

TUXEDO FARMS



PLANNED INTEGRATED DEVELOPMENT PRELIMINARY PLAN

TOWN OF TUXEDO, ORANGE COUNTY, NEW YORK

DRAWING TITLE:

- Figure 1 Cover Sheet
- Figure S7.01-S7.05 Boundary Survey Southern Tract
- Figure N7.01-N7.05 Boundary Survey Northern Tract
- Figure F7.01 Boundary Survey Fox Hill Tract
- Figure 1-1 Tuxedo Reserve Proposed Zoning Plan
- Figure 1-2 Regulating Plan
- Figure 1-3.1 Public Roadway Hierarchy
- Figure 1-3.2 Private Roadway Hierarchy
- Figure 1-4 Conceptual Stormwater Management Plan
- Figure 4-1 Land Holdings Plan
- Figure 5-1 Concept Plan
- LDP-6 Overall Land Development Plan
- LDP-6A,B,C Redline Comparison

SUBMITTED TO:
TOWN OF TUXEDO, ORANGE COUNTY, NEW YORK

APPLICANT / DEVELOPER:
TUXEDO RESERVE OWNER, L.L.C.

CONSULTING ENGINEERS:
LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING,
LANDSCAPE ARCHITECTURE AND GEOLOGY, D.P.C.
LEHMAN & GETZ, P.C.

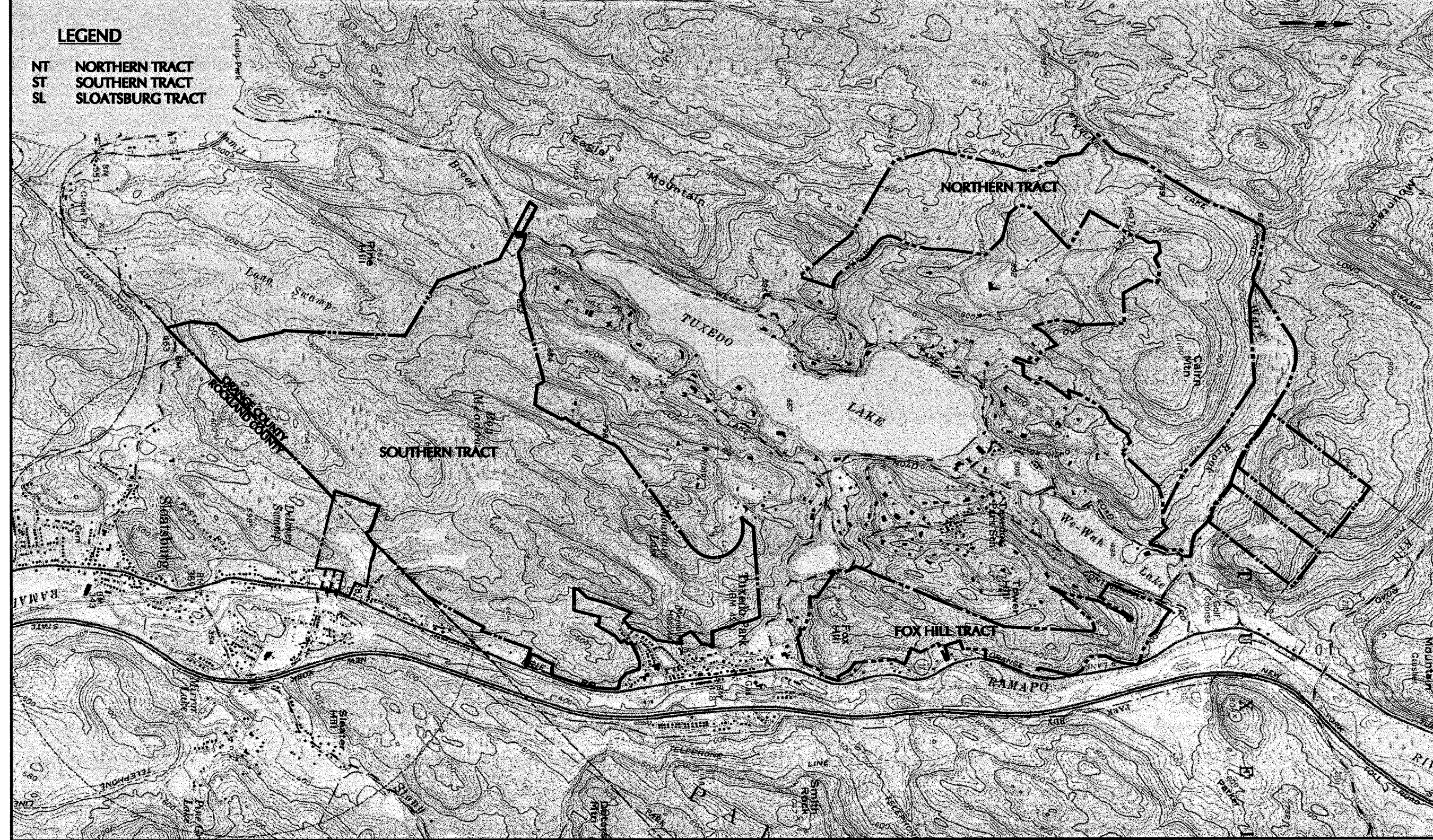
SURVEYOR:
LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING,
LANDSCAPE ARCHITECTURE AND GEOLOGY, D.P.C.

RELATED	6.	REVISED PER CLIENT COMMENTS	5/25/2022	3.	REVISED SOUTH TRACT REGULATING PLAN	12/20/2017
	5.	REVISED PER TOWN COMMENTS	5/17/2022	2.	REVISED PER TOWN COMMENTS	4/20/2015
	4.	2021 REVISED SITE PLAN	11/12/2021	1.	REVISED PER TOWN COMMENTS	1/30/2015
	No.	REVISIONS	DATE	No.	REVISIONS	DATE

SIGNATURE _____ DATE _____
MICHAEL FINAN, PE
PROFESSIONAL ENGINEER N.Y. Lic. No. 081473

TUXEDO FARMS
TOWN OF TUXEDO, ORANGE COUNTY

COVER SHEET		
SCALE NTS	PROJECT NO. 1280702	FIGURE NO. 1
DATE 11/24/14		



KEY MAP

REFERENCED PLANS AND TITLE REPORTS

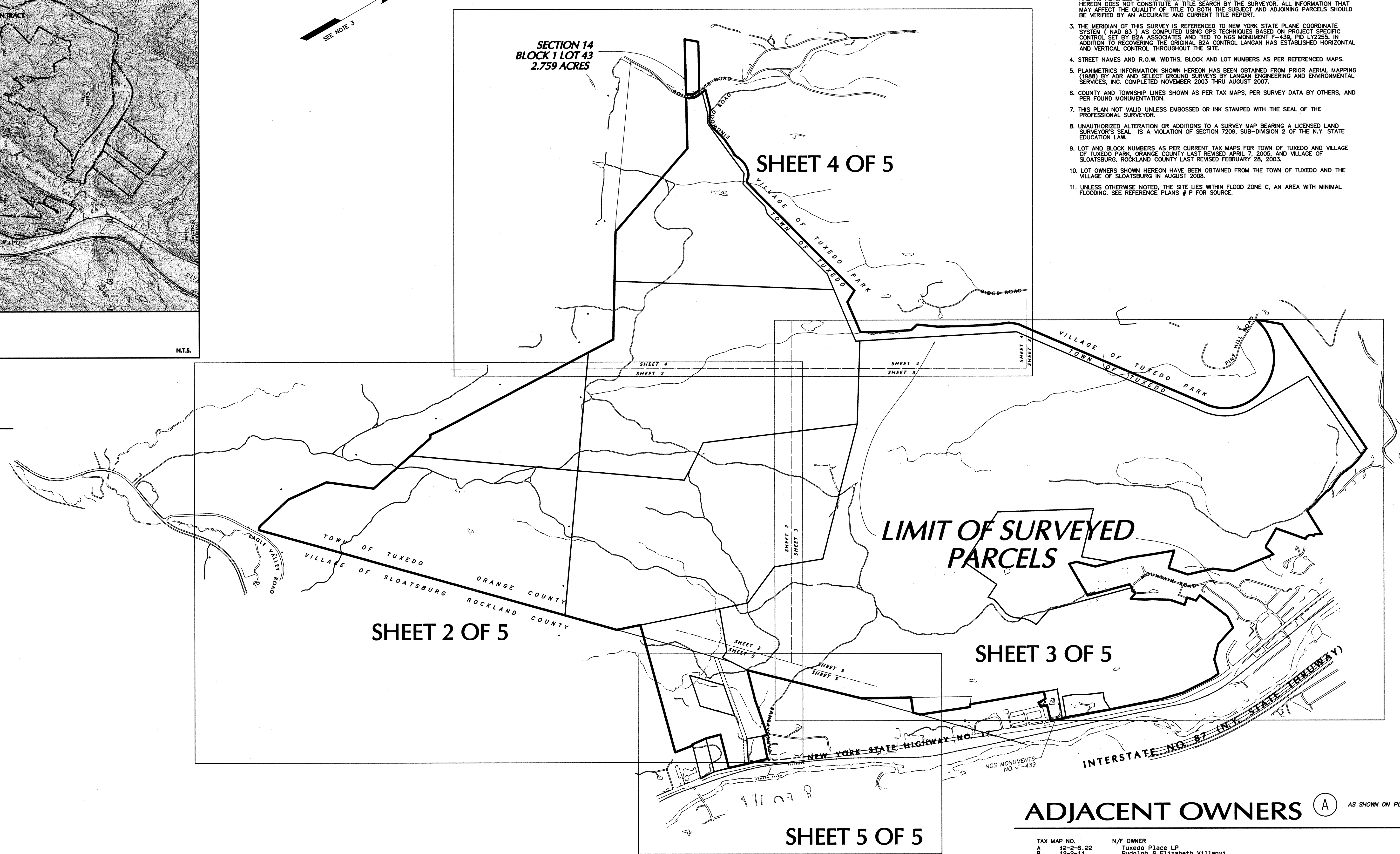
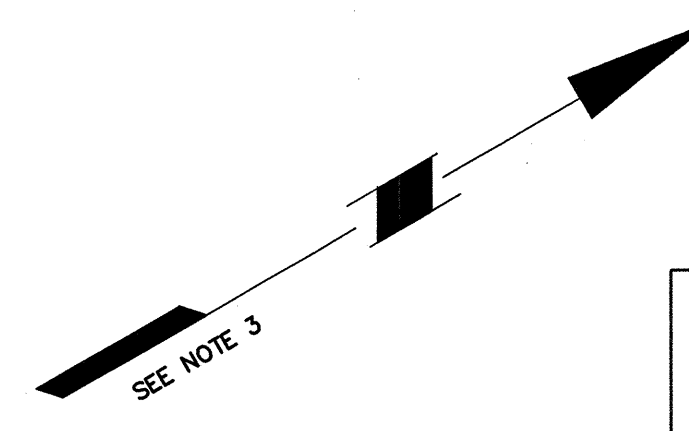
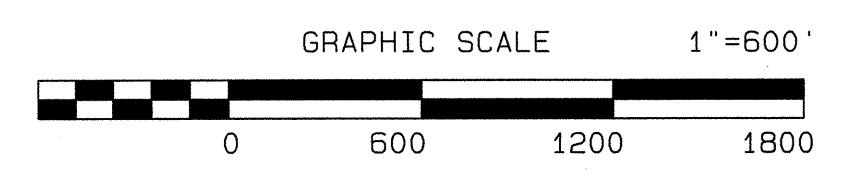
R-0 AS SHOWN ON PLAN

- DRAWING TITLED "SURVEY PREPARED FOR TUXEDO PARK ASSOCIATES, PORTION OF THE SOUTHERN TRACT PARCEL, TOWN OF TUXEDO, ORANGE COUNTY, NY, VILLAGE OF SLOATSBURG, ROCKLAND COUNTY, NY, SHEETS 1 THRU 5, BY LANC & TULLY ENGINEERING AND SURVEYING P.C., DATED DECEMBER 3, 1987 AND REVISED DECEMBER 21, 1987.
- DRAWING TITLED "TUXEDO PARK ASSOCIATES NORTHERN TRACT PARCEL, SURVEY PREPARED FOR R-H TUXEDO DEVELOPMENT INC. TOWN OF TUXEDO, ORANGE COUNTY, NEW YORK, SHEETS 1 AND 2, BY LANC & TULLY ENGINEERING AND SURVEYING P.C., DATED JANUARY 15, 1988 AND SEPTEMBER 1, 1988.
- DRAWING TITLED "SURVEY PREPARED FOR TUXEDO PARK ASSOCIATES, FOX HILL TRACT, TOWN OF TUXEDO, ORANGE COUNTY, NEW YORK" BY GRAY, RAILING, AND HENSMAN ENGINEERING AND SURVEY P.C. DATED AUGUST 14, 1989.
- DRAWING TITLED "SURVEY PREPARED FOR GEORGE H. BOYNTON, VILLAGE OF SLOATSBURG, ROCKLAND COUNTY, TOWN OF TUXEDO, ORANGE COUNTY" BY LANC & TULLY ENGINEERING AND SURVEYING P.C., DATED DECEMBER 23, 1987.
- DRAWING TITLED "SKETCH PLAT, MAJOR SUBDIVISION FOR TUXEDO PARK ASSOCIATES, VILLAGE OF SLOATSBURG, ROCKLAND COUNTY, NEW YORK" BY BERNARD VAN HOOK, PE, CIVIL ENGINEERING CONSULTANT, DATED DECEMBER 1988 AND REVISED FEBRUARY 1999.
- DRAWING TITLED "LAND TRANSFER, T.P.A. TO VOSS, CONKLIN TO T.P.A., VILLAGE OF SLOATSBURG, ROCKLAND COUNTY, N.Y., BY LANC & TULLY ENGINEERING AND SURVEYING P.C., DATED APRIL 5, 1996 AND LAST REVISED FEBRUARY 20, 1998.
- DRAWING TITLED "SKETCH SITE PLAN FOR PATRICIA NAZZARO, TOWN OF TUXEDO, ORANGE COUNTY, NY" BY LANC & TULLY ENGINEERING AND SURVEYING P.C., DATED DECEMBER 12, 1995.
- FILED MAP 5539 BOOK 100 PAGE 71, TITLED "SUBDIVISION OF SLOATSBURG INDUSTRIAL PARK", BY WILLIAM YOUNGBLOOD ASSOCIATES, DATED NOV 2, 1976 AND FILED OCT, 1983
- DRAWING TITLED "DESCRIPTION AND MAP FOR THE ACQUISITION OF PROPERTY, NYACK TURNPIKE, PART 1, S41 NO. 91, ROCKLAND COUNTY, LEE W. BRENTNALL, FRANK GOEHL, MELVIN BRENTNALL" BY THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION, MAP NO. 79, PARCEL NO. 80.
- DRAWING TITLED "SURVEY FOR EASEMENT & RIGHT OF WAY FOR DRAINAGE CONTROL CULVERT TUXEDO UNION SCHOOL DIST. # 3" VICTOR ERIKSON ENGINEERS & SURVEYORS, DATED OCTOBER 19, 1960.
- DRAWING TITLED "LAND TRANSFER, CONKLIN TO T.P.A., VILLAGE OF SLOATSBURG, ROCKLAND COUNTY, NY" BY LANC & TULLY ENGINEERING AND SURVEYING P.C., DATED NOVEMBER 11, 1988, DRAWING NUMBER A-93031-3.
- DRAWING TITLED "SURVEY PREPARED FOR WILLIAM F. HELMER, VILLAGE OF SLOATSBURG, ROCKLAND COUNTY, N.Y., BY LANC & TULLY ENGINEERING AND SURVEYING P.C., DATED AUGUST 28, 1987, DRAWING NUMBER 87-150.
- DRAWING TITLED "SURVEY MAP PREPARED FOR GREGORY, TOWN OF TUXEDO - ORANGE COUNTY, NEW YORK" BY GRAY, RAILING, AND HENSMAN ENGINEERING & SURVEYING, P.C., DATED SEPTEMBER 18, 1989.
- DRAWING TITLED "SURVEY BY D.T. MANCE & ASSOC.", DATED 1981.
- TITLE REPORTS BY CHICAGO TITLE INSURANCE COMPANY, McCALL ABSTRACT CORP. TITLE NUMBERS 20030 105300 AND 2003 105301, DATED JULY 11, 2003 AND DEC 1, 2003.
- PLANS TITLED "FIRM FLOOD INSURANCE RATE MAP" FOR THE TOWN OF TUXEDO, COMMUNITY PANEL NUMBERS 36063 0001, 0004-0008, DATED APRIL 19, 1982 AND THE VILLAGE OF SLOATSBURG, COMMUNITY PANEL NUMBERS 360690 0001C, DATED JANUARY 6, 1982.
- PLAN TITLED "LOT LINE CHANGE PLAN PREPARED FOR GEORGE H. BOYNTON, VILLAGE OF SLOATSBURG, ROCKLAND COUNTY, NEW YORK, LANC & TULLY, P.C., DATED JANUARY 19, 2005 AND LAST REVISED OCTOBER 3, 2005, DRAWING NUMBER A-03-0114-01.
- PLAN TITLED "SURVEY PREPARED FOR TUXEDO RESERVE INVESTMENT PARTNERS, L.P." BY EDWARD T. GANNON, PLS, DATED JULY 31, 2006.
- TITLE REPORT BY LAWYERS TITLE INSURANCE COMPANY, THE MONTE GROUP, TITLE NUMBER VM 14364 LT, DATED MAY 17, 2006.
- PLAN TITLED "EXISTING SITE PLAN FOR TUXEDO MANOR APARTMENTS, INC., TOWN OF TUXEDO, ORANGE COUNTY, NEW YORK" PREPARED BY ZIMMERMAN ENGINEERING & SURVEYING, P.C., DATED SEPTEMBER 20, 2005 AND LAST REVISED FEBRUARY 27, 2006, SHEET NO. 1 OF 5.
- PLAN TITLED "LOT LINE CHANGE PLAN SECTION 14 BLOCK 1, LOT 9 ORANGE COUNTY NEW YORK" PREPARED BY LANGAN ENGINEERING & ENVIRONMENTAL SERVICES DATED MAY 1, 2007 LAST REVISED OCTOBER 22, 2007 MAP # 01-07 SHEET 1 FILED ON OCTOBER 25, 2007 IN ORANGE COUNTY CLERKS OFFICE.
- LETTER OF MAP REVISION (LWR) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE VILLAGE OF SLOATSBURG, WITH REVISED COMMUNITY PANEL NO. 360690 0001 C, EFFECTIVE DATE JULY 2, 2003.

AREA TABLES

TOWN OF TUXEDO, ORANGE COUNTY				
SECTION	BLOCK	LOT	AREA (ACRES)	
14	1	43	2.76	
14	1	40	2.00	
14	1	39	76.67	
14	1	37	41.60	
14	1	36	118.38	
14	1	35	153.92	
14	1	38	165.61	
14	1	34	548.87	
14	1	42	40.26	
14	1	41	31.68	
14	1	14	3.16	
14	1	13.2	0.60	
14	1	13.11	1.01	
14	1	5	10.09	

VILLAGE OF SLOATSBURG, ROCKLAND COUNTY				
SECTION	BLOCK	LOT	AREA (ACRES)	
29.67	1	2	31.75	
29.67	1	1	5.01	
29.68	1	18	1.69	



NOTES

- THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, AND THE REFERENCES NOTED HERE-ON
- THE SURVEYED PROPERTY IS SUBJECT TO BUT NOT LIMITED TO THE FACTS AS NOTED HEREON AND AS REVEALED BY THE HEREON REFERENCED INFORMATION. THE INFORMATION SHOWN HEREON DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION THAT MAY AFFECT THE QUALITY OF TITLE TO BOTH THE SUBJECT AND ADJOINING PARCELS SHOULD BE VERIFIED BY AN ACCURATE AND CURRENT TITLE REPORT.
- THE MERIDIAN OF THIS SURVEY IS REFERENCED TO NEW YORK STATE PLANE COORDINATE SYSTEM (NAD 83) AS COMPUTED USING GPS TECHNIQUES BASED ON PROJECT SPECIFIC CONTROL SET BY B2A ASSOCIATES AND TIED TO NGS MONUMENT F-439, PID LY255. IN ADDITION TO RECOVERING THE ORIGINAL SEA CONTROL LANGAN HAS ESTABLISHED HORIZONTAL AND VERTICAL CONTROL THROUGHOUT THE SITE.
- STREET NAMES AND R.O.W. WIDTHS, BLOCK AND LOT NUMBERS AS PER REFERENCED MAPS.
- PLANIMETRICS INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM PRIOR AERIAL MAPPING (1988) BY ADR AND SELECT GROUND SURVEYS BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. COMPLETED NOVEMBER 2005 THRU AUGUST 2007.
- COUNTY AND TOWNSHIP LINES SHOWN AS PER TAX MAPS, PER SURVEY DATA BY OTHERS, AND PER FOUND MONUMENTATION.
- THIS PLAN NOT VALID UNLESS EMBOSSED OR INK STAMPED WITH THE SEAL OF THE PROFESSIONAL SURVEYOR.
- UNAUTHORIZED ALTERATION OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.
- LOT AND BLOCK NUMBERS AS PER CURRENT TAX MAPS FOR TOWN OF TUXEDO AND VILLAGE OF SLOATSBURG, ORANGE COUNTY LAST REVISED APRIL 7, 2005, AND VILLAGE OF SLOATSBURG, ROCKLAND COUNTY LAST REVISED FEBRUARY 28, 2003.
- LOT OWNERS SHOWN HEREON HAVE BEEN OBTAINED FROM THE TOWN OF TUXEDO AND THE VILLAGE OF SLOATSBURG IN AUGUST 2008.
- UNLESS OTHERWISE NOTED, THE SITE LIES WITHIN FLOOD ZONE C, AN AREA WITH MINIMAL FLOODING. SEE REFERENCE PLANS # P FOR SOURCE.

