON THE APRIL 2004 ONE FOOT DIGITAL CAMERA COLOR STATE PLANE FEET EAST ZONE AERIAL PHOTOGRAPHS FROM THE NEW YORK STATE GEOGRAPHIC INFORMATION SYSTEMS (GIS) CLEARING HOUSE.
4. PROPERTY OWNER AND ADJACENT PROPERTY OWNER INFORMATION IS BASED UPON INFORMATION PROVIDED BY THE ORANGE COUNTY DEPARTMENT OF REAL PROPERTY TAX SOURCE AGENCY'S IMAGEMATE ONLINE WEB SITE, SDG IMAGEMATE ONLINE LAST UPDATED JUNE 22, 2007 AND DATA LAST UPDATED AUGUST 5, 2007.
5. TOPOGRAPHY INFORMATION IS BASED UPON TWO FOOT CONTOUR TOPOGRAPHIC DATA FOR NEW WINDSOR DATED DECEMBER 2004 PROVIDED BY THE ORANGE COUNTY WATER AUTHORITY.

PARCEL INFORMATION:

BEAVER DAM LAKE WATER CORP
TAX PARCEL 62-4-1
AREA=14,808 SF (±0.34 AC)
LIBER 1131, PAGE 233

				PROJ. MANAGER:	TAW
				CHIEF DESIGNER:	CMZ
				REVIEWED BY:	DATE:
1.					
No.	DATE	DESCRIPTION	BY		
REVISIONS					

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BEAVER DAM LAKE WATER CORPORATION
EXISTING CONDITIONS PLAN
BEAVER DAM LAKE
TOWN OF NEW WINDSOR ORANGE COUNTY, NEW YORK

PROJ. No.: 20051173.B2N
DATE: AUGUST 20, 2007

C-101

1 OF 4

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REVIEWED BY:	DATE

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BEAVER DAM LAKE WATER CORPORATION
OVERALL SITE PLAN
BEAVER DAM LAKE
TOWN OF NEW WINDSOR ORANGE COUNTY, NEW YORK

