
8. MAPS

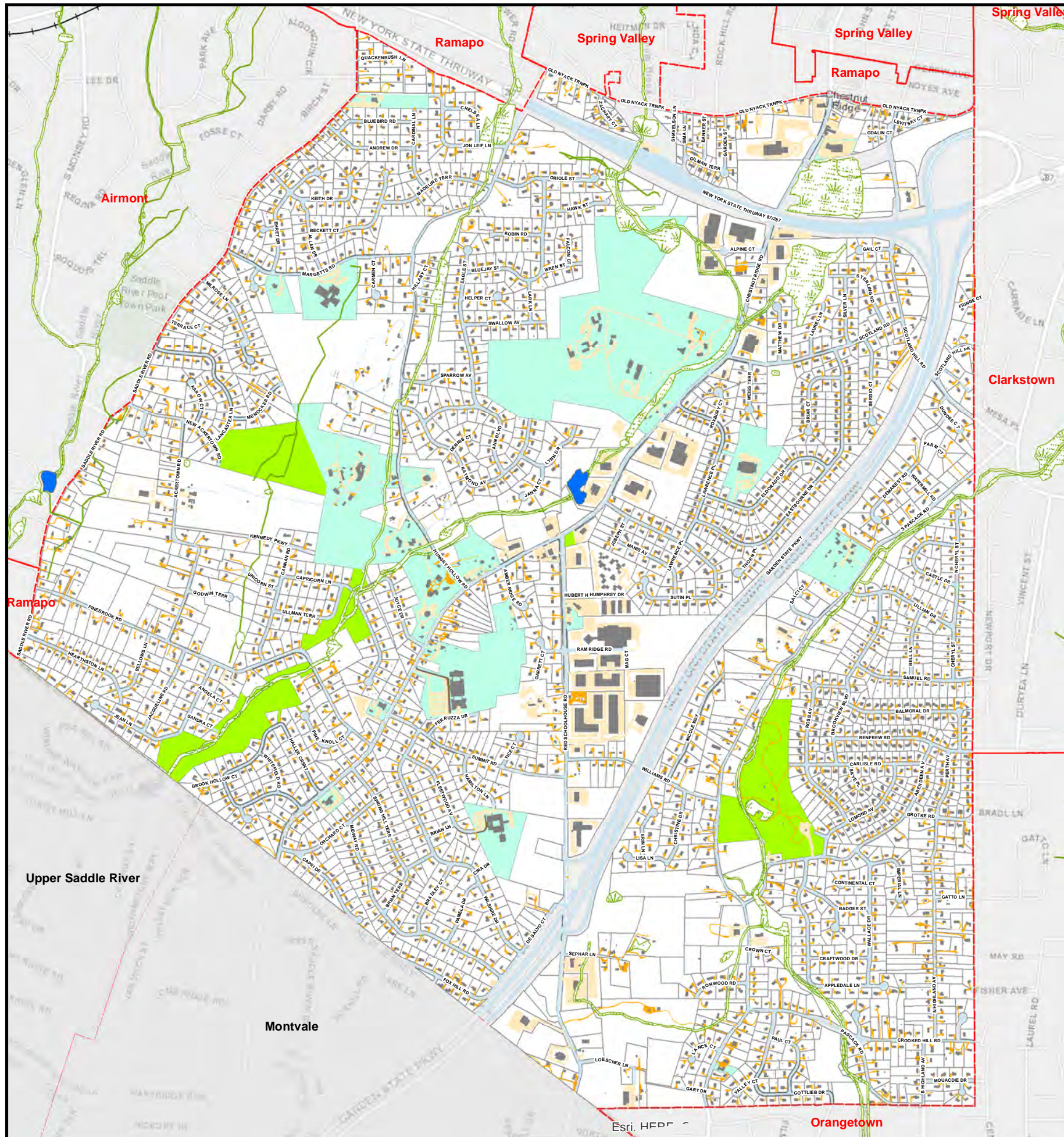
Map 1: Base Map






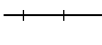
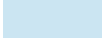



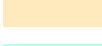
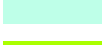



