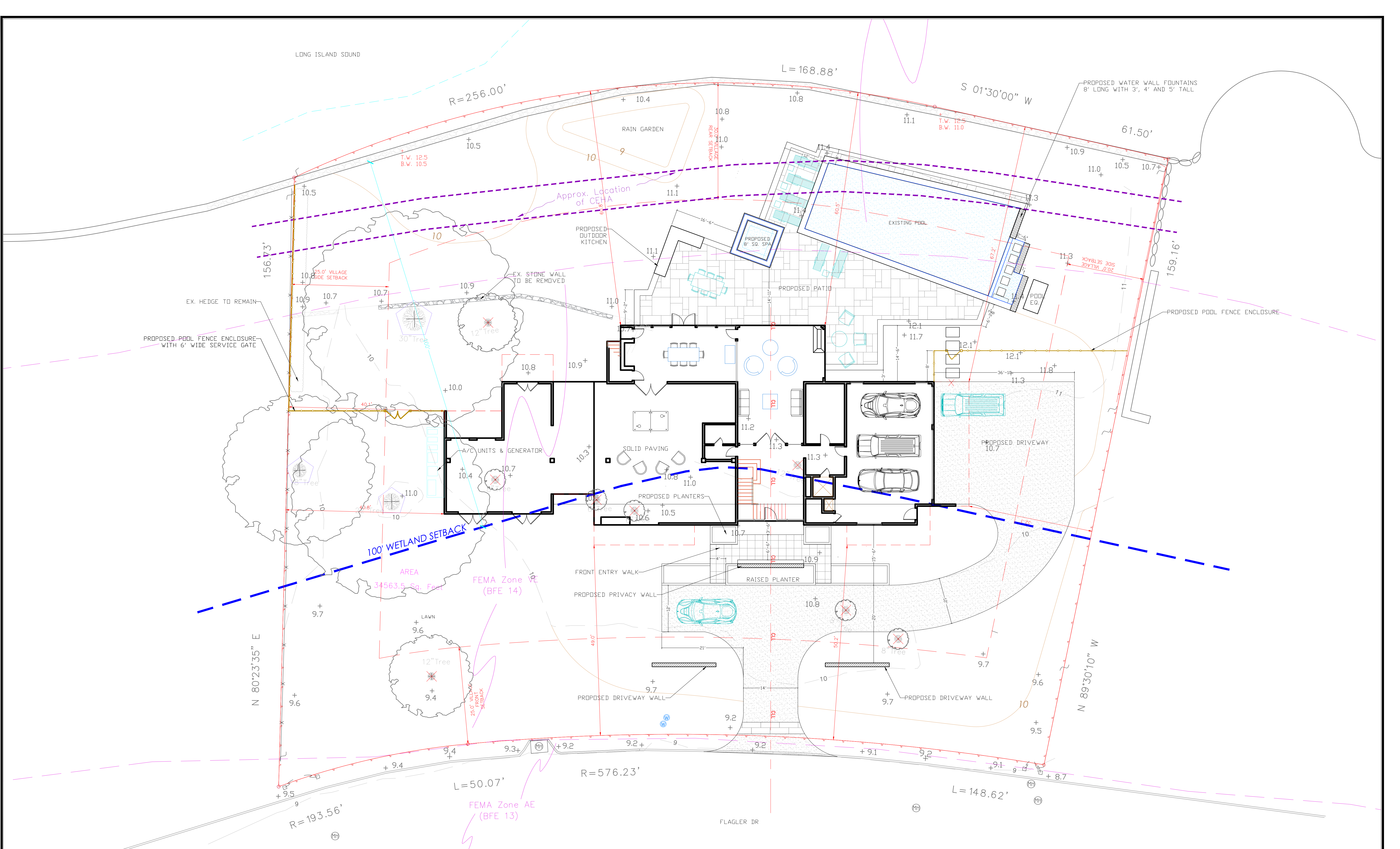
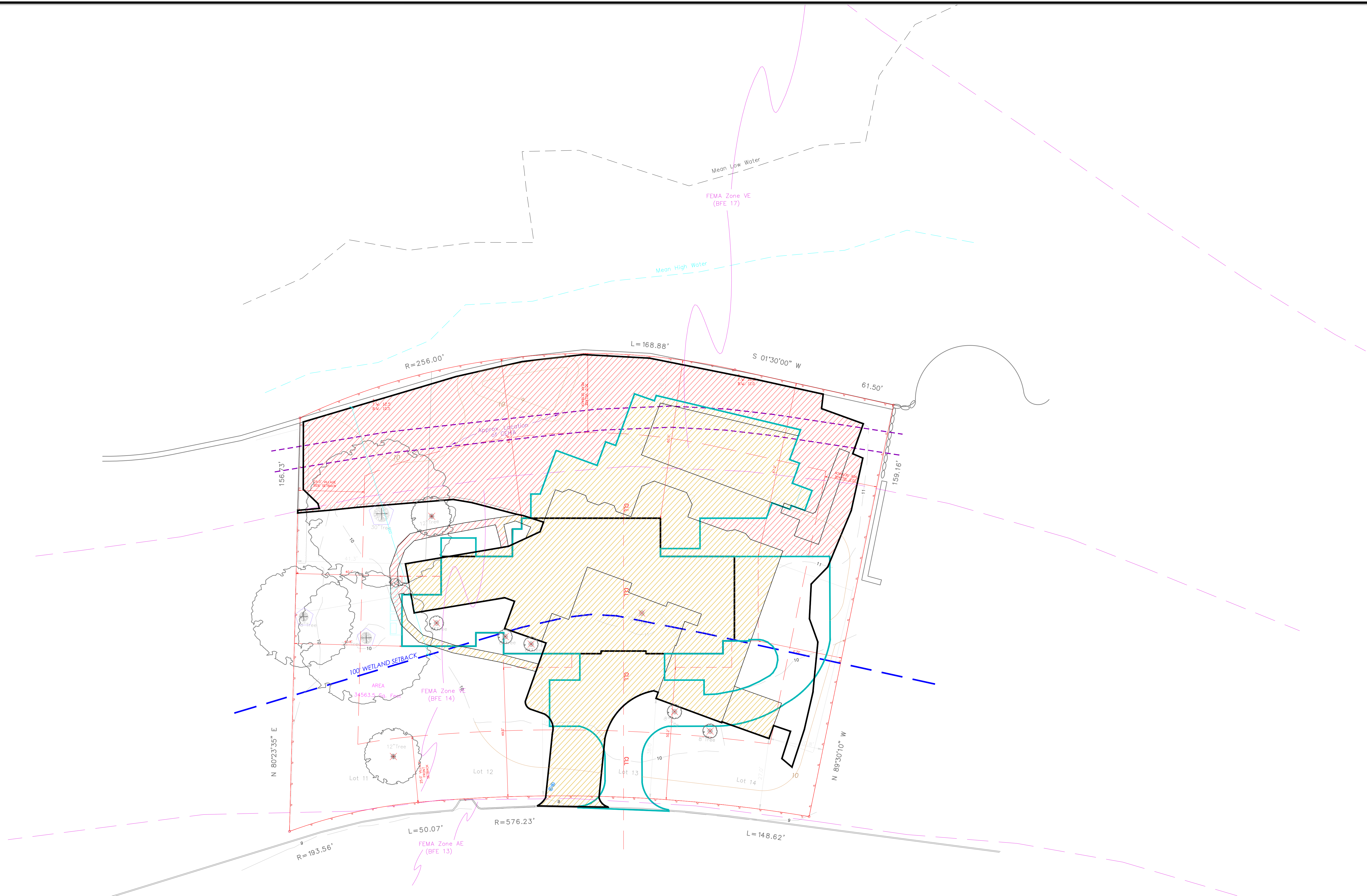




