



- GENERAL NOTES:**
- Survey and topographic information taken from map prepared by Zimmerman Engineering and Surveying dated Sept. 11, 2007 titled Boundary and Topographic Survey, prepared for Marc Furstein.
  - 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 utility is uncovered, the owner/general contractor/utility company shall be notified.
  - 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 not slated for construction.
  - Erosion Control: The contractor shall follow regulations for topsoil storage and soil stabilization in accordance with the Orange County Soil Conservation District standards and the plan provided by the Civil Engineer.

**ZONING COMPLIANCE TABLE LOT 20.21**

Village Code Category	Village Code Requirements	Existing Conditions	Proposed Conditions	Non-Conformity
Lot Area	2 Acres	3.00 Acres	3.00 Acres	None
Road Frontage	250 Feet	424 Feet	424.0 Feet	None
Front Yard Setback Residence	15 Feet	17 Feet +/-	17 Feet +/-	None
Side Yard Setback Residence	50 Feet	175 Feet	175 Feet	None
Rear Yard Setback Residence	50 Feet	404 Feet	404 Feet	None
Front Yard Setback: Swimming Pool	75 Feet	NA	158 Feet	None
Side Yard Setback: Swimming Pool	50 Feet	NA	33 Feet	Yes (3) 17 Feet
Rear Yard Setback: Swimming Pool	50 Feet	NA	334 Feet	None
Front Yard Setback: Swimming Pool Terrace	75 Feet	75 Feet	116 Feet	None
Side Yard Setback: Swimming Pool Terrace	50 Feet	50 Feet	25 Feet	Yes (3) 25 Feet
Rear Yard Setback: Swimming Pool Terrace	50 Feet	50 Feet	346 Feet	None
Footprint, Residence Ground Floor Total		6093 Sq Ft.		None
Decks/Porches	25% ground floor	34% (1)	30% (1)	Yes (3) 3%
Lot Coverage	25%	11% (2)	14%	None
Driveway Site Distance	250 Feet	NA	NA	None
Driveway Grades	10%	20%	NA	None
Driveway Property Line	10 Feet	NA	NA	None
Slope	NA	NA	NA	None
Ridge Line	R/LP - 0	NA	NA	None
Distance to Lake, Swimming Pool	100 Feet	NA	347 Feet	None
Lake Frontage		54.71 Feet	54.71 Feet	None
Fences: Road	5' or more	20' or more	20' or more	None
Fences: Property Line	2 Feet or more	2' or more	2' or more	None
Driveway Width	NA	NA	NA	NA
Building Height	NA	NA	NA	NA
Parking	NA	NA	NA	NA
Fences: Gate	4 Feet	NA	8 Feet	Yes, 4 Feet (3)

(1) Quantity includes square footage of restored terraces, existing steps, existing covered porch & area below existing covered porch.  
 (2) Existing lot coverage includes square footage of restored terraces.  
 (3) Variance granted.

**ZONING COMPLIANCE TABLE LOT 48**

Village Code Category	Village Code Requirements	Existing Conditions	Proposed Conditions	Non-Conformity
Lot Area	2 Acres	3.06 Acres	3.06 Acres	None
Road Frontage	250 Feet	215 Feet	215 Feet	None
Front Yard Setback Residence	15 Feet	NA	NA	None
Side Yard Setback Residence	50 Feet	NA	NA	None
Rear Yard Setback Residence	50 Feet	NA	NA	None
Front Yard Setback: Tennis Court	75 Feet	NA	25 Feet	None
Side Yard Setback: Tennis Court	50 Feet	NA	23 Feet	Yes, 27 Feet
Rear Yard Setback: Tennis Court	50 Feet	NA	300 Feet	None
Footprint, Residence Ground Floor Total		NA	NA	None
Decks/Porches	25% ground floor	NA	NA	NA
Lot Coverage	25%	6.2%	12%	None
Driveway Site Distance	250 Feet	NA	NA	None
Driveway Grades	10%	10%	10%	None
Driveway Property Line	10 Feet	NA	NA	None
Slope	NA	NA	NA	None
Ridge Line	R/LP - 0	NA	NA	None
Distance to Lake, Tennis Court	100 Feet	NA	313 Feet	None
Lake Frontage		232 Feet	232 Feet	None
Fences: Road	5' or more	20' or more	20' or more	None
Fences: Property Line	2 Feet or more	2' or more	2' or more	None
Driveway Width	NA	NA	NA	NA
Building Height	NA	NA	NA	NA
Parking	NA	NA	NA	NA
Fences: Gate	4 Feet	NA	8 Feet	Yes, 4 Feet
Fences: Tennis court	4' front yard 6' side, rear	NA	10 Feet	Yes, 4-6 Feet

(3) Variance granted.



Submitted Date: July 13, 2012

**REVISIONS**

No.	Date	Description
1	11/01/12	Miscellaneous
2	2/22/13	Miscellaneous
3	6/20/13	Tennis Shed
4	7/02/13	Tennis Shed
5	7/08/13	Tennis Shed
6	1/15/14	Utility box location
10	8/08/14	BAR Submission

**THE BEARD RESIDENCE**  
 214 EAST LAKE ROAD  
 TUXEDO PARK, NEW YORK

**LANDSCAPE MASTER PLAN**

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

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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