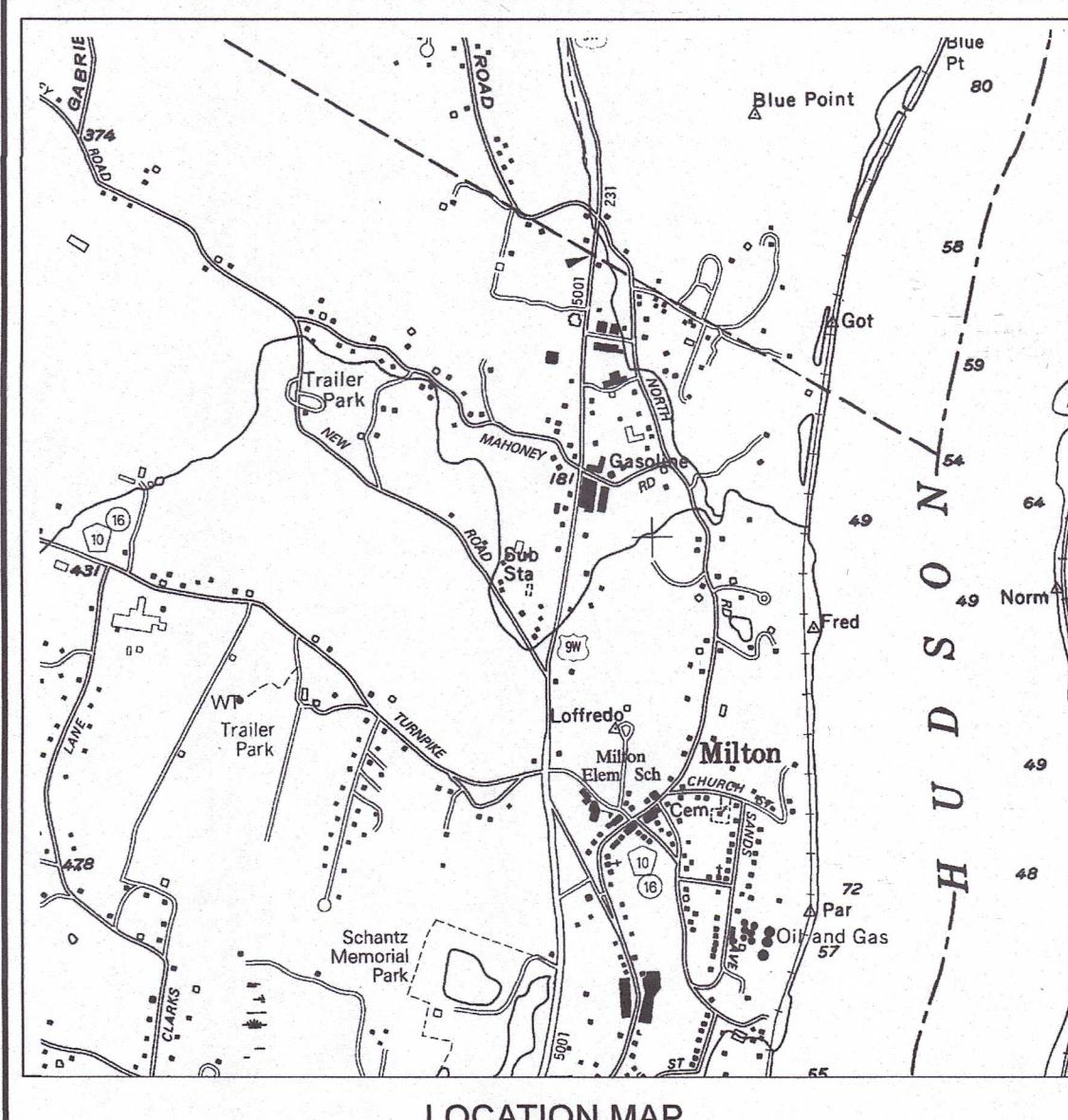


## BUILDING KEY

### EXISTING USES:

BLDG#	DESCRIPTION	GROSS AREA
1	EXISTING 10 BEDROOM INN	7180 SF
2	PROPOSED ±2907 SF ADDITION TO EXISTING MULTIPURPOSE MEETING AND DINING ROOM W/KITCHEN AND REST ROOMS	6,025 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
7	EXISTING SPA BUILDING W/ APPROVED SPA EXPANSION	8064 SF
8	EXISTING PRIVATE RESIDENCE	2850 SF
9	EXISTING 120 SEAT BANQUET HALL IN EXISTING BARN W/KITCHEN	6200 SF
10	EXISTING PRIVATE RESIDENCE	2650 SF
11	EXISTING AGRICULTURAL BUILDING	1450 SF
12	EXISTING AGRICULTURAL BUILDING	850 SF
13	EXISTING PRIVATE RESIDENCE	800 SF



