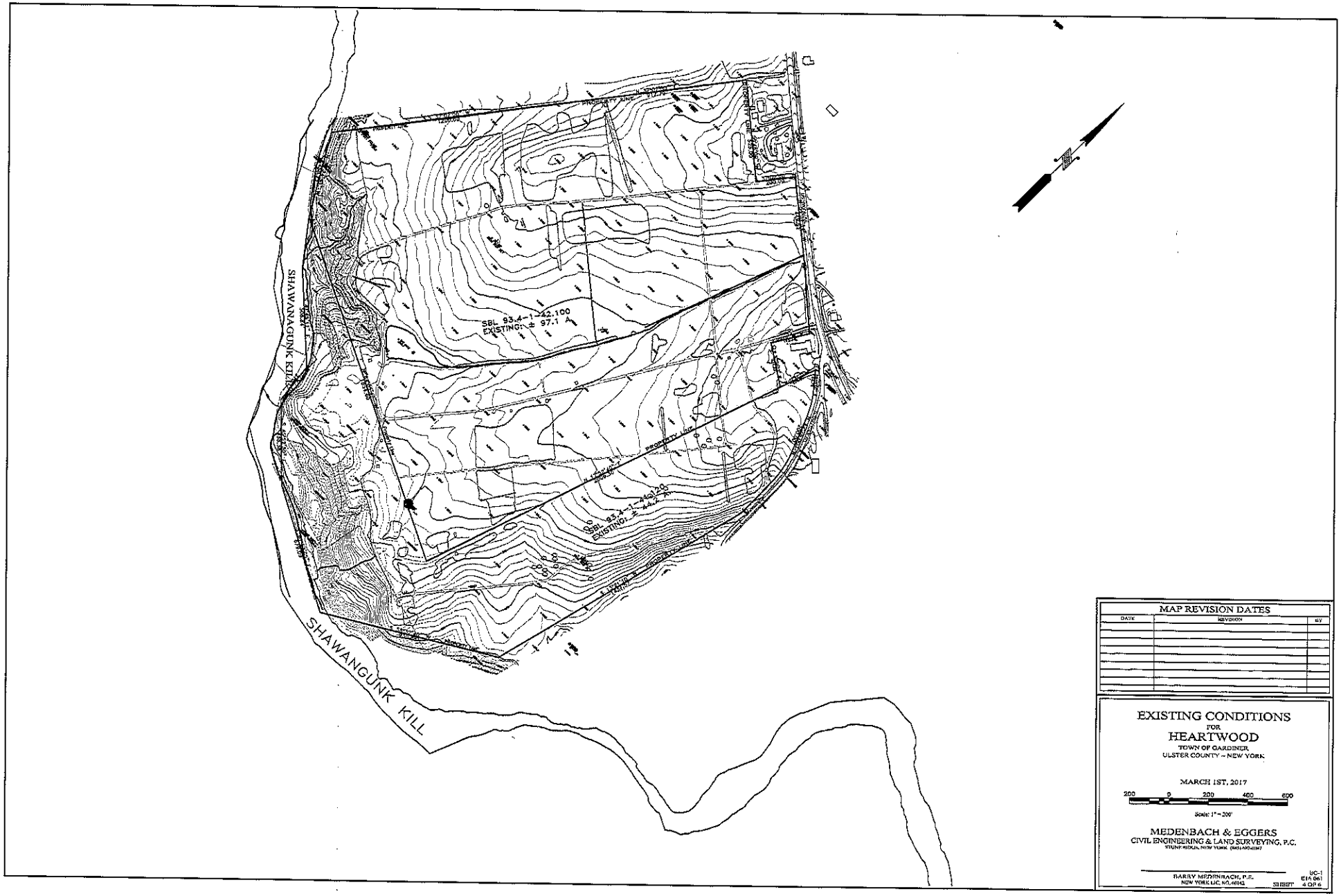
