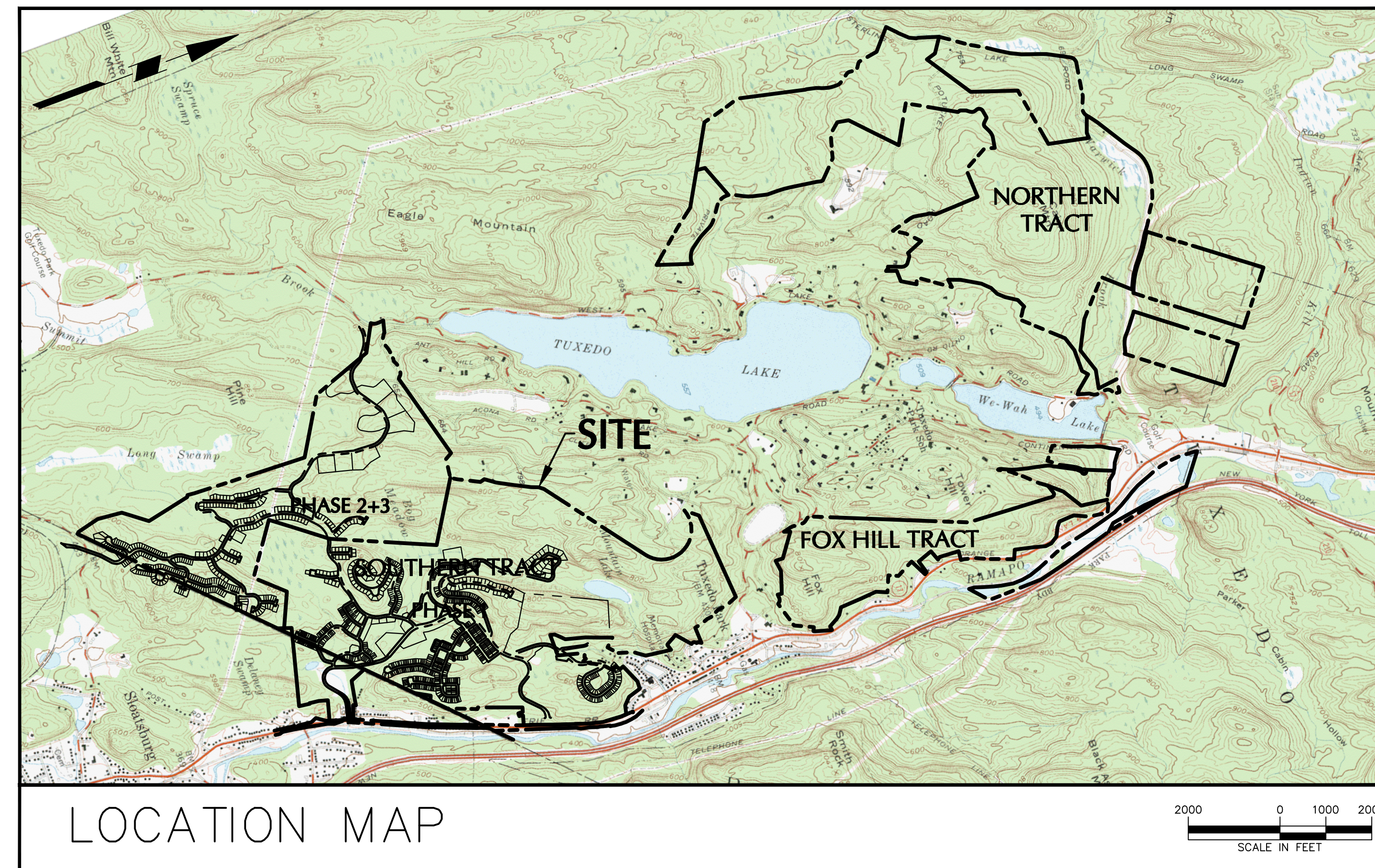


TUXEDO FARMS



PLANNED INTEGRATED DEVELOPMENT PRELIMINARY PLAN

TOWN OF TUXEDO, ORANGE COUNTY, NEW YORK

DRAWING TITLE:

Figure 1	Cover Sheet
Figure VL7.01-VL7.05	ALTA/NSPS Land Title Survey Of Southern 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

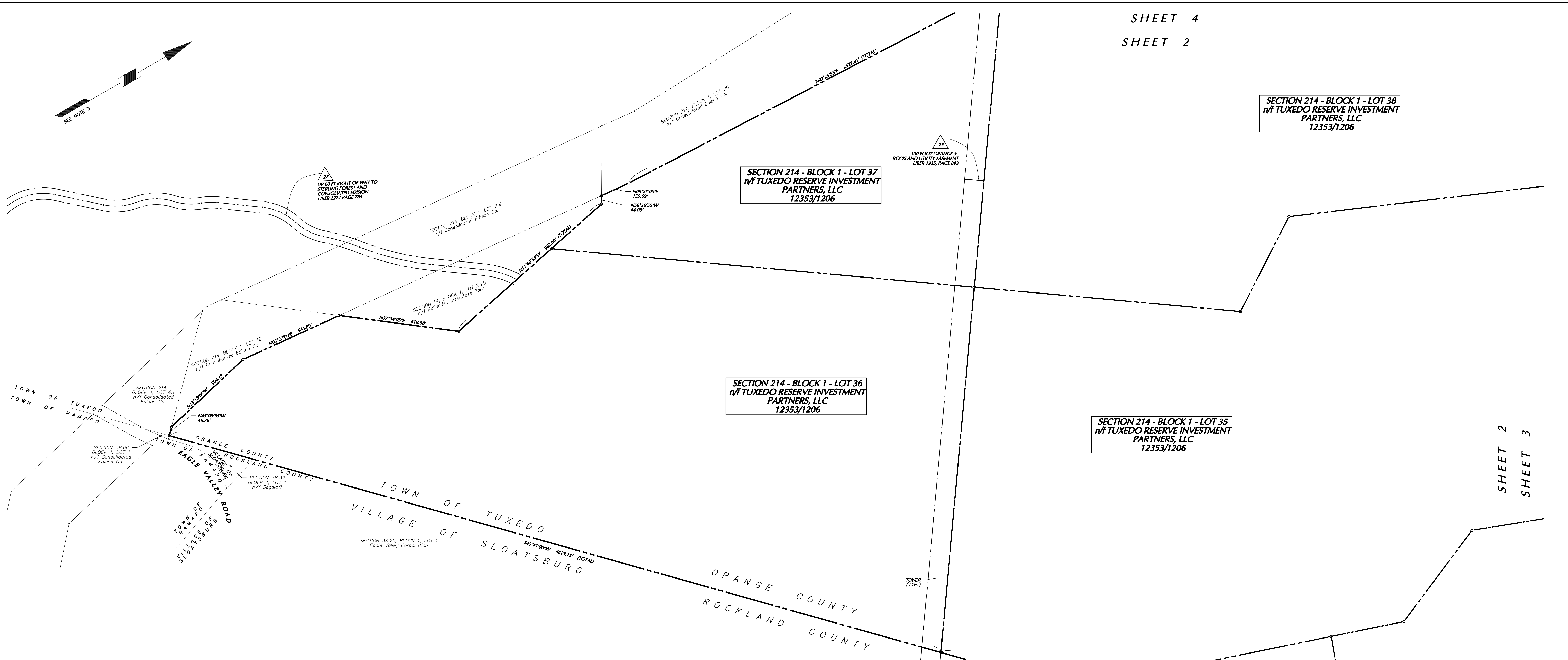
APPLICANT / DEVELOPER:
TUXEDO RESERVE OWNER, L.L.C.

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.

	7.	GENERAL REVISIONS	9/8/2022	4.	2021 REVISED SITE PLAN	11/12/2021	SIGNATURE: MICHAEL FINAN, PE PROFESSIONAL ENGINEER N.Y. Lic. No. 081473	DATE: 11/24/14	TUXEDO FARMS TOWN OF TUXEDO, ORANGE COUNTY		COVER SHEET	
	6.	REVISED PER CLIENT COMMENTS	5/25/2022	3.	REVISED SOUTH TRACT REGULATING PLAN	12/20/2017					SCALE: NTS PROJECT NO.: 1280702 FIGURE NO.: 1	
	5.	REVISED PER TOWN COMMENTS	5/17/2022	2.	REVISED PER TOWN COMMENTS	4/20/2015			1.	REVISED PER TOWN COMMENTS	1/30/2015	
	No.	REVISIONS	DATE	No.	REVISIONS	DATE						

LANGAN PROJECT No. 1280702



SECTION 214 - BLOCK 1 - LOT 38
 n/f TUXEDO RESERVE INVESTMENT
 PARTNERS, LLC
 12353/1206

SECTION 214 - BLOCK 1 - LOT 37
 n/f TUXEDO RESERVE INVESTMENT
 PARTNERS, LLC
 12353/1206

SECTION 214 - BLOCK 1 - LOT 36
 n/f TUXEDO RESERVE INVESTMENT
 PARTNERS, LLC
 12353/1206

SECTION 214 - BLOCK 1 - LOT 35
 n/f TUXEDO RESERVE INVESTMENT
 PARTNERS, LLC
 12353/1206

SECTION 214,
 BLOCK 1, LOT 5
 n/f TUXEDO RESERVE INVESTMENT
 PARTNERS, LLC
 12353/1206

SECTION 214 - BLOCK 1 - LOT 34.2
 R-H TPA HOLDERS L.P.
 12353/1125

SECTION 29.67 - BLOCK 1 - LOT 2
 n/f TUXEDO RESERVE INVESTMENT
 PARTNERS, LLC
 2006 00064982

SECTION 29.67
 BLOCK 1, LOT 1
 n/f TUXEDO RESERVE INVESTMENT
 PARTNERS, LLC
 2006 00064982

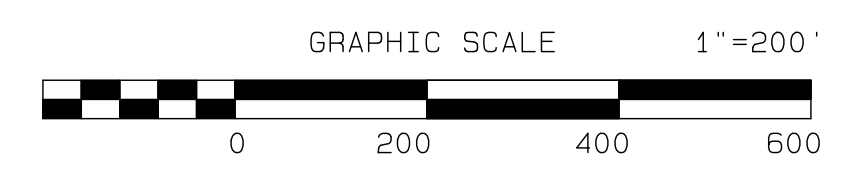
SCT. 29.76
 BLOCK 1
 LOTS 1 AND 2
 n/f TUXEDO RESERVE INVESTMENT
 PARTNERS, LLC
 2006 00064982