Comprehensive Plan Village of Chestnut Ridge

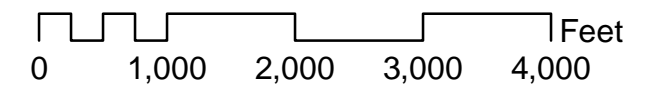
Map 1: Base Map

DRAFT



Legend

-  Ponds & Lakes
-  Wetlands
-  Surrounding Municipalities
-  Railroads
-  Roads
-  Buildings
-  Sidewalks
-  Driveways
-  Parking Lots
-  Institutional or Quasi Public Properties
-  Parks-Open Space-Recreation (Public or Private)
-  Parcels
-  NJ Boroughs



Sources: ESRI Web Map Service; Rockland County GIS
4 November 2019, reformatted 11/6/20

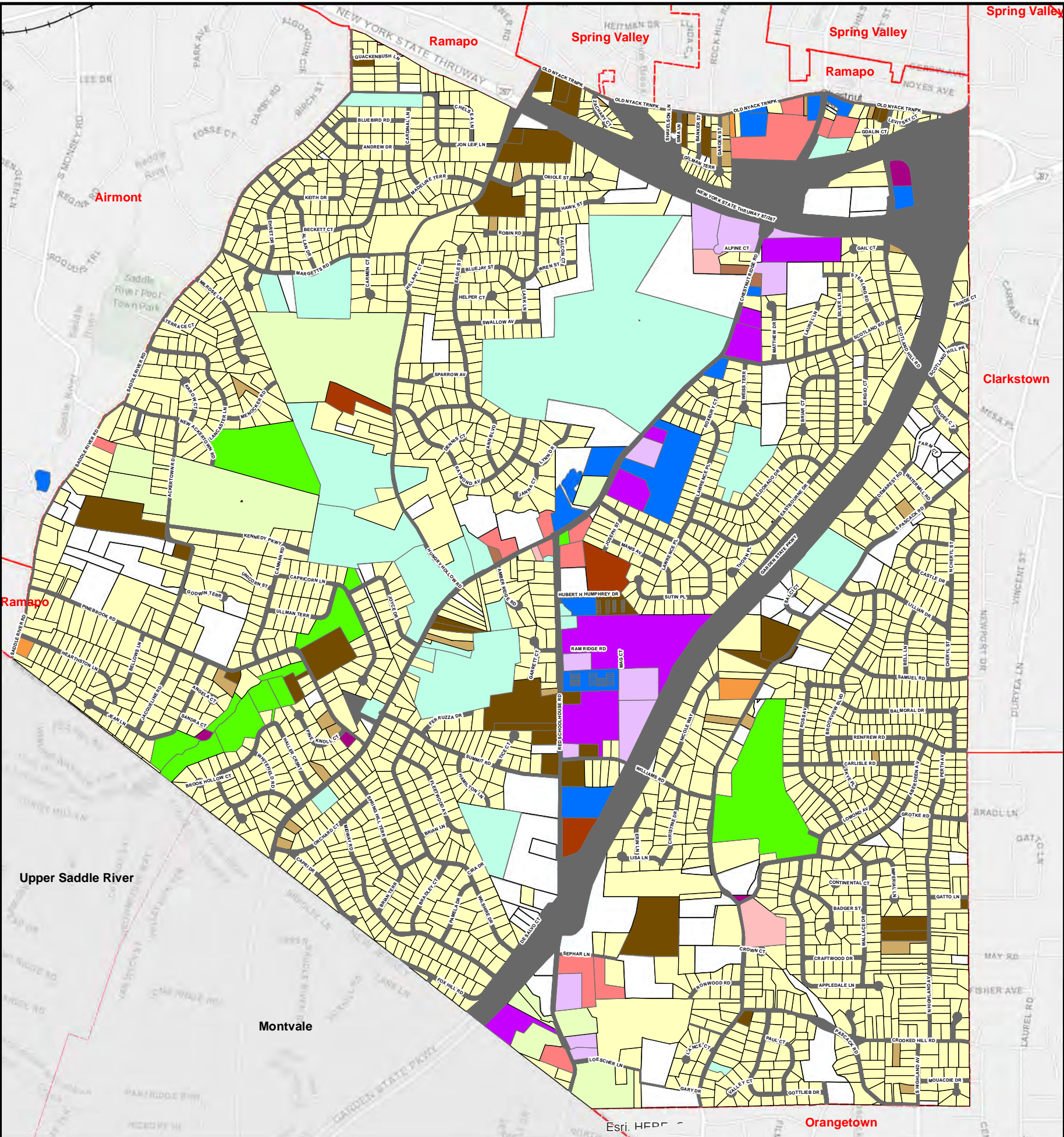
Map 2: Existing Land Uses



Comprehensive Plan Village of Chestnut Ridge

Map 2: Existing Land Uses

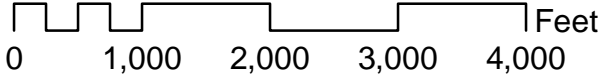
DRAFT



Legend

Land Use Existing (2012)

- | | | | | | |
|--|---------------------------------------|--|---|--|----------------------------|
| | Agricultural | | Multi Family Residential | | Ponds & Lakes |
| | Institutional/Quasi-P... | | Multi Family Residential - Senior Housing | | Surrounding Municipalities |
| | General Business/Community Commercial | | Mixed Use (Residential/Commer... | | Railroads |
| | Local Neighborhood | | Three Family Residential | | Roads |
| | Office | | Two Family Residential | | Parcels |
| | Heavy Industrial | | One Family Residential | | NJ Boroughs |
| | Light Industrial/Warehouse | | Utilities | | |
| | Local Park/Open Space | | Vacant | | |
| | | | Road/Commuter Parking | | |



Sources: ESRI Web Map Service; Rockland County GIS
4 November 2019, reformatted 6 November 2020