	IMPERVIOUS SURFACE COVERAGE WITHIN WETLAND SETBACK - EXISTING COVERAGE: 15,702 S.F. - PROPOSED COVERAGE: 9,024 S.F.		CONVERSION OF IMPERVIOUS TO PERVIOUS COVERAGE IN WETLANDS SETBACK - PROPOSED WETLAND MITIGATION PLANTINGS: 5,098 S.F. - PROPOSED LAWN: 1,580 S.F.		EXISTING COVERAGE WITHIN ZONE BFE 14: 11,157.5 S.F. PROPOSED COVERAGE WITHIN ZONE BFE 14: 10,308.54 S.F.	
	LOT SURFACE COVERAGE OF TOTAL PROPERTY: - EXISTING COVERAGE: 19,734 S.F. (52.3%) - PROPOSED COVERAGE: 12,536 S.F. (34.7%)		- EXISTING COVERAGE INSIDE THE CEHA LINE : 5,132 S.F. - PROPOSED EX. COVERAGE INSIDE THE CEHA LINE : 521 S.F. - SEE ENGINEER'S PLAN FOR FINAL DRAINAGE AND GRADING.		EXISTING COVERAGE WITHIN ZONE BFE 17: 8,201.45 S.F. PROPOSED COVERAGE WITHIN ZONE BFE 17: 2028.31 S.F.	
	LOUIS FUSCO landscape architects focus • form • function 26 Woodland Road Pound Ridge, NY 10576 914.764.9123 louisfusco.com		BLEUSTEIN RESIDENCE 1310 FLAGLER DRIVE MAMARONECK, NY		DATE: 07-15-2022 SCALE: 1"= 10'-0"	
	SITE PLAN		REVISED: 08-22-2022 STAMP: 		Drawing number: SP1	