ADJACENT OWNERS (A) AS SHOWN ON PLAN PER PRIOR SURVEYS

TAX MAP NO.	N/F OWNER
A	12-2-6-22 Tuxedo Place LP
B	12-2-11 Rudolph & Elizabeth Villani
C	12-2-10 Richard & Dorothy Garino
D	12-2-9 Jean & Corinne Dickerson
E	12-2-8 Timothy Scully & Lucy-Cerezo Scully
F	13-2-11 Joseph A. & Marion M. Mottola
G	13-2-10 Donald & Katherine Derbyshire
H	13-2-9 John & Debra Ruel
I	13-2-8 Kevin & Ann T. Earl
J	13-2-7 Matthew & Jacqueline A. Broersma
K	13-2-6 Dennis Rohe & Kimberly Donnelly
L	13-2-5 Double Gemini Enterprises Inc.
M	13-2-4 Doreen Hippler
N	13-2-3 John Reamer & Doreen Hippler
O	13-2-1 Kimberlee Stevens
P	13-1-38 Richard E. & Jeanne Heater
Q	13-1-3 Richard Miller & Gina Liberti
R	13-1-2 James & Antoinette D. Matthews
S	13-1-9 Antoinette Matthews
T	13-1-39 Ronald Brodeur
U	13-1-11 Elise S. Smith
V	13-1-12 Augustin & Nolva Louissant
W	13-1-11.1 William H. Sahler & Kathleen A. Burtolt-Sahler
X	13-1-6 The-Suna Wang
Y	13-1-17 Theodore Kinolis, Jr.
AA	13-1-18 Brian D. Lohmeyer
BB	13-1-19 Joseph & Marlene O'Reilly
CC	13-1-30 Joseph B. Mammato
DD	13-1-21 Jose A. & Eileen M. Rivera
EE	13-1-32 Jonathan S. & Lee Eyan Margolis
FF	13-1-33 Jerard H. Mottola & Dale D. Scelio
GG	13-1-34 John J. Billy
HH	13-1-35-11 John & Mary D. Billy
II	29.60-1-11 Jack P. & Pauline Wagner
JJ	29.60-1-10 Pierre Roulier
KK	29.60-1-3 Arlene Jakubek
LL	29.60-1-1 Edward & Ann Marie Voss
MM	29.60-1-2 Margaret & Gary Bosker
NN	29.60-1-6 Gaye Wakefield, Mary McQueen, Catherine Carter, Catherine Gulman and Elizabeth Grenzebock
OO	29.60-1-2 Gaye Wakefield, Mary McQueen, Catherine Carter, Catherine Gulman and Elizabeth Grenzebock
PP	29.60-1-1.2 Gaye Wakefield, Mary McQueen, Catherine Carter, Catherine Gulman and Elizabeth Grenzebock
QQ	29.60-1-1.1 Gaye Wakefield, Mary McQueen, Catherine Carter, Catherine Gulman and Elizabeth Grenzebock
RR	29.60-1-2 360 Asset, LLC
SS	29.60-1-13 P & P Fulgore LLC
TT	29.60-1-12 Corinthian Construction, Inc.
UU	29.60-1-4 Persichetti Benetto
VV	29.60-1-4 Christa L. Wolf
WW	29.60-1-3 Antonio C. Bravo
XX	29.60-1-6 Robert Vierling
YY	29.60-1-3 Persichetti Group LLC

* THE ABOVE LOTS ARE DESIGNATED BY LETTER SYMBOL ON PLAN DUE TO SPACE CONSTRAINTS.

FOR NOTES SEE SHEET VL-7.01



Date	Description	No.
Revisions		

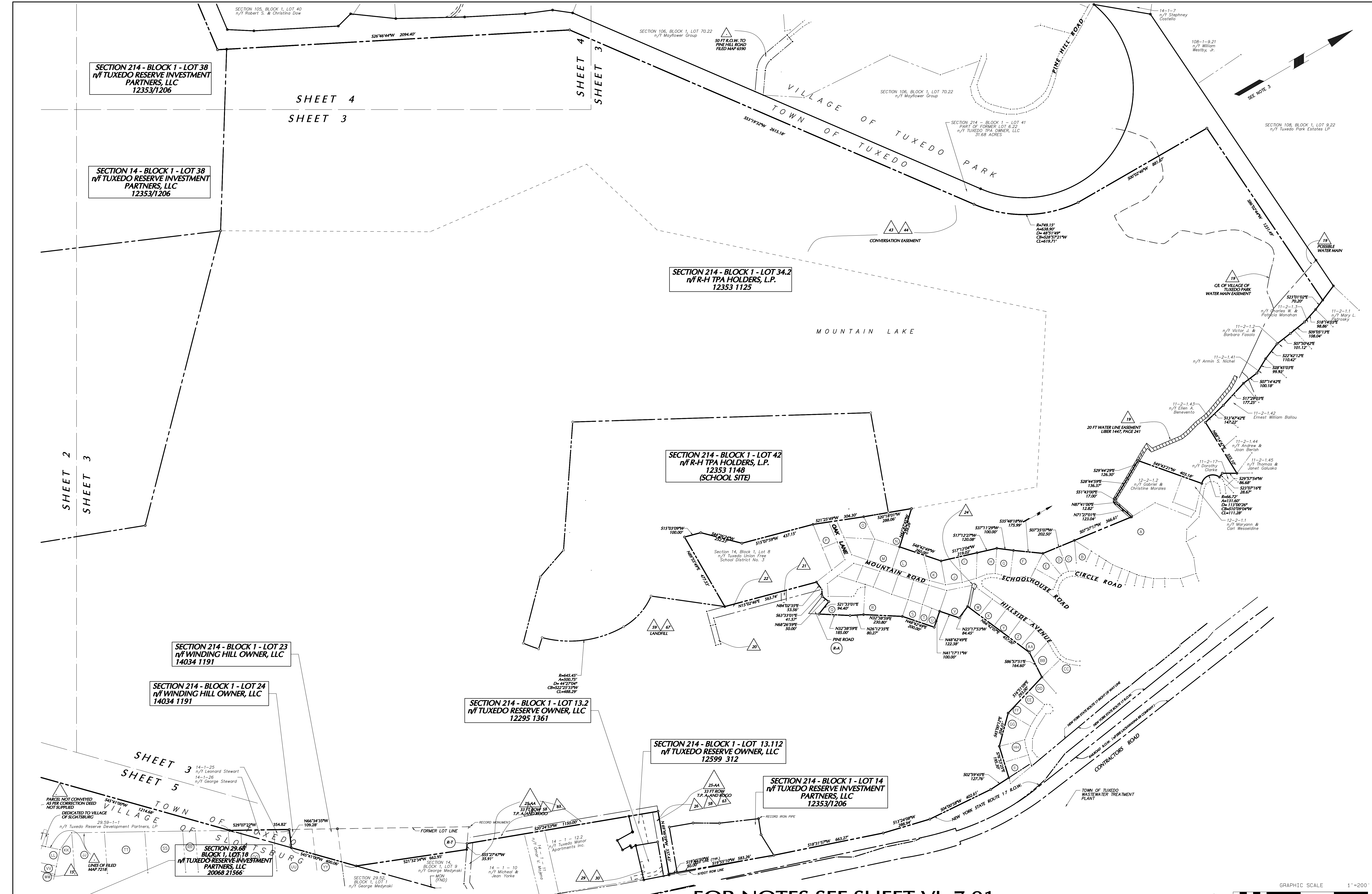
LANGAN
 One North Broadway White Plains, NY 10601
 T: 914.263.7400 www.langan.com
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 PENNSYLVANIA CONNECTICUT FLORIDA
 ARIZONA ATHENS, OHIO
 DUBAI STANBUL
 Langan Engineering, Evaluation, Science and Architecture, S.P.A.
 Langan Engineering and Environmental Services, Inc.
 Langan Infrastructure, LLC
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Project
TUXEDO FARMS
 ORANGE COUNTY
 ROCKLAND COUNTY
 TOWN OF TUXEDO
 VILLAGE OF SLOATSBURG
 NEW YORK

Drawing Title
**ALTA/NSPS
 LAND TITLE
 SURVEY OF
 SOUTHERN TRACT**

Job No.	191280713	Drawing No.	VL-7.02
Date	3-14-2022	Scale	1"=200'
Drn. By	MS JR	Chkd. By	JR
SHEET 2 OF 5			

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.



SECTION 214 - BLOCK 1 - LOT 38
n/f TUXEDO RESERVE INVESTMENT PARTNERS, LLC
12353/1206

SECTION 14 - BLOCK 1 - LOT 38
n/f TUXEDO RESERVE INVESTMENT PARTNERS, LLC
12353/1206

SECTION 214 - BLOCK 1 - LOT 34.2
n/f R-H TPA HOLDERS, L.P.
12353 1125

SECTION 214 - BLOCK 1 - LOT 42
n/f R-H TPA HOLDERS, L.P.
12353 1148
(SCHOOL SITE)

SECTION 214 - BLOCK 1 - LOT 23
n/f WINDING HILL OWNER, LLC
14034 1191

SECTION 214 - BLOCK 1 - LOT 24
n/f WINDING HILL OWNER, LLC
14034 1191

SECTION 214 - BLOCK 1 - LOT 13.2
n/f TUXEDO RESERVE OWNER, LLC
12295 1361

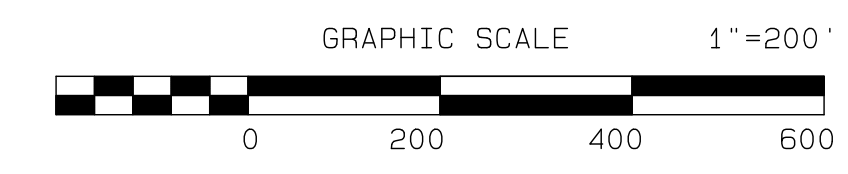
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n/f TUXEDO RESERVE OWNER, LLC
12599 312

SECTION 214 - BLOCK 1 - LOT 14
n/f TUXEDO RESERVE INVESTMENT PARTNERS, LLC
12353/1206

SECTION 29.68
BLOCK 1, LOT 18
n/f TUXEDO RESERVE INVESTMENT PARTNERS, LLC
20068 21566

FOR NOTES SEE SHEET VL-7.01

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.



Date	Description	No.
Revisions		

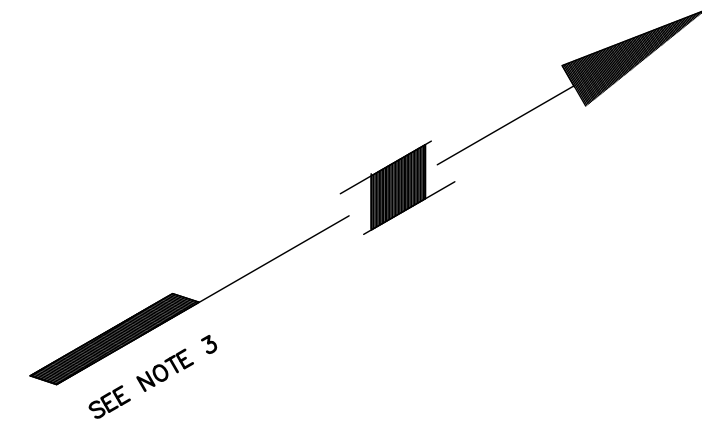
LANGAN
One North Broadway White Plains, NY 10601
T: 914.353.7400 www.langan.com
NEW JERSEY NEW YORK VIRGINIA CALIFORNIA
PENNSYLVANIA CONNECTICUT FLORIDA
ARIZONA TEXAS ILLINOIS
OHIO INDIANA MISSOURI
LOUISIANA MISSISSIPPI ALABAMA
GEORGIA SOUTH CAROLINA
MISSOURI KENTUCKY TENNESSEE
WEST VIRGINIA MISSOURI
LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING AND ARCHITECTURE, P.C.
LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC.
LANGAN INTERNATIONAL, LLC
CORPORATE OFFICE: NEW YORK

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

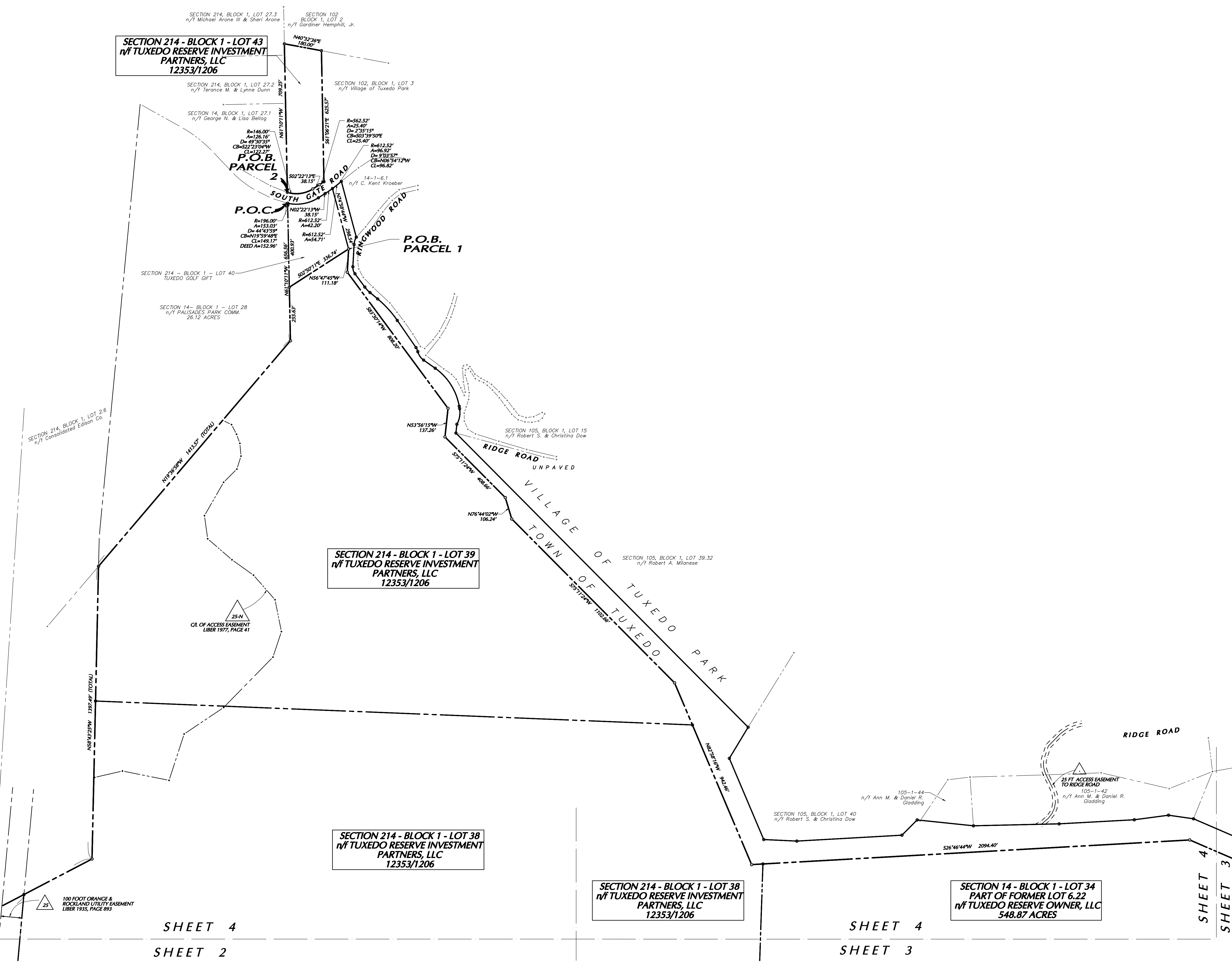
Drawing Title
**ALTA/NSPS
LAND TITLE
SURVEY OF
SOUTHERN TRACT**

Job No.	191280713	Drawing No.	VL-7.03
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Scale	1"=200'	Drn. By	MS JR
Drn. By	MS JR	Chkd. By	JR
Chkd. By	JR	SHEET 3 OF 5	

WRITTEN DESCRIPTION

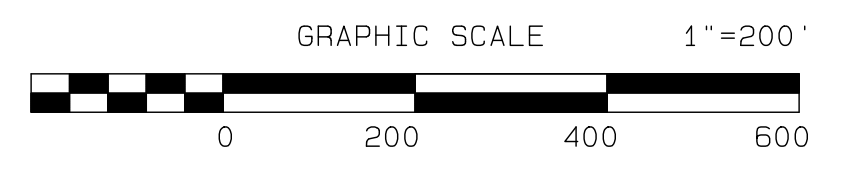


SEE NOTE 3

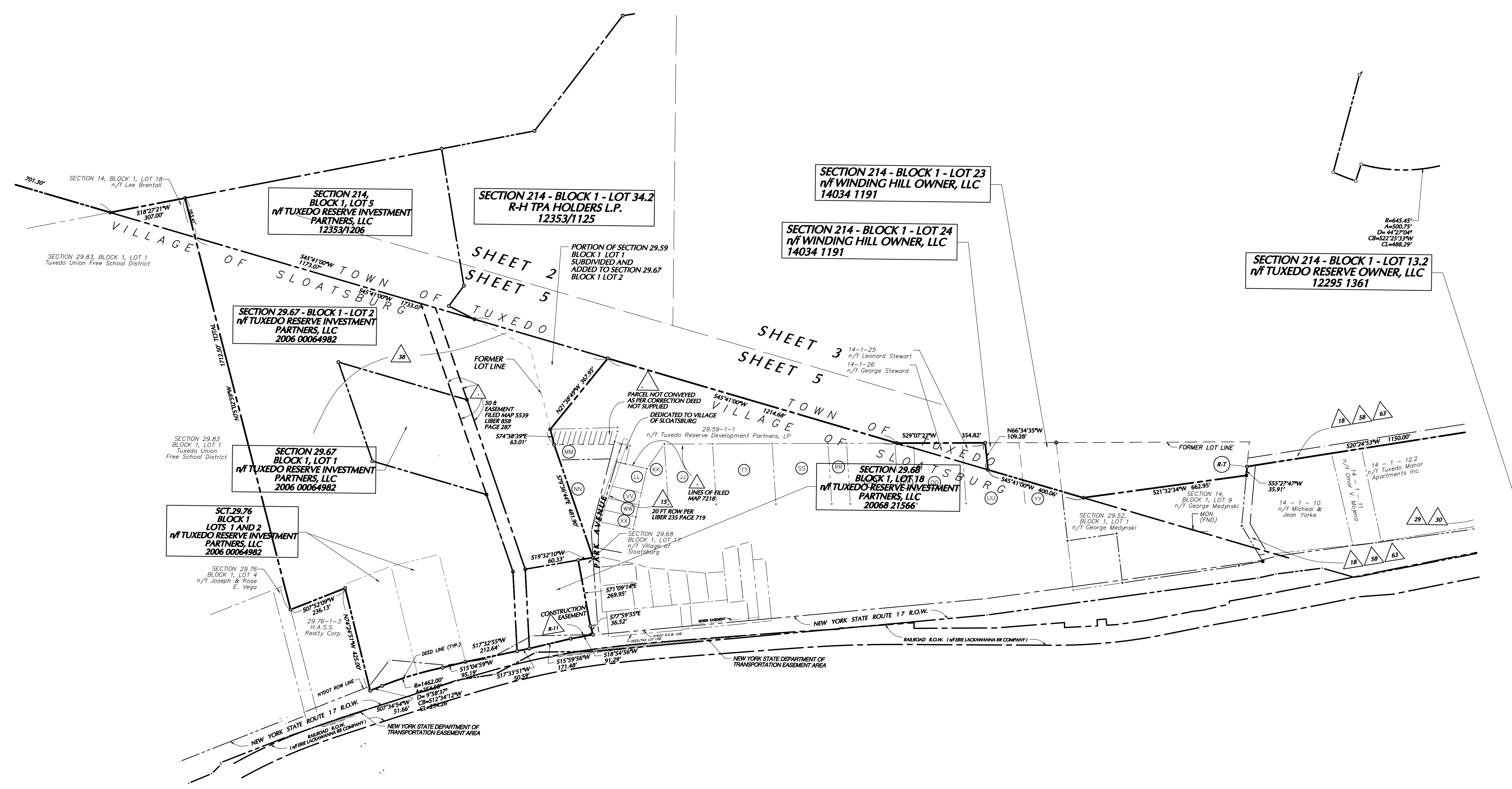
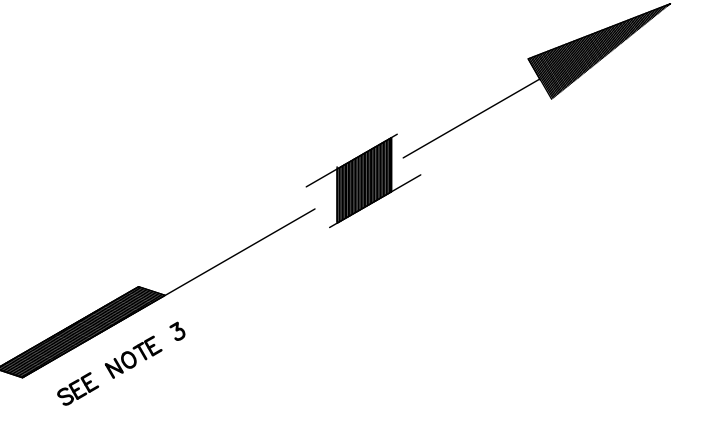


FOR NOTES SEE SHEET VL-7.01

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.

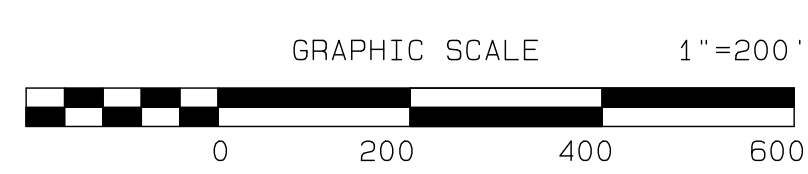


LANGAN One North Broadway White Plains, NY 10601 T: 914.262.7400 www.langan.com NEW JERSEY NEW YORK VIRGINIA CALIFORNIA PENNSYLVANIA CONNECTICUT FLORIDA ARIZONA ILLINOIS OHIO DUBAI ABU DHABI Langan Engineering, Evaluation, Consulting and Landscape Architecture, S.P.C. Langan Engineering and Environmental Services, Inc. Langan International, LLC ©Copyright 2022 by Langan			Project TUXEDO FARMS ORANGE COUNTY ROCKLAND COUNTY TOWN OF TUXEDO VILLAGE OF SLOATSBURG NEW YORK		Drawing Title ALT/NSPS LAND TITLE SURVEY OF SOUTHERN TRACT		Job No. 191280713 Date 3-14-2022 Scale 1"=200' Dwn. By MS JR Chkd. By JR		Drawing No. VL-7.04 SHEET 4 OF 5	
			Date Description No. Revisions							

