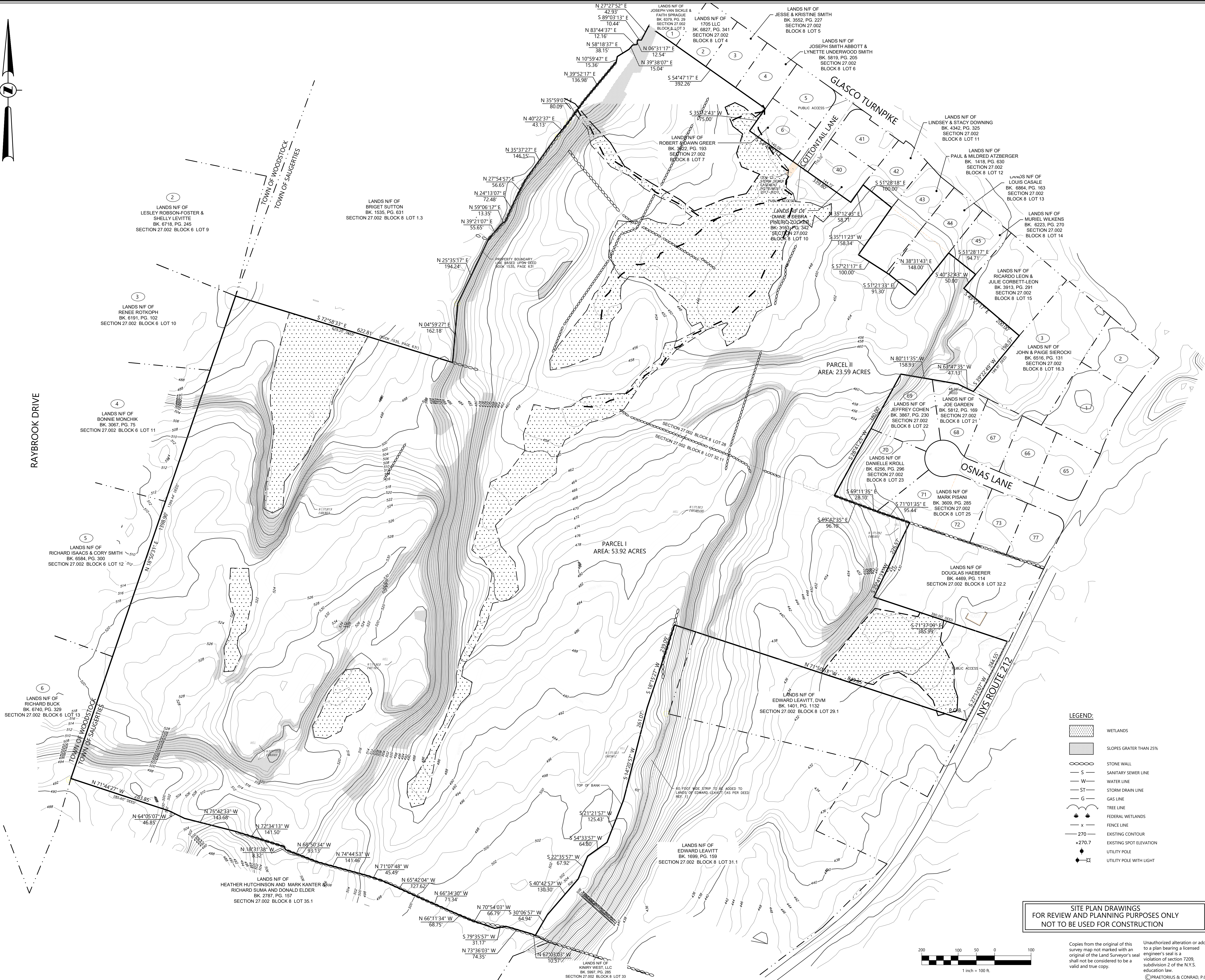


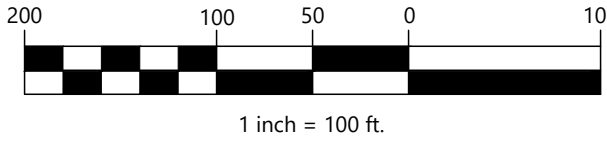
RAYBROOK DRIVE



LEGEND:

- WETLANDS
- SLOPES GRATER THAN 25%
- STONE WALL
- SANITARY SEWER LINE
- WATER LINE
- STORM DRAIN LINE
- GAS LINE
- TREE LINE
- FEDERAL WETLANDS
- FENCE LINE
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- UTILITY POLE
- UTILITY POLE WITH LIGHT

