

EXISTING CONDITIONS

SCALE: 1"=10'-0"

PROPOSED SITE PLAN

SCALE: 1"=10'-0"

LEGEND

	PROPERTY LINE
	MIN. SETBACKS
	EXISTING CONTOURS
	PROPOSED CONTOURS
	PROPOSED SPOT ELEVATION
	TREE PROTECTION
	TREE REMOVAL
	FENCE
	HIGH WATER LINE
	TEAM LINE
	100' WETLAND SETBACK

NOTES:

- 1- EXISTING SURVEY INFORMATION RECEIVED FROM WARD CARPENTER ENGINEERS INC. DATED FEBRUARY 29, 2024. PROPERTY LINE HAS BEEN STAKED.
- 2- WETLANDS LOCATION AND CONTOURS INFORMATION RECEIVED ARE DATED JULY 5, 1989 AND FILED ON MAY 13, 1997.
- 3- ALL EXISTING UTILITIES TO BE MARKED OUT BY PUBLIC OR PRIVATE SERVICE PRIOR TO START OF CONSTRUCTION.
- 4- ALL WORK IS PROPOSED INSIDE OF THE WETLANDS SETBACK.
- 5- EX. DRIVEWAY TO ACT AS CONSTRUCTION ACCESS ROAD.
- 6- SEE ENGINEER'S PLANS FOR SITE DEVELOPMENT PLANS.
- 7- TREE PROTECTION TO BE INSTALLED BEFORE START OF CONSTRUCTION.
- 8- CONSTRUCTION AND RESTORATION FOR WORK WITHIN THE RIGHT OF WAY SHALL BE PERFORMED TO THE SATISFACTION OF THE TOWN ENGINEER AND HIGHWAY DEPARTMENT

ZONING ANALYSIS			
VILLAGE OF MAMARONECK, WESTCHESTER NY			
ZONE	R-15	BLOCK	37
SECTION	9	LOT	121
ITEM	REQUIRED	EXISTING	PROPOSED
LOT DATA			
MINIMUM LOT AREA	15,000	11909.64	NOTE: LOT AREA REFLECTS REMOVAL OF 12.36 SF MHW LINE COVERAGE
MINIMUM LOT WIDTH	100'	50'-0"	
SETBACKS			
PRINCIPAL BUILDING			
FRONT YARD	25'	69.3'	69.3'
ONE SIDE YARD	15'	10.4'	12'
BOTH SIDES COMBINED	35'	24'	27'
REAR	30'	46.5'	42.7'
DECK ONE SIDE YARD		10.4	6'
BOTH SIDES COMBINED		25.4	6.4'
UPPER DECK ONE SIDE YARD		11.90	10.0'
BOTH SIDES COMBINED		27.20	23.1'
LOT COVERAGE			
TOTAL BUILDINGS	35% / 0.35	0.206	0.216
TOTAL BUILDING AND IMPERVIOUS SURVACES	45% / 0.45	0.61	0.43
		EXISTING	PROPOSED

	EXISTING	PROPOSED
LOT COVERAGE		
RESIDENCE	2453.0	2571
WELL	26	26
DRIVEWAY	2322	2322
PATIO	412.00	0
FRONT WALK	430	430
AC UNITS/ GENERATOR	48	48
SIDE WALK AND STOOP	193	193
SEA WALL AND SIDE WALL	266	266
PLANTER WALLS AND STEPS	120	89
CONCRETE WALL AT RAMP	50	50
ASPHALT AND CONCRETE RAMP	925	-925
TOTAL	7245.00	5070.00
DECK (PERVIOUS)	271	916.52
FLOOR AREA RATIO	0.530	
BASEMENT	0	
FIRST FLOOR	2453	2571.00
SECOND FLOOR	2329	2329
ATTIC	0	0
TOTAL	>5,000 SF	4782
PROPOSED VOLUME INSIDE YARD SETBACK		733.60 CU. FT.
* = F.A.R. SIDE SETBACKS		



PARKSUWAN RESIDENCE
714 THE CRESCENT,
MAMARONECK, NY

ZONE: R-15

DATE: 11-05-2025

SCALE: 1"= 10'-0"

