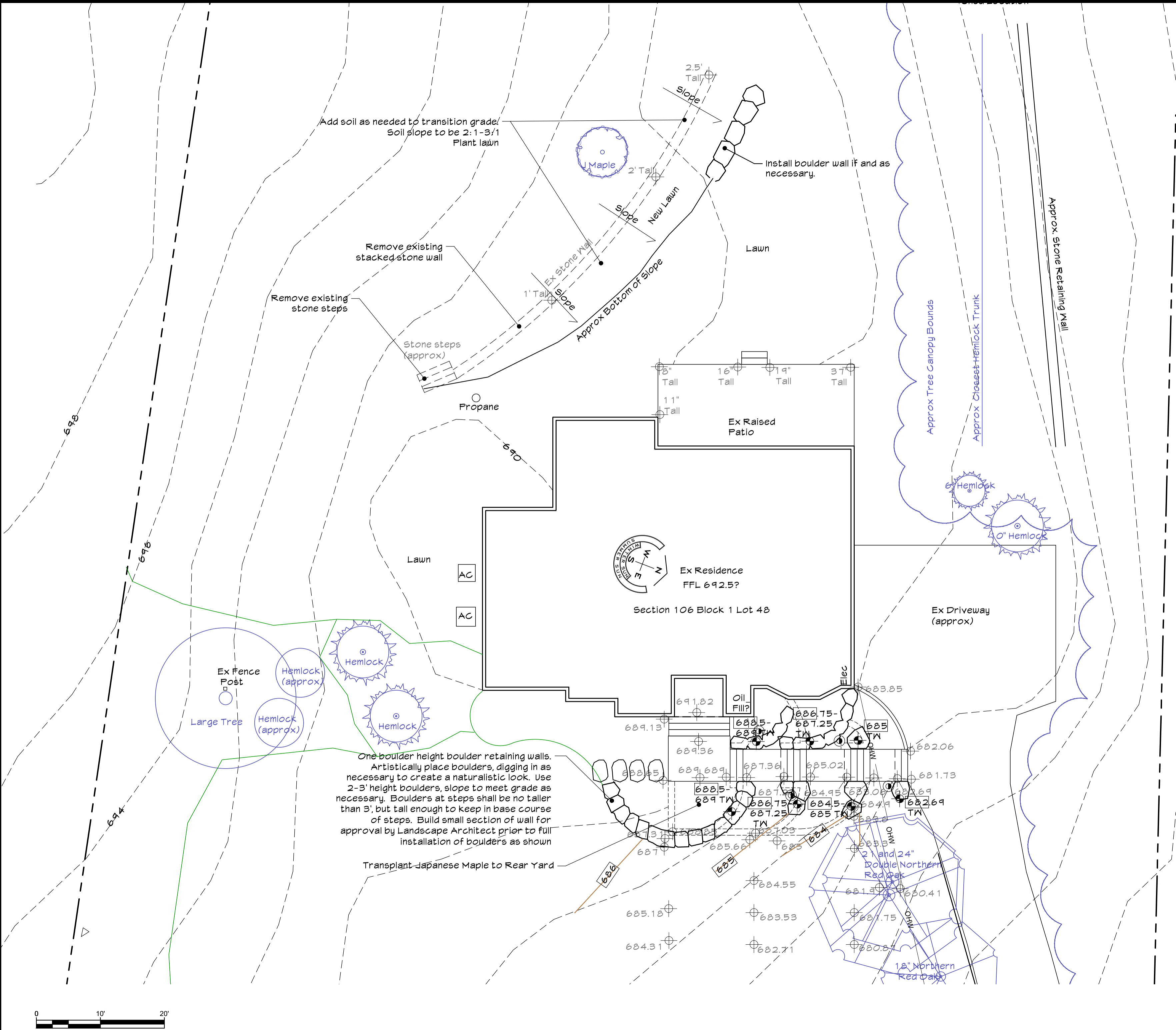




SYMBOL LEGEND

	Tree to remove
	Deciduous tree to remain
	Evergreen tree to remain
	Existing Vegetation to Remain
	Existing Contour
	Proposed Contour
	Existing Spot Grade
	Proposed Spot Grade
	Proposed Top of Wall Spot Grade
	Proposed Bottom of Wall Spot Grade
	Proposed Top of Step Spot Grade
	Proposed Bottom of Step Spot Grade
	Property Line
	Demolish
	FFI: 30.50
	Boulder Wall
	Swale

