

LOCATION PLAN
1 INCH = 2000 FEET



NOTES:

- TAX MAP NO. 101 - 1 - 11.1
- TOTAL AREA OF PARCEL: 6.1795± ACRES
- BOUNDARY SURVEY SHOWN TAKEN FROM MAP ENTITLED, "BOUNDARY SURVEY OF SECTION 101 BLOCK 1 LOT 11.1", DATED DECEMBER 20, 2012 AS PREPARED BY JAMES E. DRUMM, L.S.
- TOPOGRAPHY AND TREE SURVEY SHOWN TAKEN FROM A MAP ENTITLED, "EXISTING SITE PLAN", DATED OCTOBER 20, 2007, AS PREPARED BY THOMAS W. SKRABLE, P.E.
- SUBJECT PROPERTY CREATED BY FILED MAP NO. 2551, FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON AUGUST 21, 1970.

SITE PLAN TABLE - MINIMUM DATA REQUIREMENTS:

ZONING DISTRICT	A4	G-0	YES		NO	
RLP-0	YES	NO				

VILLAGE CODE CATEGORY	VILLAGE CODE SECTION	ALLOWANCE UNDER CURRENT ZONING CODE	EXISTING CONDITION	PROPOSED CONDITION	VARIANCE REQUESTED	
					EXISTING NON-COMFORMING	FEET
LOT AREA	100-8	2.0 ACRES	6.180 ACRES	6.180± ACRES	N/A	N/A
ROAD FRONTAGE	100-8	250 FEET	261± FEET	261± FEET	N/A	N/A
FRONT YARD SETBACK	100-8	75 FEET	N/A	335± FEET	N/A	N/A
REAR YARD SETBACK	100-8	50 FEET	N/A	195± FEET	N/A	N/A
SIDE YARD SETBACK	100-8	50 FEET	N/A	122±/186± FEET	N/A	N/A
FOOTPRINT GROUND FLOOR TOTAL	100-8	1,200 SQ. FT.	N/A	6,000± SQ. FT.	N/A	N/A
DECKS/PORCHES	100-9	25% OF GROUND FLOOR AREA MAX.	N/A	T. B. D.	N/A	N/A
LOT COVERAGE	100-11	25%	N/A	6.1±%	N/A	N/A
DRIVEWAY SIGHT DISTANCE	100-18B	250 FEET MIN.	N/A	400± FT. RIGHT 200± FT. LEFT (SEE NOTE 4)	N/A	N/A
DRIVEWAY GRADES	100-21	10%	N/A	10%	N/A	N/A
DRIVEWAY ADJACENT PROPERTY LINES	100-21	10 FEET	N/A	30± FEET	N/A	N/A
SLOPE	100-12	MAX. 75% OF LOT AREA >20%	60±%	65±%	N/A	N/A
RIDGE LINE	100-13	SEE NOTE 3	N/A	SEE NOTE 3	N/A	N/A
DISTANCE TO LAKE	100-8	100 FEET	N/A	1,325± FEET	N/A	N/A
LAKE FRONTAGE	100-8	250 FEET, IF ADJUTING LAKE	N/A	N/A	N/A	N/A
ACCESSORY USE BUILDING/SHED	100-48C 7C	N/A	N/A	N/A	N/A	N/A
FENCES ROAD	100-18	>5 FEET	N/A	T. B. D.	N/A	N/A
FENCES PROPERTY LINE	100-18	>2 FEET	N/A	T. B. D.	N/A	N/A
DRIVEWAY WIDTH	100-21	8-14 FEET	N/A	14 FEET	N/A	N/A
BUILDING HEIGHT	100-10	3.5 STORIES/ 70 FEET	N/A	T. B. D.	N/A	N/A
PARKING	100-6C	5 VEHICLES MAX.	N/A	5 VEHICLES MAX.	N/A	N/A
OTHER			N/A	N/A	N/A	N/A

NOTES:

- N/A = NOT APPLICABLE
- T. B. D. = TO BE DETERMINED
- MAXIMUM HEIGHT OF THE PRINCIPAL STRUCTURE, AS MEASURED FROM THE LOWEST GRADE ADJOINING THE STRUCTURE TO WHICH THE FOUNDATION SITS, SHALL BE LIMITED TO 50 FEET IN TOTAL, BUT IN NO EVENT MORE THAN 20 FEET ABOVE THE HIGHEST ELEVATION OF THE NATURAL PREDICOR OR RIDGE AREA WITHIN THE RLP-0 DISTRICT ON WHICH THE FOUNDATION SITS. MAXIMUM HEIGHT OF AN ACCESSORY STRUCTURE, AS MEASURED FROM THE LOWEST GRADE ADJOINING THE STRUCTURE TO THE HIGHEST PART OR FEATURE OF THE STRUCTURE, SHALL BE LIMITED TO 35 FEET IN TOTAL, BUT IN NO EVENT MORE THAN 20 FEET ABOVE THE HIGHEST ELEVATION OF THE NATURAL PREDICOR OR RIDGE AREA WITHIN THE RLP-0 DISTRICT ON WHICH THE FOUNDATION SITS. HEIGHTS FOR ALL PROPOSED STRUCTURES ARE TO BE DETERMINED. ALL PROVISIONS OF SECTION 100-13 TO BE EVALUATED FOR CONFORMANCE DURING PLAN REVIEW.
- SIGHT DISTANCES GIVEN ARE BASED UPON PRELIMINARY LOCATION OF DRIVEWAY. AN INCREASE IN SIGHT DISTANCES CAN BE ACHIEVED BY SHIFTING THE DRIVEWAY LOCATION.

RECORD OWNER/APPLICANT:

CC ROAD TUXEDO PARK LLC
485 MADISON AVE
NEW YORK, NEW YORK 10022
L 13476 P. 504

AREA:

6.180± ACRES
269,179± SQ. FT.

GRAPHIC SCALE

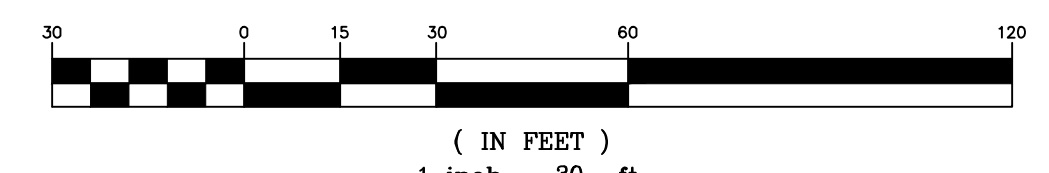


TABLE OF ZONING REQUIREMENTS

MINIMUM	REQUIRED	PROVIDED
LOT AREA	2.0 AC.	6.1795± AC.
INSCRIBED SQUARE AREA	250 FT. X 250 FT.	>250 FT. X 250 FT.
IMPROVED ROAD FRONTAGE	250 FT.	261± FT.
DISTANCE TO LAKE	100 FT.	1,500± FT.
FRONT YARD	75 FT.	335± FT.
REAR YARD	50 FT.	195± FT.
SIDE YARD (EACH)	50 FT.	122±/186± FT.
NET FLOOR AREA (GROUND FLOOR)	1,200 SQ.FT.	6,000± FT.
NET FLOOR AREA (TOTAL)	2,400 SQ.FT.	6,000± FT.

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LANC & TULLY
ENGINEERING AND SURVEYING, P.C.
1300'S SITE PLAN.DWG
DATE: SEPTEMBER 5, 2013
REVISION: OCTOBER 2, 2013

SKETCH SITE PLAN
PREPARED FOR
VILLA INNA
TOWN OF TUXEDO
ORANGE COUNTY, NEW YORK

P.O. Box 887, Rt. 207
Goshen, N.Y. 10924
(845) 294-3700

Drawn By: SPS | Checked By: | Scale: 1" = 30' | Tax Map No.: 101 - 1 - 11.1 | Drawing No.: A - 13 - 0053 - 01

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