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1230 Traveler Street
Southold, NY 11971
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ARCHITECT:
MK Architects
260 Hartons Lane
P.O. Box 1600
Southold, New York 11971
Office: (631) 477-8736

PERMITTING CONSULTANT:
Robert Herrmann
En-Consultants
1319 North Sea Road
Southampton, NY 11968
Office: (631) 283-6360

SITE DATA:
SCTM# 700-18-01-22
Lot Area: 47,554 SF (or 1.0917 acres)
Zone: A - Residential
(Near Shore Overlay District)

NOTES:
1. Existing conditions based on survey prepared by Peconic Surveyors dated 9/13/2011 and revised 3/2/2020.
2. This drawing is for the purpose of obtaining permits only. NOT FOR CONSTRUCTION.
3. Unauthorized alteration of this plan is a violation of NYS Education Law.

DATE	DESCRIPTION
09.02.21	UPDATE LOCATION OF EQUIPMENT PAD.
10.06.21	MODIFY MASONRY PAVER FIREPIT PATIO + ADD DRAINAGE STRUCTURES/CALCULATIONS AS PER SEPTIC DESIGN PLANS BY DILANDRO ANDREWS ENGINEERING.
12.01.21	UPDATE EXISTING 77 SF PERGOLA TO REMAIN; ELIMINATE PROPOSED 99 SF MASONRY PATIO

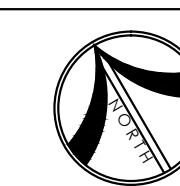
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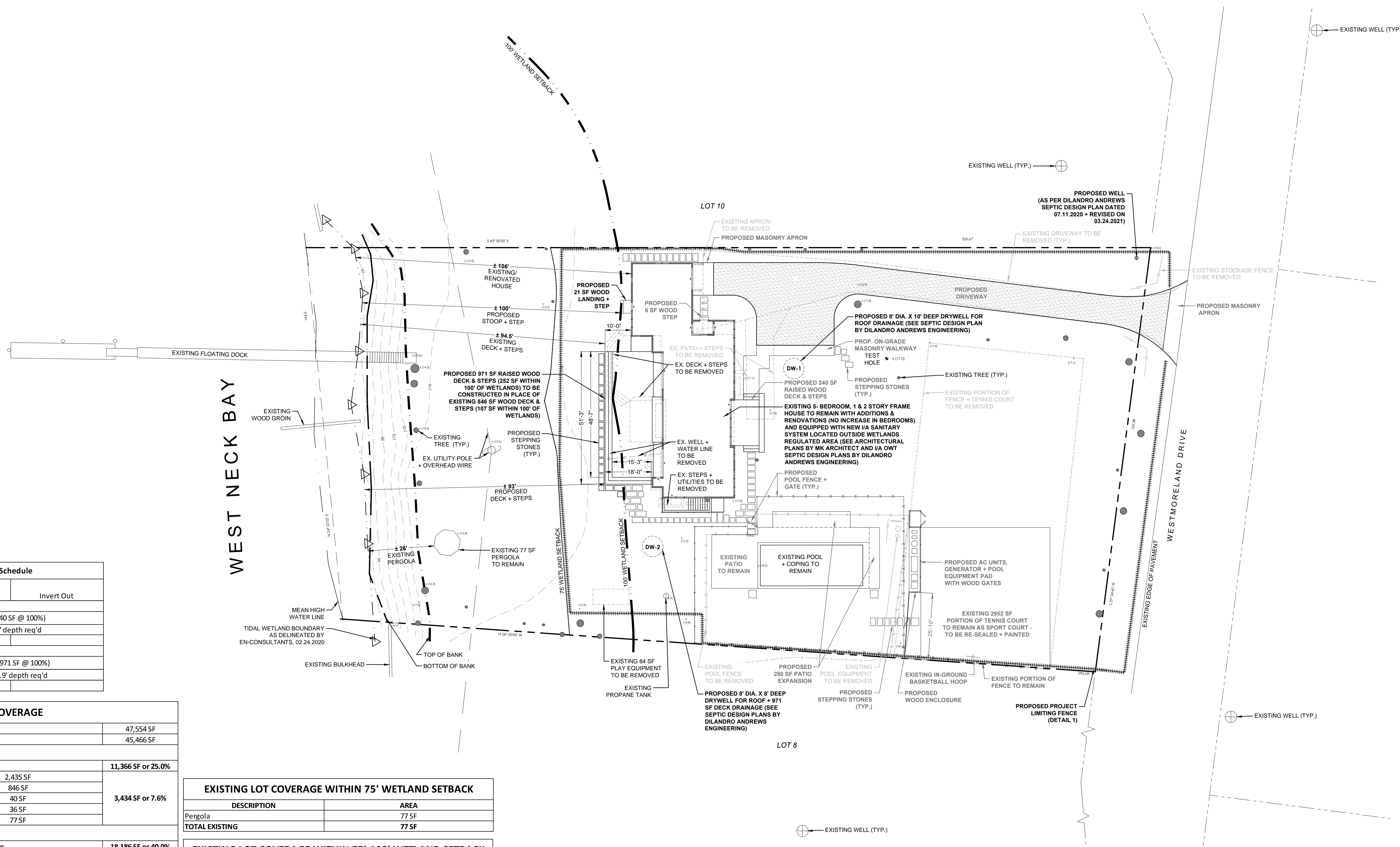
SITE PLAN

