



ZONING REQUIREMENTS

FOR RA (RURAL AGRICULTURAL) ZONE

	REQUIRED	PROVIDED
MINIMUM LOT SIZE REVISED LOT 93.4-1-42.100	5 ACRE	143 ACRE
MINIMUM YARD SETBACKS		
TOWN/ PRIVATE ROAD	30 FT.	700 FT.
COUNTY/ STATE ROAD	50 FT.	1000 FT.
SIDE	30 FT.	150 FT.
REAR	50 FT.	150 FT.
MINIMUM ROAD FRONTAGE		
TOWN ROAD	250 FT.	850 FT.
COUNTY/ STATE ROAD	300 FT.	950 FT.
MAXIMUM IMPERVIOUS SURFACE COVERAGE	10%	7%
MAXIMUM BUILDING HEIGHT	35 FT.	35 FT.
MAXIMUM FOOTPRINT FOR NONRESIDENTIAL STRUCTURES	6000 SF.	6000 SF.
PARKING REQUIREMENTS		
1 SPACE PER BEDROOM	70 SPACES	70 SPACES
1 SPACE PER EMPLOYEE	30 SPACES	30 SPACES
1 SPACE PER 200 SF AREA	55 SPACES	56 SPACES
TOTAL PARKING	155 SPACES	156 SPACES
ACCESSIBLE PARKING SPACES (4%)	7 SPACES	7 SPACES

MAP REVISION DATES

DATE	REVISION	BY
5/1/2017	UPDATED SITE PLAN PER ARCHITECT CHANGES	CC
6/13/2017	UPDATED PLANS WITH SEPTIC DISPOSAL DESIGN	CC
7/31/2017	REVISED SITE LAYOUT	CC
11/01/2017	ADDED STORMWATER DETAILS	CC
06/28/2018	REVISED PARKING	SL
07/30/2018	COMMENTS PER TOWN PLANNER	SL
09/04/2018	ADDED PROPOSED WELL	CC
11/28/2018	SHOWING CONSERVATION AREA	SL

Dig Safely. New York.
 Call Before You Dig
 Wait The Required Time
 Confirm Utility Response
 Respect The Marks
 Dig With Care
CALL 811
 www.digsafelyny.com

- #### GENERAL NOTES:
- There will be no loss of contiguous forest area; to the extent possible cabins will be sited between existing trees.
 - The Site Plans includes two conservation easements totaling ~54 acres.
 - Any limited tree removal in the forest area that may be required will occur between October 1 and March 31.
 - The developer will employ temporary erosion controls during construction as well as permanent post construction controls, such as swales, culverts, bio-retention zones and pocket ponds meeting standards of design of Storm Water Management Practices (SMP) of the State of New York in accordance with National Pollutant Discharge Elimination System (NPDES).
 - Post-development peak stormwater flows from the site will be lower than pre-development rates as detailed in the project's SWPPP.
 - All cabins will be built on helical piers ("ground screws") or similar.
 - Cabins will not have individual outdoor campfires which will limit the amount of smoke produced by campfires. There will be a limited number of outdoor communal fire pits (approximately three) serviced by Heartwood staff.
 - All outdoor lighting will be fully shielded. There will be no stadium lighting or the like for outdoor common areas or recreation areas.
 - Outdoor amplified events will end by 10pm ("Quiet Hours").
 - Outdoor amplified music will make use of noise limiters (a hardware device which cuts power to the sound system if dBA limits are exceeded as detailed below).
 - Outdoor amplified music will adhere to dBA limits of 125 dBA at the sound source during the day (7am-8pm) and 115 dBA at the sound source during the night (8pm - 10pm) as per the Cerami Associates acoustical analysis (as revised and submitted in April 2018).
 - Outdoor events using amplified music will take place in the west and northwest area immediately adjacent to the indoor "event barn" as labeled on the Site Plans.

