Zoning District(S):	R-3 Residentia	l District ⁵	PAR	CE
Zoning Regulation Requirements	Code Section	Required		
MINIMUM LOT AREA ¹	§ 218-24.3-A.	3.0 Acres	PARCEL#	
REQUIRED STREET WIDTH (LOCAL STREET)	§ 182-24.A.(1)	50 Feet	1	
MINIMUM STREET FRONTAGE	§ 218-11 § 218-24.3-B.	50 Feet	2	
MINIMUM STREET FRONTAGE ON CIRCUMFERENCE OF CUL-DE-SAC	§ 218-11 § 218-24.3-C.	90 Feet	3	
MINIMUM LOT WIDTH	§ 218-24.3-D.	250 Feet	3	igspace
MINIMUM LOT DEPTH	§ 218-24.3-E.	300 Feet	4	
MAXIMUM LOT DEPTH	§ 182-30B.	2.5 times the width	Г	\vdash
FRONT YARD SETBACK ²	§ 218-24.3-F.	100 Feet	5	$ldsymbol{f eta}$
SIDE YARD SETBACK	§ 218-24.3-G.	60 Feet (Main Bldg.) 30 Feet (Accessory)	6	
REAR YARD SETBACK	§ 218-24.3-H.	60 Feet (Main Bldg.) 30 Feet (Accessory)	7	
MAXIMUM BUILDING HEIGHT ³	§ 218-24.3-I.	35 Feet	8	
MINIMUM HABITABLE AREA PER DWELLING	§ 218-24.3-J.	1,600 SF (1-story)	-	\vdash
UNIT ⁶		1,900 SF (1.5-story) 2,200 SF (2-story)	9	<u> </u>
MAXIMUM LOT COVERAGE	§ 218-24.3-K.	5.5% (Principal) 13% (Principal & Accessories)	10	
MAXIMUM BUILDING VOLUME	§ 218-24.3-N.	75,000 cubic feet (first 2 acres) + 1 cubic foot per 1.5 square	11	
MAXIMUM ACCESSORY STRUCTURES ⁴	§ 218-24.3-O.	feet in excess of 2 acres 600 SF	12	
Zoning District(S):	R-4 Residential	District ⁵	13	
Zoning Regulation Requirements	Code Section	Required	14	
MINIMUM LOT AREA ¹	§ 218-24.2-A.	4.0 Acres		├
REQUIRED STREET WIDTH (LOCAL STREET)	§ 182-24.A.(1)	50 Feet	15	
MINIMUM STREET FRONTAGE	§ 218-11 § 218-24.2-B.	50 Feet	16	
MINIMUM STREET FRONTAGE ON CIRCUMFERENCE OF CUL-DE-SAC	§ 218-11 § 218-24.2-C.	90 Feet	17	
MINIMUM LOT WIDTH	§ 218-24.2-D.	300 Feet	18	
MINIMUM LOT DEPTH	§ 218-24.2-E.	350 Feet	10	
MAXIMUM LOT DEPTH	§ 182-30B.	2.5 times the width	19	
FRONT YARD SETBACK ²	§ 218-24.2-F.	125 Feet		┢
SIDE YARD SETBACK	§ 218-24.2-G.	80 Feet (Main Bldg.) 40 Feet (Accessory)	20	
REAR YARD SETBACK	§ 218-24.2-H.	80 Feet (Main Bldg.) 40 Feet (Accessory)	21	<u> </u>
MAXIMUM BUILDING HEIGHT ³	§ 218-24.2-I.	35 Feet	22	
MINIMUM HABITABLE AREA PER DWELLING UNIT ⁶	§ 218-24.2-J.	1,600 SF (1-story) 1,900 SF (1.5-story)	23	
MAXIMUM LOT COVERAGE	§ 218-24.2-K.	2,200 SF (2-story) 4.25% (Principal)	24	
		10.0% (Principal & Accessories)	25	
MAXIMUM BUILDING VOLUME	§ 218-24.2-N.	75,000 cubic feet (first 2 acres) + 1 cubic foot per 1.5 square feet in excess of 2 acres	26	
MAXIMUM ACCESSORY STRUCTURES ⁴	§ 218-24.2-O.	600 SF	27	
Zoning District(S):	R-5 Residential	District ⁵		<u>.L</u>
Zoning Regulation Requirements	Code Section	Required		
MINIMUM LOT AREA ¹	§ 218-24.1-A.	5.0 Acres		
REQUIRED STREET WIDTH (LOCAL STREET)	§ 182-24.A.(1)	50 Feet		
MINIMUM STREET FRONTAGE	§ 218-11 § 218-24.1-B.	50 Feet		
MINIMUM STREET FRONTAGE ON CIRCUMFERENCE OF CUL-DE-SAC	§ 218-11 § 218-24.1-C.	90 Feet		
MINIMUM LOT WIDTH	§ 218-24.1-D.	350 Feet		