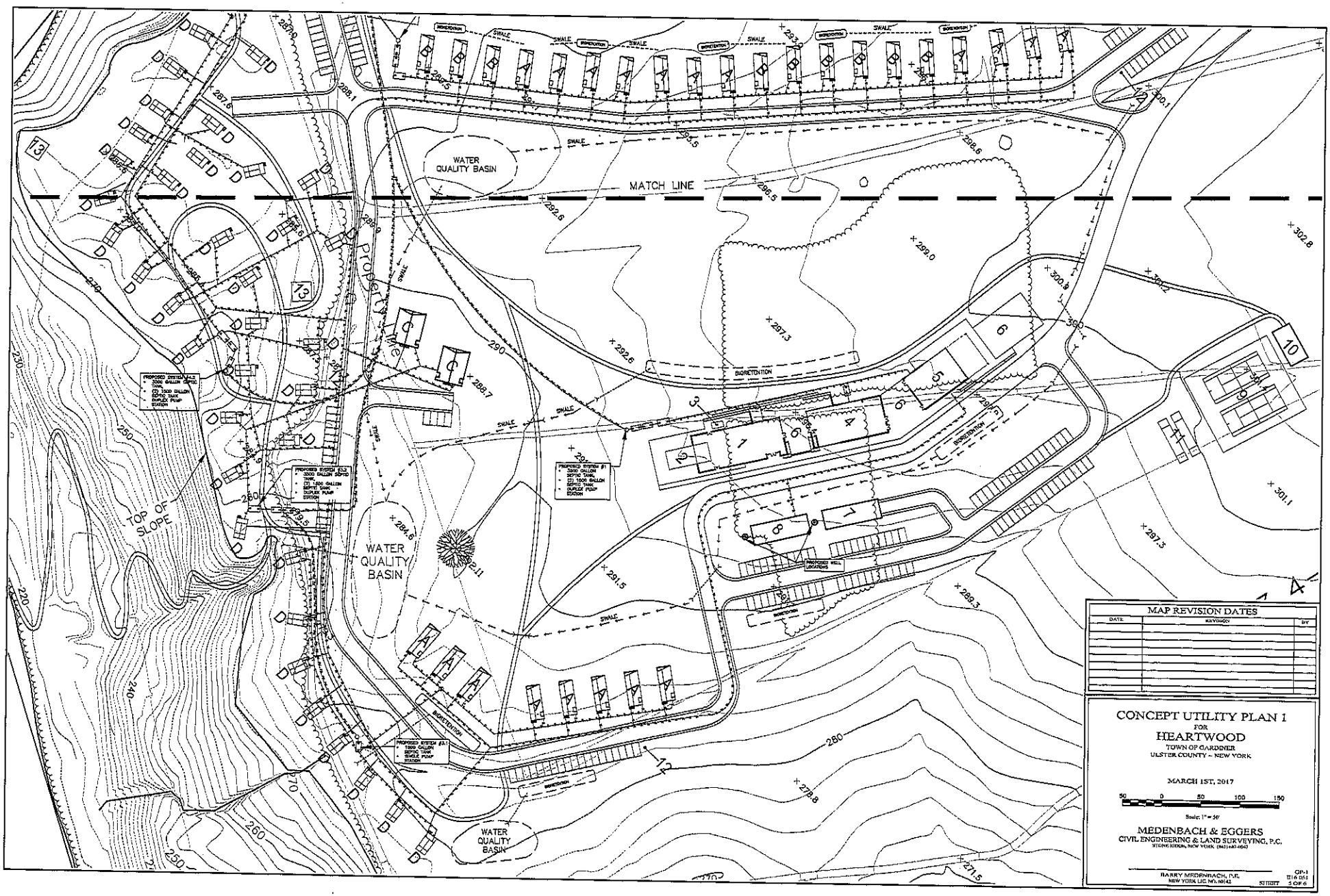
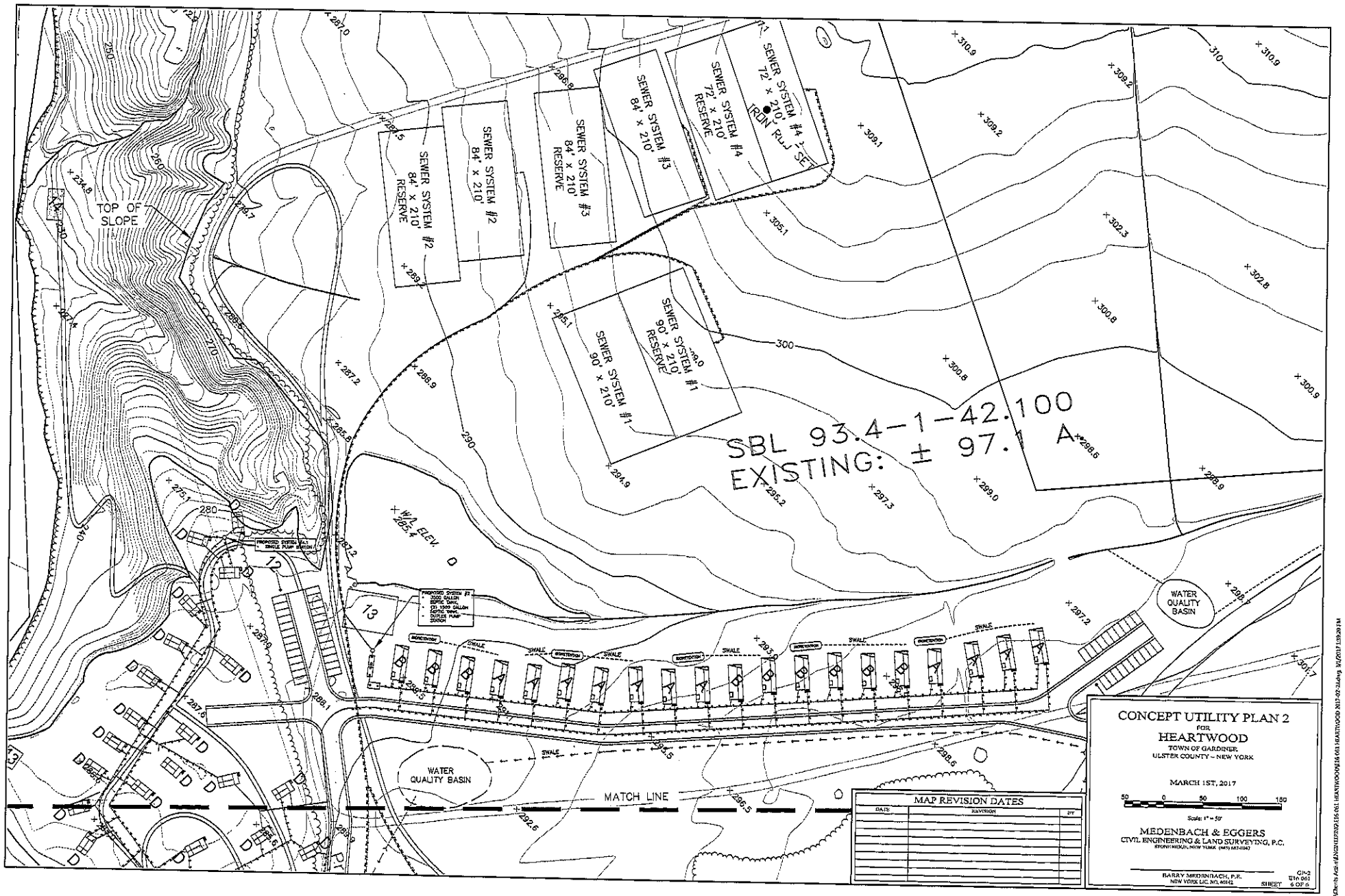