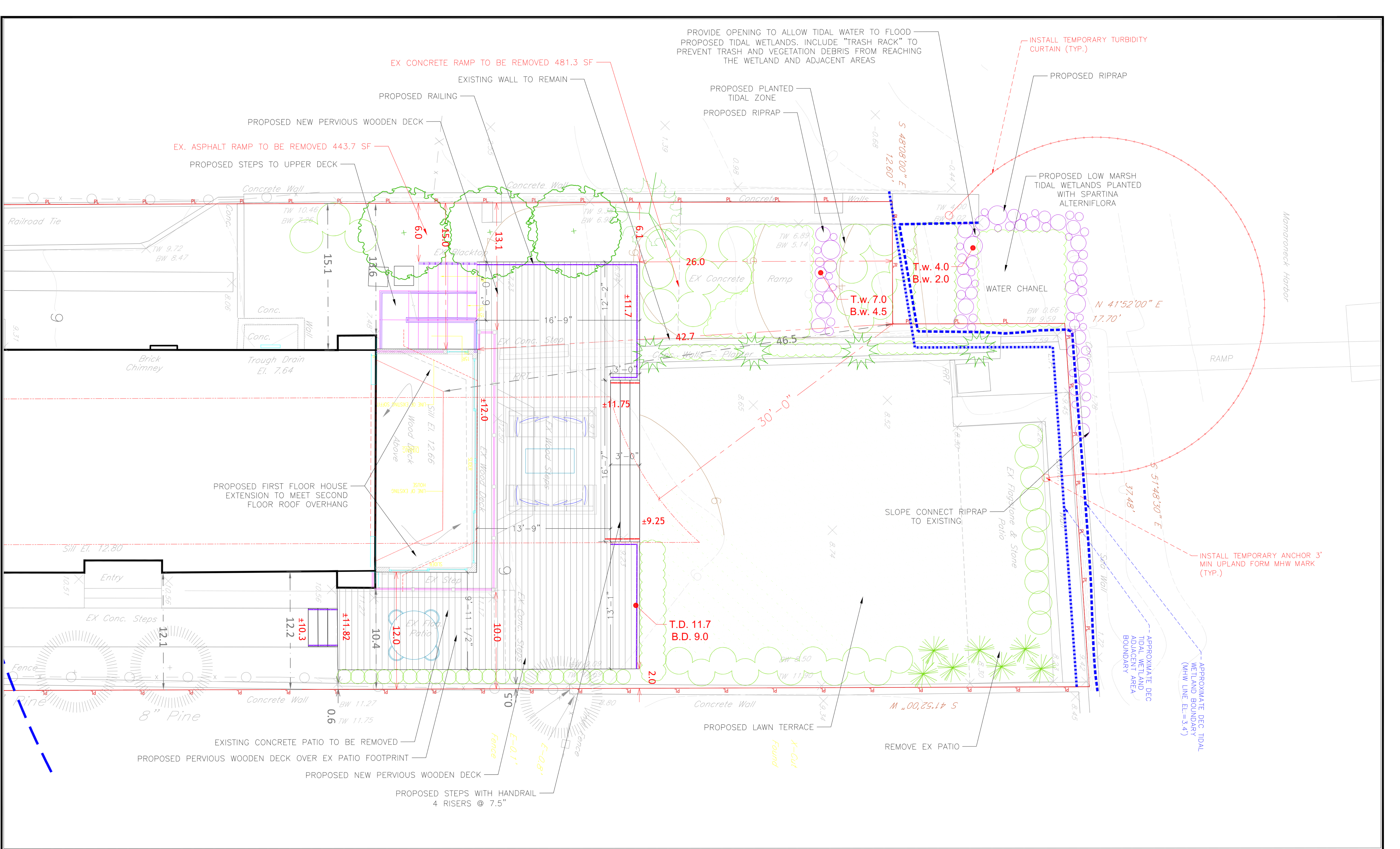
SCHEMATIC SETBACKS

REVISED: 11-12-2025

STAMP:



Drawing number SS-1



LEGEND

- PROPERTY LINE
- MIN. SETBACKS
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED SPOT ELEVATION
- TREE PROTECTION
- TREE REMOVAL
- FENCE
- HIGH WATER LINE
- "TEAM" LINE
- 100' WETLAND SETBACK

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LOUIS FUSCO
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focus • form • function