## PARKING ANALYSIS

EXISTING USES	REQUIRED
RESORT HOTEL HOTEL PARKING 1 SPACE PER ROOM (14 ROOMS)	14 SPACES
PRIVATE RESIDENCES PRIVATE RESIDENCE PARKING 2 SPACES PER RESIDENCE (3 RES.)	6 SPACES
OUTDOOR SPECIAL EVENT 1 SPACE PER 3 SEATS LARGEST ASSEMBLY 225 GUESTS	75 SPACES
BANQUET HALL IN EXISTING BARN 1 SPACE PER 3 SEATS LARGEST ASSEMBLY 120 GUESTS	40 SPACES
SPA SPACES 1 SPACE PER TREATMENT ROOM 1 SPACE PER 2 EMPLOYEES	11 SPACES 3 SPACES
PROPOSED NEW SPACES HENRYS RESTAURANT DINING ROOM PARKING 1 SPACE PER 3 SEATS (150 SEATS)	50 SPACES
<hr/>	
REQUIRED-TOTAL 199 SPACES	
EXISTING 167 SPACES	
PROPOSED 32 SPACES	
TOTAL 199 SPACES	

## SHEET INDEX

SHEET	TITLE
C100	INDEX SHEET
C101	SITE PLAN
A-201	FLOOR PLANS and ELEVATIONS

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
07/16/19	REVISED AS PER PLANNING BOARD MEETING of 15 JUNE 19	TPFK
07/30/19	ADDED 1,500 GAL SEPTIC TANK DETAIL PER UCHD REQUEST	TPFK
25 JUNE 21	ADDED PROPOSED ADDITION TO KITCHEN / DINING AREAS	TPFK
23 AUGUST 21	REVISED AS PER COMMENT LETTER	DD
20 OCT 21	UPDATE PROPOSED VALET PARKING PICK-UP AREA	TPFK
08 MARCH 22	SUBMITTED FOR APPROVAL EXTENSION	TPFK