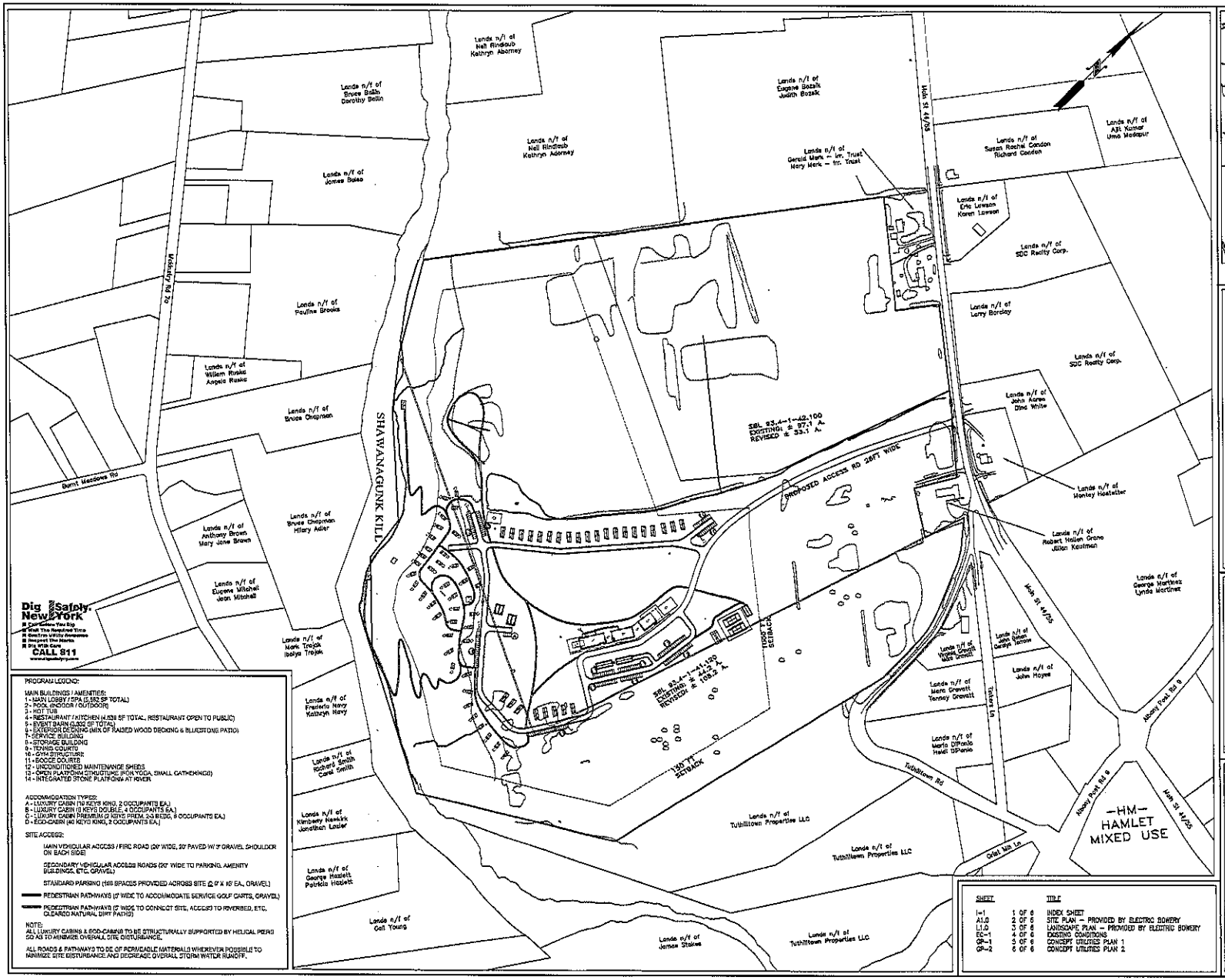

