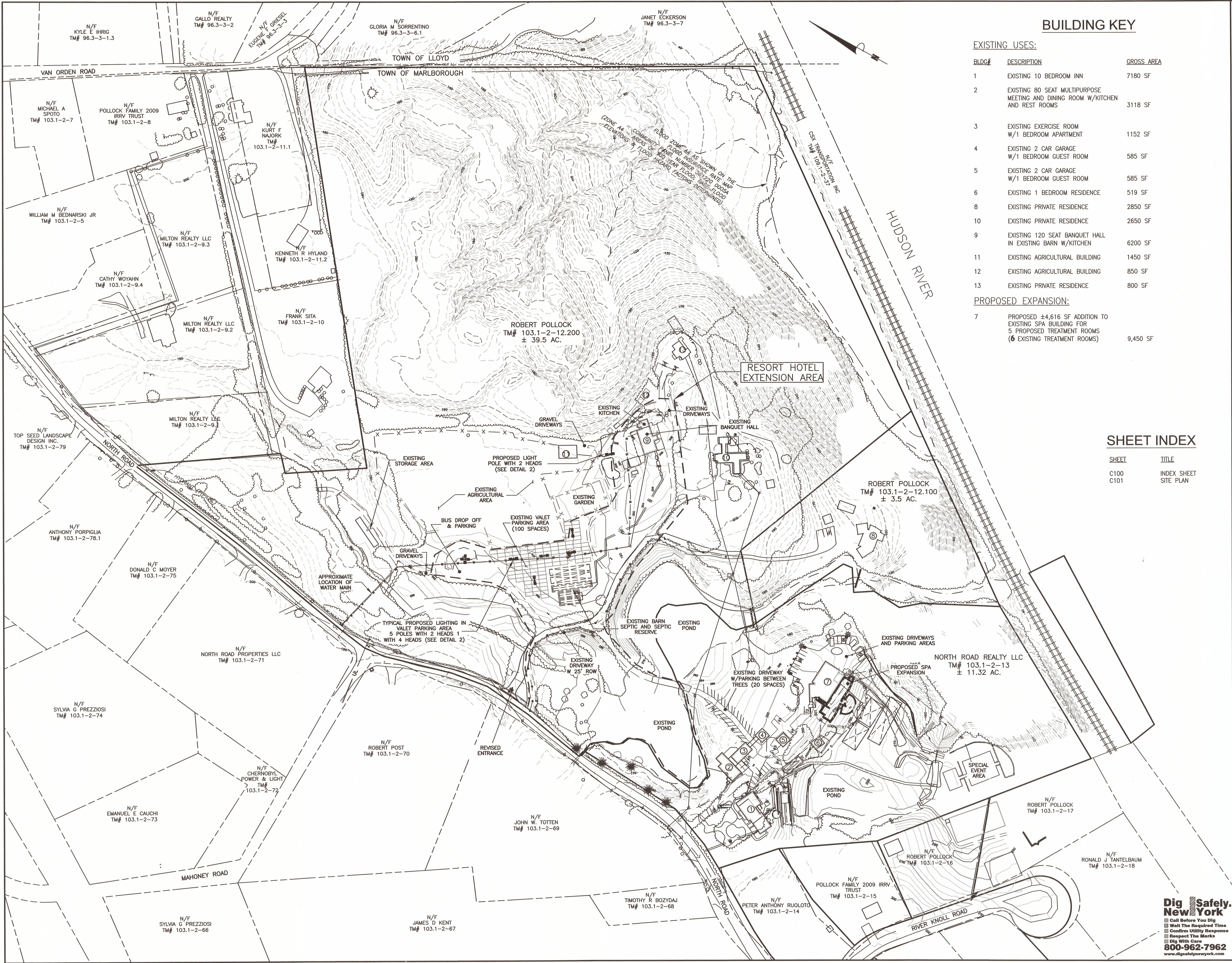




BUILDING KEY

EXISTING USES:

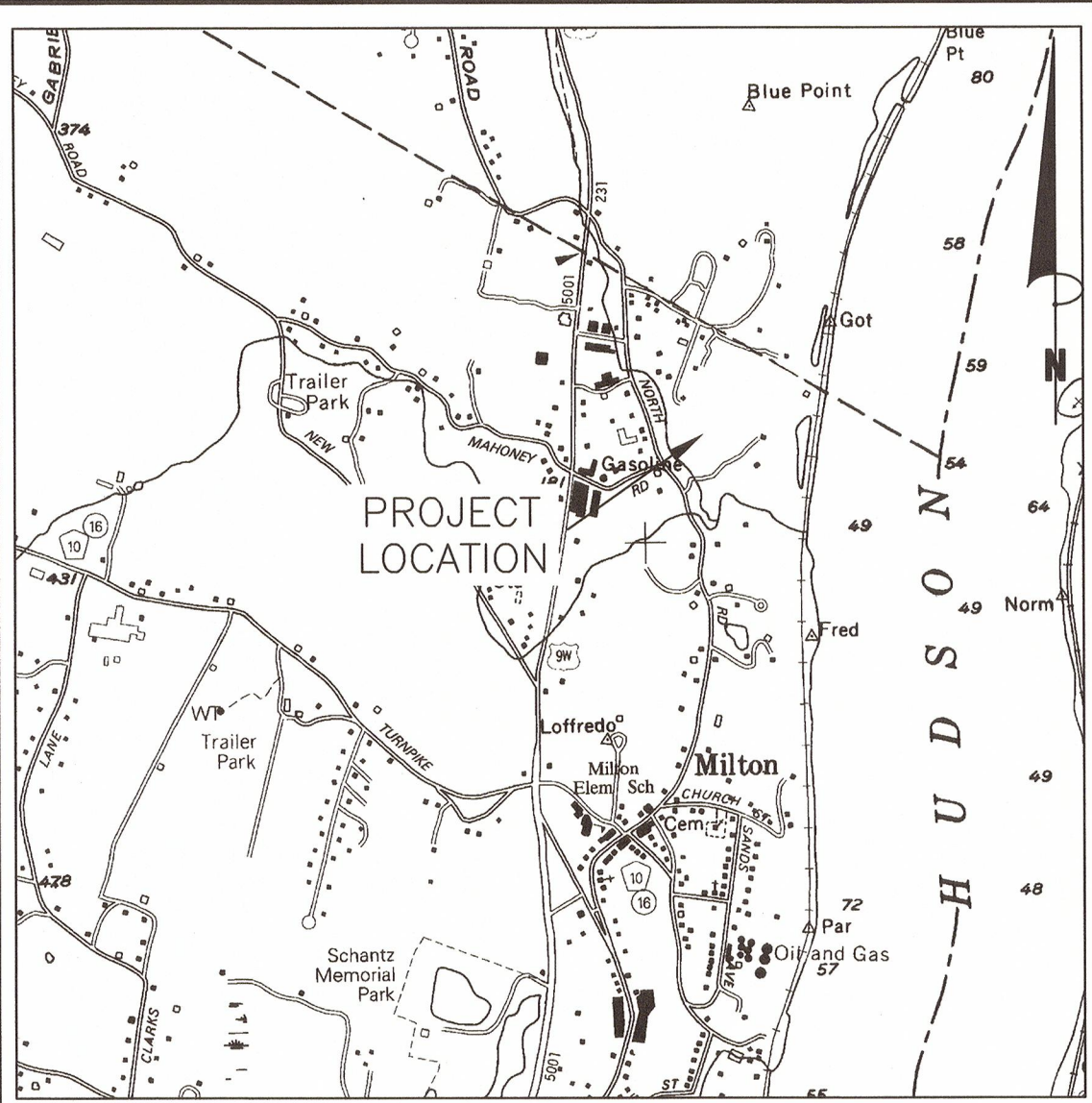
BLDG#	DESCRIPTION	GROSS AREA
1	EXISTING 10 BEDROOM INN	7180 SF
2	EXISTING 80 SEAT MULTIPURPOSE MEETING AND DINING ROOM W/KITCHEN AND REST ROOMS	3118 SF
3	EXISTING EXERCISE ROOM W/1 BEDROOM APARTMENT	1152 SF
4	EXISTING 2 CAR GARAGE W/1 BEDROOM GUEST ROOM	585 SF
5	EXISTING 2 CAR GARAGE W/1 BEDROOM GUEST ROOM	585 SF
6	EXISTING 1 BEDROOM RESIDENCE	519 SF
8	EXISTING PRIVATE RESIDENCE	2850 SF
10	EXISTING PRIVATE RESIDENCE	2650 SF
9	EXISTING 120 SEAT BANQUET HALL IN EXISTING BARN W/KITCHEN	6200 SF
11	EXISTING AGRICULTURAL BUILDING	1450 SF
12	EXISTING AGRICULTURAL BUILDING	850 SF
13	EXISTING PRIVATE RESIDENCE	800 SF

