

LOT COVERAGE

Property in Square Feet*	550,599 sf
Existing Impervious Surfaces	41,346 sf
Pool (water area)	8,169 sf
Tennis Courts	44,742 sf
Patios/Walkways/Walls	35,957 sf
Parking/Roads	71,357 sf
Proposed Impervious Surfaces	
Curbs/Driveways/Parking	8,614 sf
Walkways	274 sf
Walls	327 sf
TOTAL	211,188 sf

Property in square feet (sf)	550,599 sf
Proposed Impervious Cover	211,188 sf
Maximum Impervious Cover	38.4%
Maximum Impervious Cover	25%

Percent Difference of Existing vs Proposed Lot Coverage: 1.8%

ZONING COMPLIANCE TABLE

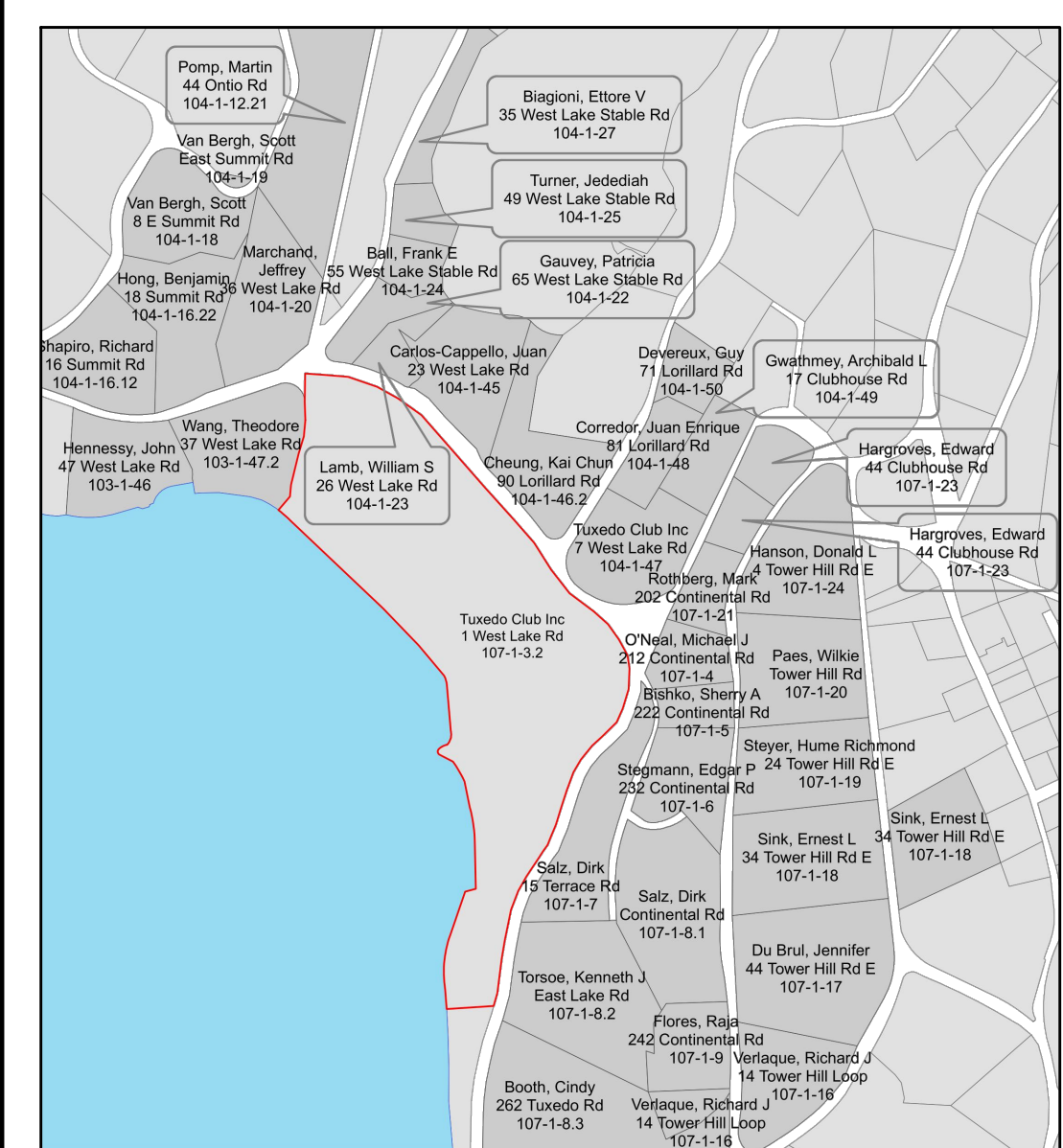
Village Code Category	Village Code Section	Allowance Under Current Zoning Code	Existing Condition	Proposed Condition	Variance Requested	
					Feet	Percent
Total Area	100-B	2.0 Acres	12.64 Acres	NA	None	None
Road Frontage	100-B	250 Ft.	662'	No Change	None	None
Lot Coverage	100-11	25% Max Area (137,650 sf)	36.6%	38.4%	None	None
Driveway Grades	100-21	10% Max	<10%	<10%	None	None
Parking Adjacent Property Line	100-21	10 Ft.	0'	No Change	None	None
Fences, Road	100-1B	Less than 4'	7'	7'	None	None
Fences, Front	100-1B	Less than 4' front	72'	66'	None	None
Fences, Front Height	100-1B	Less than 4' front	6'	7'	3'	75%
Driveway Width	100-9	Less than 14'	>30'	14' Minimum	None	None
Parking	100-6C	More than 5 screened	More than 5 screened	More than 5 screened	None	None
Sight Distance E on table below	100-18D	More than 250'	More than 250'	190'	60'	24%