§ 218-24.1-O. 600 SF MAXIMUM ACCESSORY STRUCTURES⁴ . No part of a lot having less than ½ the minimum required width may be counted toward the minimum lot area. 2. On streets with less than 50 feet of right-of-way, buildings shall be set back a distance of at least the required front yard plus 25 feet, measured from the center line of the existing roadwa 3. The maximum building height of a two-story home with a flat roof shall be 25 feet

4. Aggregate area of any and all accessory structures, exclusive of pools and tennis courts. 5. While the site is currently zoned within the R-5 Residential District, zoning requirements from other districts may govern bulk dimensional criteria for certain proposed lots per the Lot Averaging Regulations set forth in §218-24.5 of the Village Zoning Code. Refer to lot averaging requirements listed on this sheet.

General Notes

§ 218-24.1-E.

§ 182-30B.

§ 218-24.1-F.

§ 218-24.1-G.

§ 218-24.1-H.

§ 218-24.1-I.

§ 218-24.1-J.

§ 218-24.1-K.

§ 218-24.1-N.

400 Feet

2.5 times the width

150 Feet

100 Feet (Main Bldg

50 Feet (Accessory

100 Feet (Main Bldg.)

50 Feet (Accessory)

35 Feet

1,600 SF (1-story)

1,900 SF (1.5-story

2,200 SF (2-story)

3.5% (Principal)

8.0% (Principal & Accessories)

75,000 cubic feet (first 2 acres)

+ 1 cubic foot per 1.5 square

feet in excess of 2 acres

MINIMUM LOT DEPTH

MAXIMUM LOT DEPTH

FRONT YARD SETBACK²

SIDE YARD SETBACK

REAR YARD SETBACK

MAXIMUM BUILDING HEIGHT³

MAXIMUM LOT COVERAGE

MAXIMUM BUILDING VOLUME

MINIMUM HABITABLE AREA PER DWELLING UNIT

- 1. CONTRACTOR SHALL NOTIFY "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS BEFORE EXCAVATING.
- 2. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.

ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.

FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.

OPERATIONS REQUIRED UP TO SUBGRADE ELEVATIONS.

REGULATIONS (WHICHEVER ARE MORE STRINGENT).

ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN

CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND

- 4. AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE 4 INCHES LOAM AND SEED.
- WITHIN THE LIMITS OF THE BUILDING FOOTPRINT, THE SITE CONTRACTOR SHALL PERFORM EARTHWORK
- WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE HIGHWAY DEPARTMENTS
- STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES. UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS. PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT
- TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL
- AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE

RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.

-). IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED
- DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.

CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE

- . DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL
- CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.
- 4. THIS PROJECT DISTURBS MORE THAN ONE ACRE OF LAND AND FALLS WITHIN THE NYSDEC CONSTRUCTION GENERAL PERMIT (CGP) PROGRAM AND MS-4 JURISDICTION OF THE VILLAGE. THE CONTRACTOR HAS BEEN ADVISED THAT STORM WATER POLITION PREVENTION PLAN DOCUMENTS HAVE BEEN PREPARED AND A NOTICE OF INTENT HAS BEEN FILED FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL

REVISIONS OF THE GENERAL PERMIT AND SWPPP DOCUMENTS, INCLUDING COORDINATING MANDATORY

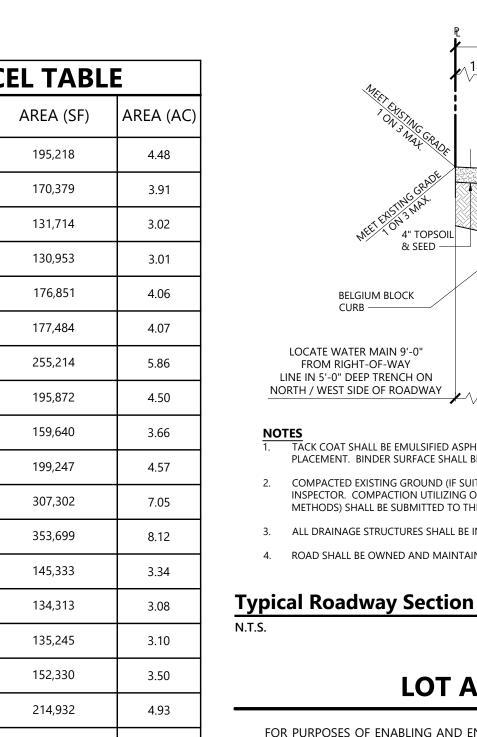
INSPECTIONS AND MAINTAINING SWPPP DOCUMENTS ON-SITE FOR THE DURATION OF CONSTRUCTION. 15. PROPOSED ROAD A & ROAD B TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

Existing Conditions Information

- BASE PLAN: EXISTING CONDITIONS INCLUDING THE PROPERTY LINES, TOPOGRAPHY AND PHYSICAL FEATURES ARE BASED ON AN ACTUAL FIELD SURVEY CONDUCTED BY VHB, LAST REVISED ON MARCH 20, 2020. TOPOGRAPHY: ELEVATIONS ARE BASED ON N.A.V.D. 1988.
- GEOTECHNICAL DATA INCLUDING BORING LOCATIONS AND ELEVATIONS WERE OBTAINED FROM SOIL MECHANICS DRILLING CORP. (SEE SHEET C-2.06 FOR BORING INFORMATION).

Document Use

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AREA (SF)

195,218

170,379

131,714

130,953

176,851

177,484

255,214

195,872

159,640

199,247

307,302

353,699

145,333

134,313

135,245

152,330

214,932

160,432

217,308

402,768

178,569

247,184

224,477

168,526

190,403

265,413

293,549

3.68

4.99

9.25

4.10

5.67

5.15

4.37

6.09

6.74

22'-0" PAVED WIDTH 4" CROWN (MAXIMUM) -4" REVEAL — BELGIUM BLOCK CURB -— 5" STONE BLEND COURSE ASPHALT — TACK COAT 4" TOPSOIL & SEED -(PER V.O.B. SPECS) BELGIUM BLOCK (IF NECESSARY) OR 6" RCA (RECYCLED SEE NOTE 1 —— CONCRETE AGGREGATE COMPACTED SUBBASE) 1-1/2" N.Y.S.D.O.T. LOCATE WATER MAIN 9'-0" LOCATE GAS LINE 9'-0" TYPE 6FRA TOP COURSE FROM RIGHT-OF-WAY FROM RIGHT-OF-WAY LINE IN 5'-0" DEEP TRENCH ON LINE IN 3'-0" DEEP TRENCH ON NORTH / WEST SIDE OF ROADWAY * PAVED WIDTH TO BE INCREASED TO 26' FOR A SOUTH / EAST SIDE OF ROADWAY DISTANCE OF 20' TO EACH SIDE OF A FIRE HYDRANT

- TACK COAT SHALL BE EMULSIFIED ASPHALT PLACED AT A RATE OF BETWEEN 0.05 & 0.15 GALLONS PER SQUARE YARD WHEN TOP COURSE ASPHALT IS PLACED MORE THAN SIX MONTHS AFTER BINDER COURSE PLACEMENT. BINDER SURFACE SHALL BE THOROUGHLY CLEANED, DRY, AND INSPECTED BY THE VILLAGE OF BROOKVILLE ENGINEERING INSPECTOR PRIOR TO PLACING TOP COURSE ASPHALT OR TACK COAT.
- COMPACTED EXISTING GROUND (IF SUITABLE). ALL UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH SUITABLE COMPACTED MATERIAL, AS DIRECTED BY THE VILLAGE OF BROOKVILLE ENGINEERING INSPECTOR. COMPACTION UTILIZING OPTIMUM MOISTURE CONTENT TO AT LEAST 95% STANDARD PROCTOR DENSITY. TEST RESULTS FROM ASTM D698 (MOISTURE) AND ASTM D2292 (DENSITY PER NUCLEAR METHODS) SHALL BE SUBMITTED TO THE VILLAGE OF BROOKVILLE DEPARTMENT OF ENGINEERING SERVICES FOR REVIEW.

