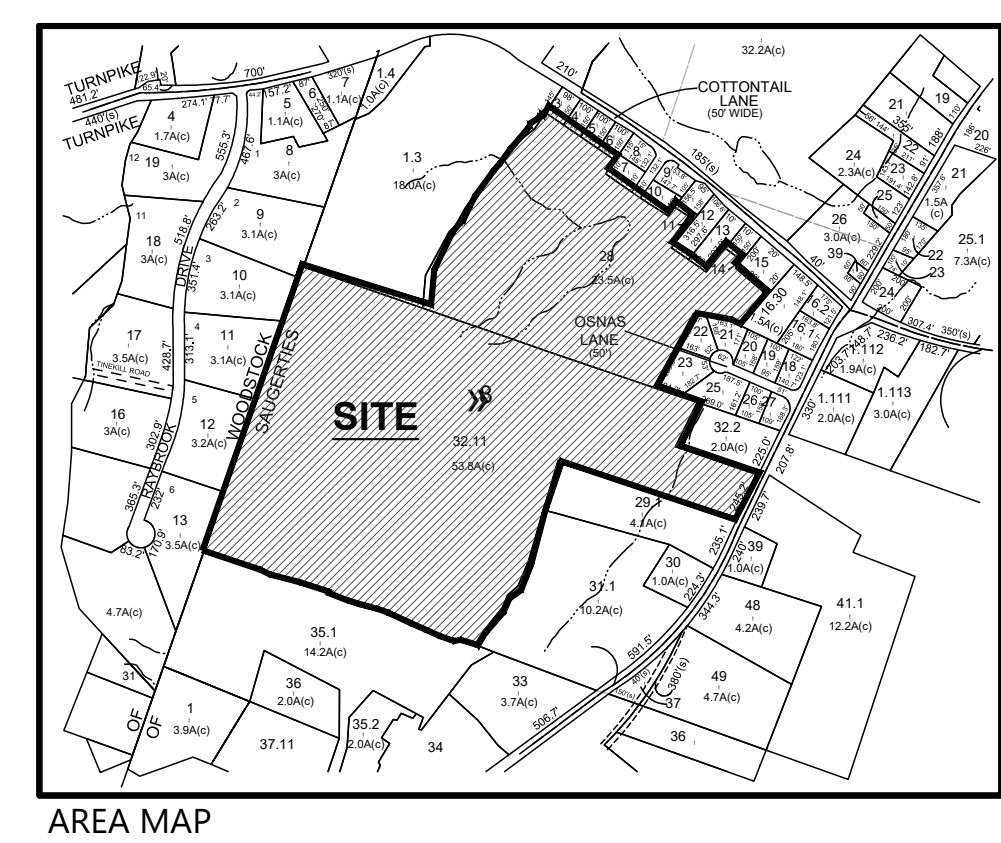
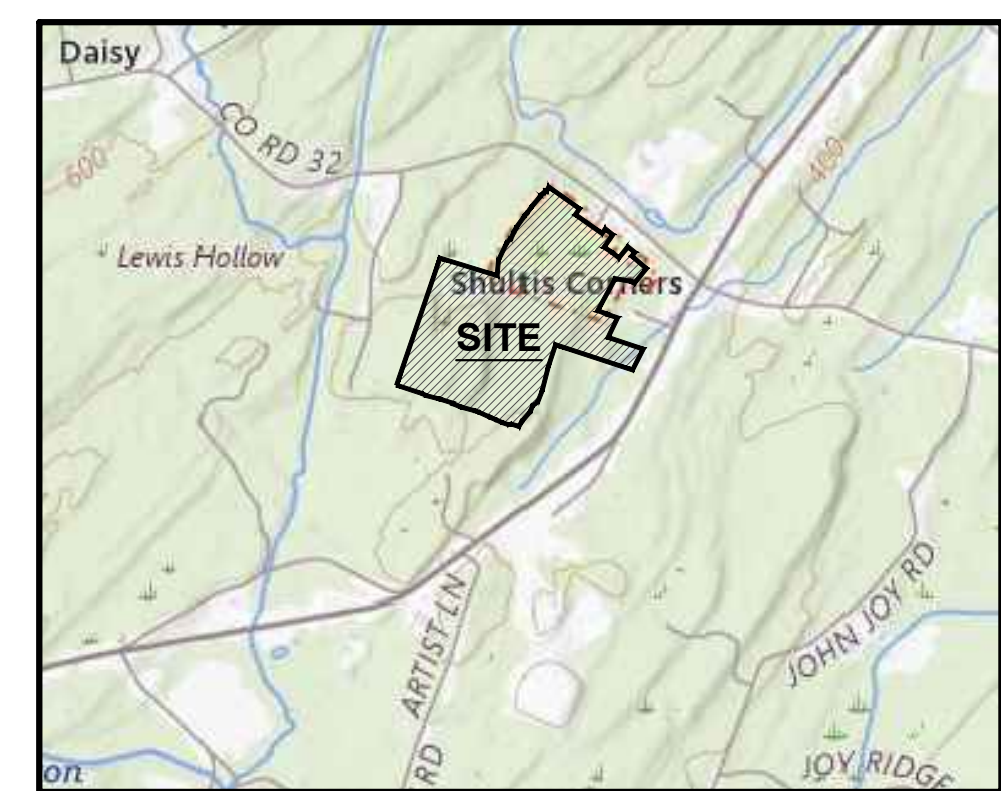
