

- NOTES:**
1. PROPERTY LINES SHOWN WERE TAKEN FROM A MAP ENTITLED "ALTA/NSPS LAND TITLE BOUNDARY SURVEY OF THE LANDS OF RAINGROUNDS OF AMERICA, INC.", DATED 26 OCTOBER, 2021 AND UPDATED 13 JUNE, 2022, BY AUSFIELD & WALDRUP LAND SURVEYORS LLP.
 2. SITE TOPOGRAPHY SHOWN IS FROM A LUGSIS 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	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 April 2026

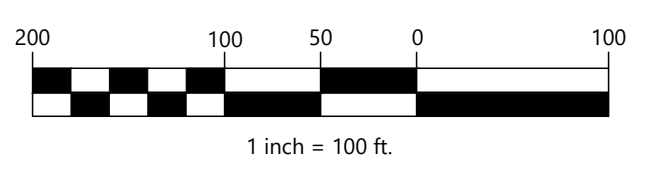
Draft

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 5

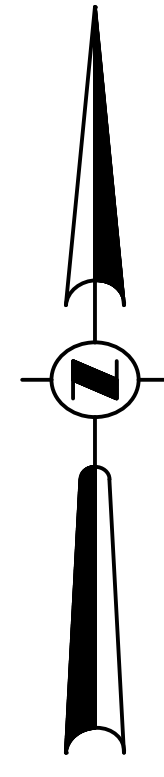
SITE PLAN DRAWINGS FOR REVIEW AND PLANNING PURPOSES ONLY NOT TO BE USED FOR CONSTRUCTION



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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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PRAETORIUS AND CONRAD, P.C. 74 MAIN STREET SAUGERTIES, NY 12477



RAYBROOK DRIVE

PROPOSED GREEN BUILT

PROPOSED 200' GREEN BUILT



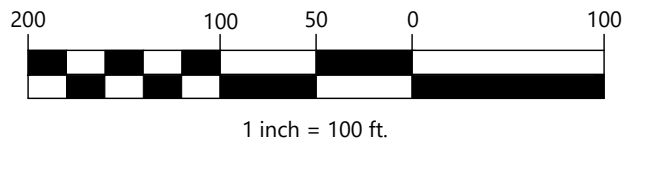
LOT No.	AREA (AC.)
1	3.62±
2	3.69±
3	10.14±
4	7.79±
5	6.81±
6	7.10±
7	26.88±
8	3.17±
9	5.60±
10	7.79±
TOTAL SITE AREA :	
77.5± ACRES	

ZONING CHART: Town Of Saugerties

DISTRICT(S): MDR (Moderate-Density Residential District)					
LOT REQUIREMENTS - Central Sewer & Water					
MINIMUM LOT AREA	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%	

- LEGEND:**
- WETLANDS
 - SLOPES GREATER THAN 25%
 - STONE WALL
 - SANITARY SEWER LINE
 - WATER LINE
 - STORM DRAIN LINE
 - GAS LINE
 - TREE LINE
 - FEDERAL WETLANDS
 - FENCE LINE
 - 270 EXISTING CONTOUR
 - +270.7 EXISTING SPOT ELEVATION
 - UTILITY POLE
 - UTILITY POLE WITH LIGHT

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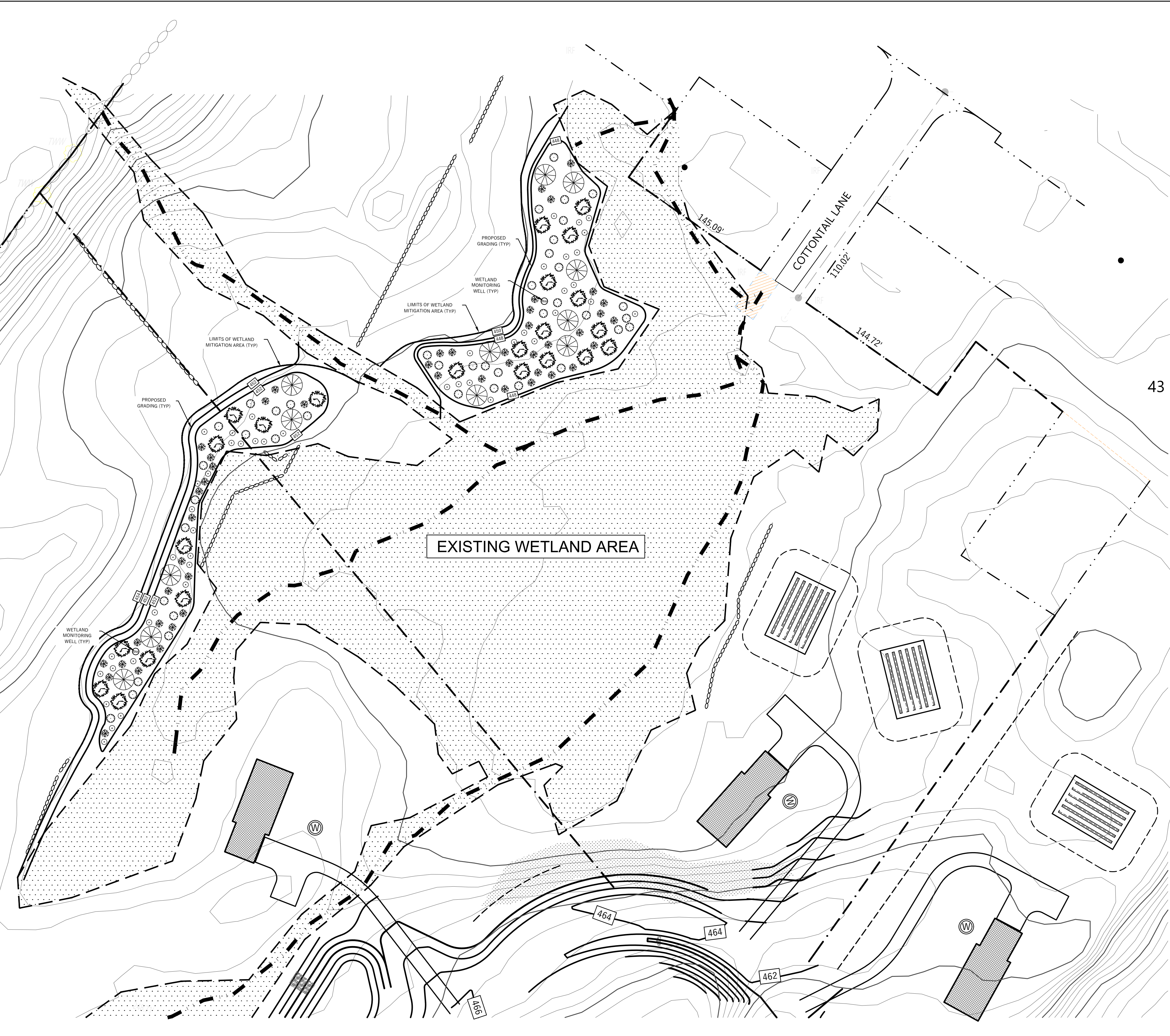
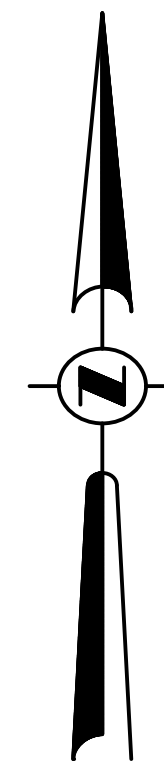
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PROFESSIONAL ENGINEERING AND LAND SURVEYING
P. O. BOX 360 - 74 MAIN STREET SAUGERTIES, N.Y. 12477

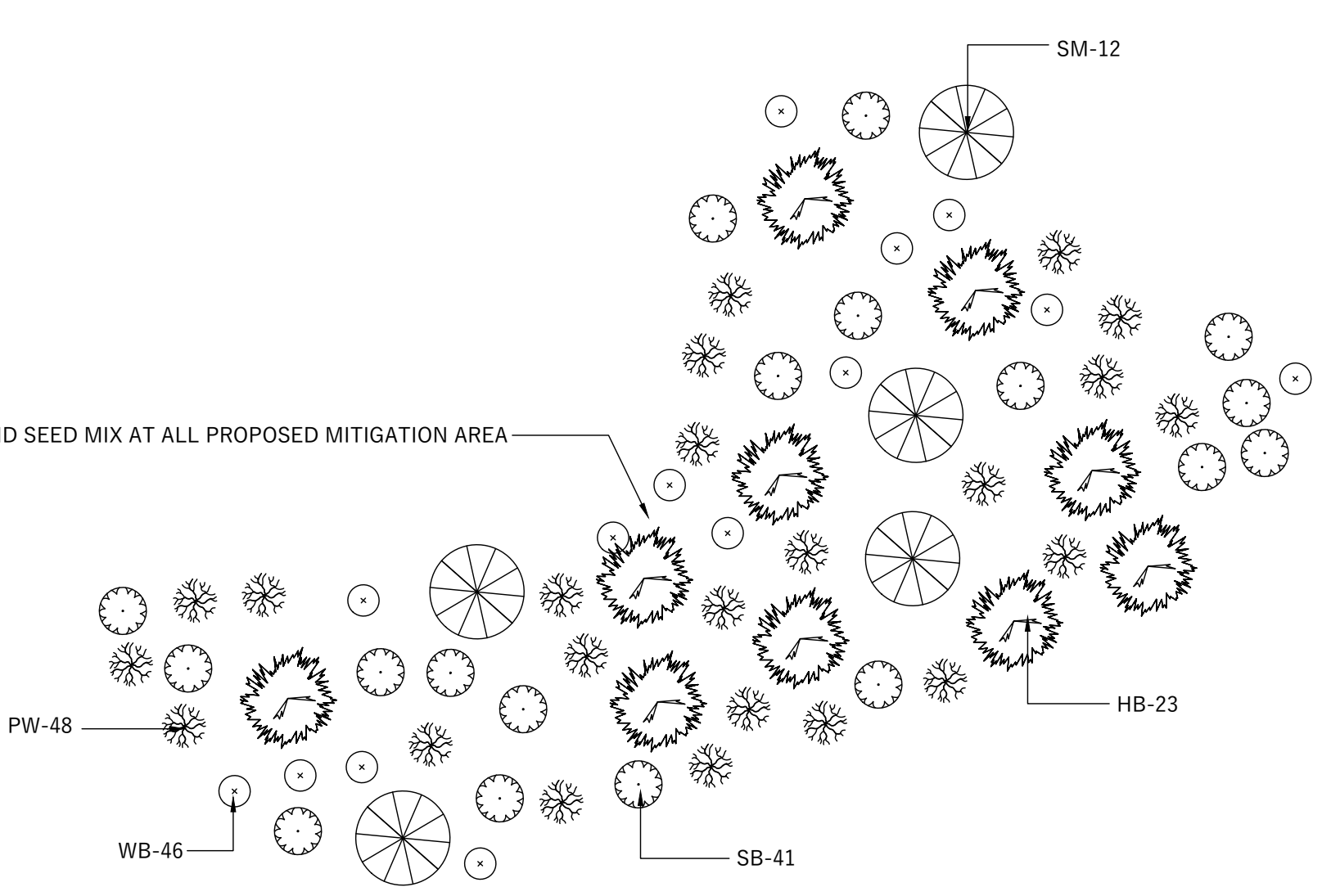
PROPOSED SUBDIVISION PLAN
DR. BY: KIE
CK. BY: KIE
DATE: 07 April 2026