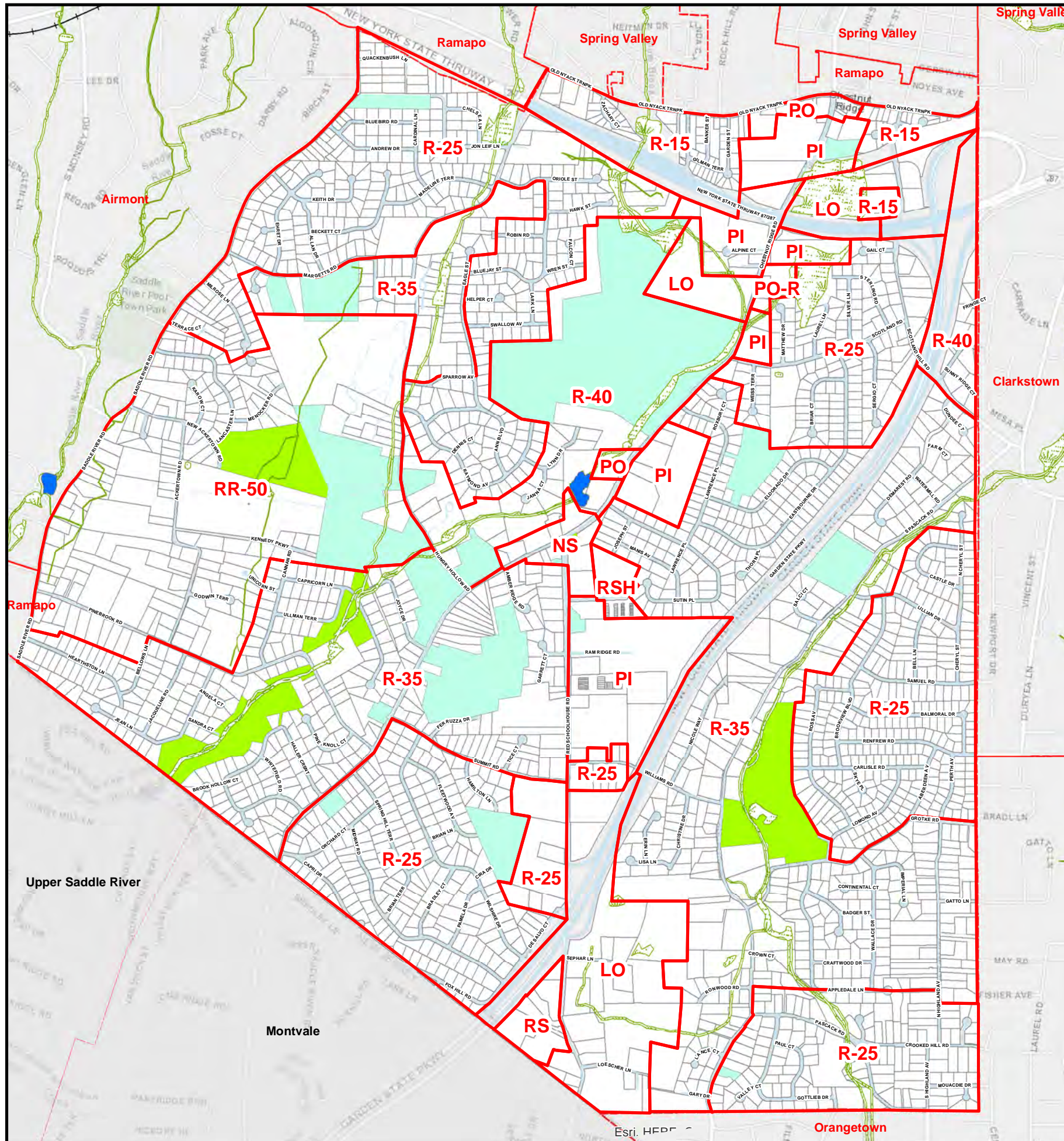
Map 3: Existing Zoning Districts
























Comprehensive Plan Village of Chestnut Ridge

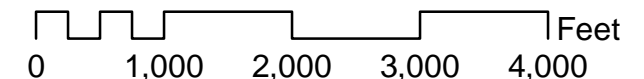
Map 3: Existing Zoning Districts

DRAFT



Legend

- | | | |
|---|---|---|
| Zoning District |  | Ponds & Lakes |
|  |  | Wetlands |
|  |  | Surrounding Municipalities |
|  |  | Railroads |
|  |  | Roads |
|  |  | Institutional or Quasi Public Properties |
|  |  | Parks-Open Space-Recreation (Public or Private) |
|  |  | Parcels |
|  |  | NJ Boroughs |
|  | | |
|  | | |
|  | | |
|  | | |



Sources: ESRI Web Map Service; Rockland County GIS
4 November 2019, reformatted 7 November 2020