## INDEX SHEET

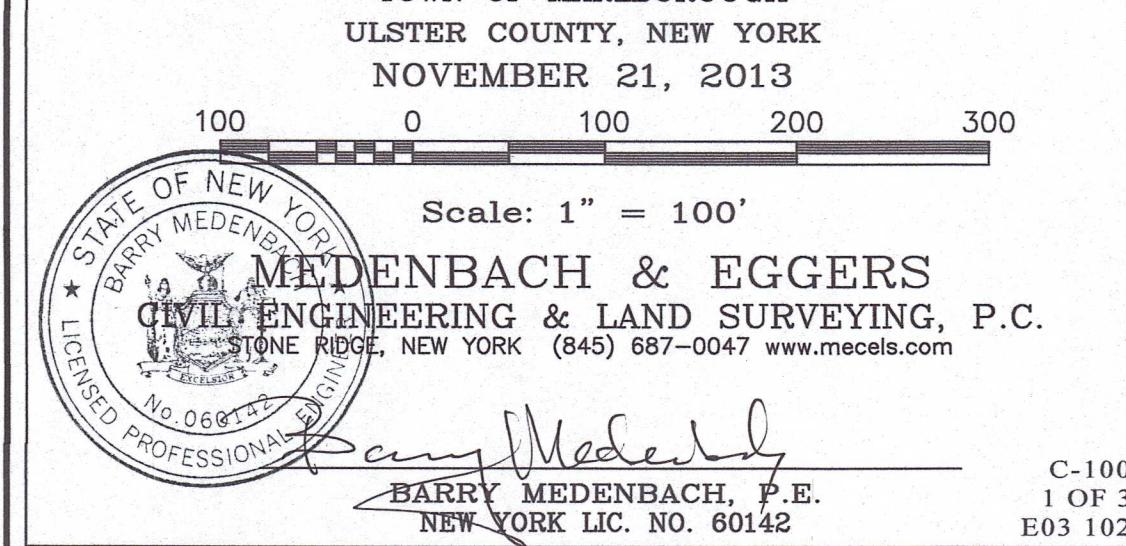
### OF BUTTERMILK FALLS INN and SPA

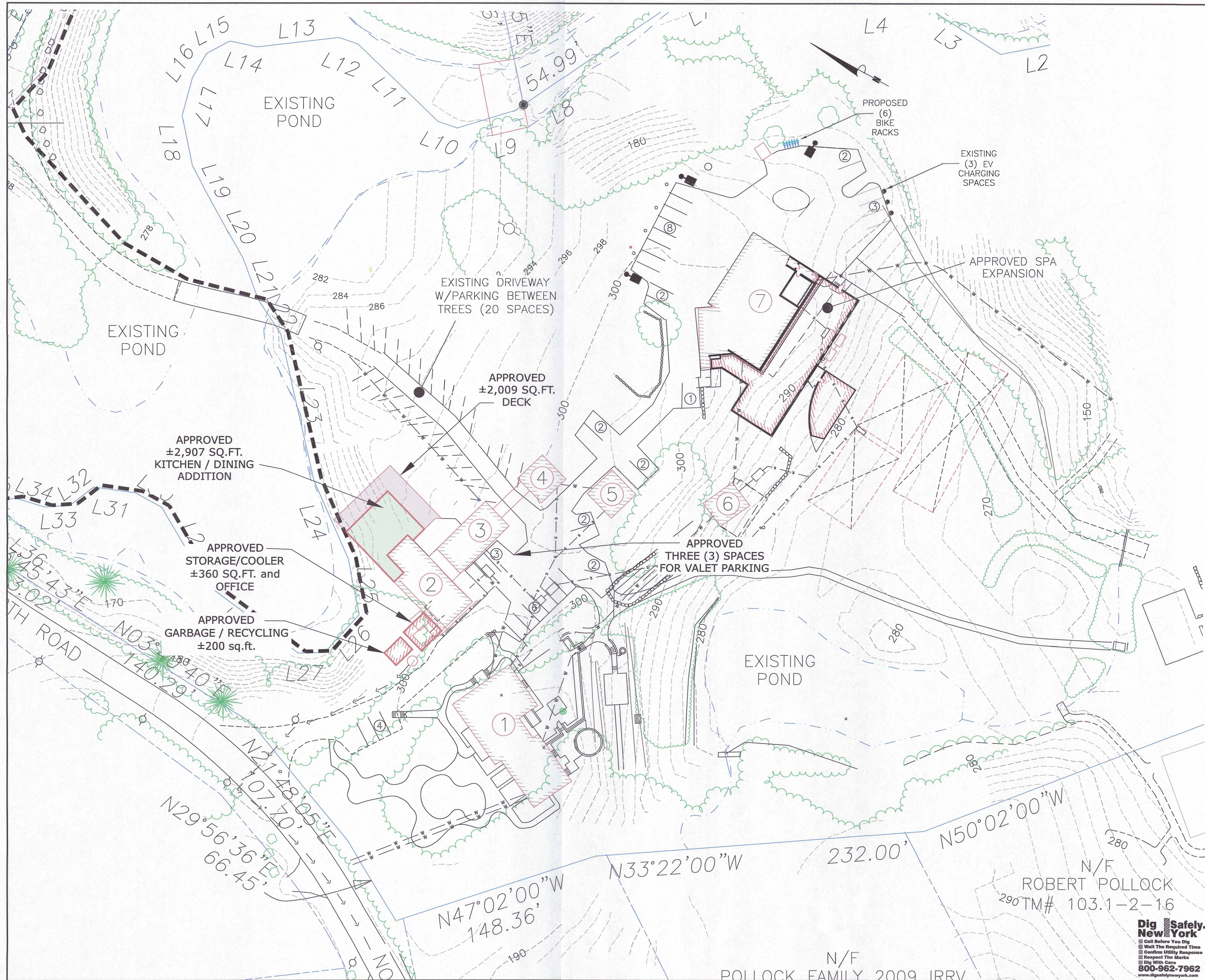