PROPOSED SUBDIVISION
DRAFT
PREPARED FOR
Solo Holidays LLC
(Cottontail Ln & WYS Rd 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 5

FILES: P:\2025\25-093\25-093_S04CHS_C0TTONTAIL_LN_WYS_RD_212_P01_P02_P03_P04_P05_P06_P07_P08_P09_P10_P11_P12_P13_P14_P15_P16_P17_P18_P19_P20_P21_P22_P23_P24_P25_P26_P27_P28_P29_P30_P31_P32_P33_P34_P35_P36_P37_P38_P39_P40_P41_P42_P43_P44_P45_P46_P47_P48_P49_P50_P51_P52_P53_P54_P55_P56_P57_P58_P59_P60_P61_P62_P63_P64_P65_P66_P67_P68_P69_P70_P71_P72_P73_P74_P75_P76_P77_P78_P79_P80_P81_P82_P83_P84_P85_P86_P87_P88_P89_P90_P91_P92_P93_P94_P95_P96_P97_P98_P99_P100_P101_P102_P103_P104_P105_P106_P107_P108_P109_P110_P111_P112_P113_P114_P115_P116_P117_P118_P119_P120_P121_P122_P123_P124_P125_P126_P127_P128_P129_P130_P131_P132_P133_P134_P135_P136_P137_P138_P139_P140_P141_P142_P143_P144_P145_P146_P147_P148_P149_P150_P151_P152_P153_P154_P155_P156_P157_P158_P159_P160_P161_P162_P163_P164_P165_P166_P167_P168_P169_P170_P171_P172_P173_P174_P175_P176_P177_P178_P179_P180_P181_P182_P183_P184_P185_P186_P187_P188_P189_P190_P191_P192_P193_P194_P195_P196_P197_P198_P199_P200_P201_P202_P203_P204_P205_P206_P207_P208_P209_P210_P211_P212_P213_P214_P215_P216_P217_P218_P219_P220_P221_P222_P223_P224_P225_P226_P227_P228_P229_P230_P231_P232_P233_P234_P235_P236_P237_P238_P239_P240_P241_P242_P243_P244_P245_P246_P247_P248_P249_P250_P251_P252_P253_P254_P255_P256_P257_P258_P259_P260_P261_P262_P263_P264_P265_P266_P267_P268_P269_P270_P271_P272_P273_P274_P275_P276_P277_P278_P279_P280_P281_P282_P283_P284_P285_P286_P287_P288_P289_P290_P291_P292_P293_P294_P295_P296_P297_P298_P299_P300_P301_P302_P303_P304_P305_P306_P307_P308_P309_P310_P311_P312_P313_P314_P315_P316_P317_P318_P319_P320_P321_P322_P323_P324_P325_P326_P327_P328_P329_P330_P331_P332_P333_P334_P335_P336_P337_P338_P339_P340_P341_P342_P343_P344_P345_P346_P347_P348_P349_P350_P351_P352_P353_P354_P355_P356_P357_P358_P359_P360_P361_P362_P363_P364_P365_P366_P367_P368_P369_P370_P371_P372_P373_P374_P375_P376_P377_P378_P379_P380_P381_P382_P383_P384_P385_P386_P387_P388_P389_P390_P391_P392_P393_P394_P395_P396_P397_P398_P399_P400_P401_P402_P403_P404_P405_P406_P407_P408_P409_P410_P411_P412_P413_P414_P415_P416_P417_P418_P419_P420_P421_P422_P423_P424_P425_P426_P427_P428_P429_P430_P431_P432_P433_P434_P435_P436_P437_P438_P439_P440_P441_P442_P443_P444_P445_P446_P447_P448_P449_P450_P451_P452_P453_P454_P455_P456_P457_P458_P459_P460_P461_P462_P463_P464_P465_P466_P467_P468_P469_P470_P471_P472_P473_P474_P475_P476_P477_P478_P479_P480_P481_P482_P483_P484_P485_P486_P487_P488_P489_P490_P491_P492_P493_P494_P495_P496_P497_P498_P499_P500_P501_P502_P503_P504_P505_P506_P507_P508_P509_P510_P511_P512_P513_P514_P515_P516_P517_P518_P519_P520_P521_P522_P523_P524_P525_P526_P527_P528_P529_P530_P531_P532_P533_P534_P535_P536_P537_P538_P539_P540_P541_P542_P543_P544_P545_P546_P547_P548_P549_P550_P551_P552_P553_P554_P555_P556_P557_P558_P559_P560_P561_P562_P563_P564_P565_P566_P567_P568_P569_P570_P571_P572_P573_P574_P575_P576_P577_P578_P579_P580_P581_P582_P583_P584_P585_P586_P587_P588_P589_P590_P591_P592_P593_P594_P595_P596_P597_P598_P599_P600_P601_P602_P603_P604_P605_P606_P607_P608_P609_P610_P611_P612_P613_P614_P615_P616_P617_P618_P619_P620_P621_P622_P623_P624_P625_P626_P627_P628_P629_P630_P631_P632_P633_P634_P635_P636_P637_P638_P639_P640_P641_P642_P643_P644_P645_P646_P647_P648_P649_P650_P651_P652_P653_P654_P655_P656_P657_P658_P659_P660_P661_P662_P663_P664_P665_P666_P667_P668_P669_P670_P671_P672_P673_P674_P675_P676_P677_P678_P679_P680_P681_P682_P683_P684_P685_P686_P687_P688_P689_P690_P691_P692_P693_P694_P695_P696_P697_P698_P699_P700_P701_P702_P703_P704_P705_P706_P707_P708_P709_P710_P711_P712_P713_P714_P715_P716_P717_P718_P719_P720_P721_P722_P723_P724_P725_P726_P727_P728_P729_P730_P731_P732_P733_P734_P735_P736_P737_P738_P739_P740_P741_P742_P743_P744_P745_P746_P747_P748_P749_P750_P751_P752_P753_P754_P755_P756_P757_P758_P759_P760_P761_P762_P763_P764_P765_P766_P767_P768_P769_P770_P771_P772_P773_P774_P775_P776_P777_P778_P779_P780_P781_P782_P783_P784_P785_P786_P787_P788_P789_P790_P791_P792_P793_P794_P795_P796_P797_P798_P799_P800_P801_P802_P803_P804_P805_P806_P807_P808_P809_P810_P811_P812_P813_P814_P815_P816_P817_P818_P819_P820_P821_P822_P823_P824_P825_P826_P827_P828_P829_P830_P831_P832_P833_P834_P835_P836_P837_P838_P839_P840_P841_P842_P843_P844_P845_P846_P847_P848_P849_P850_P851_P852_P853_P854_P855_P856_P857_P858_P859_P860_P861_P862_P863_P864_P865_P866_P867_P868_P869_P870_P871_P872_P873_P874_P875_P876_P877_P878_P879_P880_P881_P882_P883_P884_P885_P886_P887_P888_P889_P890_P891_P892_P893_P894_P895_P896_P897_P898_P899_P900_P901_P902_P903_P904_P905_P906_P907_P908_P909_P910_P911_P912_P913_P914_P915_P916_P917_P918_P919_P920_P921_P922_P923_P924_P925_P926_P927_P928_P929_P930_P931_P932_P933_P934_P935_P936_P937_P938_P939_P940_P941_P942_P943_P944_P945_P946_P947_P948_P949_P950_P951_P952_P953_P954_P955_P956_P957_P958_P959_P960_P961_P962_P963_P964_P965_P966_P967_P968_P969_P970_P971_P972_P973_P974_P975_P976_P977_P978_P979_P980_P981_P982_P983_P984_P985_P986_P987_P988_P989_P990_P991_P992_P993_P994_P995_P996_P997_P998_P999_1000



APPLY WETLAND SEED MIX AT ALL PROPOSED MITIGATION AREA



TYPE	SYM.	TABLE	BOTANICAL NAME	COMMON NAME	COND.	SIZE	SPACING	QTY
TREES	SM	SM	ACER RUBRUM	RED MAPLE	#5 Container	3'-4' HT	10'-0" O.C.	12
	SB	SB	LINDERA BENZOIN	SPICEBUSH	BTr	2'-3' HT	5'-0" O.C.	41
SHRUBS	PW	PW	SALIX DISCOLOR	PUSSY WILLOW	BTr	2'-3' HT	5'-0" O.C.	48
	WB	WB	ILEX VERTICILLATA	WINTERBERRY	BTr	2'-3' HT	5'-0" O.C.	46
	HB	HB	VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	BTr	3'-4' HT	5'-0" O.C.	23

PLANTING SCHEDULE

NOTES:

- NURSERY SOURCE: OBTAIN FRESHLY DUG, HEALTHY, VIGOROUS, PLANTS NURSERY GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR A MINIMUM OF 2 YEARS. PLANTS SHALL HAVE BEEN LINED OUT IN ROWS, ANNUALLY CULTIVATED, SPRAYED, PRUNED, AND FERTILIZED IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES. ALL PLANTS SHALL HAVE BEEN TRANS-PLANTED OR ROOT PRUNED AT LEAST ONCE IN THE PAST 3 YEARS. BALLED AND BURLAPPED PLANTS MUST COME FROM SOIL WHICH WILL HOLD A FIRM ROOT BALL. HEELED IN PLANTS AND PLANTS FROM COLD STORAGE ARE NOT ACCEPTABLE.
- SEEDING & PLANTING SEASONS AND TIMING CONDITIONS:
A. UNLESS OTHERWISE DIRECTED IN WRITING, SEED FROM MARCH 15 TO MAY 15, AND FROM AUGUST 15 TO OCTOBER 15.
B. UNLESS OTHERWISE DIRECTED IN WRITING, THE PLANTING OF TREES AND SHRUBS SHALL BE FROM MARCH 15 TO JUNE 1, AND FROM SEPTEMBER 1 TO NOVEMBER 15.
C. PROCEED WITH AND COMPLETE SEEDING WORK AS RAPIDLY AS PORTIONS OF THE SITE BECOME AVAILABLE, WORKING WITHIN THE SEASONAL LIMITATIONS FOR EACH KIND OF LANDSCAPE WORK REQUIRED.

