# TITLE SHEET

# ZIMMERMAN ROAD TOWNHOUSE DEVELOPMENT ZIMMERMAN ROAD \* LOCH SHELDRAKE TOWN OF FALLSBURG \* SULLIVAN COUNTY NEW YORK

#### ZONING TABLE

TOWNHOUSES DEVELOPMENT (ALLOWED BY SPECIAL PERMIT IN "HR" & "R" ZONES)

	"HR" ZONE		"R" ZONE	
LOT PARAMETER	REQUIRED	PROVIDED	REQUIRED	PROVIDED
MIN. LOT AREA	5 ACRES	13.64 AC. <sup>(5)</sup>	10 ACRES	13.64 AC. <sup>(5)</sup>
MIN. LOT WIDTH	350'	618'	500'	1160'(6)
MIN. UNIT WIDTH	24'	24'	24'	24'
MIN. LOT AREA/UNIT	12,500 S.F.	12,500 S.F.	14,500 S.F.	14,500 S.F.
MAX. LOT COVERAGE <sup>(1)</sup>	30%	12.0%	30%	3.2%
MIN. FRONT YARD	35'	35'	150'	N/A <sup>(7)</sup>
MIN. SIDE YARD	25'	25'	50'	50'
BOTH SIDE YARDS	50'	N/A	100 <sup>+</sup>	N/A <sup>(7)</sup> N/A <sup>(7)</sup> 75'
MIN. REAR YARD	25'	80'	50'	N/A <sup>(7)</sup>
MIN. VEG. BUFFER @ FRONT YARD	N/A	_	75'	75'
MIN. VEG. BUFFER © SIDE YARD & REAR YARD	15'	15'	50'	50'
MIN. FRONT SETBACK FROM BLDG. TO INTERNAL STREET	15'	35'(2)	15'	N/A
MIN. SEPARATION BETW. UNITS(3)	25'	25'	25'	N/A
MIN. HABITABLE FLOOR AREA	1100 S.F.	1680 S.F. <sup>(4)</sup>	1,100 S.F.	N/A
MIN, INTERNAL ROAD WIDTH	24'	24'	24'	24'
MIN. SETBACK FROM STREAM	100'	100'	100'	N/A
MAX. BUILDING LENGTH	160'	96'	160'	N/A

#### **FOOTNOTES:**

- (1) MAIN BUILDINGS & ACCESSORY BLDGS. ONLY
- (2) 20' PARKING SPACES DEPTH + 15' SEPARATION TO WINDOWS IN MULTI-FAMILY DWELLINGS = 35'.
- (3) 25' SEPARATION ALLOWED WHERE MIN. FIREFLOW CALCULATIONS CAN BE MET. (4) 1ST FLOOR IN DWELLINGS = 24' x 40' & 2ND FLOOR = 24' x 30' = 1,680 S.F. TOTAL.
- (5) COMBINED AREA OF PARCELS INCLUDED IN BOTH ZONES = 5.40+5.39+2.85 ACRES = 13.64 ACRES.
- (6) LOT WIDTH ALONG ZIMMERMAN RD. UPON CONSOLIDATION OF 3 PARCELS INTO SINGLE PARCEL.
- (7) NO HOMES INCLUDED IN "R" PARCEL.

#### PARKING COMPUTATIONS

REQUIRED						
	a.	2 parking spaces/D.U. x 44 proposed units (Townhouses + Caretaker) =	88 spaces			
	b.	$\frac{1}{2}$ parking space/D.U. for guests x 44 proposed units =	22 spaces			

Subtotal Residents + Guests = 110 spaces

c. Community Building/Shul - Provide 1 parking space/6 persons based on max. permitted occupancy (Building Size = 48' x 80' = 3840 s.f., 2 floors.)

1<sup>st</sup> floor – Estimate habitable space of 85% x 3,840 s.f. = 3,264 s.f. habitable.

Basement - Estimate habitable space of 50% x 3,840 s.f. (Remainder is storage & utilities) = 1,920 s.f. habitable.