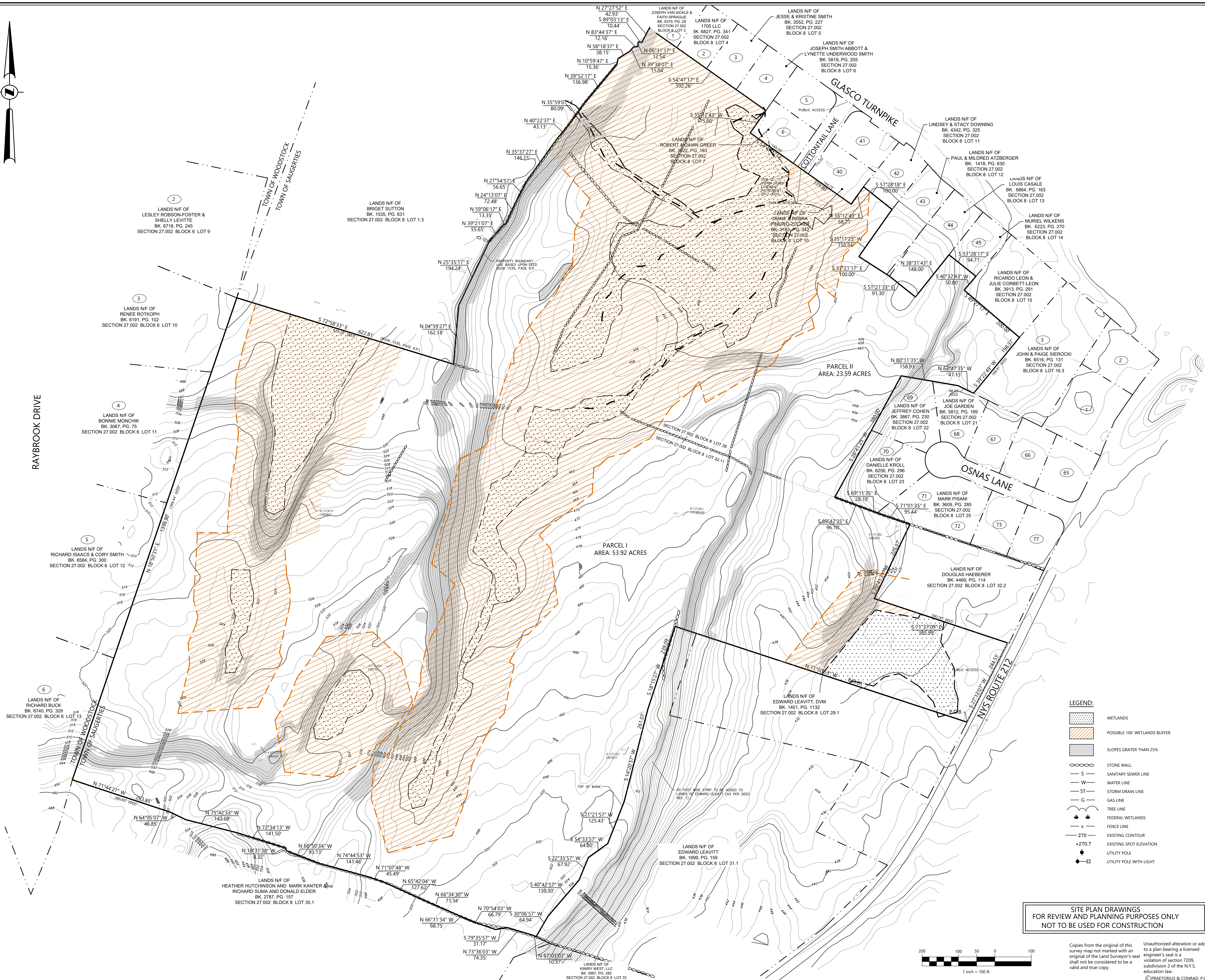