ADJACENT OWNERS

TAX MAP NO.	N/F OWNER
12-2-6-22	Tuxedo Place LP
12-2-6-11	Audison & Elizabeth Villanyi
12-2-6-10	Helen Tochner
12-2-6-9	Ben Dickerson
12-2-6-8	Richard L. Jones
12-2-6-7	Joseph L. & Marion Mottola
12-2-6-6	Donald & Katherine Derbyshire
12-2-6-5	John & Debra Ruel
12-2-6-4	Kevin & Ann Earl
12-2-6-3	Ralph & Madeline Napolitano
12-2-6-2	Dr. Richard Jones
12-2-6-1	Double Gemini Enterprises Inc.
12-2-6-0	William H. & Jean L. Sahler
12-2-5-9	William H. & Jean L. Sahler
12-2-5-8	Kimberlee Stevens
12-2-5-7	Richard E. & Jeanne Heaton
12-2-5-6	Richard Miller
12-2-5-5	Antoinette Matthews
12-2-5-4	Antoinette Matthews
12-2-5-3	Daniel Richard Winfield
12-2-5-2	John R. & Elaine Smith
12-2-5-1	William H. Sahler
12-2-5-0	The Sung Wang
12-2-4-9	Theodore Kincaid, Jr.
12-2-4-8	Richard E. & Barbara Barba
12-2-4-7	Joseph & Martina O'Reilly
12-2-4-6	Joseph Mennato
12-2-4-5	Jose & Eileen Rivera
12-2-4-4	Richard R. Conklin
12-2-4-3	John P. & Elizabeth Mottola
12-2-4-2	John J. Billi & Pauline Wagner
12-2-4-1	John & Mary D. Billy
12-2-4-0	Jack P. & Pauline Wagner
12-2-3-9	Pierre Roulier
12-2-3-8	Alaine Jakubek
12-2-3-7	Edward & Ann Marie Voss
12-2-3-6	Margaret & Gary Bakker
12-2-3-5	Gaye Hekefield, Mary McQueen, Catherine Carter,
12-2-3-4	Catherine Gulman and Elizabeth Grenzeback
12-2-3-3	Gaye Hekefield, Mary McQueen, Catherine Carter,
12-2-3-2	Catherine Gulman and Elizabeth Grenzeback
12-2-3-1	Philip Schitten
12-2-3-0	P & P Polyprope LLC
12-2-2-9	Continental Construction, Inc.
12-2-2-8	Persichetti Bennetto & Bennet Kathleen
12-2-2-7	WV
12-2-2-6	Antonio C. Bravo
12-2-2-5	Robert Vierling
12-2-2-4	Persichetti Frank Jr. & Juliann

EXCEPTIONS, RESTRICTIONS AND OTHER DOCUMENTS

Plotted	Liber	Page	ID #	Comments
Plotted	1956	254	25K	Board of Education Drainage Easement
Plotted	1956	260	25L	Board of Education Drainage Easement
Plotted	1956	264	25M	Board of Education Ingress/Egress
Plotted	1977	41	25N	50' wide Ingress/Egress to Consolidation Edison Easement
Plotted	2224	795	25O	60' wide Public Highway
Plotted	1925	693	25P	Orange and Rockland Utilities Inc. Easement
Not Plottable	1622	668	25S	Fishing Rights at the Ramapo River
Not Plottable	749	548	25S	Fishing Rights at the Ramapo River
Not Plottable	135	251	25X	Upland Owners Drainage Rights
Not Plottable	1079	480	25AA	Miscellaneous Rights and Easements
Not Plottable	541	272	25AA	Access Easement - vacated by Liber 4300 Page 157 Fox Hill Tract
Plotted	1829	794	R5	Utility Easement South Tract
Plotted			R6	Easements per Lanc and Tully Surveys South Tract
Plotted	235	719	R8	20' ROW (Park Ave) South Tract
Plotted	FILED MAP		R8	20' ROW (Park Ave) South Tract
Plotted	Filed Map No. 6590		R10	50' Access R.O.W. South Tract
Plotted	Filed Map No. 9123		R11	Construction Easement South Tract
Plotted	374	14	R11	Construction Easement South Tract
Plotted	Filed Map No. 7218		R13	Subdivision
Plotted	119	50	R13	Subdivision
Plotted			R14	Boynton Surveys by Lanc and Tully
Plotted			R15	Tuxedo Park Association to Voss & Conklin Map by Lanc & Tully
Plotted	1447	241	R16	Water Line Easement to Tuxedo Memorial Hospital
Plotted	1948	1124	R17	Ingress/Egress Easement Nezzariello Property
Plotted	4098	108	R18	Access Easement Nezzariello Property
Plotted	4098	113		Agreement Nezzariello Property

Date	Description	No.	Date	Description	No.	Date	Description	No.	Date	Description	No.	Date	Description	No.
3-13-09	Issued to Town Board	19	9-11-07	Subdivision Submission to Planning Board	15	7-11-06	Revised Easement 25-AA	11	8-17-05	Subdivision Submission to TAC	4			
12-9-08	Revised Per Planning Board Comments	18	5-25-07	Subdivision Submission to Planning Board	14	5-19-06	Revised Section 29.59, Block 1 Lot 1 in Town of Ramapo	10	11-4-05	Subdivision Submission to Planning Board	7			
8-19-08	Updated Adjacent Owners	17	3-19-07	Revised Easement 25-AA and Notes	13	4-5-06	Updated Certification Parties	9	10-20-05	Added Route 17 and Railroad R.O.W. Information	6	2-14-05	Added Topography for Submission to TAC	3
10-26-07	Subdivision Submission to Planning Board	16	8-18-06	Added Flood Zone Information and Updated Certification	12	3-9-06	Updated Certification	8	9-21-05	Subdivision Submission to TAC	5	4-02-04	Clarified Areas	1

I hereby state that this plan is based on a field survey made by me or under my immediate supervision in accordance with NYS's Code of Practice for Land Surveys, and to the best of my professional knowledge, information and belief, and in my professional opinion, correctly represents the conditions found on the date of the field survey of the subject property.

Joseph E. Romano 3-13-09
 JOSEPH E. ROMANO
 PROFESSIONAL LAND SURVEYOR N.Y. LIC. No.050130

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 Elmwood Park, NJ 07407
 Phone:(201) 794 6900
 Fax:(201) 794 0366
 www.langan.com

Doylstown, PA
 Miami, FL
 New Haven, CT
 New York, NY
 Philadelphia, PA

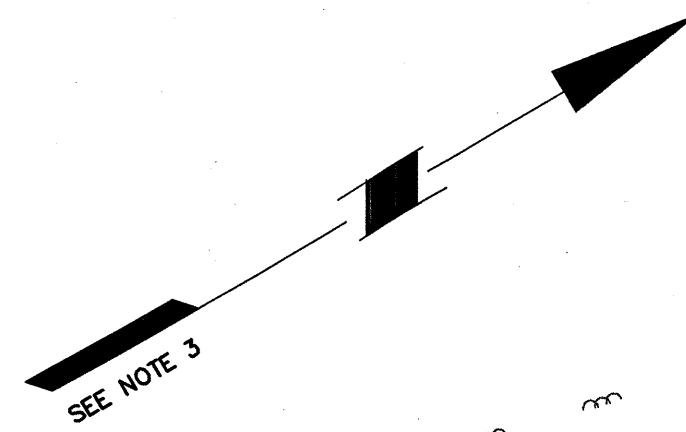
Project: **TUXEDO RESERVE**
 ORANGE COUNTY
 ROCKLAND COUNTY
 TOWN OF TUXEDO
 VILLAGE OF SLOATSBURG
 NEW YORK

Drawing Title: **BOUNDARY SURVEY SOUTHERN TRACT**

Job No. 1280750
 Date 3-18-04
 Scale 1"=600'
 Dwn. By MS JUR
 Chkd. By JR
 SHEET 1 OF 5

\$7.01

G:\Data\1280750\Survey Data - 1280750\TerraModel\Existing\Boundary\Final Southern Tract Boundary.pro Mar 13, 2009



SHEET 4
SHEET 2

SECTION 14 - BLOCK 1 - LOT 38
PART OF FORMER LOT 6.22
n/f TUXEDO RESERVE OWNER, LLC
165.61 ACRES

SECTION 14 - BLOCK 1 - LOT 37
PART OF FORMER LOT 6.22
n/f TUXEDO RESERVE OWNER, LLC
41.60 ACRES

SECTION 14 - BLOCK 1 - LOT 36
PART OF FORMER LOT 6.22
n/f TUXEDO RESERVE OWNER, LLC
118.38 ACRES

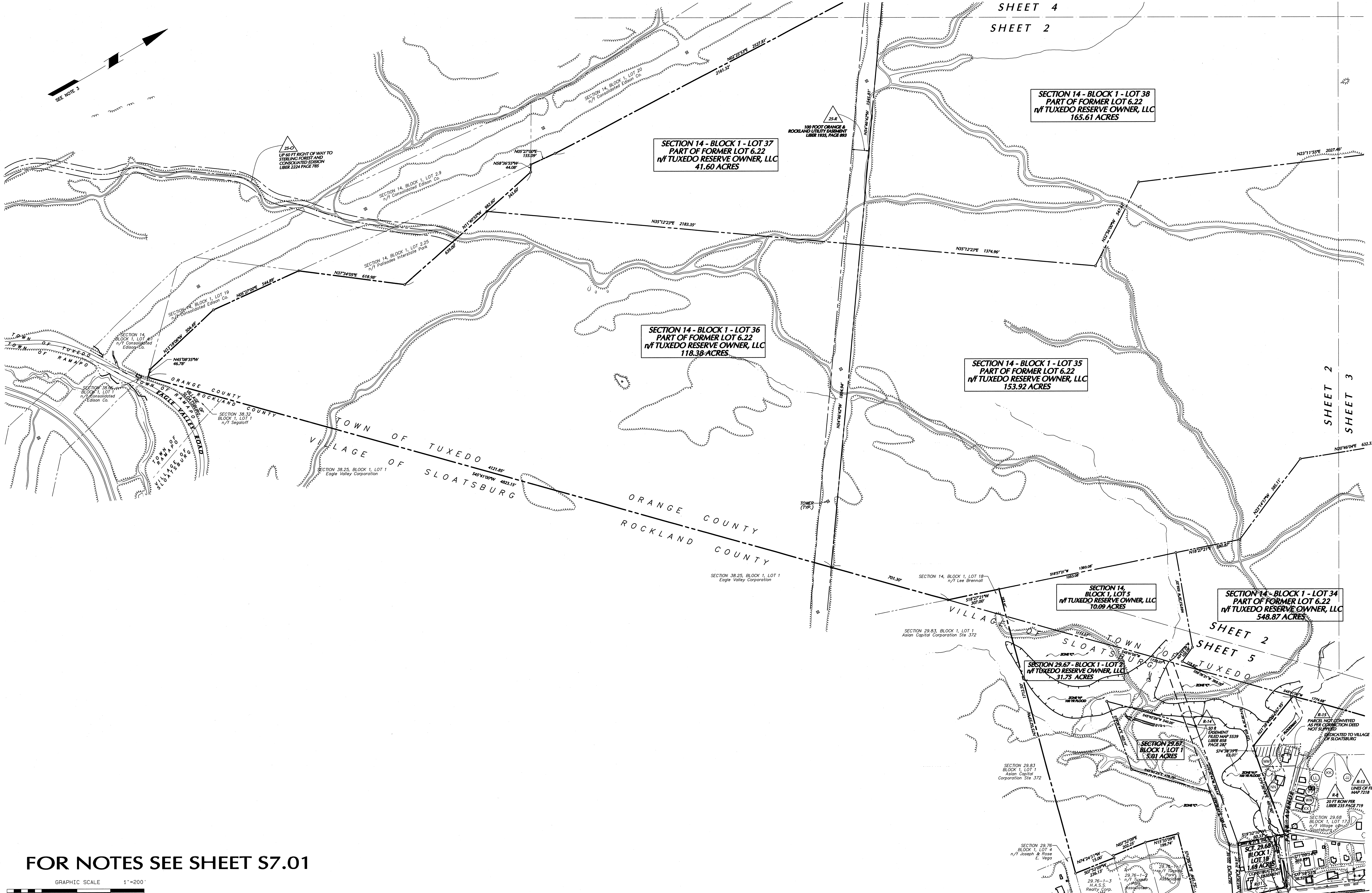
SECTION 14 - BLOCK 1 - LOT 35
PART OF FORMER LOT 6.22
n/f TUXEDO RESERVE OWNER, LLC
153.92 ACRES

SECTION 14, BLOCK 1, LOT 3
n/f TUXEDO RESERVE OWNER, LLC
10.09 ACRES

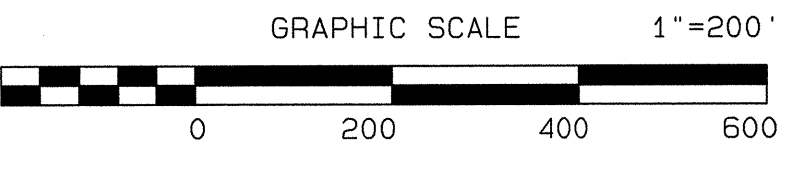
SECTION 14 - BLOCK 1 - LOT 34
PART OF FORMER LOT 6.22
n/f TUXEDO RESERVE OWNER, LLC
548.87 ACRES

SECTION 29.67 - BLOCK 1 - LOT 2
n/f TUXEDO RESERVE OWNER, LLC
31.75 ACRES

SECTION 29.67
BLOCK 1, LOT 1
5.81 ACRES



FOR NOTES SEE SHEET S7.01



Date	Description	No.	Date	Description	No.	Date	Description	No.	Date	Description	No.	Date	Description	No.
3-13-09	Issued to Town Board	19	7-11-06	Revised Easement 25-AA	11	11-4-05	Subdivision Submission to Planning Board	7	8-17-05	Subdivision Submission to TAC	4			
12-9-08	Revised Per Planning Board Comments	18	3-19-07	Revised Section 29.59, Block 1 Lot 1 in Town of Ramapo	10	10-20-05	Added Route 17 and Railroad R.O.W. Information	6	6-21-05	Added Topography for submission to TAC	3			
8-19-08	Updated Adjacent Owners	17	5-25-07	Subdivision Submission to Planning Board	14	9-21-05	Subdivision Submission to TAC	5	2-14-05	Revised Title Information	2			
10-26-07	Subdivision Submission to Planning Board	16	3-19-07	Revised Easement 25-AA	13				4-02-04	Clarified Areas	1			
9-11-07	Subdivision Submission to Planning Board	15	8-18-06	Added Flood Zone Information and Updated Certification	12									

I hereby state that this plan is based on a field survey made by me or under my immediate supervision in accordance with N.J.S.A. Code of Practice for Land Surveys, and to the best of my professional knowledge, information and belief, and in my professional opinion, correctly represents the conditions found on the date of the field survey of the subject property.

JOSEPH E. ROMANO
PROFESSIONAL LAND SURVEYOR N.Y. LIC. NO. 050130

Langan
Engineering and Environmental Services

River Drive Center 1
Elmwood Park, NJ 07407
Phone: (201) 794 6900
Fax: (201) 794 0366
www.langan.com

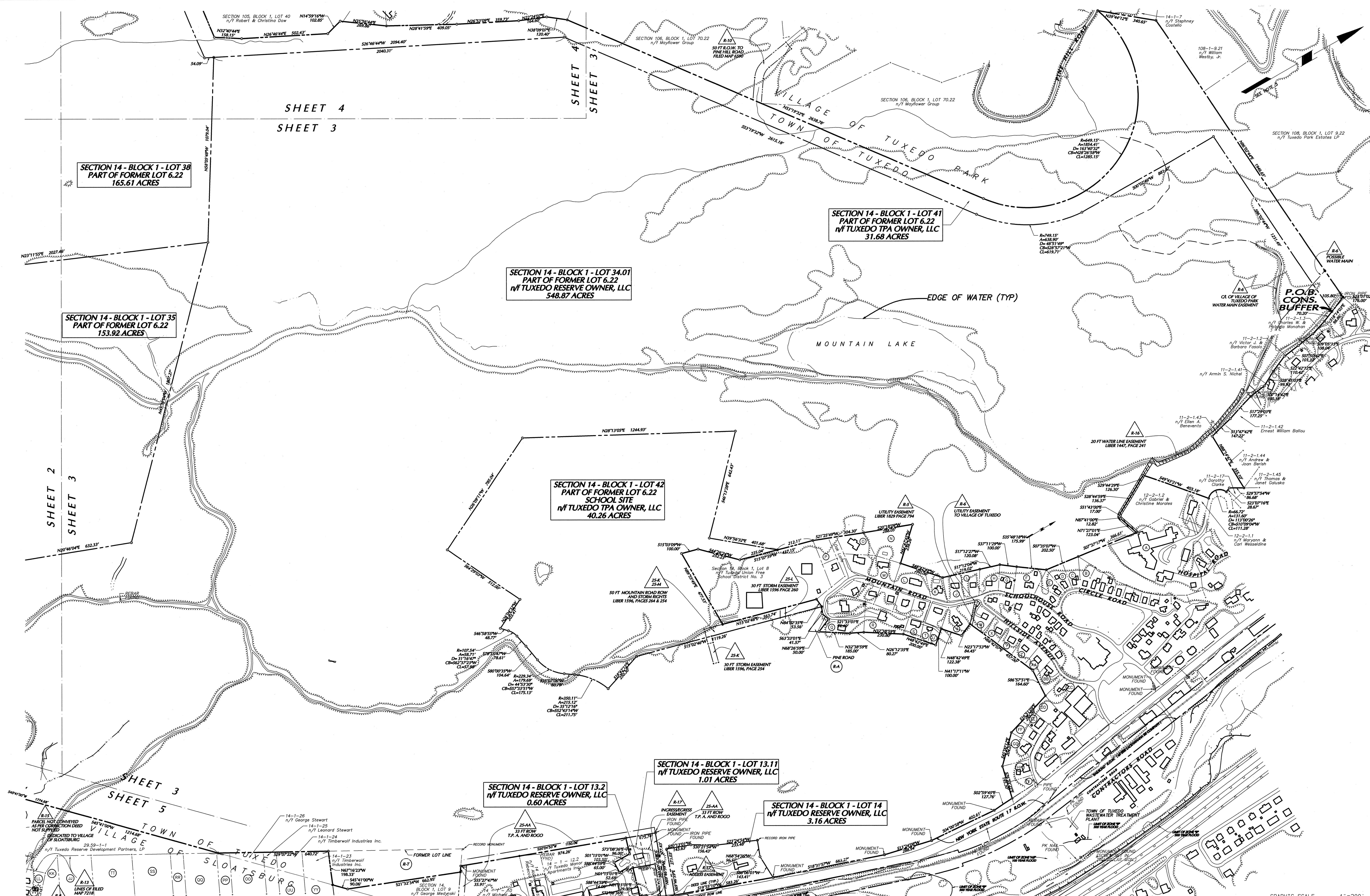
Doylestown, PA
Miami, FL
New Haven, CT
New York, NY
Philadelphia, PA

Project
TUXEDO RESERVE
ORANGE COUNTY
ROCKLAND COUNTY
TOWN OF TUXEDO
VILLAGE OF SLOATSBURG NEW YORK

Drawing Title
BOUNDARY SURVEY SOUTHERN TRACT

Job No. 1280750
Date 3-18-04
Scale 1"=200'
Dm. By MS JR
Chkd. By JR

Drawing No.
S7.02
SHEET 2 OF 5



Date	Description	No.
3-13-09	Issued to Town Board	19
12-9-08	Revised Per Planning Board Comments	18
8-19-08	Updated Adjacent Owners	17
10-26-07	Subdivision Submission to Planning Board	16
9-11-07	Subdivision Submission to Planning Board	15
	Revisions	

Date	Description	No.
5-25-07	Subdivision Submission to Planning Board	14
3-19-07	Revised Easement 25-AA	13
8-18-06	Added Flood Zone Information and Updated Certification	12
	Revisions	

Date	Description	No.
7-11-06	Revised Easement 25-AA	11
5-19-06	Revised Section 29.59, Block 1 Lot 1 in Town of Ramapo	10
4-5-06	Updated Certification Parties	9
3-9-06	Updated Certification	8
	Revisions	

Date	Description	No.
11-4-05	Subdivision Submission to Planning Board	7
10-20-05	Added Route 17 and Railroad R.O.W. Information	6
4-02-04	Subdivision Submission to TAC	5
	Revisions	

Date	Description	No.
8-17-05	Subdivision Submission to TAC	4
6-21-05	Added Topography for submission to TAC	3
2-14-05	Revised Title Information	2
4-02-04	Clarified Areas	1
	Revisions	

FOR NOTES SEE SHEET S7.01

JOSEPH E. ROMANO
PROFESSIONAL LAND SURVEYOR N.Y. LIC. NO. 050130

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Engineering and Environmental Services

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Elmwood Park, NJ 07407
Phone: (201) 794 6900
Fax: (201) 794 0366
www.langan.com

