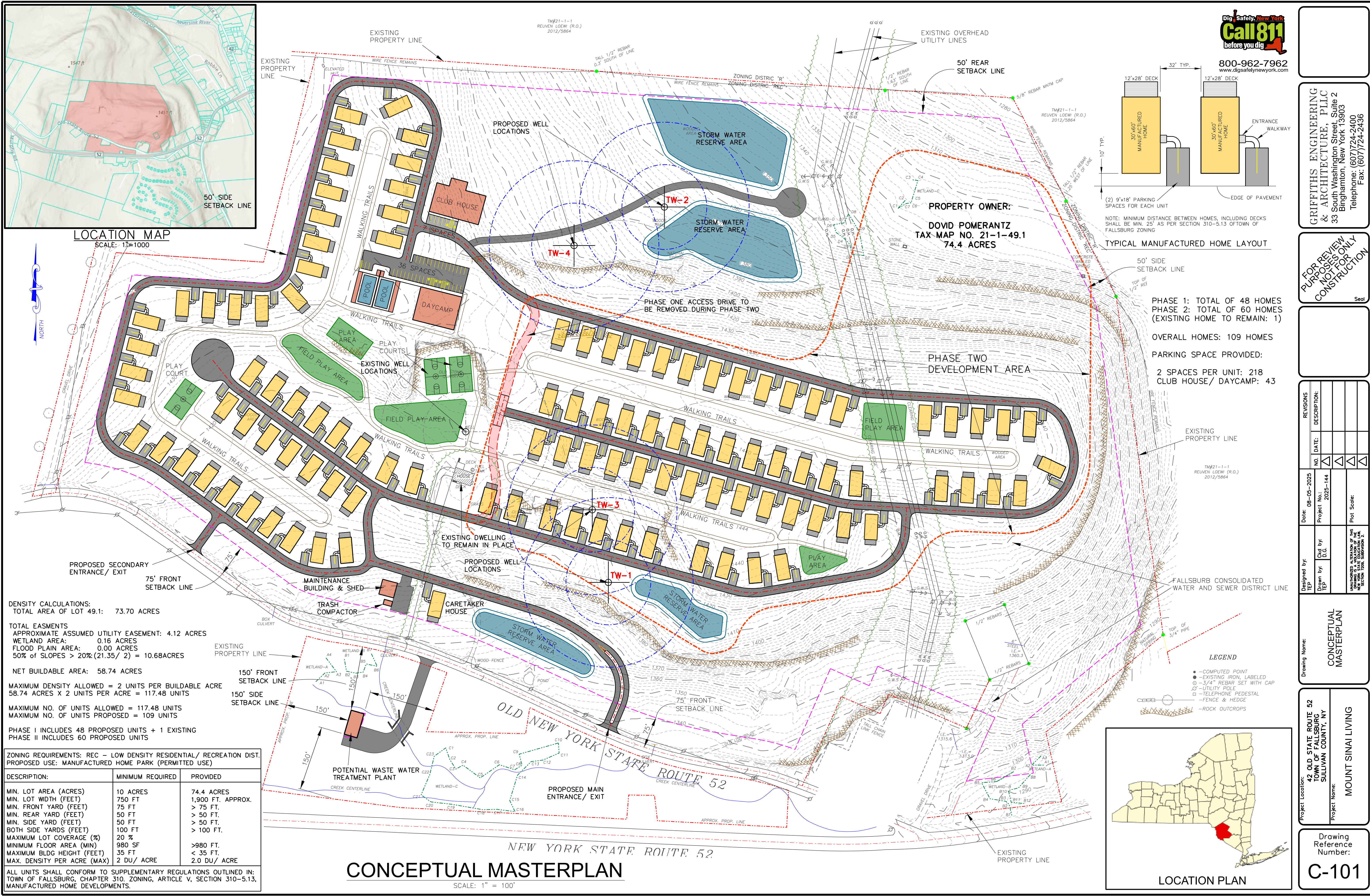




DENSITY CALCULATIONS:
TOTAL AREA OF LOT 49.1: 73.70 ACRES

TOTAL EASEMENTS
APPROXIMATE ASSUMED UTILITY EASEMENT: 4.12 ACRES
WETLAND AREA: 0.16 ACRES
FLOOD PLAIN AREA: 0.00 ACRES
50% of SLOPES > 20% (21.35/ 2) = 10.68ACRES