Map 4: Nonconforming Undersized Parcels in Current Residential Zoning Districts



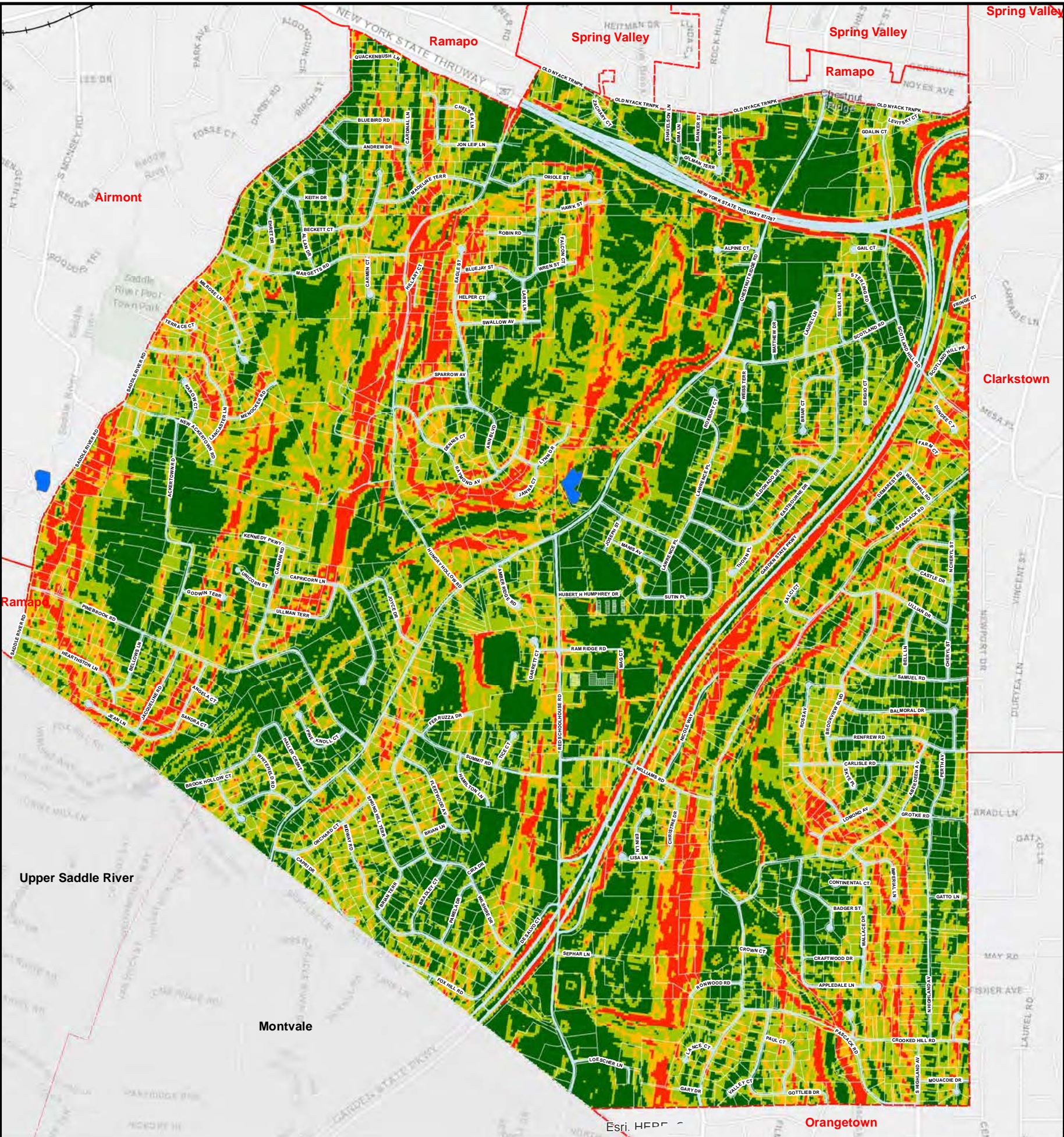
Map 5: Slopes



Comprehensive Plan Village of Chestnut Ridge

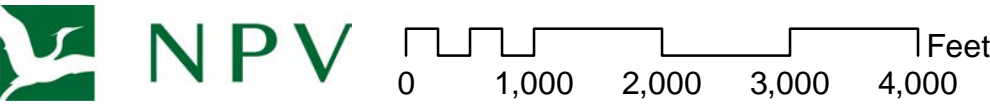
Map 5: Slopes

DRAFT



Legend

- Slope (Percent)**
 - 0 - 5%
 - 5.1 - 10%
 - 10.1 - 15%
 - Over 15%
- Ponds & Lakes
- Surrounding Municipalities
- Railroads
- Roads
- Parcels
- NJ Boroughs











Sources: ESRI Web Map Service; Rockland County GIS
4 November 2019, reformatted 6 November 2020

