



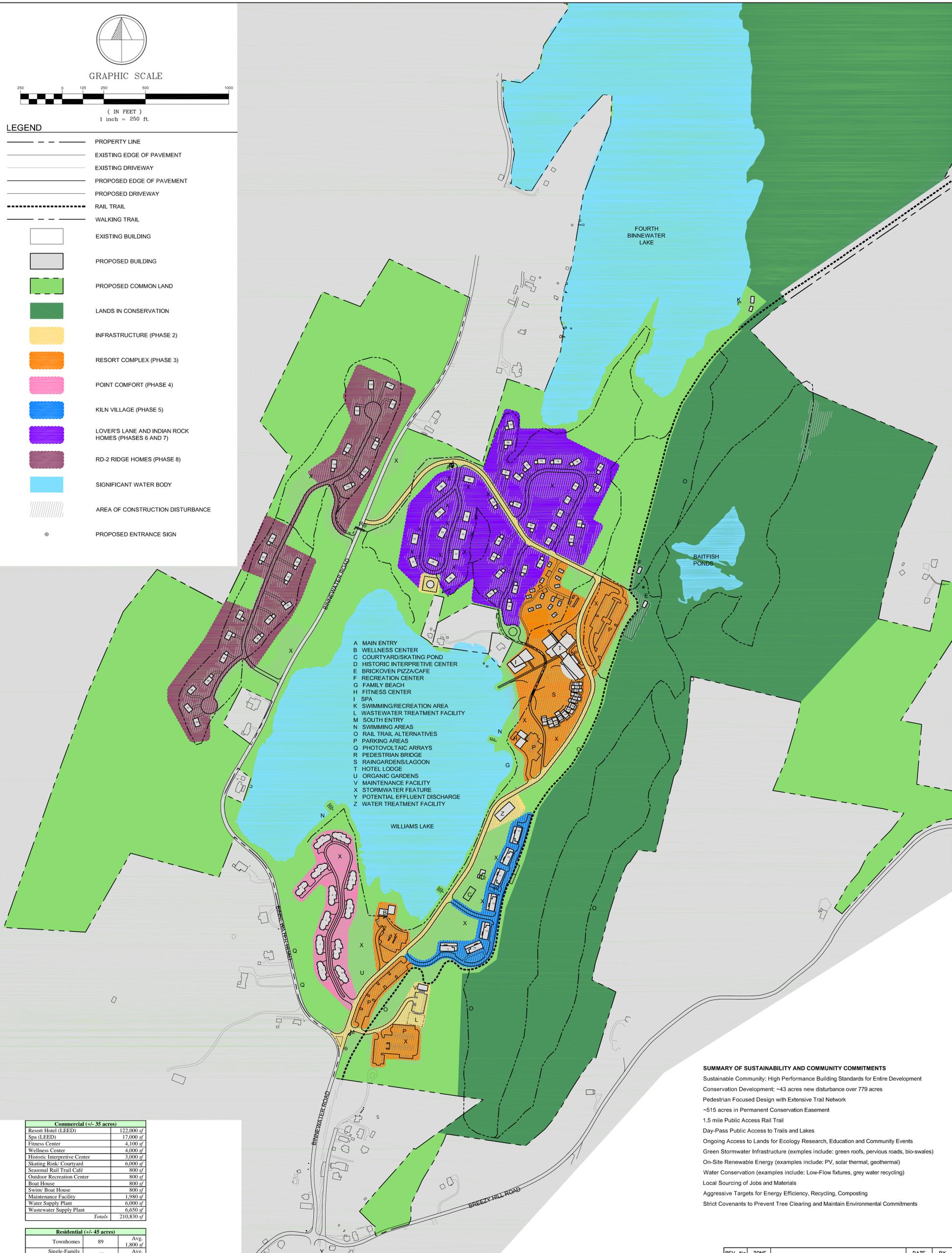
GRAPHIC SCALE



(IN FEET)
1 inch = 250 ft.