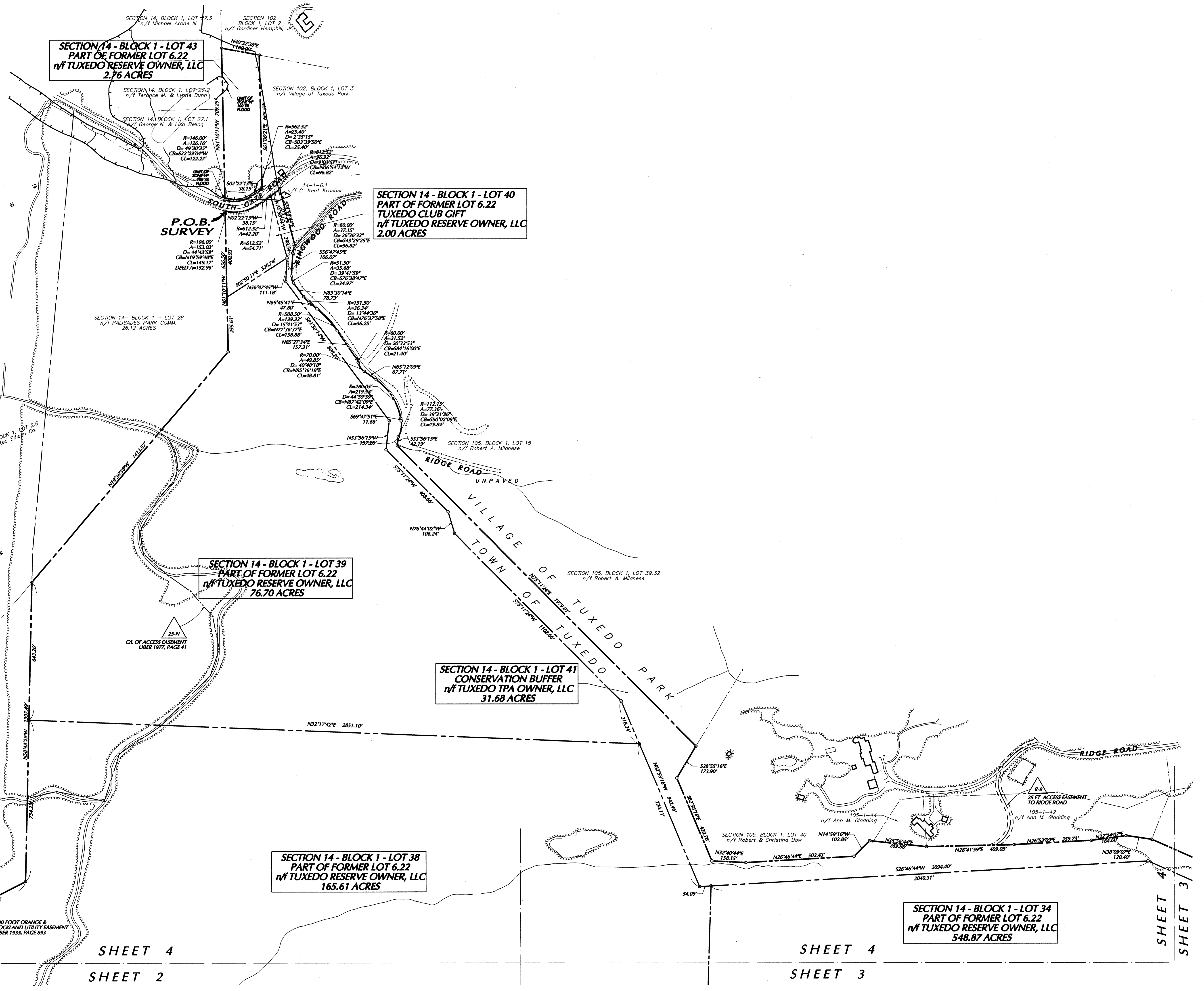
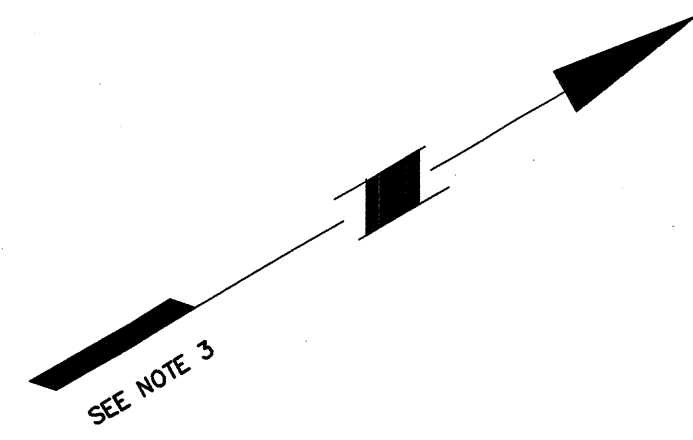
Doylestown, PA
Miami, FL
New Haven, CT
New York, NY
Philadelphia, PA

Project
TUXEDO RESERVE
ORANGE COUNTY
ROCKLAND COUNTY
TOWN OF TUXEDO
VILLAGE OF SLOATSBURG NEW YORK

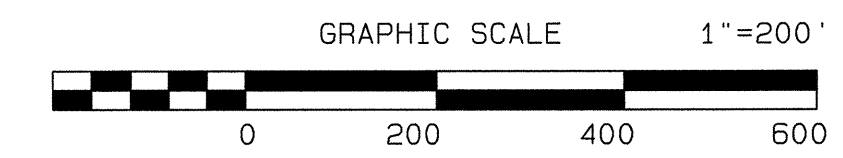
Drawing Title
BOUNDARY SURVEY SOUTHERN TRACT

Job No. 1280750
Date 3-18-04
Scale 1" = 200'
Dn. By MS JR
Chkd. By JR

Drawing No. **S7.03**
SHEET 3 OF 5



FOR NOTES SEE SHEET S7.01



3-13-09	Issued to Town Board	19	7-11-06	Revised Easement 25-AA	11	11-4-05	Subdivision Submission to Planning Board	7	8-17-05	Subdivision Submission to TAC	4
12-9-08	Revised Per Planning Board Comments	18	5-19-06	Revised Section 29.59, Block 1 Lot 1 in Town of Ramapo	10	10-20-05	Added Route 17 and Railroad R.O.W. Information	6	6-21-05	Added Topography for submission to TAC	3
8-19-08	Updated Adjacent Owners	17	4-5-06	Updated Certification Parties	9	9-21-05	Subdivision Submission to TAC	5	2-14-05	Revised Title Information	2
10-26-07	Subdivision Submission to Planning Board	16	3-9-06	Updated Certification	8				4-02-04	Clarified Areas	1
9-11-07	Subdivision Submission to Planning Board	15									
Date	Description	No.	Date	Description	No.	Date	Description	No.	Date	Description	No.
Revisions			Revisions			Revisions			Revisions		

I hereby state that this plan is based on a field survey made by me or under my immediate supervision in accordance with the N.E.S. Code of Practice for Land Surveyors, and to the best of my professional knowledge, information and belief, and in my professional opinion, correctly represents the conditions as found on the date of the field survey at the subject property.

JOSEPH E. ROMANO
PROFESSIONAL LAND SURVEYOR N.Y. LIC. No.050130

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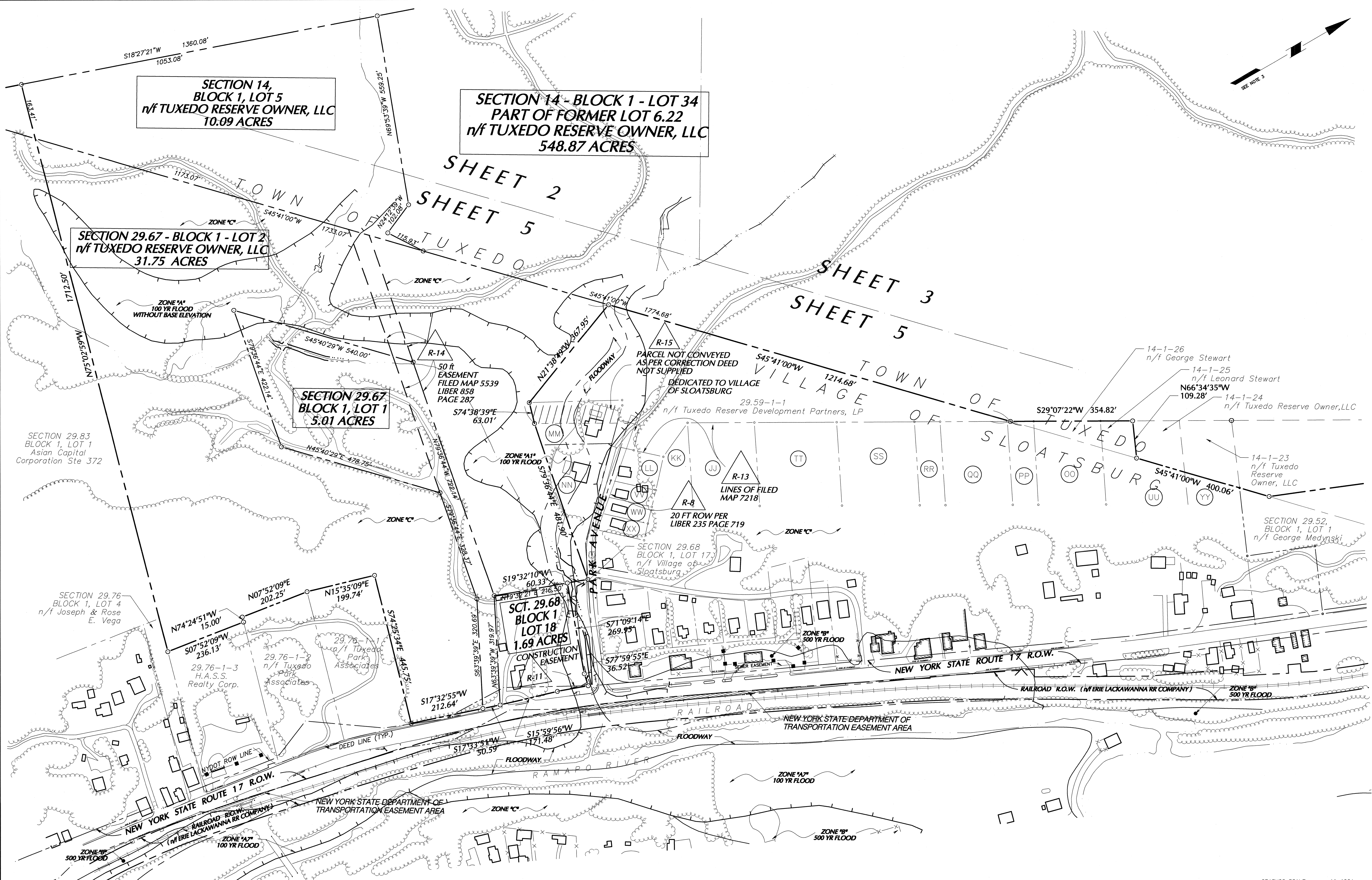
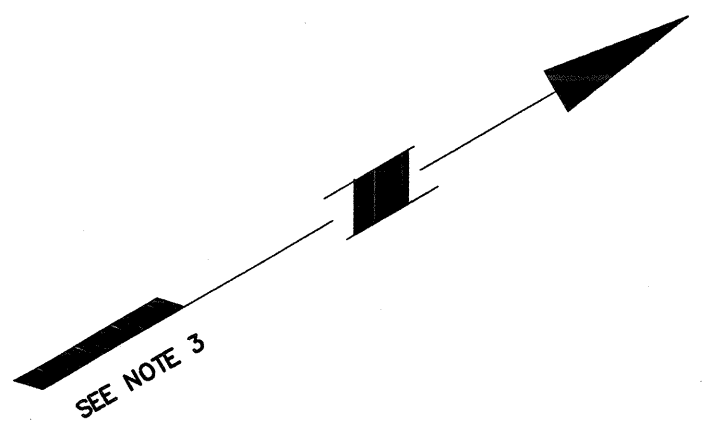
Doyletown, PA
Miami, FL
New Haven, CT
New York, NY
Philadelphia, PA

Project
TUXEDO RESERVE
ORANGE COUNTY
ROCKLAND COUNTY
TOWN OF TUXEDO
VILLAGE OF SLOATSBURG
NEW YORK

Drawing Title
BOUNDARY SURVEY SOUTHERN TRACT

Job No. 1280750
Date 3-18-04
Scale 1"=200'
Dwn. By MS JR
Chkd. By JR

Drawing No.
S7.04
SHEET 4 OF 5



**SECTION 14,
BLOCK 1, LOT 5**
n/f TUXEDO RESERVE OWNER, LLC
10.09 ACRES

SECTION 14 - BLOCK 1 - LOT 34
PART OF FORMER LOT 6.22
n/f TUXEDO RESERVE OWNER, LLC
548.87 ACRES

SECTION 29.67 - BLOCK 1 - LOT 2
n/f TUXEDO RESERVE OWNER, LLC
31.75 ACRES

**SECTION 29.67
BLOCK 1, LOT 1**
5.01 ACRES

SECTION 29.83
BLOCK 1, LOT 1
Asian Capital
Corporation Ste 372

SECTION 29.76
BLOCK 1, LOT 4
n/f Joseph & Rose
E. Vega

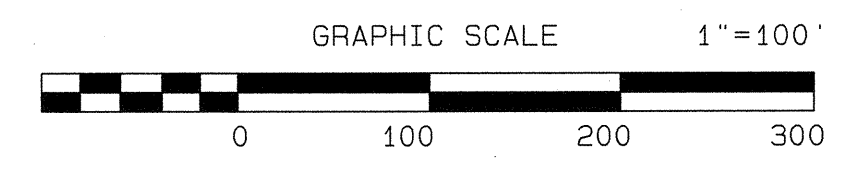
29.76-1-3
H.A.S.S.
Realty Corp.

**SCT. 29.68
BLOCK 1
LOT 18**
1.69 ACRES
CONSTRUCTION
EASEMENT

SECTION 29.68
BLOCK 1, LOT 17
n/f Village of
Sloatsburg

SECTION 29.52,
BLOCK 1, LOT 1
n/f George Medynski

FOR NOTES SEE SHEET S7.01



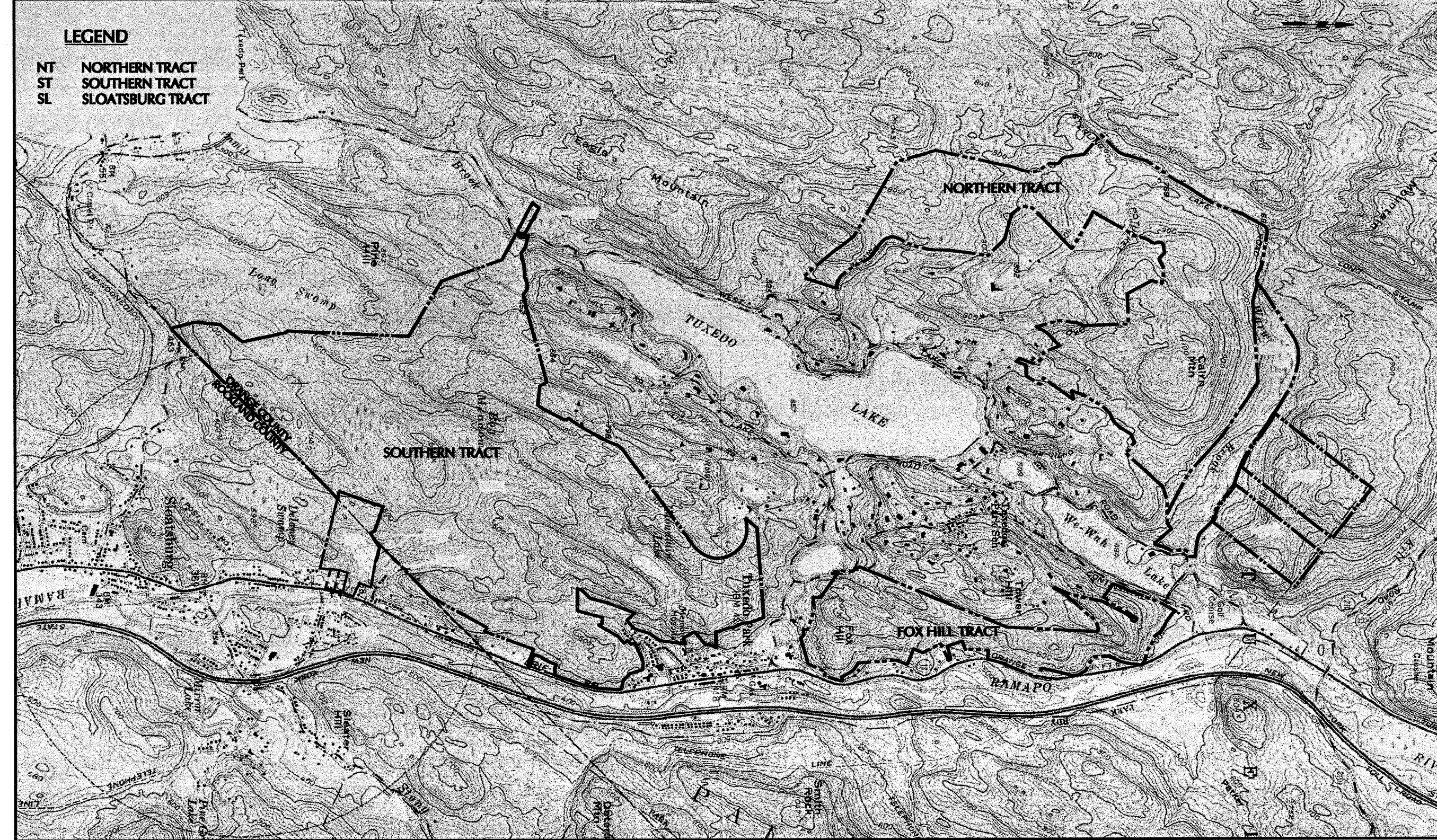
Date	Description	No.	Date	Description	No.	Date	Description	No.	Date	Description	No.	Date	Description	No.
2-27-12	Added Lot 23 and 24 to Overall Outbounds.	20	9-11-07	Subdivision Submission to Planning Board	15	7-11-06	Revised Easement 25-AA	11	8-17-05	Subdivision Submission to TAC	4	6-21-05	Added Topography for submission to TAC	3
3-13-09	Issued to Town Board Revised Per Planning Board Comments	19	5-25-07	Subdivision Submission to Planning Board	14	5-19-06	Revised Section 29.59, Block 1 Lot 1 in Town of Ramapo	10	6-21-05	Added Topography for submission to TAC	3	2-14-05	Revised Title Information	2
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8-19-08	Updated Adjacent Owners	17	8-18-06	Added Flood Zone Information and Updated Certification	12	3-9-06	Updated Certification	8	4-02-04	Clarified Areas	1			
10-26-07	Subdivision Submission to Planning Board	16												

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Project
TUXEDO RESERVE
ORANGE COUNTY
ROCKLAND COUNTY
TOWN OF TUXEDO
VILLAGE OF SLOATSBURG NEW YORK

Drawing Title
**BOUNDARY
SURVEY
SOUTHERN TRACT**

Job No. 1280750
Date 3-18-04
Scale 1"=100'
Drn. By MS JR
Chkd. By JR
Drawing No. **S7.05**
SHEET 5 OF 5