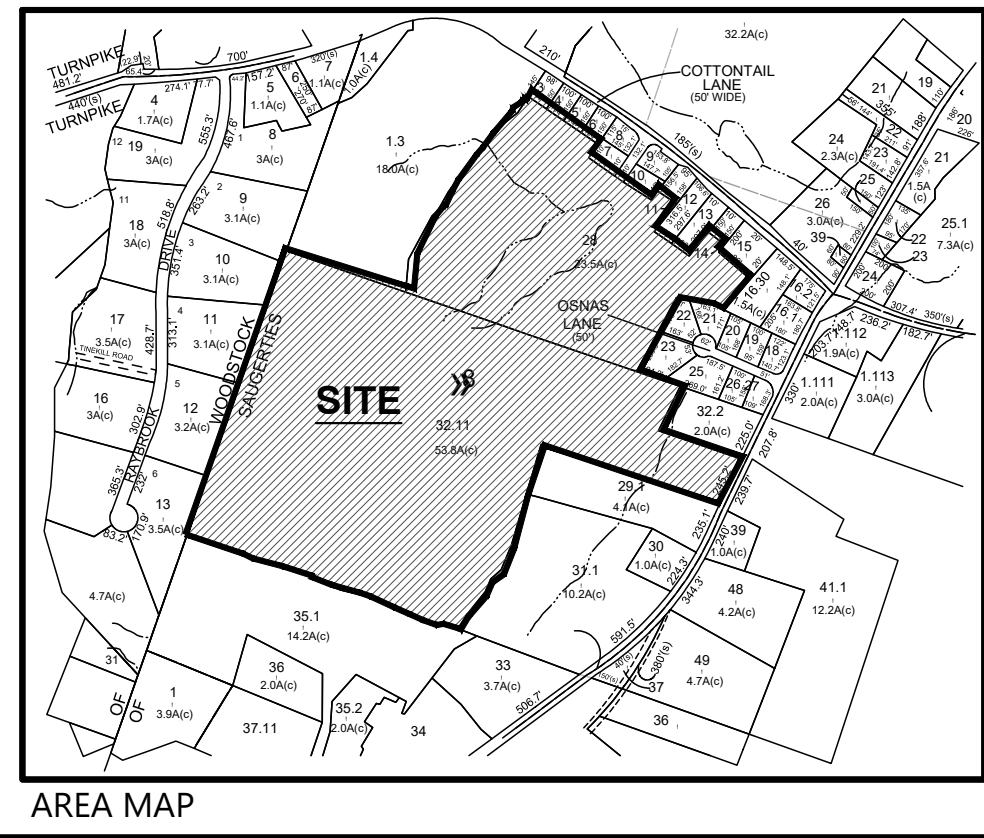
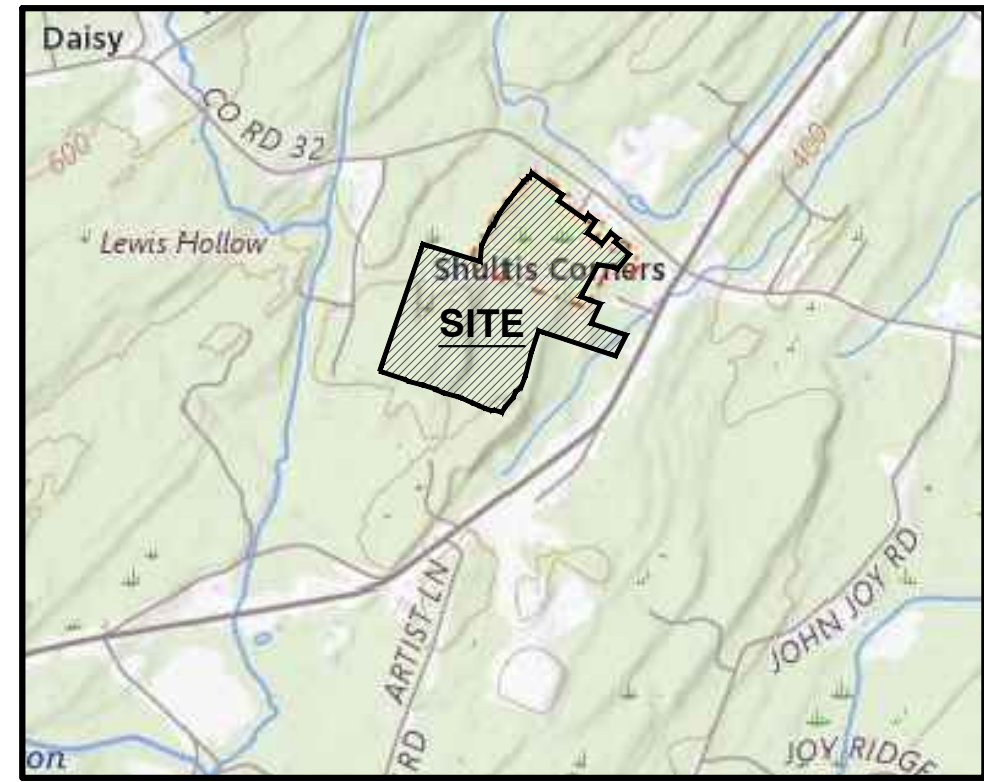
SITE PLAN DRAWINGS
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- NOTES:
- PROPERTY LINES SHOWN WERE TAKEN FROM A MAP ENTITLED "ALTA/NSPS LAND TITLE BOUNDARY SURVEY OF THE LANDS OF KAMPBROOKS OF AMERICA, INC.", DATED 26 OCTOBER, 2021 AND UPDATED 13 JUNE, 2022, BY AUSFELD & WALDRUP LAND SURVEYORS LLP.
 - SITE TOPOGRAPHY SHOWN IS FROM A USGS DATA AND NOT FROM AN ACTUAL FILED SURVEY.
 - SUBJECT TO THE RIGHTS OF THE PUBLIC IN AND TO THE PUBLIC ROADS KNOWN AS N.Y.S. RTE 212, AND COTTONTAIL LANE.
 - 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 AREAS	MINIMUM LOT AREA PER DWELLING UNIT	MINIMUM LOT AREA PER BEDROOM	MINIMUM LOT WIDTH	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%	