SITUATE - 220 NORTH ROAD

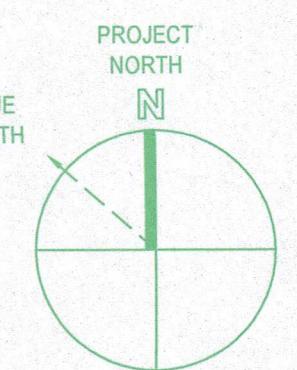
TOWN OF MARLBOROUGH

ULSTER COUNTY, NEW YORK

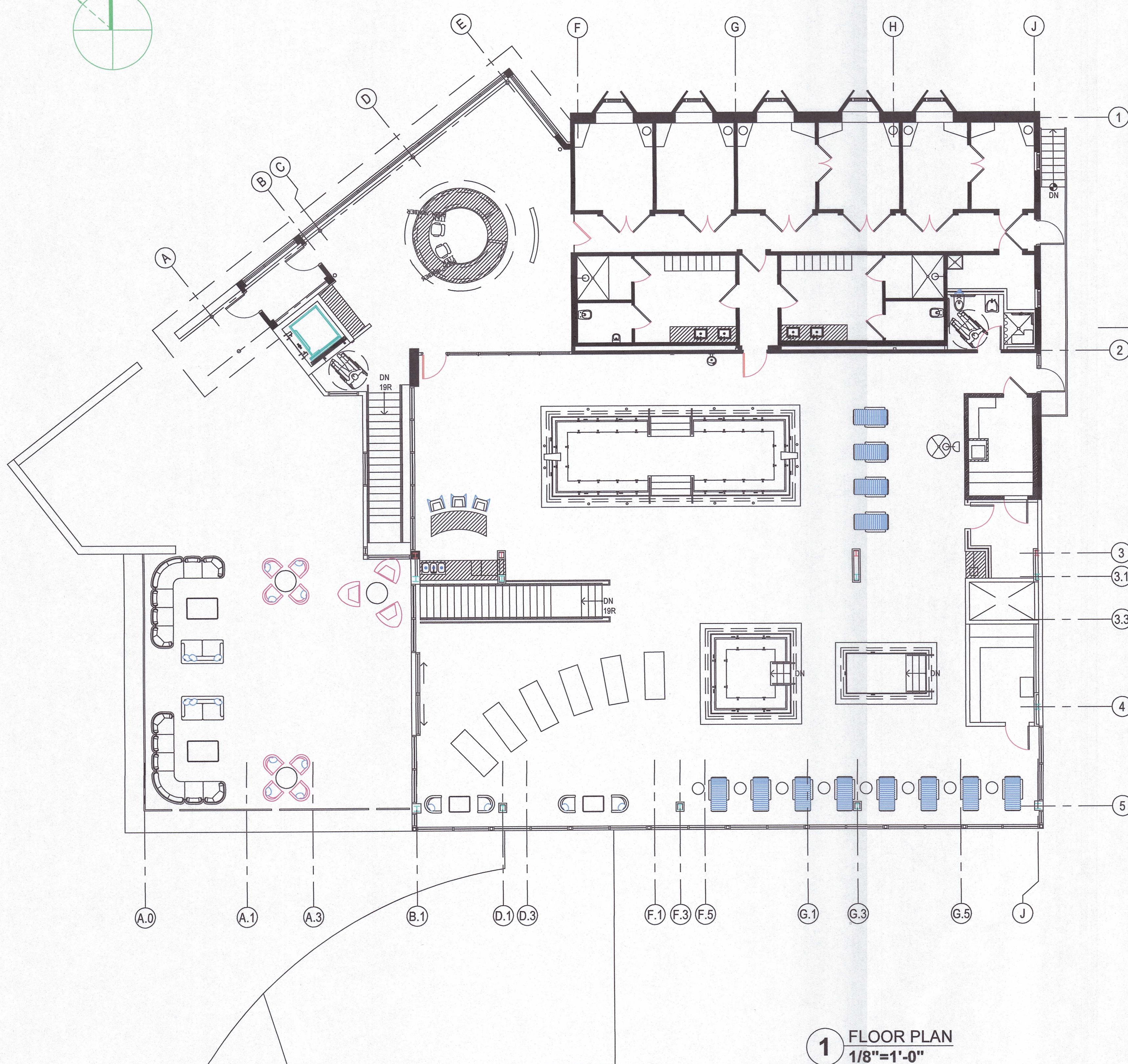
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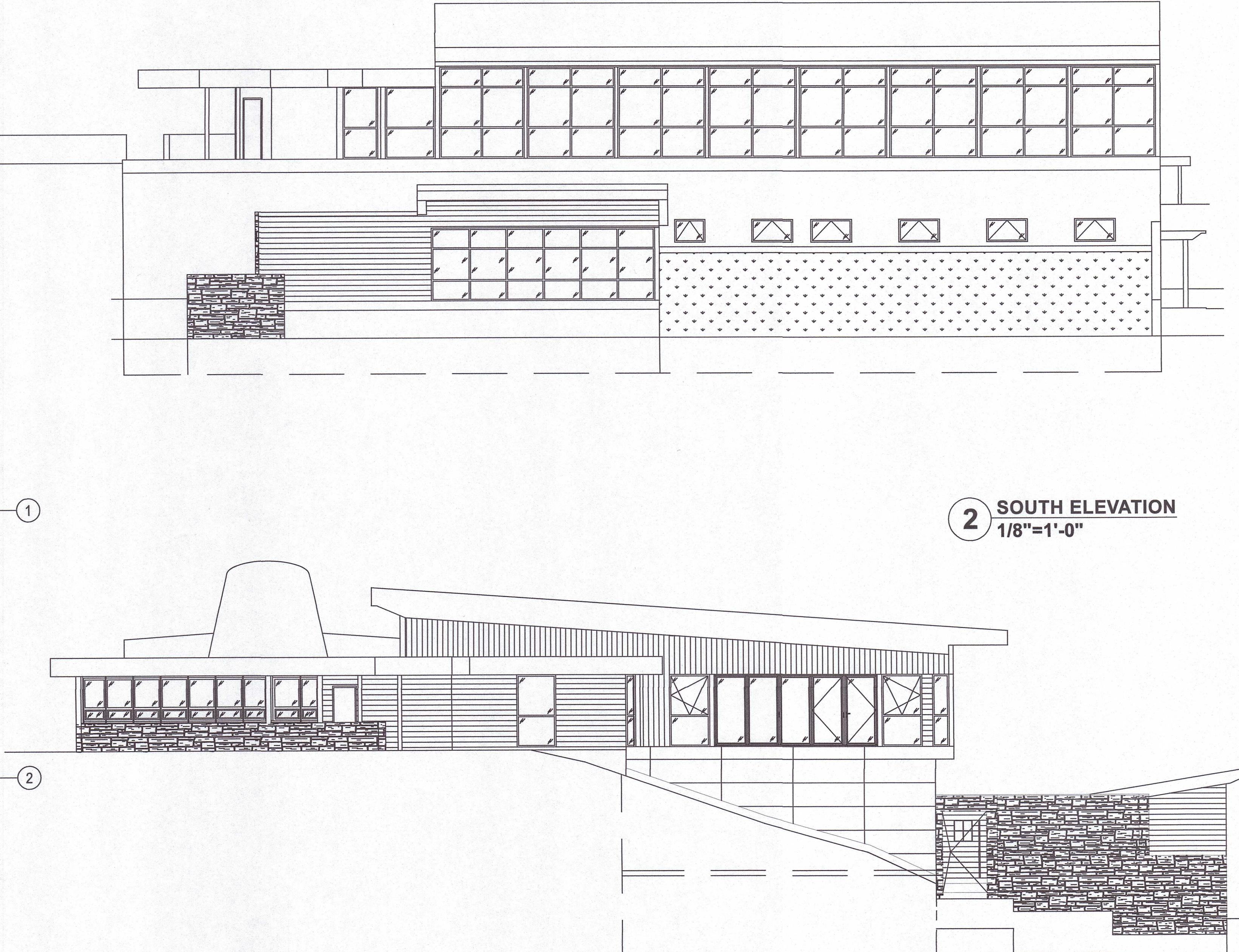