NORTHEAST WETLAND DIVERSITY SEED MIX

% BY WT.	SPECIES	VARIETY
26.66%	EUPATORIUM PERFOLIATUM	BONESET
20.00%	VERBERNA HASTATA	BLUE VERVAIN
19.75%	PANICUM DICHOTOMIFLORUM	SMOOTH PANIC-GRASS
8.89%	SOLIDAGO RUGOSA	WRINKLED GOLDENROD
8.74%	EUPATORIUM MACULATUM	JOE PEE WEEED
6.65%	EUTHAMIA GRAMINIFOLIA	GRASS LEAF GOLDENROD
4.59%	POLYGONUM PENNSYLVANICUM	PENNSYLVANIA SMARTWEED
2.80%	ASTER NOVAE-ANGIAE	NEW ENGLAND ASTER
0.79%	BIDENS CERNUA	NODDING BEEDEAR'S TICK
0.21%	ASPLETIS INCARNATA	SWAMP MILKWEED
0.12%	IRIS VERSICOLOR	BLUE FLAG

- LIME NATURAL LIMESTONE CONTAINING AT LEAST 85% OF TOTAL CARBONATES, GROUND TO SUCH FINENESS THAT AT LEAST 90% PASSES A 10-MESH SIEVE AND AT LEAST 50% PASSES A 100-MESH SIEVE.
- FERTILIZER:
1. FOR SPRING SEEDING: COMMERCIAL STARTER FERTILIZER, GRANULAR, NONBURNING PRODUCT CONTAINING 10% NITROGEN, 6% AVAILABLE PHOSPHORUS, AND 4% WATER SOLUBLE POTASH (10-6-4).
2. FOR FALL SEEDING: COMMERCIAL STARTER FERTILIZER, GRANULAR, NONBURNING PRODUCT, CONTAINING 5% NITROGEN, 10% AVAILABLE PHOSPHORUS, AND 5% WATER SOLUBLE POTASH (5-10-5).
3. FOR FINAL FERTILIZING, IF APPLIED IN SPRING SEASON, SHALL BE A SLOW RELEASE COMMERCIAL FERTILIZER, GRANULAR, WITH HIGH NITROGEN, 38% UREA-NITROGEN OR APPROVED EQUAL, IF APPLIED IN FALL SEASON, SHALL BE AS SPECIFIED IN (D.2) ABOVE.
- PEAT MOSS: BROWN TO BLACK IN COLOR, WEED AND SEED FREE, DRIED SPERMATOPHYTES, CONTAINING NOT MORE THAN 5% MINERAL, ON A DRY BASIS AND CONFORMING TO NYSDOT 713-20.
- BONE MEAL: FINELY GROUND, RAW, MINIMUM 4% NITROGEN AND 20% PHOSPHORIC ACID. IT SHALL BE DELIVERED IN SEALED BAGS SHOWING THE MANUFACTURER'S GUARANTEED ANALYSIS.
- STAKES: 8 FT LONG, 2 IN WIDE WOOD STAKES.
- HOSE: NEW, 2-PLY GARDEN HOSE NOT LESS THAN 1/2 INCH IN DIAMETER.
- MULCH: GROUND OR SHREDED BARK, MEDIUM SIZE FROM HARD WOOD TREES, NO PIECES OVER 2 INCHES GREATEST DIMENSION, FREE FROM SAWDUST, STONES, DEBRIS, AND DELTERIOUS MATERIALS. STANDARD OF QUALITY SHALL BE MANUFACTURED BY HYDRE PARK PRODUCTS CO., OF NEW ROCHELLE, NEW YORK, OR APPROVED EQUAL.
- PROVIDE COMPLETE COMMERCIAL FERTILIZER, OF NEUTRAL CHARACTER, WITH SOME ELEMENTS DERIVED FROM ORGANIC SOURCES, CONTAINING AT LEAST 10% AVAILABLE PHOSPHORIC ACID, 3% TO 5% TOTAL NITROGEN, AND 3% TO 5% SOLUBLE POTASH.

CONSTRUCTION NOTES:

- COMPENSATORY WETLANDS SHALL BE PLANTED WITH HYDROPHYTIC PLANTS (THOSE WHICH ARE LISTED ON THE MOST UP-TO-DATE ACEE NATIONAL WETLAND PLANT LIST, NORTHEAST (REGION 1) WITH PREFERENCE GIVEN TO THOSE SPECIES WHICH CURRENTLY OCCUPY THE ON-SITE WETLANDS SUCH AS RED MAPLE, PIN OAK, WINTERBERRY, SPICEBUSH, Highbush Blueberry, Wool Grass, and Fox Sedge). NO INVASIVE SPECIES WILL BE PLANTED REGARDLESS OF THEIR LISTING. A MONITORING PROGRAM WILL BE IMPLEMENTED FOR THE FIRST FIVE YEARS AFTER CONSTRUCTION TO MONITOR WATER LEVELS IN THE NEW WETLAND AREAS AND TO ENSURE PLANTING SURVIVAL. ANNUAL REPORTS WILL BE SUBMITTED TO THE ACEE AND WSDS WITH COPY TO THE TOWN OF WALKILL BUILDING DEPARTMENT.
- ALL DISTURBED AREAS ARE TO BE REPAIRED INCLUDING BRINGING GRADES BACK TO ORIGINAL CONDITION BY IMPORTING TOPSOIL, AND SUPPLYING NECESSARY SOIL AMENDMENTS PRIOR TO SEEDING AND WATERING. DISTURBED AREAS SHALL BE RE-SEED WITH UPLAND SEED MIX.
- A SHALLOW MONITORING WELL SHALL BE INSTALLED WITHIN EACH MITIGATION AREA LOCATED APPROXIMATELY AT THE CENTER OF EACH AREA. MONITORING WELL CONSTRUCTION SHALL CONSIST OF A 15-INCH DEEP WELL INSTALLED BY AUGERING AND SHALL GENERALLY INCLUDE A WELL SCREEN, RISER, WELL CAP, SAND FILTER PACK AND BENTONITE SEAL. REFER TO MONITORING WELL DETAIL.

SPECIAL CONDITIONS OF APPROVAL:

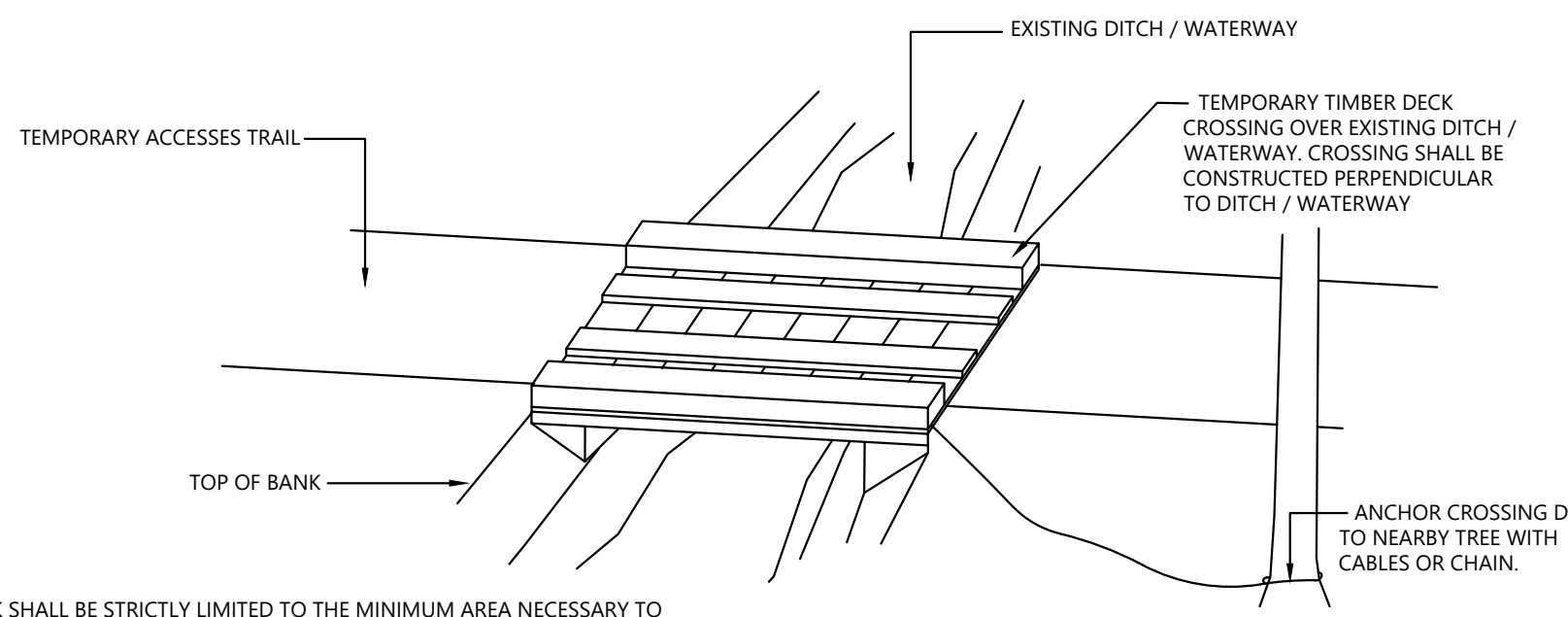
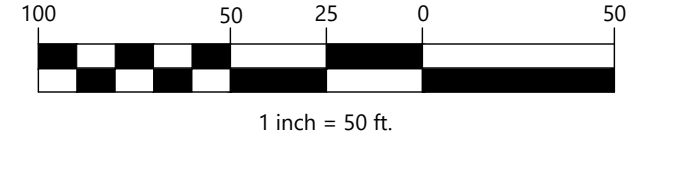
- ALL PROPOSED MITIGATION PLANTINGS SHALL HAVE AN EIGHTY-FIVE (85) PERCENT SURVIVAL RATE AND ALL ESTABLISHED WETLAND AREAS IN CONJUNCTION WITH THE CONSTRUCTION OF THE MITIGATION SHALL HAVE AN EIGHTY-FIVE (85) PERCENT COVERAGE RATE OF HYDROPHYTIC PLANTS (THOSE WITH A REGIONAL INDICATOR STATUS OF FAC, FACW, OR ORL ON THE USACE NATIONAL WETLAND PLANT LIST). VEGETATION IN THE NEWLY ESTABLISHED WETLAND SHALL NOT CONSIST OF MORE THAN A TOTAL OF 5% AREAL COVERAGE OF COMMON REED (PHRAGMITES AUSTRALIS), PURPLE LOOSESTRIFE (LYTHRUM SALICARIA), REED CANARY GRASS (PHALARIS ARUNDINACEA), JAPANESE KNOTWEED (POLYGONUM CUSPIDATUM), TARTARIAN HONEYSUCKLE (LONICERA TARTARICA), BURBANK MILFOIL (MYRPHOXYLLUM SPICATUM) AND/OR OTHER INVASIVE SPECIES.
- ANNUAL REPORTS ON THE STATUS OF THE COMPENSATORY MITIGATION ACTIVITIES SHALL BE PROVIDED TO THE U.S.A.C.E. IN EACH OF THE FIVE (5) YEARS AFTER INITIATION OF WETLAND RESTORATION AND MITIGATION ACTIVITIES AUTHORIZED BY THE PERMIT FROM U.S.A.C.E. REPORTS SHALL BE SUBMITTED NO LATER THAN OCTOBER 15 IN EACH OF THESE YEARS. ALL DATA FOR THE REPORTS MUST BE COLLECTED BETWEEN THE DATES OF APRIL 15 AND OCTOBER 15 IN THE SAME YEAR IT IS SUBMITTED. IF THE USACE DETERMINES THAT THE SUCCESS CRITERIA OUTLINED IN SPECIAL CONDITION NOTE #1 ABOVE HAS NOT BEEN MET FOR AT LEAST THREE CONSECUTIVE YEARS, THIS PERMIT WILL BE EXTENDED AND THE PERMITEE SHALL CONTINUE TO SUBMIT MONITORING REPORTS EVERY YEAR UNTIL IT IS DETERMINED THAT THE SUCCESS CRITERIA HAS BEEN MET FOR THREE CONSECUTIVE YEARS. REPORTS SHALL INCLUDE THE FOLLOWING AT A MINIMUM:
 - A LIST OF DOMINANT PLANT SPECIES, ALONG WITH THEIR ESTIMATED FREQUENCY AND PERCENT AREAL COVER IN EACH VEGETATIVE STRATUM (E. TREE, SHRUB, AND HERBACEOUS) FOR EACH COVER TYPE WITHIN THE MITIGATION SITE.
 - COLOR PHOTOGRAPHS SHOWING ALL REPRESENTATIVE AREAS OF EACH COVER TYPE WITHIN THE MITIGATION SITE, TAKEN AT LEAST ONCE EACH YEAR DURING THE PERIOD BETWEEN JUNE 1 AND AUGUST 15.
 - A US CORPS OF ENGINEERS APPROVED WETLAND DELINEATION DATA SHEET FOR EACH COVER TYPE WITHIN THE MITIGATION SITE.
 - VEGETATION COVER MAPS, AT A SCALE OF ONE INCH EQUALS 100 FEET, OR LARGER SCALE, OUTLINING THE EXTENT (IN ACRES) OF EACH COVER TYPE WITHIN THE MITIGATION SITE SHALL BE PREPARED FOR EACH GROWING SEASON.
 - WELL AND GAUGE DATA SHOWING WATER ELEVATIONS WITHIN THE MITIGATION SITE RECORDED TWICE A MONTH DURING APRIL THROUGH SEPTEMBER OF EACH YEAR.
 - A REMEDIAL PLAN, IF NECESSARY, OUTLINING ALL PRACTICABLE STEPS TAKEN OR PROPOSED TO BE TAKEN TO ENSURE THE SUCCESS CRITERIA OUTLINED IN SPECIAL CONDITION NOTE #1 ABOVE ARE MET BY THE SPECIFIED DUE DATE OF THE NEXT MONITORING REPORT.

GENERAL NOTES:

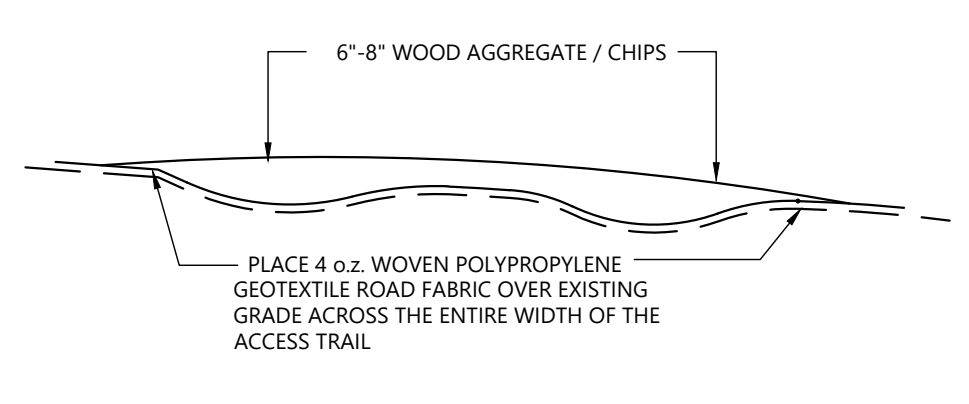
- MITIGATION WORK SHALL BE APPROPRIATELY TIMED WITH WEATHER CONDITIONS TO REDUCE CONCERNS OF ACCESS RUTTING AND ALLOW EASIER CROSSING OF EXISTING WATER COURSES. SOIL DISTURBING ACTIVITIES SHOULD BE PLANNED FOR DRY CONDITIONS.
- PRIOR TO COMMENCEMENT OF ANY MITIGATION WORK, A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE PROJECT ENGINEER AND/OR WETLAND SPECIALIST TO REVIEW THE PROPOSED WORK, REVIEW PROPOSED ACCESS TRAIL LOCATION, AND IDENTIFY ANY LOCATIONS OF SPECIFIC CONCERN.
- CONTRACTOR SHALL PRE-PLAN WORK ACTIVITIES AND ENSURE ADEQUATE EQUIPMENT AND MANPOWER IS AVAILABLE TO PROGRESS QUICKLY AND METHODOICALLY. ALL EQUIPMENT SITED FOR USE WITHIN THE WETLAND AREAS SHALL BE IN GOOD WORKING ORDER TO ELIMINATE CONCERNS OF BREAKDOWN WITHIN SENSITIVE WETLAND AREAS.
- MATERIAL AND EQUIPMENT:
 - MATERIAL AND EQUIPMENT STAGING SHALL NOT OCCUR WITHIN THE LIMITS OF THE EXISTING WETLANDS, WETLAND ADJACENT AREAS, OR PROPOSED MITIGATION AREAS. MATERIALS SHALL NOT BE STOCKPILED IN A MANNER CONDUCTIVE TO EROSION OR IN AREAS LIKELY TO CAUSE HIGH TURBIDITY RUNOFF DURING STORM EVENTS.
 - STAGING AREAS IDENTIFIED ON THE PLANS OR OTHERWISE APPROVED BY THE ENGINEER SHALL BE USED FOR STORAGE/OVERNIGHT PARKING OF EQUIPMENT. NO STORAGE/PARKING OF EQUIPMENT SHALL OCCUR WITHIN THE WETLAND MITIGATION WORK AREA OR WETLAND ADJACENT AREAS.
 - NO EQUIPMENT FUELING SHALL BE PERMITTED WITHIN ANY WETLAND, WETLAND ADJACENT AREA (BUFFER), OR WETLAND MITIGATION AREA. FUELING SHALL GENERALLY OCCUR WITHIN EQUIPMENT STAGING AREAS.
 - EQUIPMENT HOES AND FITTINGS SHALL BE CHECKED REGULARLY TO PREVENT LEAKING HYDRAULIC OILS OR LUBRICANTS. ALL LEAKS SHALL BE REPAIRED PRIOR TO PLACING EQUIPMENT IN SERVICE WITHIN PROXIMITY OF WETLAND AREAS.
 - CONTRACTOR SHALL KEEP ON ASBESTOS MATS ON HAND FOR USE IN THE EVENT OF EQUIPMENT BREAKDOWN WITHIN PROXIMITY OF SENSITIVE WETLAND AREAS.
 - CONTRACTOR SHALL DELINEATE AND EXIST ORANGE SNOW FENCING ALONG THE BOUNDARY OF DISTURBED AREAS ADJACENT TO THE PROPOSED WETLAND MITIGATION AREA TO ENSURE NO DISTURBANCE OCCURS TO THE EXISTING WETLANDS. SNOW FENCING SHALL REMAIN IN PLACE THROUGH THE DURATION OF EARTHWORK OPERATIONS AND SHALL BE REMOVED UPON COMPLETION OF TOPSOIL & SEEDING OPERATIONS. IN NO CASE SHALL FENCING REMAIN IN PLACE BEYOND THE COMPLETION OF PLANTING ACTIVITIES.
 - WORK SHALL PROGRESS IN A CLEAN AND ORDERLY MANNER, WHILE IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE MEANS AND METHODS OF CONSTRUCTION, CONSIDERATION SHOULD BE GIVEN TO COMPLETING EARTHWORK, TOPSOIL AND TEMPORARY SEEDING IN STAGES TO ESTABLISH VEGETATION OVER DISTURBED AREAS AS QUICKLY AS POSSIBLE AND IN A MANNER AIMED AT REDUCING IMPACTS UPON THE GENERAL ENVIRONMENT.
 - ALL NON-NATURAL DEBRIS (PAPER, CUPS, CANS, WRAPPERS, ETC.) SHALL BE REMOVED FROM WORK AREAS DAILY.