RAYBROOK DRIVE



- NOTES:
1. PROPERTY LINES SHOWN WERE TAKEN FROM A MAP ENTITLED "ALTA/NSPS LAND TITLE BOUNDARY SURVEY OF THE LANDS OF KANGROUNDS OF AMERICA, INC.", DATED 26 OCTOBER, 2021 AND UPDATED 13 JUNE, 2022, BY AUSTIN & WALDRUP LAND SURVEYORS LLP.
 2. SITE TOPOGRAPHY SHOWN IS FROM A USGS DATA AND NOT FROM AN ACTUAL FILED SURVEY.
 3. SUBJECT TO THE RIGHTS OF THE PUBLIC IN AND TO THE PUBLIC ROADS KNOWN AS N.Y.S. RTE 212, AND COTTONTAIL LANE.
 4. FEDERAL WETLAND AREA SHOWN WERE TAKEN FROM A PLAN SET ENTITLED TERRAMOR CATSKILLS DATED DECEMBER, 2022.

TOTAL SITE AREA :
77.5± ACRES (3,376,335± sq. ft.)

PARCEL I
AREA: 53.92 ACRES

PARCEL II
AREA: 23.59 ACRES

TAX PARCEL NUMBER
TOWN OF SAUGERTIES, ULSTER COUNTY, NEW YORK
SECTION 27.002 - BLOCK 8 - LOT 28 & 32.11

SITE ADDRESS:

TAX MAP PARCEL 28:
COTTONTAIL LANE
SAUGERTIES, NY 12477

TAX MAP PARCEL 32.11:
NEW YORK STATE ROUTE 212
SAUGERTIES, N.Y. 12477

ZONING CHART: Town Of Saugerties

DISTRICT(S): MDR (Moderate-Density Residential District)					
LOT REQUIREMENTS - Central Sewer & Water					
MINIMUM LOT AREA	MINIMUM LOT AREA PER DWELLING UNIT	MINIMUM LOT AREA PER BEDROOM	MINIMUM LOT WIDTH	MINIMUM BUILDING HEIGHT	MAXIMUM BUILDING HEIGHT
1 Acre	1 Acre	N/A	125'	35'	
MINIMUM BUILDING SETBACKS			MAXIMUM COVERAGE		
FRONT YARD	SIDE YARD	REAR YARD	BUILDING COVERAGE	LOT COVERAGE	
30'	25'	40'	N/A	15%	

SKETCH PLAN

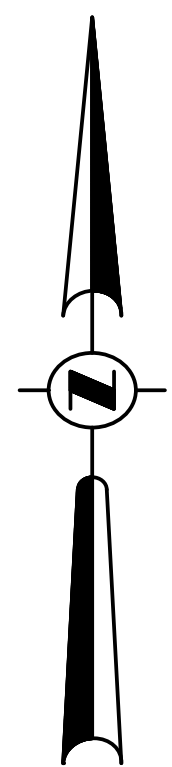
PRAETORIUS AND CONRAD, P.C. PROFESSIONAL ENGINEERING AND LAND SURVEYING P. O. BOX 360 - 74 MAIN STREET SAUGERTIES, N.Y. 12477	
PROPOSED SUBDIVISION PLAN	
EXISTING SITE	
Draft	
PREPARED FOR Solo Holidays LLC (Cottontail Ln & NYS Rte 212) Tax Map Number: 27.2-8-28 & 27.2-8-32.110	
TOWN OF SAUGERTIES * ULSTER COUNTY * NEW YORK	
SCALE: 1" = 100'	SHEET: 1 OF 2

**SITE PLAN DRAWINGS
FOR REVIEW AND PLANNING PURPOSES ONLY
NOT TO BE USED FOR CONSTRUCTION**

Copies from the original of this survey map not marked with an original of the Land Surveyor's seal shall not be considered to be a valid and true copy.

Unauthorized alteration or addition to a plan bearing a licensed engineer's seal is a violation of section 7209, subdivision 2 of the N.Y.S. education law.