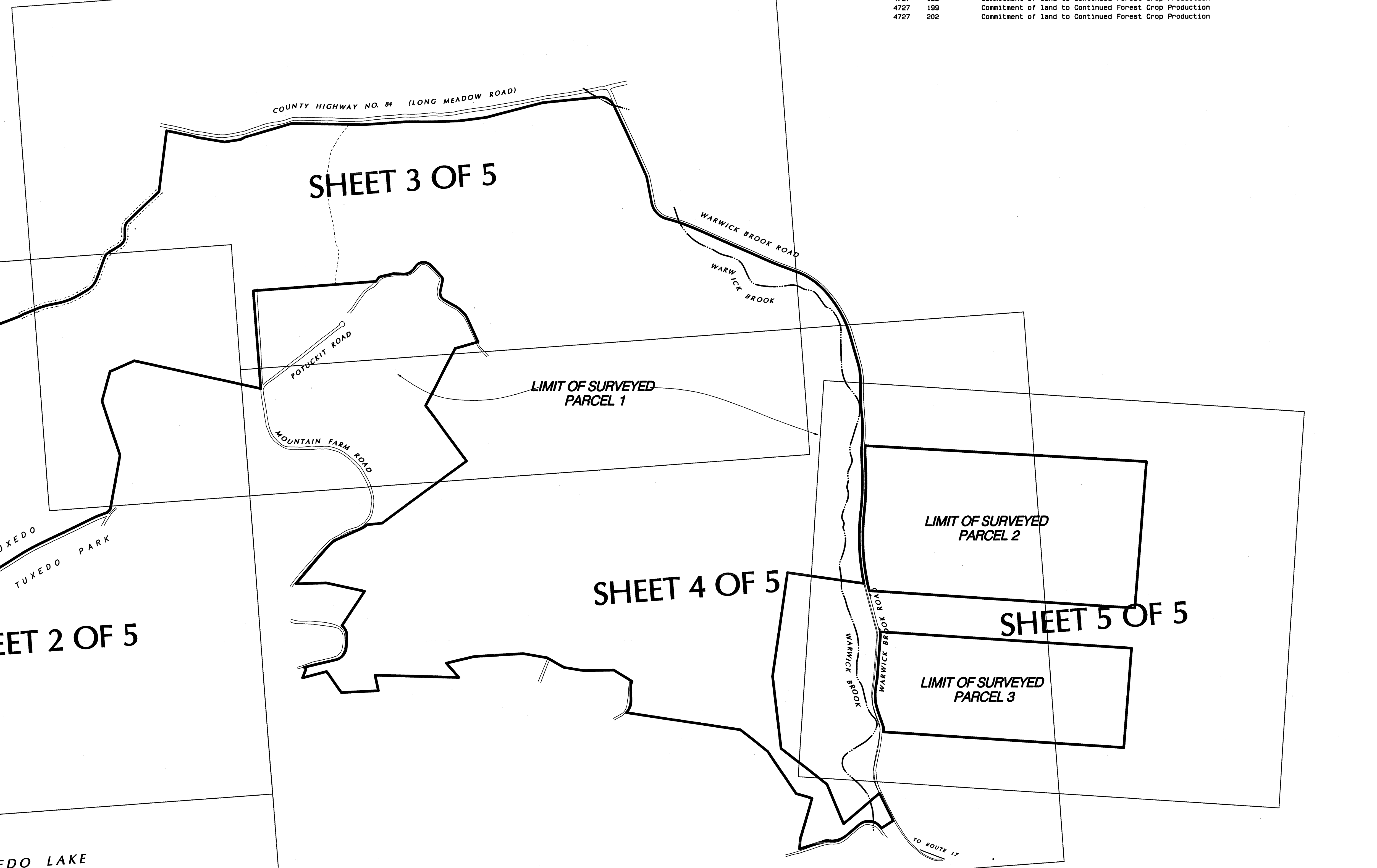
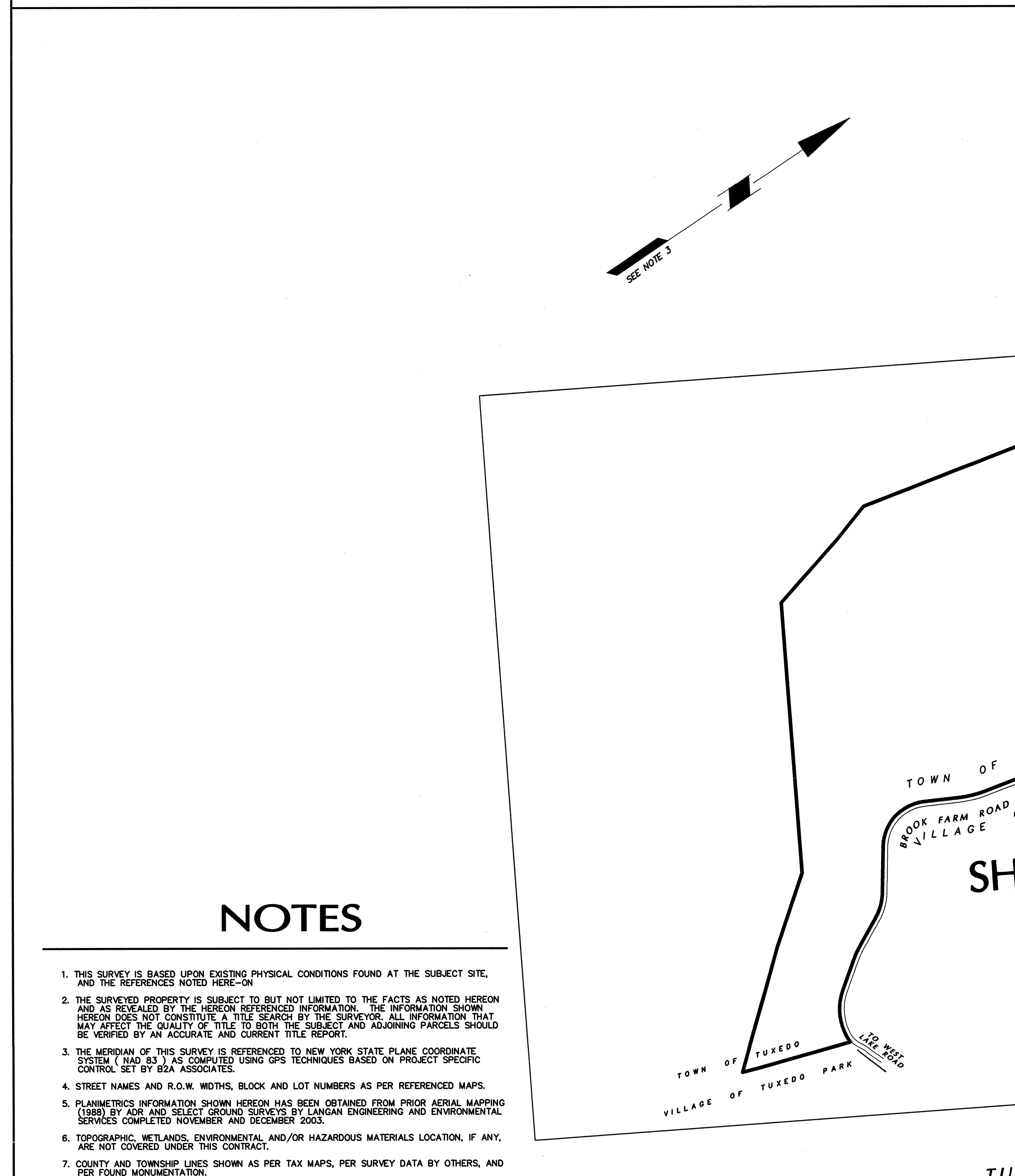
KEY MAP

REFERENCED PLANS AND TITLE REPORTS P-0 AS SHOWN ON PLAN

- A. DRAWING TITLED "SURVEY PREPARED FOR TUXEDO PARK ASSOCIATES, PORTION OF THE SOUTHERN TRACT PARCEL, TOWN OF TUXEDO, ORANGE COUNTY, NY, VILLAGE OF SLOATSBURG, ROCKLAND COUNTY, N.Y., SHEETS 1 THRU 4, BY LANC & TULLY ENGINEERING AND SURVEYING P.C., DATED DECEMBER 3, 1987 AND REVISED DECEMBER 21, 1987.
- B. DRAWING TITLED "TUXEDO PARK ASSOCIATES NORTHERN TRACT PARCEL, SURVEY PREPARED FOR P-H TUXEDO DEVELOPMENT INC. TOWN OF TUXEDO, ORANGE COUNTY, NEW YORK, SHEETS 1 AND 2, BY LANC & TULLY ENGINEERING AND SURVEYING P.C., DATED JANUARY 16, 1989 AND SEPTEMBER 1, 1989.
- C. DRAWING TITLED "SURVEY PREPARED FOR TUXEDO PARK ASSOCIATES, FOX HILL TRACT, TOWN OF TUXEDO, ORANGE COUNTY, NEW YORK, BY GRAY, RAILING, AND HEINSMAN ENGINEERING AND SURVEYING P.C., DATED AUGUST 14, 1989.
- D. DRAWING TITLED "SURVEY PREPARED FOR GEORGE H. BOYNTON, VILLAGE OF SLOATSBURG, ROCKLAND COUNTY, TOWN OF TUXEDO, ORANGE COUNTY, BY LANC & TULLY ENGINEERING AND SURVEYING P.C., DATED DECEMBER 23, 1987.
- E. DRAWING TITLED "SKETCH PLAN, MAJOR SUBDIVISION FOR TUXEDO PARK ASSOCIATES, VILLAGE OF SLOATSBURG, ROCKLAND COUNTY, NEW YORK, BY BERNARD T. VAN HOOK, P.E., CIVIL ENGINEERING CONSULTANT, DATED DECEMBER 1988 AND REVISED FEBRUARY 1989.
- F. DRAWING TITLED "LAND TRANSFER, T.P.A. TO VOSS, CONKLIN TO T.P.A., VILLAGE OF SLOATSBURG, ROCKLAND COUNTY, N.Y., BY LANC & TULLY ENGINEERING AND SURVEYING P.C., DATED APRIL 5, 1996 AND LAST REVISED FEBRUARY 20, 1998.
- G. DRAWING TITLED "SKETCH SITE PLAN FOR PATRICIA NAZZARO, TOWN OF TUXEDO, ORANGE COUNTY, NY" BY LANC & TULLY ENGINEERING AND SURVEYING P.C., DATED DECEMBER 12, 1985.
- H. FILED MAP 5539 BOOK 100 PAGE 71, TITLED SUBDIVISION OF SLOATSBURG INDUSTRIAL PARK, BY WILLIAM YOUNGBLOOD ASSOCIATES, DATED NOV 2, 1978 AND FILED OCT, 1983.
- I. DRAWING TITLED "DESCRIPTION AND MAP FOR THE ACQUISITION OF PROPERTY, NYACK TURNPIKE, PART I, S.H. NO. 91, ROCKLAND COUNTY, LEE M. BRENNAN, FRANK GOELL, MELVIN BRENNAN" BY THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION, MAP NO. 79, PARCEL NO. 86.
- J. DRAWING TITLED "SURVEY FOR EASEMENT & RIGHT OF WAY FOR DRAINAGE CONTROL CULVERT TUXEDO UNION SCHOOL DIST. # 3" VICTOR ERIKSON ENGINEERS & SURVEYORS, DATED OCTOBER 19, 1980.
- K. DRAWING TITLED "LAND TRANSFER, CONKLIN TO T.P.A., VILLAGE OF SLOATSBURG, ROCKLAND COUNTY, N.Y." BY LANC & TULLY ENGINEERING AND SURVEYING P.C., DATED NOVEMBER 11, 1998, DRAWING NUMBER 87-150.
- L. DRAWING TITLED "SURVEY PREPARED FOR WILLIAM F. HELMER, VILLAGE OF SLOATSBURG, ROCKLAND COUNTY, N.Y." BY LANC & TULLY ENGINEERING AND SURVEYING P.C., DATED AUGUST 28, 1987, DRAWING NUMBER 87-150.
- M. DRAWING TITLED "SURVEY MAP PREPARED FOR GREGORY, TOWN OF TUXEDO - ORANGE COUNTY, NEW YORK," BY GRAY, RAILING, AND HEINSMAN ENGINEERING & SURVEYING, P.C., DATED SEPTEMBER 18, 1989.
- N. DRAWING TITLED "SURVEY BY D.T. MANCE & ASSOC.", DATED 1981.
- O. TITLE REPORTS BY CHICAGO TITLE INSURANCE COMPANY, McCALL ABSTRACT CORP. TITLE NUMBERS 20032 100300 AND 2003 100301, DATED JULY 11, 2003 AND DEC 1, 2003.
- P. PLANS TITLED "FIRM FLOOD INSURANCE RATE MAP" FOR THE TOWN OF TUXEDO, COMMUNITY PANEL NUMBERS 360631 0001, 0004-0008, DATED APRIL 15, 1992 AND THE VILLAGE OF SLOATSBURG, COMMUNITY PANEL NUMBERS 360690 0001C, DATED JANUARY 6, 1992.

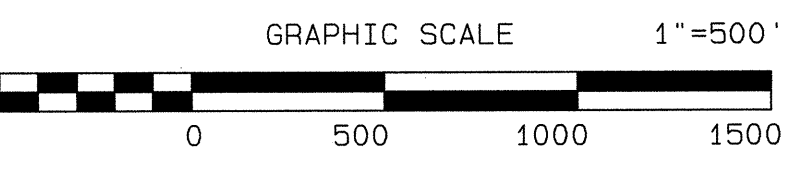
EXCEPTIONS, RESTRICTIONS AND OTHER DOCUMENTS 25-A AS SHOWN ON PLAN

Plotted	Liber	Page	ID #	Comments
Plotted	1135	97	25B	Easement to Home Gas Co.
Plotted	1431	304	25D	Easement to Home Gas Co.
Plotted	1441	597	25E	Easement to Columbia Gas Transmission Corp. North Tract
Plotted	2477	243	25C	Columbia Gas Transmission Corp.
Plotted	2243	200	25E	Easement to NY University and Tuxedo Park Association along Meadow Road North Tract
Not Plotted	1460	476	25H	Orange and Rockland Utilities - Fox Hill Tract
Plotted	1093	605	25I	Village of Sloatsburg Waterline Easement
Plotted	1596	254	25K	Board of Education Drainage Easement
Plotted	1596	260	25L	Board of Education Drainage Easement
Plotted	1596	264	25M	Board of Education Ingress/Egress
Plotted	1977	41	25N	50' wide Ingress/Egress to Consolidation Edison Easement
Plotted	2254	785	25O	60' wide Public Highway
Plotted	1121	96	25P	Orange and Rockland Electric Easement
Plotted	1935	893	25R	Orange and Rockland Utilities Inc. Easement
Plotted	1622	658	25S	Fishing Rights at the Rasapo River
Not Plotted	749	548	25S	Fishing Rights at the Rasapo River
Plotted	1799	421	25T	Orange and Rockland Utilities Easement at Section 16
Not Plotted	1183	155	25W	Ingress/Egress Easement to David Farningham
Not Plotted	136	251	25Z	Rights to Railroad Corp.
Not Plotted	1079	480	25AA	Miscellaneous Rights and Easements
Plotted	541	272	25AA	Miscellaneous Rights and Easements
Plotted	2055	710	R1	50' ft Easement, Ingress/Egress Fox Hill Tract
Plotted	Filed Map No.	2204	R4	Access Easement - vacated by Liber 4300 Page 157 Fox Hill Tract
Plotted	2204	67	R4	Wires Fox Hill Tract
Plotted	1829	794	R5	20' Road Easement North Tract
Plotted	Filed Map No.	6590	R10	Utility Easement South Tract
Plotted	Filed Map No.	9123	R11	Easements per Lanc and Tully Surveys South Tract
Plotted	371	14	R11	20' ROW (Park Ave) South Tract
Plotted	Filed Map No.	7218	R12	25' Wide Ridge Road Access South Tract
Plotted	119	50	R13	50' Access R.O.W. South Tract
Plotted	1447	241	R14	Construction Easement South Tract
Plotted	4727	196	R14	Construction Easement South Tract
Plotted	4727	199	R14	Utility Pole per Lanc and Tully North Tract
Plotted	4727	202	R14	Subdivision
Plotted	4727	202	R14	Boynton Surveys by Lanc and Tully
Plotted	4727	196	R15	Tuxedo Park Association to Voss & Conklin Map by Lanc & Tully
Plotted	4727	199	R15	Water Line Easement to Tuxedo Memorial Hospital
Plotted	4727	202	R15	Commitment of land to Continued Forest Crop Production
Plotted	4727	199	R15	Commitment of land to Continued Forest Crop Production
Plotted	4727	202	R15	Commitment of land to Continued Forest Crop Production



NOTES

1. THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, AND THE REFERENCES NOTED HERE-ON.
2. THE SURVEYED PROPERTY IS SUBJECT TO BUT NOT LIMITED TO THE FACTS AS NOTED HEREON AND AS REVEALED BY THE HEREON REFERENCED INFORMATION. THE INFORMATION SHOWN HEREON DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION THAT MAY AFFECT THE QUALITY OF TITLE TO BOTH THE SUBJECT AND ADJOINING PARCELS SHOULD BE VERIFIED BY AN ACCURATE AND CURRENT TITLE REPORT.
3. THE MERIDIAN OF THIS SURVEY IS REFERENCED TO NEW YORK STATE PLANE COORDINATE SYSTEM (NAD 83) AS COMPUTED USING GPS TECHNIQUES BASED ON PROJECT SPECIFIC CONTROL SET BY B2A ASSOCIATES.
4. STREET NAMES AND R.O.W. WIDTHS, BLOCK AND LOT NUMBERS AS PER REFERENCED MAPS.
5. PLANIMETRIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM PRIOR AERIAL MAPPING (1988) BY ADR AND SELECT GROUND SURVEYS BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES COMPLETED NOVEMBER AND DECEMBER 2003.
6. TOPOGRAPHIC, METLANDS, ENVIRONMENTAL, AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, ARE NOT COVERED UNDER THIS CONTRACT.
7. COUNTY AND TOWNSHIP LINES SHOWN AS PER TAX MAPS, PER SURVEY DATA BY OTHERS, AND PER FOUND MONUMENTATION.
8. THIS PLAN NOT VALID UNLESS EMBOSSED OR INK STAMPED WITH THE SEAL OF THE PROFESSIONAL SURVEYOR.
9. UNAUTHORIZED ALTERATION OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.
10. LOT AND BLOCK NUMBERS AS PER CURRENT TAX MAPS FOR TOWN OF TUXEDO AND VILLAGE OF TUXEDO PARK, ORANGE COUNTY LAST REVISED APRIL 7, 2005 AND VILLAGE OF SLOATSBURG, ROCKLAND COUNTY LAST REVISED FEBRUARY 28, 2003.
11. LOT OWNERS SHOWN HEREON HAVE BEEN OBTAINED FROM THE TOWN OF TUXEDO AND THE VILLAGE OF SLOATSBURG IN AUGUST 2008.
12. UNLESS OTHERWISE NOTED, THE SITE LIES WITHIN FLOOD ZONE C, AN AREA WITH MINIMAL FLOODING. SEE REFERENCE PLANS #P FOR SOURCE.



Date	Description	No.	Date	Description	No.
3-13-09	Issued to Town Board	7	8-18-06	Added Flood Zone Information and Updated Certification	4
12-9-08	Revised Per Planning Board Comments	6	4-5-06	Updated Certification Parties	3
8-19-08	Updated Adjacent Owners	5	3-9-06	Updated Lot Lines, Lot Numbers, and Certification	2
			2-14-05	Revised Title Information	1

To:
 1. Royal Abstract of New York LLC
 2. Chicago Title Insurance Company
 3. Commonwealth Land Title Insurance Company
 4. Stewart Title Insurance Company
 5. Lehman Commercial Paper Inc. Its successors and/or assigns
 6. Tuxedo Reserve Owners, L.L.C. a Delaware limited liability company
 7. Tuxedo TPA Owner LLC, a Delaware limited liability company

I hereby state that this plan is based on a field survey made by me or under my immediate supervision in accordance with NYSPLS Code of Practice for Land Surveys, and to the best of my professional knowledge, information and belief and in my professional opinion, correctly represents the conditions found on the date of the field survey at the subject property.

Joseph E. Romano 3-13-09
 JOSEPH E. ROMANO
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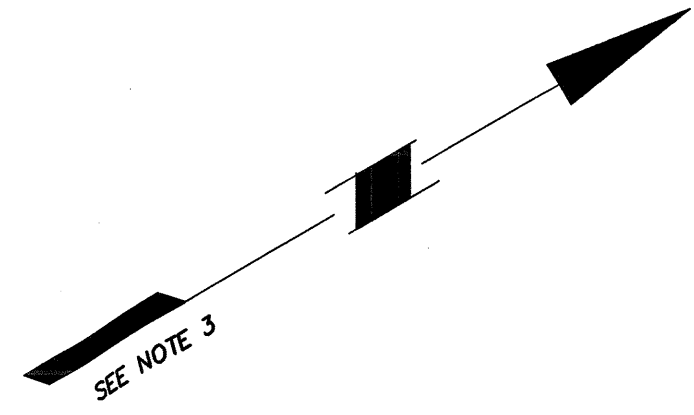
Doylstown, PA
 Miami, FL
 New Haven, CT
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 Philadelphia, PA

Project: **TUXEDO RESERVE**
 ORANGE COUNTY
 TOWN OF TUXEDO NEW YORK

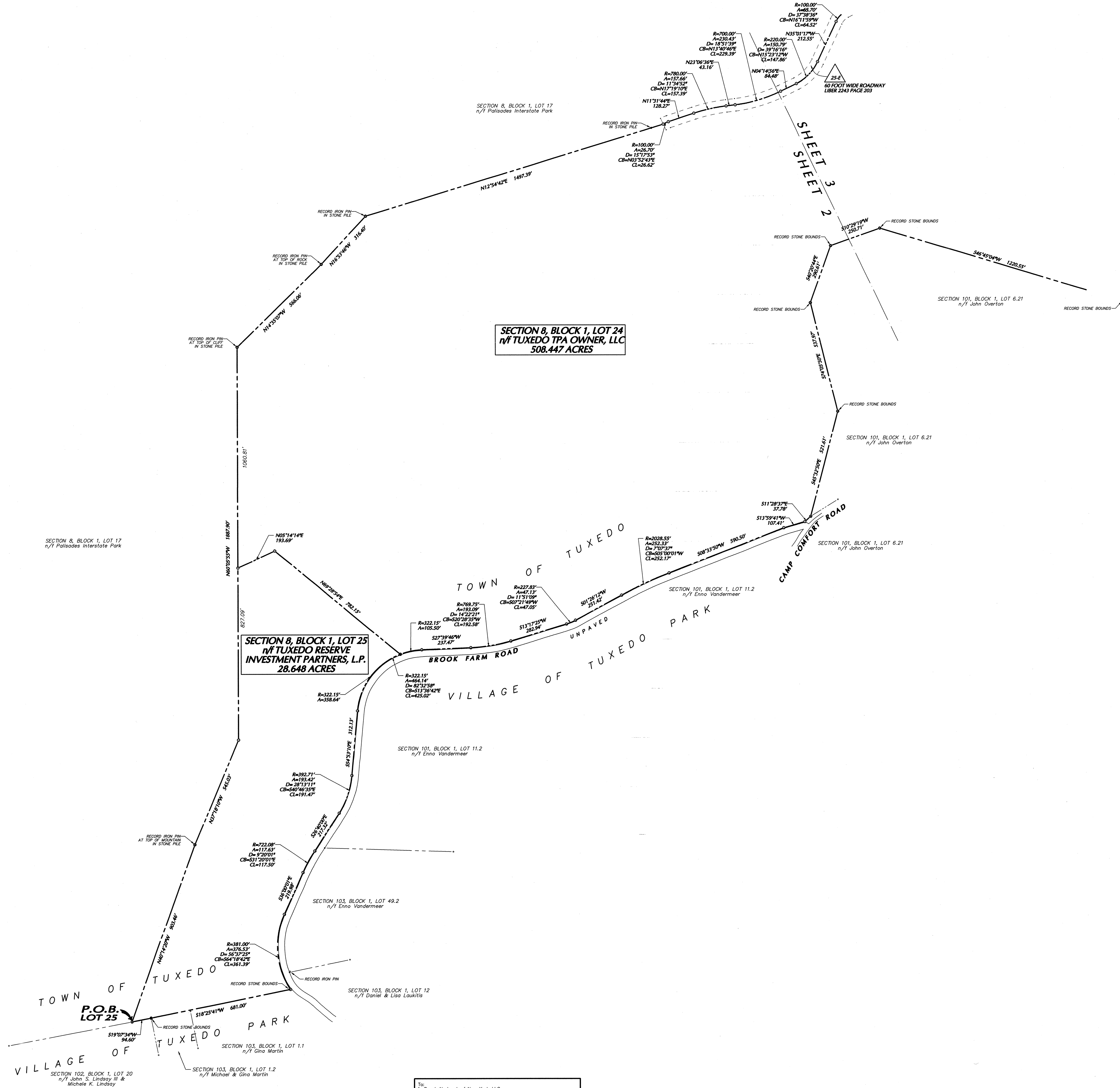
Drawing Title: **BOUNDARY SURVEY NORTHERN TRACT**

Job No. 1280750
 Date 3-18-04
 Scale 1"=500'
 Dwn. By MS JR
 Chkd. By JR

Drawing No. **N7.01**
 SHEET 1 OF 5



SEE NOTE 3



SECTION 8, BLOCK 1, LOT 24
 n/f TUXEDO TPA OWNER, LLC
 508.447 ACRES

SECTION 8, BLOCK 1, LOT 25
 n/f TUXEDO RESERVE
 INVESTMENT PARTNERS, L.P.
 28.648 ACRES

SECTION 8, BLOCK 1, LOT 17
 n/f Palisades Interstate Park

SECTION 101, BLOCK 1, LOT 11.2
 n/f Enno Vandermeer

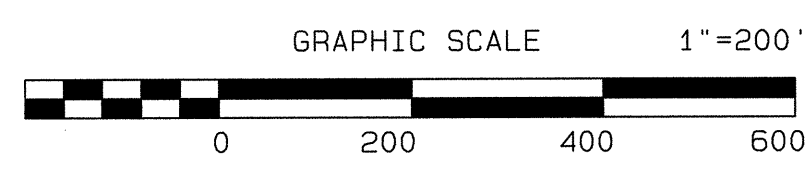
SECTION 103, BLOCK 1, LOT 49.2
 n/f Enno Vandermeer

SECTION 103, BLOCK 1, LOT 12
 n/f Daniel & Lisa Laukitts

SECTION 102, BLOCK 1, LOT 20
 n/f John S. Lindsay III & Michele K. Lindsay

SECTION 103, BLOCK 1, LOT 1.1
 n/f Gina Martin

SECTION 103, BLOCK 1, LOT 1.2
 n/f Michael & Gina Martin



FOR NOTES SEE SHEET N7.01

Date	Description	No.	Date	Description	No.
3-13-09	Issued to Town Board	7	4-5-06	Added Flood Zone Information and Updated Certification	4
12-9-08	Revised Per Planning Board Comments	5	3-9-06	Updated Certification Parties	3
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				Revised Title Information	1

To:
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 3. Commonwealth Land Title Insurance Company
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I hereby state that this plan is based on a field survey made by me or under my immediate supervision in accordance with NYSPLS Code of Practice for Land Surveys, and to the best of my professional knowledge, information and belief, and in my professional opinion, correctly represents the conditions found on the date of the field survey at the subject property.

