

**NET AREA CALCULATIONS (GROSS AREAS LESS DEDUCTIONS)**

LOT 1: GROSS AREA = 6,618.8 AC. (288,280.1 SF)  
 STEEP SLOPES: ALL UNDER 15% = NO DEDUCTION  
 WETLANDS (FEDERAL): LOT 1 DEDUCTION = 19,197 SF  
 LOT 1 = GROSS 288,280 SF LESS 19,197 SF = 269,083 SF = 6,178.4 AC. NET

LOT 2: GROSS AREA = 98,934 AC. (4,308,094 SF)  
 STEEP SLOPES: >15% BUT < 25% = 95,536 SF x 20% = 19,107 SF  
 >25% BUT < 35% = 4,000 SF x 20% = 800 SF  
 >35% = 1,000,279 SF x 80% = 800,223 SF  
 WETLANDS (FEDERAL): LOT 2 DEDUCTION = 1,090,754 SF  
 LOT 2 = GROSS 4,308,094 SF LESS 1,437,134 SF = 2,870,960 SF = 65.94 AC. NET

LOT 3: GROSS AREA = 16,182.4 AC. (704,017.4 SF)  
 STEEP SLOPES: >15% BUT < 25% = 5,013 SF x 20% = 1,003 SF  
 >25% BUT < 35% = 0  
 >35% = 0  
 WETLANDS (FEDERAL): LOT 3 DEDUCTION = 1,003 SF  
 LOT 3 = GROSS 204,017.4 SF LESS 1,003 SF = 203,014.4 SF = 4.62 AC. NET

**EXISTING AREAS:**

V/O. WOODBURY: TAX LOT 204-1-3 (14,644 AC.)  
 V. WOODBURY: TAX LOT 204-1-2 (108,74 AC.)

**PROPOSED AREAS:**

V/O. SOUTH BLOOMING GROVE: LOT 1 = 6,618.8 Acres  
 LOT 2 = 98,934 Acres  
 LOT 3 = 16,182.4 Acres

VILLAGE OF SOUTH BLOOMING GROVE: PARCEL "A" (ROAD ROW) 1,587.2 Acres  
 VILLAGE OF SOUTH BLOOMING GROVE: TAX LOT 218-1-3, 218-1-4 & 218-1-5 = 15.54 Acres

**TABLE OF ZONING REQUIREMENTS**

R-2A (RESIDENTIAL 2-ACRE)

MINIMUM	REQUIRED	PROPOSED
LOT AREA (GROSS)	2 AC	16,182.4 AC
LOT AREA (NET)	1.46 AC	12,145.2 AC
FRONT YARD	30 FT	63.2 FT
REAR YARD	30 FT	170.2 FT
SIDE YARD	30 FT	1,172.2 FT
MAXIMUM	50 FT	704.2 FT
COVERAGE	20%	0.64%
BUILDING HEIGHT	35 FT	43.5 FT

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MAXIMUM	50 FT	704.2 FT
COVERAGE	20%	0.64%
BUILDING HEIGHT	35 FT	43.5 FT

**NO SITE PREPARATION OR CONSTRUCTION, INCLUDING UTILITY CONNECTIONS, SHALL COMMENCE UNTIL A VALID HIGHWAY WORK PERMIT HAS BEEN SECURED FROM THE ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS UNDER SECTION 136 OF THE HIGHWAY LAW**

**EXISTING AREAS:**

V/O. WOODBURY: TAX LOT 204-1-3 (14,644 AC.)  
 V. WOODBURY: TAX LOT 204-1-2 (108,74 AC.)

**PROPOSED AREAS:**

V/O. SOUTH BLOOMING GROVE: LOT 1 = 6,618.8 Acres  
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**RECORD OWNER:**

SW PROPERTY HOLDINGS, LLC  
 8 RUTH COURT  
 MONSEY, NY 10952  
 L. 13061 P. 1583

**CERTIFICATION:**

I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED ABOVE THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SHOWN ON THE RECORDS OF THE COUNTY OF ORANGE, NEW YORK, COMPLETED ON JULY 5, 2018.