PRELIMINARY

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

DR. BY: KIE

CK. BY: KIE

DATE: 07 OCT. 2025

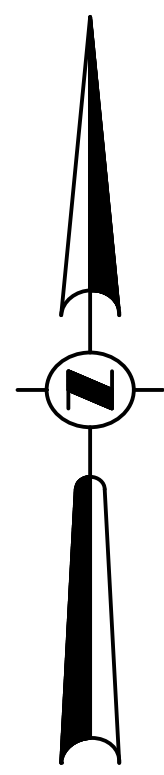
Draft

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'
JOB NO. D25-093

SHEET: 1 OF 3



RAYBROOK DRIVE

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

LANDS N/F OF
RENEE ROTKOPF
BK. 6181, 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
BRIGET SUTTON
BK. 1535, PG. 631
SECTION 27.002 BLOCK 8 LOT 1.3

LANDS N/F OF
ROBERT & DAWN GREEN
BK. 2722, PG. 185
SECTION 27.002 BLOCK 8 LOT 7

Lot-4
7.79± AC)

Lot-5
6.81± AC)

Lot-6
7.10± AC)

Lot-7
26.88± AC)

Lot-8
3.17± AC)

LANDS N/F OF
EDWARD LEAVITT
BK. 1689, PG. 158
SECTION 27.002 BLOCK 8 LOT 31.1

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

LANDS N/F OF
KINIRY WEST, LLC
BK. 5997, PG. 285
SECTION 27.002 BLOCK 8 LOT 33

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
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. 6223, 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 SIROCKI
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. 3867, PG. 230
SECTION 27.002 BLOCK 8 LOT 22

LANDS N/F OF
DANIELLE KROLL
BK. 6256, PG. 206
SECTION 27.002 BLOCK 8 LOT 23

LANDS N/F OF
MARK PISANI
BK. 3809, PG. 285
SECTION 27.002 BLOCK 8 LOT 25

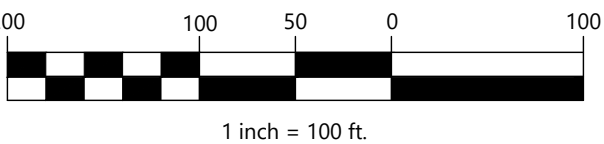
LANDS N/F OF
DOUGLAS HAEBERER
BK. 4469, PG. 114
SECTION 27.002 BLOCK 8 LOT 32.2

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

LEGEND:

- WETLANDS
- SLOPES GRATER THAN 25%
- STONE WALL
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- WATER LINE
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- GAS LINE
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subdivision 2 of the N.Y.S.
education law.
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LOT No.	AREA (AC.)
1	3.62±
2	3.69±
3	10.14±
4	7.79±
5	6.81±
6	7.10±
7	26.88±
8	3.17±
9	5.60±
ROAD	2.70±
TOTAL SITE AREA : 77.5± ACRES	

ZONING CHART: Town Of Saugerties

DISTRICT(S): MDR (Moderate-Density Residential District)				
LOT REQUIREMENTS - Central Sewer & Water				
MINIMUM LOT AREAS	MINIMUM LOT AREA PER DWELLING UNIT	MINIMUM LOT AREA PER BEDROOM	MINIMUM LOT WIDTH	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%

PRELIMINARY

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: 07 OCT. 2025

PROPOSED SUBDIVISION PLAN

PROPOSED SUBDIVISION

Draft

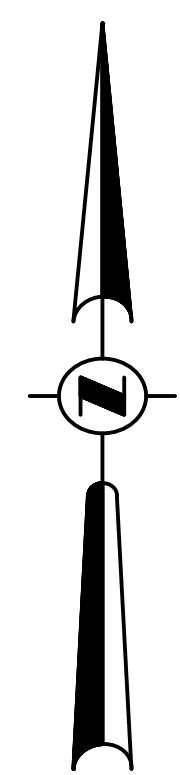
PREPARED FOR
Solo Holidays LLC
(Cottontail Ln & NYS file 212)
Tax Map Number: 27.2-8-28 & 27.2-8-32.110

