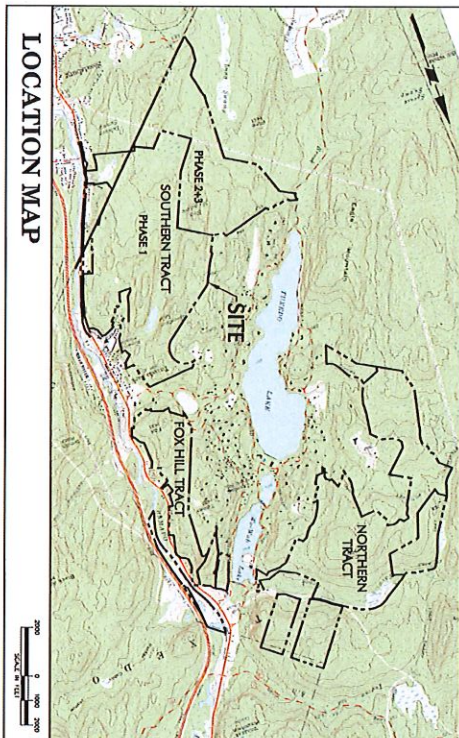




# TUXEDO FARMS



## PLANNED INTEGRATED DEVELOPMENT PRELIMINARY PLAN

TOWN OF TUXEDO, ORANGE COUNTY, NEW YORK

DRAWING TITLE:  
Cover Sheet

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

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

CONSULTING ENGINEERS:  
LANCAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC.  
LEHMAN & CETZ, P.C.

DATE:  
LANCAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC.

- 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 Southern Tract Regulating Plan
- Figure 1-3 Southern Tract Proposed Roadway Hierarchy
- Figure 1-4 Southern Tract Conceptual Stormwater Management Plan
- Figure 4-1 Land Holdings Plan

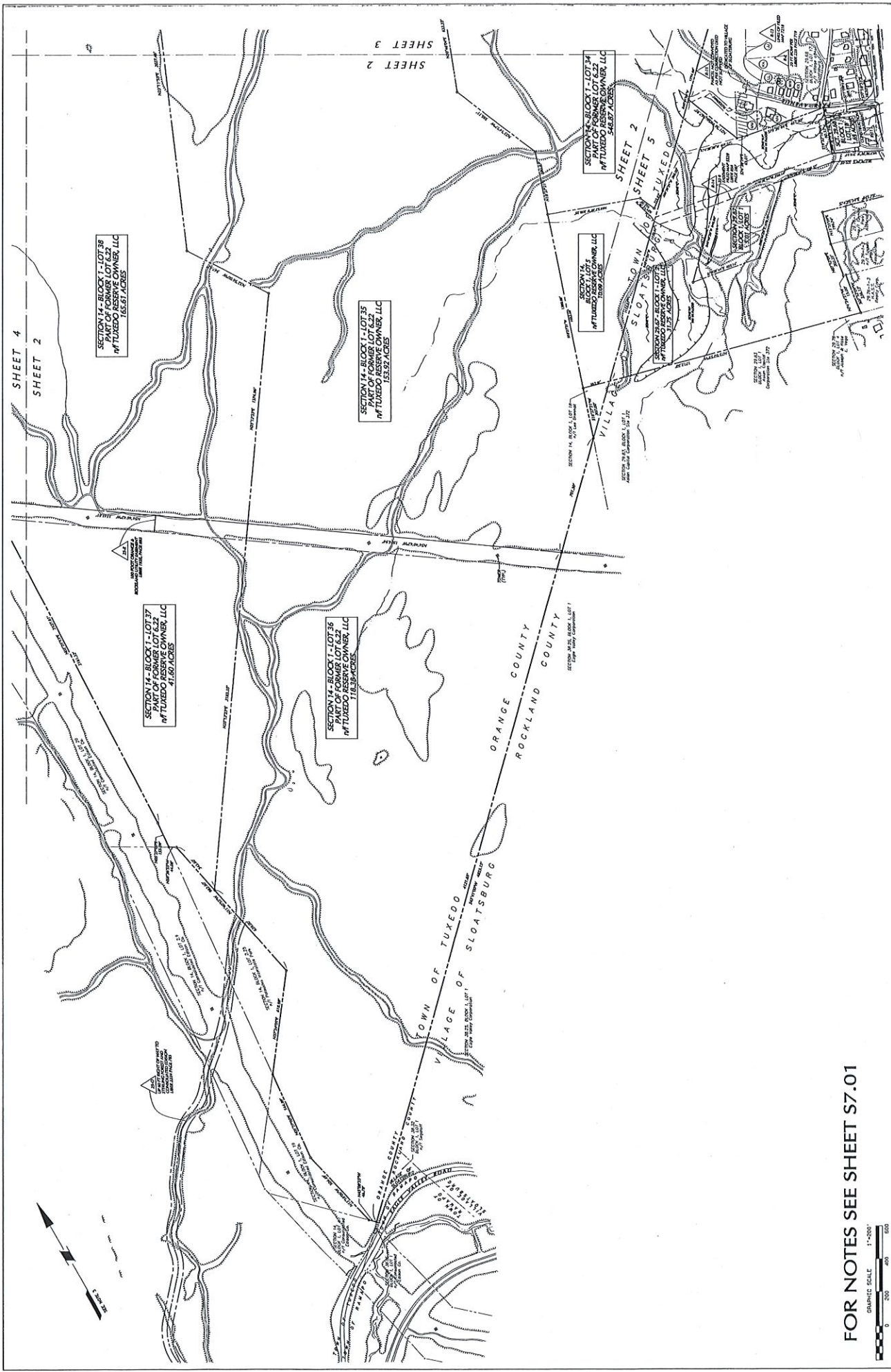
No.	REVISIONS	DATE	SIGNATURE	DATE
2.	REVISED PER TOWN COMMENTS	4/20/2015	GEORGE REIBICK	
1.	REVISED PER TOWN COMMENTS	1/20/2015	GEORGE REIBICK	

TUXEDO FARMS  
TOWN OF TUXEDO, ORANGE COUNTY

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

**RELATED**





FOR NOTES SEE SHEET S7.01



No.	Date	Description	No.	Date	Description
1			10		
2			11		
3			12		
4			13		
5			14		
6			15		
7			16		
8			17		
9			18		
10			19		
11			20		

No.	Date	Description	No.	Date	Description
1			10		
2			11		
3			12		
4			13		
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9			18		
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11			20		

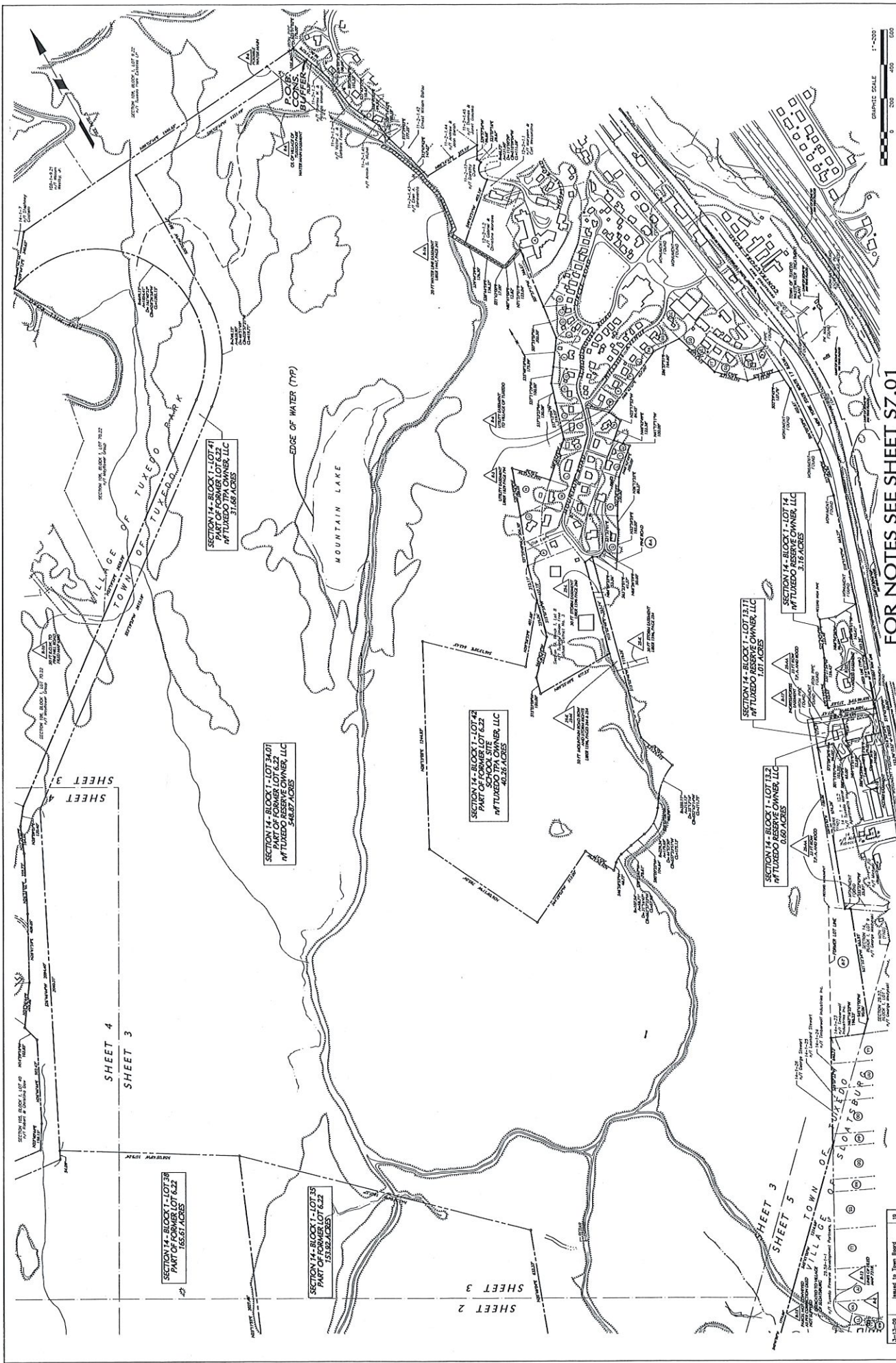
No.	Date	Description	No.	Date	Description
1			10		
2			11		
3			12		
4			13		
5			14		
6			15		
7			16		
8			17		
9			18		
10			19		
11			20		