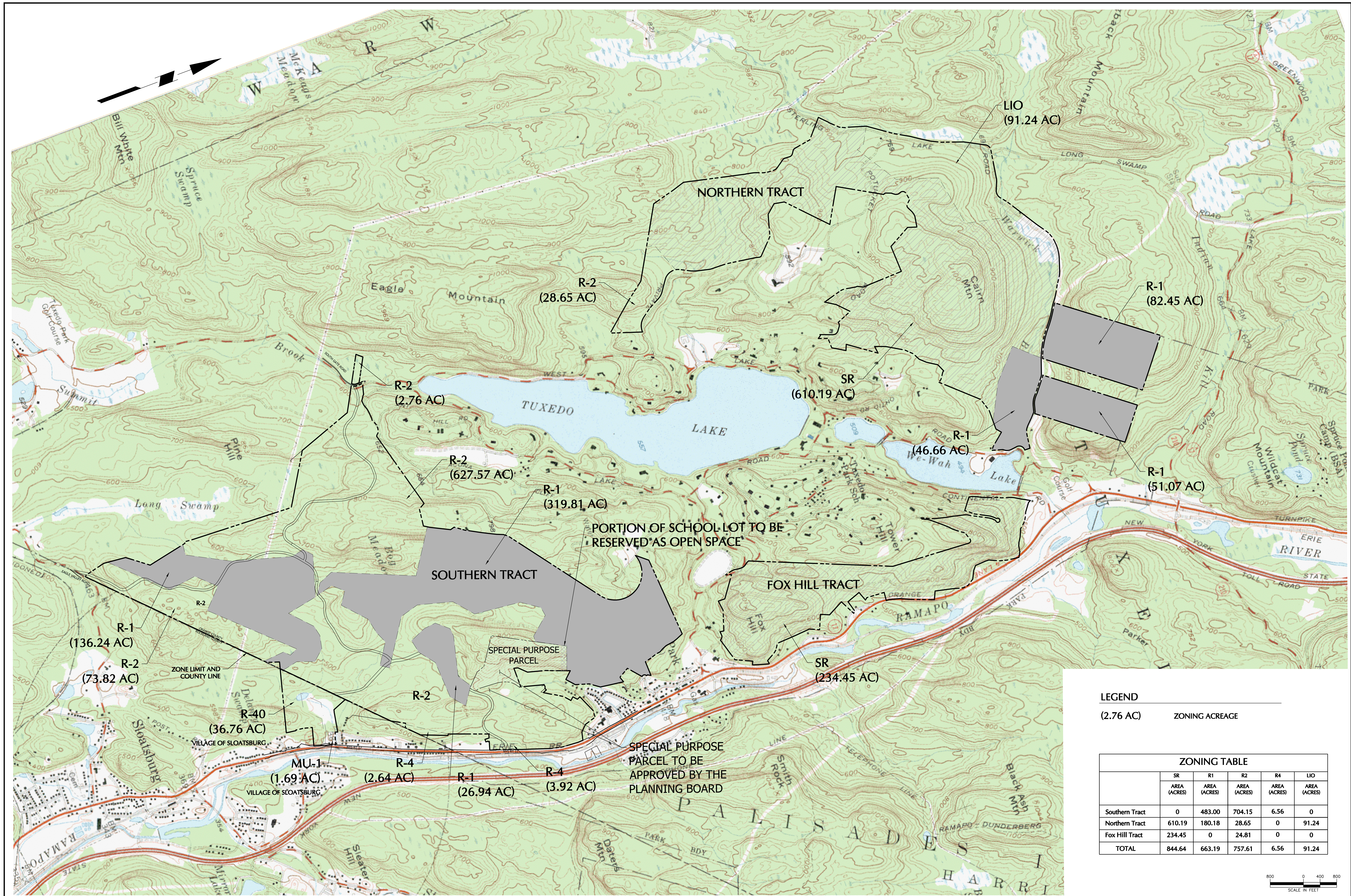


FOR NOTES SEE SHEET VL-7.01

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.

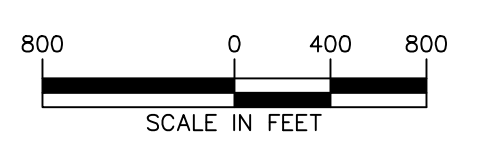


LANGAN One North Broadway White Plains, NY 10601 T: 914.263.7400 www.langan.com NEW JERSEY NEW YORK VIRGINIA CALIFORNIA PENNSYLVANIA CONNECTICUT FLORIDA ARIZONA ATHENS OHIO DUBAI ISTANBUL <small>Langan Engineering, Environmental, Surveying and Landscape Architecture, P.C. Langan Engineering and Environmental Services, Inc. Langan International, LLC Company Status see Langan</small>			Project TUXEDO FARMS ORANGE COUNTY ROCKLAND COUNTY TOWN OF TUXEDO VILLAGE OF SLOATSBURG NEW YORK		Drawing Title ALTA/NSPS LAND TITLE SURVEY OF SOUTHERN TRACT		Job No. 191280713 Date 3-14-2022 Scale 1"=200' Dwn. By MS JR Chkd. By JR		Drawing No. VL-7.05 SHEET 5 OF 5	
			Date Description No. Revisions		1"=200' 0 200 400 600					



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



No.	REVISIONS	DATE	No.	REVISIONS	DATE
6.	GENERAL REVISIONS	9/8/2022	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

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		



Filename: \\langan.com\data\PARdata\1280702\Cadd Data - 1280702\Sheet\Fig1-1 Preliminary Plan\1-1 Zoning Plan.dwg Date: 9/16/2022 Time: 20:36 User: isaqueto Style Table: Langan.ctb Layout: Zoning Plan

	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)

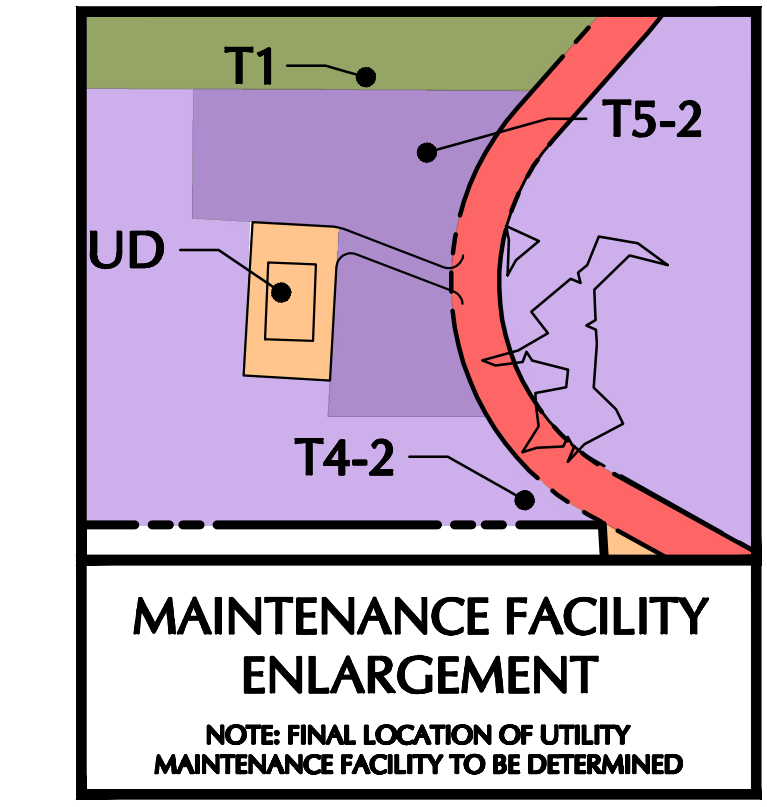
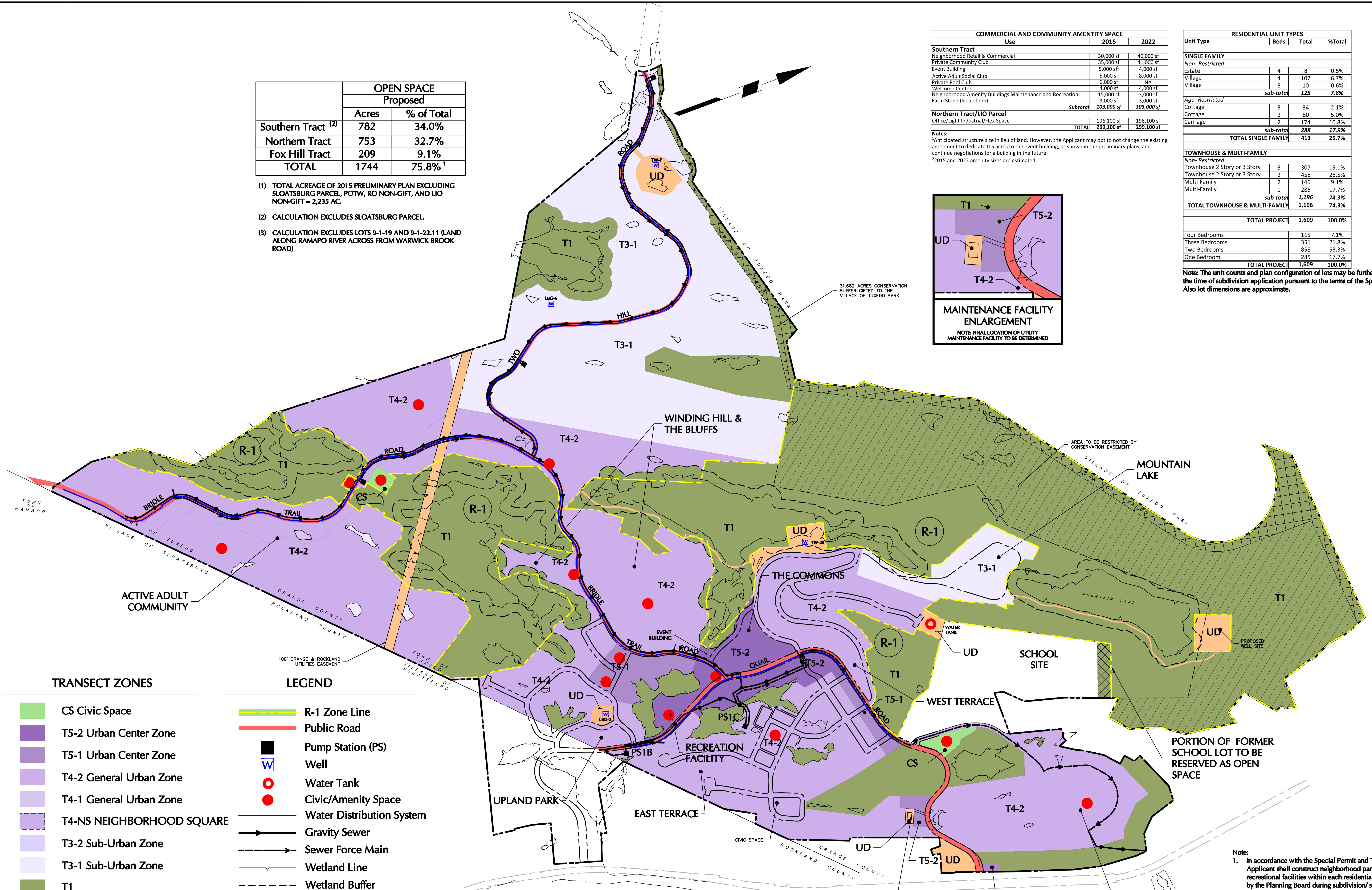
Use	COMMERCIAL AND COMMUNITY AMENITY SPACE	
	2015	2022
Southern Tract		
Neighborhood Retail & Commercial	30,000 sf	40,000 sf
Private Community Club	35,000 sf	41,000 sf
Event Building	5,000 sf	4,000 sf
Active Adult Social Club	5,000 sf	8,000 sf
Private Pool Club	6,000 sf	NA
Welcome Center	4,000 sf	4,000 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	7.8%
<i>Age-Restricted</i>			
Cottage	3	34	2.1%
Cottage	2	80	5.0%
Carriage	2	174	10.8%
	sub-total	288	17.9%
TOTAL SINGLE FAMILY	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	74.3%
TOTAL TOWNHOUSE & MULTI-FAMILY	1,196	74.3%	
TOTAL PROJECT	1,609	100.0%	

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.

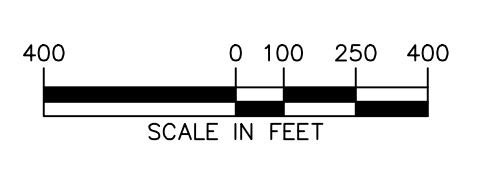


TRANSECT ZONES

- 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.