GENERAL NOTES

- This drawing is based upon a legal description of the property provided by Westcor Land Title Insurance Company, New York State Tax Parcels, 2014 Orange County topographic contours provided by FEMA and USGS, and site measurements taken by KALA.
- The house is located approximately based upon aerials provided by Google Maps. House measurements were taken in field. Trees shown on the plan were approximately located in field. Only some existing trees are shown on the plans. The house side of the driveway was measured in field in relationship to the existing house, the property line side of the driveway is approximate. Existing patios, steps, and walkways were measured in field. Existing overhead wires are shown approximately.
- Location of boulders is schematic. A partial installation of boulders will need to be approved by the landscape architect.
- Owner to obtain all permits before building.
- Strip topsoil in pavement areas and stockpile for future use.
- Contractor must call "Before you Dig" and have all underground utilities located before commencing excavation work.

EXAMPLE BOULDER WORK



Single Line of Boulders

EXISTING CONDITIONS



FRONT OF HOUSE FROM RIDGE ROAD



EXISTING RETAINING WALLS AT FRONT OF HOUSE



REAR OF HOUSE



VIEW TO NORTHERN NEIGHBOR'S HOUSE FROM THE REAR YARD



VIEW TO NORTHERN NEIGHBOR'S HOUSE FROM THE REAR YARD

Date:
August 13, 2026

REVISIONS		
No.	Date	Description
1	8/20/2026	Per Client
2	9/1/2026	Miscellaneous
3	9/11/2026	For Sub. to BAR

THE VOLDSTAD RESIDENCE
5 RIDGE ROAD
TUXEDO PARK, NEW YORK

SITE AND GRADING PLAN

KALA
KAREN ARENT LANDSCAPE ARCHITECT
12 OLD MINISINK TRAIL • GOSHEN, NEW YORK 10924
845 294 9958 phone • 845 294 6545 fax

Drawn By: KA Checked By: XX Scale: 1"=10'-0"

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

L1
1 of 3



- Do not install the full quantity until a test planting is installed to determine which species will thrive on site. In the area along the driveway beneath the existing trees, start with only 20 of each to see if they will thrive. After a year or two, the rest of the quantity shown in the chart may be planted.



Scale: NTS

GENERAL NOTES

1. This drawing is based upon a legal description of the property provided by Westcor Land Title Insurance Company, New York State Tax Parcels, 2014 Orange County topographic contours provided by FEMA and USGS, and site measurements taken by KALA.
2. The house is located approximately based upon aerials provided by Google Maps. House measurements were taken in field. Trees shown on the plan were approximately located in field. Only some existing trees are shown on the plans. The house side of the driveway was measured in field in relationship to the existing house, the property line side of the driveway is approximate. Existing poles, wires, and walkways were measured in field. Existing overhead wires are shown approximately.
3. Location of boulders is schematic. A partial installation of boulders will need to be approved by the landscape architect.
4. Owner to obtain all permits before building.
5. Strip topsoil in pavement areas and stockpile for future use.
6. Contractor must call "Before you Dig" and have all underground utilities located before commencing excavation work.

SYMBOL LEGEND

[illegible]

THE VOLDSTAD RESIDENCE
5 RIDGE ROAD
TUXEDO PARK, NEW YORK

PLANTING PLAN

K A L A
KAREN ARENT LANDSCAPE ARCHITECT

12 OLD MINISINK TRAIL • GOSHEN, NEW YORK 10924
845 294 9958 phone • 845 294 6545 fax

Drawn By:	KA	Checked By:	XX	Scale:	1"=10'-0"
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New York License #

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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L2