SHAWANAGUNK KILL
SHAWANGUNK KILL
SBL 93.4-1-42.100
EXISTING: ± 97.1 A
SBL 93.4-1-44.120
EXISTING: ± 44.2 A
PROPERTY LINE
MAP REVISION DATES
DATE
REVISION
BY
EXISTING CONDITIONS
FOR
HEARTWOOD
TOWN OF GARDINER
ULSTER COUNTY ~ NEW YORK
MARCH 1ST, 2017
200 0 200 400 600
Scale: 1" = 200'
MEDENBACH & EGGERS
CIVIL ENGINEERING & LAND SURVEYING, P.C.
BARRY MEDENBACH, P.E.
NEW YORK LIC. NO. 46142
SHEET
UC-1
E16 061
4 OF 6


MATCH LINE
WATER QUALITY BASIN
WATER QUALITY BASIN
WATER QUALITY BASIN
TOP OF SLOPE
Property Line
BIORETENTION
SWALE
PROPOSED SYSTEM #1
3000 GALLON SEPTIC TANK
(2) 1500 GALLON SEPTIC TANK
DUPLEX PUMP STATION
PROPOSED WELL LOCATIONS
MAP REVISION DATES
DATE
REVISION
BY
CONCEPT UTILITY PLAN 1
FOR
HEARTWOOD
TOWN OF GARDNER
ULSTER COUNTY - NEW YORK
MARCH 1ST, 2017
Scale: 1" = 50'
MEDENBACH & EGGERS
CIVIL ENGINEERING & LAND SURVEYING, P.C.
STONE RIDGE, NEW YORK (845) 687-0047
BARRY MEDENBACH, P.E.
NEW YORK LIC. NO. 66142
SHEET
OF 6