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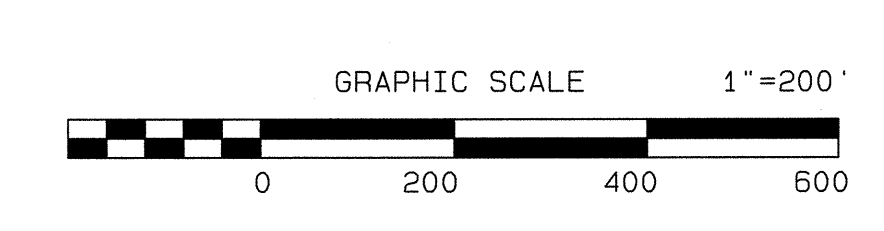
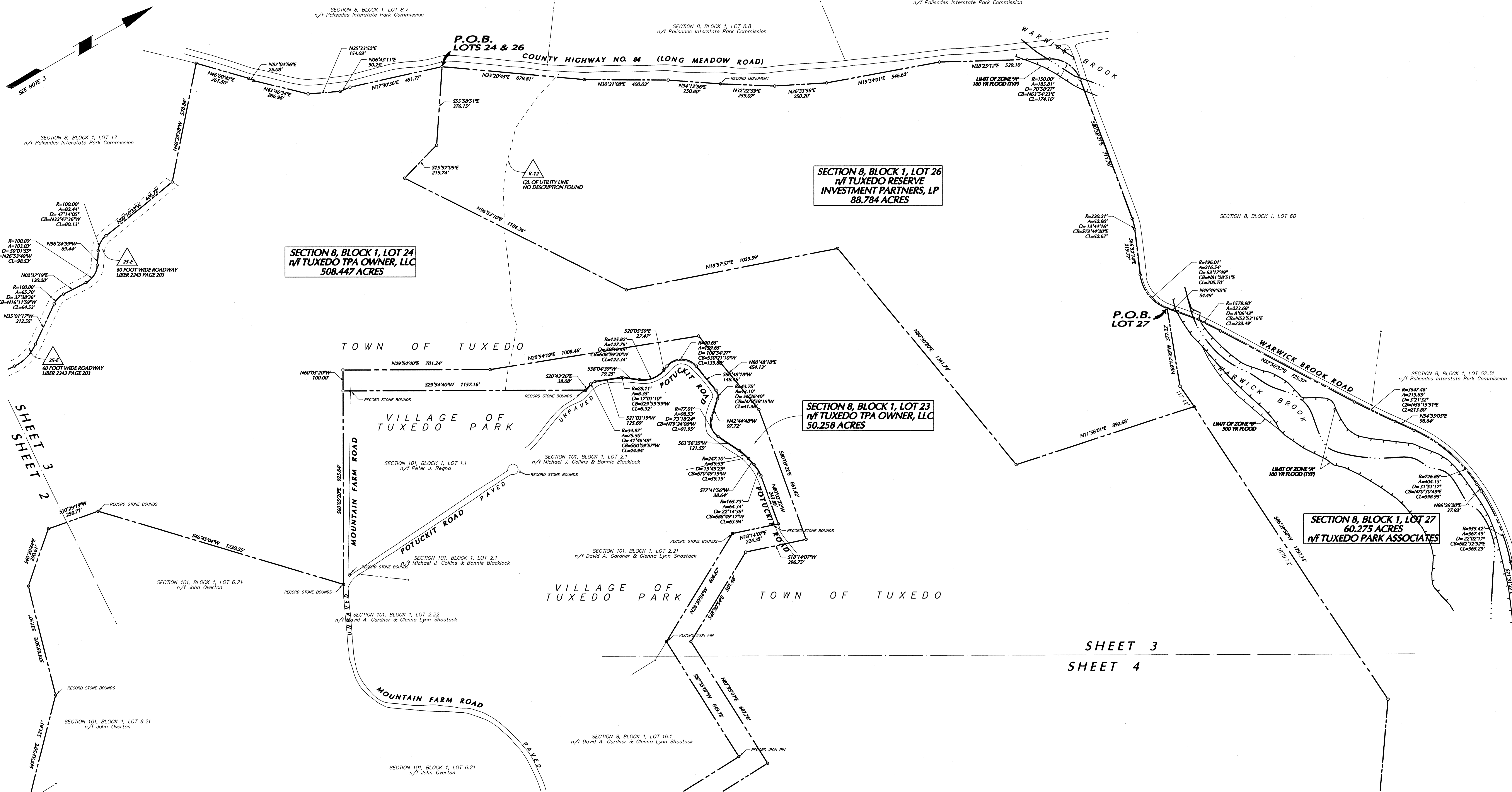
Project
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 ORANGE COUNTY
 TOWN OF TUXEDO NEW YORK

Drawing Title
BOUNDARY SURVEY NORTHERN TRACT

Job No.	1280750	Drawing No.	
Date	3-18-04		
Scale	1"=200'		
Drn. By	MS JR		
Chkd. By	JR		

N7.02

SHEET 2 OF 5



FOR NOTES SEE SHEET N7.01

Date	Description	No.	Date	Description	No.
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I, *Joseph E. Romano*, 3-13-09
 JOSEPH E. ROMANO
 PROFESSIONAL LAND SURVEYOR N.Y. LIC. No. 050130

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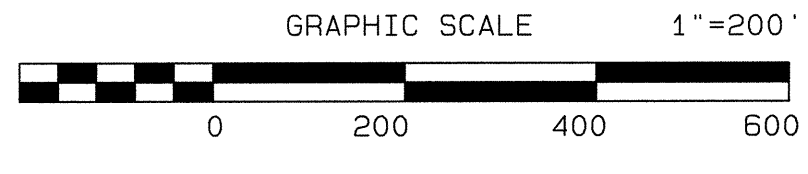
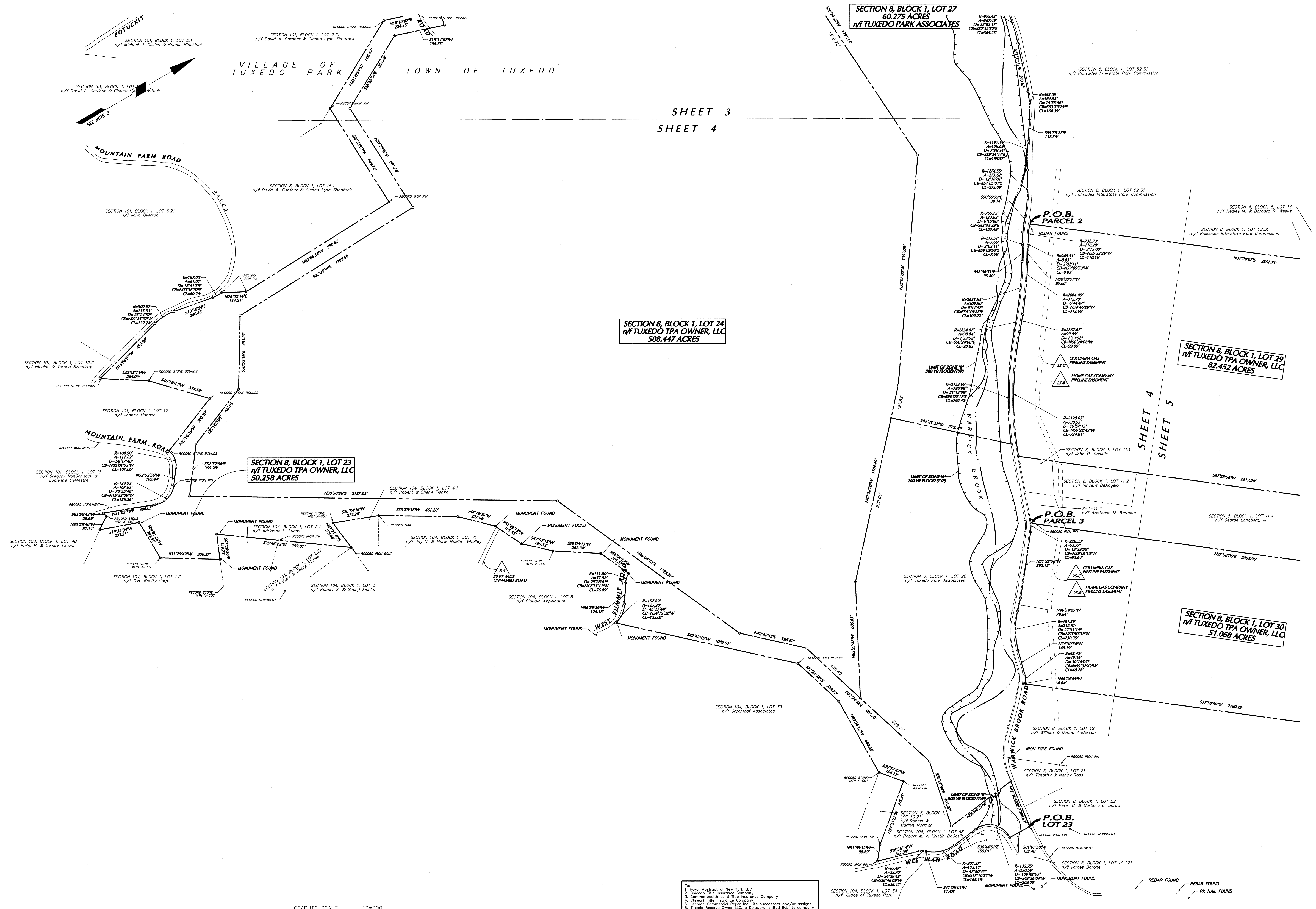
Project
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 ORANGE COUNTY
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Drawing Title
BOUNDARY SURVEY NORTHERN TRACT

Job No. 1280750
 Date 3-18-04
 Scale 1"=200'
 Dwn. By MS JR
 Chkd. By JR
 Drawing No. N7.03
 SHEET 3 OF 5

VILLAGE OF PARK TOWN OF TUXEDO

SHEET 3
SHEET 4



FOR NOTES SEE SHEET N7.01

Date	Description	No.	Date	Description	No.
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I, JOSEPH E. ROMANO
PROFESSIONAL LAND SURVEYOR N.Y. Lic. No. 050130
3-13-09

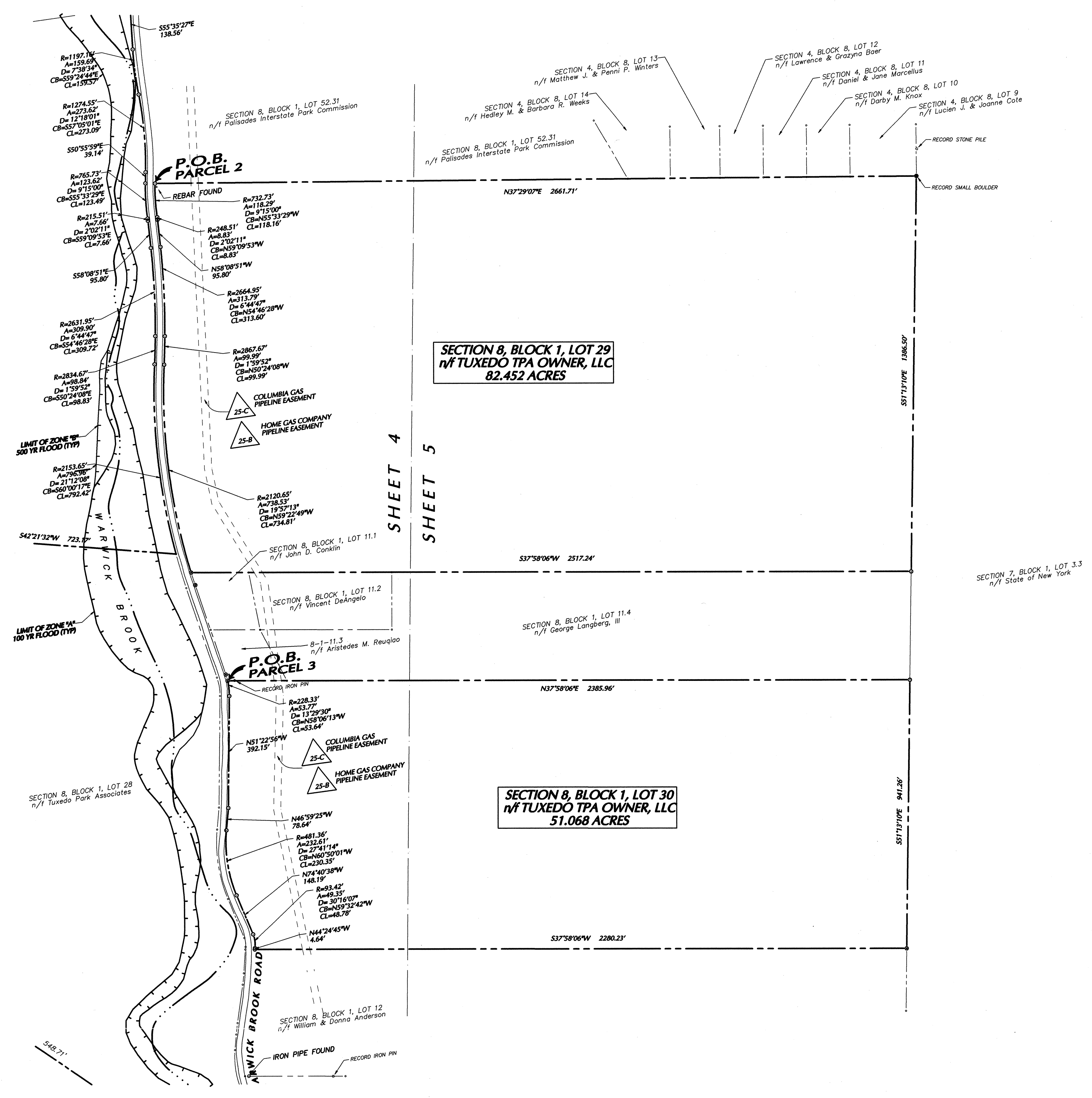
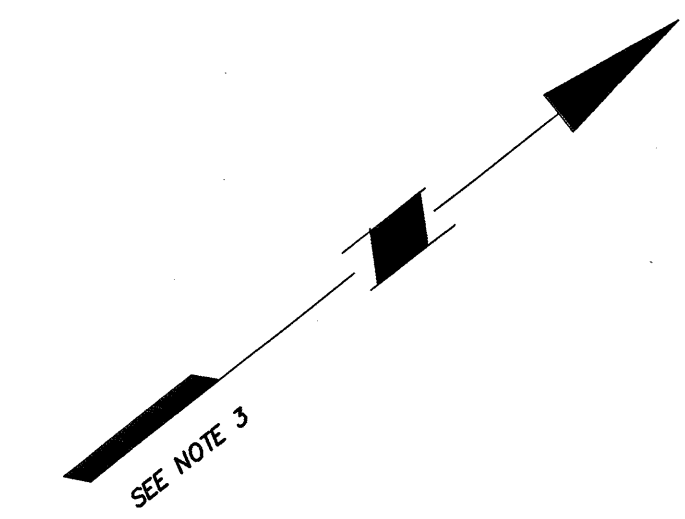
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Doylestown, PA
Miami, FL
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Project
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NORTHERN TRACT**

Job No. 1280750
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Dwn. By MS JR
Chkd. By JR
Drawing No. N7.04
SHEET 4 OF 5



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 - Tuxedo Reserve Owner LLC, a Delaware limited liability company
 - Tuxedo TPA Owner LLC, a Delaware limited liability company

I hereby state that this plan is based on a field survey made by me or under my immediate supervision in accordance with NYS Code of Practice for Land Surveys, and to the best of my professional knowledge, information and belief, and in my professional opinion, correctly represents the conditions found on the date of the field survey at the subject property.

Joseph E. Romano 3/13/09
 JOSEPH E. ROMANO
 PROFESSIONAL LAND SURVEYOR N.Y. LIC. No. 050130

Langan
 Engineering and Environmental Services

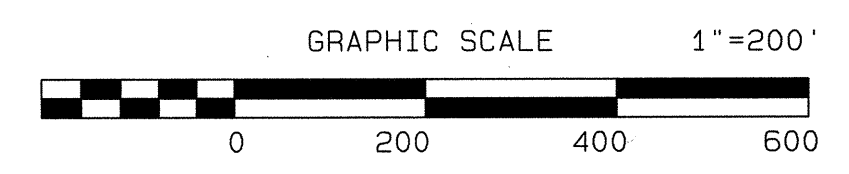
Fliver Drive Center 1
 Elmwood Park, NJ 07407
 Phone: (201) 794-6900
 Fax: (201) 794-0366
 www.langan.com

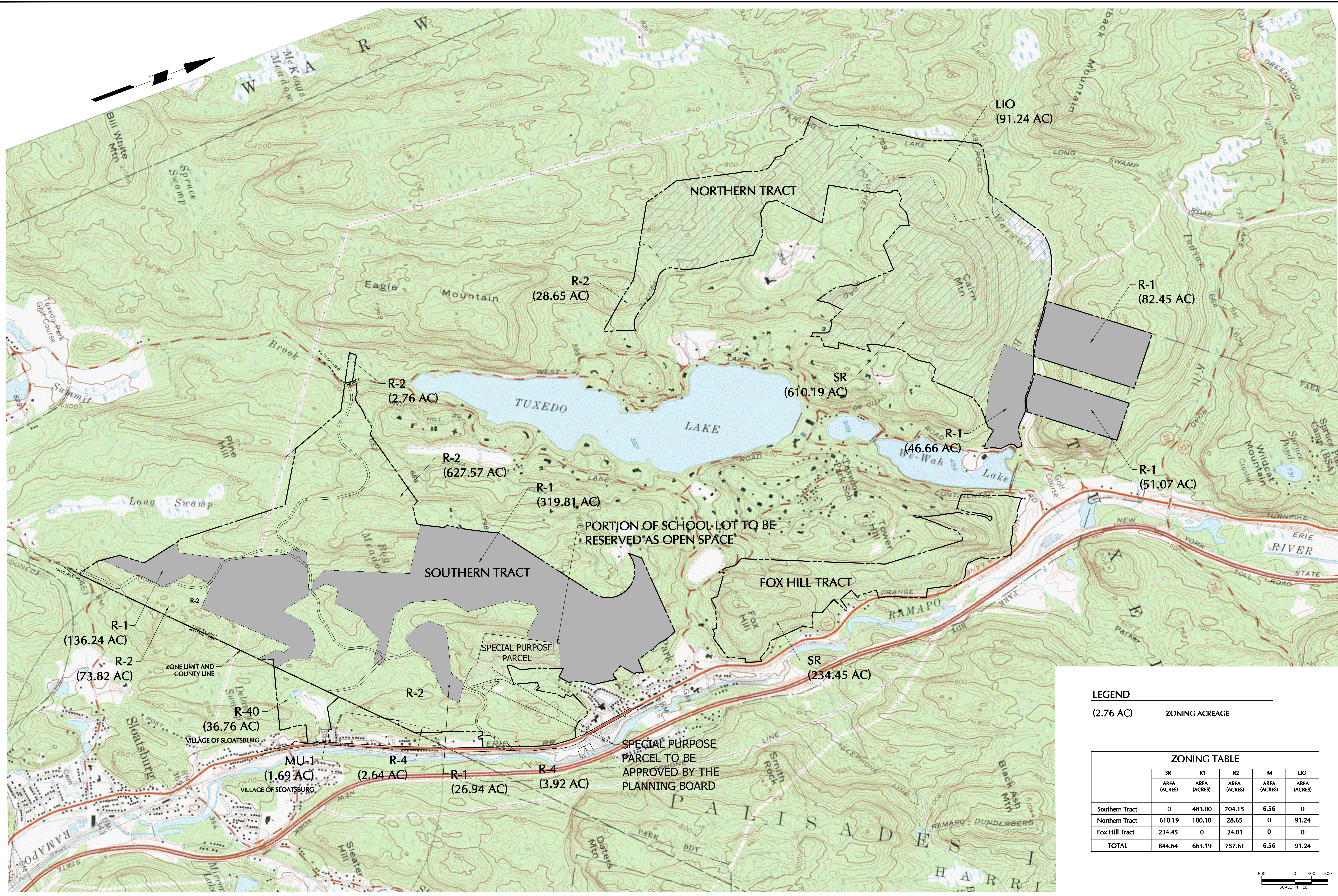
Doylestown, PA
 Miami, FL
 New Haven, CT
 New York, NY
 Philadelphia, PA

