



	NYSDEC APPROX. BUFFER DISTURBANCE AREA	BUFFER DISTURBANCE FROM FEIS 2003	DEC APPROX. WETLAND DISTURBANCE AREA	DEC WETLAND DISTURBANCE FROM FEIS 2003	NON-REGULATED APPROX. WETLAND DISTURBANCE AREA	ACOE APPROX. WETLAND DISTURBANCE AREA	ACOE WETLAND DISTURBANCE FROM FEIS 2003
PHASE 1	2.07 AC	2.43 AC	0.03 AC	0.00 AC	0.34 AC	0.15 AC	0.53 AC
PHASE 2	0.40 AC	0.70 AC	-----	-----	-----	0.00 AC**	0.02 AC
PHASE 3	0.39 AC	0.00 AC	-----	-----	0.33 AC**	0.13 AC**	0.81 AC
SLOATSBURG	-----	-----	-----	-----	-----	0.14 AC	0.14 AC
SEWAGE TREATMENT PLANT	-----	-----	-----	-----	0.00 AC	0.25 AC	0.25 AC
TOTAL W/ PIPC	2.86 AC	3.13 AC	0.03 AC**	0.00 AC	0.67 AC**	0.67 AC**	1.75 AC

* ALLOWABLE FEIS 2003 VALUES EXCEEDED
 ** ACOE JD PENDING FOR PHASE 2 & 3 WETLANDS
 *** IMPACT TO WETLAND CONNECTIVITY IN ADDITION TO WETLANDS DISTURBANCE

	NYSDEC WETLAND
	ACOE WETLAND (SEE NOTE #3)
	VERNAL WETLAND
	VERNAL WETLAND WITH SPECIES OF SPECIAL CONCERN
	WETLANDS APPROXIMATED, NOT SURVEYED
	NON-REGULATED WETLAND (SEE NOTE #3)
	STORMWATER MANAGEMENT BASIN
	WETLAND NAME

- NOTES:
 1. BASED ON THE SEPTEMBER, 2010 MASTER PLAN. SUBDIVISION ENGINEERING MAY INCREASE OR DECREASE ENCROACHMENTS SLIGHTLY. WHERE PRACTICAL, RETAINING WALLS WILL BE USED TO MINIMIZE ENCROACHMENTS.
 2. PHASE LIMITS ARE BASED ON 2003 FEIS IN ORDER TO COMPARE WETLAND AND WETLAND BUFFER DISTURBANCES IN THE PROPOSED MASTER PLAN TO THE DISTURBANCES IDENTIFIED IN THE 2003 FEIS.
 3. ACOE JD FOR PHASE 1 ISSUED 7/2/08. JD FOR PHASE 2 AND 3 PENDING.



No.	Revision	Date
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

**Southern Tract
 Wetlands and Wetlands Buffer
 Disturbance**
 Town of Tuxedo, Orange County

Tuxedo Reserve Preliminary Plan		
SCALE 1" = 400'	PROJECT NO. 1280730	FIGURE NO. 4-3
DATE 8/22/08		