	SILT FENCE
	CONSTRUCTION FENCE
	PROPERTY LINE
	MIN. SETBACKS
	EXISTING CONTOURS
	PROPOSED CONTOURS
	TREE PROTECTION
	TREE REMOVAL
	100' WETLAND SETBACK
	CEHA LINE
	PROPOSED DEVELOPMENT AREA
	EXISTING DEVELOPMENT AREA
	EXISTING DEVELOPMENT AREA SEAWARD SIDE OF PROPOSED DEVELOPMENT

IMPERVIOUS SURFACE COVERAGE WITHIN WETLAND SETBACK

- EXISTING COVERAGE: 15,702 S.F.
- PROPOSED COVERAGE: 9,024 S.F.

LOT SURFACE COVERAGE OF TOTAL PROPERTY:

- EXISTING COVERAGE: 19,734 S.F. (52.3%)
- PROPOSED COVERAGE: 12,536 S.F. (34.7%)

CONVERSION OF IMPERVIOUS TO PERVIOUS COVERAGE IN WETLANDS SETBACK

- PROPOSED WETLAND MITIGATION PLANTINGS: 5,098 S.F.
- PROPOSED LAWN: 1,580 S.F.

EXISTING COVERAGE INSIDE THE CEHA LINE : 5,132 S.F.

PROPOSED EX. COVERAGE INSIDE THE CEHA LINE : 521 S.F.

SEE ENGINEER'S PLAN FOR FINAL DRAINAGE AND GRADING.

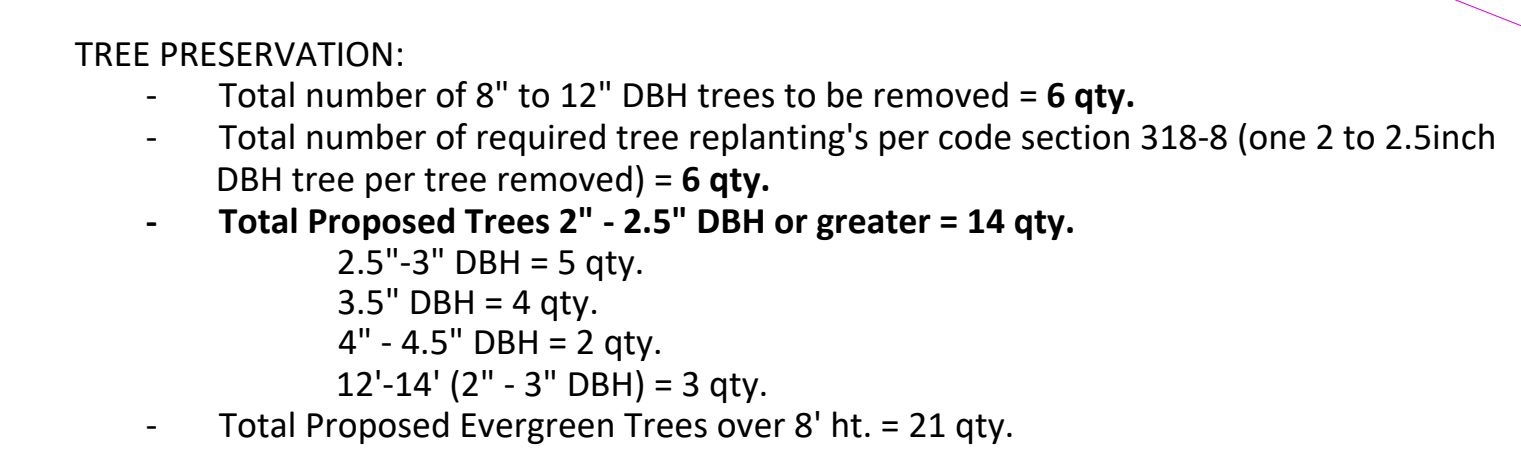
EXISTING COVERAGE WITHIN ZONE BFE 14: 11,157.5 S.F.

PROPOSED COVERAGE WITHIN ZONE BFE 14: 10,276.54 S.F.

EXISTING COVERAGE WITHIN ZONE BFE 17: 8,201.45 S.F.

PROPOSED COVERAGE WITHIN ZONE BFE 17: 2028.31 S.F.