Project
TUXEDO RESERVE
 ORANGE COUNTY
 TOWN OF TUXEDO NEW YORK

Drawing Title
BOUNDARY SURVEY NORTHERN TRACT

Job No.	1280750	Drawing No.	
Date	3-18-04	N7.05	
Scale	1"=200'		
Dwn. By	MS/JR		
Chkd. By	JR		SHEET 5 OF 5





LEGEND

(2.76 AC) ZONING ACREAGE

ZONING TABLE					
	SR	R1	R2	R4	LIO
	AREA (ACRES)	AREA (ACRES)	AREA (ACRES)	AREA (ACRES)	AREA (ACRES)
Southern Tract	0	483.00	704.15	6.56	0
Northern Tract	610.19	180.18	28.65	0	91.24
Fox Hill Tract	234.45	0	24.81	0	0
TOTAL	844.64	663.19	757.61	6.56	91.24

800 0 400 800
SCALE IN FEET

			3.	2021 REVISED SITE PLAN	11/12/2021
5.	TOWN COMMENTS	5/10/2022	2.	REVISED PER TOWN COMMENTS	4/20/2015
4.	TOWN COMMENTS	3/03/2022	1.	REVISED PER TOWN COMMENTS	1/30/2015
No.	REVISIONS	DATE	No.	REVISIONS	DATE

SIGNATURE: MICHAEL FINAN, PE
PROFESSIONAL ENGINEER N.Y. Lic. No. 081473

DATE: 11/24/14

TUXEDO FARMS

TOWN OF TUXEDO, ORANGE COUNTY

ZONING PLAN		
SCALE	PROJECT NO.	FIGURE NO.
1" = 800'	1280702	1-1
DATE		
11/24/14		



	OPEN SPACE	
	Proposed	
	Acres	% of Total
Southern Tract ⁽²⁾	782	34.0%
Northern Tract	753	32.7%
Fox Hill Tract	209	9.1%
TOTAL	1744	75.8% ¹

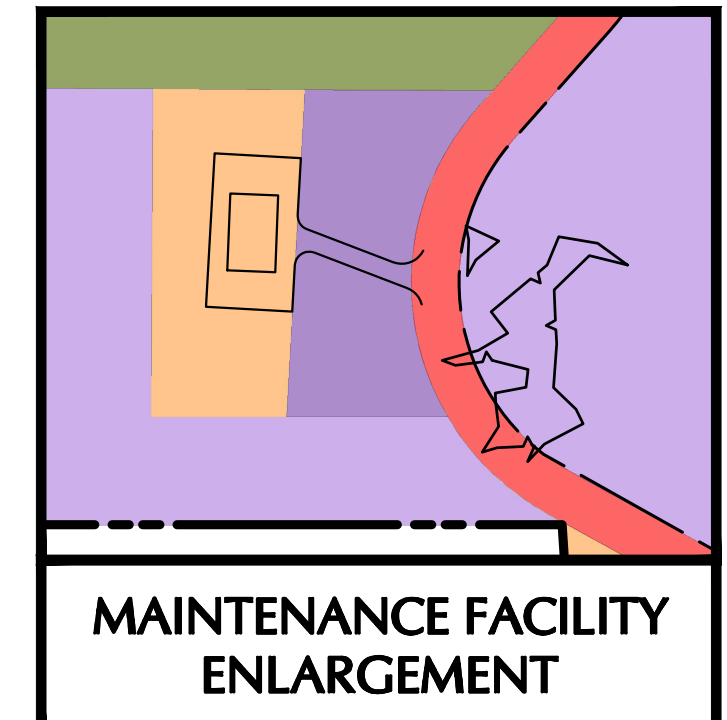
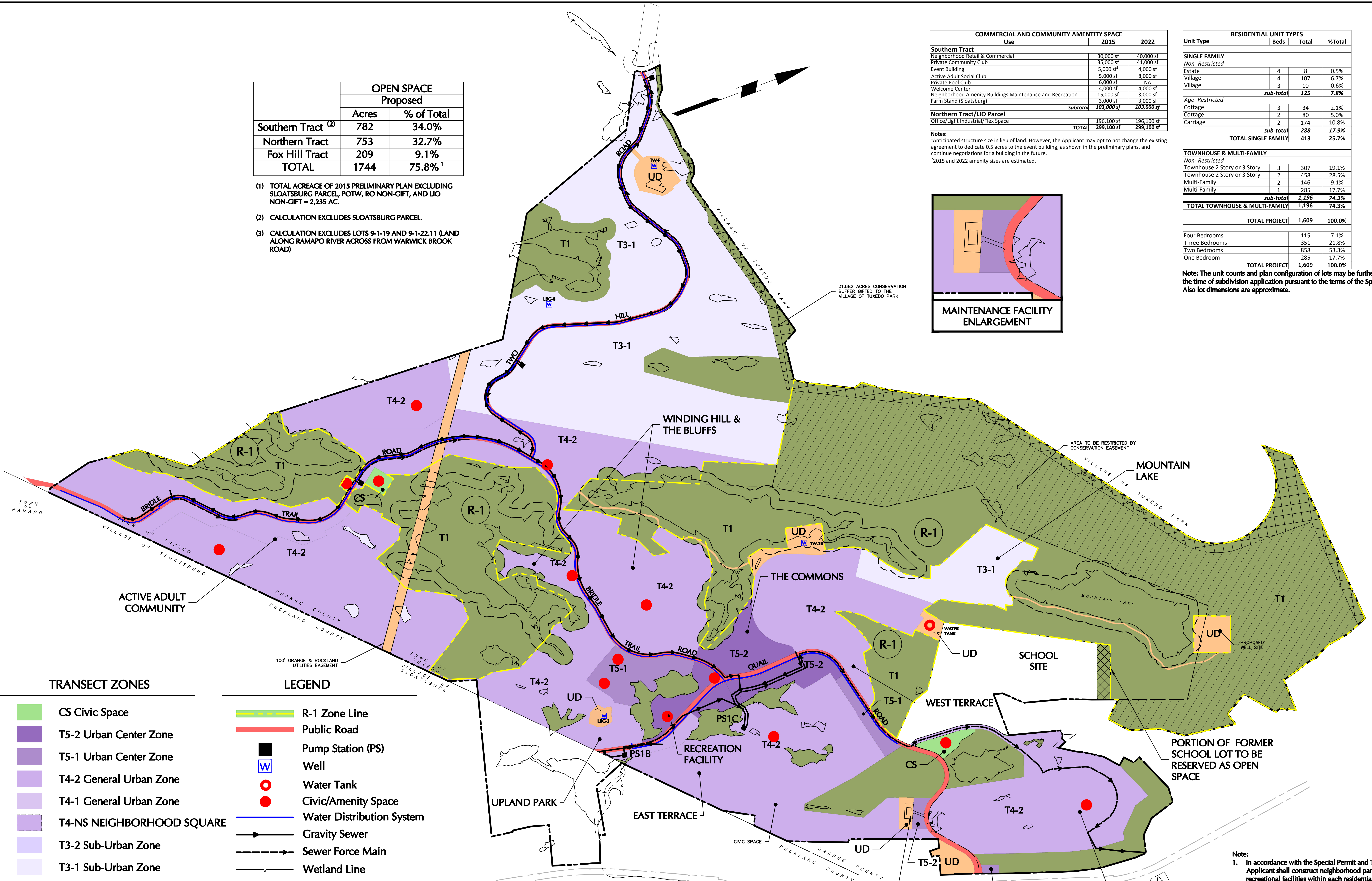
- (1) TOTAL ACREAGE OF 2015 PRELIMINARY PLAN EXCLUDING SLOATSBURG PARCEL, POTW, RO NON-GIFT, AND LIO NON-GIFT = 2,235 AC.
- (2) CALCULATION EXCLUDES SLOATSBURG PARCEL.
- (3) CALCULATION EXCLUDES LOTS 9-1-19 AND 9-1-22.11 (LAND ALONG RAMAPO RIVER ACROSS FROM WARWICK BROOK ROAD)

Use	COMMERCIAL AND COMMUNITY AMENITY SPACE	
	2015	2022
Southern Tract		
Neighborhood Retail & Commercial	30,000 sf	40,000 sf
Private Community Club	35,000 sf	41,000 sf
Event Building	5,000 sf	4,000 sf
Active Adult Social Club	5,000 sf	8,000 sf
Private Pool Club	6,000 sf	NA
Welcome Center	4,000 sf	4,000 sf
Neighborhood Amenity Buildings: Maintenance and Recreation	15,000 sf	3,000 sf
Farm Stand (Sloatsburg)	3,000 sf	3,000 sf
Subtotal	103,000 sf	103,000 sf
Northern Tract/LIO Parcel		
Office/Light Industrial/Flex Space	196,100 sf	196,100 sf
TOTAL	299,100 sf	299,100 sf

Notes:
¹Anticipated structure size in lieu of land. However, the Applicant may opt to not change the existing agreement to dedicate 0.5 acres to the event building, as shown in the preliminary plans, and continue negotiations for a building in the future.
²2015 and 2022 amenity sizes are estimated.

Unit Type	RESIDENTIAL UNIT TYPES		
	Beds	Total	%Total
SINGLE FAMILY			
<i>Non-Restricted</i>			
Estate	4	8	0.5%
Village	4	107	6.7%
Village	3	10	0.6%
sub-total	125	125	7.8%
<i>Age-Restricted</i>			
Cottage	3	34	2.1%
Cottage	2	80	5.0%
Carriage	2	174	10.8%
sub-total	288	288	17.9%
TOTAL SINGLE FAMILY	413	413	25.7%
TOWNHOUSE & MULTI-FAMILY			
<i>Non-Restricted</i>			
Townhouse 2 Story or 3 Story	3	307	19.1%
Townhouse 2 Story or 3 Story	2	458	28.5%
Multi-Family	2	146	9.1%
Multi-Family	1	285	17.7%
sub-total	1,196	1,196	74.3%
TOTAL TOWNHOUSE & MULTI-FAMILY	1,196	1,196	74.3%
TOTAL PROJECT	1,609	1,609	100.0%
<i>Age-Restricted</i>			
Four Bedrooms	115	7.1%	
Three Bedrooms	351	21.8%	
Two Bedrooms	858	53.3%	
One Bedroom	285	17.7%	
TOTAL PROJECT	1,609	100.0%	

Note: The unit counts and plan configuration of lots may be further revised at the time of subdivision application pursuant to the terms of the Special Permit. Also lot dimensions are approximate.

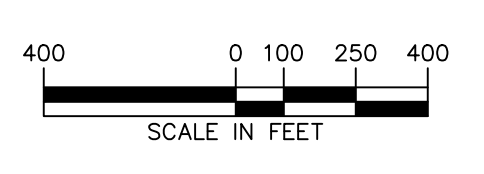


TRANSECT ZONES

- CS Civic Space
- T5-2 Urban Center Zone
- T5-1 Urban Center Zone
- T4-2 General Urban Zone
- T4-1 General Urban Zone
- T4-NS NEIGHBORHOOD SQUARE
- T3-2 Sub-Urban Zone
- T3-1 Sub-Urban Zone
- T1
- T1 Conservation Area
- T1 Buffer
- UD Utility District

LEGEND

- R-1 Zone Line
- Public Road
- Pump Station (PS)
- Well
- Water Tank
- Civic/Amenity Space
- Water Distribution System
- Gravity Sewer
- Sewer Force Main
- Wetland Line
- Wetland Buffer



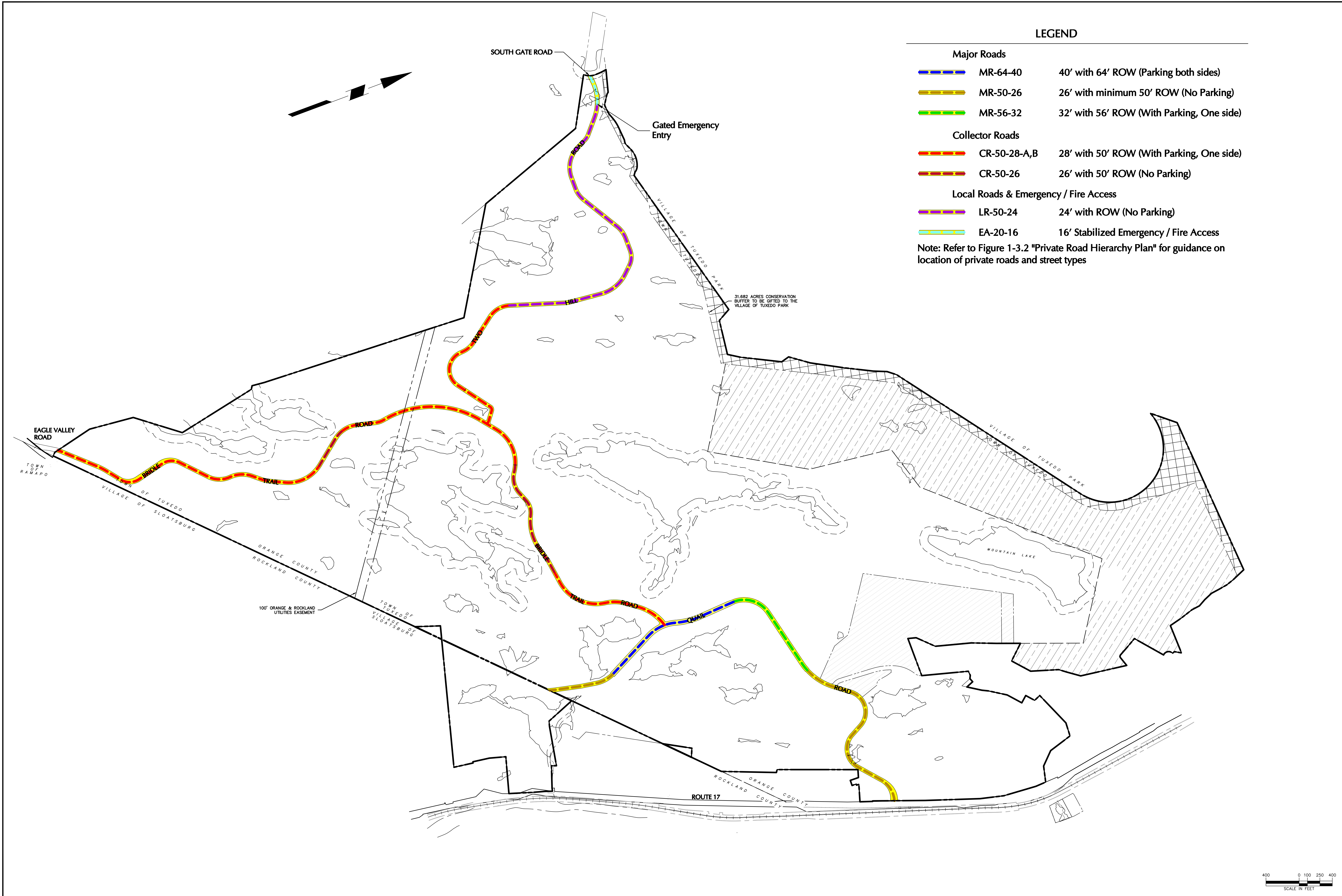
Note:
 1. In accordance with the Special Permit and Tuxedo Design Standards, the Applicant shall construct neighborhood parks, playgrounds or other such recreational facilities within each residential neighborhood as approved by the Planning Board during subdivision/site plan approval process.

RELATED	8.	REVISED PER TOWN COMMENTS	5/19/2022	4.	REVISED UNIT MIX TABLES	12/20/2017
	7.	REVISED PER TOWN COMMENTS	3/3/2022	3.	REVISED PER TOWN COMMENTS	4/20/2015
	6.	2022 REVISED SITE PLAN	1/25/2022	2.	ADDED LIBRARY LOCATION AND DESIGNATION	2/28/2015
	5.	2021 REVISED SITE PLAN	11/12/2021	1.	REVISED PER TOWN COMMENTS	1/30/2015
	No.				REVISIONS	DATE

SIGNATURE: MICHAEL FINAN, PE
 PROFESSIONAL ENGINEER N.Y. Lic. No. 081473
 DATE: _____

TUXEDO FARMS
 TOWN OF TUXEDO, ORANGE COUNTY

REGULATING PLAN		
SCALE: 1" = 400'	PROJECT NO. 1280702	FIGURE NO. 1-2
DATE: 11/24/14		



RELATED	No.	REVISIONS	DATE
	4.	REVISED PER CLIENTS COMMENTS	5/24/2022

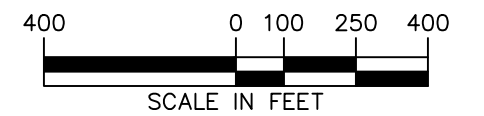
3.	REVISED PER TOWN COMMENTS	5/5/2022
2.	2021 REVISED SITE PLAN	11/12/2021
1.	REVISED PER TOWN COMMENTS	4/20/2015

SIGNATURE: MICHAEL FINAN, PE
 PROFESSIONAL ENGINEER N.Y. Lic. No. 081473
 DATE: _____

TUXEDO FARMS

TOWN OF TUXEDO, ORANGE COUNTY

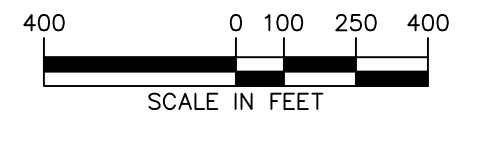
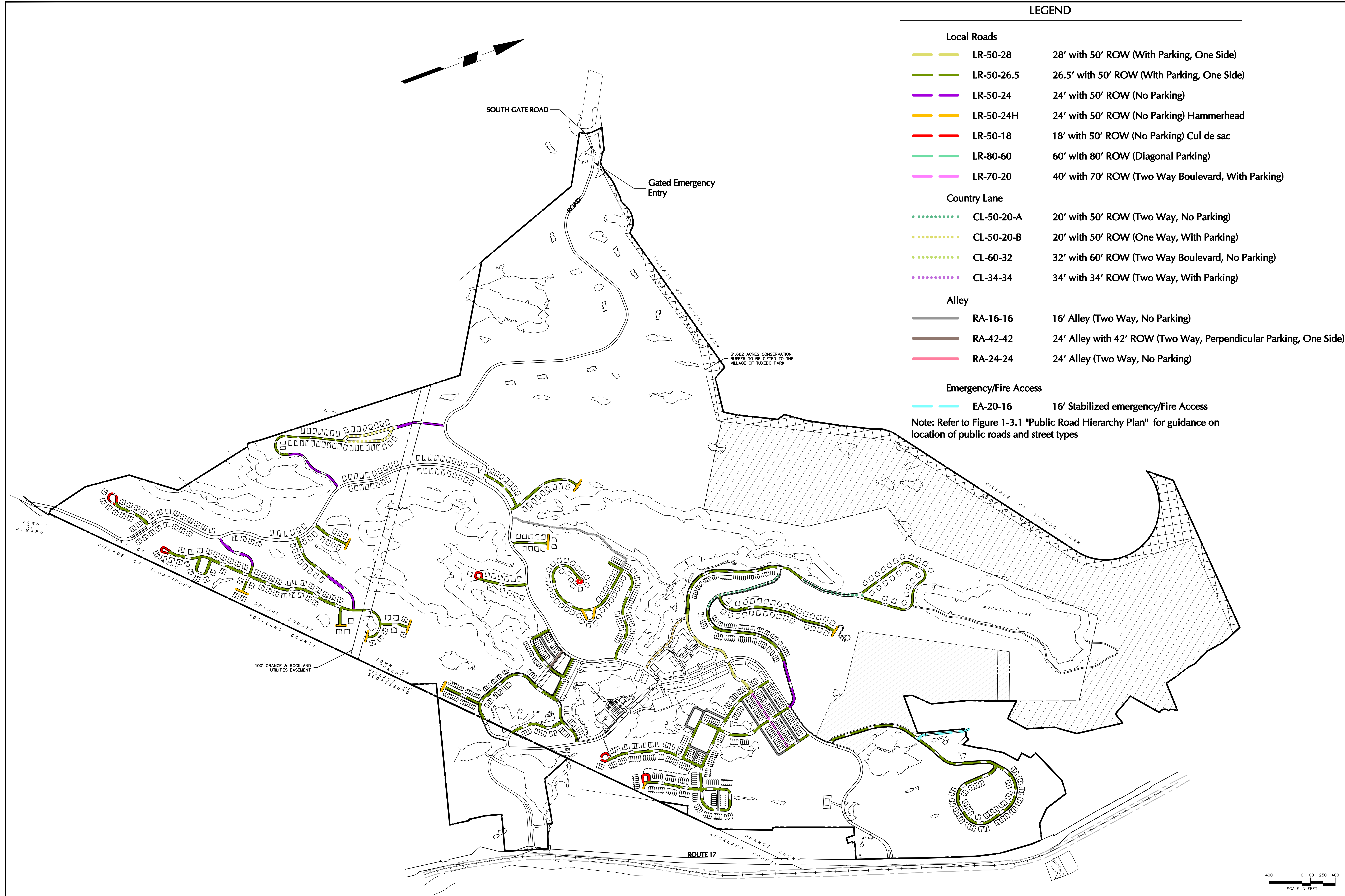
PUBLIC ROAD HIERARCHY PLAN		
SCALE: 1" = 400'	PROJECT NO. 1280702	FIGURE NO. 1-3.1
DATE: 11/24/14		