PROJ. No.: 20051173.B2N
DATE: AUGUST 20, 2007

C-110

2 OF 4

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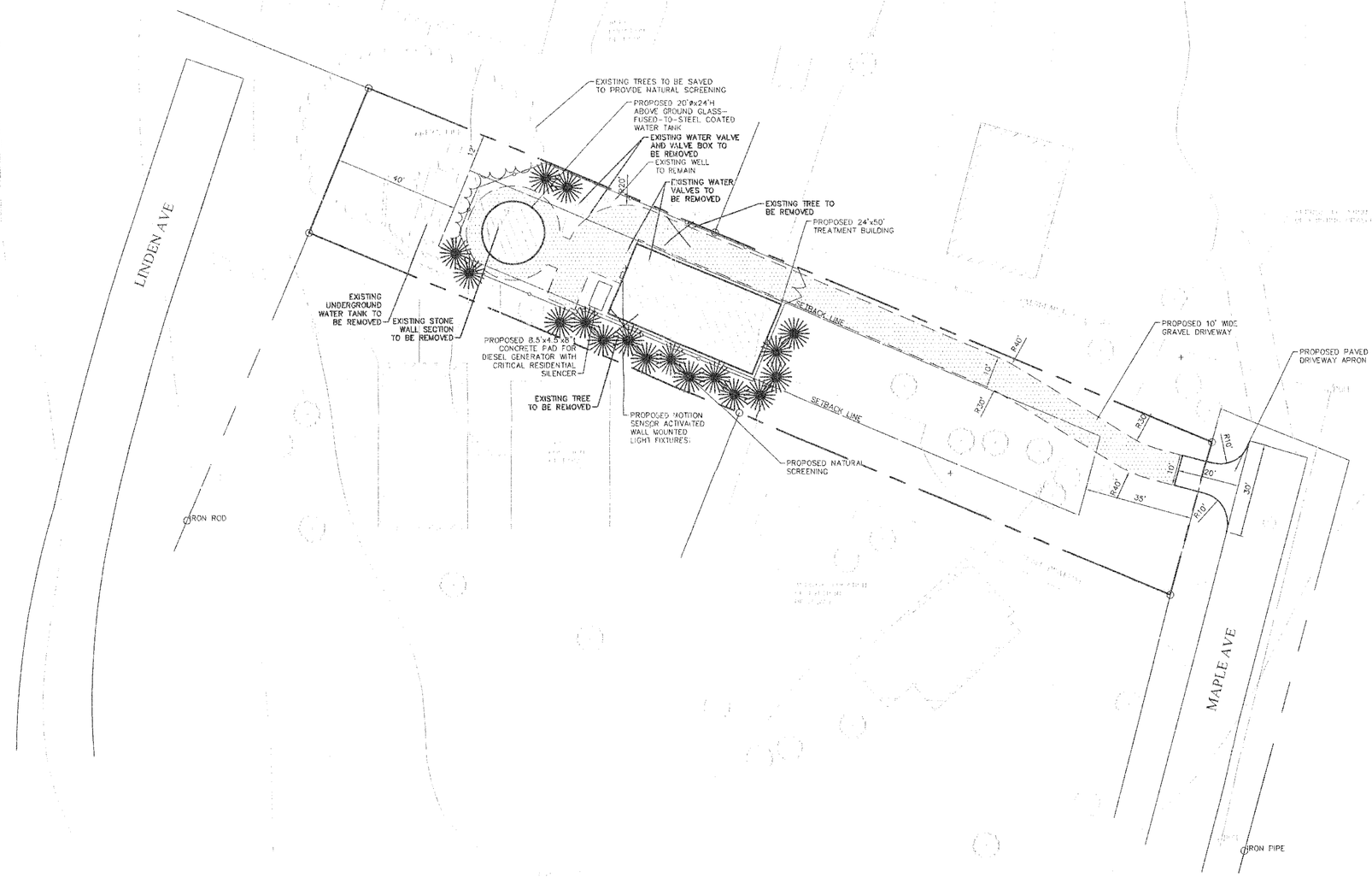

LEGEND

- EXXISTING PROPERTY LINE
- EXISTING ROAD OR DRIVEWAY
- EXISTING GRAVEL DRIVE
- EXISTING TREELINE
- EXISTING STONE WALL
- EXISTING OVERHEAD WIRES
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- EXISTING STORM MANHOLE
- EXISTING IRON PIPE
- EXISTING I.ROD OR I.PIN
- EXISTING UTILITY POLE
- EXISTING CATCH BASIN
- PROPOSED CONTOURS
- + 201.0 PROPOSED SPOT ELEVATION
- PROPOSED SANITARY SEWER LINE
- PROPOSED STORM DRAINAGE LINE
- PROPOSED WATER MAIN
- PROPOSED CATCH BASIN
- PROPOSED STORM MANHOLE
- PROPOSED SEWER MANHOLE
- PROPOSED WELL

TABLE OF BULK REQUIREMENTS

ZONING DISTRICT	R-4	
	REQUIRED	PROPOSED (1)
MINIMUM LOT AREA	5 AC (2)/5,000 SF (3)	±14,808 SF (4)
MINIMUM LOT WIDTH	200 FT (2)	-
MINIMUM STREET FRONTAGE	5 FT (3)	50 FT (4)
MINIMUM FRONT YARD SETBACK	100 FT (2)/35 FT (3)	35 FT
MINIMUM SIDE YARD SETBACK	50/100 FT (2)/12 FT (3)	12 FT
MINIMUM REAR YARD SETBACK	50 FT (2)/40 FT(3)	40 FT
MAXIMUM BUILDING HEIGHT	35 FT (2)	>35 FT
MAXIMUM BUILDING COVERAGE	20% (2)	8%
PARKING	1 SPACE (5)	1 SPACE

NOTES:

1. THE LOT IS AN EXISTING NONCONFORMING LOT. IN INSTANCES WHERE THE BULK REQUIREMENTS FOR ZONING DISTRICT R-4 (§300 ATTACHMENT 4) CAN BE MET, THEY WILL BE APPLIED. IN INSTANCES WHERE THE BULK REQUIREMENTS FOR ZONING DISTRICT R-4 CANNOT BE MET, THE BULK REQUIREMENTS FOR NONCONFORMING LOTS OF RECORD (§300-75) WILL BE USED.
2. ACCORDING TO §300 ATTACHMENT 4
3. ACCORDING TO §300-75 "NONCONFORMING LOTS OF RECORD".
4. EXISTING LOT AREA AND EXISTING STREET FRONTAGE.
5. FOR PULBIC UTILITY:
   A. A MINIMUM OF ONE (1) SPACE OR
   B. ONE (1) SPACE PER 300 SQUARE FEET OF BUILDING AREA OR
   C. ONE (1) SPACE PER EMPLOYEE
   IS REQUIRED (§300-60 "MINIMUM OFF-STREET PARKING REQUIREMENTS").

No.	DATE	DESCRIPTION	BY
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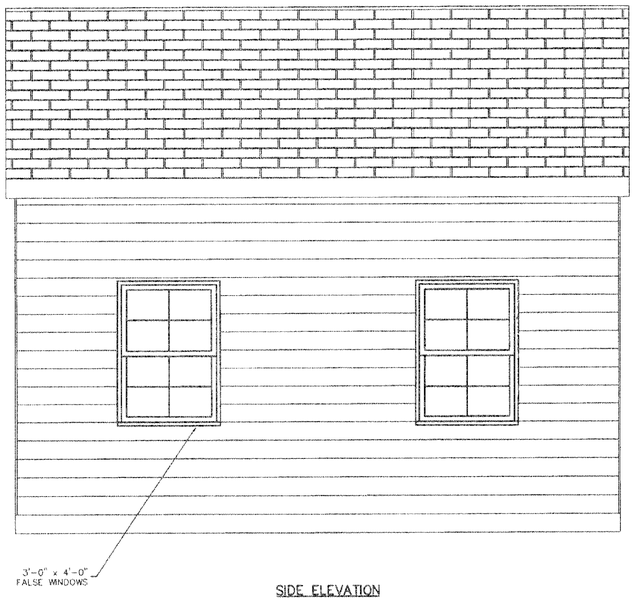
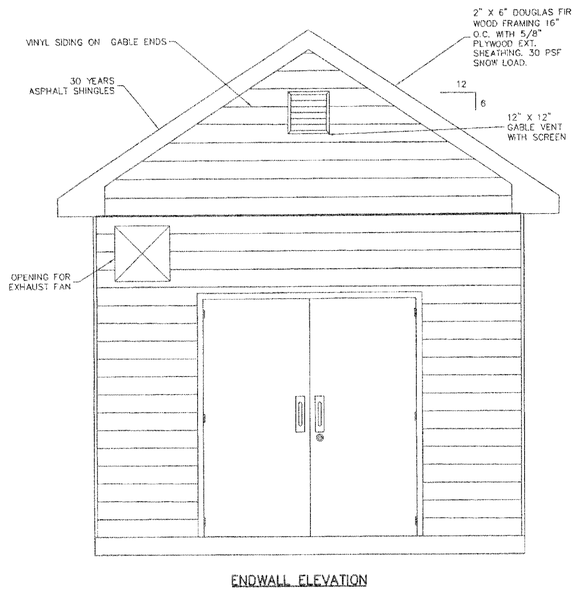
BEAVER DAM LAKE WATER CORPORATION
SITE PLAN
BEAVER DAM LAKE
TOWN OF NEW WINDSOR ORANGE COUNTY, NEW YORK