Professional Seal and Signature of Joseph E. Romano, Professional Land Surveyor, No. 140023-D, State of New York. The seal includes the text: 'I hereby certify that this map was made by me or under my direct supervision and that I am a duly Licensed Professional Land Surveyor in the State of New York. My Commission Expires on 12/31/2023. My Office is located at 1000 Westchester Avenue, Suite 200, Yonkers, NY 10709. My Telephone Number is (914) 963-1000. My Fax Number is (914) 963-1001. My E-mail Address is jromano@lsc.com. My Website is www.lsc.com.' The signature is of Joseph E. Romano.

**TUXEDO RESERVE**  
ORANGE COUNTY  
ROCKLAND COUNTY  
VILLAGE OF SLOATSBURG  
NEW YORK

**BOUNDARY SURVEY**  
**SOUTHERN TRACT**

Job No. 1280750  
Date 5-18-24  
Scale 1"=200'  
Drawn by MS JR  
Check by JR  
Project No. 1280750  
Drawing No. S7.02  
SHEET 2 OF 5



**FOR NOTES SEE SHEET S7.01**

**Langdon**  
 Environmental Solutions  
 1000 Park Center  
 Englewood Park, NJ 07627  
 Phone: (201) 261-0000  
 Fax: (201) 261-0000  
 www.langdon.com

**BOUNDARY SURVEY SOUTHERN TRACT**

**TUXEDO RESERVE**  
 ORANGE COUNTY  
 ROCKLAND COUNTY  
 NEW YORK  
 VILLAGE OF COCCONING

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

**\$7.03**

SHEET 3 OF 5

No.	Date	Description	By	Checked
1	3-18-04	Issue to Town Board	MS	JR
2	3-18-04	Revised for printing	MS	JR
3	3-18-04	Updated Adjacent Owners	MS	JR
4	3-18-04	Submittal Submission to Planning Board	MS	JR
5	3-18-04	Revised Section 25-A, Block 10	MS	JR
6	3-18-04	Added Topography for Section 14	MS	JR
7	3-18-04	Added, Rev. 17 and Relined A.C.S. Submission	MS	JR
8	3-18-04	Added, Rev. 17 and Relined A.C.S. Submission	MS	JR
9	3-18-04	Updated Certification Form	MS	JR
10	3-18-04	Updated Certification Form	MS	JR
11	3-18-04	Updated Certification Form	MS	JR
12	3-18-04	Updated Certification Form	MS	JR
13	3-18-04	Updated Certification Form	MS	JR
14	3-18-04	Updated Certification Form	MS	JR
15	3-18-04	Updated Certification Form	MS	JR
16	3-18-04	Updated Certification Form	MS	JR
17	3-18-04	Updated Certification Form	MS	JR
18	3-18-04	Updated Certification Form	MS	JR
19	3-18-04	Updated Certification Form	MS	JR
20	3-18-04	Updated Certification Form	MS	JR

**SECTION 14 - BLOCK 1 - LOT 1**  
 PART OF FORMER LOT 62E  
 M/TUXEDO TPA OWNER, LLC  
 165.61 ACRES

**SECTION 14 - BLOCK 1 - LOT 2**  
 PART OF FORMER LOT 62E  
 M/TUXEDO TPA OWNER, LLC  
 152.95 ACRES

**SECTION 14 - BLOCK 1 - LOT 3**  
 PART OF FORMER LOT 62E  
 M/TUXEDO TPA OWNER, LLC  
 152.95 ACRES

**SECTION 14 - BLOCK 1 - LOT 4**  
 PART OF FORMER LOT 62E  
 M/TUXEDO TPA OWNER, LLC  
 152.95 ACRES

**SECTION 14 - BLOCK 1 - LOT 5**  
 PART OF FORMER LOT 62E  
 M/TUXEDO TPA OWNER, LLC  
 152.95 ACRES

**SECTION 14 - BLOCK 1 - LOT 6**  
 PART OF FORMER LOT 62E  
 M/TUXEDO TPA OWNER, LLC  
 152.95 ACRES

**SECTION 14 - BLOCK 1 - LOT 7**  
 PART OF FORMER LOT 62E  
 M/TUXEDO TPA OWNER, LLC  
 152.95 ACRES

**SECTION 14 - BLOCK 1 - LOT 8**  
 PART OF FORMER LOT 62E  
 M/TUXEDO TPA OWNER, LLC  
 152.95 ACRES

**SECTION 14 - BLOCK 1 - LOT 9**  
 PART OF FORMER LOT 62E  
 M/TUXEDO TPA OWNER, LLC  
 152.95 ACRES

**SECTION 14 - BLOCK 1 - LOT 10**  
 PART OF FORMER LOT 62E  
 M/TUXEDO TPA OWNER, LLC  
 152.95 ACRES

**SECTION 14 - BLOCK 1 - LOT 11**  
 PART OF FORMER LOT 62E  
 M/TUXEDO TPA OWNER, LLC  
 152.95 ACRES

**SECTION 14 - BLOCK 1 - LOT 12**  
 PART OF FORMER LOT 62E  
 M/TUXEDO TPA OWNER, LLC  
 152.95 ACRES

**SECTION 14 - BLOCK 1 - LOT 13**  
 PART OF FORMER LOT 62E  
 M/TUXEDO TPA OWNER, LLC  
 152.95 ACRES

**SECTION 14 - BLOCK 1 - LOT 14**  
 PART OF FORMER LOT 62E  
 M/TUXEDO TPA OWNER, LLC  
 152.95 ACRES

**SECTION 14 - BLOCK 1 - LOT 15**  
 PART OF FORMER LOT 62E  
 M/TUXEDO TPA OWNER, LLC  
 152.95 ACRES

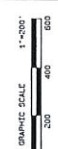
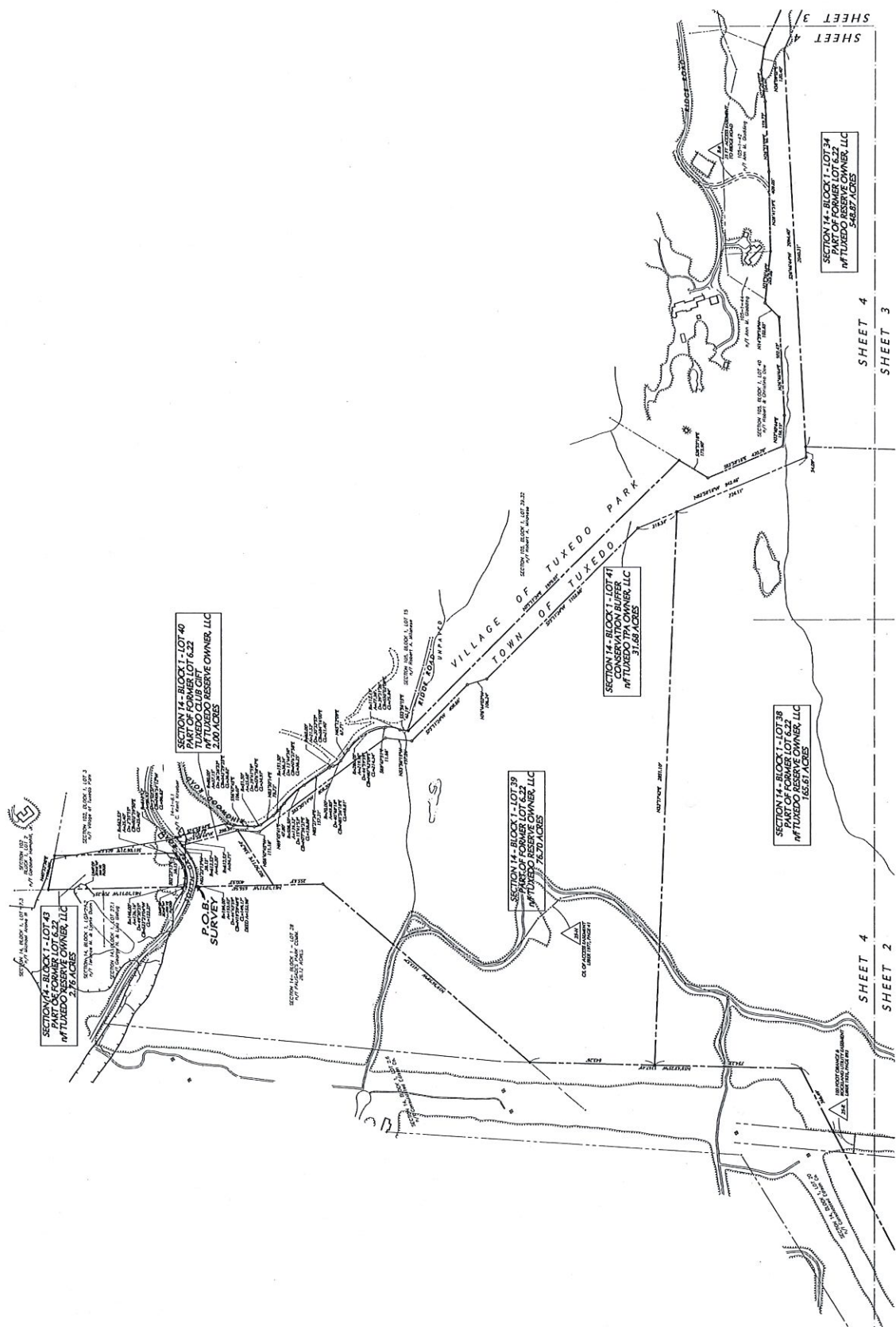
**SECTION 14 - BLOCK 1 - LOT 16**  
 PART OF FORMER LOT 62E  
 M/TUXEDO TPA OWNER, LLC  
 152.95 ACRES

