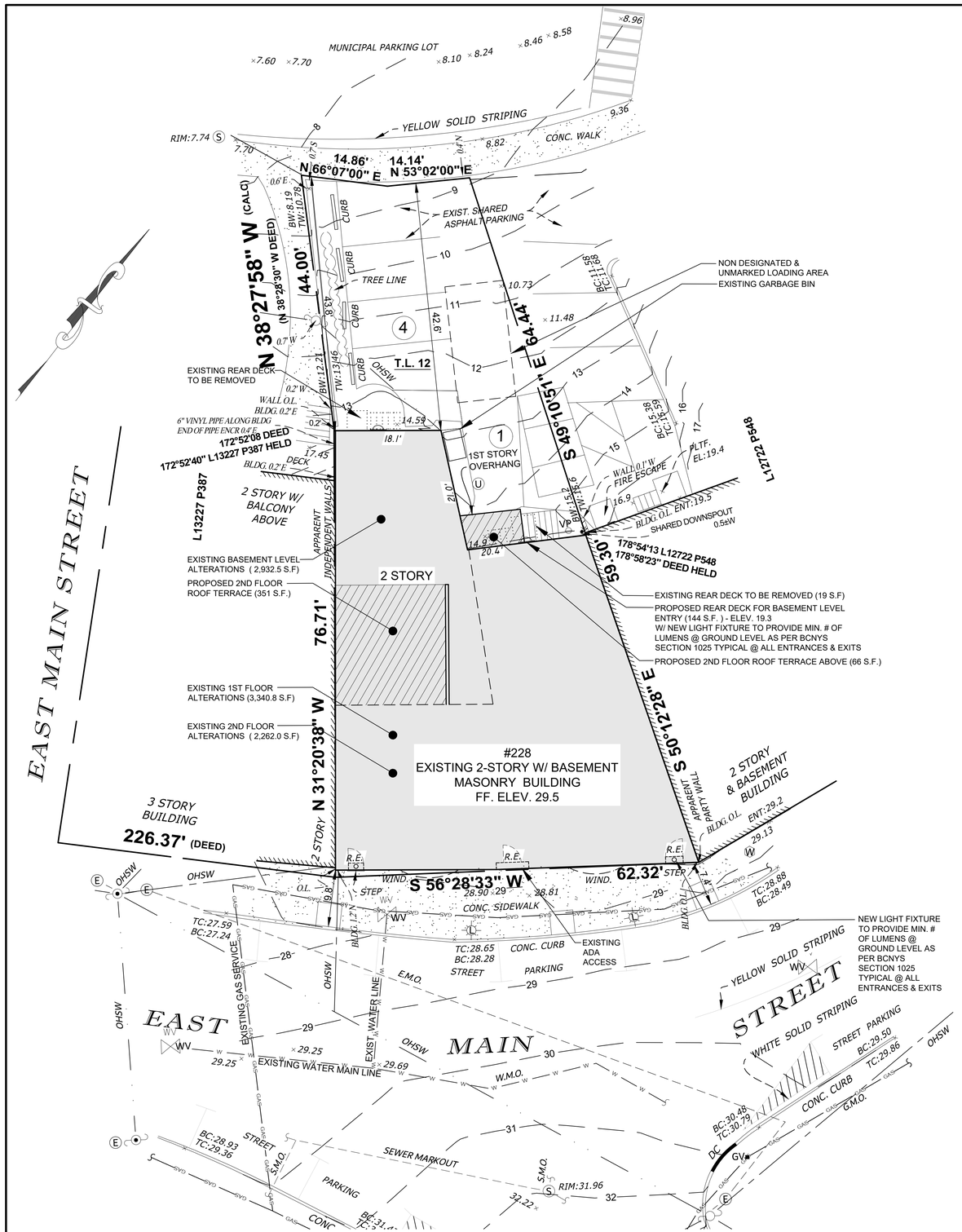


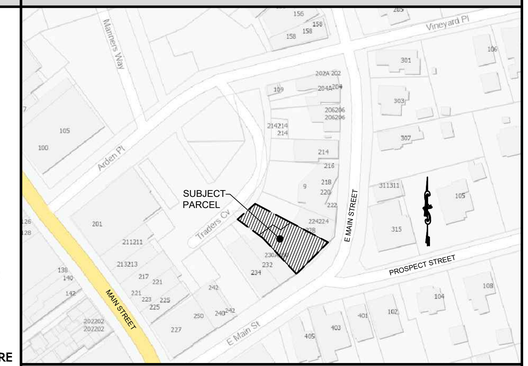
SITE PLAN

SCALE: 1"=10'

LEGEND

	FENCE LINE
	LOT LINES
	PARCEL LINE
	ROAD LINE
100	LOT NUMBER
	UTILITY POLE
	UNKNOWN MANHOLE
	LIGHT POLE
VP	VENT PIPE
WV	WATER VALVE
	STREET SIGN
GV	GAS VALVE
E	ELECTRIC MANHOLE
S	SEWER MANHOLE
×100.00	SPOT GRADE
	UTILITY POLE W/ RISER
	WATER METER
WV	WATER VALVE
PLTF.	PLATFORM
WIND.	WINDOW
OHSW	OVERHEAD SERVICE WIRE
CONC.	CONCRETE
RET. WALL	RETAINING WALL
R.E.	RECESSED ENTRANCE
W.M.O.	WATER MARK OUT
S.M.O.	SEWER MARK OUT
E.M.O.	ELECTRIC MARK OUT
G.M.O.	GAS MARK OUT
	WALL PAK LIGHTING (DARK SKIES COMPLIANT)
	RECESSED LIGHTING