Source: VHB

- 3. ALL DRAINAGE STRUCTURES SHALL BE INSTALLED ALONG THE BOTTOM OF CURB / FLOWLINE.
- 4. ROAD SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

RECORDED ON THE FINAL SUBDIVISION PLAT.

SUCH DISTRICT. SUCH DETERMINATIONS SHALL BE RECORDED ON THE FINAL SUBDIVISION PLA

FOR PURPOSES OF ENABLING AND ENCOURAGING FLEXIBILITY OF DESIGN AND DEVELOPMENT OF LAND IN SUCH A MANNER AS TO PROMOTE THE MOST APPROPRIATE USE OF LAND: TO INCREASE GROUNDWATER RECHARGE; TO PRESERVE THE NATURAL AND SCENIC QUALITIES OF OPEN LANDS; AND TO BETTER PROTECT THE ENVIRONMENT AND SUCH OTHER SIMILAR OBJECTIVES OF THIS CHAPTER AND ~ 7-738 OF THE VILLAGE LAW, THE PLANNING BOARD IS HEREBY AUTHORIZED TO APPROVE OR REQUIRE THE MODIFICATION OF APPLICABLE PROVISIONS OF THIS CHAPTER, AS WELL AS THE PROVISIONS OF CHAPTER 182, SUBDIVISION OF LAND, SUBJECT TO THE CONDITIONS SET FORTH BELOW:

LOT AVERAGING REQUIREMENTS (§218-24.5)

- THIS PROCEDURE MAY BE APPLIED IN R-5, R-4 AND R-3 RESIDENCE DISTRICTS TO PROPERTIES EQUAL TO OR GREATER THAN THREE TIMES THE MINIMUM LOT SIZE OF THE PARTICULAR DISTRICT IN WHICH THE LAND IS LOCATED.
- THE APPLICATION OF THIS PROCEDURE SHALL RESULT IN A PERMITTED NUMBER OF DWELLING UNITS WHICH SHALL IN NO CASE EXCEED THE NUMBER WHICH COULD BE PERMITTED, IN THE JUDGMENT OF THE PLANNING BOARD, IF THE LAND WERE SUBDIVIDED INTO LOTS CONFORMING TO THE MINIMUM LOT SIZE AND DENSITY REQUIREMENTS OF THE ZONING APPLICABLE TO THE DISTRICT OR DISTRICTS IN WHICH SAID LAND IS SITUATED AND CONFORMING TO ALL OTHER APPLICABLE REQUIREMENTS.
- NO INDIVIDUAL LOT SHALL BE LESS THAN ONE ACRE LESS THAN THE MINIMUM LOT SIZE REQUIRED IN THE DISTRICT THE PROPERTY IS LOCATED. NOTWITHSTANDING THE ABOVE, IF THE LAND TO BE SUBDIVIDED DIRECTLY ABUTS LAND IN A DISTRICT ALLOWING A SMALLER MINIMUM LOT SIZE, THE SMALLEST LOT SIZE PERMITTED IN THE SUBDIVISION SHALL BE THE MINIMUM LOT SIZE PERMITTED IN THE ABUTTING DISTRICT. NO ADDITIONAL SUBDIVISION OF THE LAND MAY OCCUR AND SHALL BE SO RECORDED ON THE FINAL SUBDIVISION PLAT.
- THE PLANNING BOARD SHALL DETERMINE THE MINIMUM LOT AREA, LOT WIDTH, FRONT, SIDE AND REAR YARDS, SETBACKS AND STREET FRONTAGE REQUIREMENTS APPLICABLE TO EACH LOT, WHICH SHALL BE NO LESS THAN THE MOST RESTRICTIVE DISTRICT, IN TERMS OF LOT SIZE, THAT WOULD ALLOW THE SMALLEST LOT SIZE PROPOSED IN THE SUBDIVISION, IN ORDER TO GUIDE FUTURE DEVELOPMENT THEREOF. SUCH DETERMINATIONS SHALL BE
- THE PLANNING BOARD SHALL ALSO DETERMINE THE MAXIMUM LOT COVERAGE APPLICABLE TO EACH LOT, WHICH SHALL BE NO GREATER THAN THE MAXIMUM COVERAGE ALLOWED IN THE MOST RESTRICTIVE DISTRICT, IN TERMS OF LOT SIZE, THAT WOULD ALLOW THE SMALLEST LOT SIZE PROPOSED IN THE SUBDIVISION, IN ORDER TO GUIDE FUTURE DEVELOPMENT THEREOF. NOTWITHSTANDING THE ABOVE, WHERE THE PROPOSED SIZE OF A LOT IS LARGER THAN OR EQUAL TO THE LOT SIZE REQUIRED IN THE DISTRICT IN WHICH IT IS LOCATED, THE LOT COVERAGE SHALL BE NO GREATER THAN THAT ALLOWED IN
- F. IN THE EVENT THAT THE APPLICATION OF THIS PROCEDURE RESULTS IN A PLAT SHOWING LANDS AVAILABLE FOR PARK OR RECREATION PURPOSES, THEN THE PLANNING BOARD, AS A CONDITION OF FINAL PLAT APPROVAL, MAY ESTABLISH SUCH CONDITIONS AS TO THE OWNERSHIP, USE AND MAINTENANCE OF SUCH LANDS AS IT DEEMS NECESSARY TO ASSURE THE PRESERVATION OF SUCH LANDS FOR THEIR INTENDED PURPOSES. THIS PROVISION IS IN ADDITION TO ARTICLE VI, RESERVATIONS AND DEDICATIONS, OF CHAPTER 182, SUBDIVISION OF LAND.

