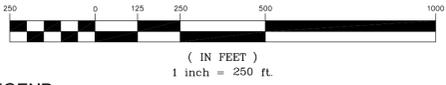


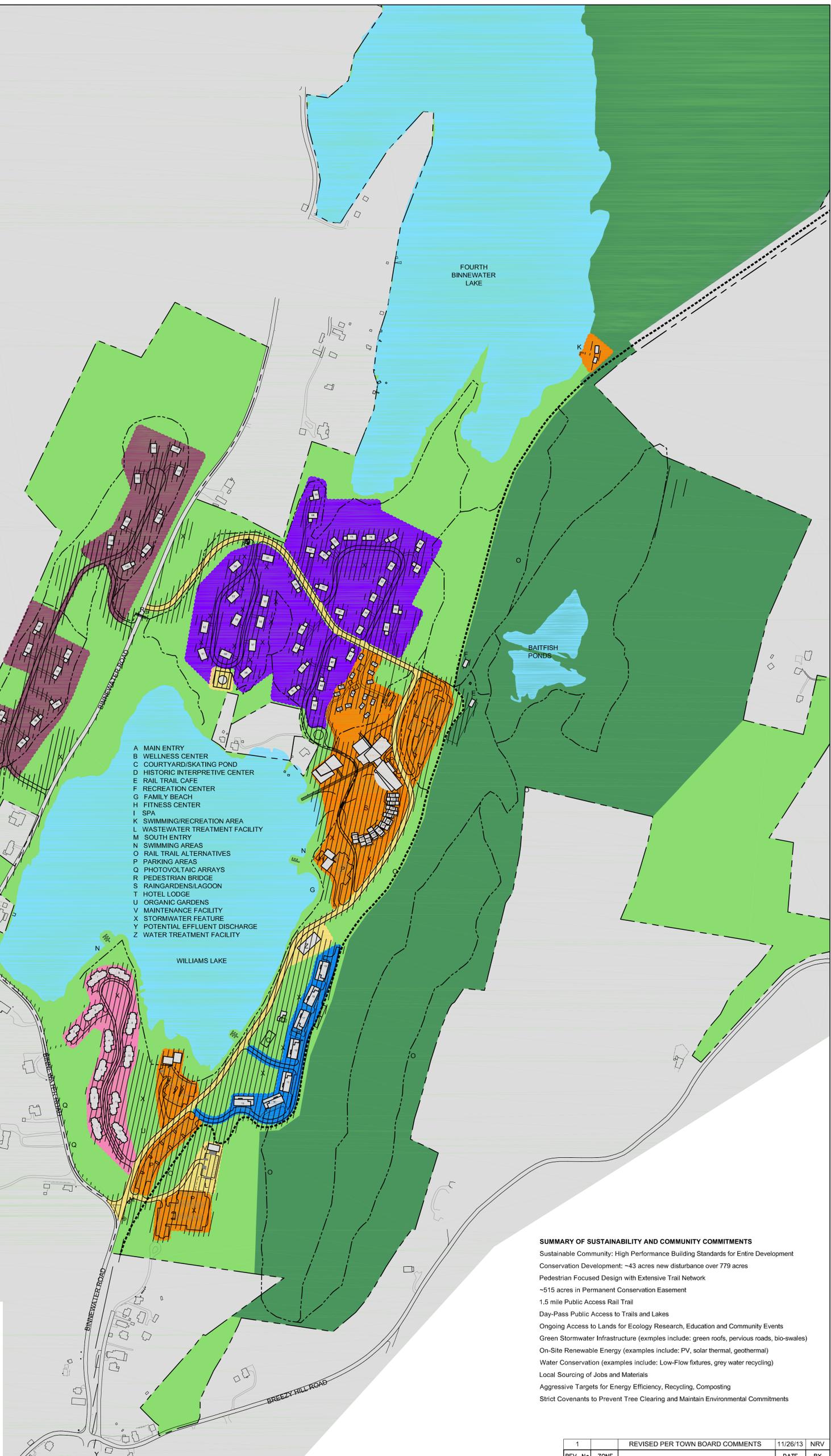


GRAPHIC SCALE



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 RAIL TRAIL 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 SHALL MAINTAIN 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	59 Avg. 3,100 sf
Duplex Residences	6 Avg. 1,550 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
Maximum lot coverage (all buildings, structures, paved concrete surfaces)	No more than 40% of lot area
Residential Lot Sizes and Setbacks	
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 (rear)

1	REVISED PER TOWN BOARD COMMENTS	11/26/13	NRV
REV. No.	ZONE	DATE	BY
HUDSON RIVER VALLEY RESORT MASTER DEVELOPMENT PLAN TOWN OF ROSENDALE ULSTER COUNTY MASTER DEVELOPMENT PLAN			
CRAWFORD & ASSOCIATES ENGINEERING, P.C. 551 Warren Street, Hudson New York 12534 tel: (518) 828-2700 www.crawfordandassociates.com fax: (518) 828-2723			
DATE	DRAWN BY:	IN 1/WORK/12821.02/DRAWINGS/Master Plan (Master Plan.dwg)	
10/4/13	NRV		
SCALE	CHECKED BY:	C&A JOB#	DRAWING:
1" = 250'	BKN	2821.02	MDP-1
	APPROVED BY:		
	BKN		

IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THESE PLANS, SPECIFICATIONS OR REPORTS IN ANY WAY, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.