(C)PRAETORIUS & CONRAD, P.C. 2025



RAYBROOK DRIVE

LANDS N/F OF
LESLIE ROBSON-FOSTER &
SHELLY LEVITTE
BK. 6718, PG. 245
SECTION 27.002 BLOCK 6 LOT 9

LANDS N/F OF
RENEE ROTKOPF
BK. 6191, PG. 102
SECTION 27.002 BLOCK 6 LOT 10

LANDS N/F OF
BONNIE MONCHIK
BK. 3067, PG. 75
SECTION 27.002 BLOCK 6 LOT 11

LANDS N/F OF
RICHARD ISAACS & CORY SMITH
BK. 6584, PG. 300
SECTION 27.002 BLOCK 6 LOT 12

LANDS N/F OF
RICHARD BUCK
BK. 6740, PG. 329
SECTION 27.002 BLOCK 6 LOT 13

LANDS N/F OF
HEATHER HUTCHINSON AND MARK KANTER
BK. 2787, PG. 157
SECTION 27.002 BLOCK 8 LOT 35.1

LANDS N/F OF
BRIGET SUTTON
BK. 1535, PG. 631
SECTION 27.002 BLOCK 8 LOT 1.3

LANDS N/F OF
ROBERT ADAM GREEN
BK. 3952, PG. 388
SECTION 27.002
BLOCK 8 LOT 7

PROPERTY BOUNDARY
LAW PASSED UNDER VETO
BOOK 1535, PAGE 631

SECTION 27.002 BLOCK 8 LOT 10.1

SECTION 27.002 BLOCK 8 LOT 11.1

SECTION 27.002 BLOCK 8 LOT 12.1

SECTION 27.002 BLOCK 8 LOT 13.1

SECTION 27.002 BLOCK 8 LOT 14.1

SECTION 27.002 BLOCK 8 LOT 15.1

SECTION 27.002 BLOCK 8 LOT 16.1

SECTION 27.002 BLOCK 8 LOT 17.1

SECTION 27.002 BLOCK 8 LOT 18.1

SECTION 27.002 BLOCK 8 LOT 19.1

SECTION 27.002 BLOCK 8 LOT 20.1

SECTION 27.002 BLOCK 8 LOT 21.1

SECTION 27.002 BLOCK 8 LOT 22.1

SECTION 27.002 BLOCK 8 LOT 23.1

SECTION 27.002 BLOCK 8 LOT 24.1

SECTION 27.002 BLOCK 8 LOT 25.1

SECTION 27.002 BLOCK 8 LOT 26.1

LANDS N/F OF
KINIRY WEST, LLC
BK. 2697, PG. 285
SECTION 27.002 BLOCK 8 LOT 35

LANDS N/F OF
JOSEPH VAN BUREL &
KATHY SPRINGER
BK. 6075, PG. 29
SECTION 27.002
BLOCK 8 LOT 3

LANDS N/F OF
1705 LLC
BK. 6827, PG. 341
SECTION 27.002
BLOCK 8 LOT 4

LANDS N/F OF
JESSE & KRISTINE SMITH
BK. 3552, PG. 227
SECTION 27.002
BLOCK 8 LOT 5

LANDS N/F OF
JOSEPH SMITH ABBOTT &
LYNETTE UNDERWOOD SMITH
BK. 5819, PG. 205
SECTION 27.002
BLOCK 8 LOT 6

LANDS N/F OF
LINDSEY & STACY DOWNING
BK. 4342, PG. 325
SECTION 27.002
BLOCK 8 LOT 11

LANDS N/F OF
DANE & DEBRA
PINEIRO-ZUCKER
BK. 4382, PG. 342
SECTION 27.002
BLOCK 8 LOT 10

LANDS N/F OF
PAUL & MILDRED ATZBERGER
BK. 1418, PG. 630
SECTION 27.002
BLOCK 8 LOT 12

LANDS N/F OF
LOUIS CASALE
BK. 6864, PG. 163
SECTION 27.002
BLOCK 8 LOT 13

LANDS N/F OF
MURIEL WILKENS
BK. 6023, PG. 270
SECTION 27.002