SEWER SYSTEM #2
84' x 210'
RESERVE
SEWER SYSTEM #2
84' x 210'
SEWER SYSTEM #3
84' x 210'
RESERVE
SEWER SYSTEM #3
84' x 210'
SEWER SYSTEM #4
72' x 210'
RESERVE
SEWER SYSTEM #4
72' x 210'
SEWER SYSTEM #1
90' x 210'
RESERVE
SEWER SYSTEM #1
90' x 210'
SBL 93.4-1-42.100
EXISTING: ± 97.1 A
TOP OF SLOPE
W/L ELEV. 285.4
WATER QUALITY BASIN
WATER QUALITY BASIN
MATCH LINE
SWALE
MAP REVISION DATES
DATE
REVISION
BY
CONCEPT UTILITY PLAN 2
FOR
HEARTWOOD
TOWN OF GARDINER
ULSTER COUNTY – NEW YORK
MARCH 1ST, 2017
50 0 50 100 150
Scale: 1" = 50'
MEDENBACH & EGGERS
CIVIL ENGINEERING & LAND SURVEYING, P.C.
BARRY MEDENBACH, P.E.
NEW YORK LIC. NO. 60142
SHEET
GP-2
U16 061
6 OF 6



PROGRAM LEGEND:

MAIN BUILDINGS / AMENITIES:
1 - MAIN LOBBY / SPA (5,182 SF TOTAL)
2 - POOL (INDOOR / OUTDOOR)
3 - HOT TUB
4 - RESTAURANT / KITCHEN (4,938 SF TOTAL, RESTAURANT OPEN TO PUBLIC)
5 - EVENT BARN (5,332 SF TOTAL)
6 - EXTERIOR DECKING (MIX OF RAISED WOOD DECKING & BLUESTONE PATIO)
7 - SERVICE BUILDING
8 - STORAGE BUILDING
9 - TENNIS COURTS
10 - GYM STRUCTURE
11 - ESCAPE CABINS
12 - UNCONDITIONED MAINTENANCE SHEDS
13 - OPEN PLAYFORM STRUCTURE (FOR YOGA, SMALL GATHERINGS)
14 - INTEGRATED STONE PLATFORM AT RIVER

ACCOMMODATION TYPES:
A - LUXURY CABIN (10 KEYS KING, 2 OCCUPANTS EA.)
B - LUXURY CABIN (8 KEYS DOUBLE, 4 OCCUPANTS EA.)
C - LUXURY CABIN PREMIUM (2 KEYS FROM 2-3 BEDS, 8 OCCUPANTS EA.)
D - ECO-CABIN (40 KEYS KING, 2 OCCUPANTS EA.)

SITE ACCESS:

MAIN VEHICULAR ACCESS / FIRE ROAD (20' WIDE, 20' PAVED W/ 3' GRAVEL SHOULDER ON EACH SIDE)

SECONDARY VEHICULAR ACCESS ROADS (20' WIDE TO PARKING, AMENITY BUILDINGS, ETC, GRAVEL)

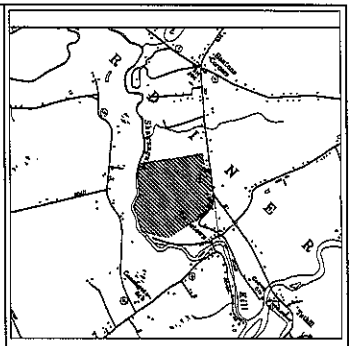
STANDARD PARKING (165 SPACES PROVIDED ACROSS SITE @ 9' X 18' EA., GRAVEL)

PEDESTRIAN PATHWAYS (5' WIDE TO ACCOMMODATE SERVICE GOLF CARTS, GRAVEL)

PEDESTRIAN PATHWAYS (3' WIDE TO CONNECT SITE, ACCESS TO RIVERBED, ETC, CLEARED NATURAL DIRT PATHS)

NOTE:
ALL LUXURY CABINS & ECO-CABINS TO BE STRUCTURALLY SUPPORTED BY HELICAL PIERS SO AS TO MINIMIZE OVERALL SITE DISTURBANCE.

ALL ROADS & PATHWAYS TO BE OF PERVIOUS MATERIALS WHEREVER POSSIBLE TO MINIMIZE SITE DISTURBANCE AND DECREASE OVERALL STORM WATER RUNOFF.