LOCATION MAP



SITE DATA

S.C.T.M. #	206-12-3-12
SUBJECT PARCEL SITE AREA	5,880.6 S.F. (0.135 AC)
GROSS BUILDING AREA	EXIST. BASEMENT LEVEL 2,932.5 S.F. + EXIST. 1ST FL. 3,340.8 S.F. + EXIST. 2ND FL. 2,262.0 S.F = 8,535.3 S.F.
PROPOSED F.A.R.	1.5 (8,535.3 S.F. / 5,880.6 S.F.)
SURVEY PREPARED BY	EAGLE EYE LAND SURVEYING, P.C.
DATUM	NGVD 1988
ZONED	C-1 CENTRAL COMMERCIAL
PROPOSED USE	MIXED USE OFFICE/ APARTMENT BUILDING ((B) BUSINESS, (R-2) MULTIFAMILY RESIDENTIAL)

	REQUIRED/ ALLOWED	EXISTING	PROPOSED
MINIMUM LOT AREA	—	5,880.6 S.F.	5,880.6 S.F.
MAXIMUM LOT WIDTH	20.0'	± 29.0' - 62.32'	TO REMAIN
MAXIMUM LOT DEPTH	100.0'	± 120.71' - 123.74'	TO REMAIN
MAXIMUM HEIGHT (FT/STORIES)	35'/ 3 STORIES	30.3'/ 2 STORIES	TO REMAIN
MINIMUM FRONT YARD	—	—	—
MINIMUM REAR YARD	10.0'	42.6'	TO REMAIN
MIN. SIDE YARD/ TOTAL YARD	NONE REQ.,	0.2'	TO REMAIN
MINIMUM FRONT YARD LANDSCAPE BUFFER	20.0'	0.0'	TO REMAIN
SETBACK FROM NEAREST CURB LEVEL	12.0'	7.4'	TO REMAIN
MAXIMUM FLOOR AREA RATIO	2.0	1.5	TO REMAIN
		BLDG: 8,535.3 S.F. LOT: ÷ 5,880.6 S.F. 1.45	TO REMAIN

VARIANCE FOR RELIEF REQUIRED **

PARKING COMPUTATIONS

EXISTING PARKING COMPUTATIONS REQUIRED:	
EXIST. BMNT LEVEL OFFICE: 1,201.3 S.F. @ 1 STALL/ 300 S.F =	4.0 STALLS
EXIST. 1ST FLOOR OFFICE: 3,340.8 S.F. @ 1 STALL/ 300 S.F =	11.1 STALLS
EXIST. 2ND FLOOR OFFICE: 2,262.0 S.F. @ 1 STALL/ 300 S.F =	7.5 STALLS
PREVIOUS TOTAL PARKING REQUIRED (PER 250-27(B)) =	**23 STALLS**
PROPOSED PARKING COMPUTATIONS REQUIRED:	
PROPOSED OFFICE: 1,226 S.F. @ 1 STALL/ 300 S.F =	4.1 STALLS
PROPOSED MULTI-FAMILY RESIDENTIAL (6 UNITS TOTAL):	
(5) 1 BEDROOM UNITS @ 1 ½ STALLS/ 1 BEDROOM	7.5 STALLS
(1) 2 BEDROOM UNITS @ 1 ½ STALLS/ 1 BEDROOM + ½ STALL PER ADDITIONAL BEDROOM	2.0 STALLS
TOTAL PARKING REQUIRED (PER 250-27(C)) =	**14 STALLS**
TOTAL PARKING ALLOTTED (FROM PREVIOUS USES ABOVE) =	23 STALLS
TOTAL OFF-STREET PARKING PROVIDED ON-SITE =	5 STALLS

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Architect
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A2 228E MAIN LLC

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General Notes

PLANNING APPROVAL

Approved by resolution of the Planning Board of the Village of Port Jefferson, New York; on the ____day of _____, 2025, subject to all requirements and conditions of said resolution. Any change, erasure, modification or revision of this plan, as approved, shall void this approval signed this __ day of __ 2025 by

_____.
Chairman

_____.
Secretary

No.	Date	Revision Description

SEAL:

PROJECT TITLE:
MIXED USE OFFICE/ APARTMENT BUILDING FOR "THE VAULT AT PORT JEFFERSON"
228 E MAIN STREET, PORT JEFFERSON, N.Y. 11777
SCTM# 0206-12-3-12

TITLE SHEET:
SITE PLAN

PROJECT NO. 24-112	SHEET NO.
DATE: 8-5-2025	SP-1
DESIGN BY: MICHAEL F. MORBILLO, AIA	
DRAWN BY: JAS	
CHECKED BY: MFM	
SCALE: AS NOTED	