BULK REQUIREMENTS FOR RV PARK

DESCRIPTION	MIXED USE-1 ZONE REQUIREMENTS	PROPOSED
MINIMUM PROPERTY SIZE	6 ACRES	57.09 ACRES
MINIMUM CAMPSITE SIZE	2500 SQ. FT / CAMPSITE WITH 30 FT MIN. WIDTH	2500 SQ. FT / CAMPSITE WITH 30 FT MIN. WIDTH
PROPERTY LINE SETBACK	50'	50'
R.O.W. SETBACK	50'	50'
INTERIOR ROAD SETBACK	10'	>10'
ADJACENT RV SETBACK	20'	>20'
OPEN SPACE	10%	>20%
EXISTING RESORT DENSITY	12 RV CAMPSITES / PER ACRE MAXIMUM OF 373	299 CAMPSITES (APPROVED DENSITY) 9.6 RV CAMPSITES / ACRE ±
PROPOSED DENSITY	12 RV CAMPSITES / PER ACRE MAXIMUM OF 685	357 RV CAMPSITES 6.00 RV CAMPSITES / ACRE ±
PARKING	1 SPACE PER RV CAMPSITE	>1 SPACE PER RV CAMPSITE

GRAPHIC SCALE

100 80 60 40 20 0 50 100 200 400

(IN FEET)
1 INCH = 100 FT.

KEY CARD GATE ACCESS DESCRIPTIONS

GATE NUMBER	ACCESS DESCRIPTIONS
1	EMS ACCESS
2	EMS ACCESS
3	EXISTING PARK ACCESS
4	EMS ACCESS
5	TWO WAY GOLF CART ACCESS, VEHICULAR ACCESS LIMITED TO EMS AND PARK STAFF
6	EXIT ONLY (EXPANDED PARK)
7	EXPANDED PARK ACCESS

FOR MUNICIPAL APPROVAL ONLY - NOT INTENDED FOR CONSTRUCTION

ENVIRONMENTAL DESIGN PARTNERSHIP, LLP.
900 Route 146 Clifton Park, New York 12065
(518) 371-7621
edpllp.com

TAX MAP No: 88.-4-18, 88.-4-37.12, 88.00-4-20
OCTOBER 2, 2024

SITE PLANS FOR SUNSET BAY RESORT EXPANSION

SUNSET BAY RV PARK INC.

PARADISE POINT ROAD
TOWN OF MAYFIELD
FULTON COUNTY, NEW YORK

DRAWN BY	BMW
CHECKED BY	TJW
EDP PROJECT NUMBER	14107

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REVISION	DATE	BY
REVISIONS PER REGULATORY AGENCY COMMENTS	02/12/25	BMW
REVISIONS PER REVIEWING ENGINEER COMMENTS	03/05/25	BMW
REVISIONS PER APA AND TOWN COMMENTS	04/11/25	BMW
NYSDOH SUBMISSION	04/25/25	BMW
REVISIONS PER APA COMMENTS	05/14/25	BMW
REVISIONS PER DOH COMMENTS AND INTERNAL REVIEW	06/16/25	BMW
REVISIONS PER DOH COMMENTS AND INTERNAL REVIEW	06/25/25	BMW

SCALE: 1" = 100'

NOT FOR CONSTRUCTION

SHEET TITLE: LOT RENDERING

SHEET: 1 of 1

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