NET BUILDABLE AREA: 58.74 ACRES

MAXIMUM DENSITY ALLOWED = 2 UNITS PER BUILDABLE ACRE
58.74 ACRES X 2 UNITS PER ACRE = 117.48 UNITS

MAXIMUM NO. OF UNITS ALLOWED = 117.48 UNITS
MAXIMUM NO. OF UNITS PROPOSED = 109 UNITS

PHASE I INCLUDES 48 PROPOSED UNITS + 1 EXISTING
PHASE II INCLUDES 60 PROPOSED UNITS

DESCRIPTION:	MINIMUM REQUIRED	PROVIDED
MIN. LOT AREA (ACRES)	10 ACRES	74.4 ACRES
MIN. LOT WIDTH (FEET)	750 FT	1,900 FT. APPROX.
MIN. FRONT YARD (FEET)	75 FT	> 75 FT.
MIN. REAR YARD (FEET)	50 FT	> 50 FT.
MIN. SIDE YARD (FEET)	50 FT	> 50 FT.
BOTH SIDE YARDS (FEET)	100 FT	> 100 FT.
MAXIMUM LOT COVERAGE (%)	20 %	
MINIMUM FLOOR AREA (MIN)	980 SF	>980 FT.
MAXIMUM BLDG HEIGHT (FEET)	35 FT	< 35 FT.
MAX. DENSITY PER ACRE (MAX)	2 DU/ ACRE	2.0 DU/ ACRE

ALL UNITS SHALL CONFORM TO SUPPLEMENTARY REGULATIONS OUTLINED IN:
TOWN OF FALLSBURG, CHAPTER 310. ZONING, ARTICLE V, SECTION 310-5.13,
MANUFACTURED HOME DEVELOPMENTS.

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Telephone: (607)724-2400
Fax: (607)724-2436

FOR REVIEW
PURPOSES ONLY
NOT FOR
CONSTRUCTION

REVISIONS	DESCRIPTION	NO.	DATE
1		1	08-08-2025
2		2	08-08-2025
3		3	08-08-2025
4		4	08-08-2025

Designed by:	Drawn by:	Checked by:	Date:
EP	EP	D.C.	08-08-2025

Project No.:	2025-144
Plot Scale:	