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Pound Ridge, NY 10576
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PARKSUWAN RESIDENCE
714 THE CRESCENT,
MAMARONECK, NY

ZONE: R-15

DATE: 03-13-2025 SCALE: 1/4"= 1'-0"

SITE PLAN

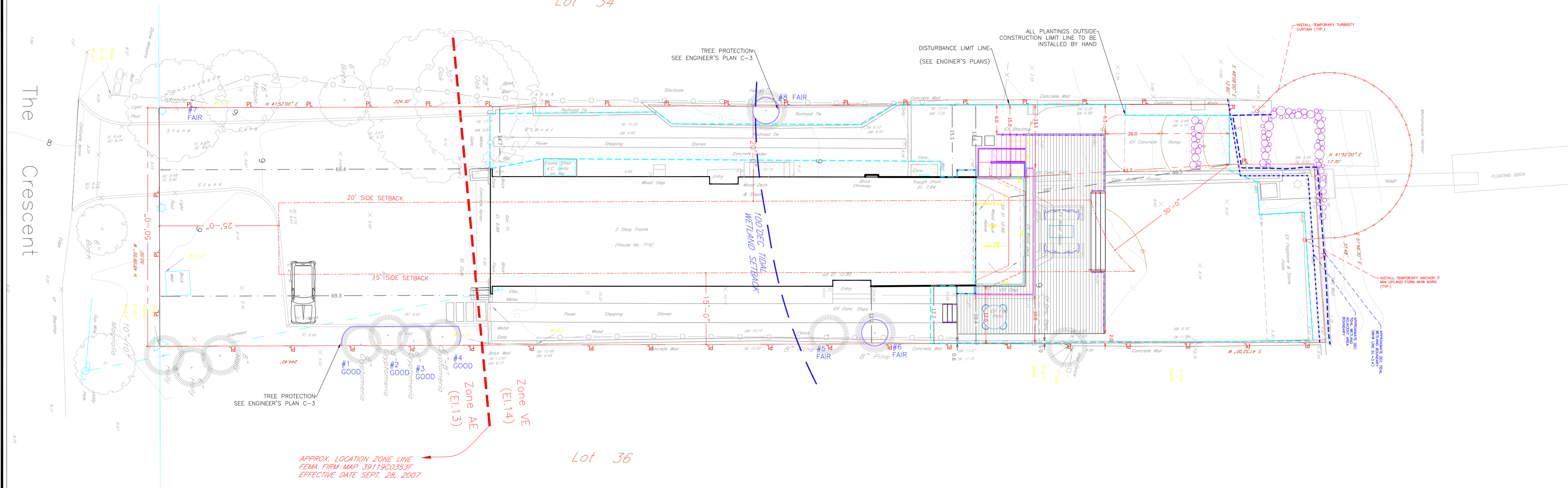
Drawing number: SP-1

REVISED: 03-28-2025
03-13-2025
06-03-2025
06-12-2025
07-01-2025
07-17-2025
08-13-2025
09-15-2025
11-12-2025

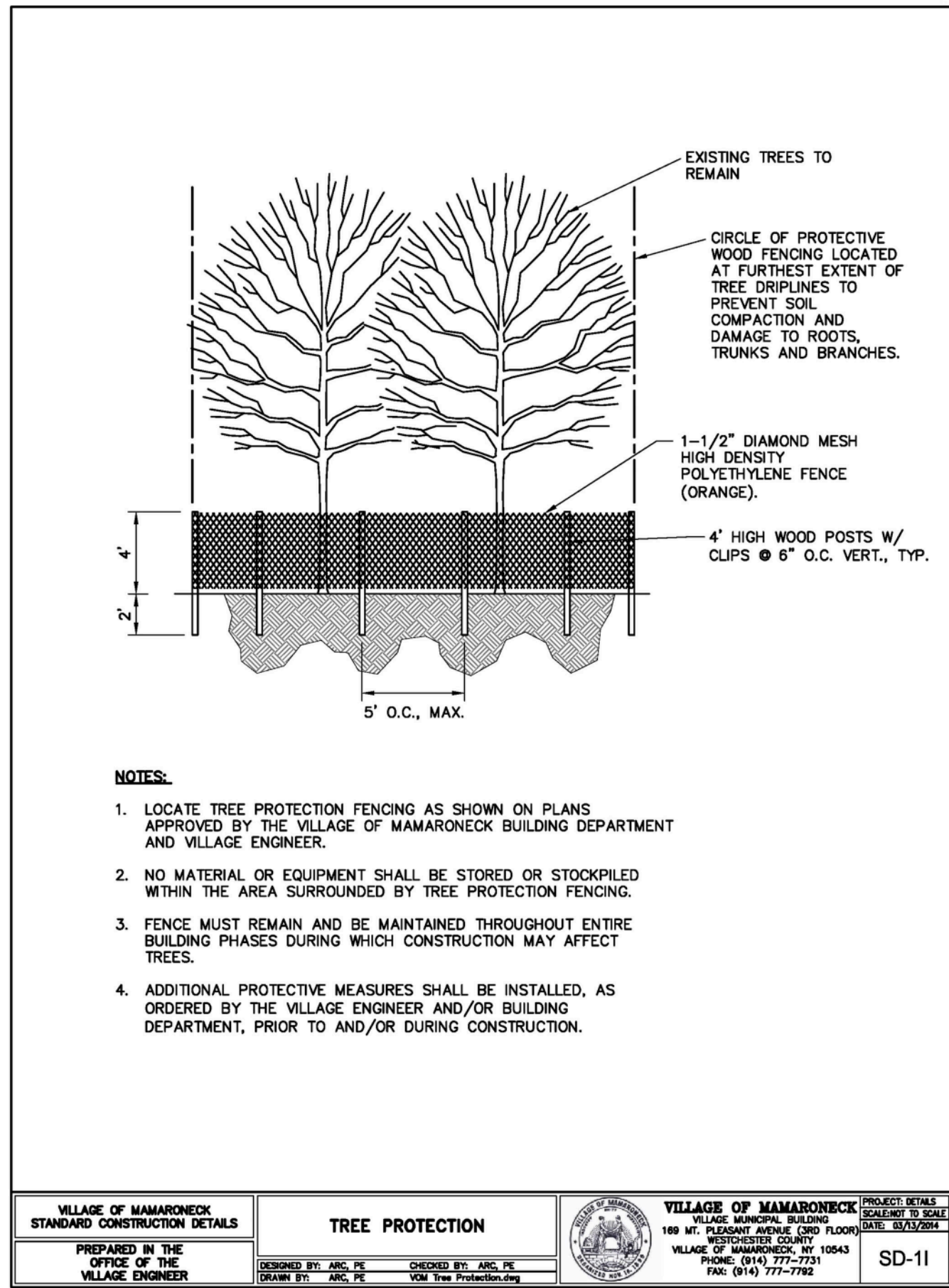
STAMP:
REGISTERED LANDSCAPE ARCHITECT
CHARLES FUSCO
NO. 001919
STATE OF NEW YORK

Lot 34

Lot 36



APPROX. LOCATION ZONE LINE
FEMA FIRM MAP 39119C0353F
EFFECTIVE DATE SEPT. 28, 2007



- NOTE:**
- NEW PLANTINGS TO BE WATERED AND MAINTAINED IN GOOD HEALTH FOR MINIMUM OF 2 YEARS. ANY PLANT MATERIAL THAT DOES NOT SURVIVE OR IN POOR CONDITION AFTER 2 YEARS SHALL BE REPLACED IN KIND AND QUALITY OF ORIGINAL SPECIFICATION.
 - EXISTING TREES TO REMAIN SHALL RECEIVE TREE PROTECTION PER DRAWINGS BY HUDSON ENGINEERING.
 - LANDSCAPE ARCHITECT TO APPROVE TREE PROTECTION INSTALLATION EXTENDING PROTECTED AREA PAST DRIP LINE OF TREE WHERE POSSIBLE.
 - EXISTING TREE TO REMAIN SHALL ALSO RECEIVE ROOT INVIGORATION POST CONSTRUCTION:
 - Air-Spade to improve soil health and promote root development and function. A radius of approximately 3 feet from outside the dripline of the tree will be cultivated to a depth of 6-8 inches.
 - The cultivated soil should be irrigated regularly following treatment to keep the soil moist if adequate rainfall does not occur.
 - Organic matter from degraded mulch will be incorporated into the soil during cultivation.
 - Incorporate compost and other amendments per soil analysis report.
 - Mulch should be applied to the treated area immediately after treatment.