LOCATION MAP SCALE 1"=2,000'

ZONING REQUIREMENTS

FOR RA (RURAL AGRICULTURAL) ZONE

	REQUIRED	PROVIDED
MINIMUM LOT SIZE REVISED LOT 93.4-1-42.120	3 A.	106.2 A.
MINIMUM YARD SETBACKS		
TOWN/ PRIVATE ROAD	50 FT.	700 FT.
COUTY/ STATE ROAD	50 FT.	1000 FT.
SIDE	30 FT.	150 FT.
REAR	50 FT.	150 FT.
MINIMUM ROAD FRONTAGE FOR		
TOWN ROAD	250 FT.	850 FT.
COUTY/ STATE ROAD	300 FT.	950 FT.
MAXIMUM IMPERVIOUS SURFACE COVERAGE	10%	
MAXIMUM BUILDING HEIGHT	35 FT.	30 FT.
MAXIMUM FOOTPRINT FOR NONRESIDENTIAL STRUCTURE	6000 SQ. FT.	6000 SQ. FT.
PARKING REQUIREMENTS		
1 SPACE PER BEDROOM (@ 70	= 70	
1 SPACE PER EMPLOYEE	= 30	
1 SPACE PER 250 SF AMA (5332 SF)	= 17	
RESTAURANT - 1 SPACE PER 3 SEATS	= 24	
REQUIRED TOTAL	= 141 SPACES	165 SPACES
HANDICAPPED SPACES (4%)	6 SPACES	6 SPACES

DEVELOPER / CONTRACT PURCHASER

SHINRIN YOKO, LLC / C/O PHILLIP RAPOPORT
57 4th. STREET
BROOKLYN, NEW YORK 11249

OWNER

TAYLOR FAMILY PARTNERSHIP LP
51 SAW MILL RIVER RD
HAWTHORNE, NEW YORK 10532

TAX MAP ID#	LOT AREA
SBL 93.4-1-42.100	± 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

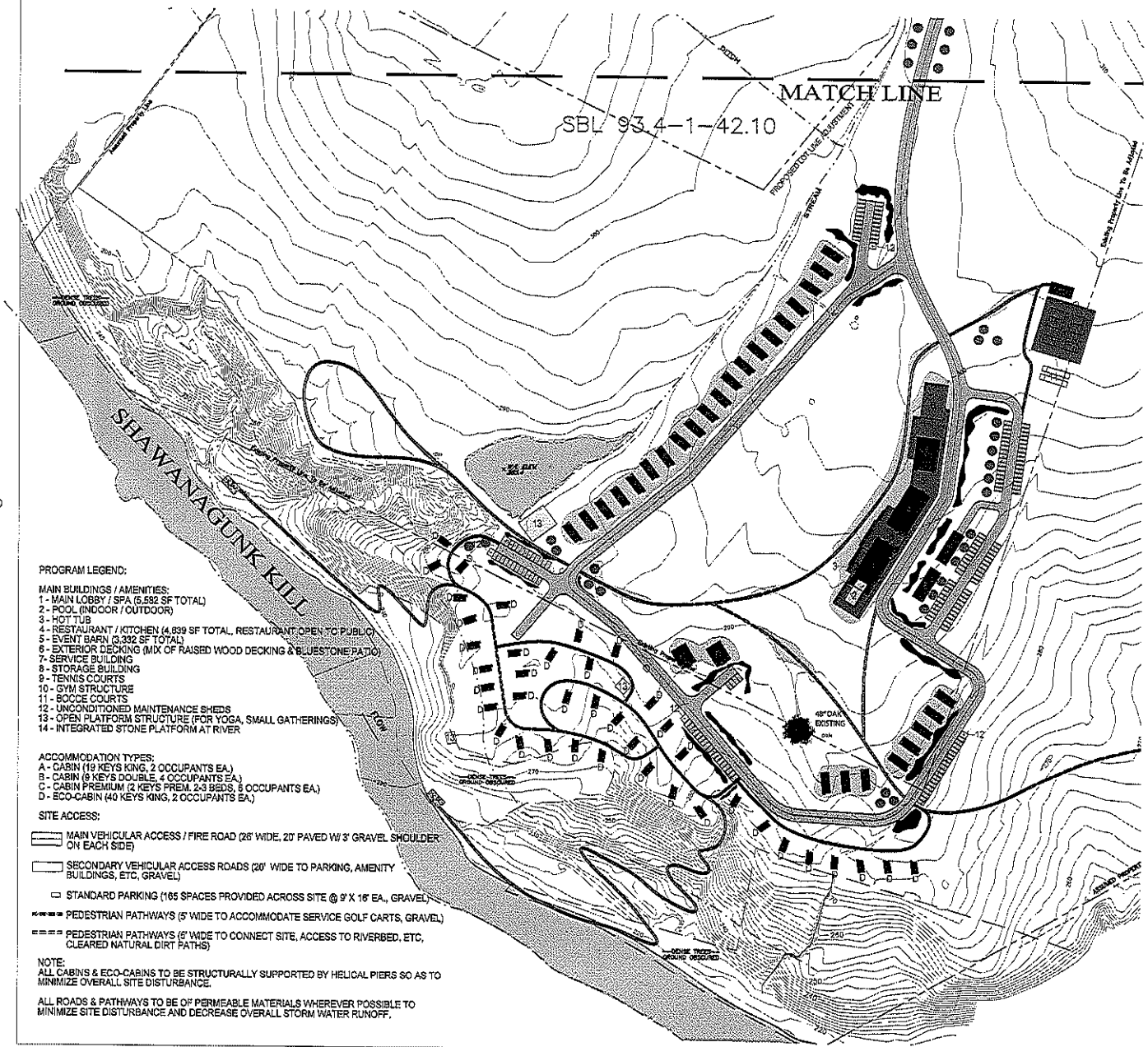
200 0 200 400 600
Scale: 1" = 200'