TOWN OF SAUGERTIES * ULSTER COUNTY * NEW YORK

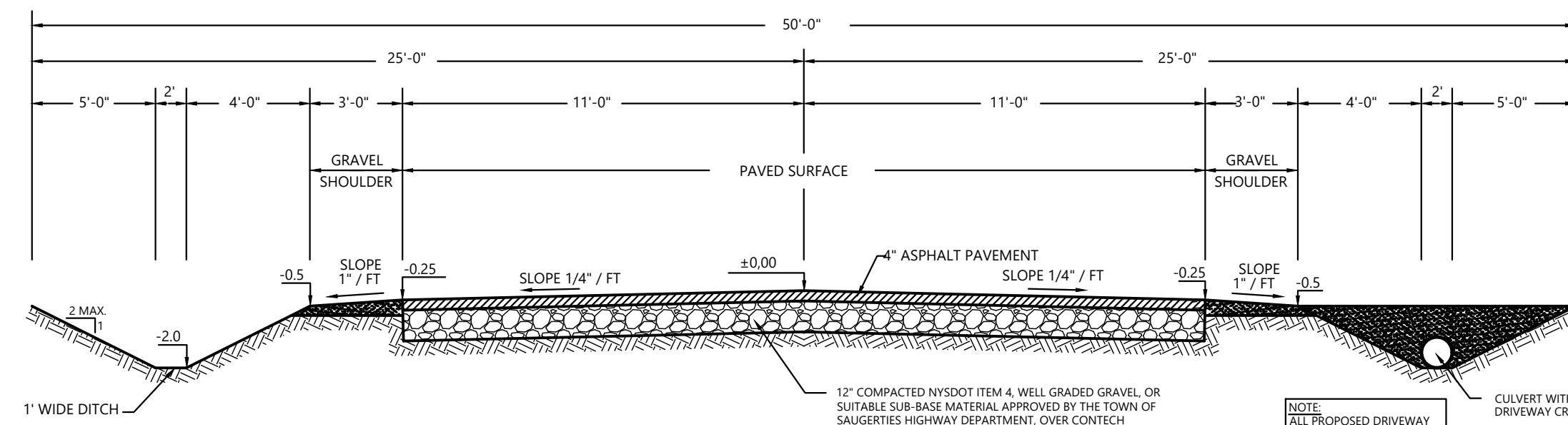
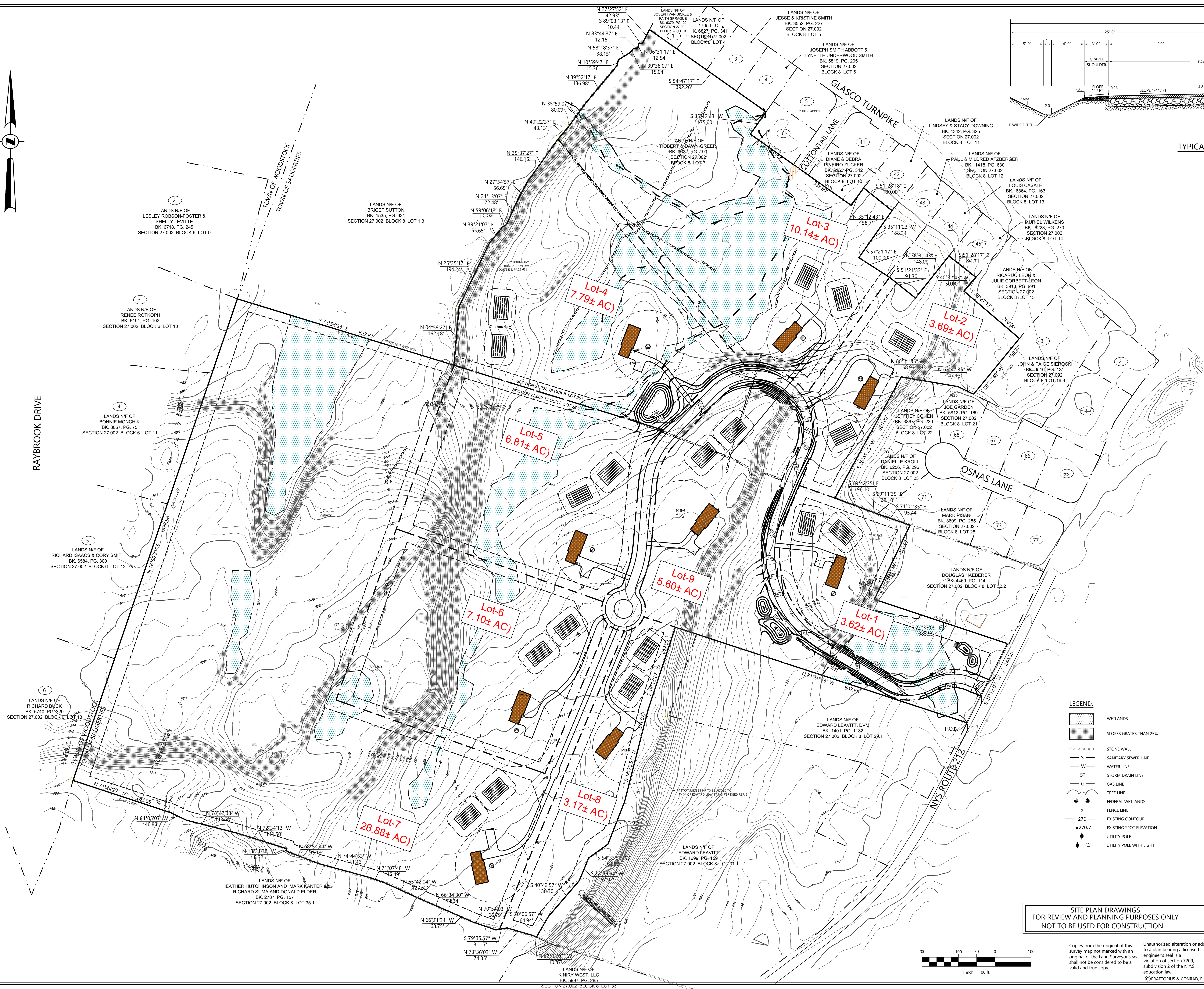
SCALE: 1" = 100'
JOB NO. D25-093

SHEET: 2 OF 3

\\ESL\ENR\085026\085026-598-50405 COTTONTAIL LANE\DWG\03-0931 PROPOSED.DWG



RAYBROOK DRIVE

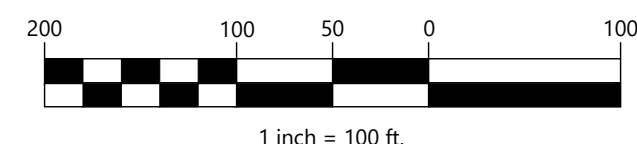


TYPICAL ROAD CROSS SECTION
NOT TO SCALE

LEGEND:

- WETLANDS
- SLOPES GRATER THAN 25%
- STONE WALL
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PROPOSED SUBDIVISION PLAN	DR. BY: KIE
PROPOSED GRADING PLAN	CK. BY: KIE
	DATE: 07 OCT. 2025
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' JOB NO. D25-093
	SHEET: 3 OF 3