If it is deemed necessary to prune roots inside the tree's protected root zone, please adhere to the following information, based on ANSI A300 Tree Care Industry Standards for tree care practices.

Advance Planning:

- Root pruning shall take place prior to any other disturbance on the site.

Preparation:

- Contact an ISA Certified Arborist and arrange a site visit to discuss logistics and to confirm exact location of root pruning.
- Decide where root pruning trench will be located and mark it on the ground between the disturbance and tree, typically 6' closer to the tree than edge of disturbance.

Digging Process:

- Pruning trench should be cleared using only hand tools or an air knife. This action will expose the roots while leaving them intact.
- DO NOT use an excavator to clear, since this will shred the roots and can damage the tree trunk.
- Root pruning should be as shallow as possible to ensure that cuts are made only on roots affected by the disturbance.

Pruning Process:

- The Certified Arborist must perform or supervise all root cuts and remain on site during all pruning.
- Once roots are exposed, use a sharpened tool to cleanly cut only the necessary roots. Proper tools include a handsaw, root pruner, or any other sharp tool that leaves a clean cut.
- DO NOT use a chainsaw or excavator to sever roots.
- All roots shall be left with a clean, perpendicular cut with smooth ends and no ragged edges.

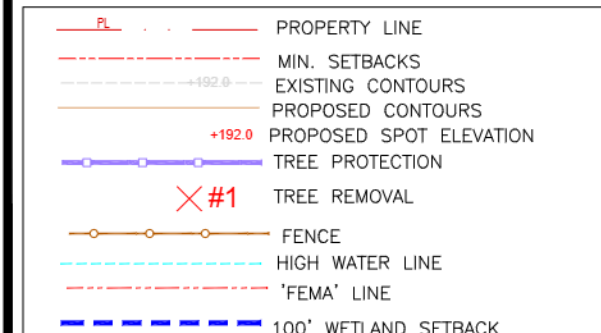
Post Pruning:

- Tree root cuts must be kept moist. If roots ends will be left exposed for more than 8 hours, cover the cut root ends and the dug hole with moist burlap.
- Fill hole with quality top soil and mulch area with triple shredded hardwood to depth of 3".
- Water well until entire area around tree is thoroughly soaked.

INVASIVE SPECIES REMOVAL:

Invasive species such as Japanese knotweed, bamboo, oriental bittersweet and porcelain berry will be controlled within the DEC Tidal Wetland Adjacent Area. Invasive species will be controlled with hand tools, root pulling and/or smothering. No herbicides will be used to control invasive species within the DEC Tidal Wetland Adjacent Area

LEGEND



NOTES:

- NO CONSTRUCTION VEHICLES TO ENTER INTO TREE PROTECTION AREA.
- UPON COMPLETION OF EX. MASONRY AND HOUSE REMOVAL WITHIN TREE PROTECTION AREA, TREES SHALL RECEIVE ROOT INVIGORATION PROCESS.
- ROOT INVIGORATION PROCESS TO BE REPEATED AGAIN AT COMPLETION OF CONSTRUCTION.
- ALL PLANTINGS OUTSIDE CONSTRUCTION LIMIT LINE TO BE INSTALLED BY HAND.
- SEE ENGINEER'S PLAN FOR FINAL DRAINAGE AND GRADING.
- SEE ENGINEER'S PLAN FOR TREE PROTECTION AND CONSTRUCTION LIMIT.

EXISTING TREES:

- 8" Cryptomeria - GOOD CONDITION
- 8" Cryptomeria - GOOD CONDITION
- 6" Cryptomeria - GOOD CONDITION
- 6"-8" Cryptomeria - GOOD CONDITION
- 8" PINE - FAIR CONDITION
- 8" PINE - FAIR CONDITION
- 28" MAPLE - FAIR CONDITION
- 8" PINE - FAIR CONDITION

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PARKSUWAN RESIDENCE
714 THE CRESCENT,
MAMARONECK, NY
ZONE: R-15
DATE: 10-22-2024
SCALE: 1"= 10'-0"
TREE PRESERVATION PLAN

REVISED:
07-17-2025
08-13-2025
09-04-2025
09-15-2025
11-12-2025
Drawing number
PL-2