PROPOSED EXPANSION:

7	PROPOSED ±4,616 SF ADDITION TO EXISTING SPA BUILDING FOR 5 PROPOSED TREATMENT ROOMS (6 EXISTING TREATMENT ROOMS)	9,450 SF
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SHEET INDEX

SHEET	TITLE
C100	INDEX SHEET
C101	SITE PLAN



LOCATION MAP

PARKING ANALYSIS

EXISTING USES	REQUIRED	PROVIDED
RESORT HOTEL		
HOTEL PARKING		
1 SPACE PER ROOM (14 ROOMS)	14 SPACES	14 SPACES
MULTI PURPOSE DINING ROOM		
DINING ROOM PARKING		
1 SPACE PER 3 SEATS (80 SEATS)	27 SPACES	27 SPACES
PRIVATE RESIDENCES		
PRIVATE RESIDENCE PARKING		
2 SPACES PER RESIDENCE (3 RES.)	6 SPACES	12 SPACES
OUTDOOR SPECIAL EVENT		
1 SPACE PER 3 SEATS		
LARGEST ASSEMBLY 225 GUESTS	75 SPACES	75 SPACES
BANQUET HALL IN EXISTING BARN		
1 SPACE PER 3 SEATS		
LARGEST ASSEMBLY 120 GUESTS	40 SPACES	41 SPACES
PROPOSED SPA EXPANSION		
1 SPACE PER TREATMENT ROOM	5 SPACES	5 SPACES
1 SPACE PER 2 EMPLOYEES	3 SPACES	3 SPACES
TOTAL	170 SPACES	177 SPACES

OWNER	TAX MAP	LOT AREA
220 NORTH ROAD REALTY, LLC	103.1-2-13	±11.32 ACRES
C/O ROBERT POLLOCK	103.1-2-12.100	±3.5 ACRES
220 NORTH ROAD	103.1-2-12.200	±39.5 ACRES
MILTON, NY 12547		
718-834-6775		

MAP REVISION DATES

DATE	REVISION	BY
12/23/13	DETAIL SHEET ADDED	NBS
02/21/19	UPDATE EXISTING CONDITIONS AND SPA EXPANSION DESIGN	TPFK

INDEX SHEET
OF
BUTTERMILK FALLS
INN AND SPA

SITUATE - 220 NORTH ROAD
TOWN OF MARLBOROUGH
ULSTER COUNTY, NEW YORK
NOVEMBER 21, 2013



Scale: 1" = 100'

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NOTES:
1. EXISTING BUILDINGS 1 THRU 5 ARE CURRENTLY CONNECTED TO MUNICIPAL SEWER SYSTEM.

SPA SEPTIC FLOW SUMMARY
EXISTING CAPACITY 1,342 GPD
PROPOSED FLOW
11 TREATMENT ROOMS @ 75 GPD = 825 GPD
13 EMPLOYEES @ 12 GPD = 156 GPD
EXISTING 1 BEDROOM DWELLING = 110 GPD
1,091 GPD

MAP REVISION DATES		
DATE	REVISION	BY
12/23/13	LIMIT OF DISTURBANCE, SILT FENCE	NBS
02/21/19	UPDATE EXISTING CONDITIONS and SPA EXPANSION DESIGN	TPFK

SITE PLAN
OF
BUTTERMILK FALLS INN AND SPA
SITUATE - 220 NORTH ROAD
TOWN OF MARLBOROUGH
ULSTER COUNTY, NEW YORK
NOVEMBER 21, 2013

Scale: 1" = 30'