2.	WHILE THE SITE IS CURRENTLY ZONED WITHIN THE R-5 RESIDENTIAL DISTRICT, ZONING
	DECLUDES SENTE EDONA OTHER DISTRICTS MANY COVERNI BULLY DISSESSIONIAL CRITERIA

1. THE PLAN IS BASED ON 27 DEVELOPABLE LOTS AS PER THE ZONE R-5 YIELD MAP.

- REQUIREMENTS FROM OTHER DISTRICTS MAY GOVERN BULK DIMENSIONAL CRITERIA FOR CERTAIN PROPOSED LOTS PER THE LOT AVERAGING REGULATIONS SET FORTH IN §218-24.5 OF THE VILLAGE ZONING CODE. REFER TO LOT AVERAGING REQUIREMENTS LISTED ON THIS SHEET.
- THE CONFIGURATION OF THIS MAP IS BASED ON THE ASSUMPTION THAT THE AGENCIES HAVING JURISDICTION OVER THE ADJOINING RIGHTS-OF-WAY WILL ALLOW THE CONSTRUCTION OF INDIVIDUAL DRIVEWAYS FOR PROPERTIES ABUTTING THESE
- THE CONFIGURATION OF THIS MAP ASSUMES THAT ALL EXISTING MAN-MADE WATER FEATURES WILL BE ELIMINATED. USACE HAS CONFIRMED THAT THEY HAVE NO JURISDICTION OVER THESE WATER FEATURES IN LETTER DATED 10/15/2020.

