



**GENERAL NOTES**

1) THE INTENT OF THIS PLAN IS TO INDICATE THE NEW 2.6 ACRE PARCEL SBL #17-1-13 ADDED TO ADJOINING PROJECT PARCELS TO INCREASE SITE AREA TO 16.24 ACRES. THIS PERMITS TOWNHOUSES DENSITY INCREASE FROM 44 UNITS ON ORIGINAL SITE PLAN TO 53 UNITS, AS INDICATED WITH 13 "QUAD" BUILDINGS + EXISTING HOUSE ON ZIMMERMAN ROAD TO REMAIN.

| DENSITY COMPUTATIONS   |                 |
|--|-----------------|
| <b>"HR" ZONE (SBL #17-1-14.1, 14.3 &amp; 13)</b>                 |                 |
| TOTAL AREA BOTH PARCELS  | 583,490 S.F.    |
| LESS TOTAL ACCE WETLANDS AREA                                    | (3,272 S.F.)    |
| LESS TOTAL AREA OF STREAM  | (6,092 S.F.)    |
| LESS 50% SLOPES OVER 20%   | (2,389 S.F.)    |
| NET AREA AFTER DEDUCTIONS =                                      | 569,737 S.F.    |
| MAX DENSITY @ 12,500 S.F./UNIT =                                 | 45.5 UNITS (HR) |
| <b>"R" ZONE (SBL #17-1-14.2)</b>                                 |                 |
| TOTAL AREA OF PARCEL   | 123,738 S.F.    |
| LESS TOTAL ACCE WETLANDS AREA                                    | 0               |
| LESS TOTAL AREA OF STREAM  | (4,367 S.F.)    |
| LESS 50% SLOPES OVER 20%   | (6,994 S.F.)    |
| NET AREA AFTER DEDUCTIONS =                                      | 112,377 S.F.    |
| MAX DENSITY @ 14,500 S.F./UNIT =                                 | 7.75 UNITS (R)  |
| <b>TOTAL NUMBER OF TOWNHOUSE UNITS PERMITTED = 53.25, SAY 53</b> |                 |

**SITE PLAN** ①  
SCALE: 1" = 60'-0"

| REV.  | DR. | CK.             | DATE | DESCRIPTION |
|---|-----|-----------------|------|-------------|
| <b>GLENN L. SMITH</b><br>CONSULTING ENGINEER, P.C.<br>P.O. BOX 156 - MONTICELLO - NEW YORK - 12701<br>PH. (845) 796-2216                              |     |                 |      |             |
| <b>MODIFIED SITE PLAN</b><br>ZIMMERMAN ESTATES LLC<br>ZIMMERMAN ROAD & N.Y.S. ROUTE 52<br>LOCH SHELDRAKE<br>(T)FALLSBURG * SULLIVAN COUNTY * NEW YORK |     |                 |      |             |
| DATE  |     | JANUARY 2, 2023 |      | SHEET NO.   |
| REVISION  |     |                 |      | S-1         |
| SCALE   |     | 1" = 60'-0"     |      |             |
| DRAWN   |     | OLB             |      |             |
| CHECKED   |     | GLS             |      |             |
| JOB NO.   |     | 22-006          |      | OF SHEETS   |