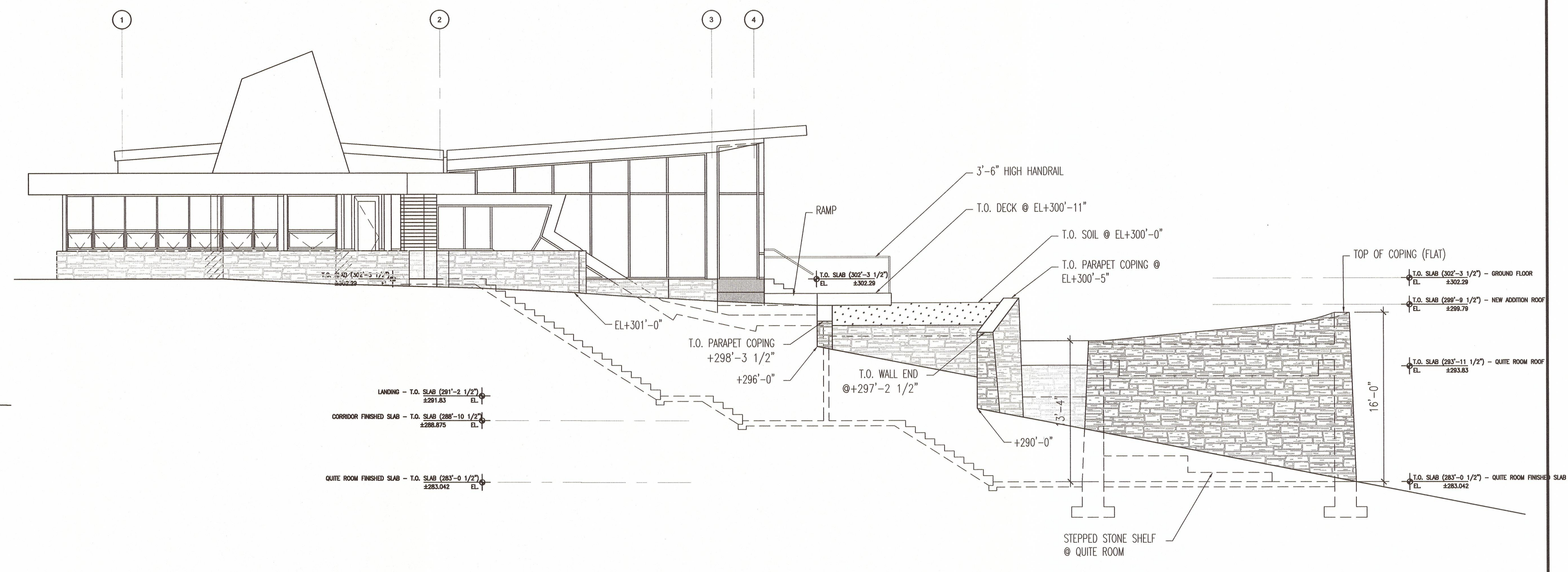
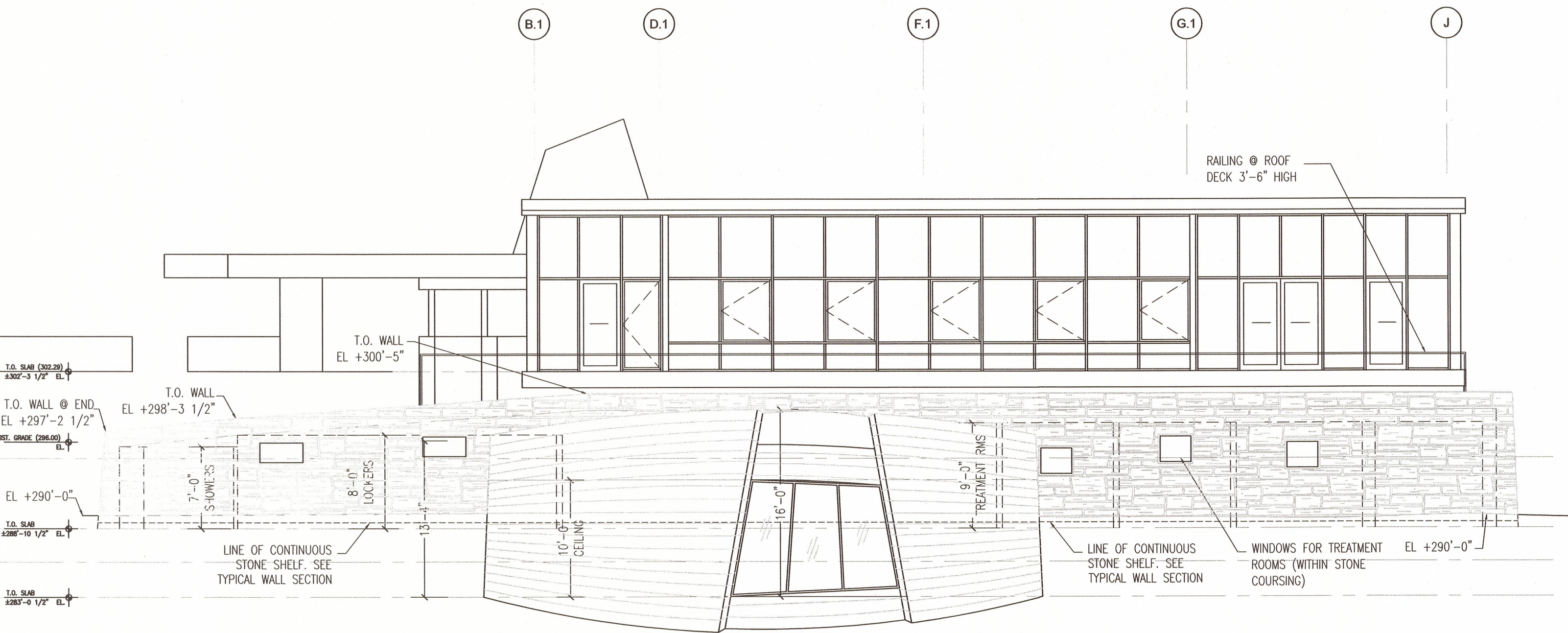