PROPOSED WETLAND MITIGATION AREA

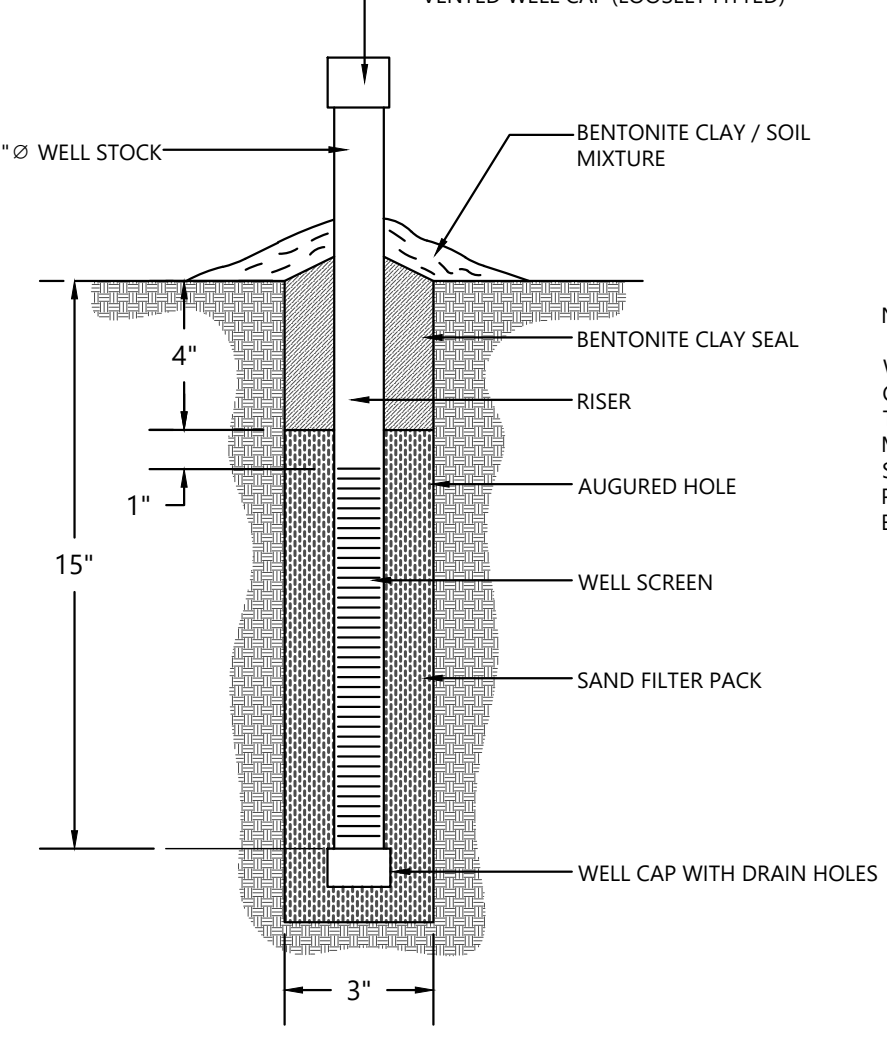
- SCALE: 1" = 50'
- NOTES:
- PROPOSED GRADING IS SHOWN WITH TWO FOOT CONTOUR INTERVAL.
 - WETLAND MITIGATION AREA = 1.24 ACRES



TYPICAL DITCH / WATERWAY CROSSING DETAIL



TYPICAL ACCESS TRAIL TO WETLAND IN SOFT SOIL DETAIL



WETLAND MONITORING WELL DETAIL

- NOTES:
- WELL MONITORING SHALL BE CONSTRUCTED AS DETAILED IN THE TECHNICAL STANDARD FOR WATER TABLE MONITORING OF POTENTIAL WETLAND SITES (ERIC, TN WRAP #2, JUNE 2005) PUBLISHED BY THE U.S. ARMY CORPS OF ENGINEERS.



PRELIMINARY

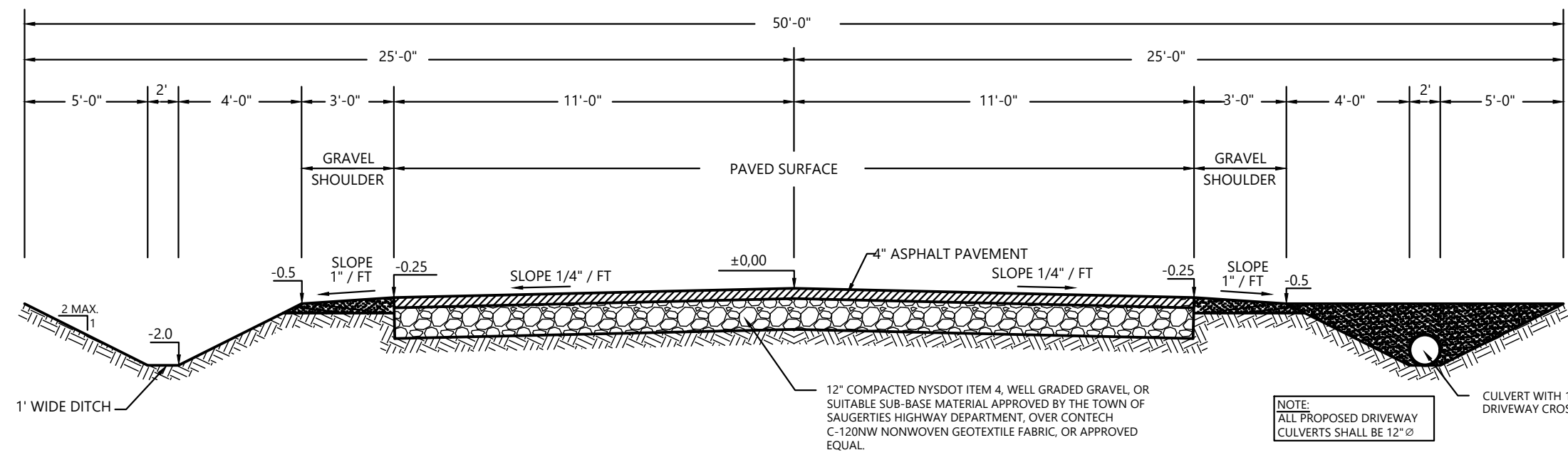
PRAETORIUS AND CONRAD, P.C.
 PROFESSIONAL ENGINEERING AND LAND SURVEYING
 P. O. BOX 360 - 74 MAIN STREET SAUGERTIES, N.Y. 12477

PROPOSED SUBDIVISION PLAN
 DR. BY: KIE
 CK. BY: KIE

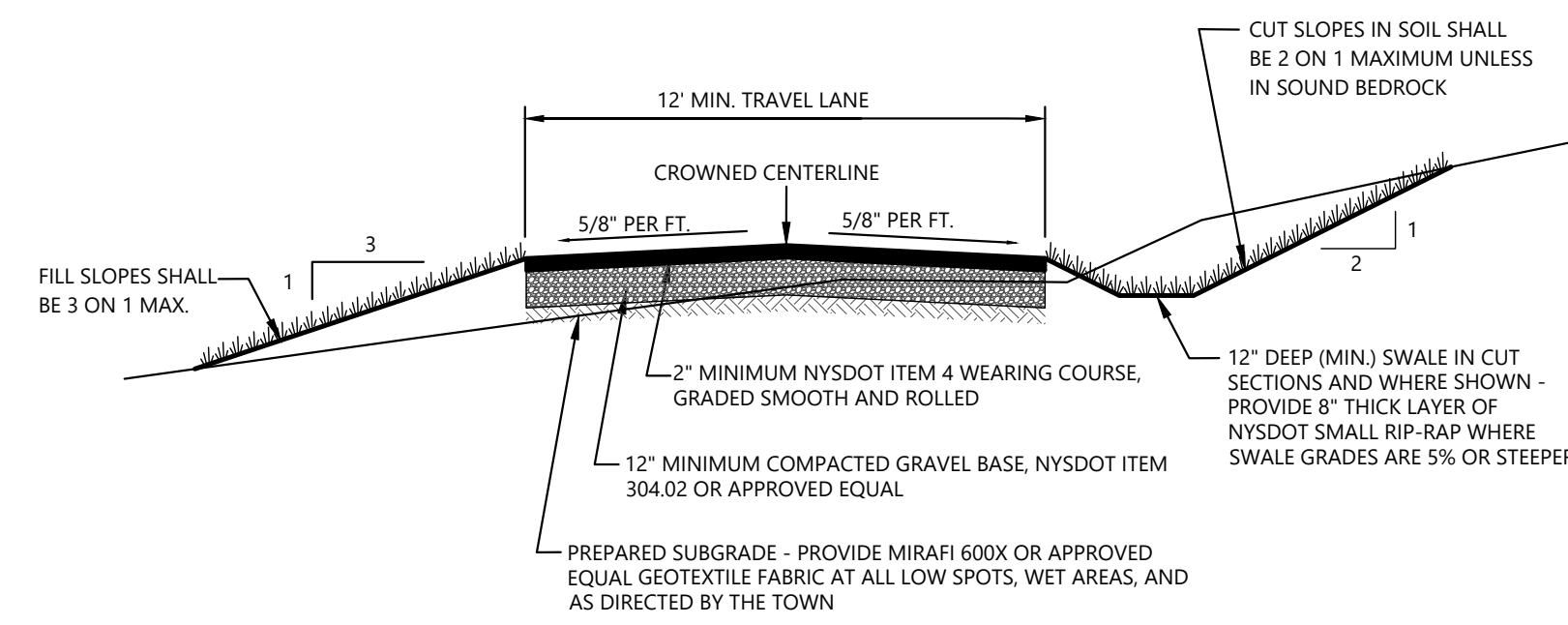
PROPOSED WETLAND MITIGATION & DETAILS
 DATE: 06 April 2026