**SECTION 14 - BLOCK 1 - LOT 17**  
 PART OF FORMER LOT 62E  
 M/TUXEDO TPA OWNER, LLC  
 152.95 ACRES

**SECTION 14 - BLOCK 1 - LOT 18**  
 PART OF FORMER LOT 62E  
 M/TUXEDO TPA OWNER, LLC  
 152.95 ACRES

**SECTION 14 - BLOCK 1 - LOT 19**  
 PART OF FORMER LOT 62E  
 M/TUXEDO TPA OWNER, LLC  
 152.95 ACRES

**SECTION 14 - BLOCK 1 - LOT 20**  
 PART OF FORMER LOT 62E  
 M/TUXEDO TPA OWNER, LLC  
 152.95 ACRES



Drawing Title: **BOUNDARY SURVEY SOUTHERN TRACT**  
 Job No.: 1280750  
 Date: 3-15-04  
 Scale: 1"=100'  
 Drawn by: MS JR  
 Check by: JR  
 SHEET 4 OF 5

PROJECT: **TUXEDO RESERVE**  
 ORANGE COUNTY  
 HOGLAND COUNTY  
 VILLAGE OF SEEDSBURG, NEW YORK

**Langston**  
 Engineering and  
 Surveying, Inc.  
 10000  
 Blue Oaks Center 1  
 Emerald Lake, N.Y. 07407  
 Phone: 201-744-8800  
 Fax: 201-744-0308  
 www.langston.com

I, **Michael J. Langston**, State of New York, License No. 10005130, do hereby certify that I am a duly Licensed Professional Engineer in the State of New York, and that I am the author of the above described drawing.

No.	Date	Description	Revisions
1	3-15-04	Submittal to TAC	
2	3-15-04	Added Topography for Submittal to TAC	
3	3-15-04	Revised	
4	3-15-04	Added	

No.	Date	Description	Revisions
5	3-15-04	Submittal to Planning Board	
6	3-15-04	Added Road Zone Information and Right-of-Way	
7	3-15-04	Revised	
8	3-15-04	Added	

No.	Date	Description	Revisions
9	3-15-04	Issued to Town Board	
10	3-15-04	Revised	
11	3-15-04	Updated Adjacent Owners	
12	3-15-04	Submittal to Planning Board	
13	3-15-04	Revised	
14	3-15-04	Added	
15	3-15-04	Revised	
16	3-15-04	Added	
17	3-15-04	Revised	
18	3-15-04	Added	
19	3-15-04	Revised	
20	3-15-04	Added	

FOR NOTES SEE SHEET S7.01



FOR NOTES SEE SHEET S7.01

<b>TUXEDO RESERVE</b> ROCKWELL COUNTY TOWN OF TUXEDO VILLAGE OF SLOATSBURG			<b>BOUNDARY SURVEY</b> <b>SOUTHERN TRACT</b>			Project No. 1280750
<b>SECTION 14, BLOCK 1 - LOT 34</b> PART OF FORMER LOT 6.22 n/f TUXEDO RESERVE OWNER, LLC 548.87 ACRES			<b>SECTION 29.67</b> BLOCK 1, LOT 1 n/f TUXEDO RESERVE OWNER, LLC 31.75 ACRES			Job No. 3-18-04
<b>SECTION 29.67</b> BLOCK 1, LOT 1 n/f TUXEDO RESERVE OWNER, LLC 31.75 ACRES			<b>SECTION 29.68</b> BLOCK 1, LOT 1 n/f TUXEDO RESERVE OWNER, LLC 31.75 ACRES			Date 1-1-07
<b>SECTION 29.68</b> BLOCK 1, LOT 1 n/f TUXEDO RESERVE OWNER, LLC 31.75 ACRES			<b>SECTION 29.69</b> BLOCK 1, LOT 1 n/f TUXEDO RESERVE OWNER, LLC 31.75 ACRES			Drawn by MS JR
<b>SECTION 29.69</b> BLOCK 1, LOT 1 n/f TUXEDO RESERVE OWNER, LLC 31.75 ACRES			<b>SECTION 29.70</b> BLOCK 1, LOT 1 n/f TUXEDO RESERVE OWNER, LLC 31.75 ACRES			Check by JR
<b>SECTION 29.70</b> BLOCK 1, LOT 1 n/f TUXEDO RESERVE OWNER, LLC 31.75 ACRES			<b>SECTION 29.71</b> BLOCK 1, LOT 1 n/f TUXEDO RESERVE OWNER, LLC 31.75 ACRES			Scale AS IS
<b>SECTION 29.71</b> BLOCK 1, LOT 1 n/f TUXEDO RESERVE OWNER, LLC 31.75 ACRES			<b>SECTION 29.72</b> BLOCK 1, LOT 1 n/f TUXEDO RESERVE OWNER, LLC 31.75 ACRES			Price \$7.05
<b>SECTION 29.72</b> BLOCK 1, LOT 1 n/f TUXEDO RESERVE OWNER, LLC 31.75 ACRES			<b>SECTION 29.73</b> BLOCK 1, LOT 1 n/f TUXEDO RESERVE OWNER, LLC 31.75 ACRES			Sheet 5 OF 5



Langston  
 Environmental Services  
 1000 North 10th Street  
 Suite 200  
 York, PA 17402  
 Phone: (717) 741-0000  
 Fax: (717) 741-0006  
 www.langston.com

Project No.  
 1280750  
 Job No.  
 3-18-04  
 Date  
 1-1-07  
 Drawn by  
 MS JR  
 Check by  
 JR  
 Scale  
 AS IS  
 Price  
 \$7.05  
 Sheet  
 5 OF 5

Date	Description	No.	Revisions
12-11-06	Revised Comment 29-69	11	
11-14-06	Revised Comment 29-69	10	
10-10-06	Addressed Comments	9	
10-03-06	Updated Certification	8	
9-21-06	Updated Certification	7	
9-15-06	Updated Certification	6	
9-14-06	Updated Certification	5	
9-14-06	Updated Certification	4	
9-14-06	Updated Certification	3	
9-14-06	Updated Certification	2	
9-14-06	Updated Certification	1	

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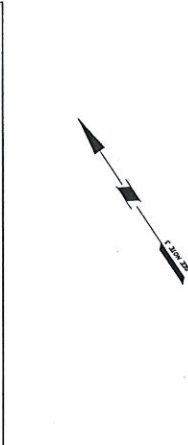
# EXCEPTIONS, RESTRICTIONS AND OTHER DOCUMENTS

# REFERENCED PLANS AND TITLE REPORTS

LIB#	Page	City	Comment
1132	37	200	Consent of Home Sale
1133	37	200	Consent of Home Sale
1134	37	200	Consent of Home Sale
1135	37	200	Consent of Home Sale
1136	37	200	Consent of Home Sale
1137	37	200	Consent of Home Sale
1138	37	200	Consent of Home Sale
1139	37	200	Consent of Home Sale
1140	37	200	Consent of Home Sale
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1160	37	200	Consent of Home Sale