LEGEND

- PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING DRIVEWAY
- PROPOSED EDGE OF PAVEMENT
- PROPOSED DRIVEWAY
- RAIL TRAIL
- WALKING TRAIL
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED COMMON LAND
- LANDS IN CONSERVATION
- INFRASTRUCTURE (PHASE 2)
- RESORT COMPLEX (PHASE 3)
- POINT COMFORT (PHASE 4)
- KILN VILLAGE (PHASE 5)
- LOVER'S LANE AND INDIAN ROCK HOMES (PHASES 6 AND 7)
- RD-2 RIDGE HOMES (PHASE 8)
- SIGNIFICANT WATER BODY
- AREA OF CONSTRUCTION DISTURBANCE
- PROPOSED ENTRANCE SIGN



- A MAIN ENTRY
- B WELLNESS CENTER
- C COURTYARD/SKATING POND
- D HISTORIC INTERPRETIVE CENTER
- E BRICKOVEN PIZZA/CAFE
- F RECREATION CENTER
- G FAMILY BEACH
- H FITNESS CENTER
- I SPA
- K SWIMMING/RECREATION AREA
- L WASTEWATER TREATMENT FACILITY
- M SOUTH ENTRY
- N SWIMMING AREAS
- O RAIL TRAIL ALTERNATIVES
- P PARKING AREAS
- Q PHOTOVOLTAIC ARRAYS
- R PEDESTRIAN BRIDGE
- S RAINGARDENS/LAGOON
- T HOTEL LODGE
- U ORGANIC GARDENS
- V MAINTENANCE FACILITY
- X STORMWATER FEATURE
- Y POTENTIAL EFFLUENT DISCHARGE
- Z WATER TREATMENT FACILITY

NOTES:

1. THE GOAL OF THE HUDSON RIVER VALLEY RESORT MASTER PLAN IS TO ILLUSTRATE THE CONCEPTUAL LOCATION OF COMMERCIAL AND RESIDENTIAL COMPONENTS OF THE PROPOSED RESORT AND RESIDENTIAL COMMUNITY. THE MASTER PLAN ALLOWS DEVELOPMENTAL FLEXIBILITY WHILE ENSURING ALL FINDINGS FROM SEQR ARE MET.
2. THE MASTER PLAN SHALL MAINTAIN FLEXIBILITY TO ACCOMMODATE SPECIFIC GEOLOGIC AND SOIL CONDITIONS, ENVIRONMENTAL CONCERNS, PHYSICAL CONSTRAINTS, MARKET CONDITIONS AND DESIGN PARAMETERS. ACCORDINGLY, THE EXACT LOCATION OF STRUCTURES, USES, DENSITY ALLOCATIONS AND BOUNDARY LINES BETWEEN LAND USE TRACTS SHALL BE SUBJECT TO CHANGES AS THE PLAN IS REFINED AT SUBMITTAL FOR SITE PLAN APPROVAL.
3. TOTAL AREA OF CONSTRUCTION DISTURBANCE WILL CONFORM TO SEQR FINDINGS (WILL NOT EXCEED 66.13 ACRES).
4. PARKING WILL EXCEED STANDARD UNDER ROSENDALE ZONING CODE WHICH REQUIRES 205 COMMERCIAL PARKING SPACES.
5. A MECHANISM TO ENSURE PUBLIC ACCESS (DAY-PASS) USE OF TRAILS AND LAKES WILL BE ESTABLISHED DURING APPROVALS. FREE PUBLIC ACCESS TO THE RAIL TRAIL WILL BE PROVIDED UPON APPROVALS.
6. ROADWAYS, COMMON LAND, AND THOSE PORTIONS OF COMMERCIAL AND RESIDENTIAL AREAS THAT ARE RESTRICTED FROM DEVELOPMENT WILL BE GOVERNED AND ADMINISTERED BY A PROPERTY OWNERS' ASSOCIATION.