SIGHT DISTANCE TABLE

Symbol	Driveway Sight Distance	Existing Condition	Proposed Condition
A	Sight Distance to Oncoming Vehicle While Turning Left into Member Parking	250'	NO CHANGE
B	Sight Distance Looking Right While Turning Left Out of Member Parking	250'	NO CHANGE
C	Sight Distance Looking Left While Turning Right into Member Parking	250'	NO CHANGE
D	Sight Distance to Oncoming Vehicle While Turning Left into Employee/Service Parking	N/A	250'
E	Sight Distance Looking Right While Turning Left Out of Employee/Service Parking	N/A	190'
G	Sight Distance Looking Left While Turning Right Out of Employee/Service Parking	N/A	220'

SITE AND GRADING PLAN

Scale: 1:200'



CONTEXT AERIAL

GENERAL NOTES

- This drawing is based upon topographic surveys provided by Tuxedo Park Club.
- Tree locations based upon topographic surveys provided by Tuxedo Park Club. Condition and size updated in field by Karen Arent Landscape Architect.
- Owner to obtain all permits before building.
- Contractor must call "Before you Dig" and have all underground utilities located before commencing excavation work.
- See Engineer's plans for all stormwater drainage information.
- Aerial image from Google Images

SYMBOL LEGEND

	Tree to remove		Work Item
	Deciduous tree to remain		Removal/Salvage
	Evergreen tree to remain		Finish floor elevation
	Tree Identification Symbol, see List above.		Stone or boulder wall
	Purple to remain, Red to remove		Swale
	Direction of pitch. Add or subtract soil to slope in direction of arrow.		Cut curb
	Existing Contour		Sight Triangle
	Proposed Contour		Existing Light Pole to Remain
	Existing Spot Grade		Demolish
	Proposed Spot Grade		Proposed Test Pit
	Proposed Top of Wall Spot Grade		
	Property Line		

0 20' 40'

Submitted Date: July 1, 2021		
REVISIONS		
No.	Date	Description
1	7/1/2021	Per Engineer's Comments
2	8/20/2021	Per BZA and BAR