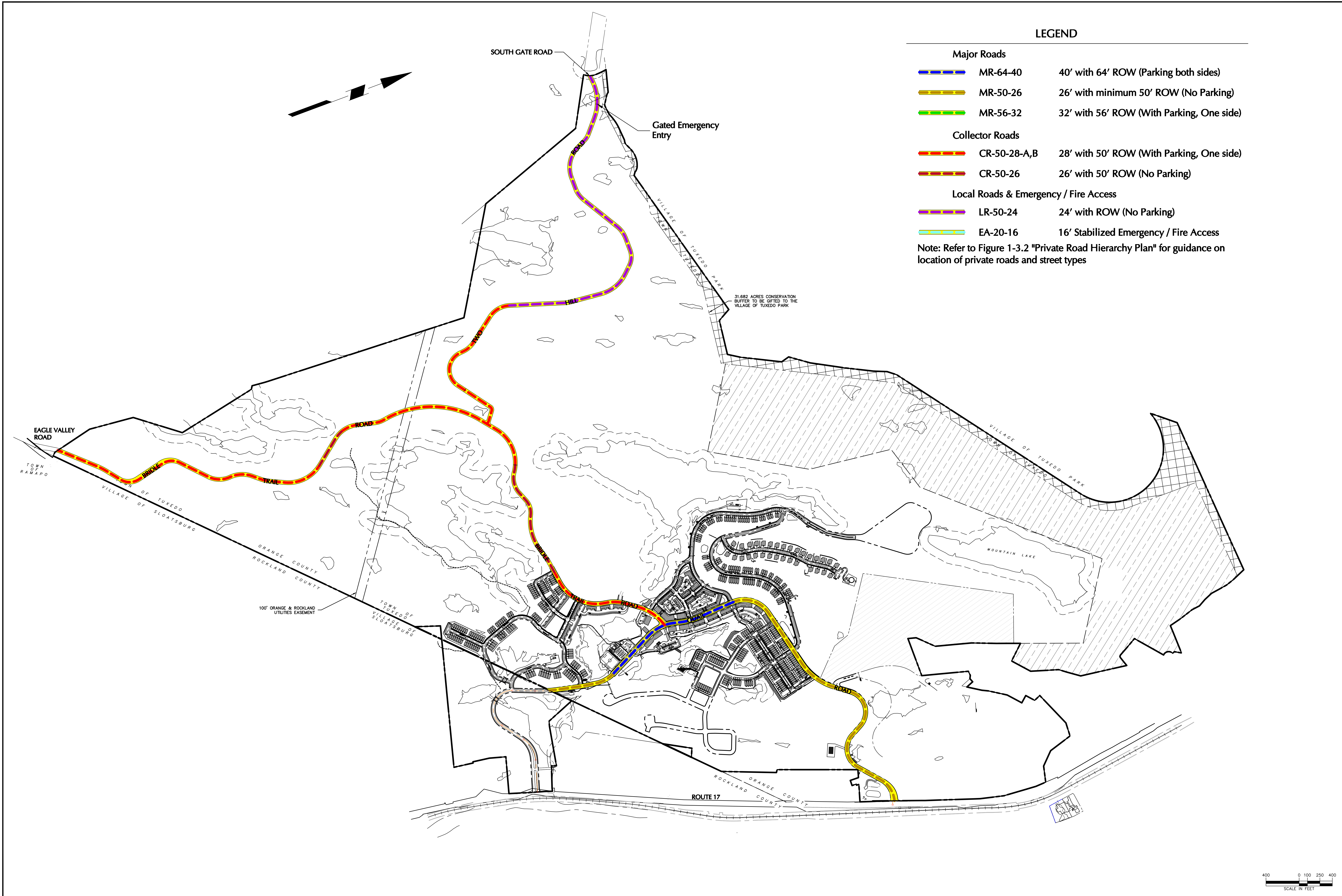
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9.	GENERAL REVISIONS	9/8/2022
8.	REVISED PER TOWN COMMENTS	5/19/2022

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

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		



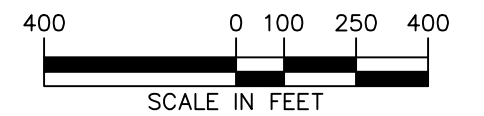
No.	REVISIONS	DATE	No.	REVISIONS	DATE
5.	GENERAL REVISIONS	9/8/2022	3.	REVISED PER TOWN COMMENTS	5/5/2022
4.	REVISED PER CLIENTS COMMENTS	5/24/2022	2.	2021 REVISED SITE PLAN	11/12/2021
			1.	REVISED PER TOWN COMMENTS	4/20/2015

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

TUXEDO FARMS

TOWN OF TUXEDO, ORANGE COUNTY

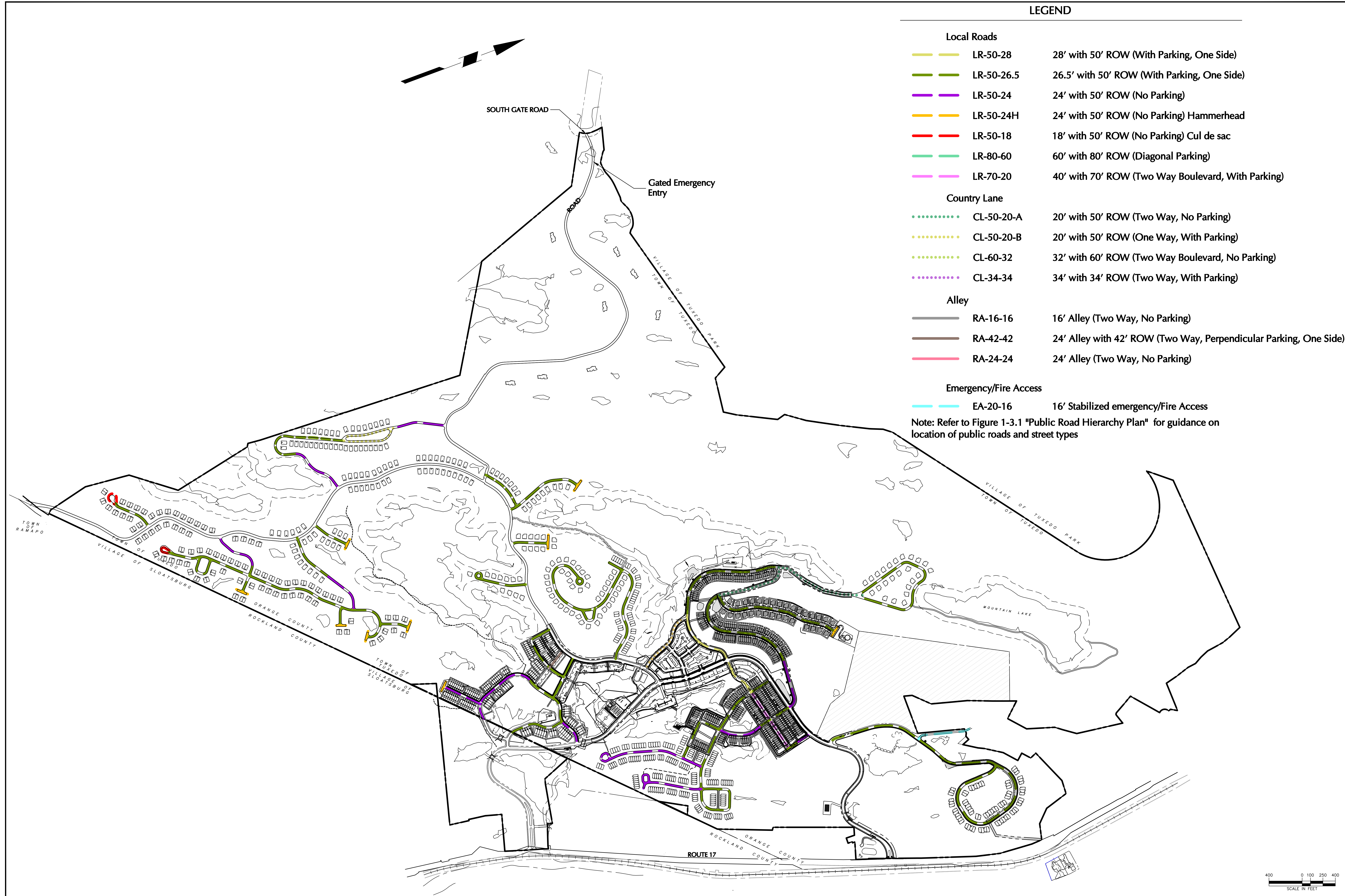
PUBLIC ROAD HIERARCHY PLAN		
SCALE 1" = 400'	PROJECT NO. 1280702	FIGURE NO. 1-3.1
DATE 11/24/14		



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



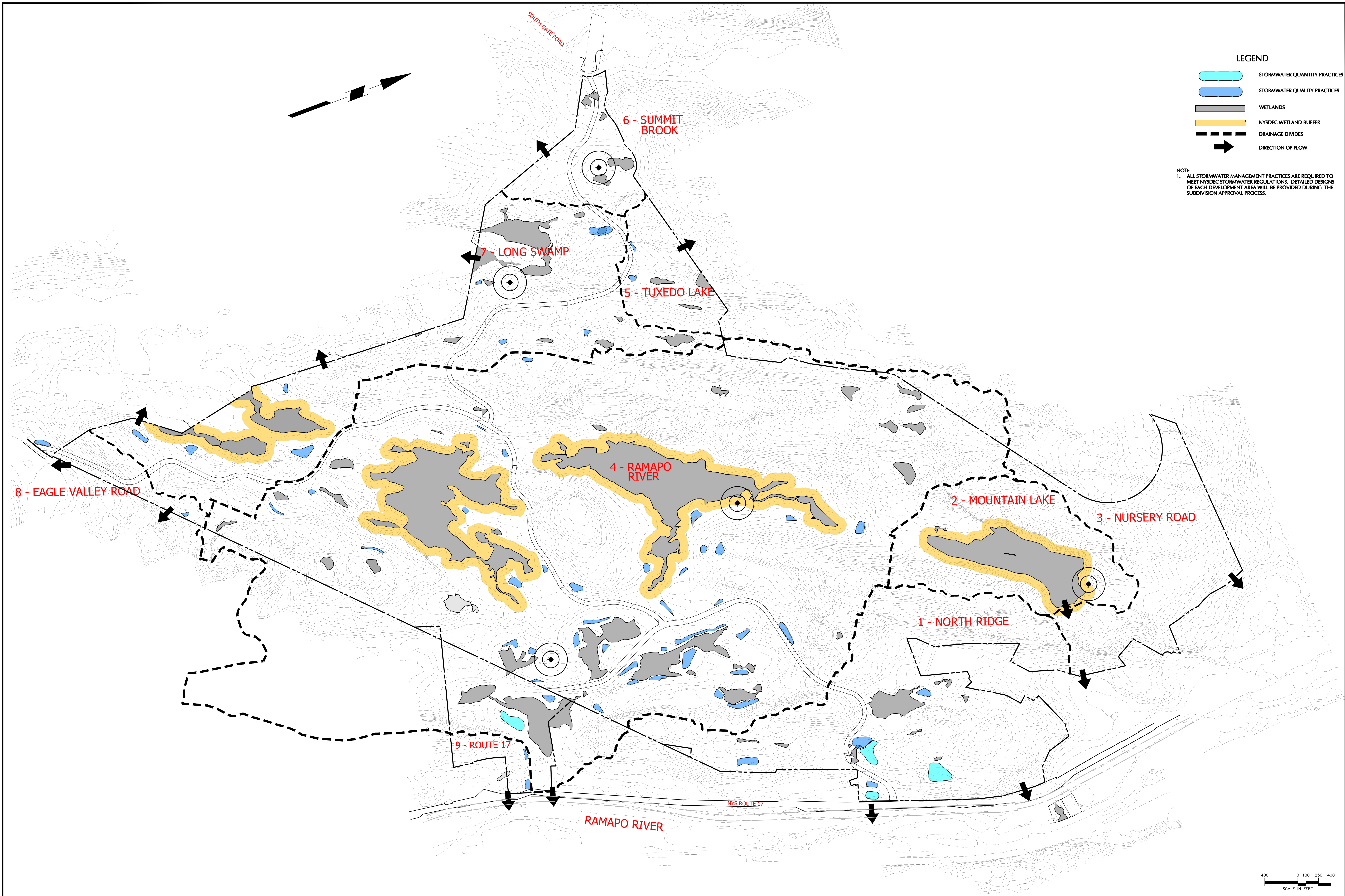
No.	REVISIONS	DATE
1.	GENERAL REVISIONS	9/8/2022