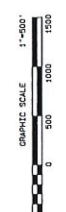


## KEY MAP



## NOTES

1. THE TOWN OF TUXEDO HAS REVIEWED THE PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE.
2. THE TOWN OF TUXEDO HAS REVIEWED THE RECORD PLANS AND RECORDS OF THE SUBJECT PARCELS AND HAS DETERMINED THAT THE RECORDS ARE IN ACCORD WITH THE TOWN OF TUXEDO RECORDS.
3. THE RECORDS OF THE SUBJECT PARCELS ARE IN ACCORD WITH THE TOWN OF TUXEDO RECORDS.
4. THE RECORDS OF THE SUBJECT PARCELS ARE IN ACCORD WITH THE TOWN OF TUXEDO RECORDS.
5. PLANNING INFORMATION FROM RECORDS HAS BEEN OBTAINED FROM THE TOWN OF TUXEDO RECORDS.
6. THE TOWN OF TUXEDO HAS REVIEWED THE RECORDS OF THE SUBJECT PARCELS AND HAS DETERMINED THAT THE RECORDS ARE IN ACCORD WITH THE TOWN OF TUXEDO RECORDS.
7. THE TOWN OF TUXEDO HAS REVIEWED THE RECORDS OF THE SUBJECT PARCELS AND HAS DETERMINED THAT THE RECORDS ARE IN ACCORD WITH THE TOWN OF TUXEDO RECORDS.
8. THE TOWN OF TUXEDO HAS REVIEWED THE RECORDS OF THE SUBJECT PARCELS AND HAS DETERMINED THAT THE RECORDS ARE IN ACCORD WITH THE TOWN OF TUXEDO RECORDS.
9. THE TOWN OF TUXEDO HAS REVIEWED THE RECORDS OF THE SUBJECT PARCELS AND HAS DETERMINED THAT THE RECORDS ARE IN ACCORD WITH THE TOWN OF TUXEDO RECORDS.
10. THE TOWN OF TUXEDO HAS REVIEWED THE RECORDS OF THE SUBJECT PARCELS AND HAS DETERMINED THAT THE RECORDS ARE IN ACCORD WITH THE TOWN OF TUXEDO RECORDS.
11. THE TOWN OF TUXEDO HAS REVIEWED THE RECORDS OF THE SUBJECT PARCELS AND HAS DETERMINED THAT THE RECORDS ARE IN ACCORD WITH THE TOWN OF TUXEDO RECORDS.
12. THE TOWN OF TUXEDO HAS REVIEWED THE RECORDS OF THE SUBJECT PARCELS AND HAS DETERMINED THAT THE RECORDS ARE IN ACCORD WITH THE TOWN OF TUXEDO RECORDS.



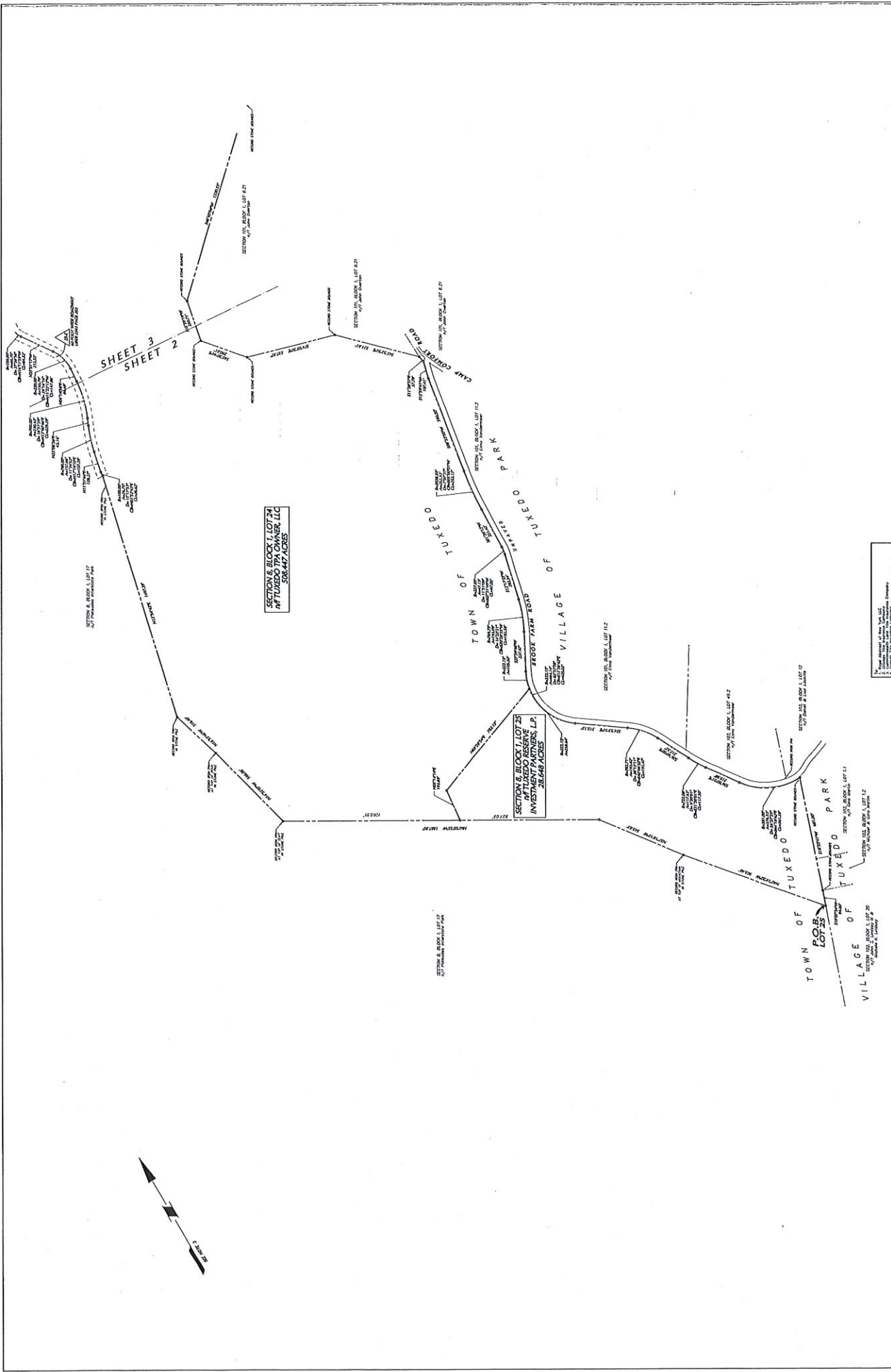
Date	Description	No.	Discipline
3-12-09	Issued to Town Board	7	Administrative
3-12-09	Reviewed the Plan/Title	8	Administrative
3-12-09	Updator Adjunct Owners	9	Administrative
3-12-09	Issued Final Certificate	10	Administrative

**Langston**  
Engineering & Surveying  
3000 Park Ave. N. #1000  
Eden Prairie, MN 55437  
Phone: (763) 231-1000  
www.langston.com

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

**BOUNDARY SURVEY**  
**NORTHERN TRACT**

Job No. 1280750  
Date 3-18-14  
Scale 1"=500'  
Sheet 1 of 5



**SECTION 6, BLOCK 1, LOT 24**  
RTUXEDO, LLC  
508.417 ACRES

**SECTION 8, BLOCK 1, LOT 12**  
INVESTMENT PARTNERS, L.P.  
28.648 ACRES

**SECTION 1, BLOCK 1, LOT 12**  
RTUXEDO, LLC

**SECTION 2, BLOCK 1, LOT 12**  
RTUXEDO, LLC

**SECTION 3, BLOCK 1, LOT 12**  
RTUXEDO, LLC

**SECTION 4, BLOCK 1, LOT 12**  
RTUXEDO, LLC

**SECTION 5, BLOCK 1, LOT 12**  
RTUXEDO, LLC

**SECTION 6, BLOCK 1, LOT 12**  
RTUXEDO, LLC

**SECTION 7, BLOCK 1, LOT 12**  
RTUXEDO, LLC

**SECTION 8, BLOCK 1, LOT 12**  
RTUXEDO, LLC

**SECTION 9, BLOCK 1, LOT 12**  
RTUXEDO, LLC

**SECTION 10, BLOCK 1, LOT 12**  
RTUXEDO, LLC

**SECTION 11, BLOCK 1, LOT 12**  
RTUXEDO, LLC

**SECTION 12, BLOCK 1, LOT 12**  
RTUXEDO, LLC

**FOR NOTES SEE SHEET N7.01**

GRAPHIC SCALE 1"=200'