NCDH Notes

Subdivision Notes

General Notes

- ACCEPTANCE AND APPROVAL OF WASTE DISPOSAL FACILITIES HEREIN DESCRIBED DOES NOT CONSTITUTE APPROVAL OF THE STRUCTURAL STABILITY BY THE NASSAU COUNTY DEPARTMENT OF HEALTH.
- CONSTRUCTION OF APPLICABLE WATER AND SEWAGE FACILITIES IN THE SUBDIVISION SHALL CONFORM TO PART 74, TITLE 10 AND PART 653, TITLE 6 OF THE OFFICIAL COMPILATION OF CODES, ROLES AND REGULATIONS OF THE STATE OF NEW YORK.
- 3. COMPLIANCE TO THE CONDITIONS NOTED ON THE NASSAU COUNTY DEPARTMENT OF HEALTH CERTIFICATE OF APPROVAL OF REALTY SUBDIVISION PLANS IS REQUIRED.
- 4. THE APPROVAL OF DRAINAGE PLANS BY THE NASSAU COUNTY DEPARTMENT OF HEALTH SHALL NOT BE CONSTRUED TO IMPLY ADEQUACY WITH RESPECT TO THE PREVENTION OF FLOODING OR EROSION. THE NASSAU COUNTY DEPARTMENT OF HEALTH REQUIREMENTS FOR DRAINAGE ARE MINIMAL. ADDITIONAL DRAINAGE FACILITIES MAY BE NECESSARY FOR SATISFACTORY DRAINAGE OF THE SUBDIVISION.
- THE APPROVED STREET GRADING AND DRAINAGE PLAN SHALL BE REFERRED TO FOR DRAINAGE REQUIREMENTS AND SPECIFIC CONSTRUCTION DETAILS.
- APPROVAL OF THE NASSAU COUNTY DEPARTMENT OF HEALTH, MINEOLA, NEW YORK 11501 THIS IS TO CERTIFY THAT THE PROPOSED ARRANGEMENTS FOR WATER SUPPLY AND SEWAGE DISPOSAL FOR THIS REALTY SUBDIVISION ARE IN ACCORDANCE WITH PLANS ON FILE IN THE OFFICE OF NASSAU COUNTY DEPARTMENT OF HEALTH. THEY ARE HEREBY APPROVED. CONSENT IS HEREBY GIVEN TO THE FILING OF THE MAP ON WHICH THIS ENDORSEMENT APPEARS IN THE OFFICE OF THE NASSAU COUNTY CLERK IN ACCORDANCE WITH THE PROVISIONS OF SECTION 17-1505 OF THE NEW YORK STATE ENVIRONMENTAL

CONSERVATION LAW AND SECTION 117 OF THE NEW YORK STATE PUBLIC HEALTH LAW.

LOCAL PUBLIC HEALTH ENGINEER

NASSAU COUNTY DEPARTMENT OF HEALTH WATER MAIN PROTECTION - THE MINIMUM HORIZONTAL AND VERTICAL CLEARANCE

SHALL BE 10.0 FEET AND 18 INCHES RESPECTIVELY.

IN EFFECT AT THE TIME OF CONSTRUCTION.

8. A PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR, LICENSED TO PRACTICE IN NEW YORK STATE, SHALL INSPECT THE EXCAVATION, CONSTRUCTION AND BACKFILLING OPERATION FOR THE PRIVATE SEWAGE DISPOSAL FACILITIES, AND SHALL ALSO INSPECT THE CONSTRUCTION OF THE DRAINAGE FACILITIES ON INDIVIDUAL LOTS AND NON-DEDICATED AREAS. THE PROJECT CONSULTANT SHALL CERTIFY TO THE NASSAU COUNTY DEPARTMENT

BETWEEN A WATER MAIN/WATER SERVICE LINE AND SEWER PIPING AND/OR DRAINAGE

- SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLAN.
- OF HEALTH NO LATER THAN 30 DAYS FOLLOWING THE COMPLETION OF CONSTRUCTION THAT THE SEWAGE DISPOSAL AND DRAINAGE FACILITIES HAVE BEEN CONSTRUCTED IN 9. THE ON-SITE SEWAGE DISPOSAL SYSTEM HAS BEEN DESIGNED FOR A MINIMUM OF A SIX (6) BEDROOM UNIT.
- 10. COMMENCING FIVE (5) YEARS AFTER NASSAU COUNTY DEPARTMENT OF HEALTH APPROVAL OF THIS PLAN, ANY SUBSEQUENT CONSTRUCTION OF ON-SITE SANITARY DISPOSAL SYSTEMS SHALL CONFORM TO THE NASSAU COUNTY DEPARTMENT OF HEALTH STANDARDS

11. SEPTIC TANKS, LEACHING POOLS AND OTHER SANITARY SYSTEM STRUCTURES SHALL BE

- CLEAR OF WALKS, DRIVEWAYS AND OTHER PAVED AREAS. 12. INSTALLATION OF GARBAGE GRINDERS ON ANY DWELLING OF THIS SUBDIVISION IS PROHIBITED
- 13. THE DEVELOPER OR BUILDER SHALL PROVIDE THE OWNER OF THE BUILDING LOT WITH A COPY OF THE NASSAU COUNTY DEPT. OF HEALTH APPROVED CERTIFICATION AND LOT SURVEY OF THE SANITARY SYSTEM AS INSTALLED. THE HOMEOWNER SHALL ALSO BE PROVIDED WITH A COPY OF THE N.Y. STATE DEPT. OF HEALTH PAMPHLET ENTITLED "SEPTIC SYSTEMS - OPERATIONS AND MAINTENANCE.