No.	REVISIONS	DATE

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

TUXEDO FARMS
 TOWN OF TUXEDO, ORANGE COUNTY

PRIVATE ROAD HIERARCHY PLAN		
SCALE: 1" = 400'	PROJECT NO. 1280702	FIGURE NO. 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



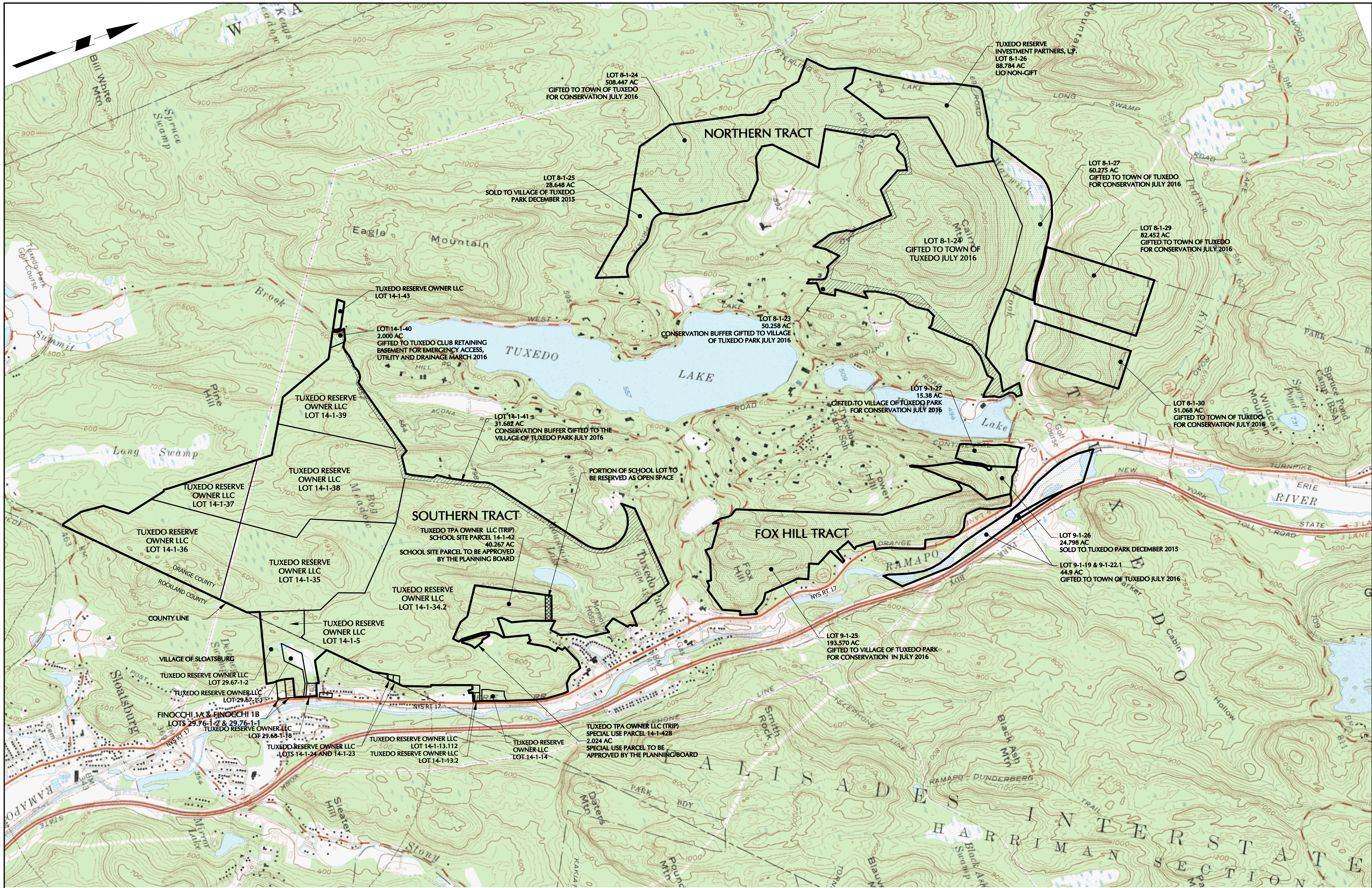
No.	REVISIONS	DATE
3.	GENERAL REVISIONS	9/8/2022
2.	2021 REVISED SITE PLAN	11/12/2021
1.	REVISED PER TOWN COMMENTS	4/20/2015

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

TUXEDO FARMS
 TOWN OF TUXEDO, ORANGE COUNTY

CONCEPTUAL STORMWATER MANAGEMENT PLAN		
SCALE	PROJECT NO.	FIGURE NO.
1" = 400'	1280702	1-4
DATE	11/24/14	

Filename: \\langan.com\app\PAR\Draws\71280702\Cadd Data - 1280702\Sheet\1280702 Preliminary Plan\1-4 Stormwater Management Plan.dwg Date: 9/16/2022 Time: 20:55 User: saspou Style Table: Langan.tbl Layout: Conceptual Stormwater



7.	GENERAL REVISIONS	9/8/2022	5.	REVISED PER TOWN COMMENTS	3/9/2022
	6.	REVISED PER CLIENT COMMENTS		5/16/2022	4.
No.	REVISIONS	DATE	No.	REVISIONS	DATE

3.	REVISED PER TOWN COMMENTS	4/30/2015
2.	REVISED PER TOWN COMMENTS	4/20/2015
1.	ADDED ADDIT. TAX LOT DESIGNATIONS	2/9/2015

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

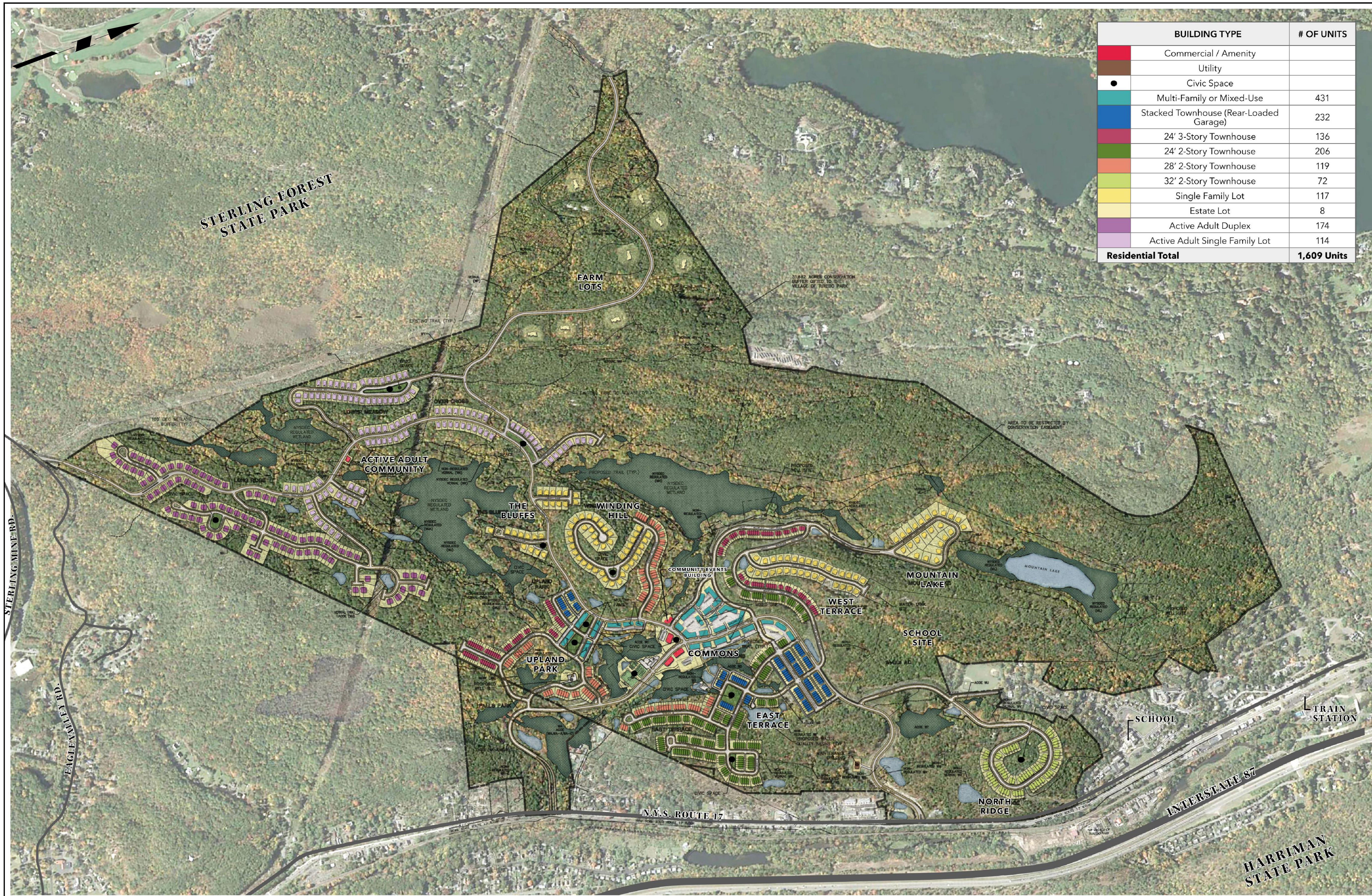
DATE: [Blank]

TUXEDO FARMS

TOWN OF TUXEDO, ORANGE COUNTY

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

Filename: \\langan.com\data\PARdata\1280702\Cadd Data - 1280702\Sheef\2021 Preliminary Plan-1 Land Holdings.dwg Date: 9/16/2022 Time: 20:39 User: esapo: Style Table: Langan.stb Layout: Land Holdings



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
3.	GENERAL REVISIONS	9/8/2022
2.	GENERAL REVISIONS	8/31/2022
1.	GENERAL REVISIONS	8/3/2022

