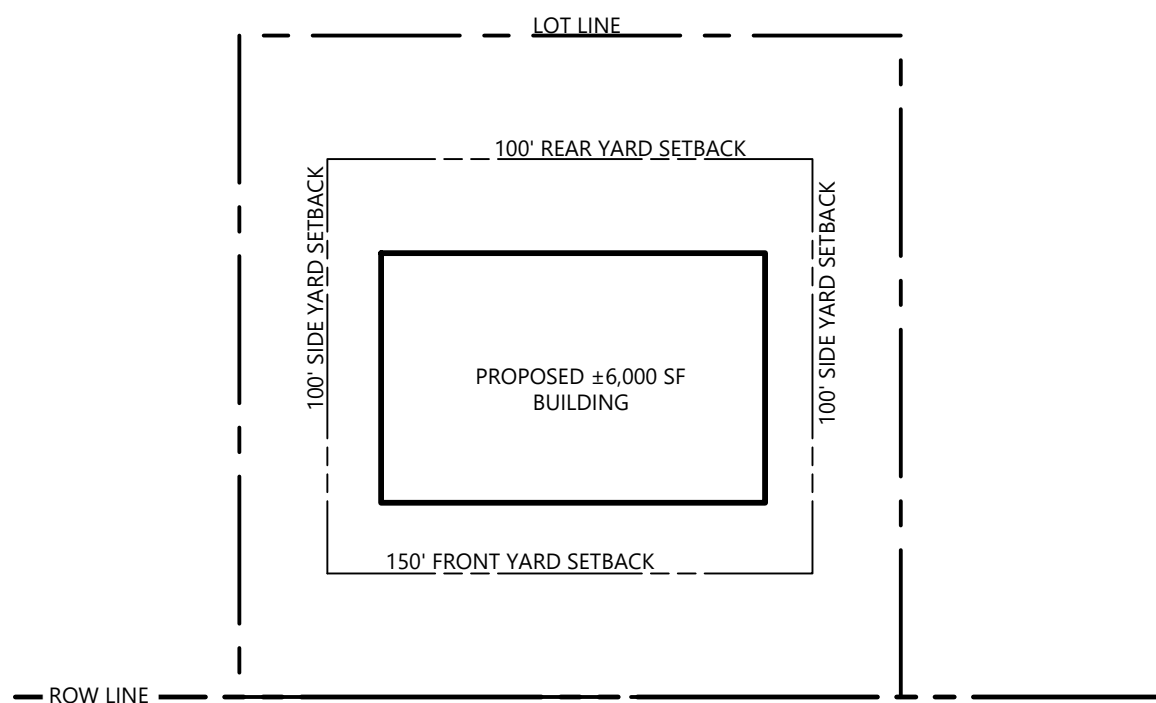
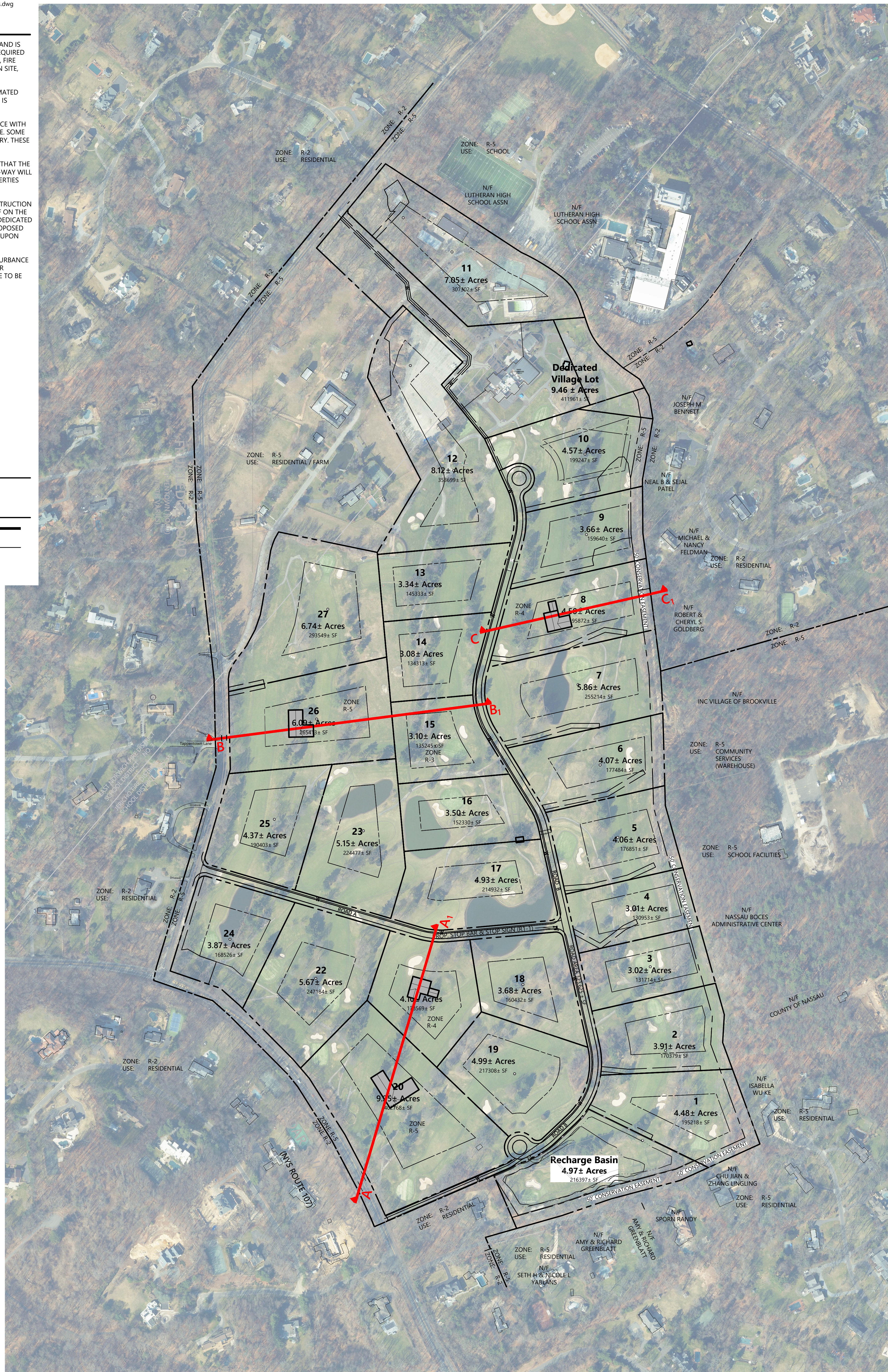