 LOUIS FUSCO landscape architects focus • form • function 26 Woodland Road Pound Ridge, NY 10576 914.764.9123 louisfusco.com	BLEUSTEIN RESIDENCE 1310 FLAGLER DRIVE MAMARONECK, NY		REVISED: 08-22-2022	STAMP:
	DATE: 07-15-2022	SCALE: 1"= 16'-0"		
	COVERGE OVERLAY			
	Drawing number: C-1			



BLEUSTEIN RESIDENCE Plant List 07-13-2022				
Symbol	Latin Name	Common Name	Quantity	Size
TREES				
BP	<i>Betula papyrifera</i> 'OENCI'	Oash Paper Birch	3	12' - 14'
LS	<i>Liquidambar styraciflua</i> 'Slender Silhouette'	Fastigiate Sweetgum	5	2.5" - 3" cal.
IO	<i>Ilex opaca</i>	American Holly	7	8-10' B n B
JVB	<i>Juniperus virginiana</i> 'Burkii'	Burkii Eastern Red Cedar	8	8-10' B n B
MVA	<i>Magnolia virginiana</i> 'Apache'	Apalache Sweetbay Magnolia	4	3.5" cal.
PR	<i>Pinus rigida</i>	Pitch Pine	6	8-9' B n B
QA	<i>Quercus alba</i>	White Oak	2	4"-4.5" cal.
SHRUBS				
CA	<i>Clethra alnifolia</i> 'Ruby Spice'	Ruby Spice Summersweet	21	7 gal
HAA	<i>Hydrangea arborescens</i> 'Incrediball'	Incrediball Hydrangea	24	7 gal
HQ	<i>Hydrangea quercifolia</i>	Oakleaf Hydrangea	19	7 gal
MP	<i>Myrica pensylvanica</i>	Northern Bayberry	42	3.5' - 4' tall
PS	<i>Pinus strobus</i> 'Blue Shag'	Blue Shag Eastern White Pine	8	7 gal
RV	<i>Rosa virginiana</i>	Virginia Rose	30	7 gal
VDC	<i>Viburnum dentatum</i> 'Christom'	Blue Muffin Arrowwood Viburnum	10	7 gal.
VTR	<i>Viburnum trilobum</i>	Highbush Cranberry	5	7 gal.
PERENNIALS AND GRASSES				
AG	<i>Andropogon gerardii</i>	Big bluestem	102	3 gal.
AL	<i>Arctostaphylos uva-ursi</i>	Bearberry	45	2 gal.
CU	<i>Carex laxiculmis</i> 'Hobb'	Hobbs Sedge	45	2 gal.
EC	<i>Echinacea purpurea</i>	Purple Coneflower	55	2 gal.
PV	<i>Panicum virgatum</i>	Switchgrass	90	3 gal.
RFG	<i>Rudbeckia fulgida</i> 'Goldstrum'	Black Eyed Susan	55	2 gal.
SH	<i>Sporobolus heteroleis</i>	Northern Dropseed	202	2 gal.
SN	<i>Sorghastrum nutans</i>	Indiangrass	40	3 gal.
SNB	<i>Symphoricaricum noyi-belgii</i>	New York Aster	40	2 gal.

IMPERVIOUS SURFACE COVERAGE WITHIN WETLAND SETBACK

- EXISTING COVERAGE: 15,702 S.F.
- PROPOSED COVERAGE: 9,024 S.F.

LOT SURFACE COVERAGE OF TOTAL PROPERTY:

- EXISTING COVERAGE: 19,734 S.F. (52.3%)
- PROPOSED COVERAGE: 12,536 S.F. (34.7%)

CONVERSION OF IMPERVIOUS TO PERVIOUS COVERAGE IN WETLANDS SETBACK

- PROPOSED WETLAND MITIGATION PLANTINGS: 5,098 S.F.
- PROPOSED LAWN: 1,580 S.F.

EXISTING COVERAGE INSIDE THE CEHA LINE : 5,132 S.F.

PROPOSED EX. COVERAGE INSIDE THE CEHA LINE : 521 S.F.

SEE ENGINEER'S PLAN FOR FINAL DRAINAGE AND GRADING.

EXISTING COVERAGE WITHIN ZONE BFE 14: 11,157.5 S.F.

PROPOSED COVERAGE WITHIN ZONE BFE 14: 10,308.54 S.F.

EXISTING COVERAGE WITHIN ZONE BFE 17: 8,201.45 S.F.

PROPOSED COVERAGE WITHIN ZONE BFE 17: 2028.31 S.F.

26 Woodland Road
Pound Ridge, NY 10576
914 764 9123
louisfusco.com

BLUESTEIN RESIDENCE

1310 FLAGLER DRIVE

MAMARONECK, NY

DATE: 07-15-2022

SCALE: 1"= 10'-0"

PLANTING PLAN

TREE PRESERVATION PLAN

REVISED: 08-22-2022

STAMP: