


3. TAX MAP IDENTIFICATION NUMBER: SECTION 102.2 BLOCK 5 LOT 12
2. TOTAL AREA OF SUBJECT PARCEL: 50.1± ACRES.
3. THE BOUNDARY & TOPOGRAPHY SHOWN HEREON WAS COMPILED BY OICLE 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 TORGENSON ON OCTOBER 28, 2021 AND FIELD LOGGED BY ENGINEERING & SURVEYING PROPERTIES, P.C. ON OCTOBER 29, 2021.
6. SITE PARKING UTILIZES 9' x 18' PARKING SPACES WITH VALET SHUTTLE TO CAMPSITES - ESTIMATED PARKING PROVIDED IS APPROXIMATELY 66 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 OF [LOT] AREA WITHIN SUCH PREMISES.
9. A RESTRICTION ON PERMANENT RESIDENTS, REQUIRING THAT NO RESIDENTS CAN EXCEED 30 DAYS ON THE PREMISES.
10. PORTIONS OF THE OVERALL SITE WILL BE UTILIZED FOR FARMING/GARDENING, INCLUDING LAVENDER, HEMP, MUSHROOMS, AND APPLES (ORCHARD AREAS).
11. PER ZONING SECTIONS 155-18-B.1 (f & g), BUILDING SETBACKS WERE APPLIED TO EACH OF THE STRUCTURES (CABINS & MAIN RESORT BUILDING) WITHIN THE CONSERVATIVE BUFFER - CABINS HAVE 25 BUILDING SETBACK (SETBACKS CAN NOT OVERLAP) AND THE RESORT HOTEL BUILDING HAS 50' BUILDING SETBACK.
 - f. Within the total area of the lot, each principal building used for living purposes shall have the equivalent of lot area and width, yards and open spaces as follows: each principal building shall have appurtenant and adjacent thereto a portion of the total area of the lot to give it front and rear yards, each not less than 25 feet in depth, and side yards, each not less than 15 feet in width.
 - g. Any building designed or used as a place for entertainment, such as a clubhouse, pavilion, casino or for a similar purpose, or for bathhouses for guests of the premises shall have appurtenant and adjacent thereto a portion of the total area of the lot to give it front and rear yards, each not less than 50 feet in depth, and side yards, each not less than 40 feet in width.
12. THE SECTIONS OF PROPERTY NEXT TO R-AG-1 ZONED FARMS HAVE A 75' SETBACK/BUFFER, PER THE ZONING SECTION 155-52 (C & D) "RIGHT TO FARM".


C: The setback shall apply to any habitable structure and shall be a minimum of 75 feet from the property line. These setbacks shall not apply to other than habitable structures.

D: In addition, for any application for change of use, subdivision, site plan review, building permit or any other construction of addition, there shall be placed within the seventy-five-foot setback for active agricultural lands a buffer which shall have the effect of mitigation or reducing the effects of active agriculture upon the parcel in question.
13. 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		SHEET NUMBER	
<input checked="" type="checkbox"/> CONCEPT APPROVAL	N/A	OF	N/A
<input type="checkbox"/> PLANNING BOARD APPROVAL	N/A	OF	N/A
<input type="checkbox"/> OCDOH REALTY SUBDIVISION APPROVAL	N/A	OF	N/A
<input type="checkbox"/> OCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF	N/A
<input type="checkbox"/> NYSDEC APPROVAL	N/A	OF	N/A
<input type="checkbox"/> NYSDOT APPROVAL	N/A	OF	N/A
<input type="checkbox"/> OTHER	N/A	OF	N/A
<input type="checkbox"/> FOR BID	N/A	OF	N/A
<input type="checkbox"/> FOR CONSTRUCTION	N/A	OF	N/A
<p>THIS PLAN SET HAS BEEN ISSUED SPECIFICALLY FOR THE APPROVAL OR ACTION NOTED ABOVE AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.</p> <p>THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).</p>			

<p>COPIES OF THIS DOCUMENT WITHOUT AN ACTUAL OR FACSIMILE OF THE ENGINEER'S SIGNATURE AND AN ORIGINAL STAMP IN RED OR BLUE INK SHALL BE CONSIDERED INVALID.</p>	
<p>UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DOCUMENT BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209 SUBSECTION 2 OF THE NEW YORK STATE EDUCATION LAW.</p>	<p>ROSS WINGLOVITZ, P.E. NEW YORK LICENSE # 071701</p>



0 15 30 60

1 Inch = 30 ft.



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CONCEPTUAL SKETCH PLAN

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

JOB #: 1799.01

DATE: 10/2022

REVISION:
02 - 01/26/24

DRAWN BY: AGL

SCALE: 1" = 100'

TAX LOT: 102.2-5-12

SK-6