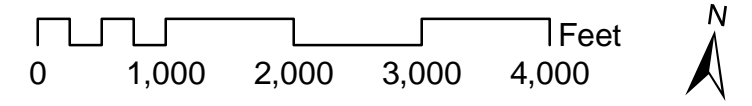
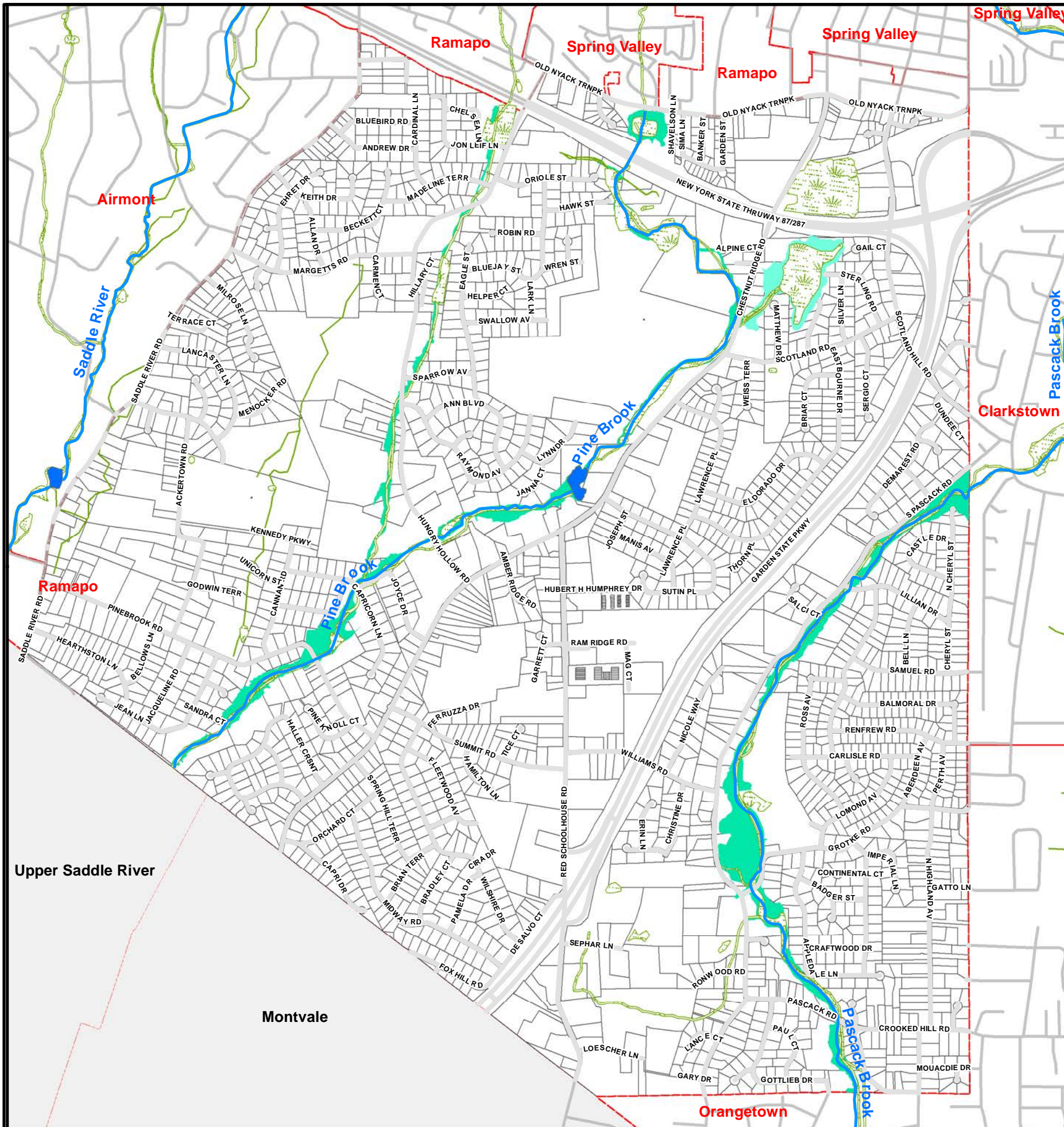
Map 6: Floodplains, Wetlands and Streams



Map 6: Floodplains, Wetlands and Streams

Legend

-  Streams
-  Ponds & Lakes
-  Wetlands - NWI
-  Surrounding Municipalities
-  Parcels
-  NJ Boroughs
- FEMA Flood Zones**
-  A - 100 year Floodplain
-  AE - 100 year Floodplain