LEGEND

Local Roads		
	LR-50-28	28' with 50' ROW (With Parking, One Side)
	LR-50-26.5	26.5' with 50' ROW (With Parking, One Side)
	LR-50-24	24' with 50' ROW (No Parking)
	LR-50-24H	24' with 50' ROW (No Parking) Hammerhead
	LR-50-18	18' with 50' ROW (No Parking) Cul de sac
	LR-80-60	60' with 80' ROW (Diagonal Parking)
	LR-70-20	40' with 70' ROW (Two Way Boulevard, With Parking)
Country Lane		
	CL-50-20-A	20' with 50' ROW (Two Way, No Parking)
	CL-50-20-B	20' with 50' ROW (One Way, With Parking)
	CL-60-32	32' with 60' ROW (Two Way Boulevard, No Parking)
	CL-34-34	34' with 34' ROW (Two Way, With Parking)
Alley		
	RA-16-16	16' Alley (Two Way, No Parking)
	RA-42-42	24' Alley with 42' ROW (Two Way, Perpendicular Parking, One Side)
	RA-24-24	24' Alley (Two Way, No Parking)
Emergency/Fire Access		
	EA-20-16	16' Stabilized emergency/Fire Access

Note: Refer to Figure 1-3.1 "Public Road Hierarchy Plan" for guidance on location of public roads and street types

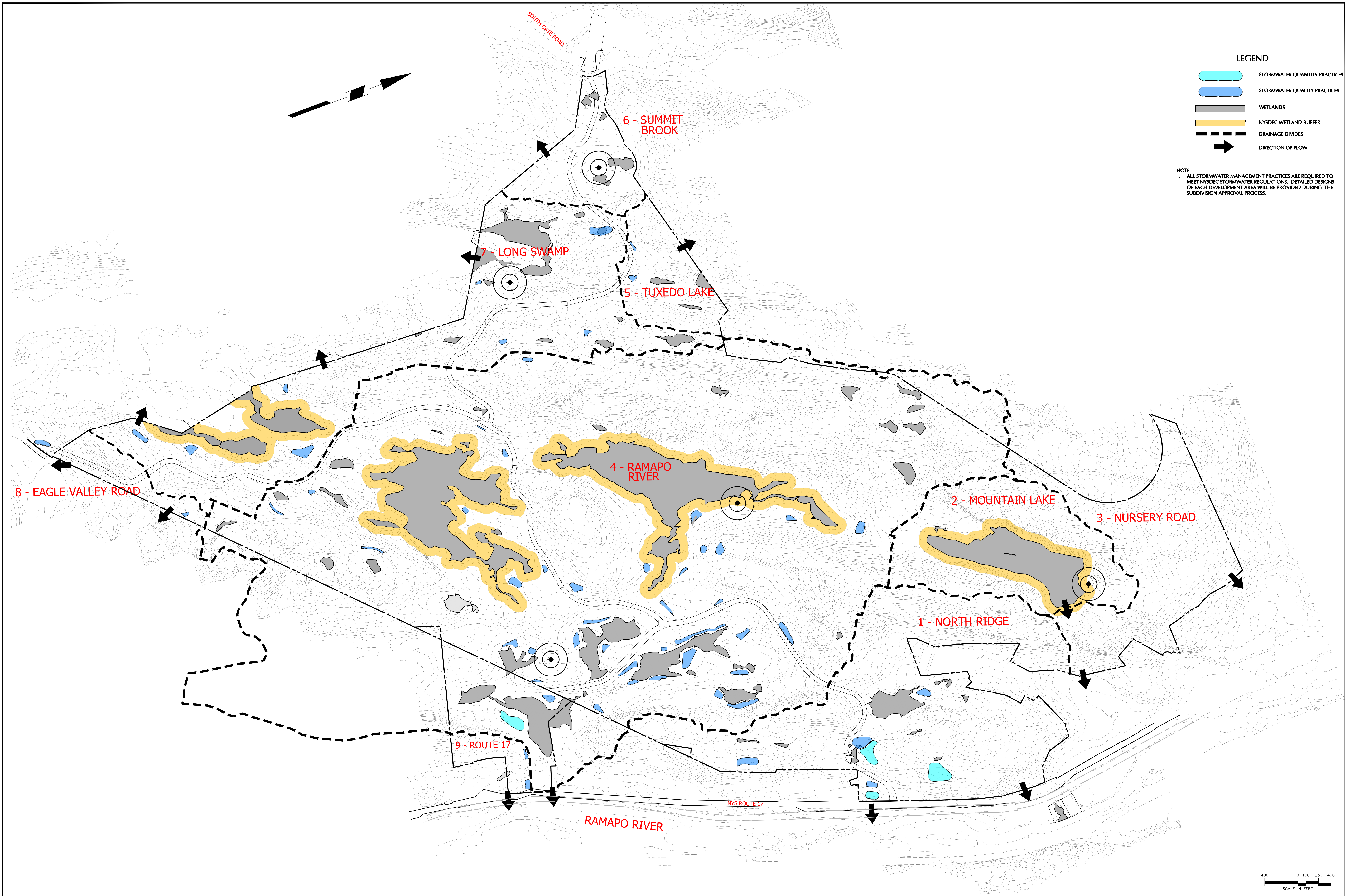


No.	REVISIONS	DATE	No.	REVISIONS	DATE

SIGNATURE: MICHAEL FINAN, PE
 PROFESSIONAL ENGINEER N.Y. Lic. No. 081473

TUXEDO FARMS
 TOWN OF TUXEDO, ORANGE COUNTY

PRIVATE ROAD HIERARCHY PLAN		
SCALE	PROJECT NO.	FIGURE NO.
1" = 400'	1280702	1-3.2
DATE		
5/24/22		



LEGEND

- STORMWATER QUANTITY PRACTICES
- STORMWATER QUALITY PRACTICES
- WETLANDS
- NYSDEC WETLAND BUFFER
- DRAINAGE DIVIDES
- DIRECTION OF FLOW

NOTE
 1. ALL STORMWATER MANAGEMENT PRACTICES ARE REQUIRED TO MEET NYSDEC STORMWATER REGULATIONS. DETAILED DESIGNS OF EACH DEVELOPMENT AREA WILL BE PROVIDED DURING THE SUBDIVISION APPROVAL PROCESS.

LANGAN
PROJECT No. 1280702



No.	REVISIONS	DATE
2.	2021 REVISED SITE PLAN	11/12/2021
1.	REVISED PER TOWN COMMENTS	4/20/2015

No.	REVISIONS	DATE
2.	2021 REVISED SITE PLAN	11/12/2021
1.	REVISED PER TOWN COMMENTS	4/20/2015

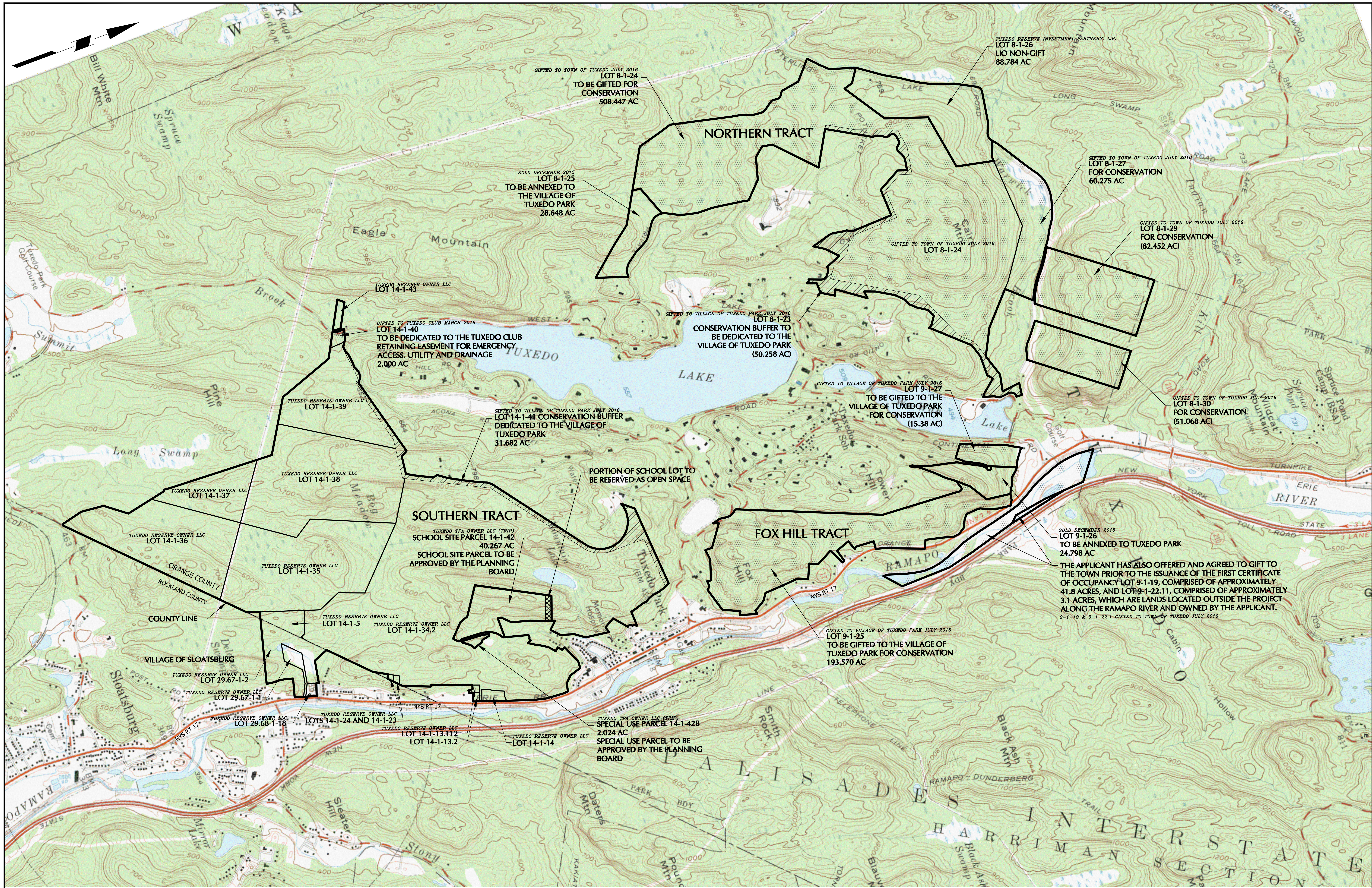
SIGNATURE: MICHAEL FINAN, PE
 PROFESSIONAL ENGINEER N.Y. Lic. No. 081473
 DATE: _____

TUXEDO FARMS
 TOWN OF TUXEDO, ORANGE COUNTY

CONCEPTUAL STORMWATER MANAGEMENT PLAN

SCALE: 1" = 400'	PROJECT NO. 1280702	FIGURE NO. 1-4
DATE: 11/24/14		

Filename: \\langan.com\data\PARData\71280702\Cadd Data - 1280702\Sheet\11/20/21 Preliminary Plan\1-4 Stormwater Management Plan.dwg Date: 5/26/2022 Time: 17:46 User: ssaputo Style Table: Langan.stb Layout: Conceptual Stormwater



SCALE IN FEET
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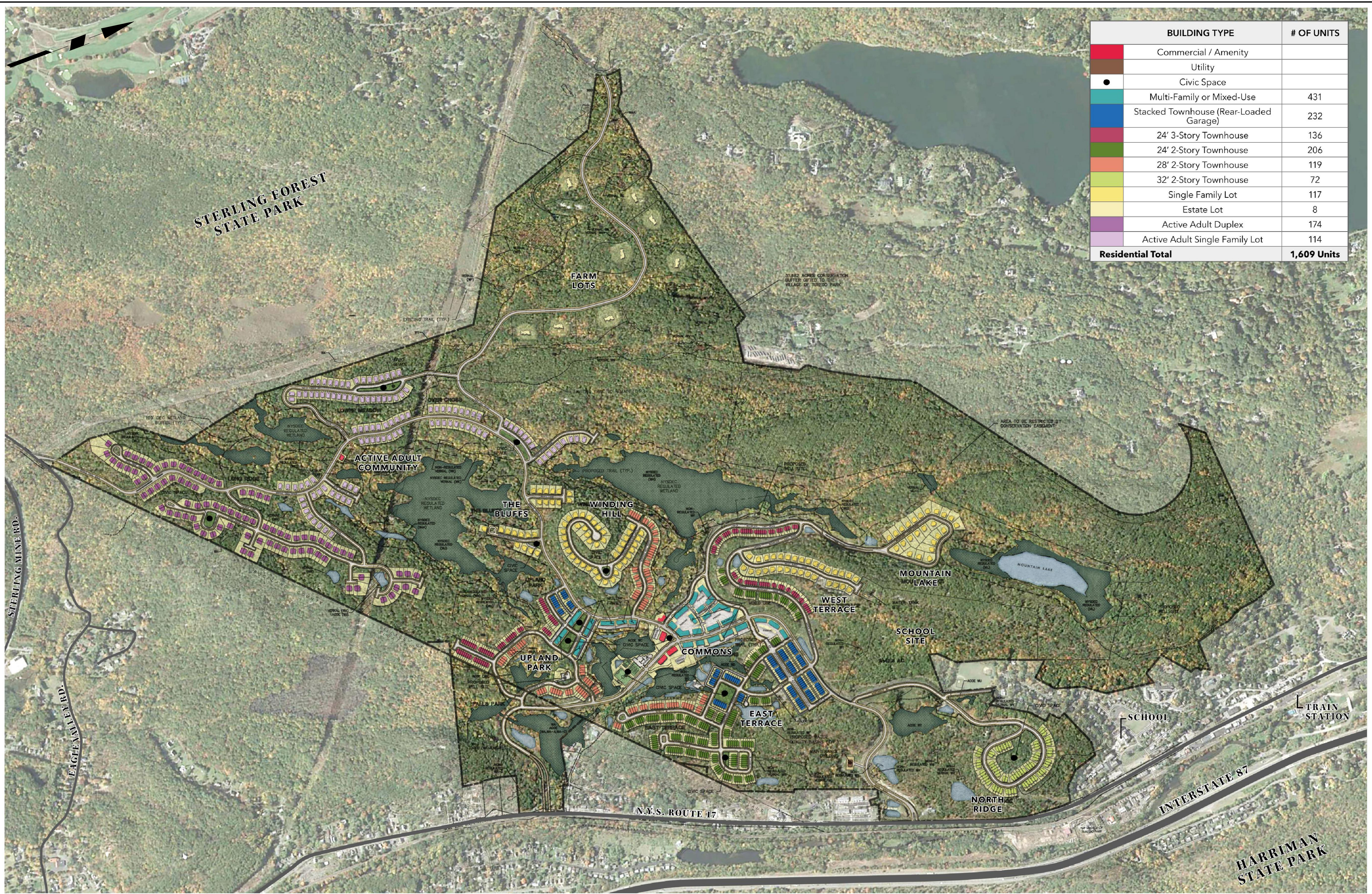
6.	REVISED PER CLIENT COMMENTS	5/16/2022	3.	REVISED PER TOWN COMMENTS	4/30/2015	
	REVISED PER TOWN COMMENTS	3/9/2022		2.	REVISED PER TOWN COMMENTS	4/20/2015
	2021 REVISED SITE PLAN	11/12/2021		1.	ADDED ADDIT. TAX LOT DESIGNATIONS	2/9/2015
	REVISIONS	DATE		No.	REVISIONS	DATE

SIGNATURE: MICHAEL FINAN, PE
PROFESSIONAL ENGINEER N.Y. Lic. No. 081473
DATE

TUXEDO FARMS
TOWN OF TUXEDO, ORANGE COUNTY

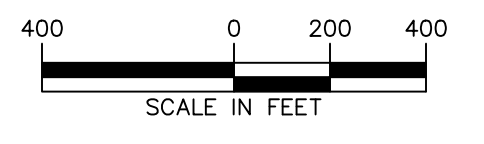
LAND HOLDINGS		
SCALE: 1" = 800'	PROJECT NO. 1280702	FIGURE NO. 4-1
DATE: 1/30/15		





BUILDING TYPE	# OF UNITS
Commercial / Amenity	
Utility	
Civic Space	
Multi-Family or Mixed-Use	431
Stacked Townhouse (Rear-Loaded Garage)	232
24' 3-Story Townhouse	136
24' 2-Story Townhouse	206
28' 2-Story Townhouse	119
32' 2-Story Townhouse	72
Single Family Lot	117
Estate Lot	8
Active Adult Duplex	174
Active Adult Single Family Lot	114
Residential Total	1,609 Units

LANGAN PROJECT No. 1280702



No.	REVISIONS	DATE	No.	REVISIONS	DATE

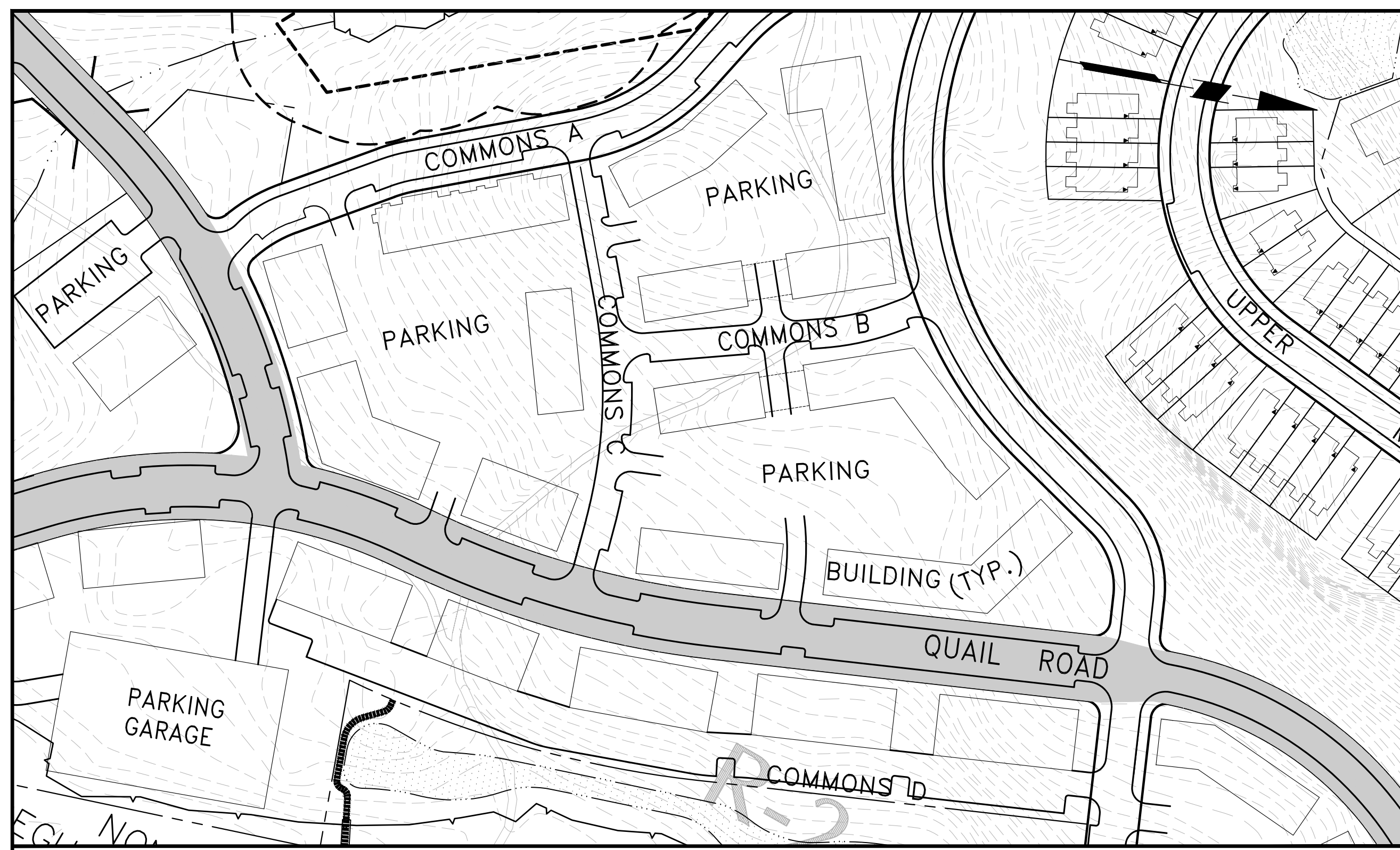
SIGNATURE: MICHAEL FINAN, PE
 PROFESSIONAL ENGINEER N.Y. Lic. No. 081473
 DATE: _____