0 10 20
Scale 1"=20'-0"



DRAWN BY:
A. FOX
CHECKED BY:
J. PAETZEL, RLA
DATE: 2021.08.02
REVISED: 2021.09.02;
2021.10.06; 2021.12.01

SP
SHEET 1 OF 1



Drainage Calculations and Structure Schedule				
Drainage Structure	Size	Elevation	Invert In	Invert Out
Proposed East Roof (2,100 SF @ 100%) + Proposed East Deck (240 SF @ 100%)				
2340 SF x 2" rainfall (.167) = 390 CF / 8' Dia. Drywell (42.26) = 9.2' depth req'd				
DW - 1	8' Dia x 10' depth (422.6 CF)			
Proposed West Roof (1,040 SF @ 100%) + Proposed East Deck (971 SF @ 100%)				
2011 SF x 2" rainfall (.167) = 335.8 CF / 8' Dia. Drywell (42.26) = 7.9' depth req'd				
DW - 2	8' Dia x 8' depth (338.1 CF)			

EXISTING LOT COVERAGE	
Total Lot Area	47,554 SF
Buildable Land (Exclusive of Tidal Wetland)	45,466 SF
Allowable Coverage by Buildings	11,366 SF or 25.0%
Dwelling	2,435 SF
Wood Decks & Steps	846 SF
Masonry Stoop	40 SF
Basement Stairs	36 SF
Pergola	77 SF
Allowable Coverage by Impervious Surfaces Including Buildings	18,186 SF or 40.0%
Building Coverage	3,434 SF
Tennis Court	7,298 SF
Pool + Patio	1,386 SF
Brick Walkways	588 SF
Driveway	2,644 SF

PROPOSED LOT COVERAGE	
Total Lot Area	47,554 SF
Buildable Land (Exclusive of Tidal Wetland)	45,466 SF
Allowable Coverage by Buildings	11,366 SF or 25.0%
Dwelling	2,435 SF
Additions	120 SF
Covered Decks	239 SF
Wood Deck & Steps	1,238 SF
Basement Stairs	102 SF
Pergola	77 SF
Allowable Coverage by Impervious Surfaces Including Buildings	18,186 SF or 40.0%
Building Coverage	4,211 SF
Portion of Tennis Court As Sport Court	2,952 SF
Pool + Proposed Patio	1,666 SF
Driveway	2,554 SF
Masonry Walkway	239 SF
Masonry Apron	90 SF
Stepping Stone Walkway	752 SF
Utility Pad (AC Units, Generator, Pool Equipment)	142 SF
NET INCREASE	12,596 SF or 27.7%