THE TUXEDO CLUB
1 WEST LAKE ROAD
TUXEDO PARK, NY

VILLAGE ZONING SHEET

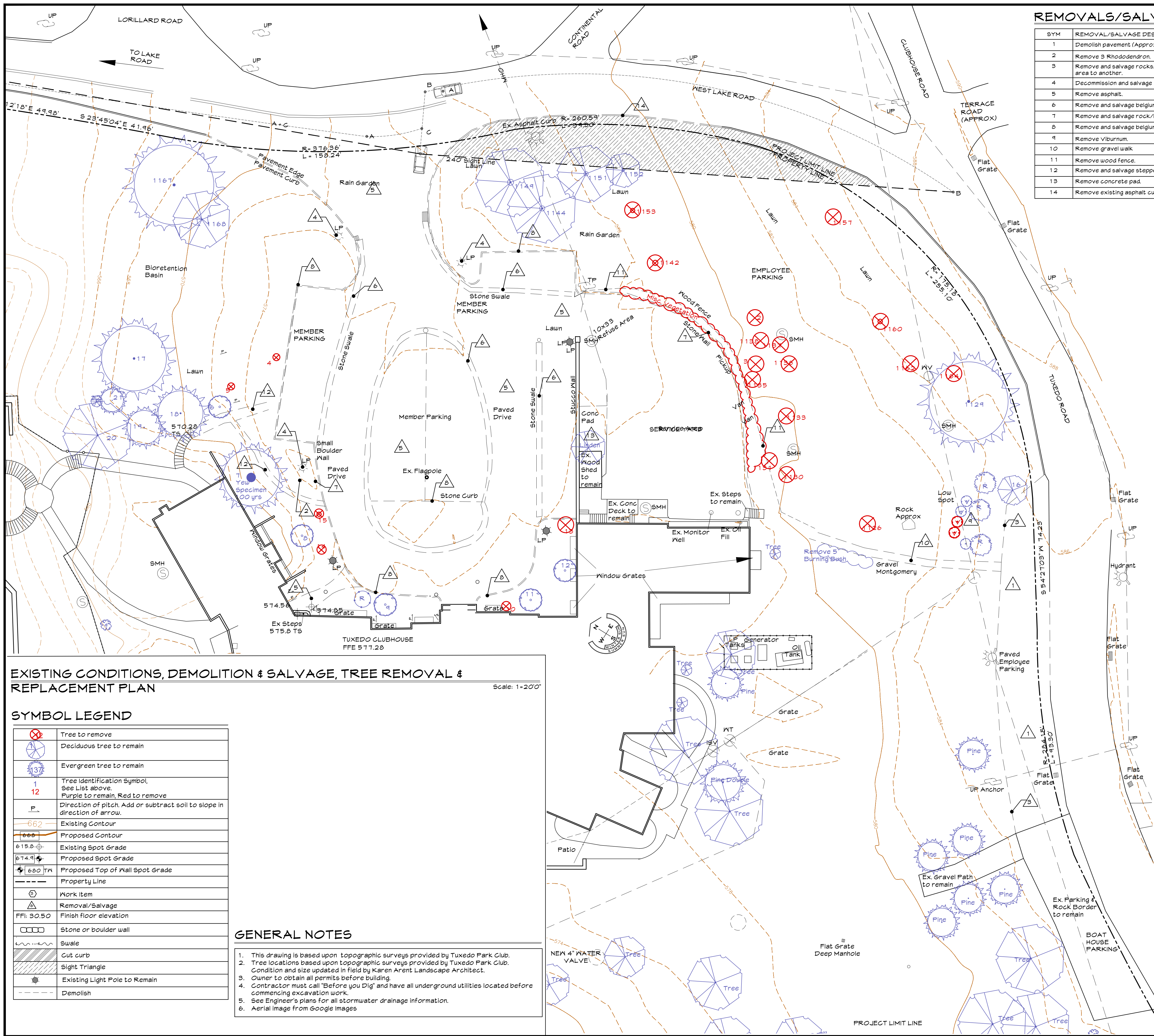
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Drawn By: KA Checked By: XX Scale: 1"=20'-0"

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Unauthorized alteration or addition to this drawing is a violation of Section 7209 (2) of the New York State Education Law

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REMOVALS/SALVAGE LEGEND

SYM	REMOVAL/SALVAGE DESCRIPTION
1	Demolish pavement (Approx 24 Spaces)
2	Remove 3 Rhododendron
3	Remove and salvage rocks. They extend from one end of the parking area to another.
4	Decommission and salvage light fixture and pole.
5	Remove asphalt.
6	Remove and salvage belgium blocks in swale.
7	Remove and salvage rock/boulder wall.
8	Remove and salvage belgium block curbing.
9	Remove Viburnum.
10	Remove gravel walk
11	Remove wood fence.
12	Remove and salvage stepped stone walk.
13	Remove concrete pad.
14	Remove existing asphalt curb