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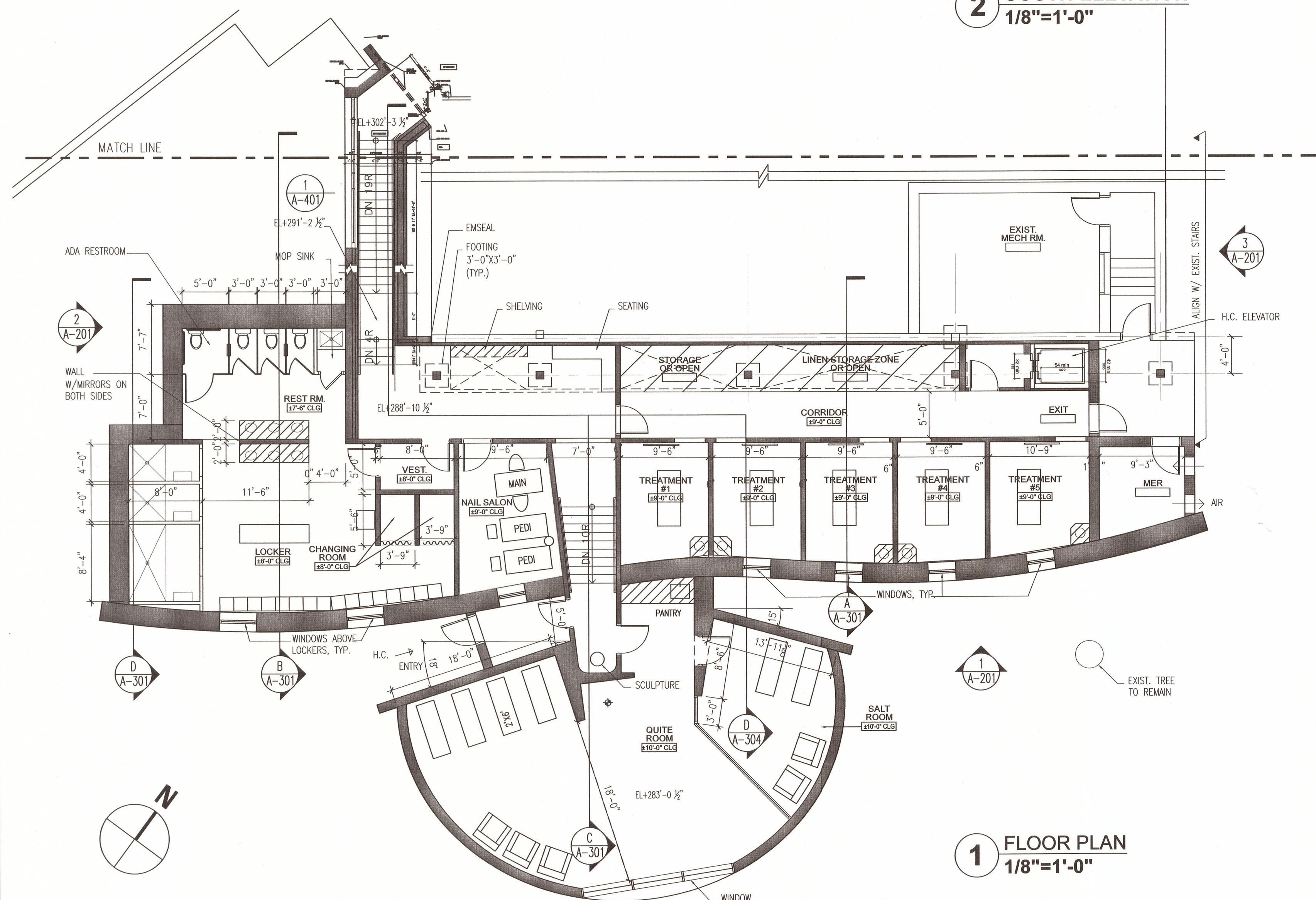
C101