SHEET		TITLE
I-1	1 OF 6	INDEX SHEET
A1.0	2 OF 6	SITE PLAN – PROVIDED BY ELECTRIC BOWERY
L1.0	3 OF 6	LANDSCAPE PLAN – PROVIDED BY ELECTRIC BOWERY
EC-1	4 OF 6	EXISTING CONDITIONS
C-1	5 OF 6	CONCEPT UTILITIES PLAN 1
C-2	6 OF 6	CONCEPT UTILITIES PLAN 2

MEDENBACH & EGGERS
CIVIL ENGINEERING & LAND SURVEYING, P.C.
BARRY MEDENBACH, P.E.
NEW YORK LIC. NO. 081-62

I-1
E16.061
SHEET 1 OF 6

Z:\Client Acts-Eng\ENGINEERING\16 061 HEARTWOOD\16 061 HEARTWOOD 2017-02-28.dwg 3/1/2017 3:30:09 PM



PLANT LEGEND:

COMMON NAME	SCIENTIFIC NAME
SCREENING PLANTS	
GREEN SHADOW SWEETBAY MAGNOLIA	MAGNOLIA VIRGINIANA VAR. AUSTARLIS 'GREEN SHADOW'
BOTTLEBRUSH BUCKEYE	AESCULUS PARVIFLORA
THREE-FLOWERED MAPLE	ACER TRIFLORUM
YOUNG LADY SMOKETREE	CONTINUS COGGYGRIA 'YOUNG LADY'
MEADOW	
BIG BLUESTEM	ANDROPOGON GERARDII
KOREAN FEATHER REED GRASS	CALAMAGROSTIS BRACHYTRICHA
FERNLEAF YARROW	ACHILLEA FILIPENDULINA
WILD WHITE INDIGO	BAPTISIA ALBA
ROMA MASTERWART	ASTANTIA MAJOR 'ROMA'
TWILIGHT ASTER	ASTER MACROPHYLLUS 'TWILIGHT'
HORATIO GOATSBEARD	ARUNCUS 'HORATIO'
TREE VARIETALS	
EASTERN RED CEDAR	JUNIPERUS VIRGINIANA
AMERICAN SYCAMORE	PLATANUS OCCIDENTALIS
BARTLETT PEAR	PYRUS COMMUNIS 'WILLIAMS PEAR'

SUGGESTED PLANT VARIETALS OR ALTERNATE, BASED ON FORTHCOMING LANDSCAPE PLANS

electric bowery

Designer
Electric Bowery Ltd.
801 Ocean D'Alene Avenue, Venice, CA 90291
tel 310.439.1771

Architect
Electric Bowery Ltd.
801 Ocean D'Alene Avenue, Venice, CA 90291
tel 310.439.1771