Max. Occupancy for "Assembly - Unconcentrated" Tables & chairs) = 15 s.f. floor

3,264 s.f. + 1,920 s.f. = 5,184 s.f. on 2 floors  $\div 15 \text{ s.f./occupant} = 345 \text{ max}$ .

Then 345 occupants  $\div$  6 persons/parking space = 58 spaces required for

Total Parking Required for Residents + Guests + Community Building Occupants = 88 + 22 + 58 = 168 spaces.

#### PROVIDED ON PLAN

area/occupant.

occupants allowed.

REQUIRED

- a. 2 parking spaces/townhouse x 43 townhouses =
- b. 2 parking spaces at Caretaker residence = 2 spaces c. Parking areas at pools and shul building, total
- 14 spaces d. Guest parking areas off loop roadway in housing area, total 12spaces

## e. Parking at courts

Total Parking Provided = 125 spaces

86 spaces

#### PLANNING BOARD WAIVER REQUEST

Waive portion of Community Building / Shul Parking requirements since persons utilizing and occupying community building are same persons residing in dwelling units on-site. No additional vehicles in addition to resident's vehicles will be accessing project site to use community bldg./shul. Waiver Request shall be to allow a total of 125 parking spaces vs. 168 spaces required = 43 space reduction.

### COMMON AREA & RECREATIONAL FACILITIES

COMPUTATIONS

Article XVII, Section 310-17.3(H): Every townhouse project

shall provide for common open space and recreational amenities for project residents to include:

a- Minimum lot area of common recreational

facility shall be 20,000 S.F. b- For project with more than 25 units, provide common

recreation clubhouse at least 2,000 S.F. in size; with one

parking space per 3 persons allowable occupancy in

a- Swimming Pool, deck & lounge area =

- 3 childrens playgrounds @ 30' x 40' each = - Basketball & handball courts area =

10,000 S.F. - Open, undeveloped common space inside

50,000 S.F. road & homes loop

Total Provided = 73,600 S.F. of common space & recreational area vs. 20,000 S.F. reg'd., so O.K.

10,000 S.F.

3,600 S.F.

b- One 48' x 80' community building/shul over Activities/Storage basement = 3,840 S.F.  $\times$  2 levels = 7,680 S.F. provided vs. 2,000 S.F. req'd., so O.K.

#### DENSITY COMPUTATIONS

"HR" ZONE (SBL #17-1-14.1 & 14.3) TOTAL AREA BOTH PARCELS

LESS TOTAL ACOE WETLANDS AREA LESS TOTAL AREA OF STREAM

LESS 50% SLOPES OVER 20%

NET AREA AFTER DEDUCTIONS = MAX DENSITY @ 12,500 S.F./UNIT =

<u>'R" ZONE (SBL #17-1-14.2)</u> TOTAL AREA OF PARCEL LESS TOTAL ACOE WETLANDS AREA

LESS TOTAL AREA OF STREAM LESS 50% SLOPES OVER 20%

NET AREA AFTER DEDUCTIONS = MAX DENSITY @ 14,500 S.F./UNIT =

TOTAL NUMBER OF TOWNHOUSE UNITS PERMITTED = 44

470,233 S.F.

(3,272 S.F.)

(8,092 S.F.)

(2,389 S.F.)

456,480 S.F.

123,738 S.F.

(4,367 S.F.)

(6,994 S.F.)

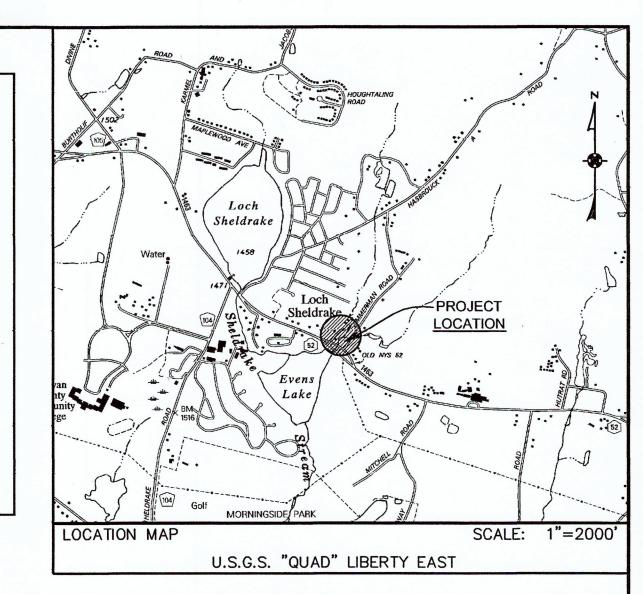
112,377 S.F.