Conceptual Subdivision Notes

- THIS PLAN IS COMPILED FROM AVAILABLE EXISTING INFORMATION AND IS FOR CONCEPTUAL PLANNING ONLY. FURTHER RESEARCH WILL BE REQUIRED TO VERIFY DIMENSIONS, ZONING REQUIREMENTS, WETLAND LIMITS, FIRE CODES, STATE AND LOCAL PERMITTING, PHYSICAL CONSTRAINTS ON SITE, AND TRAFFIC CIRCULATION.
- BASED ON THE CONFIGURATION DEPICTED ON THIS MAP, THE ESTIMATED YIELD AS A RESULT OF THE SUBDIVISION OF THE SUBJECT PROPERTY IS APPROXIMATELY 27 LOTS.
- PROPOSED LOTS HAVE BEEN STRUCTURED TO MAXIMIZE COMPLIANCE WITH THE DIMENSIONAL REQUIREMENTS SET FORTH IN THE VILLAGE CODE. SOME DEVIATIONS ARE STILL REQUIRED AS A RESULT OF THE SITE GEOMETRY. THESE PARCELS SHOULD BE REVISITED UPON COMPLETION OF A SURVEY.
- 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 FRONTAGES.
- THE VILLAGE OF BROOKVILLE WILL MOST LIKELY REQUIRE THE CONSTRUCTION OF A RECHARGE BASIN TO ACCOMMODATE STORMWATER RUN-OFF ON THE SUBJECT PROPERTY. THE RECHARGE BASIN WILL BE LOCATED ON A DEDICATED LOT WITHIN THE SUBDIVISION. THE SIZE AND LOCATION OF THE PROPOSED RECHARGE BASIN AND ITS ASSOCIATED LOT SHALL BE DETERMINED UPON COMPLETION OF A SITE SURVEY AND A LAYOUT PLAN.
- THE CONFIGURATION OF THIS MAP IS INTENDED TO MINIMIZE DISTURBANCE OF THE EXISTING WATER FEATURES ON THE GOLF COURSE WHEREVER POSSIBLE. IN CASE THE VILLAGE SHOULD DETERMINE THAT THEY ARE TO BE TREATED AS WETLANDS.



TYPICAL RESIDENTIAL PLOT PLAN



Zoning Summary Charts

Zoning District(S):	R-3 Residential District ⁵	
Zoning Regulation Requirements	Code Section	Required
MINIMUM LOT AREA ¹	§ 218-24.3-A.	3.0 Acres
REQUIRED STREET WIDTH (LOCAL STREET)	§ 182-24.A.(1)	50 Feet
MINIMUM STREET FRONTAGE	§ 218-24.3-B.	50 Feet
MINIMUM STREET FRONTAGE ON CIRCUMFERENCE OF CUL-DE-SAC	§ 218-11	90 Feet
MINIMUM LOT WIDTH	§ 218-24.3-C.	250 Feet
MINIMUM LOT DEPTH	§ 218-24.3-D.	300 Feet
MAXIMUM LOT DEPTH	§ 182-30B.	2.5 times the width
FRONT YARD SETBACK ²	§ 218-24.3-F.	100 Feet
SIDE YARD SETBACK	§ 218-24.3-G.	60 Feet (Main Bldg.) 30 Feet (Accessory)
REAR YARD SETBACK	§ 218-24.3-H.	60 Feet (Main Bldg.) 30 Feet (Accessory)
MAXIMUM BUILDING HEIGHT ³	§ 218-24.3-I.	35 Feet
MINIMUM HABITABLE AREA PER DWELLING UNIT ⁴	§ 218-24.3-J.	1,600 SF (1-story) 1,900 SF (1.5-story) 2,200 SF (2-story)
MAXIMUM LOT COVERAGE	§ 218-24.3-K.	5.5% (Principal) 13% (Principal & Accessories)
MAXIMUM BUILDING VOLUME	§ 218-24.3-N.	75,000 cubic feet (first 2 acres) + 1 cubic foot per 1.5 square feet in excess of 2 acres
MAXIMUM ACCESSORY STRUCTURES ⁴	§ 218-24.3-O.	600 SF