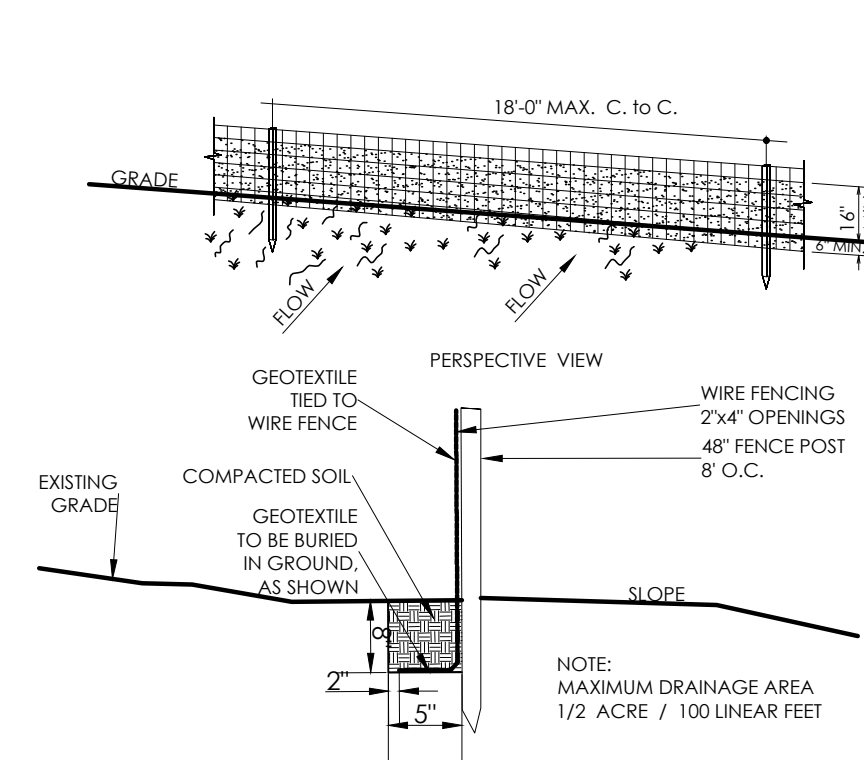
EXISTING LOT COVERAGE WITHIN 75' WETLAND SETBACK	
DESCRIPTION	AREA
Pergola	77 SF
TOTAL EXISTING	77 SF

EXISTING LOT COVERAGE WITHIN 75'-100' WETLAND SETBACK	
DESCRIPTION	AREA
Wood Deck & Steps	107 SF
Play Equipment	84 SF
TOTAL EXISTING	191 SF

PROPOSED LOT COVERAGE WITHIN 75'-100' WETLAND SETBACK	
DESCRIPTION	AREA
Wood Deck & Steps	252 SF
Stepping Stone Walkway	115 SF
TOTAL PROPOSED	367 SF
NET INCREASE	176 SF

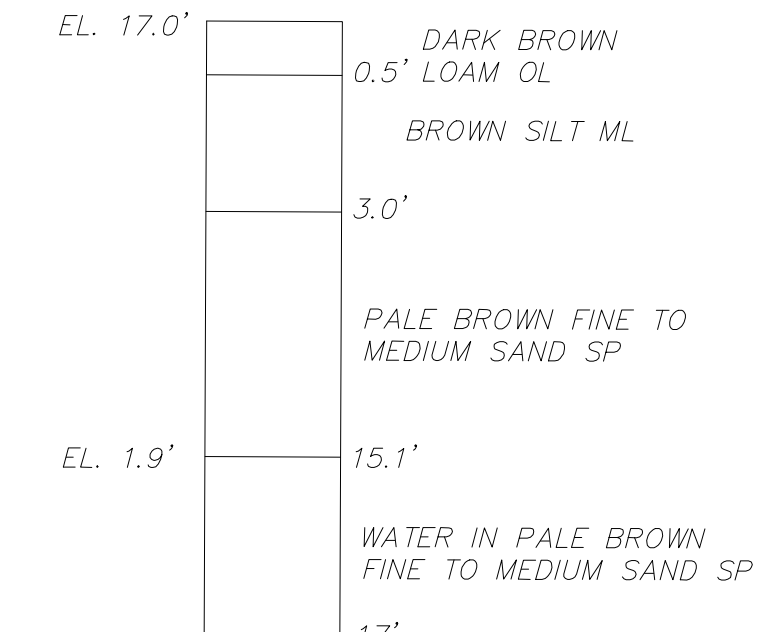
EXISTING LOT COVERAGE WITHIN 100' WETLAND SETBACK	
DESCRIPTION	AREA
Wood Deck & Steps	107 SF
Pergola	77 SF
Play Equipment	84 SF
TOTAL EXISTING	268 SF

PROPOSED LOT COVERAGE WITHIN 100' WETLAND SETBACK	
DESCRIPTION	AREA
Wood Deck & Steps	252 SF
Pergola	77 SF
Stepping Stone Walkway	115 SF
TOTAL PROPOSED	444 SF
NET INCREASE	176 SF



1 PROJECT LIMITING SILT FENCE
Section Not to Scale

TEST HOLE DATA
MCDONALD GEOSCIENCE
5/15/2019



LEGEND			
	PROPERTY LINE		EXISTING STRUCTURE TO BE REMOVED
	TOP OF BANK		EXISTING PLANTS
	BOTTOM OF BANK		UTILITY POLE + OVERHEAD WIRES
	EDGE OF WETLAND		EXISTING WELL (TYP.)
	MEAN HIGH WATER LINE		PROPOSED DRYWELL
	100' WETLANDS SETBACK		EXISTING ELEVATION
	75' WETLANDS SETBACK		EXISTING CONTOUR