Client

Contractor

DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

No.	Issues / Revisions	Date	By

Stamp

FOR INTERNAL REVIEW ONLY

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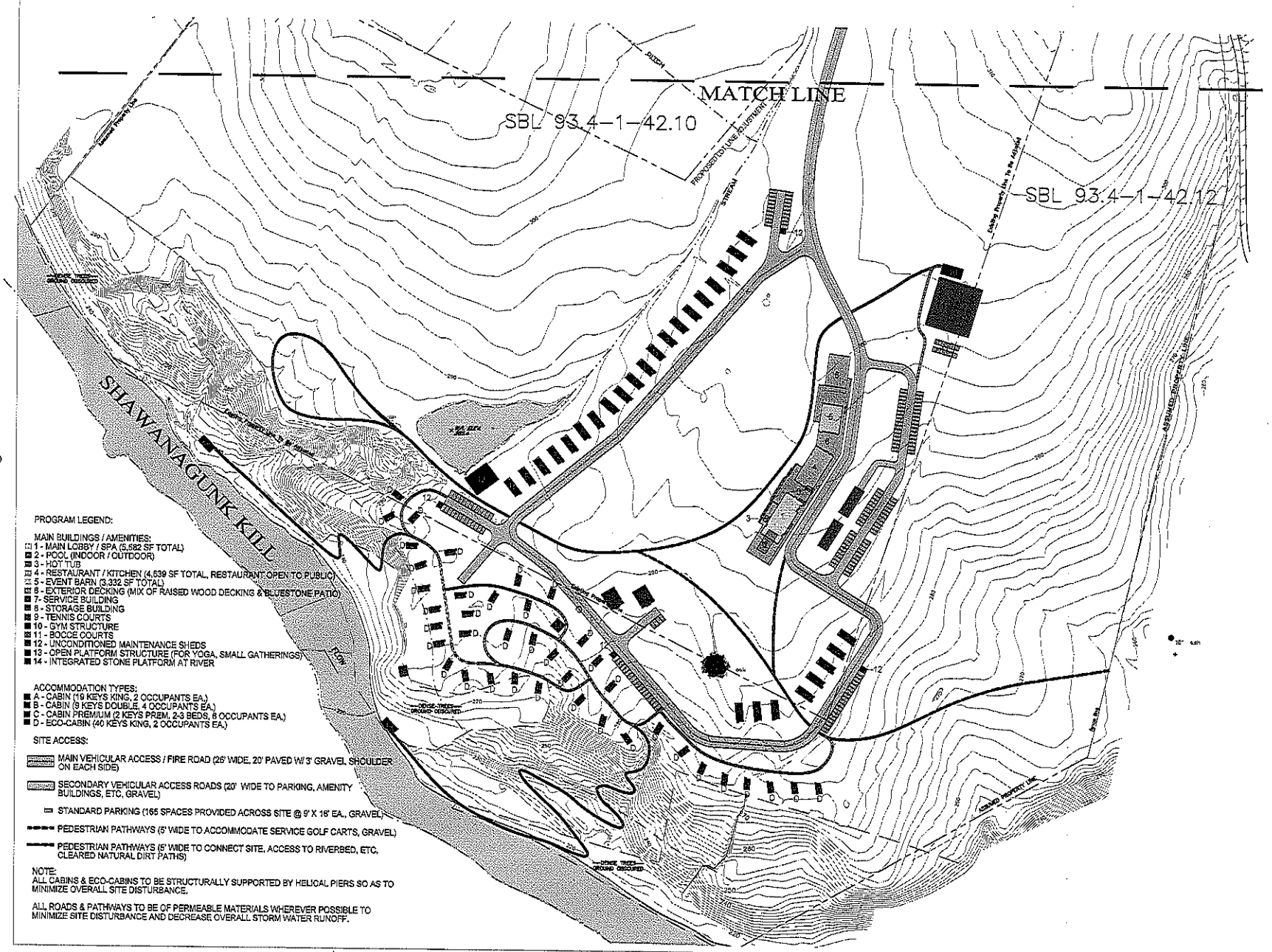
Project Title
HEARTWOOD NY

Drawing Title
LANDSCAPE PLAN

Scale 1" = 100'-0" | Drawn By
Date 03/01/17 | Checked By
Project No. 00055
North

Drawing No.
L1.0



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A1.0