Zoning District(S):	R-4 Residential District ⁵	
Zoning Regulation Requirements	Code Section	Required
MINIMUM LOT AREA ¹	§ 218-24.2-A.	4.0 Acres
REQUIRED STREET WIDTH (LOCAL STREET)	§ 182-24.A.(1)	50 Feet
MINIMUM STREET FRONTAGE	§ 218-11	50 Feet
MINIMUM STREET FRONTAGE ON CIRCUMFERENCE OF CUL-DE-SAC	§ 218-11	90 Feet
MINIMUM LOT WIDTH	§ 218-24.2-D.	300 Feet
MINIMUM LOT DEPTH	§ 218-24.2-E.	350 Feet
MAXIMUM LOT DEPTH	§ 182-30B.	2.5 times the width
FRONT YARD SETBACK ²	§ 218-24.2-F.	125 Feet
SIDE YARD SETBACK	§ 218-24.2-G.	80 Feet (Main Bldg.) 40 Feet (Accessory)
REAR YARD SETBACK	§ 218-24.2-H.	80 Feet (Main Bldg.) 40 Feet (Accessory)
MAXIMUM BUILDING HEIGHT ³	§ 218-24.2-I.	35 Feet
MINIMUM HABITABLE AREA PER DWELLING UNIT ⁴	§ 218-24.2-J.	1,600 SF (1-story) 1,900 SF (1.5-story) 2,200 SF (2-story)
MAXIMUM LOT COVERAGE	§ 218-24.2-K.	4.25% (Principal) 10.0% (Principal & Accessories)
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
MAXIMUM ACCESSORY STRUCTURES ⁴	§ 218-24.2-O.	600 SF

Zoning District(S):	R-5 Residential District ⁵	
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	50 Feet
MINIMUM STREET FRONTAGE ON CIRCUMFERENCE OF CUL-DE-SAC	§ 218-11	90 Feet
MINIMUM LOT WIDTH	§ 218-24.1-D.	350 Feet
MINIMUM LOT DEPTH	§ 218-24.1-E.	400 Feet
MAXIMUM LOT DEPTH	§ 182-30B.	2.5 times the width
FRONT YARD SETBACK ²	§ 218-24.1-F.	150 Feet
SIDE YARD SETBACK	§ 218-24.1-G.	100 Feet (Main Bldg.) 50 Feet (Accessory)
REAR YARD SETBACK	§ 218-24.1-H.	100 Feet (Main Bldg.) 50 Feet (Accessory)
MAXIMUM BUILDING HEIGHT ³	§ 218-24.1-I.	35 Feet
MINIMUM HABITABLE AREA PER DWELLING UNIT ⁴	§ 218-24.1-J.	1,600 SF (1-story) 1,900 SF (1.5-story) 2,200 SF (2-story)
MAXIMUM LOT COVERAGE	§ 218-24.1-K.	3.5% (Principal) 8.0% (Principal & Accessories)
MAXIMUM BUILDING VOLUME	§ 218-24.1-N.	75,000 cubic feet (first 2 acres) + 1 cubic foot per 1.5 square feet in excess of 2 acres
MAXIMUM ACCESSORY STRUCTURES ⁴	§ 218-24.1-O.	600 SF

- No part of a lot having less than 1/5 the minimum required width may be counted toward the minimum lot area.
- 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 roadway.
- The maximum building height of a two-story home with a flat roof shall be 25 feet.
- Aggregate area of any and all accessory structures, exclusive of pools and tennis courts.
- 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.

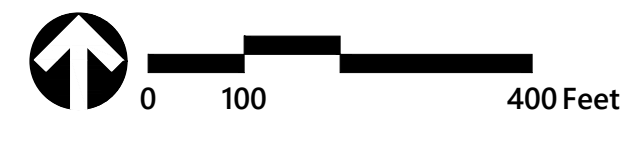
NOTE

- Assumed dwellings are the maximum allowable square footage based on Maximum Lot Coverage, are under the Maximum Building Volume, and are the Maximum Building Height of 35 feet.

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

No.	Revision	Date	App'd.

Designed by: SS Checked by: KW
 Issued for: Date: August 13, 2021
Visual Assessment

Not Approved for Construction
Drawing Title
**Line of Sight
 Visual Assessment:
 Plan View & Aerial Map**

Drawing Number
LOS-1
 Sheet 1 of 2