0 200 400 600

**Legend**  
Environmental Symbols

- Development, PA
- Marine, PL
- New York, NY
- Philadelphia, PA

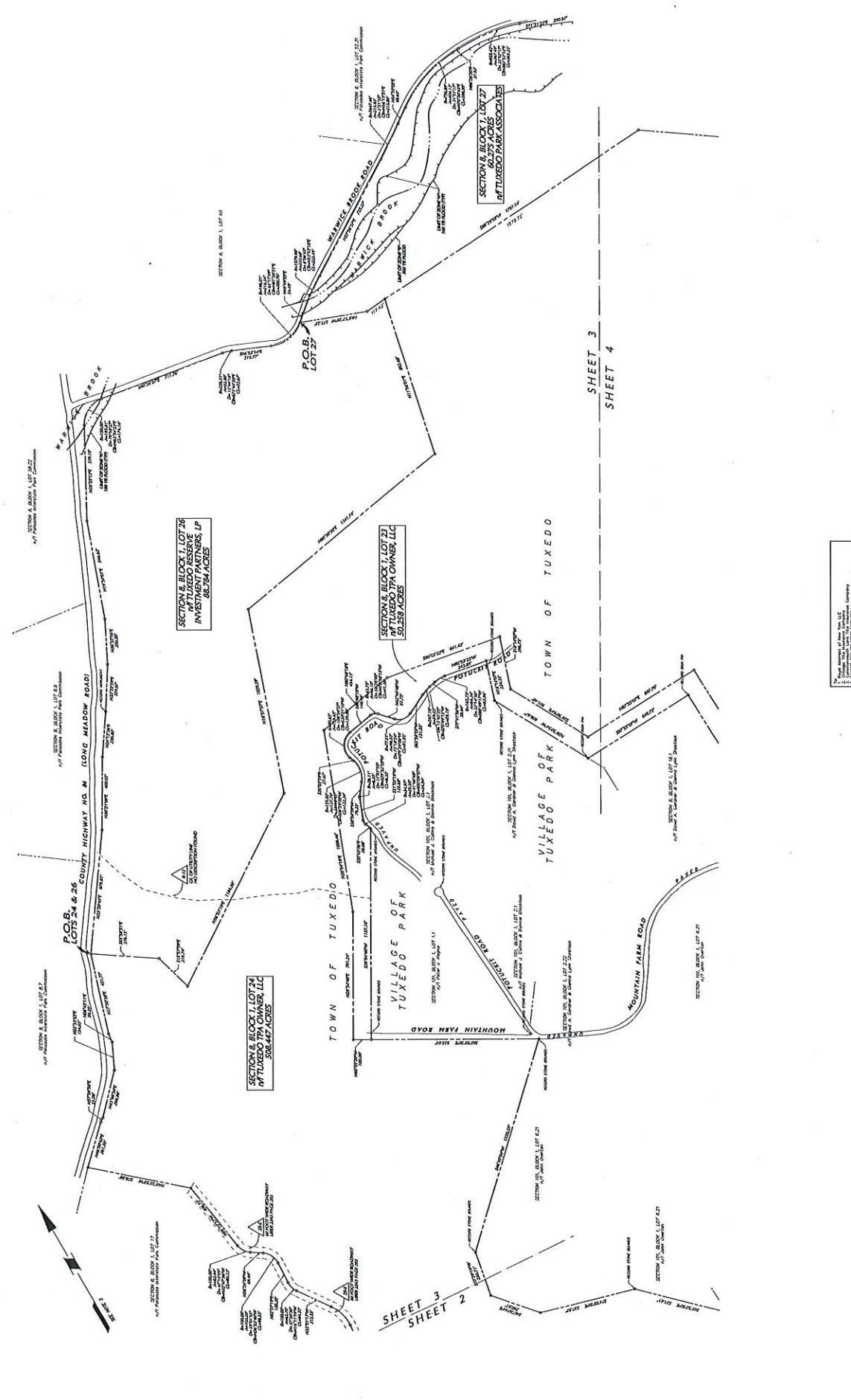
**Project**  
BOUNDARY SURVEY  
NORTHERN TRACT  
TOWN OF TUXEDO  
ORANGE COUNTY  
NEW YORK

DATE: 3-18-04  
SCALE: 1"=200'  
DRAWN BY: MJE, LR  
CHECKED BY: LR

DRAWING NO. 1280750  
DATE: 3-18-04  
SCALE: 1"=200'  
DRAWN BY: MJE, LR  
CHECKED BY: LR

**N7.02**  
SHEET 2 OF 5





**BOUNDARY SURVEY NORTHERN TRACT**

**TUXEDO RESERVE**

ORANGE COUNTY NEW YORK  
TOWN OF TUXEDO

Drawing No. 1280750  
Date 3-18-24  
Scale 1"=200'  
Drawn by MS, JR.  
Check by JR.

**N7.03**  
SHEET 3 OF 5

PROJECT: TUXEDO RESERVE

OWNER: TUXEDO SPA OWNER, LLC

DESIGNER: **Langston Engineering & Surveying, Inc.**  
100 West 10th Street  
New York, NY 10011  
Tel: (212) 261-1100  
www.langston.com

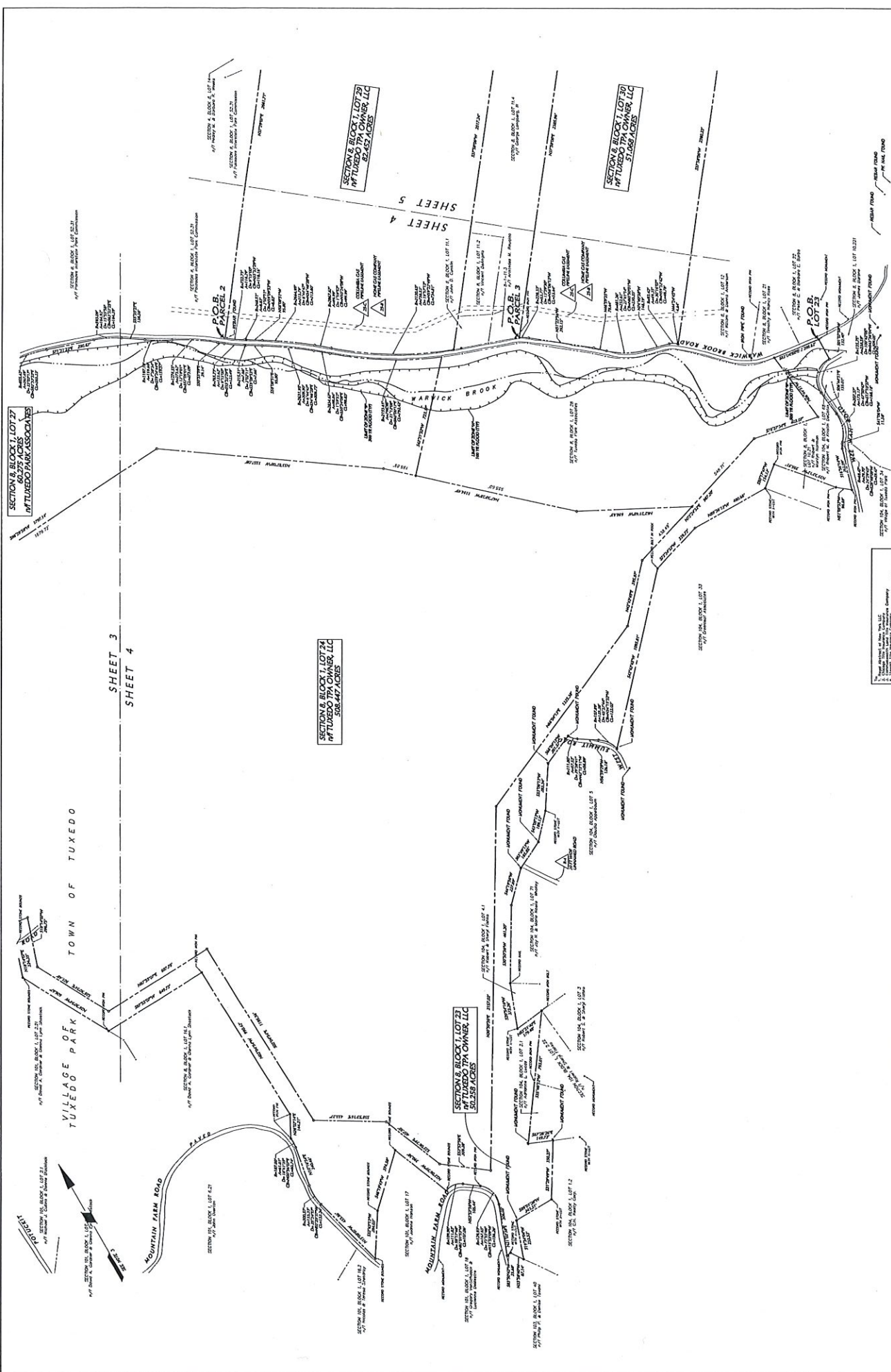
DATE: 3/18/24

PROFESSIONAL SEAL: [Seal]

No.	Date	Description
1	3-13-24	Issued to Town Board
2	3-13-24	Revised Per Planning Board Comments
3	3-13-24	Updated Adjacent Owners
4	3-13-24	Revised Title Information
5	3-13-24	Revised Title Information
6	3-13-24	Revised Title Information
7	3-13-24	Revised Title Information
8	3-13-24	Revised Title Information
9	3-13-24	Revised Title Information
10	3-13-24	Revised Title Information

GRAPHIC SCALE 1"=200'  
0 200 400 600

**FOR NOTES SEE SHEET N7.01**



Job No. 1280750  
 Date 3-18-24  
 Scale 1"=200'  
 Drawn by MS JR  
 Check by JR  
 SHEET 4 OF 5