EXISTING TREE LIST

SYM	BOTANICAL NAME/ COMMON NAME	DBH	APPEARANCE, AFFARENT HEALTH	RECOMMENDATION *PRELIMINARY*
1	Platanus occidentalis, American Sycamore	4"	Good, Good	Transplant
2	Tsuga canadensis, Canadian Hemlock	11"	Good, Good	Remove
3	Syringa reticulata, Japanese Tree Lilac		Good, Good	Remove
4	Cornus Florida, Flowering Dogwood	13"	Good, Good	Remove
5	Cornus Florida, Flowering Dogwood	10"	Good, Good	Remove
6	Cornus Florida, Flowering Dogwood	10"	Good, Good	Roots are visible
7	Taxus cuspidata, Japanese Yew?	23"	Good, Good	Lift lower branches
8	Cornus Florida, Flowering Dogwood	1"	Good, Good	
9	Cornus Florida, Flowering Dogwood	4.5"	Good, Good	
10	Cornus Florida, Flowering Dogwood	6"	Good, Good	Remove
11	Cornus Florida, Flowering Dogwood	8"	Good, Good	
12	Cornus Florida, Flowering Dogwood	8"	Good, Good	
13	Betula, Birch	1", 1" Twain	Good, Good	Remove
14	Pinus strobus, Eastern White Pine	4"	Good, Good	Remove
15	Betula, Birch	6"	Good, Good	Remove
16		12.5"	Good, Good	
17	Pinus strobus, Eastern White Pine	33"	Fair, Fair	Forest crown
18	Picea abies, Norway Spruce	22"	Fair, Fair	
19	Picea abies, Norway Spruce	16"	Fair, Fair	
20	Acer Maple	28"	Fair, Fair	
21	Tsuga canadensis, Eastern Hemlock	10"	Fair, Fair	
22		6"	Fair, Fair	
23	Picea abies, Norway Spruce	20"	Good, Good	Remove
24	Pinus strobus, Eastern White Pine	34"	Fair, Good	Prune lower branches
25	Picea abies, Norway Spruce	25"	Good, Good	Remove
26	Picea abies, Norway Spruce	14.5"	Poor, Poor	Remove
27	Picea abies, Norway Spruce	18.5"	Poor, Poor	Remove
28	Quercus, Oak	28"	Poor, Poor	Remove
29	Picea abies, Norway Spruce	14"	Poor, Poor	Remove
30	Picea abies, Norway Spruce	11"	Poor, Poor	Remove
31	Pinus strobus, Eastern White Pine	21"	Poor, Poor	Remove
32	Pinus strobus, Eastern White Pine	14"	Good, Good	Remove
33	Quercus alba, White oak	28"	?	Remove
34	Quercus alba, White Oak	28"	Fair, Fair	
35	Quercus alba, White oak	32"	Fair, Good	
36	Quercus alba, White Oak	25"	Good, Good	
37	Carya ovata, Shagbark Hickory	15"	Fair, Good	
38	Acer saccharinum, Sugar Maple	23"	Fair, Poor	Remove
39	Quercus alba, White Oak	24"	Fair, Fair	Remove
40	Quercus montana, Chestnut Oak	21"	Poor, Poor	Remove
41	Picea abies, Norway Spruce	23.5"	Poor, Poor	Remove
42	Picea abies, Norway Spruce	16.5"	Poor, Poor	Remove
43	Quercus palustris, Pin Oak	36"	Fair, Poor	Double check tag # 2012 tag 1167 is Beech, Base Decay
44	Acer saccharinum, Sugar Maple	24"	Fair, Fair	

EXISTING CONDITIONS, DEMOLITION & SALVAGE, TREE REMOVAL & REPLACEMENT PLAN

Scale: 1"=20'0"

SYMBOL LEGEND

⊗	Tree to remove
⊕	Deciduous tree to remain
⊖	Evergreen tree to remain
1	Tree Identification Symbol, See List above.
12	Purple to remain, Red to remove
P	Direction of pitch, Add or subtract soil to slope in direction of arrow.
66.2	Existing Contour
66.0	Proposed Contour
615.8	Existing Spot Grade
674.9	Proposed Spot Grade
680 TM	Proposed Top of Wall Spot Grade
---	Property Line
⊙	Work Item
⊖	Removal/Salvage
FFI: 90.50	Finish floor elevation
□	Stone or boulder wall
▨	Swale
▨	Cut curb
▨	Sight Triangle
⊙	Existing Light Pole to Remain
---	Demolish

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 - See Engineer's plans for all stormwater drainage information.
 - Aerial image from Google Images

Submitted Date: June 7, 2021

REVISIONS		
No.	Date	Description
1	7/1/2021	Per Engineer's Comments
2	7/15/2021	Per Additional Site Work
3	8/20/2021	Per BZA and BAR