PREPARED FOR
Solo Holidays LLC
 (Cottontail Ln & NYS Rte 212)
 Tax Map Number: 27-2-8-28 & 27-2-8-32.110

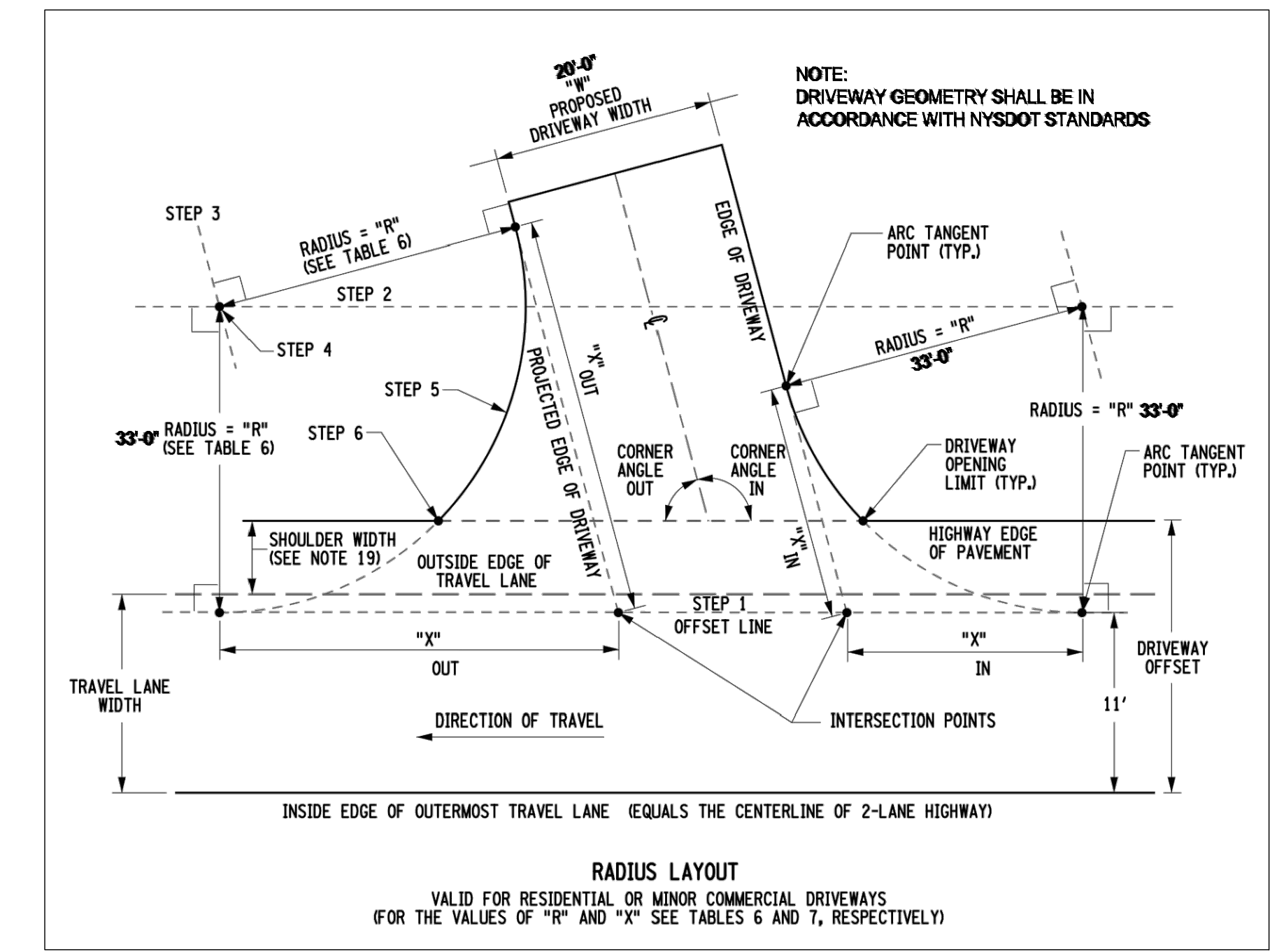
TOWN OF SAUGERTIES - ULSTER COUNTY - NEW YORK
 SCALE: AS SHOWN
 JOB NO. D25-093 SHEET: 4 OF 5



TYPICAL PRIVATE ROAD CROSS SECTION
NOT TO SCALE

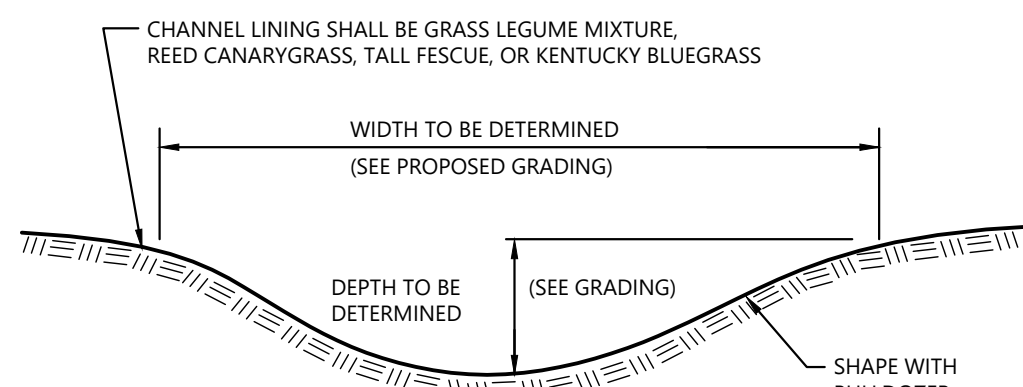


TYPICAL SINGLE-FAMILY DRIVEWAY CROSS SECTION
NOT TO SCALE

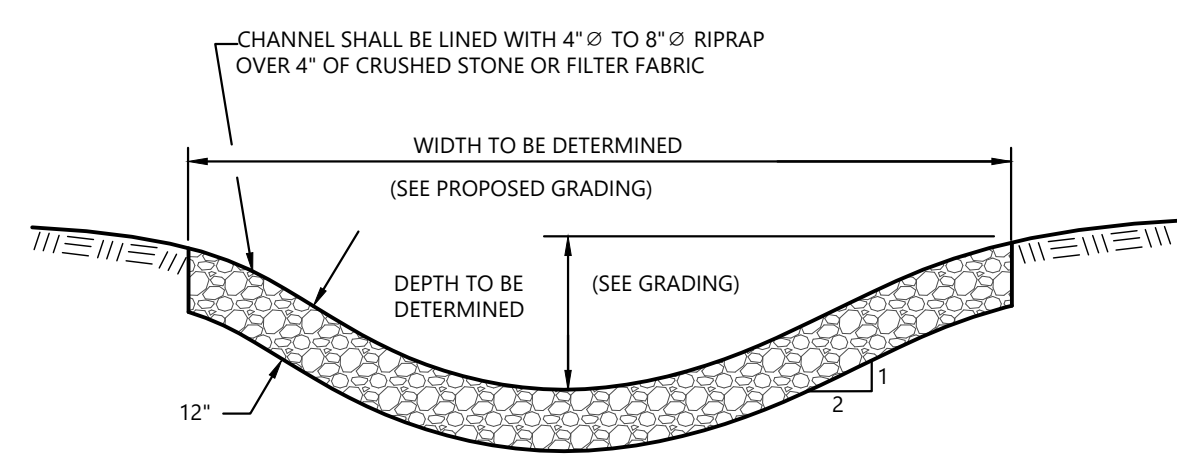


RADIUS LAYOUT
VALID FOR RESIDENTIAL OR MINOR COMMERCIAL DRIVEWAYS
(FOR THE VALUES OF "R" AND "X" SEE TABLES 6 AND 7, RESPECTIVELY)

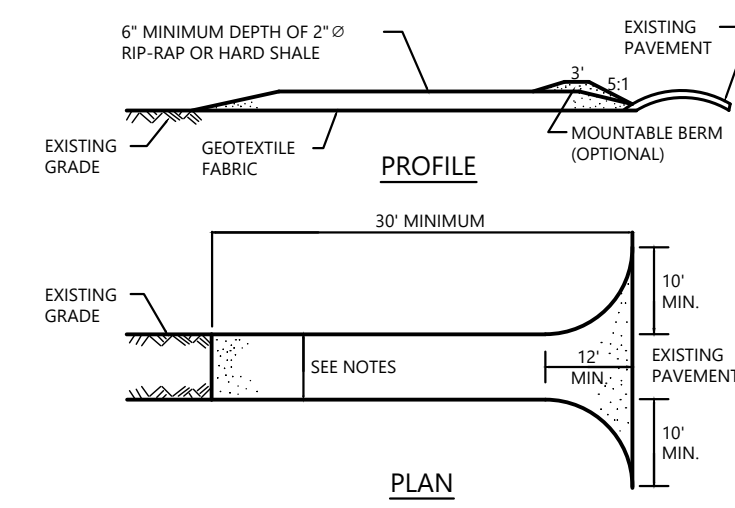
N.Y.S.D.O.T. TYPICAL CURB CUT DETAIL
NOT TO SCALE