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**PRELIMINARY SUBDIVISION APPROVAL GRANTED SUBJECT TO ALL CONDITIONS SET FORTH IN FINAL RESOLUTION AND COMPLIANCE WITH CHAPTER 272 OF VILLAGE CODE**

Date: \_\_\_\_\_  
 Chair: \_\_\_\_\_

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**LANG & TULLY**  
 ENGINEERING AND SURVEYING, P.C.  
 P.O. Box 687, Rt. 207  
 Cobleskill, N.Y. 10824  
 (609) 294-5700

**VICTOR SCHLESINGER**  
 SUBDIVISION PLAN  
 PREPARED FOR  
 VILLAGE OF SOUTH BLOOMING GROVE  
 VILLAGE OF WOODBURY  
 ORANGE COUNTY, NEW YORK

DATE: JULY 27, 2018

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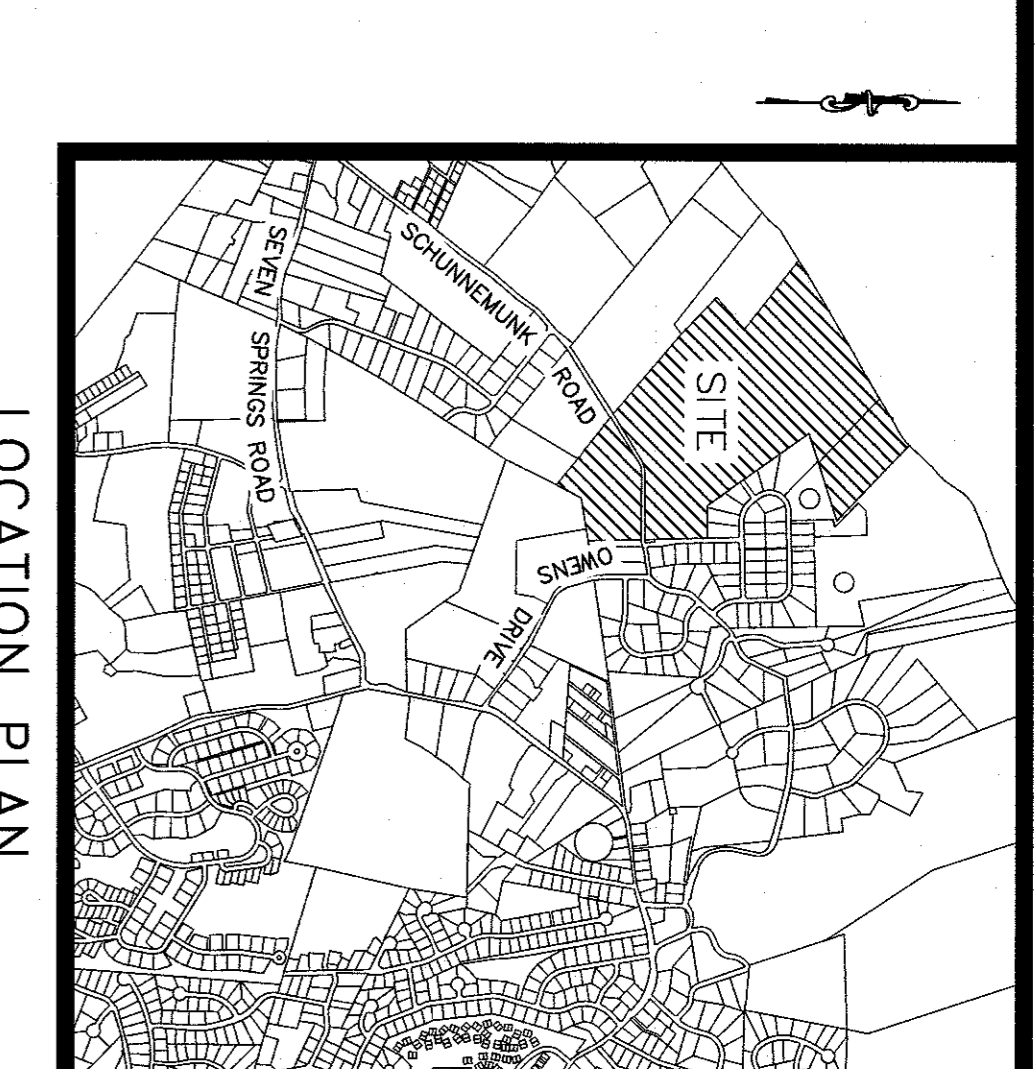
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**LOCATION PLAN**  
 1 INCH = 2000 FEET