7.75 UNITS (R)

36.5 UNITS (HR)

LIST OF DRAWINGS

T-1) TITLE SHEET S-1) SITE PLAN S-2) TOWNHOUSE LOTS PLAN



#### GENERAL NOTES

1) PROPERTYLINES, EXISTING BUILDINGS, ROADWAYS AND ADJOINERS INDICATED ON THIS PLAN ARE IN ACCORDANCE WITH A "SKETCH PLAN FOR THOUSAND OAKS", SHEET #1 OF 1 BY RIELLY ENGINEERING, DPC, DATED AUGUST 10, 2018.

2) SITE TOPOGRAPHIC CONTOURS ARE IN ACCORDANCE WITH MAPPING PREPARED BY RIELLY ENGINEERING DPC IN 2018.

3) THE "STORMWATER POLLUTION PREVENTION PLAN" (SWPPP) PREPARED FOR THIS PROJECT, INCLUDING PLANS, NARRATIVE REPORT AND NOI/SPDES STORMWATER PERMIT, IS AN INTEGRAL PART OF THE PROJECT PLANS AND SHALL BE COMPLIED WITH BY SITE CONTRACTORS AT ALL TIMES.

4) THE NYSDEC STORMWATER NOI ACCEPTANCE LETTER MUST BE FILED WITH THE (T)FALLSBURG BUILDING DEPT. PRIOR TO COMMENCEMENT OF ANY SITE CONSTRUCTION. AT COMPLETION OF ALL CONSTRUCTION ACTIVITIES, A COPY OF THE STORMWATER N.O.T. AS FILED WITH NYSDEC SHALL ALSO BE SUBMITTED TO THE TOWN

5) AT NO TIME SHALL SITE CONSTRUCTION DISTURBANCE EXCEED A MAXIMUM OF 5.0 ACRES WITHOUT PRIOR WRITTEN APPROVAL BY

6) REFUSE PICK-UP WILL BE HANDLED BY INDIVIDUAL CONTAINERS AT EACH HOME COLLECTED ON PERIODIC BASIS BY MAINTENANCE PERSONAL FOR DISPOSAL AT SITE COMPACTOR.

7) NO ADDITIONAL SPEED BUMPS OTHER THAN AS SHOWN ON THESE DRAWINGS SHALL BE CONSTRUCTED ON PROJECT ROADWAYS WITHOUT PRIOR APPROVAL BY THE TOWN PLANNING BOARD.

PROPOSED WATER DEMAND AND WASTEWATER DISPOSAL AMOUNTS ARE BASED UPON A MAXIMUM OF FOUR (4) BEDROOMS PER UNIT X 44 UNITS = 176 BEDROOMS PERMITTED, SUBJECT TO INSTALLATION OF A WASTEWATER COMMINUTOR (I.E.-SOLIDS GRINDER) UNIT IN THE COLLECTION SYSTEM PIPING AS APPROVED BY THE TOWN ENGINEER.

9) THE OWNER/DEVELOPER SHALL PROVIDE INSPECTION OF THE PROJECT BY A DESIGN PROFESSIONAL (PROFESSIONAL ENGINEER) FOR THE DURATION OF THE PROJECT. INSPECTION SHALL INCLUDE, BUT IS NOT LIMITED TO, OBSERVATION OF THE INSTALLATION OF ALL UTILITIES (SANITARY SEWER, WATER, STORMWATER, ETC.) ROADS, AND STORMWATER DETENTION FACILITIES.