GRASS LINED SWALE DETAIL
NOT TO SCALE

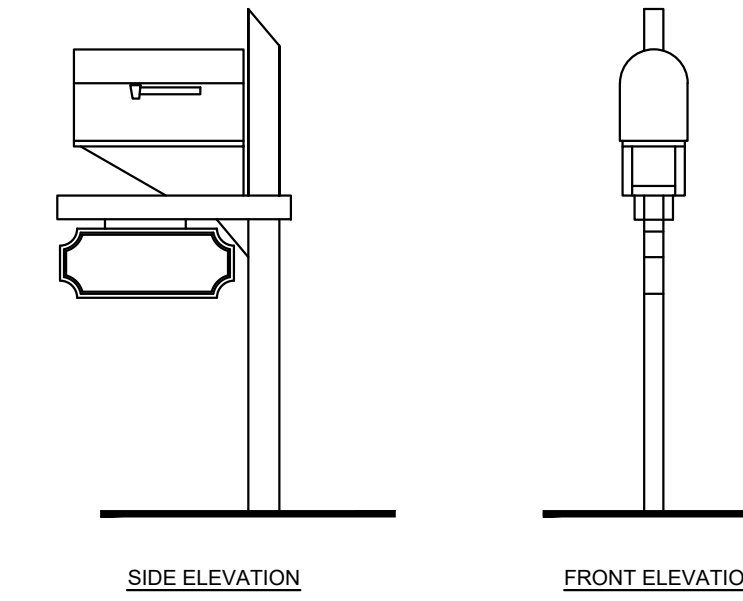


RIPRAP LINED SWALE DETAIL
NOT TO SCALE

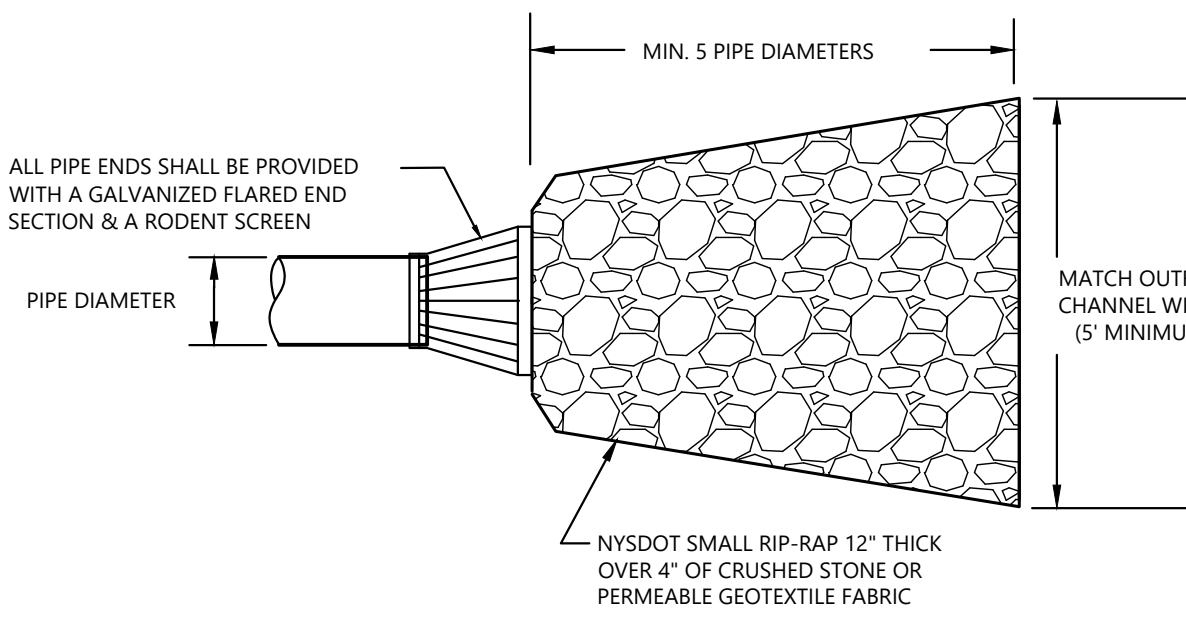


STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

- NOTES:
1. ALL SURFACE WATER FLOWING OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE(S) SHALL BE PIPED ACROSS. IF PIPING IS NOT POSSIBLE, A MOUNTABLE BERM SHALL BE PROVIDED.
 2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. SEDIMENTS WHICH ARE TRACKED OR SPILLED ONTO PUBLIC RIGHT-OF-WAYS SHALL BE REMOVED ON A DAILY BASIS.



TYPICAL MAIL BOX WITH ADDRESS DETAIL
NOT TO SCALE

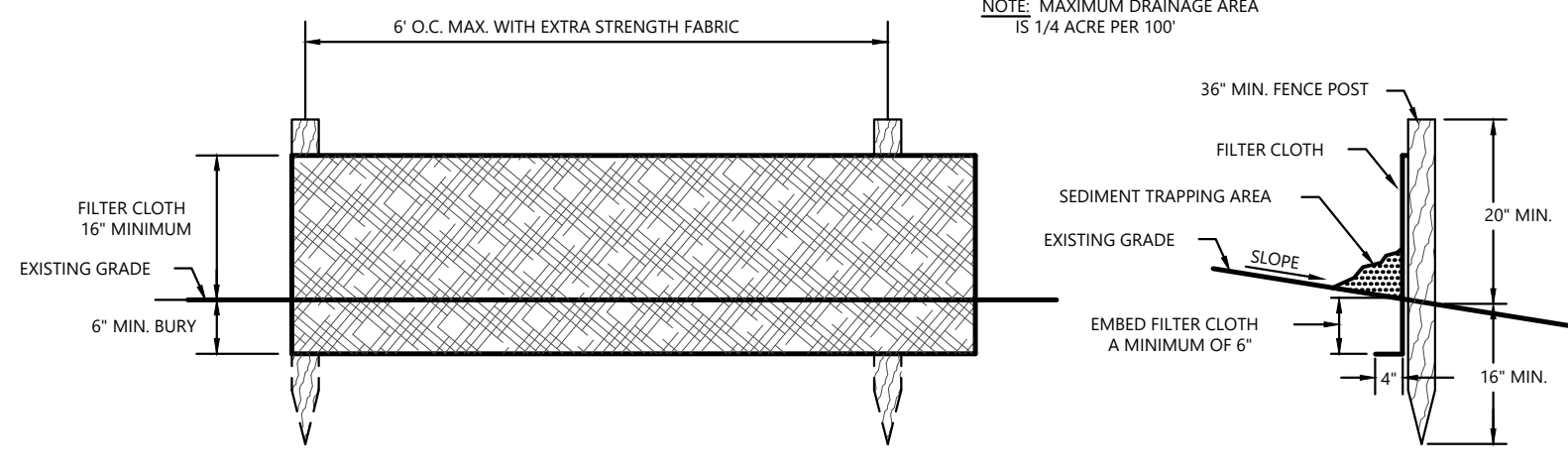


DRAINAGE PIPE OUTLET DETAIL
NOT TO SCALE

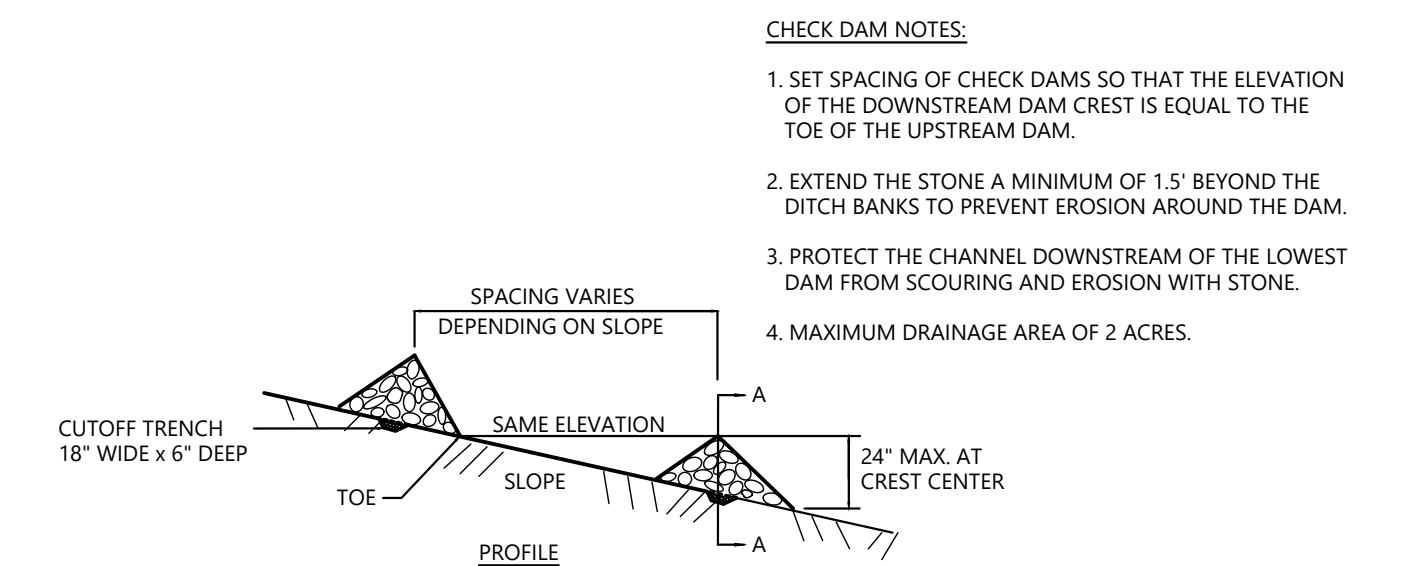
SILT FENCE NOTES:

1. FILTER CLOTH SHALL BE SECURED TO POSTS WITH STAPLES.
2. SECTIONS OF FILTER CLOTH SHALL OVERLAP A MINIMUM OF 6".
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" APPEAR.
4. FENCE POSTS SHALL BE STEEL "1" OR "1 1/2" SQUARE HARDWOOD.
5. FILTER CLOTH SHALL BE "FILTER-K", MIRAFI 100K, STABILINKA T140N, OR APPROVED EQUAL.
6. MAXIMUM ALLOWABLE SLOPE LENGTHS CONTRIBUTING RUNOFF TO A SILT FENCE PLACED ON OR ALONG A SLOPE ARE:

SLOPE STEEPNESS (H:V)	MAXIMUM SLOPE LENGTH (FT)
2:1	25
3:1	50
4:1	75
5:1 OR FLATTER	100



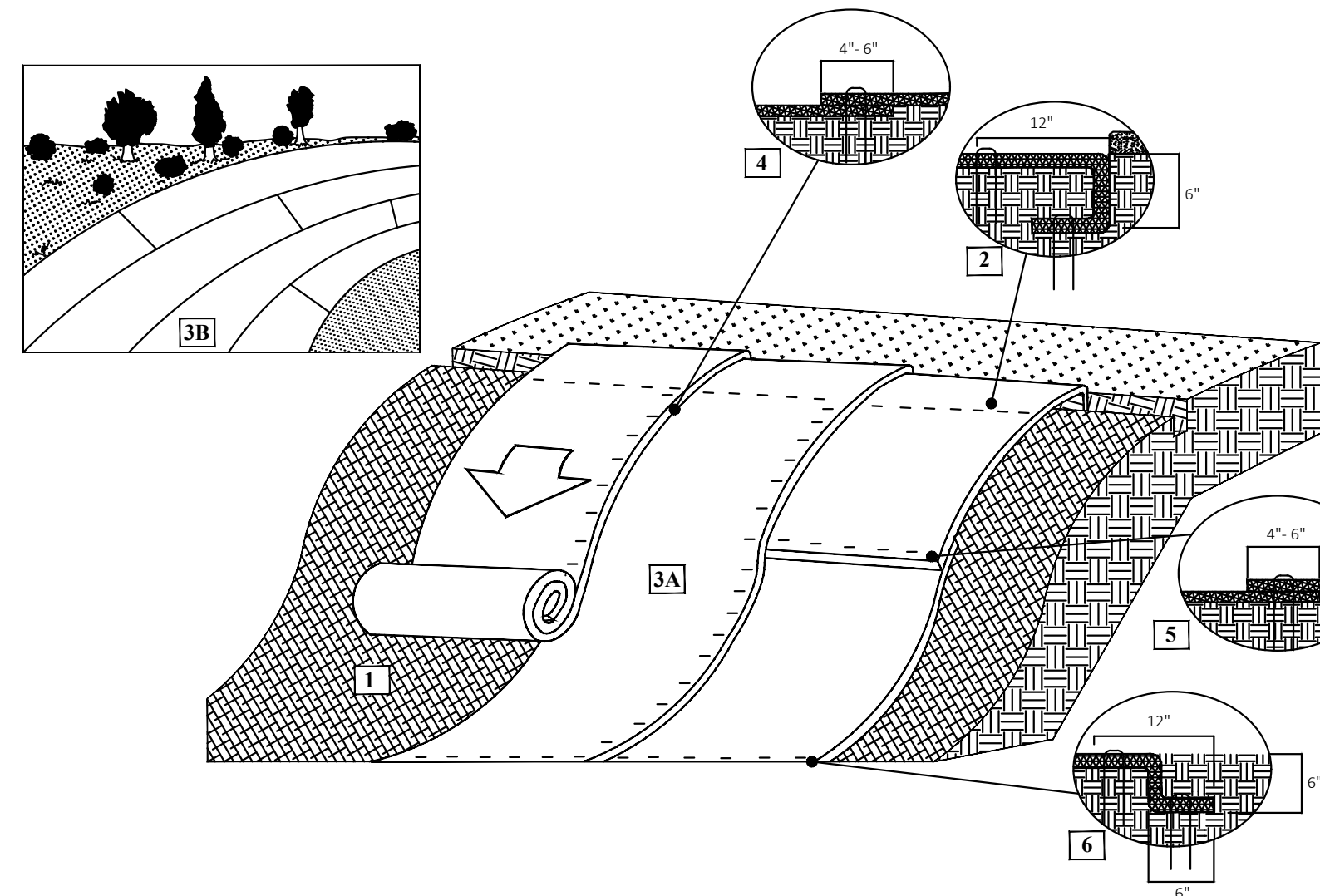
TEMPORARY SILT FENCE DETAILS
NOT TO SCALE



TEMPORARY ROCK CHECK DAM
NOT TO SCALE

CHECK DAM NOTES:

1. SET SPACING OF CHECK DAMS SO THAT THE ELEVATION OF THE DOWNSTREAM DAM CREST IS EQUAL TO THE TOE OF THE UPSTREAM DAM.
2. EXTEND THE STONE A MINIMUM OF 1.0' BEYOND THE DITCH BANKS TO PREVENT EROSION AROUND THE DAM.
3. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST DAM FROM SCOURING AND EROSION WITH STONE.
4. MAXIMUM DRAINAGE AREA OF 2 ACRES.

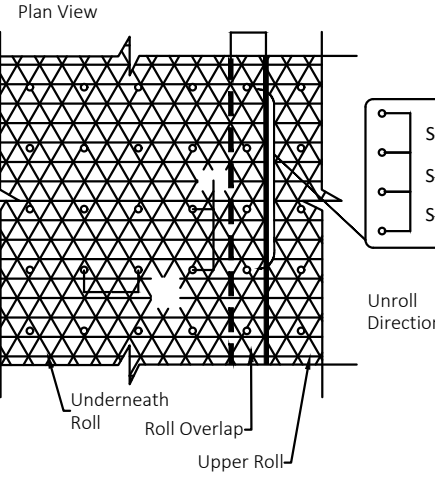


TYPICAL EROSION CONTROL BLANKET DETAIL (RollMax by North American Green or Approved Equal)
NOT TO SCALE

Instructions

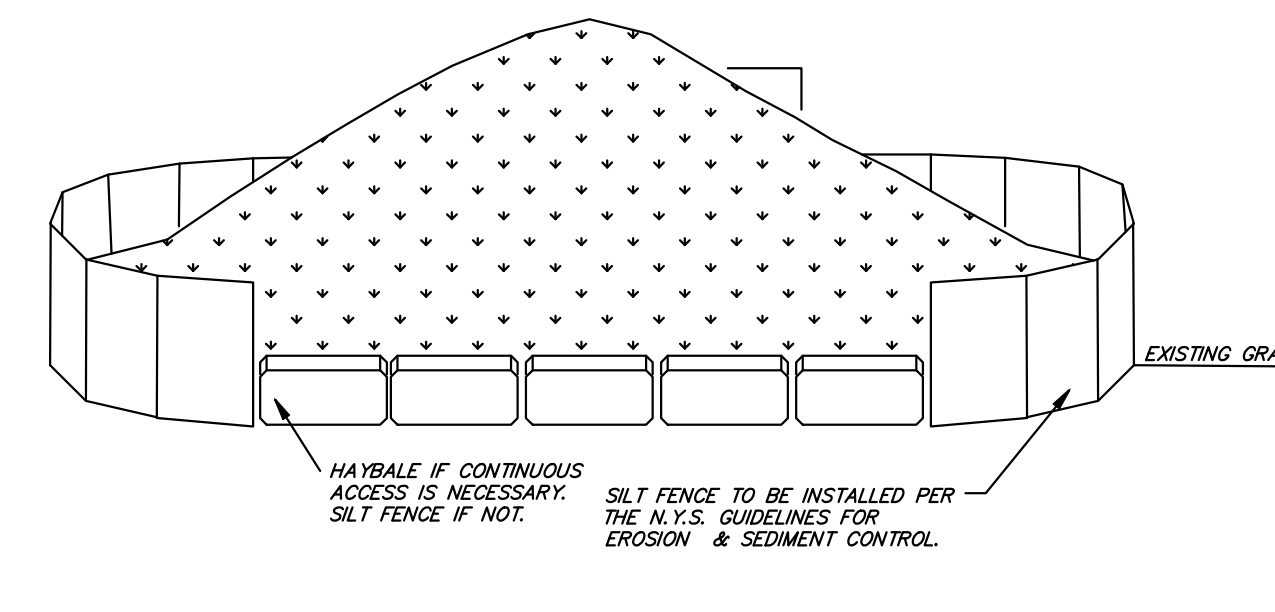
1. Prepare soil before installing rolled erosion control products (RECPs), including any necessary application of lime, fertilizer, and seed. Ground surface must be free of debris, rocks, clay clods and raked smooth sufficient to allow intimate contact of the RECP with the soil over the entirety of the installation.
2. Begin at the top of the slope by anchoring the RECPs in a 6" (15 cm) deep X 6" (15 cm) wide trench. Anchor the RECPs with a row of staples/stakes/pins spaced at S₁ apart in the bottom of the trench. Backfill and compact the trench after stapling and fold the roll over downslope. Secure RECPs over compacted soil with a row of staples/stakes/pins spaced at S₂ apart across the width of the RECPs.
3. Roll the RECPs (A) down or (B) horizontally across the slope. RECPs will unroll with appropriate side against the soil surface. All RECPs must be securely fastened to soil surface by placing staples/stakes/pins in appropriate locations as shown in the staple pattern guide. RollMax RECPs and ECs should utilize Staple Pattern C, TRMs and VMax materials should utilize Staple Pattern D.
4. The edges of parallel RECPs must be stapled with approximately 4" - 6" (10 - 15 cm) overlap.
5. Consecutive RECPs spliced down the slope must overlap with the upstream mat atop the downstream mat (shingle style). The overlap should be 4" - 6" (10 - 15 cm).
6. At the terminal end, secure each mat across the width with a row of staples/stakes/pins spaced at S₃. If exposed to flow, foot traffic, wind uplift or other disruption, trench the terminal end in as shown in detail.
7. Fasteners should provide a minimum of twenty pounds of pullout resistance. Six-inch (15 cm) X one-inch (2.5 cm) eleven gauge staples are typically adequate. In loose soils, longer staples may be necessary, twist pins can provide the greatest pullout resistance. In hard or rocky soils, straight pins may be used where staples or twist pins are refused, provided the minimum pullout requirements are met. Bio-degradable fasteners shall not be used with VMax (TRM) or TMax (PIFORM) materials.

Staple Pattern Guide



Dimension	Staple Pattern	
	C	D
W ₁	30" (75 cm)	24" (60 cm)
L ₁	30" (75 cm)	20" (50 cm)
S ₁	18" (45 cm)	18" (45 cm)
Normal Frequency	1.7 / 5'	3.0 / 5'
Application	ECB (degradable)	TRM (Permanent)

*Note: Staple Pattern A and B used prior to 8/2019 have been discontinued.



SOIL STOCK PILE PROTECTION & STABILIZATION DETAIL
NOT TO SCALE

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
DETAIL SHEET

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: AS SHOWN
JOB NO. D25-093

DR. BY: KIE
CK. BY: KIE
DATE: 07 April 2026

SHEET: 5 OF 5