Legend

Exist.	Prop.	
		PROPERTY LINE
		PROJECT LIMIT LINE
		RIGHT-OF-WAY/PROPERTY LINE
		EASEMENT
		BUILDING SETBACK
10+00	10+00	BASELINE
		CONSTRUCTION LAYOUT
		ZONING LINE
		LIMIT OF DISTURBANCE
· <u> </u>	· · · · · · · · · · · · · · · · · · ·	WETLAND LINE WITH FLAG
FOD	FOR	
<u>EOP</u>	EOP	EDGE OF PAVEMENT
		BELGIUM BLOCK CURB
(1111111		DI III DINIC
		BUILDING BOLLARD
•		SIGN
O	•	
<u> </u>	3	DOUBLE SIGN
		PATH
	~~~~	TREE LINE
<u> </u>	× ×	WIRE FENCE
		FENCE
		RETAINING WALL
		STREAM / POND / WATER COURSE
	<del></del>	DETENTION BASIN

ON-SITE DRAINAGE PROPOSED BUILDING PROPOSED WATER ON-SITE SEPTIC SYSTEM SERVICE IN ACCORDANCE WITH NCDH STANDARDS DRIVEWAY -- ROW LINE - -

STREE

TYPICAL RESIDENTIAL PLOT PLAN

PUBLIC WATER -

----- WATER MAIN

DRAINAGE FOR BUILDINGS AND REAR/SIDE YARDS TO BE SELF CONTAINED ON ALL LOTS. FRONT YARDS AND DRIVEWAYS TO DRAIN TO ROADWAYS. ALL FUTURE IMPERVIOUS DEVELOPMENT ON INDIVIDUAL LOTS SHALL BE SELF CONTAINED AND STORMWATER STORAGE SHALL BE PROVIDED BASED ON AN 8-INCH RAINFALL.

DWELLINGS AND RELATED INFORMATION (LOT GRADES, DRIVEWAYS, ETC.) DEPICTED ON THIS PLAN REPRESENT MINIMAL BASIC BUILDING AREAS AS PERMITTED BY ZONING REGULATIONS, AND ARE FOR SUBDIVISION APPROVAL PURPOSES ONLY. THE DEVELOPER IS REQUIRED TO FILE INDIVIDUAL PLOT PLANS DEPICTING THE ACTUAL DWELLING, DRIVEWAY CONFIGURATION AND GRADES FOR THE BUILDING PERMIT APPROVALS. AS ACTUAL DWELLING SIZE, SHAPE, SHAPE, CONFIGURATION AND GRADING REQUIREMENTS MAY DIFFER FROM THIS PLAN, THE DEVELOPER IS ADVISED THAT ADDITIONAL STORM DRAINAGE FACILITIES MAY BE REQUIRED TO PROPERLY DRAIN INDIVIDUAL LOTS.



Sign Summary

USE: SCHOOL

LUTHERAN HIGH

SCHOOL ASSN

L=200.06'

Δ=12°59'24"

**LUTHERAN HIGH** SCHOOL ASSN

4.57± Acres

√L=15.28' **3.66± Acres** 

4.50 ± Acres

5.86± Acres

7 255214± SF

`=8°26'09"

159640± SF

EXIST. POND

R=350.00' **4.07**± Acres

R = 350.00'

4.06± Acres

3.01± Acres

130953± SF

3.02± Acres

131714± SF-

`=9°09'16

R=350.00'

AMY & RICHARD

GREENBLATT

L=55.92 3.91± Acres

4.48± Acres

SPORN RANDY

<del>\</del>L≥63.64'

`=2°30'05"

199247± SF

Δ=33°40'20"

CHD=132.94'

CHB=N 35°25'55" W

BENNETT

MICHAEL &

NANCY

FELDMAN

CHERYL S

GOLDBERG

NEAL B & SEJAL

97.88'

ZONE: R-2

INC VILLAGE OF BROOKVILLE

COMMUNITY

(WAREHOUSE)

SERVICES

ZONE: R-5

USE: SCHOOL FACILITIES

NASSAU BOCES

**ADMINISTRATIVE CENTER** 

117.70'

ISABELLA

WU KE

ZHANG LINGLING

ZONE: R-5

RESIDENTIAL

**NCDPW APPROVAL** 

USE:

ZONE: R-5

RESIDENTIAL

USE:

CHB=N 58°45'46" W CHD=199.65'

ZONE: R-2

USE: RESIDENTIAL

N 42°21'40"

N 28°06'27" E-

100.42'

ZONE: R-5