PROJ. No.: 20051173.B2N
DATE: AUGUST 20, 2007

C-111

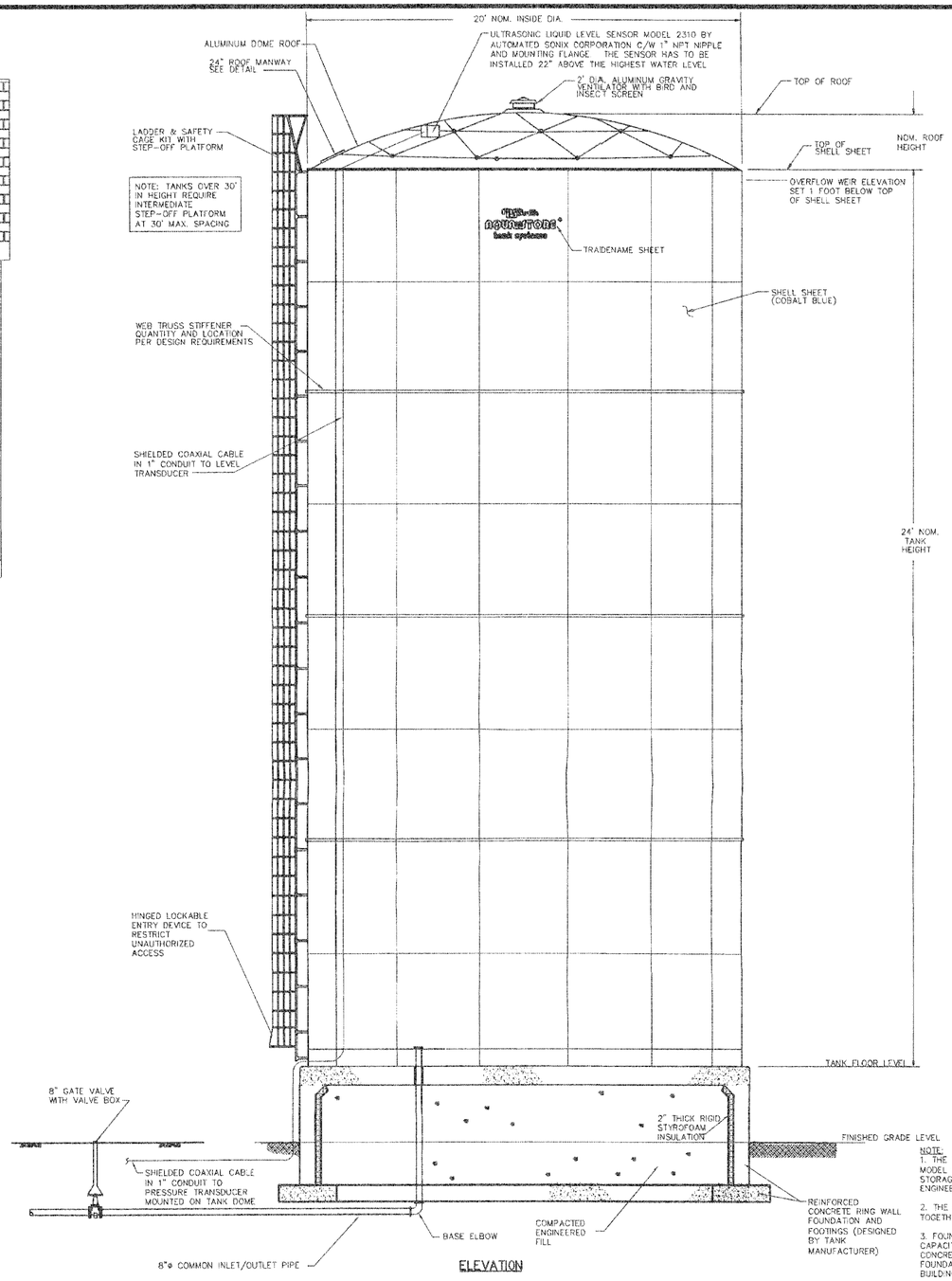


SIDE ELEVATION



ENDWALL ELEVATION

1 PRELIMINARY TREATMENT BUILDING ELEVATION
NOT TO SCALE



ELEVATION

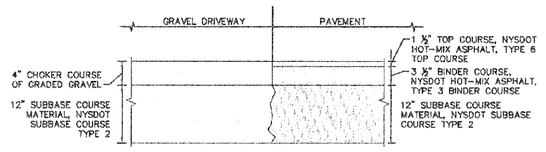
2 AQUASTORE WATER TANK WITH CONCRETE FOUNDATION, 20' DIA 53,000 GALLON CAPACITY
NOT TO SCALE