Drawing Name:
CONCEPTUAL
MASTERPLAN

Project Location:
42 OLD STATE ROUTE 52
TOWN OF FALLSBURG
SULLIVAN COUNTY, NY

Project Name:
MOUNT SINAI LIVING

Drawing
Reference
Number:
C-101



LOCATION MAP

SCALE: 1"=1000

TM#21-1-1
REUVEN LOEWI (R.O.)
2012/5864

NOTE:
DEED HAS NO REFERENCE TO POWER
LINE EASEMENTS. WIDTHS UNKNOWN.
EXISTING OVERHEAD
UTILITY LINES



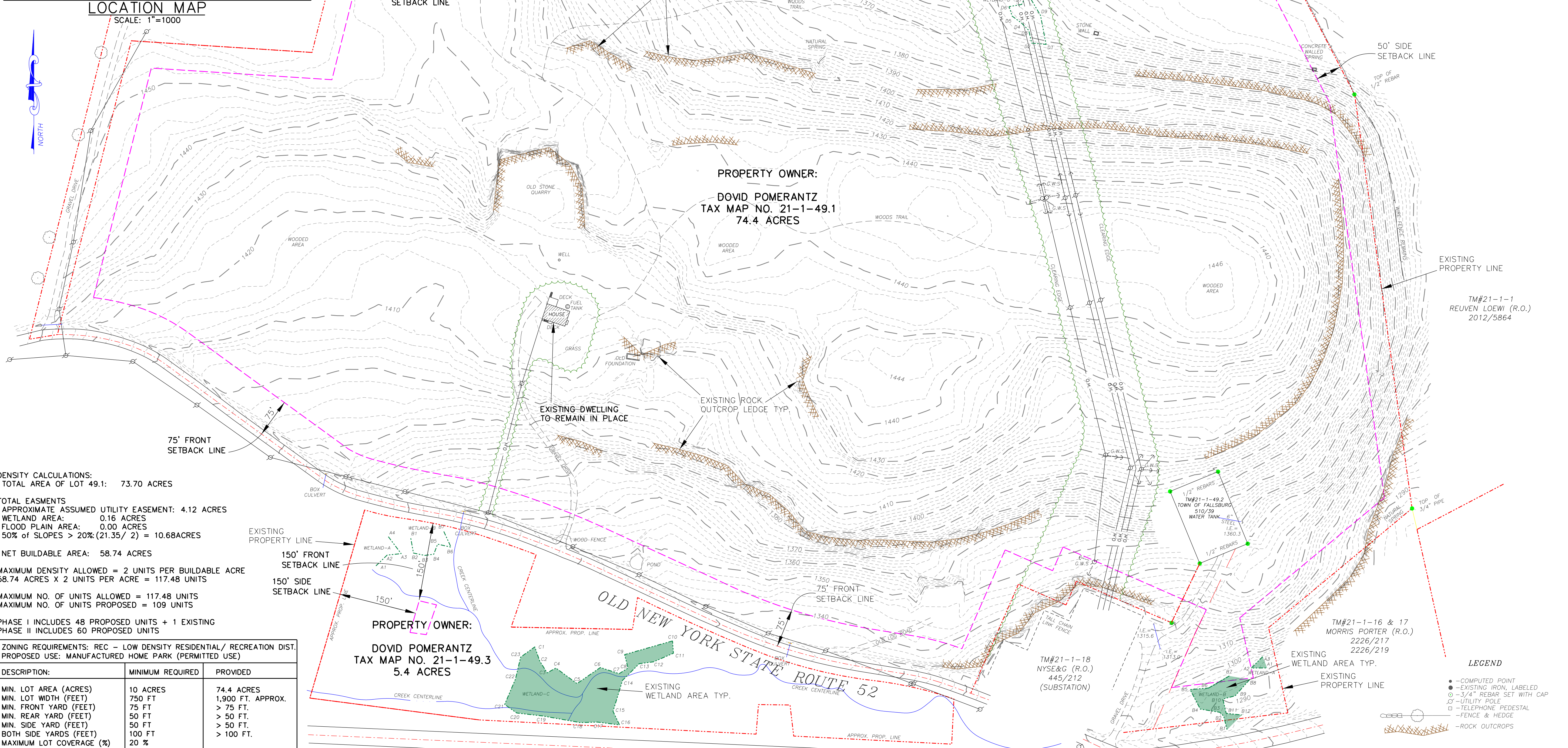
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GENERAL NOTES:

- BOUNDARY AND FEATURES SHOWN FROM A SURVEY PREPARED FOR 42 OLD STATE ROUTE 52, TOWN OF FALLSBURG, BY WILLIAMS & EDSALL LAND SURVEYORS, PC ON JANUARY 8, 2025.
- WETLAND REPORT CREATED BY 'ECOLOGICAL ANALYSIS' DATED NOVEMBER 21, 2024 FOR FURTHER DETAIL ON EXISTING WETLAND AREAS WITHIN THE PROPERTY.



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TOTAL EASMENTS
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ZONING REQUIREMENTS: REC - LOW DENSITY RESIDENTIAL/ RECREATION DIST.
PROPOSED USE: MANUFACTURED HOME PARK (PERMITTED USE)

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TOWN OF FALLSBURG, CHAPTER 310. ZONING, ARTICLE V, SECTION 310-5.13,
MANUFACTURED HOME DEVELOPMENTS.

NEW YORK STATE ROUTE 52

EXISTING CONDITIONS PLAN

SCALE: 1" = 100'

LEGEND

- COMPUTED POINT
- EXISTING IRON, LABELED
- 3/4" REBAR SET WITH CAP
- UTILITY POLE
- TELEPHONE PEDESTAL
- FENCE & HEDGE
- ROCK OUTCROPS

REVISIONS	DESCRIPTION:	NO.	DATE:
		1	06-25-2025

Designed by:	Date:	06-25-2025
Drawn by:	Project No.:	2025-144
	Old by:	D.G.
	Plot Scale:	

Drawing Name:
EXISTING PLAN
CONDITIONS PLAN

Project Location:
42 OLD STATE ROUTE 52
TOWN OF FALLSBURG
SULLIVAN COUNTY, NY
Project Name:
MOUNT SINAI LIVING

Drawing
Reference
Number:
C-100