SEE PROGRAM LEGEND ON A1.01

SHEET	TITLE
I-1	1 OF 35 INDEX SHEET - BY MEDENBACH AND EGGERS
ARCHITECTURAL DRAWING BY ELECTRIC BOWERY	
A 1.01	2 OF 35 SITE PLAN
A 4.00	2.1 SIGNAGE
OTHER ARCHITECTURAL DRAWINGS PROVIDED BY ELECTRIC BOWERY UNDER SEPARATE COVER	
CIVIL DRAWINGS BY MEDENBACH & EGGERS CIVIL ENGINEERING & LAND SURVEYING	
UP-1	3 OF 35 UTILITY PLAN
EC-1	4 OF 35 EXISTING CONDITIONS
RP-1	5 OF 35 ROAD PROFILE 1
RP-2	6 OF 35 ROAD PROFILE 2
RP-3	7 OF 35 ROAD PROFILE 3
RP-4	8 OF 35 ROAD PROFILE 4
SDP-1	9 OF 35 SEPTIC DISPOSAL AREA PLAN
SD-1	10 OF 35 SEPTIC UTILITY PLAN - SYSTEM #1
SD-2	11 OF 35 SEPTIC UTILITY PLAN - SYSTEM #2
SD-3	12 OF 35 SEPTIC UTILITY PLAN - SYSTEM #3
SD-4	13 OF 35 SEPTIC UTILITY PLAN - SYSTEM #4
PH-1	14 OF 35 PHASING PLAN 1 (SOIL EROSION AND SEDIMENT CONTROL)
PH-2	15 OF 35 PHASING PLAN 2 (SOIL EROSION AND SEDIMENT CONTROL)
SWP-1	16 OF 35 STORMWATER PLAN
SW-1	17 OF 35 WATER QUALITY BASINS #1, #2, DRY SWALES #1 AND #2
SW-2	18 OF 35 WATER QUALITY BASINS #3, AND #4
SW-3	19 OF 35 WATER QUALITY BASINS #5 BIORETENTIONS #1 TO #5
SW-4	20 OF 35 WATER QUALITY BASINS #6, #7, BIORETENTIONS #10 TO #13
SW-5	21 OF 35 BIORETENTIONS #6 TO #9
LP-1	22 OF 35 LIGHTING PLAN 1
LP-2	23 OF 35 LIGHTING PLAN 2
LP-3	24 OF 35 LIGHTING PLAN 3
LP-4	25 OF 35 LIGHTING PLAN 4
D-1	26 OF 35 SEPTIC DETAILS
D-2	27 OF 35 WATER DETAILS
D-3	28 OF 35 STORMWATER DETAILS
D-4	29 OF 35 SOIL EROSION SEDIMENT CONTROL DETAILS
D-5	30 OF 35 FIRETRUCK MOVEMENT PLAN
HP	31 OF 35 HIGHWAY IMPROVEMENT PLAN
SEPTIC DETAIL DRAWINGS BY ADVANCED ONSITE SOLUTIONS	
S1	32 OF 35 HEARTWOOD COMMUNITY SEPTIC SYSTEM NUMBER 1
S2	33 OF 35 HEARTWOOD COMMUNITY SEPTIC SYSTEM NUMBER 2
S3	34 OF 35 HEARTWOOD COMMUNITY SEPTIC SYSTEM NUMBER 3
S4	35 OF 35 HEARTWOOD COMMUNITY SEPTIC SYSTEM NUMBER 4
LANDSCAPING PLANS PROVIDED UNDER SEPARATE SUBMISSION	

OWNER AND DEVELOPER

SHINRIN YOKU, LLC / CO PHILLIP RAPOPORT
 57 4th STREET
 BROOKLYN, NEW YORK 11249

TAX MAP ID# SBL 93.4-1-42.100
LOT AREA ± 97.1 ACRES
 SBL 93.4-1-41.120 ± 44.2 ACRES
TOTAL AREA = ± 141.3 ACRES

INDEX SHEET FOR HEARTWOOD TOWN OF GARDINER ULSTER COUNTY NEW YORK

MARCH 1ST, 2017

Scale: 1" = 200'

MEDENBACH & EGGERS
 CIVIL ENGINEERING & LAND SURVEYING, P.C.
 STONE RIDGE, NEW YORK. (845) 687-0047

BARRY MEDENBACH, P.E.
 NEW YORK LIC. NO. 60142

E16 061
SHEET 1 OF 35