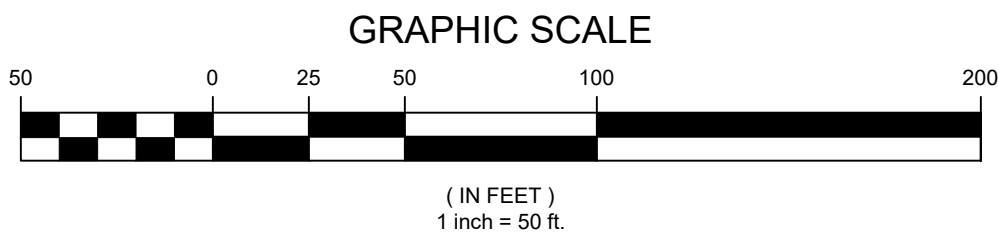
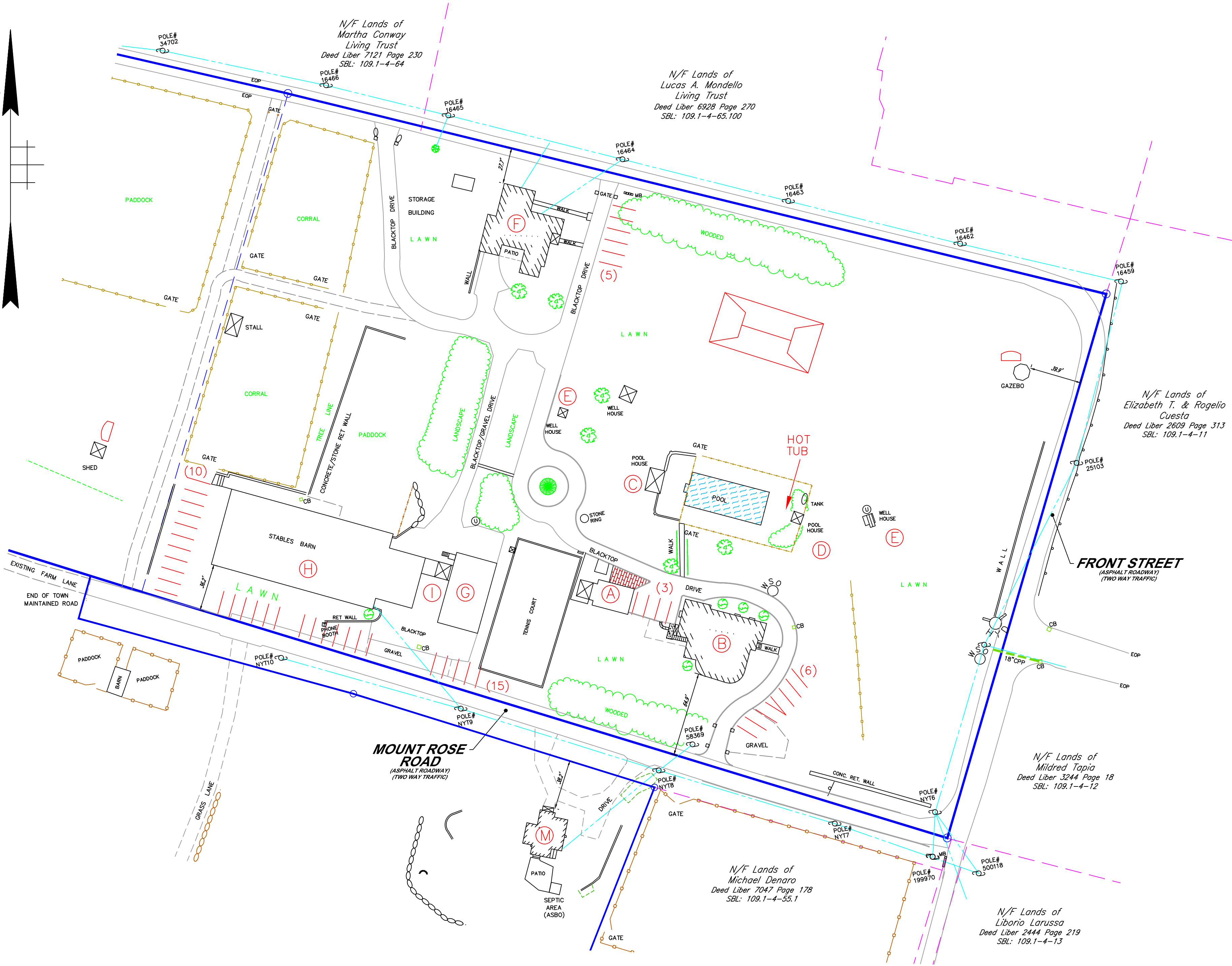


USE LEGEND	
A	"TENNIS HOUSE" ARTIST STUDIO WITH APARTMENT
B	"VILLA" SIX UNITS
C	CABANA WITH WET BAR
D	MECHANICAL SHED
E	WELL HOUSES
F	"CASAS" THREE UNITS WITH FLEX SPACE UP TO 5 BEDROOMS
G	FOUR STALLS W/ TACK ROOM TO BE CONVERTED TO LOBBY SPACE
H	FOUR STALL BARN WITH RIDING RING / POSSIBLE EVENT SPACE
I	"BELLFLOWER" RETAIL GIFT SHOP / OBSERVATION TOWER
J	"BROOKSIDE" ONE UNIT
K	"ROSE HOUSE" SIX BEDROOMS
L	GARAGE / STORAGE BUILDING
M	"WHITE HOUSE" FOUR BEDROOM FARMHOUSE



UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

LEGEND	
	TRAFFIC SIGN
	MAILBOX
	FIRE HYDRANT
	WATER VALVE
	CATCH BASIN
	METAL PIPE
	REBAR
	UTILITY MANHOLE
	UTILITY POLE
	UTILITY LINE
	STONE WALL
	WIRE FENCE
	WOOD FENCE
	TREE LINE
	APPROXIMATE TAX MAP PARCEL LINE



TOTAL AREA : 26.51 ACRES

ZONING TABLE	
ZONING INFORMATION R-1 DISTRICT SOURCE TOWN ZONING MAP	
ITEMS	REQUIRED
MIN LOT AREA	1 ACRE
MIN LOT WIDTH	150'
MIN LOT DEPTH	200'
MIN FRONT YARD	35'
MIN 1 SIDE YARD	35'
SIDE TOTAL	70'
MIN REAR YARD	50'
MAX BUILDING HEIGHT	35'
MAX BUILDING COVERAGE	20%

NOTE: ZONING CRITERIA IDENTIFIED HEREON ARE BASED UPON THE TOWN CODE DATED 09/13/1993 AS AVAILABLE ON ECODE360.COM

PROPOSED USE:

SECTION 155-12 B. (4) (k) RESORT HOTEL

SECTION 155-18 B. TOURIST & VACATION BUILDINGS

PARKING SCHEDULE		
MOTELS AND RESORT HOTELS		1 PER DWELLING UNIT
	REQUIRED	PROPOSED
17 UNITS PROPOSED	17 SPACES	20 SPACES



THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.



NO.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
FIELD DATE	08-25-23	SKETCH SITE PLAN PREPARED FOR			
FIELD BOOK NO.	HV# 7	SOMEPLACE UPSTATE			
FIELD BOOK PG.	1-2	TOWN OF MARLBOROUGH COUNTY OF ULSTER, STATE OF NEW YORK			
FIELD CREW	BWED	CONTROL POINT ASSOCIATES INC. PC 11 MAIN STREET, HIGHLAND NEW YORK 12538 845.691.7339 WWW.CPASURVEY.COM			
DRAWN:	GIO	APPROVED:	X.X.X.	DATE:	09-11-2023
REVIEWED:	SD	SCALE:	1" = 50'	FILE NO.:	12-220145-00
		DWG. NO.:	2	OF	2

PATRICIA PAULI BROOKS, L.S.
NEW YORK PROFESSIONAL LAND SURVEYOR #493795

DATE