SUMMARY OF SUSTAINABILITY AND COMMUNITY COMMITMENTS

Sustainable Community: High Performance Building Standards for Entire Development
 Conservation Development: ~43 acres new disturbance over 779 acres
 Pedestrian Focused Design with Extensive Trail Network
 ~515 acres in Permanent Conservation Easement
 1.5 mile Public Access Rail Trail
 Day-Pass Public Access to Trails and Lakes
 Ongoing Access to Lands for Ecology Research, Education and Community Events
 Green Stormwater Infrastructure (examples include: green roofs, pervious roads, bio-swales)
 On-Site Renewable Energy (examples include: PV, solar thermal, geothermal)
 Water Conservation (examples include: Low-Flow fixtures, grey water recycling)
 Local Sourcing of Jobs and Materials
 Aggressive Targets for Energy Efficiency, Recycling, Composting
 Strict Covenants to Prevent Tree Clearing and Maintain Environmental Commitments

| Commercial (+/- 35 acres) | | |
|------------------------------|-------------------|--|
| Resort Hotel (LEED) | 122,000 sf | |
| Spa (LEED) | 17,000 sf | |
| Fitness Center | 4,100 sf | |
| Wellness Center | 4,000 sf | |
| Historic Interpretive Center | 3,000 sf | |
| Skating Rink/ Courtyard | 6,000 sf | |
| Seasonal Rail Trail Cafe | 800 sf | |
| Outdoor Recreation Center | 800 sf | |
| Boat House | 800 sf | |
| Swim/ Boat House | 800 sf | |
| Maintenance Facility | 1,980 sf | |
| Water Supply Plant | 6,000 sf | |
| Wastewater Supply Plant | 6,650 sf | |
| Totals | 210,830 sf | |

| Residential (+/- 45 acres) | | |
|----------------------------|------------------|---------------|
| Townhomes | 89 | Avg. 1,800 sf |
| Single-Family Residences | 65 | Avg. 3,000 sf |
| Totals | 154 units | |

Notes:

1. Residential area excludes land prohibited from development by deed restrictions.
2. Twelve workforce housing units are included within the 154 homes. Workforce housing will be integrated within the townhomes and single-family residences and will be similar in design as the other units.

| Maximum Building Heights, Lot Sizes and Setbacks | | |
|--|--|--|
| Maximum Building Height | | |
| Hotel Lodge | 75 feet or 5 stories | |
| All other Commercial Buildings | 45 feet or 3 stories | |
| Residential Buildings | 45 feet or 3 stories | |
| Residential Lot Sizes and Setbacks | | |
| Maximum lot coverage (all buildings, structures, paved, concrete surfaces) | No more than 40% of lot area | |
| Single-Family Residences | | |
| Minimum lot size | 22,000 sf | |
| Minimum setbacks for any structure | 15 feet (front); 25 feet (rear); 10 feet (side) | |
| Multi-Family Residences | | |
| Maximum density | 15 units per acre | |
| Minimum setbacks for any structure | 20 feet (separations); 20 feet (front); 25 feet (rear) | |

| | | | |
|--|--------------|---------------|--|
| REV. No. | ZONE | DATE | BY |
| HUDSON RIVER VALLEY RESORT MASTER DEVELOPMENT PLAN | | | |
| TOWN OF ROSENDALE | | ULSTER COUNTY | |
| MASTER DEVELOPMENT PLAN | | | |
| | | | |
| ENGINEERING, P.C. 551 Warren Street, Hudson New York 12534 www.crawfordandassociates.com | | | |
| DATE | DRAWN BY: | IN | FILE |
| 10/4/13 | NRV | 14 | 1409R12821.02\DRAWINGS\Master Plan\Master Plan.dwg |
| SCALE | CHECKED BY: | C&A JOB# | DRAWING: |
| 1" = 250' | BKN | 2821.02 | MDP-1 |
| | APPROVED BY: | | |
| | BKN | | |

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