N/F
POLLOCK FAMILY 2009 IRRV

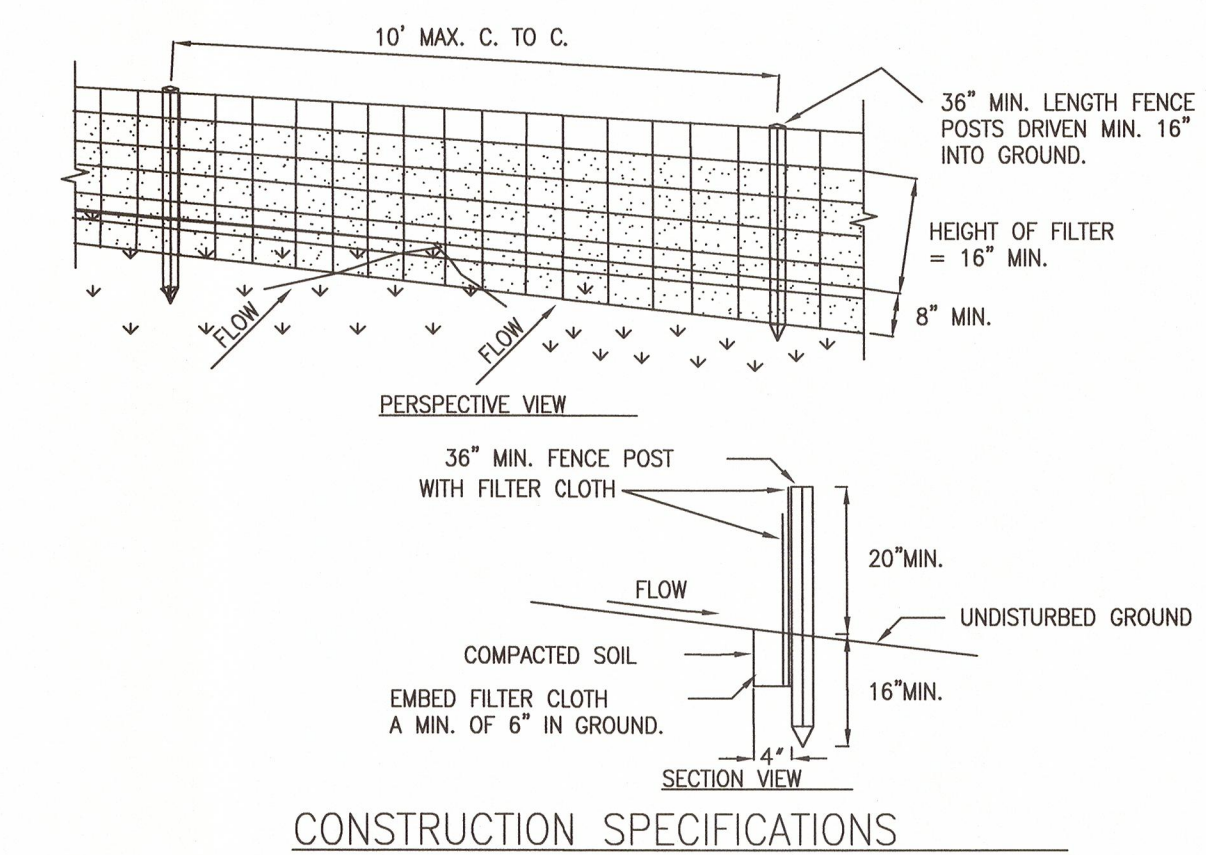


2 SOUTH ELEVATION
1/8"=1'-0"

3 WEST ELEVATION
1/8"=1'-0"



1 FLOOR PLAN
1/8"=1'-0"



CONSTRUCTION SPECIFICATIONS

1. WOVEN FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "I" OR "U" TYPE OR HARDWOOD.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
3. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

4 SILT FENCE TYPICAL DETAIL
NOT TO SCALE

MAP REVISION DATES		
DATE	REVISION	BY

FLOOR PLAN AND ELEVATIONS
FOR
SPA EXPANSION
OF
BUTTERMILK FALLS INN AND SPA
SITUATE - 220 NORTH ROAD
TOWN OF MARLBOROUGH
ULSTER COUNTY, NEW YORK
MAY 10, 2019

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A-201
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E03 102