**BOUNDARY SURVEY**  
**NORTHERN TRACT**

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

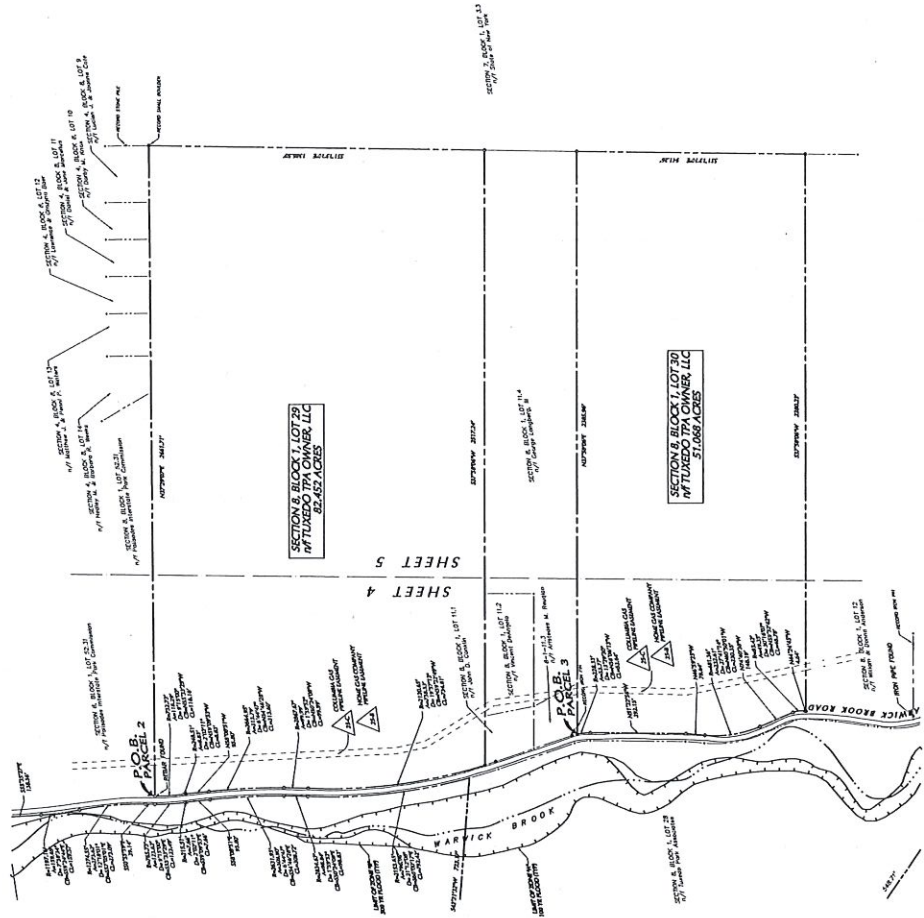
**Langdon**  
 Engineering & Surveying  
 2000 River Road  
 Roseton, NY 12150  
 Phone: (518) 754-0200  
 Fax: (518) 754-0208  
 www.langdon.com

*[Signature]*  
 PROFESSIONAL LAND SURVEYOR, N.Y. No. 020150

No.	Date	Description	By
1	3-13-20	Issued to Town Board	MS
2	3-13-20	Revised Per Planning Board Comments	MS
3	3-13-20	Updated Adjacent Owners	MS
4	3-13-20	Added Road Zone Information	MS
5	3-13-20	Updated Certification	MS
6	3-13-20	Updated Lot Lines, Lot Numbers, and Certification	MS
7	3-13-20	Updated Certification	MS

GRAPHIC SCALE 1"=200'  
 0 200 400 600

**FOR NOTES SEE SHEET N7.01**

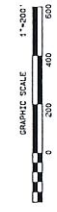


Date	Description	No.
3-13-09	Issued to Town Board	7
12-9-08	Revised	6
8-19-08	Updated Adjacent Owners List	5
8-18-08	Added Flood Zone Information and Upland Certification	4
4-5-08	Updated Lot Dimensions	3
3-9-08	Updated Lot Dimensions	2
2-14-04	Revised Title Information	1

Prepared by: *[Signature]*  
 Date: 3/13/09  
 Project: TUXEDO RESERVE  
 Drawing No.: 1285750  
 Scale: 1"=200'  
 Date: 3-18-04  
 Drawn by: MJC, JR.  
 Checked by: JR.  
 Sheet 5 of 5

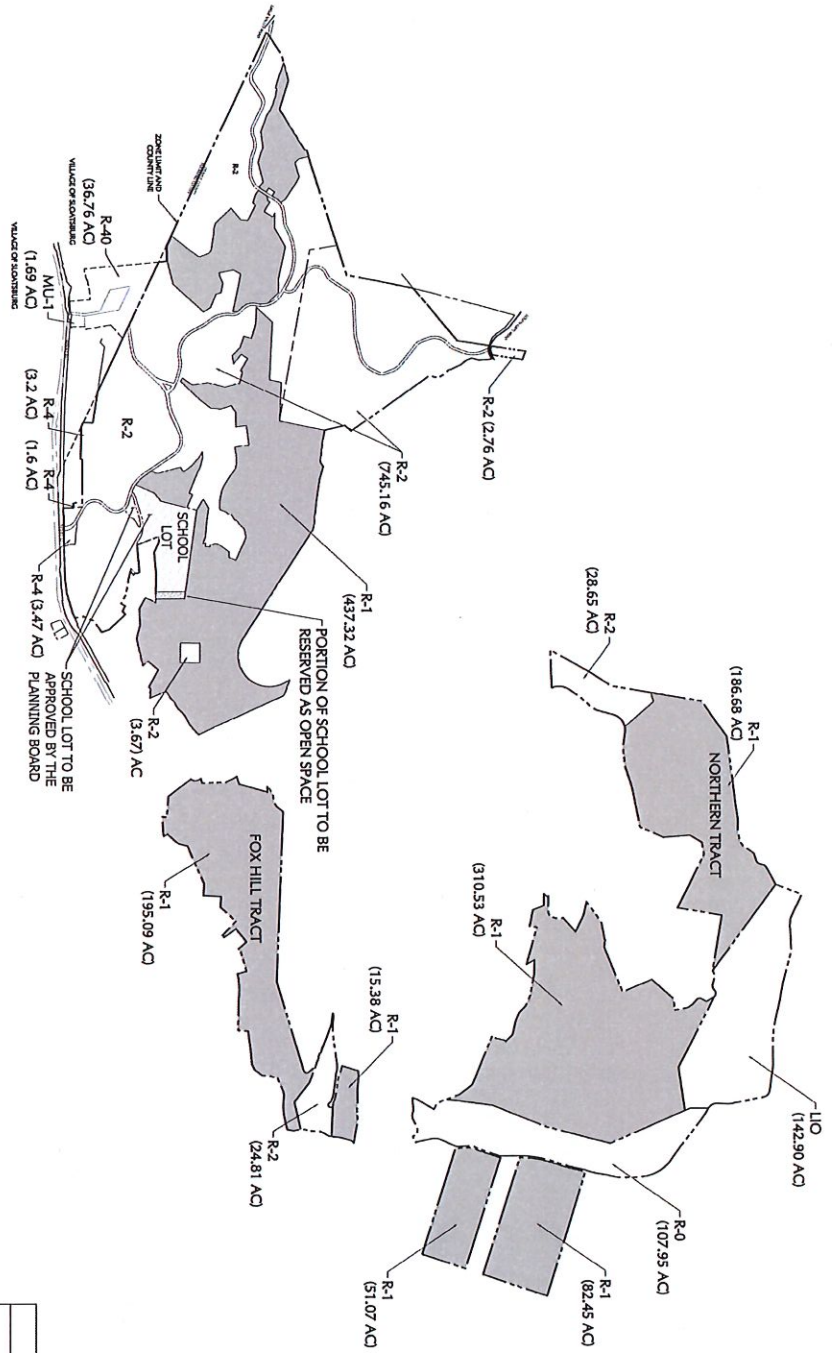
**LE Laragon**  
 Engineering and Environmental Services  
 1000 North 10th Street  
 Suite 200  
 Philadelphia, PA 19107  
 Phone: (215) 744-8800  
 Fax: (215) 744-8800  
 www.laragon.com

Orange County, New York  
 TOWN OF TUXEDO  
**BOUNDARY SURVEY**  
**NORTHERN TRACT**  
**N7.05**



FOR NOTES SEE SHEET N7.01





LEGEND  
 (2.76 AC) ZONING AVERAGE

	NO	RI	R1	R2	R0	MU-1	R4	LI0
	ACRS	ACRS	ACRS	ACRS	ACRS	ACRS	ACRS	ACRS
Southern Tract	0	437.32	773.71	751.59	0	0	0	0
Northern Tract	107.95	600.73	28.65	28.65	0	142.90	0	0
Fox Hill Tract	0	208.95	24.81	24.81	0	0	0	0
TOTAL	107.95	1277.00	828.17	805.05	0	142.90	0	0

2.	REVISED PER TOWN COMMENTS	4/20/2015	SIGNATURE	DATE
1.	REVISED PER TOWN COMMENTS	1/20/2015	GEORGE DEMBICK PROFESSIONAL ENGINEER N.Y. Lic. No. 48330-1	
NO.	REVISIONS			

**TUXEDO FARMS**  
 TOWN OF TUXEDO, ORANGE COUNTY

**ZONING PLAN**  
 SCALE: 1" = 1000'  
 DATE: 11/24/14

PROJECT NO. 1280702  
 SHEET NO. 1-1

PHASE	AREA
Phase #1	537 AC
Phase #2	99 AC
Phase #3	146 AC
P/IPC	N/A
Total	782 AC

Proposed w/ P/IPC Parcel	Proposed w/o P/IPC Parcel		
Acres	% of Total	Acres	% of Total
Southern Tract w/ Lot 28 P/IPC	782	35.0%	34.0%
Northern Tract	13	0.6%	N/A
Fox Hill Tract	753	33.7%	32.7%
TOTAL	209	9.4%	2.1%
	1757	78.7%	75.8%

NOTE: AREAS SHOWN IN THE ABOVE TABLE ARE THE TOTAL OPEN SPACE ACRES FOR EACH PHASE APPROXIMATELY (BASED ON THE 2015 SPECIAL USE PERMIT).

