

	OPEN SPACE			
	Proposed w/ PIPC Parcel		Proposed w/o PIPC Parcel	
	Acres	% of Total	Acres	% of Total
Southern Tract ⁽²⁾	782	35.0%	782	34.0%
Lot 28 (PIPC)	13	0.6%	N/A	N/A
Northern Tract	753	33.7%	753	32.7%
Fox Hill Tract	209	9.4%	209	9.1%
TOTAL	1757	78.7% ¹	1744	75.8% ¹

- (1) TOTAL ACREAGE OF 2015 PRELIMINARY PLAN WITH PIPC EXCLUDING SLOATSBURG PARCEL, POTW, RO NON-GIFT, LIO NON-GIFT AND LOT # 28 (PIPC) = 2,235 AC.
TOTAL ACREAGE OF 2015 PRELIMINARY PLAN WITHOUT PIPC EXCLUDING SLOATSBURG PARCEL, POTW, RO NON-GIFT AND LOT # 28 (PIPC) = 2,303 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)

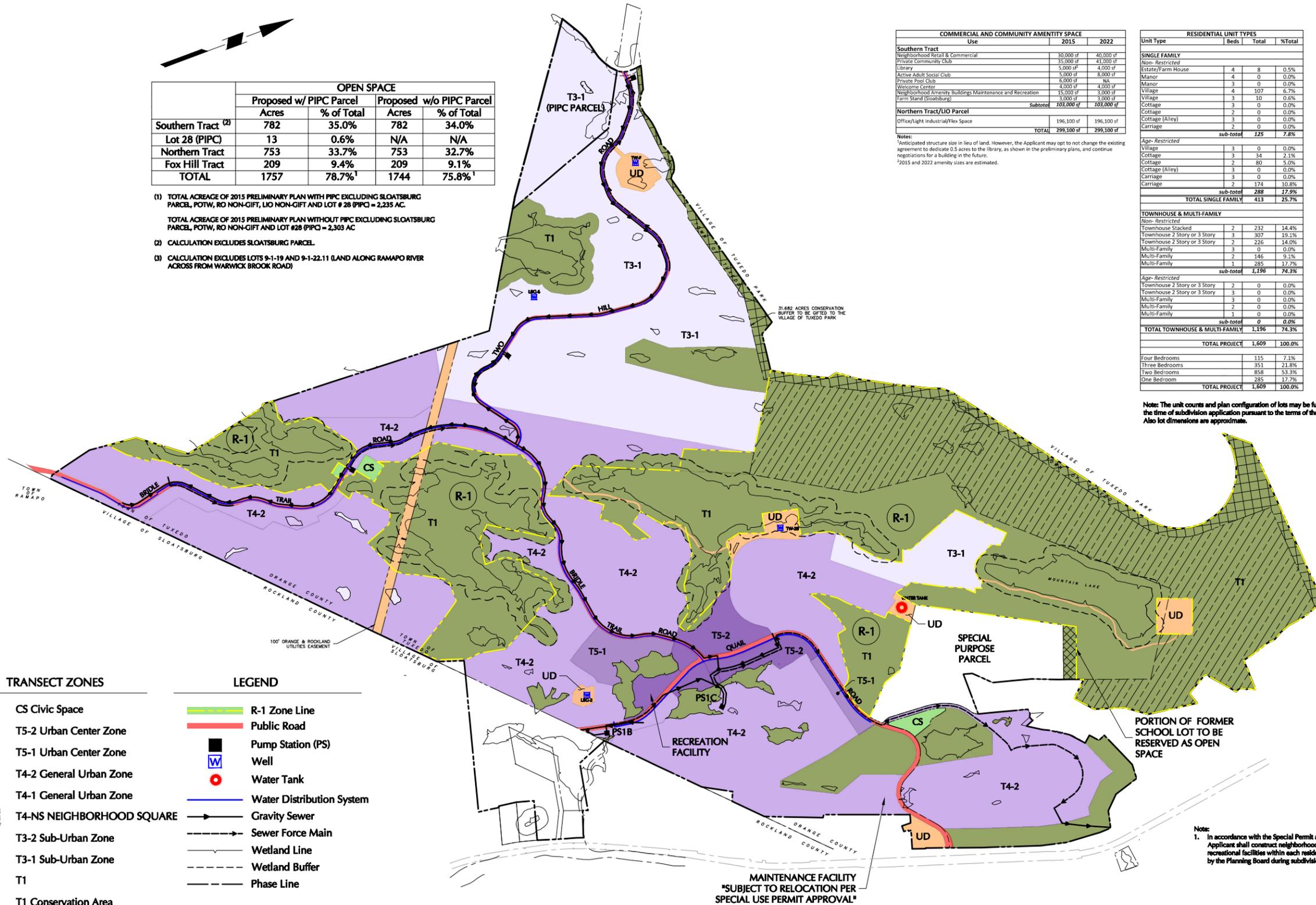
Use	2015	2022
Southern Tract		
Neighborhood Retail & Commercial	30,000 sf	40,000 sf
Private Community Club	35,000 sf	41,000 sf
Library	5,000 sf	4,000 sf
Active Adult Social Club	5,000 sf	8,000 sf
Private Pool Club	6,000 sf	N/A
Welcome Center	4,000 sf	4,000 sf
Neighborhood Amenity Buildings Maintenance 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 library, 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		%Total
	Beds	Total	
SINGLE FAMILY			
<i>Non-Restricted</i>			
Estate/Farm House	4	8	0.5%
Manor	4	0	0.0%
Manor	3	0	0.0%
Village	4	107	6.7%
Village	3	10	0.6%
Cottage	3	0	0.0%
Cottage	2	0	0.0%
Cottage (Ailey)	3	0	0.0%
Carriage	2	0	0.0%
sub-total	125	7.8%	
<i>Age-Restricted</i>			
Village	3	0	0.0%
Cottage	3	34	2.1%
Cottage	2	80	5.0%
Cottage (Ailey)	3	0	0.0%
Carriage	3	0	0.0%
Carriage	2	174	10.8%
sub-total	288	17.9%	
TOTAL SINGLE FAMILY	413	25.7%	
TOWNHOUSE & MULTI-FAMILY			
<i>Non-Restricted</i>			
Townhouse Stacked	2	232	14.4%
Townhouse 2 Story or 3 Story	3	307	19.1%
Townhouse 2 Story or 3 Story	2	226	14.0%
Multi-Family	3	0	0.0%
Multi-Family	2	146	9.1%
Multi-Family	1	285	17.7%
sub-total	1,196	74.3%	
<i>Age-Restricted</i>			
Townhouse 2 Story or 3 Story	2	0	0.0%
Townhouse 2 Story or 3 Story	3	0	0.0%
Multi-Family	3	0	0.0%
Multi-Family	2	0	0.0%
Multi-Family	1	0	0.0%
sub-total	0	0.0%	
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	458	28.5%
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
- Water Distribution System
- Gravity Sewer
- Sewer Force Main
- Wetland Line
- Wetland Buffer
- Phase Line

1 Regulating Plan
Scale: 1" = 400'



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.