THE TUXEDO CLUB
1 WEST LAKE ROAD
TUXEDO PARK, NY

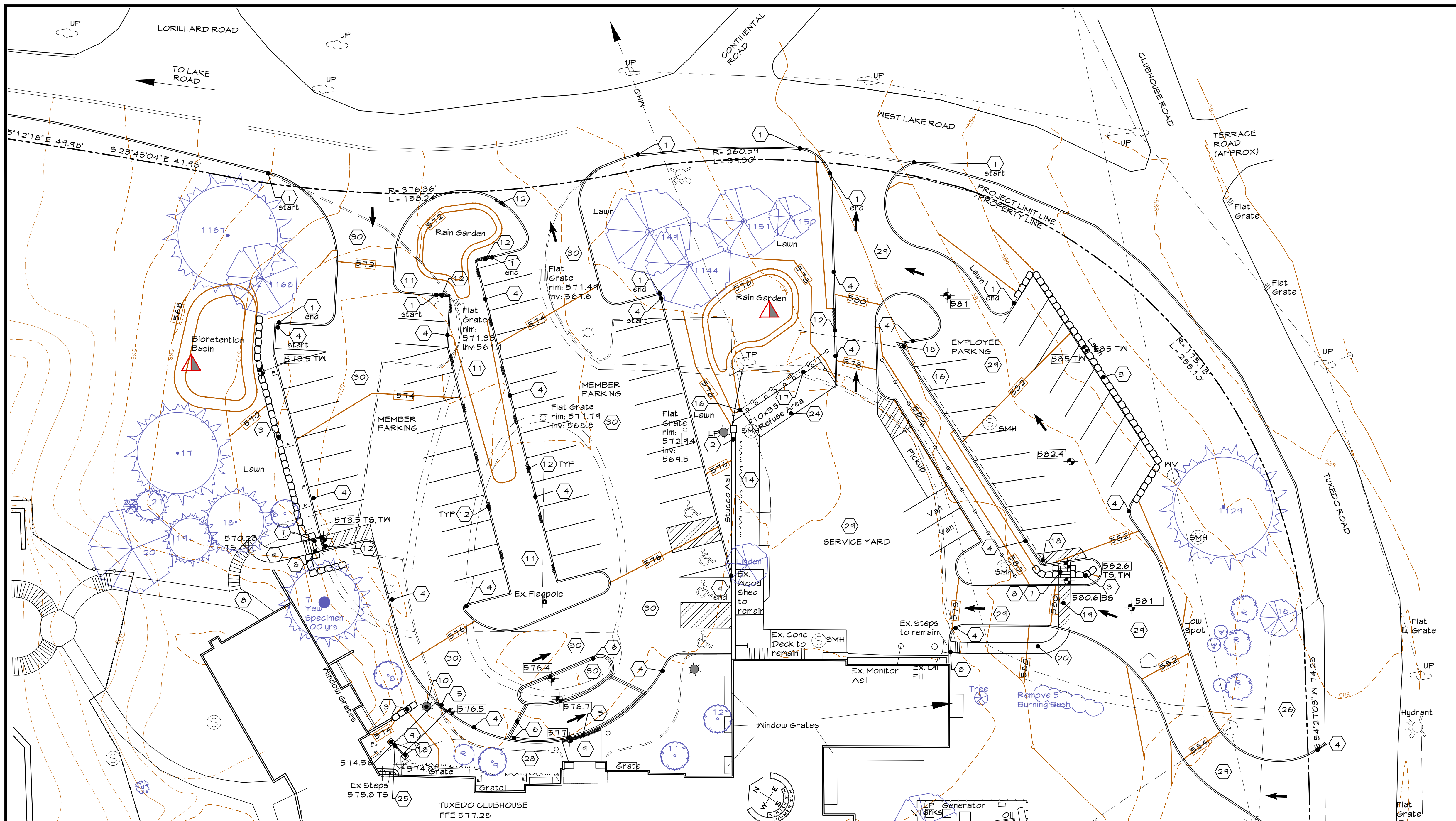
**EXISTING CONDITIONS/
DEMOLITION & SALVAGE /
TREE REMOVAL & PRESERVATION PLAN**

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WORK ITEM LEGEND

SYM	WORK ITEM DESCRIPTION
1	60 degree angled curb
2	Repair and paint existing wall.
3	Dry laid boulder or stone wall.
4	90 degree Belgium block curb, height to be determined.
5	Flush Belgium block curb. Must be smooth and flat for ADA accessibility
6	Double flush Belgium block curb.
7	Concrete or one piece bluestone slab steps, 6" riser, 12" tread, w/ 2' landings at top and bottom of steps.
8	Simple handrail.
9	New bluestone walkway.
10	Raise grade slightly at light pole, keep light pole.
11	Vegetated swale.
12	Flush Belgium block curb. To be flush below pavement level on garden side.
13	Salvaged stepping stones.
14	Swale.
15	Rock border to remain
16	Wood screen fence, 7' height. See Image Below.
17	Steel bollards, painted yellow
18	Catch basin.
19	Pedestrian crossing stripes.
20	New asphalt walkway.
21	Install rock border along edge of parking area using salvaged rock from previous parking area.
22	Install slight swale and direct towards catchbasin.
23	New 5' wide walkway to connect path by lake to parking area. Material to match existing materials.
24	Concrete pad, 6" thick minimum, 3000 PSI reinforced w/ #4 Rebar 12" O.C.
25	Trench drain. See Engineer's Plans.
26	Remove parking area and base course to 12' deep. Install well draining subsoil as needed and 6" of topsoil compost mix.
27	Remove 6" of poor soil and install topsoil compost mix. Plant slow-growing grass between rock wall and stone border.
28	Enhance existing swale
29	Heavy duty asphalt pavement for truck traffic
30	Tar and chip pavement w/ 1/4" crushed stone on top

SCREEN FENCING



16 Wood screen fence, 7' height, painted to match building color.

SITE AND GRADING PLAN

Scale: 1"=200'