(1) TOTAL ACRES OF 2015 PRELIMINARY PLAN WITH P/IPC EXCLUDING SLOAN/STUBBINS PARCEL, P/IPC, AND NON-CORP. UD NON-CORP. AND LOT 28 P/IPC = 2,255 AC

(2) TOTAL ACRES OF 2015 PRELIMINARY PLAN WITHOUT P/IPC EXCLUDING SLOAN/STUBBINS PARCEL, P/IPC, AND NON-CORP. AND LOT 28 P/IPC = 2,359 AC

(3) CALCULATION EXCLUDES SLOAN/STUBBINS PARCEL

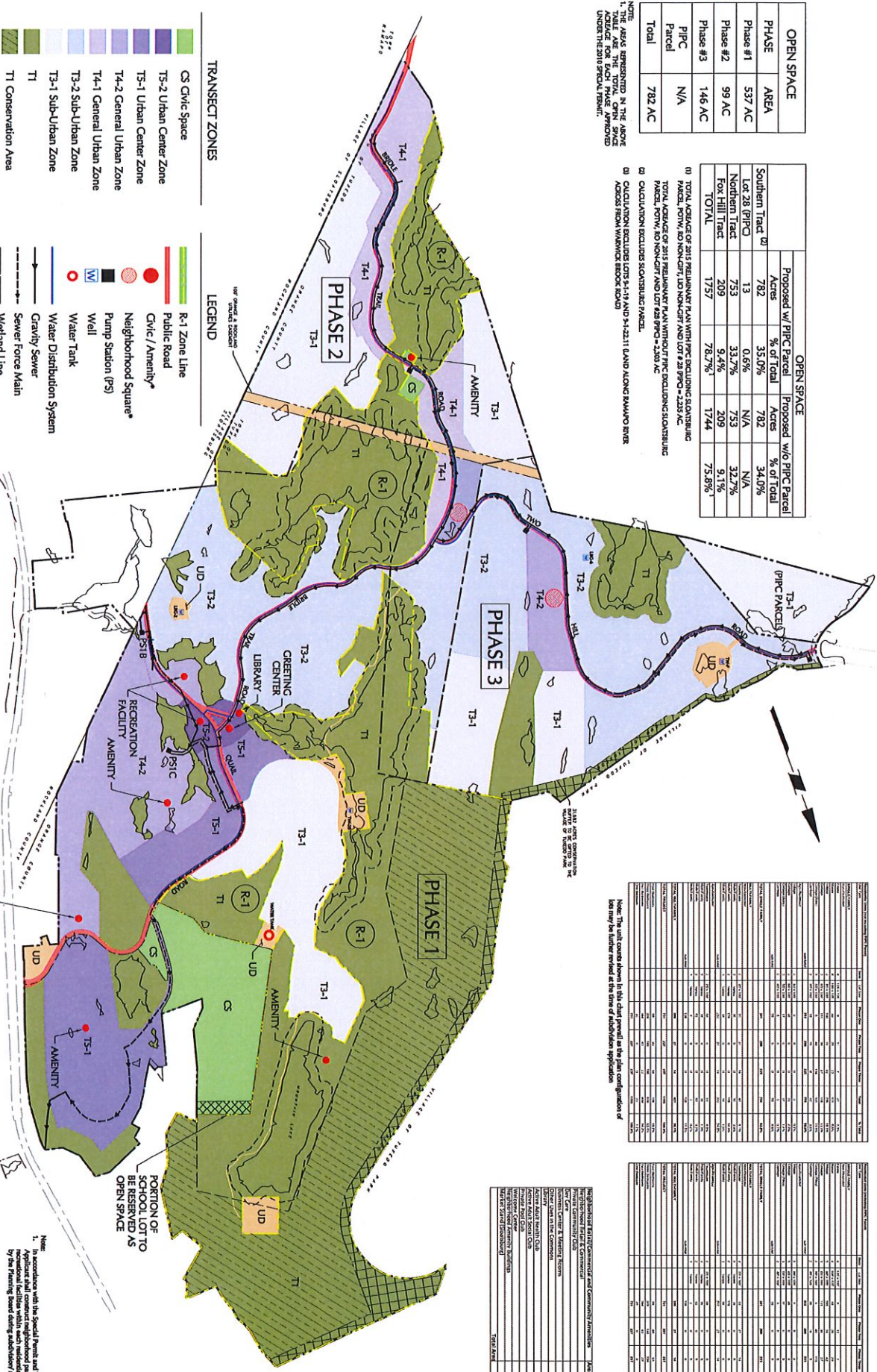
(4) CALCULATION EXCLUDES SLOAN/STUBBINS PARCEL

(5) CALCULATION EXCLUDES SLOAN/STUBBINS PARCEL

- 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
  - T3-2 Sub-Urban Zone
  - T3-1 Sub-Urban Zone
  - T1 Conservation Area
  - T1 Buffer
  - UD Utility District

- LEGEND**
- R-1 Zone Line
  - Public Road
  - Civic / Amenity\*
  - Neighborhood Square\*
  - Pump Station (PS)
  - Well
  - Water Tank
  - Water Distribution System
  - Gravty Sewer
  - Sewer Force Main
  - Wetland Line
  - Wetland Buffer
  - Phase Line

\* Civic / Amenity and Neighborhood Square areas are shown for general information only. The utility and other specific approval processes for each neighborhood.



Note: The unit counts shown in this table are based on the plan configuration of lots as shown on the site plan. The unit counts are approximate and may vary based on the final subdivision approval.

Phase	Zone	Area (Acres)	Units
Phase 1	T3-1	146	1,168
	T3-2	99	792
	T4-1	537	4,296
Phase 2	T3-1	146	1,168
	T3-2	99	792
	T4-1	537	4,296
Phase 3	T3-1	146	1,168
	T3-2	99	792
	T4-1	537	4,296

Phase	Zone	Area (Acres)	Units
Phase 1	T3-1	146	1,168
	T3-2	99	792
	T4-1	537	4,296
Phase 2	T3-1	146	1,168
	T3-2	99	792
	T4-1	537	4,296
Phase 3	T3-1	146	1,168
	T3-2	99	792
	T4-1	537	4,296

**Regulation and Community Amenities (Area 10)**

Item	Quantity
Open Space	782
Public Road	1
Civic / Amenity	1
Neighborhood Square	1
Pump Station (PS)	1
Well	1
Water Tank	1
Water Distribution System	1
Gravty Sewer	1
Sewer Force Main	1
Wetland Line	1
Wetland Buffer	1
Phase Line	1

Note: 1. In accordance with the Special Permit and Tuxedo Design Standards, the recreational facilities within each residential subdivision are approved by the Planning Board during subdivision approval process.