NOTE:
1. THE TANK SHALL BE GLASS-FUSED-TO STEEL AQUASTORE TANK MODEL 2024 WITH NOMINAL DIMENSIONS OF 20' DIA X 24' HEIGHT AND STORAGE CAPACITY OF 53,000 GALLONS AS MANUFACTURED BY ENGINEERED STORAGE PRODUCTS COMPANY.

2. THE MATERIALS, DESIGN, FABRICATION AND ERECTION OF THE BOLT TOGETHER TANK SHALL CONFORM TO ANSI/AWWA D103 (LATEST EDITION).

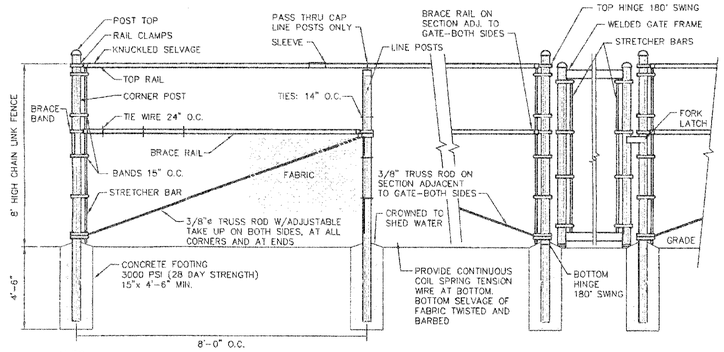
3. FOUNDATION DESIGN TO BE BASED ON THE ALLOWABLE SOIL BEARING CAPACITY AS RECOMMENDED BY GEOTECH ENGINEER AND SOIL REPORT. CONCRETE FOUNDATION TO BE DESIGNED BY THE TANK MANUFACTURER. FOUNDATION DESIGN BY N.Y.S.P.E. REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.

4. OVERALL HEIGHT OF FOUNDATION AND TANK SHALL NOT EXCEED 35 FEET FROM GROUND SURFACE.



SECTION

3 GRAVEL DRIVEWAY TO PAVEMENT
NOT TO SCALE



NOTES:
1. ALL LINE, END AND CORNER POSTS SHALL BE BLACK PVC COATED.

2. CHAIN LINK FENCE FABRIC SHALL BE 9 GAUGE, 2" DIAMOND MESH INTERWOVEN WIRE CONFORMING TO ASTM-A392 WITH 0.30 OZ/FT. MIN. WT. ALUMINIZED COATING. FRAMEWORK SHALL BE PIPE TYPE (F-1083-SK40) OR GRADE B (ASTMA 569-72 SS40 OR CMT40).

3. LINE POSTS SHALL BE 2 1/2" O.D., END/CORNER POSTS SHALL BE 3" O.D. AND TOP AND BRACE RAILS SHALL BE 1 5/8" O.D.

4. PROVIDE AND INSTALL ALL ACCESSORIES, FITTINGS, TRUSS RODS, TENSION WIRE, STRETCHER BAR, AND ANY AND ALL COMPONENTS FOR A COMPLETE INSTALLATION.

5. CONTRACTOR TO PROVIDE SHOP DRAWINGS AND PRODUCT LITERATURE FOR REVIEW AND APPROVAL BY PROJECT ENGINEER.

4 8' HIGH CHAIN LINK FENCE AND GATE
NOT TO SCALE

No.	DATE	DESCRIPTION	BY
		REVISIONS	

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CHIEF DESIGNER: CMZ
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BEAVER DAM LAKE WATER CORPORATION
DETAILS
BEAVER DAM LAKE
TOWN OF NEW WINDSOR ORANGE COUNTY, NEW YORK

PROJ. No.: 20051173.B2N
DATE: AUGUST 20, 2007

C-510

4 OF 4

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