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

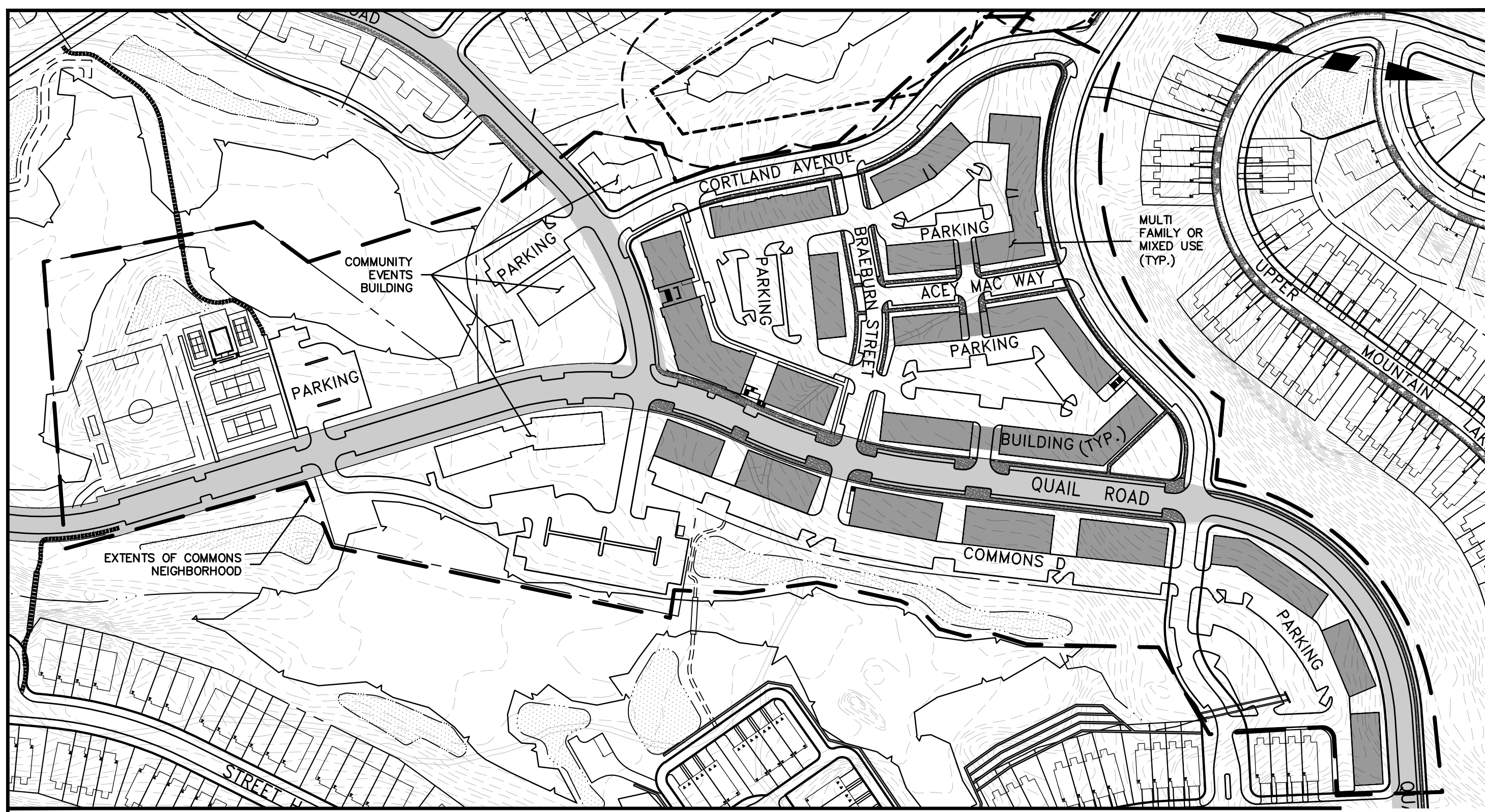
TUXEDO FARMS

TOWN OF TUXEDO, ORANGE COUNTY

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



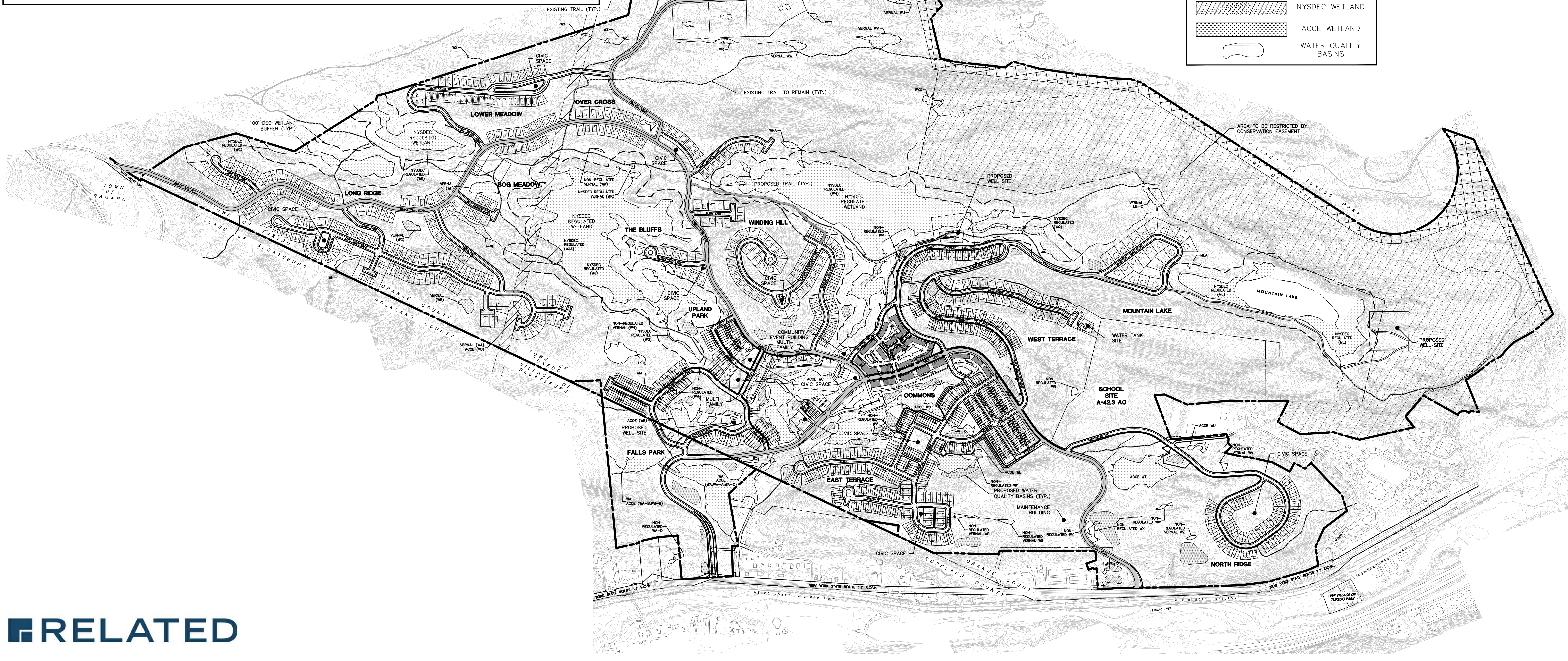
Filename: \\langan.com\data\PAR\data\71280702\Cadd Data - 1280702\Sheet\501\2021 Preliminary Plan\5-1 Concept Plan.dwg Date: 9/16/2022 Time: 20:39 User: esapato Style Table: Langan.stb Layout: Concept Plan



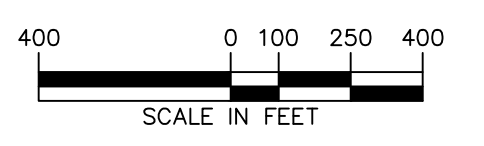
COMMONS AREA INSERT

SCALE: 1" = 150'

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



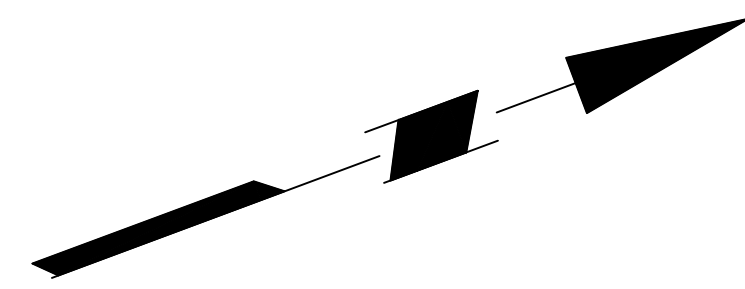
WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.

No.	REVISIONS	DATE	No.	REVISIONS	DATE
5.	REVISED PER TOWN COMMENTS	05/25/22	1.	TOWN COMMENTS	06/10/14
4.	REVISED PER TOWN COMMENTS	05/05/22	2.	OWNER SITE LAYOUT CHANGES	11/04/21
3.	2022 LAYOUT CHANGE	01/13/22	3.	2022 LAYOUT CHANGE	01/13/22
2.	OWNER SITE LAYOUT CHANGES	11/04/21	4.	REVISED PER TOWN COMMENTS	05/05/22
6.	GENERAL REVISIONS	9/8/2022	5.	REVISED PER TOWN COMMENTS	05/25/22

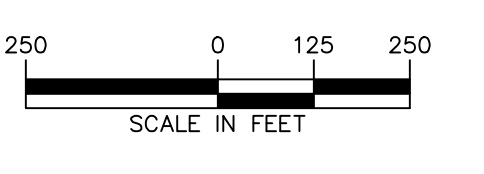
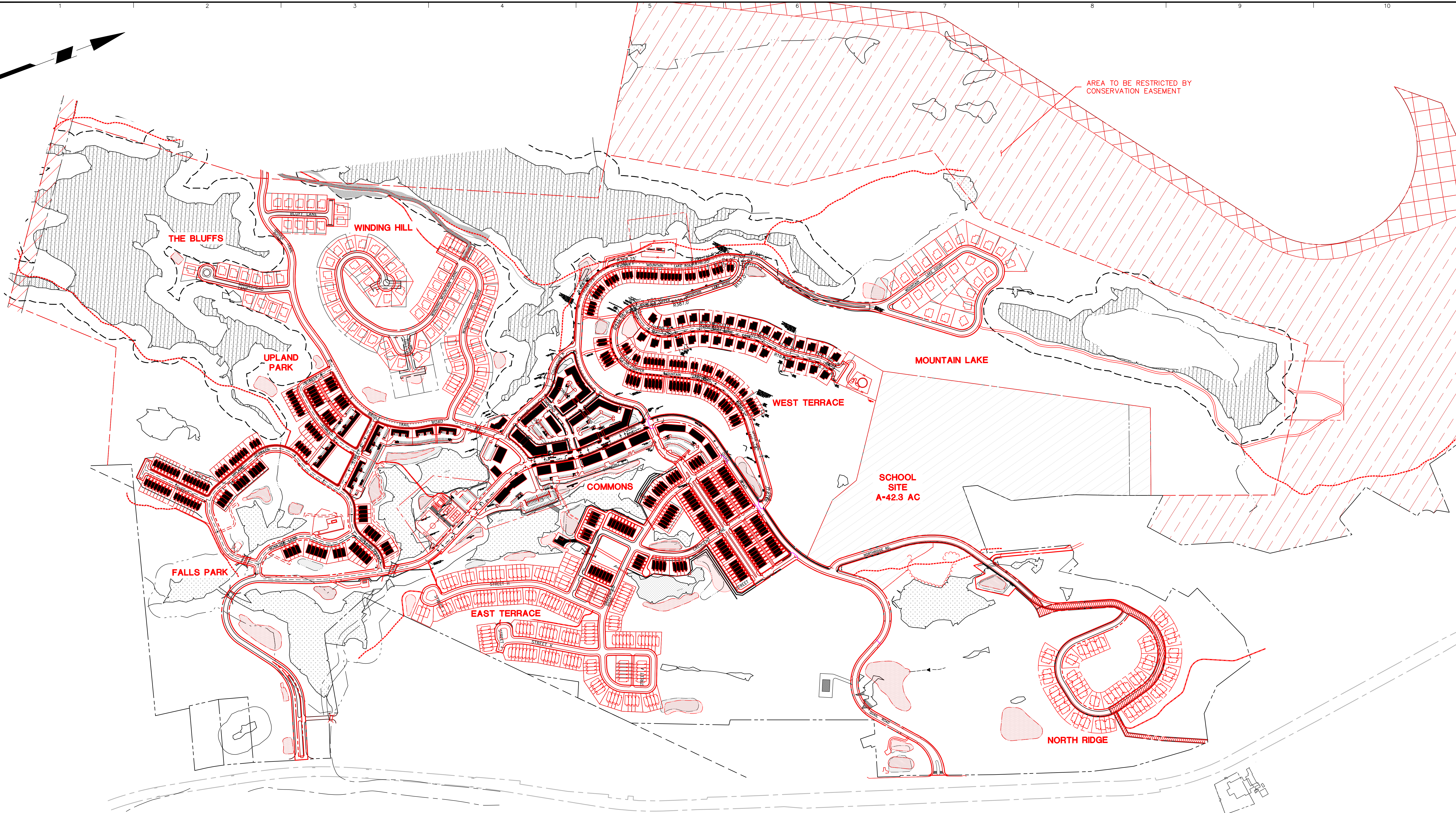
SIGNATURE: MICHAEL FINAN
PROFESSIONAL ENGINEER NY Lic. No. 081473-1
DATE

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.