SYMBOL LEGEND

	Tree to remove
	Deciduous tree to remain
	Evergreen tree to remain
	Tree identification symbol, see list above.
	Purple to remain, Red to remove
	Direction of pitch. Add or subtract soil to slope in direction of arrow.
	Existing Contour
	Proposed Contour
	Existing Spot Grade
	Proposed Spot Grade
	Proposed Top of Wall Spot Grade
	Property Line
	Work Item
	Removal/Salvage
	FFI: 30.50
	Stone or boulder wall
	Swale
	Cut curb
	Sight Triangle
	Existing Light Pole to Remain
	Demolish
	Proposed Test Pit

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Submission Date: June 7, 2021

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No.	Date	Description
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THE TUXEDO CLUB
1 WEST LAKE ROAD
TUXEDO PARK, NY

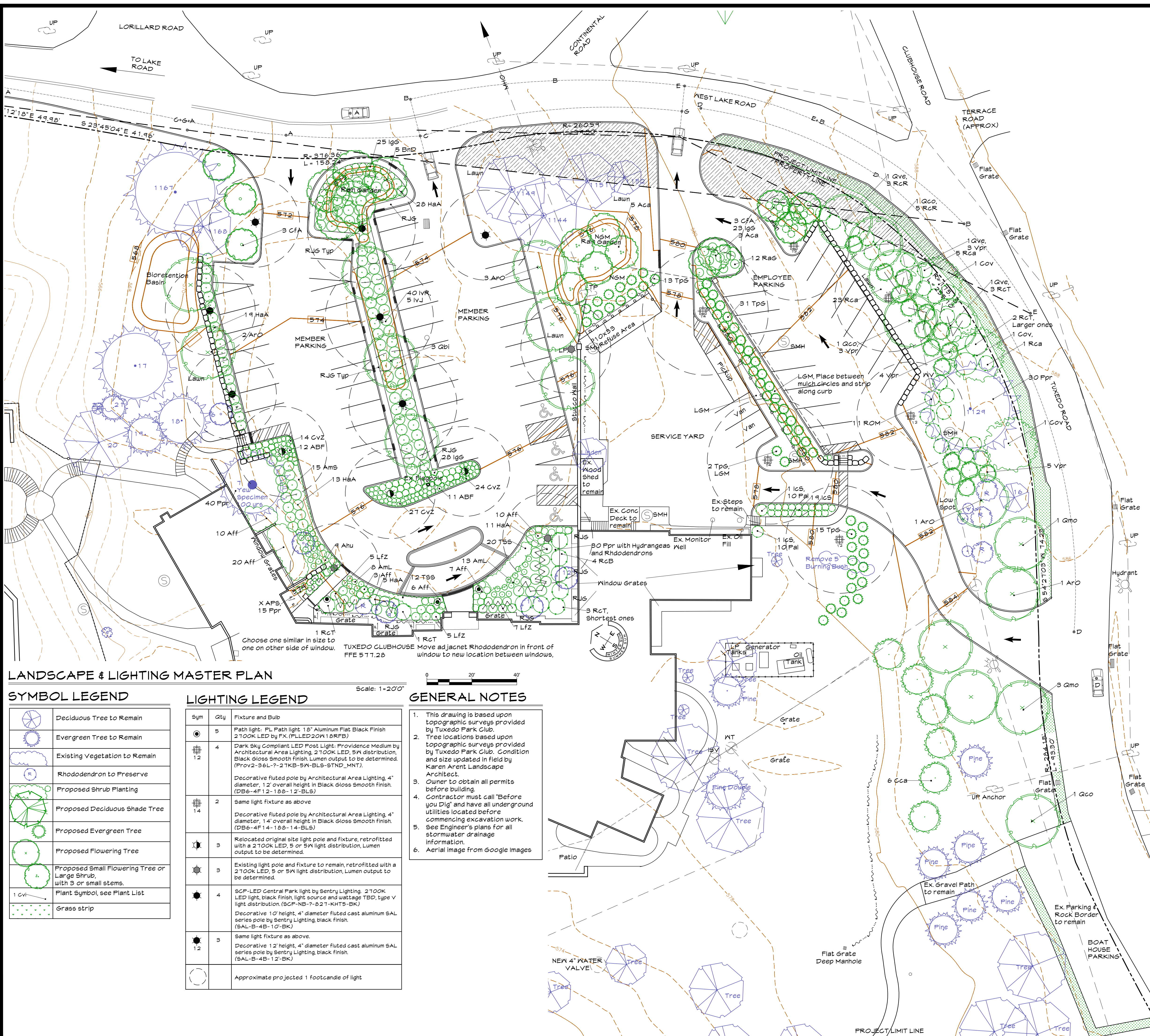
SITE AND GRADING PLAN

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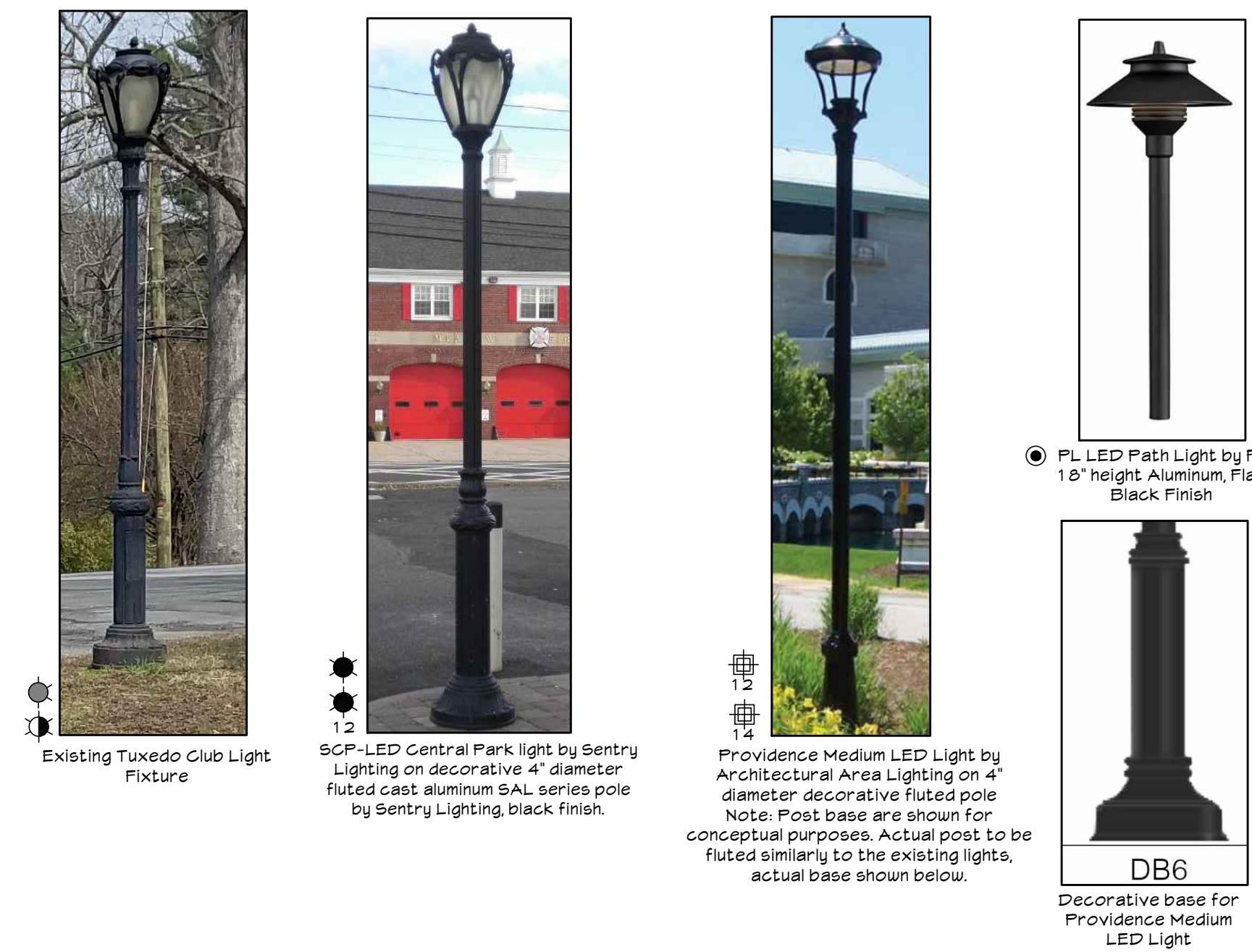
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PLANT LIST