TUXEDO FARMS

TOWN OF TUXEDO, ORANGE COUNTY

CONCEPT PLAN		
SCALE: 1" = 400'	PROJECT NO. 1280702	FIGURE NO. 5-1
DATE: 5/18/22		

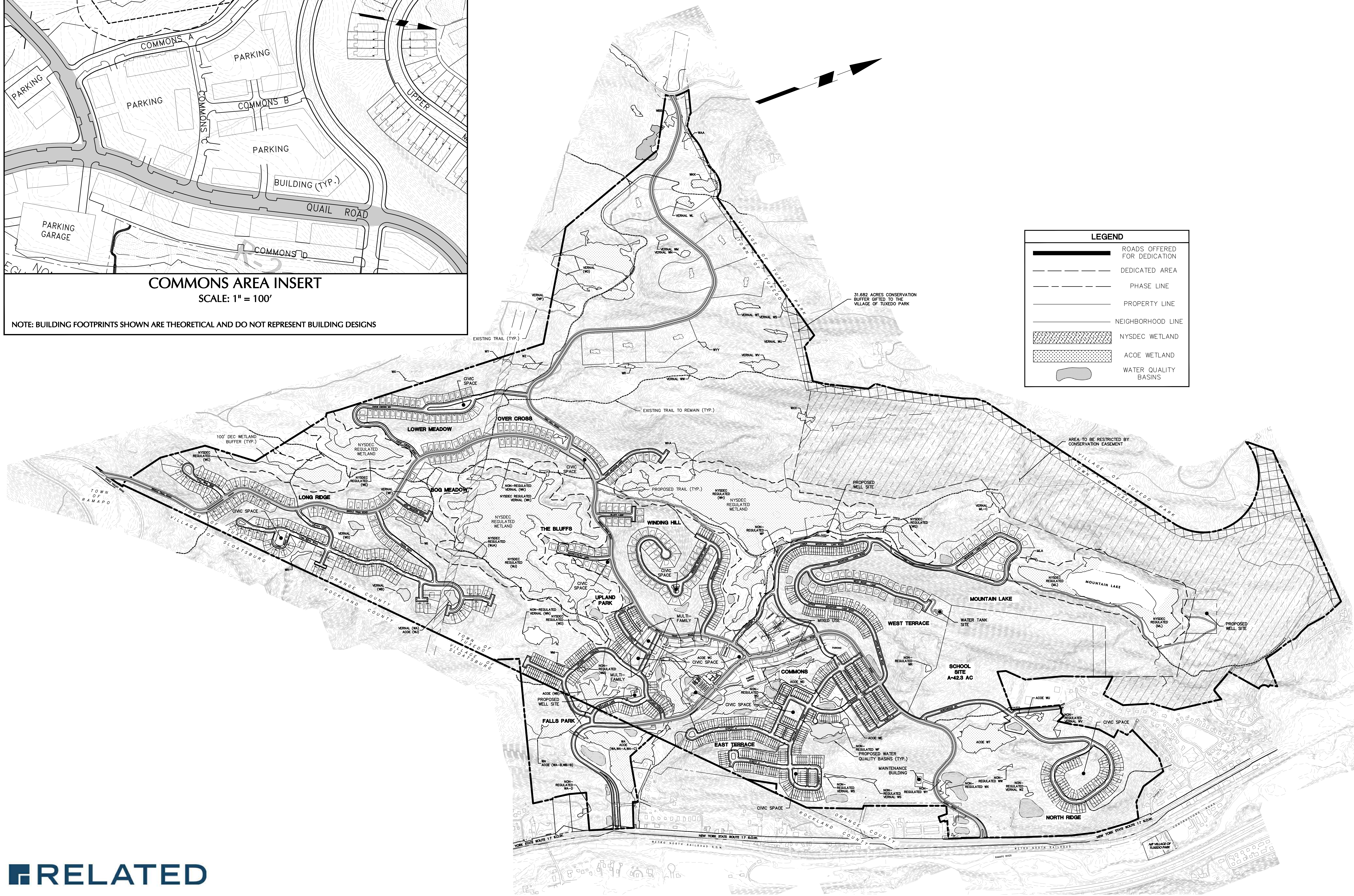
Filename: \\langan.com\data\PAR\data\1280702\Cadd Data - 1280702\Sheet\1280702 Preliminary Plan\5-1 Concept Plan.dwg Date: 5/26/2022 Time: 17:46 User: esapto: Style Table: Langan.stb Layout: Concept Plan



COMMONS AREA INSERT

SCALE: 1" = 100'

NOTE: BUILDING FOOTPRINTS SHOWN ARE THEORETICAL AND DO NOT REPRESENT BUILDING DESIGNS



LEGEND

- ROADS OFFERED FOR DEDICATION
- DEDICATED AREA
- PHASE LINE
- PROPERTY LINE
- NEIGHBORHOOD LINE
- NYSDEC WETLAND
- ACOE WETLAND
- WATER QUALITY BASINS



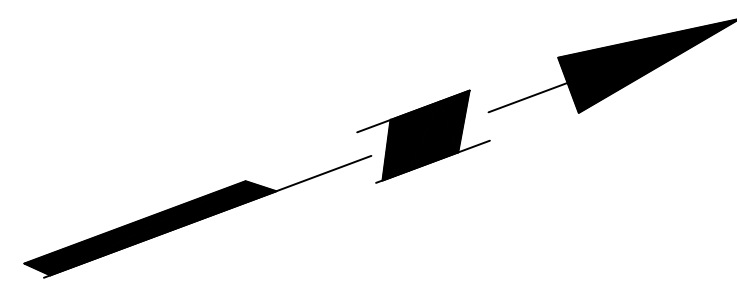
WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER TO ALTER THIS ITEM IN ANY WAY.

No.	REVISIONS	DATE	No.	REVISIONS	DATE
3			3	2022 LAYOUT CHANGE	01/13/22
5	REVISED PER TOWN COMMENTS	05/25/22	2	OWNER SITE LAYOUT CHANGES	11/04/21
4	REVISED PER TOWN COMMENTS	05/05/22	1	TOWN COMMENTS	06/10/14

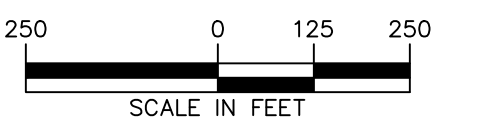
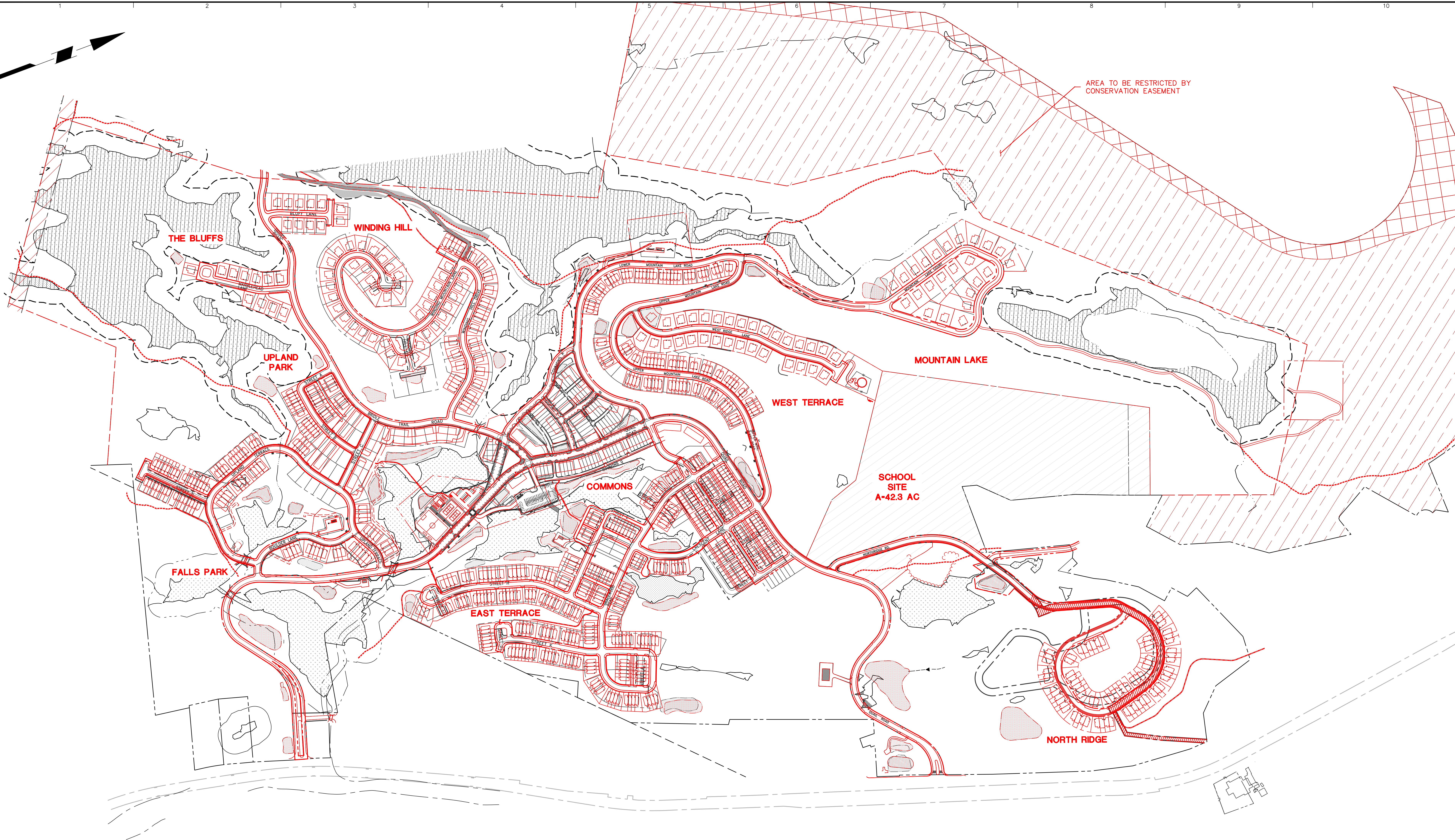
SIGNATURE: MICHAEL FINAN
PROFESSIONAL ENGINEER NY Lic. No. 081473-1
DATE

TUXEDO FARMS
TOWN OF TUXEDO, ORANGE COUNTY

OVERALL LAND DEVELOPMENT PLAN		
SCALE	PROJECT NO.	FIGURE NO.
1" = 400'	190072101	LDP-6
DATE		
04/09/2014		



AREA TO BE RESTRICTED BY
CONSERVATION EASEMENT



WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.

6	REVISED PER CLIENT COMMENTS	05/25/22	3	OWNER SITE LAYOUT CHANGES	01/25/22
5	REVISED PER TOWN COMMENTS	05/05/22	2	TOWN COMMENTS	04/20/15
4	TOWN COMMENTS	03/09/22	1	TOWN COMMENTS	06/10/14
No.	REVISIONS	DATE	No.	REVISIONS	DATE

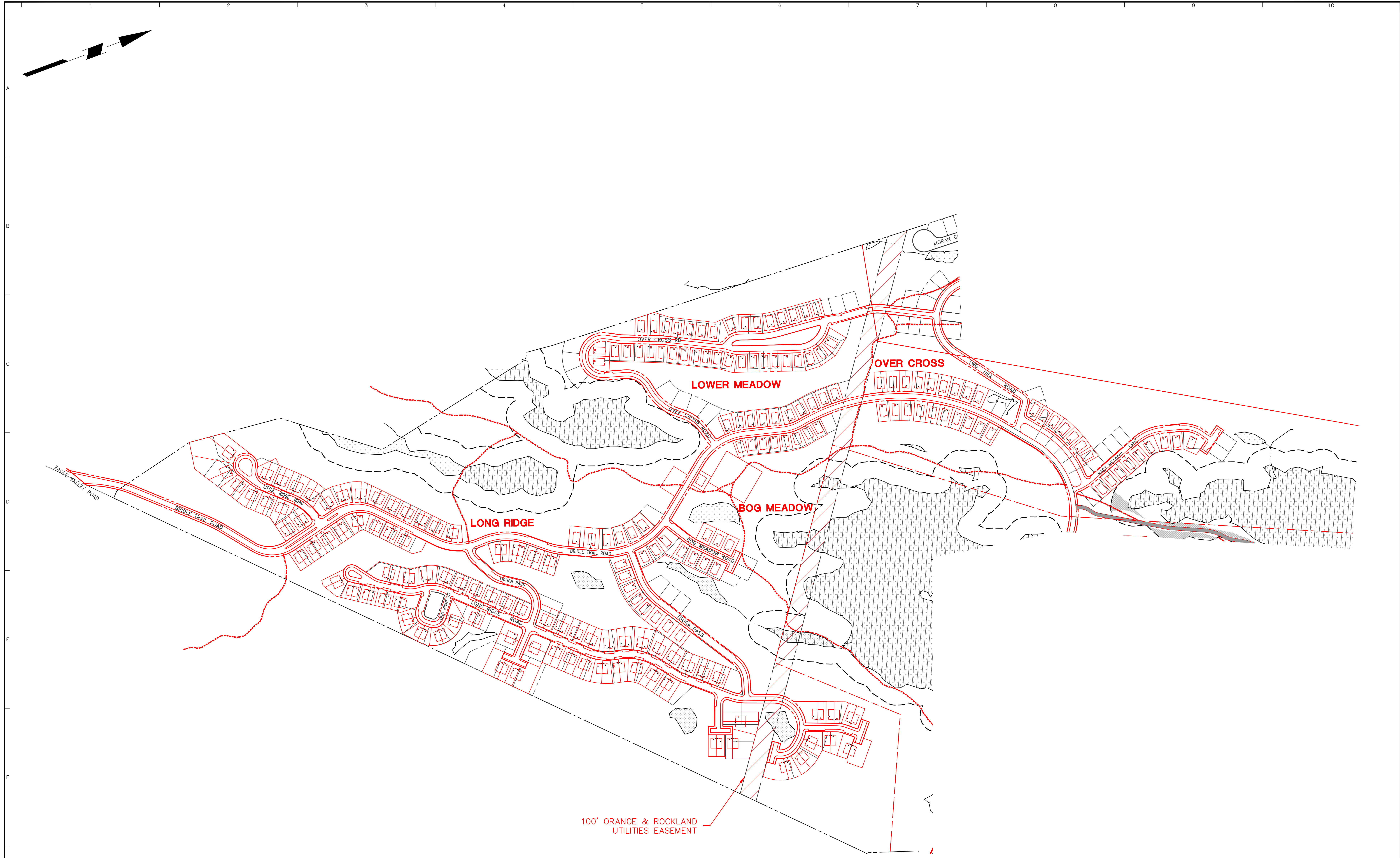
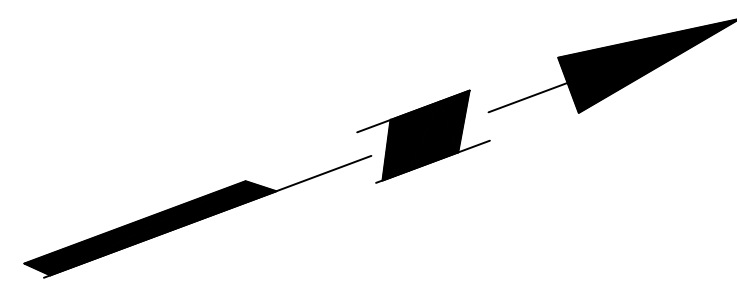
SIGNATURE _____ DATE _____
 GEORGE DERRICK
 PROFESSIONAL ENGINEER N.Y. Lic. No. 48930-1

TUXEDO FARMS

TOWN OF TUXEDO, ORANGE COUNTY

REDLINE COMPARISON

SCALE	PROJECT NO.	EXHIBIT
1" = 250'	1280702	LDP-6A
DATE		
04/09/2014		



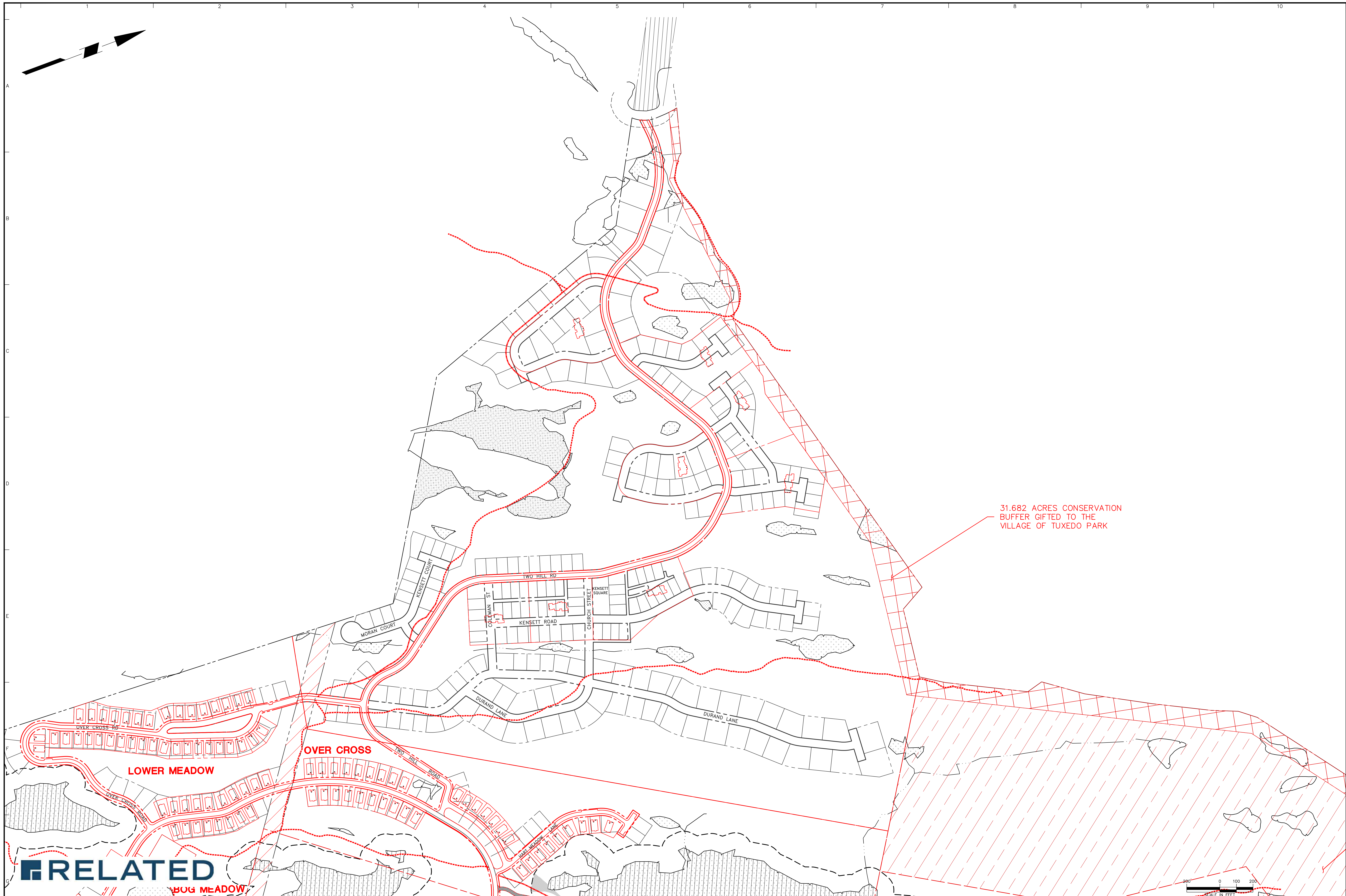
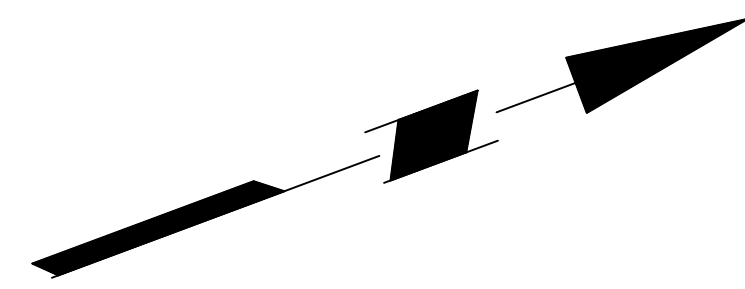
WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.

6	REVISED PER CLIENT COMMENTS	05/25/22	3	OWNER SITE LAYOUT CHANGES	01/25/22
5	REVISED PER TOWN COMMENTS	05/05/22	2	TOWN COMMENTS	04/20/15
4	TOWN COMMENTS	03/09/22	1	TOWN COMMENTS	06/10/14
No.	REVISIONS	DATE	No.	REVISIONS	DATE

SIGNATURE _____ DATE _____
 GEORGE DERRICK
 PROFESSIONAL ENGINEER N.Y. Lic. No. 48930-1

TUXEDO FARMS
 TOWN OF TUXEDO, ORANGE COUNTY

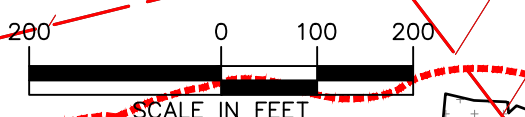
REDLINE COMPARISON		
SCALE	PROJECT NO.	EXHIBIT
1" = 200'	1280702	LDP-6B
DATE		
04/09/2014		



31.682 ACRES CONSERVATION
BUFFER GIFTED TO THE
VILLAGE OF TUXEDO PARK



BUG MEADOW



6	REVISED PER CLIENT COMMENTS	05/25/22	3	OWNER SITE LAYOUT CHANGES	01/25/22
5	REVISED PER TOWN COMMENTS	05/05/22	2	TOWN COMMENTS	04/20/15
4	TOWN COMMENTS	03/09/22	1	TOWN COMMENTS	06/10/14
No.	REVISIONS	DATE	No.	REVISIONS	DATE

SIGNATURE _____ DATE _____
 GEORGE DERRICK
 PROFESSIONAL ENGINEER N.Y. Lic. No. 48930-1

TUXEDO FARMS
 TOWN OF TUXEDO, ORANGE COUNTY

REDLINE COMPARISON		
SCALE	PROJECT NO.	EXHIBIT
1" = 200'	1280702	LDP-6C
DATE		
04/09/2014		

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.