2 of 3

PLANTING NOTES

3. Install 6" topsoil compost mix. Scarify dig all proposed planting areas to a depth of 12"-24"-or, as determined by Landscape Architect.
4. Topsoil-compost mix shall consist of 85%-90% stockpiled topsoil (if available) and 10%-15% well-rotted compost. Topsoil shall be natural, friable, fertile soil, characteristic of productive soil in the vicinity, reasonably free from stones, clay lumps, roots and other foreign matter, with an acidity level between 5.5 and 7 pH. If stockpiled topsoil is not available, use purchased topsoil in sufficient quantity to complete the requirements as specified. Purchased soil shall meet the following particle size distributions: less than or equal to 15% of gravel (particle size greater than 2.00 mm), 40%-60% of sand (0.05 - 2 mm), 30%-40% of silt (0.002 - 0.05 mm), and 10% - 20% clay (0.002 mm) and 10 - 15% well-rotted compost with an acidity level between 5.5 and 7.0 pH. Percentages are by weight. Topsoil and purchased soil shall be subject to approval by Landscape Architect.
5. Install 3" double ground hardwood or softwood bark mulch around shrubs and trees in landscape beds and tree pits and 1" of mulch around perennials and in perennial beds. Edge all beds by digging trench around outside edges.
6. All plants shall meet or exceed the latest edition of American Standard for Nursery Stock by the American Association of Nurserymen, ANSI Z60.1.
7. All plants: All plants shall be warranted for a period of one year. Replace, in accordance with the drawings and specifications, all plants that are missing, more than 25% dead, do not develop from planting stock, that appear unhealthy or unsightly and/or that have lost their natural shape due to dead branches. Any tree that loses its main leader shall be replaced. Provide guarantee for all replacement plants for at least one full growing season.
8. Watering: Watering of plants and areas of ground covers such as lawns shall be contractor's responsibility until final acceptance of completed project by Owner. Watering responsibility after acceptance shall be clearly stated in Contractor's bid. If not stated in Contractor's bid, the Contractor shall be responsible for watering if and as necessary.
9. Substitutions: There shall be no substitution of plant materials without the written consent from Landscape Architect.
10. Nomenclature Tags: Contractor shall not remove nomenclature tags from plants until receipt of written inspection report by Landscape Architect.
11. Shrub size: Shrubs shall meet the requirements for height indicated on the Plant List. The measurements for height shall be taken from the ground level to the average height of the top branches of the plant and not to the longest branch. Single stemmed or thin plants will not be accepted. Side branches shall be generous and well twigged. Plants shall be in a moist, vigorous condition, free from dead wood, bruises or other root or branch injuries.
12. Plant quality: Contractor shall be responsible for counting plant material on drawing. If a discrepancy exists between the plant count shown on the Plant List and the Planting Plan, the Planting Plan count shall take precedence.
13. Underground utilities: The contractor is hereby notified that underground utilities exist and the contractor shall obtain current utility record maps and notify all utility companies prior to commencing work. Utility location shall be verified in the field with the general contractor prior to commencement of any digging operations. In the event that any underground utility is uncovered, the owner/general contractor/utility company shall be notified.
14. Tree staking: Stake trees immediately after planting. Stakes are to be removed by the contractor at the end of the guarantee period.
15. Landscape Contractors: Landscape materials shall be installed by local companies familiar with the conditions in this area that employ NYS Certified Nursery Professionals or with an owner or foreman that has a degree in horticulture, arboriculture, botany, or any other landscape degree or qualified experience.
16. Perimeter Area protection: The contractor shall not disturb any area outside the work area as indicated on the Grading Plan. Storage of materials or equipment is not permitted within areas delineated as do not disturb.
17. Erosion Control: The contractor shall follow requirements for topsoil storage and soil stabilization in accordance with local or state erosion control regulations.
18. This drawing shall be used for landscaping purposes only.
19. During planting operations, if wet soils are encountered, plants may be set up to three inches above surrounding grade.
20. Plants shall be pruned at the time of planting, if necessary, in accordance with standards set forth by the International Society of Arboriculture.
21. All street and shade trees planted near pedestrian or vehicular access shall limbed up to 8'. All street and shade trees within intersection sight triangles shall be limbed up to 10'.
22. All plant material shall be planted with the same relationship of finish grade as at the nursery.
23. All shrub and perennial masses shall be planted in continuous beds.
24. Plants shall be planted during the following growing seasons: With irrigation or a comprehensive watering schedule in place, upon completion of construction, from March 1-November 15 for evergreens, March 1-December 15 for deciduous trees. Without irrigation or a comprehensive watering schedule, do not plant June 15-August 15.
25. Seeding schedule: Seed indicated areas between April 1-May 31, August 15-October 15.
26. Site preparation: The contractor shall coordinate all site preparation with topsoil requirements in note #1 above. Rock rake to remove stones larger than 1 1/2". Seeded area preparation per 1000 square feet: Install 40 lbs finely chipped straw, 15 lbs 5-10-5 fertilizer, 50% slow release. Install limestone as needed in accordance with pH soil test.
27. All beds resulting from landscape work shall be removed from site after planting is complete. Property shall be left in a neat and orderly condition.
28. Existing landscape beds: Need and install 3" bark mulch in existing landscape beds and 6" rings (minimum) around existing trees to remain. Where lawn meets garden beds, dig trench 6" deep to separate landscape beds from lawn areas.

[illegible]