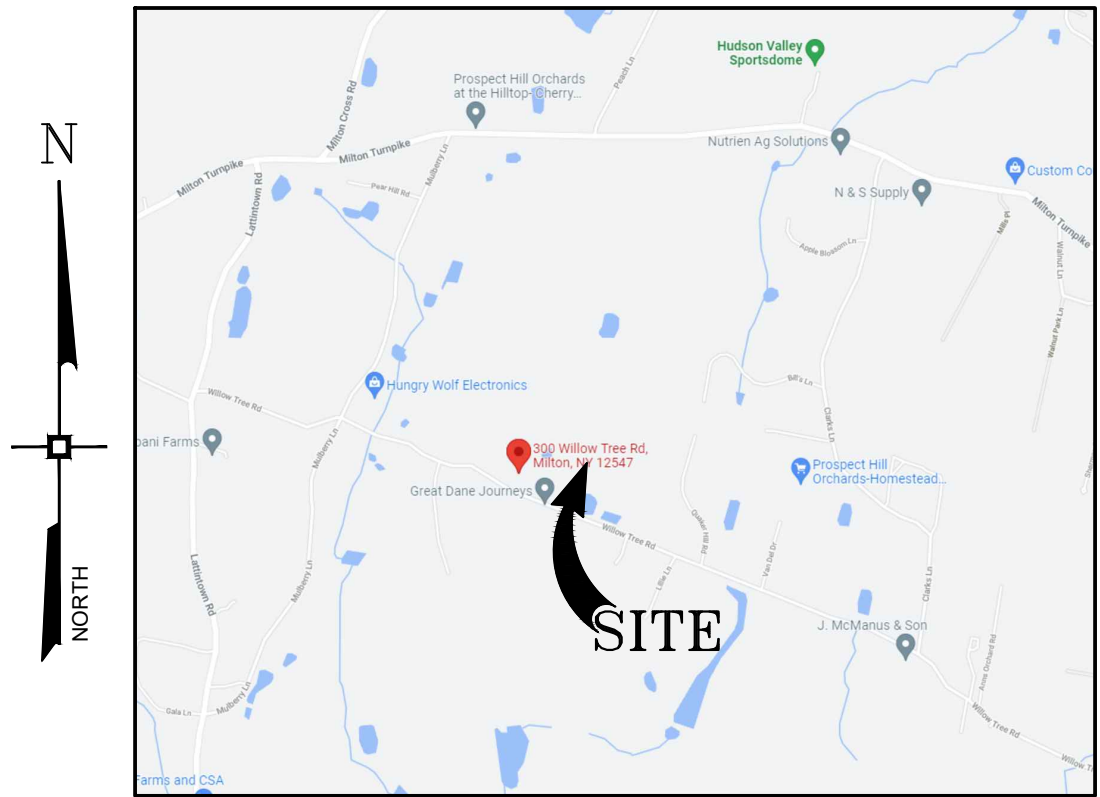
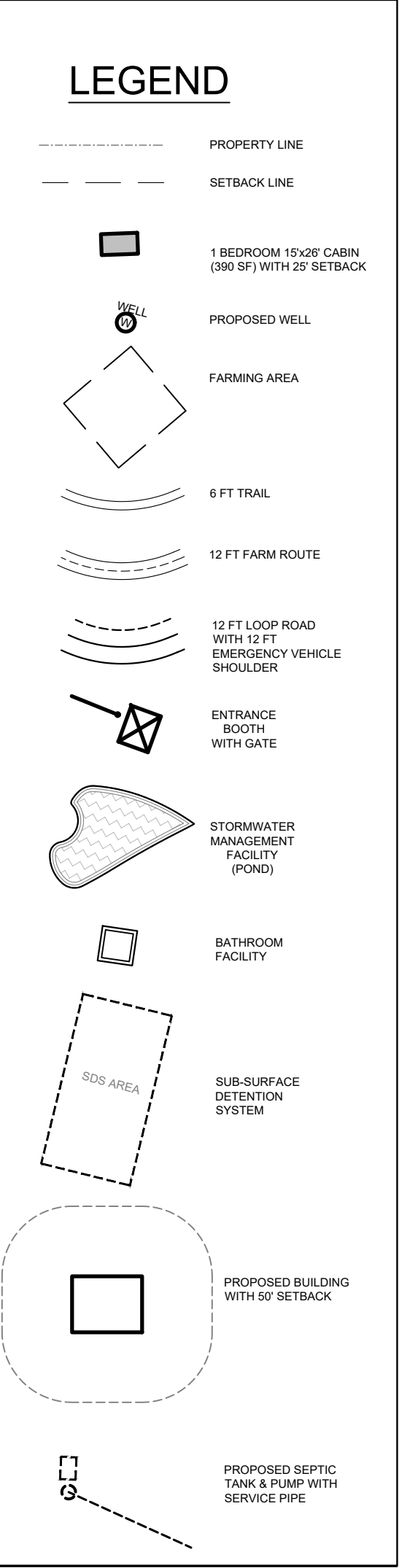




SCALE: 1" = 2,000'

TOWN OF MARLBOROUGH - ZONING DISTRICT R-AG-1
PROPOSED USE: RESORT HOTEL (USE §155-18B)

MINIMUM BUILDING REQUIREMENTS	REQUIRED	PROPOSED
LOT AREA	1 ACRE	50.1 ACRES
LOT WIDTH	150 FEET	1,641 FEET
LOT DEPTH	200 FEET	1,250 FEET
FRONT YARD*	50 FEET	> 50 FEET
REAR YARD*	75 FEET	> 75 FEET
SIDE YARD (ONE / BOTH)*	35 / 80 FEET	> 40/ 80 FEET

*SEE NOTE 7 IN GENERAL NOTES

MAXIMUM ALLOWABLE		
BUILDING HEIGHT	35 FT/2.5 STORIES	<35 FT
LOT COVERAGE (BUILDINGS)	20 %	1 %
DENSITY (UNITS)	1,091** UNITS	30 UNITS
**SEE NOTE 8 IN GENERAL NOTES.		