**RELATED**

No.	REVISIONS	DATE
1.	ADDED LIBRARY LOCATION AND DESIGNATION	2/28/2015
2.	REVISED PER TOWN COMMENTS	1/20/2015
3.	REVISED PER TOWN COMMENTS	4/20/2015

SIGNATURE: GEORGE DEBRICK  
PROFESSIONAL ENGINEER N.Y. Lic. No. 4830-1

**TUXEDO FARMS**  
TOWN OF TUXEDO, ORANGE COUNTY

**REGULATING PLAN**

Scale: 1" = 400'

Date: 11/24/14

Project No: 1280702

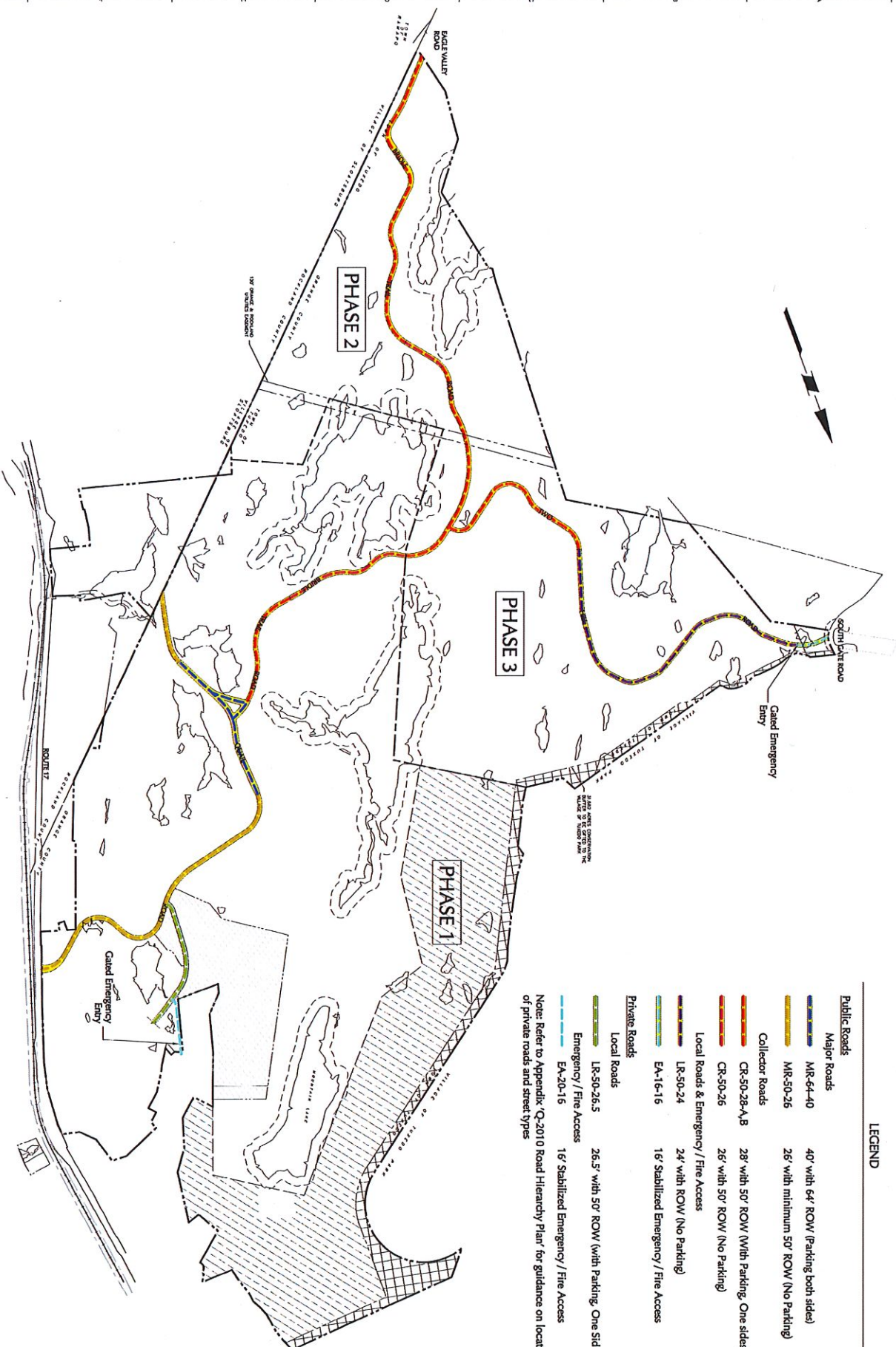
Sheet: 1-2

No.	REVISIONS	DATE
1.	REVISED PER TOWN COMMENTS	4/20/2014

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

**TUXEDO FARMS**  
 TOWN OF TUXEDO, ORANGE COUNTY

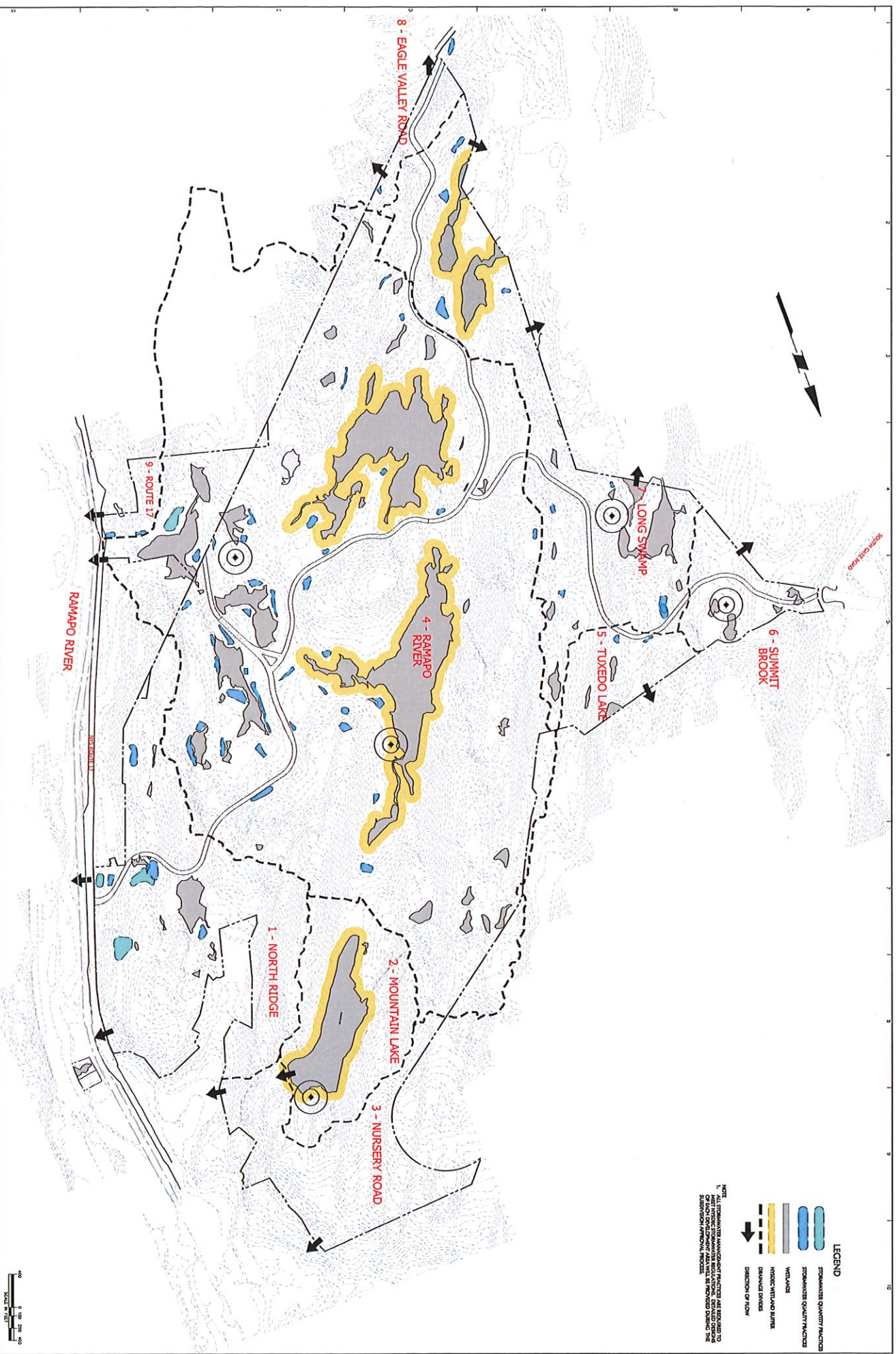
TITLE	PROJECT NO.	DATE	SCALE
ROAD HIERARCHY PLAN	1280702	11/24/14	1" = 400'



**LEGEND**

- Public Roads**
  - Major Roads**
    - MIR-64-40 40' with 64' ROW (Parking both sides)
    - MIR-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 & Emergency / Fire Access**
    - LR-50-24 24' with ROW (No Parking)
    - EA-16-16 16' Stabilized Emergency / Fire Access
  - Private Roads**
    - LR-50-26.5 26.5' with 50' ROW (with Parking, One Side)
    - Emergency / Fire Access
    - EA-20-16 16' Stabilized Emergency / Fire Access
- Note: Refer to Appendix 'Q-2010 Road Hierarchy Plan' for guidance on location of private roads and street types





**RELATED**

No.	REVISED PER TOWN COMMENTS	DATE	SIGNATURE	DATE
1.	REVISIONS	4/26/2015	GEORGE DENING PROFESSIONAL ENGINEER, N.Y. Lic. No. 48130-1	

**TUXEDO FARMS**  
TOWN OF TUXEDO, ORANGE COUNTY

**CONCEPTUAL STORMWATER  
MANAGEMENT PLAN**  
Scale: 1" = 400'  
Date: 11/24/14  
Project No.: 1180702  
Sheet: 1-4



**RELATED**

No.	REVISIONS	DATE
1.	ADDED ADIT. TAX LOT DESIGNATIONS	2/9/2015

REMOVED PER TOWN COMMENTS	DATE
2.	4/20/2015

**TUXEDO FARMS**  
TOWN OF TUXEDO, ORANGE COUNTY

LAND HOLDINGS	PROJECT NO.	DATE
4-1	1380702	1/30/15