10) THE OWNER/DEVELOPER SHALL PROVIDE CONSTRUCTION DÚRATION INSPÉCTIONS OF STORMWATER COMPONENTS AND EROSION AND SEDIMENT CONTROL MEASURES AS IS REQUIRED BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

PROPERTY OWNER/

DEVELOPER ZIMMERMAN ESTATES, LLC

5513 12TH AVENUE BROOKLYN, N.Y. 11219 (NYSDEC) THROUGH STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER STATE POLLUTANT DISCHARGE GP-0-10-001. THESE INSPECTIONS, FOR DISTURBANCES UNDER 5 ACRES AT A TIME, SHALL OCCUR PER THE PERMIT AT A MINIMUM OF ONCE EVERY 7 CALENDAR DAYS AND SHALL BE DOCUMENTED AND RECORDED ON SITE. DISTURBANCE OVER 5 ACRES AT A GIVEN TIME IS REQUIRED TO HAVE PRIOR WRITTEN APPROVAL BY THE

11) THE OWNER/DEVELOPER SHALL PROVIDE MATERIAL AND PRODUCT SUBMITTAL REVIEW TO THEIR DESIGN ENGINEER FOR PROFESSIONAL REVIEW AND APPROVAL PRIOR TO INSTALLATION. RECORD OF THE APPROVED REVIEW SHALL BECOME PART OF THE RECORD DOCUMENTS FOR THE PROJECT.

12) THE OWNER/DEVELOPER SHALL PROVIDE RECORD DOCUMENTS FÓR THE PROJÉCT COMPLETED AND CERTIFIED BY A PROFESSIONAL ENGINEER AS COORDINATED WITH THE TOWN. THE DOCUMENTS SHALL INCLUDE, BUT ARE NOT LIMITED TO, APPROVED MATERIAL AND PRODUCT SUBMITTAL REVIEWS (SHOP DRAWINGS, ETC.), OPERATIONS AND MAINTENANCE MANUALS, ACCESS COMBINATIONS, KEYS, ETC. FOR ANY METER OR PUBLIC SECURE LOCATIONS, AND RECORD DRAWINGS OF THE ROADS, UTILITIES, AND STORMWATER DETENTION FACILITIES. RECORD PLANS OF UTILITIES SHALL INCLUDE DIMENSIONED "TIES" TO FIXED OBJECTS FROM ANY UNDERGROUND CONNECTIONS, WYES, TEES, ETD., AS WELL AS WATER VALVES, WATER SHUT OFFS FOR INDIVIDUAL UNITS, AND SANITARY CLEANOUTS. RECORD PLANS SHALL BE SUBMITTED ON MYLAR.

13) THE HOA MAINTENANCE STAFF SHALL MONITOR THE SEWAGE GRINDER ON A DAILY BASIS AND IMMEDIATELY NOTIFY THE TOWN DEPT. OF PUBLIC WORKS (DPW) IF A PROBLEM WITH THE EQUIPMENT OR OPERATION DEVELOPS.

14) A COPY OF THE ANNUAL GRINDER SYSTEM MAINTENANCE CONTRACT AND OPERATING MANUAL SHALL BE PROVIDED TO THE

15) THE NAME, CONTRACTOR NUMBER AND E-MAIL ADDRESS OF THE HOA INDIVIDUAL RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE GRINDER SHALL BE PROVIDED TO THE TOWN

16) A MINIMUM OF 750 S.F. OF RECREATIONAL AMENITIES/COMMON SPACE PER DWELL. UNITS SHALL BE PROVIDED PER SECTION 310-5.30 A(9)(3).

2 GLS GLS 6-29-22 REVISIONS/ADDITIONS SH. S-1 OLB GLS 5-5-22 REVISION SH. S-1 REV. DR. CK. DATE DESCRIPTION

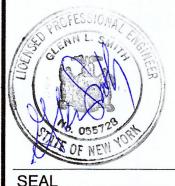
## **GLENN L. SMITH**

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## TITLE SHEET

ZIMMERMAN ESTATES LLC ZIMMERMAN ROAD & N.Y.S. ROUTE 52 LOCH SHELDRAKE

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APRIL 15, 2022 SHEET NO. VISION CALE AS SHOWN RAWN OLB IECKED GLS JOB NO. 22-006

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