26.45'

N 19°15'35" E

N 36°33'52" E—

PROPOSED SHARED -

DRIVEWAY EASEMENT

EXIST. POND

(0.45 AC - 19,674 SF)

ZONE: R-2

USE: RESIDENTIAL

TO BE REMOVED

85.45'

N 29°51'06" E-

25.19'

N 8°21'36

=89°39'53

R=30.00'

I = 46.84' -

N 71°02'03" W

ZONE: R-2

USE: RESIDENTIAL

3.87 ± Acres

168526± St

N 38°41'11'

N 48°19'03" W-

65.47'

N 27°54'29

USE: RESIDENTIAL / FARM

100.56

53.20'

6.74± Acres

293549± SF

6.09± Acres

265413± SF

5.15 ± Acres

224477± SF

/ (0.78 AC - 33,968 SF)

**EMERGENCY** 

CRASH GATES

20' EMERGENCY ACCESS

TO CEDAR SWAMP ROAD —

TO BE REMOVED

EXIST. POND -

5.67± Acres

EXIST. POND -

(0.56 AC - 24.395 SF)

TO BE REMOVED

3.34± Acres

145333± SF

=6³33'04" L=32.12. =8°33\03"

3.10± Acres

135245± SF/

3.50± Acres

EXIST. POND - 4.93 ± Acres

214932± SF

4.99± Acres

L=43.16'-

R=564332.

3.68± Acres

160432± SF

R=30.00'

`=95°14'29"

ZONE: R-5

SETH H & NICOLE I

YABLANS

RESIDENTIAL

.6 AC - 69,647 SF)

TO BE REMOVED

I = 131'99' -

4.10 ± Acres

178569± SF

**9.25**± **Acres** 100' DIA.

402768± SF (TYP. OF 2)

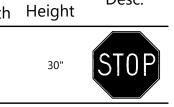
R=64.24

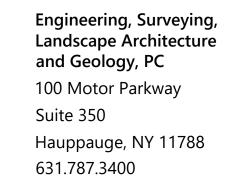
L=113,88'—

=21°36'24"

R=300.00'

Width Height







# **Location Map**

### **Site Data**

Site Area: 148.82 Acres No. of Lots: 27 School District: School District Numbers 3 &15 Fire District: East Norwich & Jericho

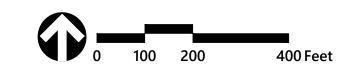
Post Office: USPS 223 Store Hill Road, Old Westbury, NY 11568

# Assessor's Map: Nassau County Tax Map

Village of Brookville: Section 16, Block C, Lot 386A Section 16, Block C, Lot 386D Section 16, Block C, Lot 386E Section 16, Block C, Lot 359

### **Zone: R-5 Residential Owner/Applicant**

Tam O'Shanter Golf Club c/o Titan Golf, LLC 74 Fruitledge Road Village of Brookville, New York 11545



# The Estates at Brookville **Property Subdivision**

Titan Golf, LLC Tam O'Shanter Golf Club 74 Fruitledge Road Village of Brookville, New York 11545

NO.	ICCVISION	Date	дррии.
1	YIELD MAP REVISIONS	05/29/2020	KW
2	DRAINAGE REVISIONS	08/30/2020	KW
3	LAYOUT REVISIONS	01/14/2021	KW
4	LAYOUT REVISIONS	04/09/2021	KW
5	UPDATED PRELIMINARY SUBDIVISION SET	08/06/2021	KW
6	REVISED PER VILLAGE COMMENTS	09/30/2021	KW
Designed by TC		Checked by	
ssued	for	Date	

**Preliminary Subdivision** 

Not Approved for Construction

Subdivision Map (Lot Averaging)

IT IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW OR ANY PERSON TO ALTER ANY DOCUMENT TH BEARS THE SEAL OF A PROFESSIONAL ENGINEER,
JNLESS THE PERSON IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL 26747.01