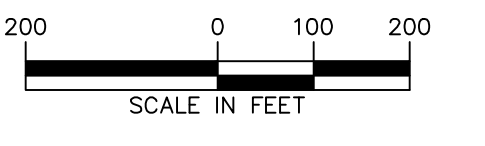
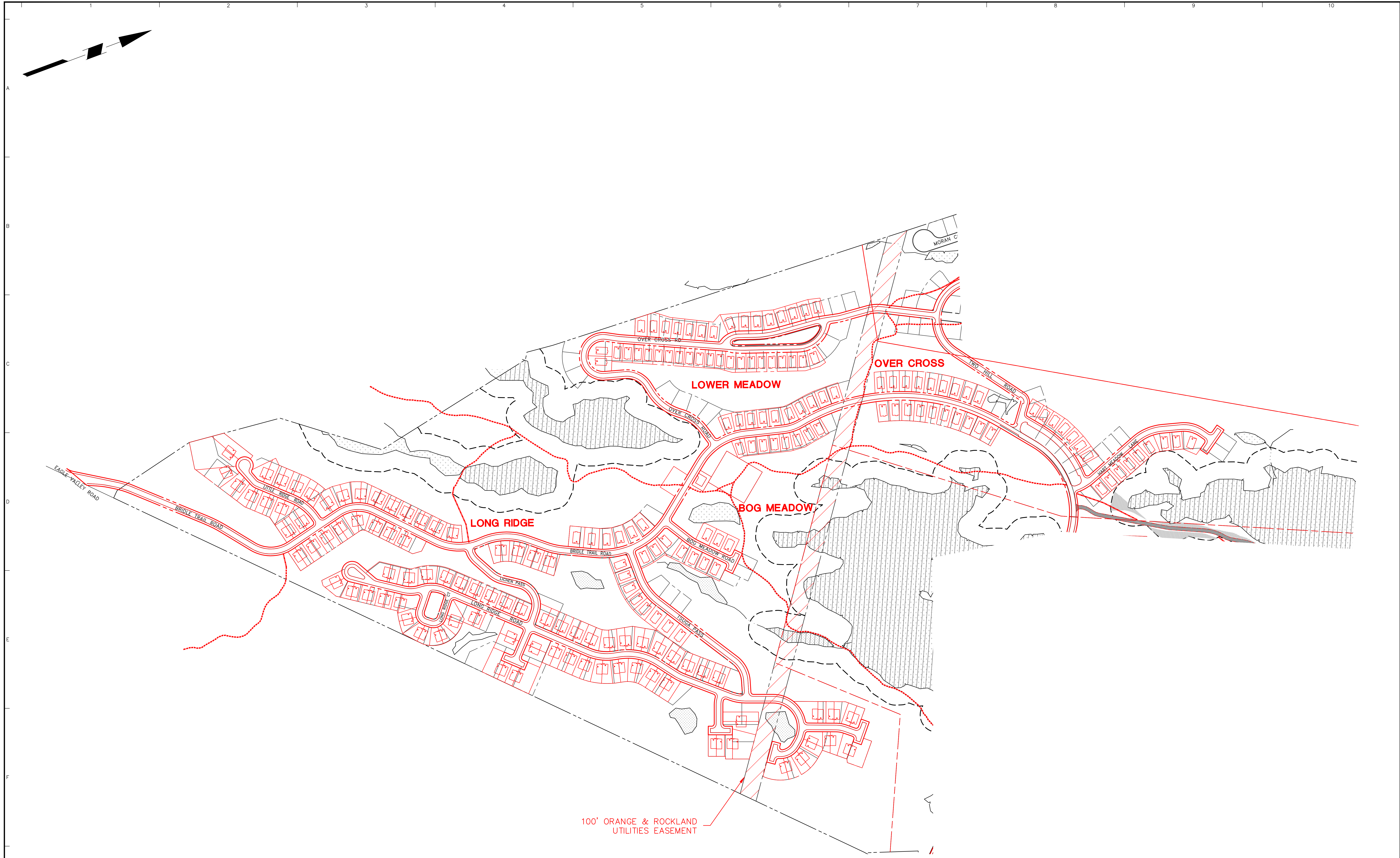
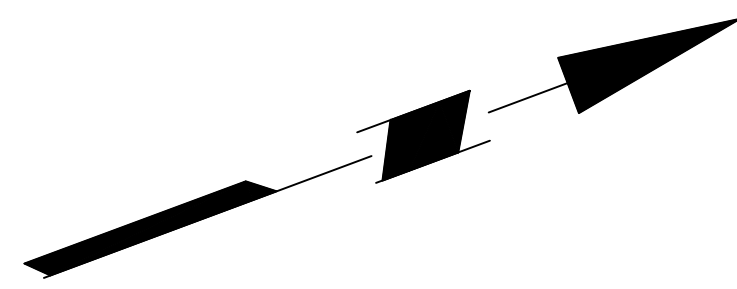
No.	REVISIONS	DATE
7.	GENERAL REVISIONS	9/8/2022
6.	REVISED PER CLIENT COMMENTS	05/25/22

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

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

TUXEDO FARMS
 TOWN OF TUXEDO, ORANGE COUNTY

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



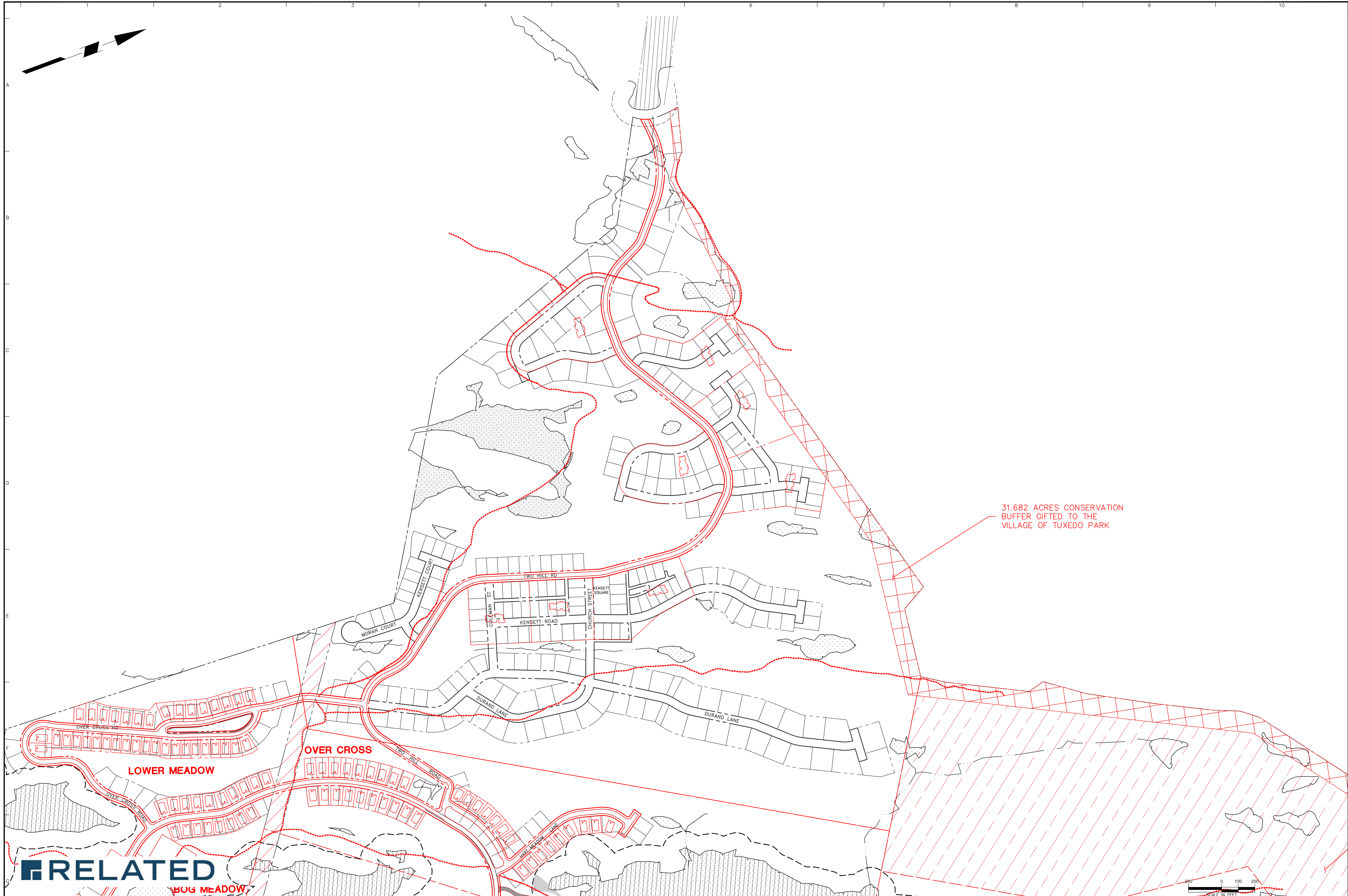
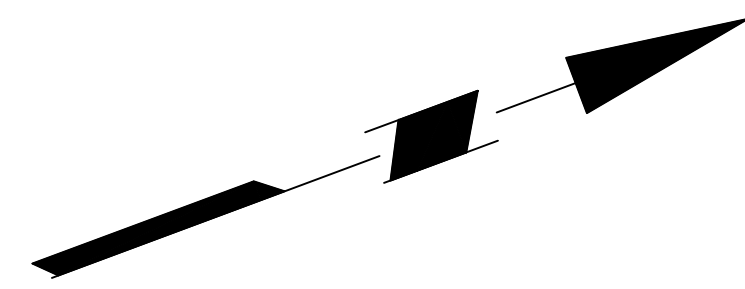
WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.

No.	REVISIONS	DATE	No.	REVISIONS	DATE
7.	GENERAL REVISIONS	9/8/2022	5.	REVISED PER TOWN COMMENTS	05/05/22
6.	REVISED PER CLIENT COMMENTS	05/25/22	4.	TOWN COMMENTS	03/09/22
			3.	OWNER SITE LAYOUT CHANGES	01/25/22
			2.	TOWN COMMENTS	04/20/15
			1.	TOWN COMMENTS	06/10/14

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

TUXEDO FARMS
 TOWN OF TUXEDO, ORANGE COUNTY

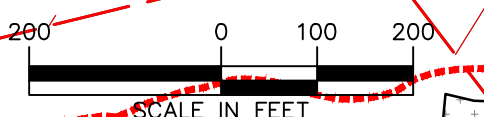
REDLINE COMPARISON		
SCALE	PROJECT NO.	EXHIBIT
1" = 200'	1280702	LDP-6B
DATE		
04/09/2014		



31.682 ACRES CONSERVATION
BUFFER GIFTED TO THE
VILLAGE OF TUXEDO PARK



BUG MEADOW



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
7.	GENERAL REVISIONS	9/8/2022
6.	REVISED PER CLIENT COMMENTS	05/25/22

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

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

TUXEDO FARMS
 TOWN OF TUXEDO, ORANGE COUNTY

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