SYM	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE/ROOT
TREES				
Aca		Amelanchier canadensis	Shadblow Serviceberry	8-10'
ArO		Acer rubrum 'October Glory'	October Glory Maple	2-2 1/2'
BnD		Betula nigra 'Dura Heat'	Dura Heat River Birch	12-14'
Cca		Cercis canadensis	Eastern Redbud	2-2 1/2'
CFA		Cornus florida 'Alleghany'	Alleghany Dogwood	8-10'
Cov		Carya ovata	Shagbark Hickory	1-1 1/2'
Qbi		Quercus bicolor	Swamp White Oak	2-2 1/2'
QCo		Quercus coccinea	Scarlet Oak	2-2 1/2'
Qmo		Quercus montana	Chestnut Oak	2-2 1/2'
Qve		Quercus velutina	Black Oak	2-2 1/2'
TpG		Thuja plicata 'Green Giant'	Green Giant Arborvitae	8-10'
SHRUBS				
Aml		Aronia melanocarpa 'Louscape Mound'	Louscape Mound Aronia	15-18'
APF		Rhododendron 'Purple Splendor'	Purple Splendor Azalea	18-24'
HaA		Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	
IcS		Ilex crenata 'Steeds'	Steeds Holly	
IgS		Ilex glabra 'Gem Box'	Gem Box Holly	
IvJ		Ilex verticillata 'Jim Dandy'	Jim Dandy Winterberry Holly	
IvR		Ilex verticillata 'Red Sprite'	Red Sprite Winterberry Holly	
LfZ		Leucothoe fontanesiana 'Zelbid'	Zelbid Leucothoe	
RaG		Rhus aromatica 'Gro Low'	Fragrant Sumac	
Rca		Rhododendron catawbiense	Catawba Rhododendron	
RcB		Rhododendron catawbiense 'Boursault'	Boursault Rhododendron	
ROM		Rhododendron 'Olga Mezitt'	Olga Mezitt Rhododendron	
VPR		Viburnum prunifolium	Black Haw Viburnum	
PERENNIALS & ORNAMENTAL GRASSES				
ABF		Agastache Blue Fortune'	Blue Fortune Anise Hyssop	
Aff		Athyrium filix-femina	Lady in Red Fern	
Ahu		Amsornia hubrichtii	Hubricht's Bluestar	
AmS		Amsornia montana 'Short Stack'	Dwarf Bluestar	
CVZ		Coreopsis verticillata 'Zagreb'	Threadleaf Coreopsis	
TSS		Tiarella 'Sugar & Spice'	Sugar and Spice Foamflower	
GROUNDCOVERS				
Ppr		Pachysandra procumbens	Allegheny Pachysandra	
TRANSPLANTS				
AzT		Azalea Transplant		
RcT		Rhododendron Transplant		
SEED MIXES				
LGM		Low Grow Mix for Dry Sites (ZXMIXLGDRY) 1lb/3000 sf by Pineland Nursery		
NGM		Native Grow Mix (ZXMIXNATIVE) 1lb/1500 sf by Pineland Nursery		
OTHER				
RJG		River Jax Gravel, sized 2-3", 3" thick on landscape fabric		

LIGHTING



LANDSCAPE & LIGHTING MASTER PLAN

SYMBOL LEGEND

	Deciduous Tree to Remain
	Evergreen Tree to Remain
	Existing Vegetation to Remain
	Rhododendron to Preserve
	Proposed Shrub Planting
	Proposed Deciduous Shade Tree
	Proposed Evergreen Tree
	Proposed Flowering Tree
	Proposed Small Flowering Tree or Large Shrub, with 3 or small stems.
	Plant Symbol, see Plant List
	Grass strip

LIGHTING LEGEND

SYM	QTY	Fixture and Bulb
	5	Path light: PL Path light 18" Aluminum Flat Black Finish 2700K LED by FX (PLLED20N18RFB)
	4	Dark Sky Compliant LED Post Light: Providence Medium by Architectural Area Lighting, 2700K LED, 5W distribution, Black gloss smooth finish. Lumen output to be determined. (Prov2-36L-2-2TKB-5N-BL5-9TND_MNT).
	2	Decorative fluted pole by Architectural Area Lighting, 4" diameter, 12' overall height in Black Gloss Smooth finish. (DB6-4F12-18B-12-BL5)
	3	Relocated original site light pole and fixture, retrofitted with a 2700K LED, 5 or 5W light distribution. Lumen output to be determined.
	3	Existing light pole and fixture to remain, retrofitted with a 2700K LED, 5 or 5W light distribution. Lumen output to be determined.
	4	SCP-LED Central Park light by Sentry Lighting, 2700K LED light, black finish, light source and wattage TBD, type V light distribution. (SCP-NB-7-32T-KHT5-BK)
	3	Decorative 10' height, 4" diameter fluted cast aluminum SAL series pole by Sentry Lighting, black finish. (SAL-B-4B-10-BK)
	3	Relocated original site light pole and fixture, retrofitted with a 2700K LED, 5 or 5W light distribution. Lumen output to be determined.
	3	Decorative 12' height, 4" diameter fluted cast aluminum SAL series pole by Sentry Lighting, black finish. (SAL-B-4B-12-BK)
		Approximate projected 1 footcandle of light

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Submission Date: August 20, 2021

REVISIONS

No.	Date	Description

THE TUXEDO CLUB
1 WEST LAKE ROAD
TUXEDO PARK, NY

PLANTING & LIGHTING PLAN

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L4
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