

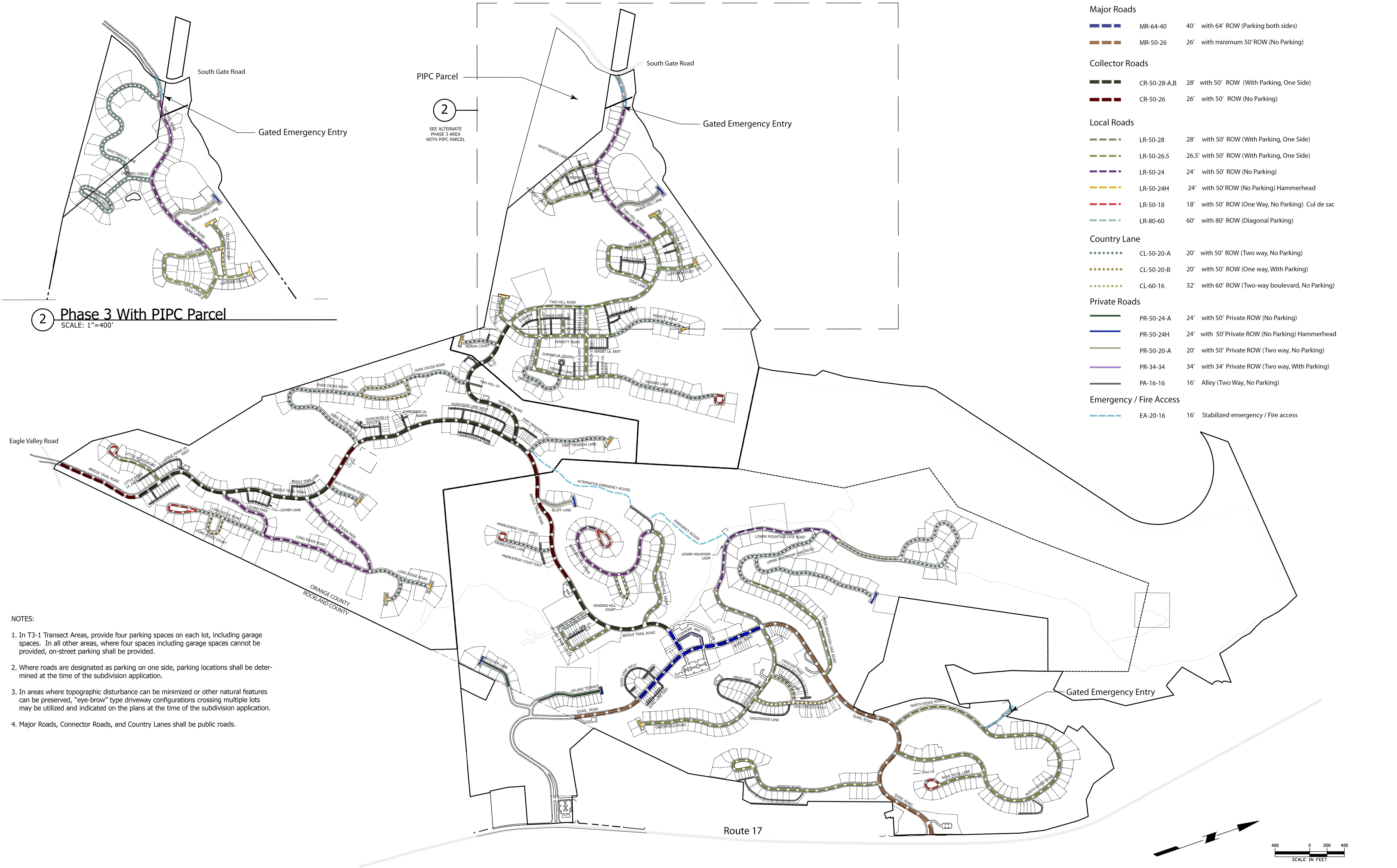
LEGEND:

- Major Roads**
- MR-64-40 40' with 64' ROW (Parking both sides)
 - MR-50-26 26' with minimum 50' ROW (No Parking)
- Collector Roads**
- CR-50-28-A,B 28' with 50' ROW (With Parking, One Side)
 - CR-50-26 26' with 50' ROW (No Parking)
- 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 (One Way, No Parking) Cul de sac
 - LR-80-60 60' with 80' ROW (Diagonal 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-60-16 32' with 60' ROW (Two-way boulevard, No Parking)
- Private Roads**
- PR-50-24-A 24' with 50' Private ROW (No Parking)
 - PR-50-24H 24' with 50' Private ROW (No Parking) Hammerhead
 - PR-50-20-A 20' with 50' Private ROW (Two way, No Parking)
 - PR-34-34 34' with 34' Private ROW (Two way, With Parking)
 - PA-16-16 16' Alley (Two Way, No Parking)
- Emergency / Fire Access**
- EA-20-16 16' Stabilized emergency / Fire access

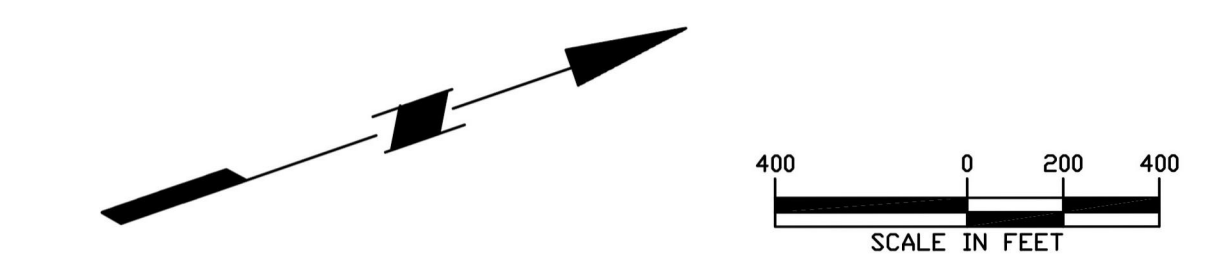


2 Phase 3 With PIPC Parcel
SCALE: 1"=400'

PIPC Parcel
2
SEE ALTERNATE PHASE 3 AREA WITH PIPC PARCEL



- NOTES:**
- In T3-1 Tract Areas, provide four parking spaces on each lot, including garage spaces. In all other areas, where four spaces including garage spaces cannot be provided, on-street parking shall be provided.
 - Where roads are designated as parking on one side, parking locations shall be determined at the time of the subdivision application.
 - In areas where topographic disturbance can be minimized or other natural features can be preserved, "eye-brow" type driveway configurations crossing multiple lots may be utilized and indicated on the plans at the time of the subdivision application.
 - Major Roads, Connector Roads, and Country Lanes shall be public roads.



4	ADOPTED NOVEMBER 22, 2010	11/22/10
3	ISSUED TO TOWN BOARD	9/7/10
2	ISSUED TO TOWN BOARD	3/13/09
1	REVISED PER PLANNING BOARD COMMENTS	12/09/08
No.	Revision	Date

**SOUTHERN TRACT
PROPOSED ROAD HIERARCHY**
Town of Tuxedo, Orange County

Tuxedo Reserve Preliminary Plan

SCALE 1" = 400'	PROJECT NO. 1280730	FIGURE NO. 2-2
GATE 8/22/08		