PARKING CALCULATIONS	
PARKING REQUIRED:	1 SPACE PER DWELLING UNIT 30 SPACES REQUIRED
PARKING PROVIDED:	1.5 SPACES PER DWELLING UNIT 45 SPACES PROVIDED (61 TOTAL)

THE REMAINING 16 PARKING SPACES WILL BE FOR EMPLOYEES & VISITING GUESTS

1. TAX MAP IDENTIFICATION NUMBER: SECTION 102.2 BLOCK 5 LOT 12
2. TOTAL AREA OF SUBJECT PARCEL: 50.1A ACRES.
3. THE BOUNDARY & TOPOGRAPHY SHOWN HEREON WAS COMPILED BY OCEAN LAND SURVEYING, LLC, ON 05/06/2020.
4. CLIENT/APPLICANT: WTR 11, LLC
(ATTN: YVES JADOT)
34 CLARKS LANE
MILTON, NY 12547
5. WETLAND BOUNDARY AS PER FIELD DELINEATION BY PETER TORGENSEN ON OCTOBER 20, 2021 AND FIELD LOCATED BY ENGINEERING & SURVEYING PROFESSIONS, P.C. ON OCTOBER 29, 2021.
6. SITE PARKING UTILIZES 107 X 20 PARKING SPACES WITH VALET SHUTTLE TO CAMPSITES - ESTIMATED PARKING PROVIDED IS APPROXIMATELY 61 SPACES.
7. NO STRUCTURE IN SUCH USE SHALL BE WITHIN 50 FEET OF ANY PROPERTY LINE OR WITHIN 100 FEET OF ANY WATERCOURSE WHICH IS A PART OF ANY PUBLIC WATER SUPPLY SYSTEM.
8. RESORT HOTEL DENSITY CALCULATION: THE TOTAL NUMBER OF UNITS TO BE ACCOMMODATED IN SUCH USE SHALL NOT EXCEED ONE (1) DWELLING UNIT FOR EACH 2,000 SQUARE FEET (1/2) ACRE WITHIN SUCH PREMISES.
9. PORTIONS OF THE OVERALL SITE WILL BE UTILIZED FOR PARKING, MENHENS, INCLUDING LAVENDER, HEMP, MUSHROOMS AND APPLES (ORCHARD AREAS).
10. PER ZONING SECTIONS 155-18.B.1 (f & g), SETBACKS WERE APPLIED TO EACH OF THE STRUCTURES WITH A CONSERVATIVE BUFFER CABINS HAVE 25' BUILDING SETBACK AND THE LARGER BUILDINGS HAVE 50' BUILDING SETBACKS.
11. THE SECTIONS OF PROPERTY NEXT TO R-AG-1 ZONED FARMS HAVE A 75' SETBACK/BUFFER. PER THE ZONING SECTION 155-52 "RIGHT TO FARM" THERE IS NO SETBACK REQUIRED.
12. HOURS OF OPERATION 24 HOURS A DAY, 7 DAYS A WEEK.

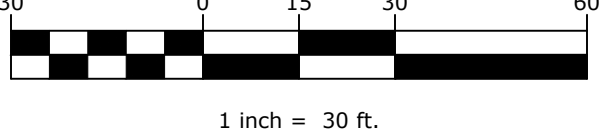
[illegible]

DRAWING STATUS		ISSUE DATE:	
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		05/22/23	
		SHEET NUMBER	
☒ CONCEPT APPROVAL		N/A	OF N/A
☐ PLANNING BOARD APPROVAL		N/A	OF N/A
☐ OGDH REALTY SUBDIVISION APPROVAL		N/A	OF N/A
☐ OGDH WATERMAIN EXTENSION APPROVAL		N/A	OF N/A
☐ NYSDEC APPROVAL		N/A	OF N/A
☐ NYSDOT APPROVAL		N/A	OF N/A
☐ OTHER		N/A	OF N/A
☐ FOR BID		N/A	OF N/A
☐ FOR CONSTRUCTION		N/A	OF N/A
THIS PLAN SET HAS BEEN ISSUED SPECIFICALLY FOR THE APPROVAL OF ACTION NOTED ABOVE AND SHALL NOT BE USED FOR ANY OTHER PURPOSE. THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).			

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ROSS WINGLOVITZ, P.E.
NEW YORK LICENSE # 07170



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WILLOW TREE RESORT HOTEL
300-304 WILLOW TREE ROAD
TOWN OF MARLBOROUGH (MILTON)
ULSTER COUNTY, NEW YORK

JOB #:	1799.01	DRAWN BY:	AGL	SK-5
DATE:	10/2022	SCALE:	1" = 100'	
REVISION:	01 - 05/22/23	TAX LOT:	102.2-5-12	

SK-5

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Date Printed: May 25, 2023, 4:01pm