BLOCK 8 LOT 14

LANDS N/F OF
RICARDO LEON &
JULIE CORBETT-LEON
BK. 3913, PG. 291
SECTION 27.002
BLOCK 8 LOT 15

LANDS N/F OF
JOHN & PAIGE SIEROCKI
BK. 6516, PG. 131
SECTION 27.002
BLOCK 8 LOT 16.3

LANDS N/F OF
JOE GARDEN
BK. 5812, PG. 169
SECTION 27.002
BLOCK 8 LOT 21

LANDS N/F OF
JEFFREY COHEN
BK. 3987, PG. 250
SECTION 27.002
BLOCK 8 LOT 22

LANDS N/F OF
DANIELLE KROLL
BK. 6256, PG. 296
SECTION 27.002
BLOCK 8 LOT 23

LANDS N/F OF
MARK PISANI
BK. 3609, PG. 285
SECTION 27.002
BLOCK 8 LOT 25

LANDS N/F OF
DOUGLAS HAEBERER
BK. 4465, PG. 114
SECTION 27.002 BLOCK 8 LOT 22.2

LANDS N/F OF
EDWARD LEAVITT, DVM
BK. 1401, PG. 1132
SECTION 27.002 BLOCK 8 LOT 29.1

60 FOOT WIDE STRIP TO BE ADDED TO
LANDS OF EDWARD LEAVITT (AS PER DEED
REF. A)

LANDS N/F OF
EDWARD LEAVITT, DVM
BK. 1401, PG. 1132
SECTION 27.002 BLOCK 8 LOT 29.1

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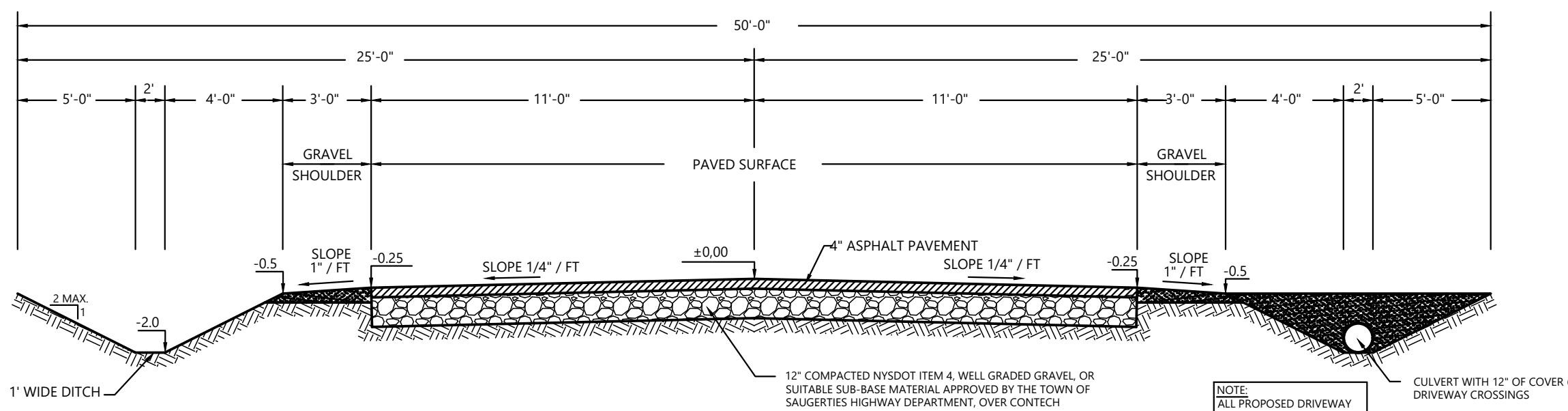
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EDWARD LEAVITT, DVM
BK. 1401, PG. 1132
SECTION 27.002 BLOCK 8 LOT 29.1



TYPICAL ROAD CROSS SECTION
NOT TO SCALE

LOT NO.	AREA (AC.)
1	16.2±
2	6.8±
3	7.1±
4	27.7±
5	2.4±
6	4.3±
7	6.4±
8	4.5±
ROAD	2.1±
TOTAL SITE AREA : 77.5± ACRES	

ZONING CHART: Town Of Saugerties

DISTRICT(S): MDR (Moderate-Density Residential District)				
LOT REQUIREMENTS - Central Sewer & Water				
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SKETCH PLAN

PRAETORIUS AND CONRAD, P.C.
PROFESSIONAL ENGINEERING AND LAND SURVEYING
P. O. BOX 360 - 74 MAIN STREET SAUGERTIES, N.Y. 12477

DR. BY: KIE

CK. BY: KIE

DATE: 05 AUG. 2025

PROPOSED SUBDIVISION PLAN

PROPOSED SUBDIVISION

Draft

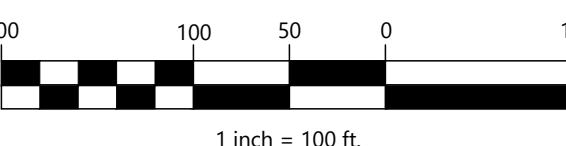
PREPARED FOR
Solo Holidays LLC
(Cottontail Ln & NYS Rte 212)
Tax Map Number: 27-2-B-28 & 27-2-B-32.110

TOWN OF SAUGERTIES • ULSTER COUNTY • NEW YORK

SCALE: 1" = 100'
JOB NO. D25-093

SHEET: 2 OF 2

SITE PLAN DRAWINGS
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Unauthorized alteration or addition
to a plan bearing a licensed
engineer's seal is a
violation of section 7209,
subdivision 2 of the N.Y.S.
education law.
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