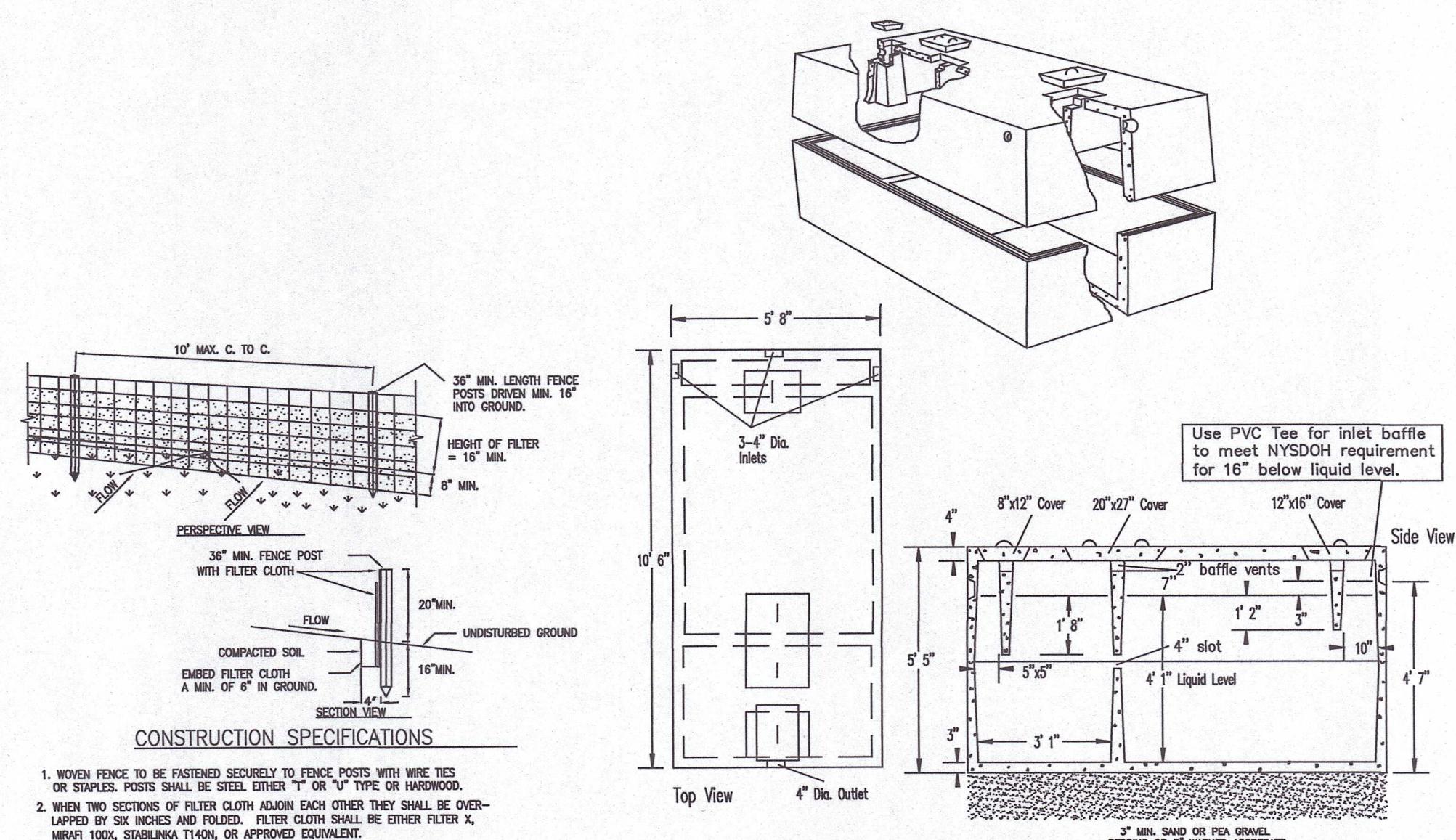
PRO  
NO



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



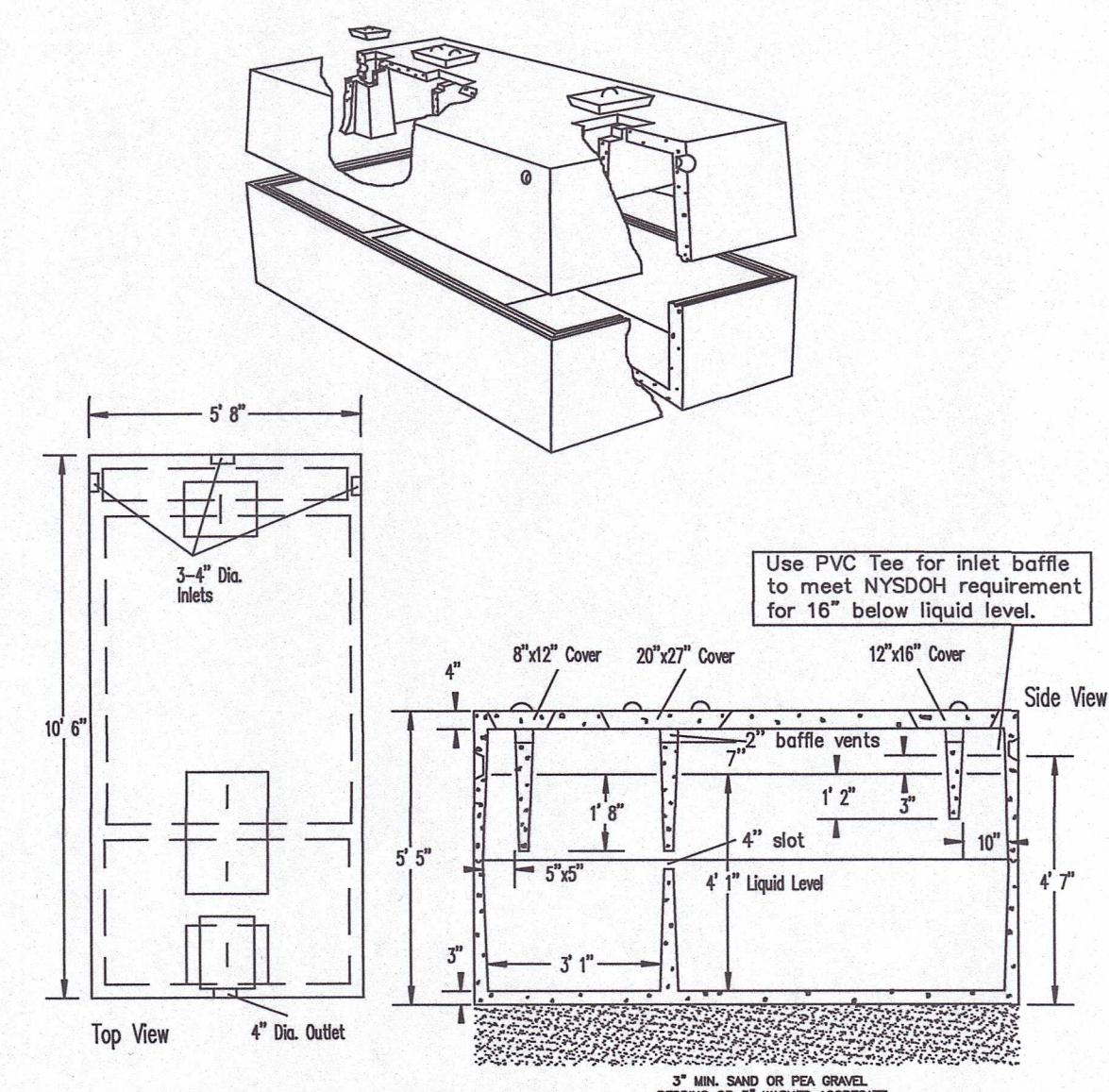
**2** **SOUTH ELEVATION**  
**1/8"=1'-0"**



SECTION VIEW

## CONSTRUCTION SPECIFICATIONS

1. WOVEN FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" 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.



PRECAST CONCRETE (4,000 PSI) WITH 6X6 X10 GA. STEEL WIRE MESH REINFORCEMENT

4) 1500 GAL SEPTIC TANK DETAIL

NOT TO SCALE

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

**EDENBACH & EGGERS**  
**ENGINEERING & LAND SURVEYING, P.C.**