GATED EMERGENCY ACCESS ONLY

PLANTING BUFFER: 20'W X 560'L

4' HT R.O.W. FENCE (TYP.)

PLANTING BUFFER: 20'W X 750'L

WOODS HOLLOW ROAD

PLANTING BUFFER: 20'W X 320'L

50' RV SETBACK

NIAGARA MOHAWK POWER TRANSMISSION CORRIDOR

RV LOTS

SEPTIC SYSTEM WITH 100% REPLACEMENT AREA (TYP.)

BATHROOM WITH PARKING & REFUSE ENCLOSURE (TYP.)

RV LOTS (TYP.)

NYS ROUTE 30

BLUELINE

GLAMPING LOTS (TYP.)

50' RV SETBACK

PLAYGROUND

APA BLUELINE

PLANTING BUFFER: 20'W X 240'L

SECONDARY CONTROLLED ACCESS DRIVE

50' RV SETBACK

4' HT R.O.W. FENCE (TYP.)

GREAT SACANDAGA LAKE

OFFICE & REGISTRATION

SAND HILL ROAD

BOAT SLIPS (TYP.) (NYSDEC APPROVAL)

OUTDOOR RECREATION AREA

COMMUNITY BUILDING:
- RESTROOMS & SHOWERS
- CONCESSIONS
- POOL & SPLASH PAD
- PLAYGROUND

MAIN ENTRANCE

WATER SUPPLY WELL

MECHANICAL BUILDING/ PUMPHOUSE

CANOE/KAYAK STORAGE & RENTAL

5' HRBRRD SETBACK

5' HRBRRD SETBACK

PAVILION, TYP. OF 3

TENT CAMPING LOTS (TYP.)

LANDS N/F OF RAUCHET
BOOK 2013 OF DEEDS AT PAGE 2309

LANDS N/F OF RAPPLEYEA
BOOK 605 OF DEEDS AT PAGE 280

GRAPHIC SCALE
120 100 80 60 40 20 0 60 120 240 480
(IN FEET)
1 INCH = 120 FT.

DEVELOPMENT SUMMARY

PROPERTY AREA: 83.4± AC.

PROPOSED NUMBER RV-CAMPING LOTS: 277
- RV SITES: 213
- GLAMPING: 32
- TENTS: 32

PROPOSED DENSITY: 2.55 RV LOTS PER GROSS ACRE

MAYFIELD ZONING - SUBSECTION 505-7: REQUIREMENTS FOR RV PARKS

A. RV GENERAL:
- MAX DENSITY: 12 RV LOTS PER GROSS ACRE (800+ RV UNITS)
- RV LOT MIN AREA: 2,500 SF
- RV LOT MIN DIMENSIONS: 30 FT
- SETBACKS:
  a. 20 FT FROM ADJACENT RV
  b. 50 FT FROM ADJACENT PROPERTY LINE
  c. 50 FT FROM PUBLIC R.O.W.
  d. 10 FT FROM EDGE OF ROAD WITHIN PARK

B. RV STAND: AS REQUIRED FOR MAXIMUM ANTICIPATED LOADS

C. ACCESSIBILITY: 2 POINTS OF ACCESS REQUIRED FOR 16+ RV LOTS

D. STREETS
- ONE-WAY: 12 FT ROAD BED (18 FT CLEARANCE)
- TWO-WAY: 20 FT ROAD BED (28 FT CLEARANCE)

E. DRIVEWAY: 9 FT MIN WIDTH

F. PARKING: 1 OFF-STREET SPACE PER RV LOT

G. UTILITIES AND SERVICE FACILITIES: IN ACCORDANCE W/NYSDOH AND NYSDEC

H. OPEN SPACE: 10% OF GROSS LAND AREA OF THE PARK

I. LANDSCAPING:
1. LAWN AND GROUND COVER IN ALL AREAS NOT USED FOR RV PARKING, AND BUILDINGS, ROADS, AND WALKWAYS, ETC
2. SCREENING TO PROVIDE RV/CAMP SITE PRIVACY AND FOR ADEQUATE SHADE
3. SCREENING OF UNDESIRABLE VIEWS OF SERVICE FACILITIES, REFUSE STORAGE, AND ADJACENT PROPERTIES
4. BUFFER PLANTINGS TO SCREEN VIEWS OF RV UNITS FROM PUBLIC HIGHWAYS, ROADS, AND STREETS

RECEIVED
Date: December 7, 2022

FINAL
P2022-0008

ENVIRONMENTAL DESIGN PARTNERSHIP, LLP.
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edpllp.com

TAX MAP No. 137.-4-51, 137.-4-52, 137.-4-54.11, 137.-4-55, 137.-4-56
DECEMBER 6, 2022

RV PARK FOR WOODS HOLLOW CAMPGROUND

WOODS HOLLOW MINING COMPANY

WOODS HOLLOW ROAD
TOWN OF MAYFIELD
FULTON COUNTY, NEW YORK

DRAWN BY	JRT
CHECKED BY	TJM
EDP PROJECT NUMBER	148270

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REVISION	DATE	BY

SCALE: 1" = 120'

NOT FOR CONSTRUCTION

SHEET TITLE: OVERALL SITE PLAN

SHEET: 1 of 1

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