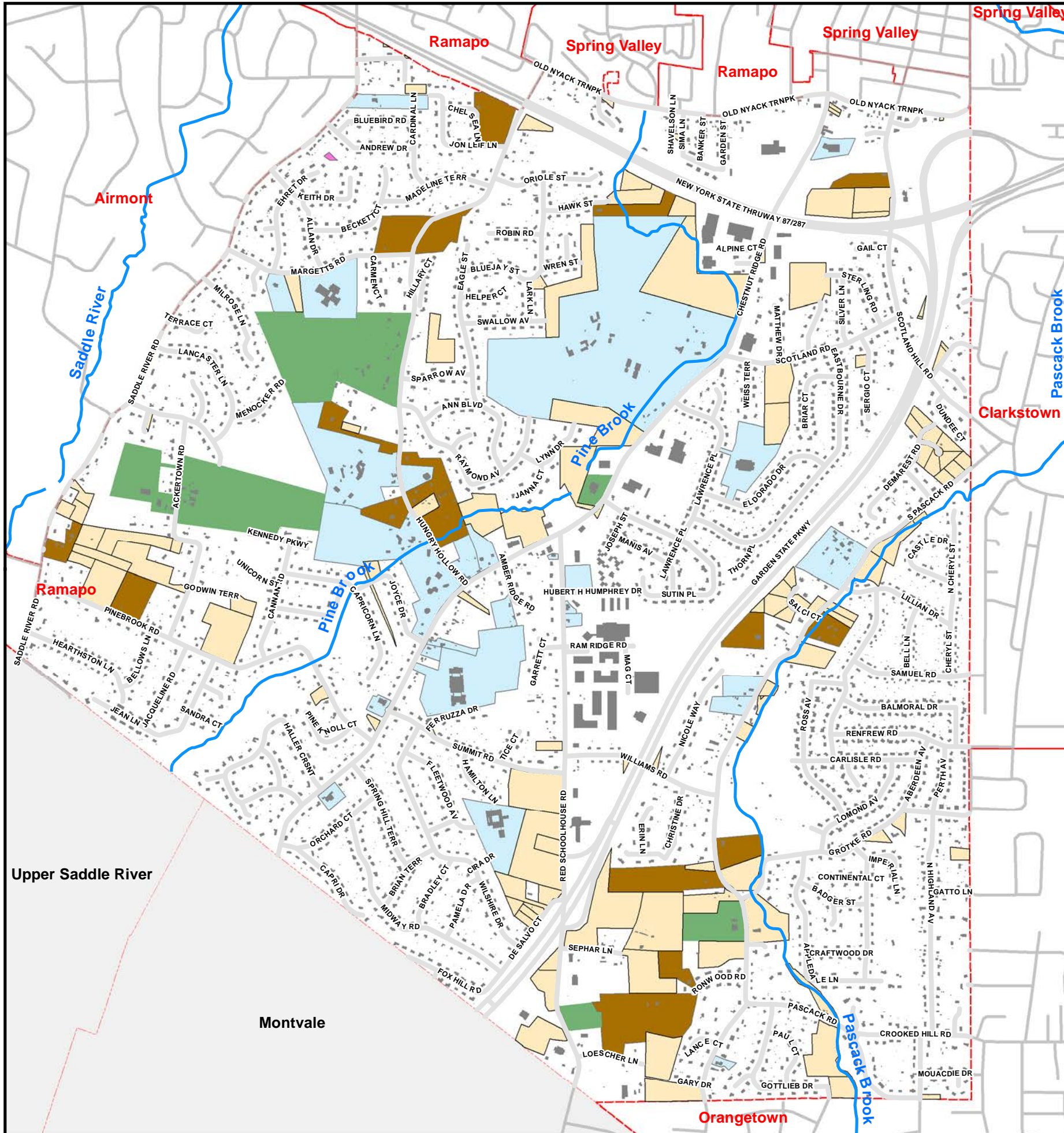


Sources: ESRI Web Map Service; Rockland County GIS
18 December 2019, reformatted 6 November 2020











Map 7: Parcels with Development Potential for Multifamily Use Classified by Existing Land Use

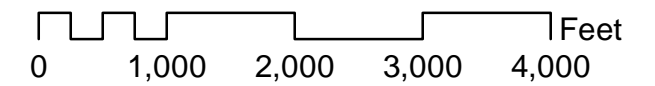


Map 7: Parcels with Development Potential for Multifamily Use
Classified by Existing Land Use



Legend

-  Streams
-  Streets
-  Existing Buildings
-  Vacant
-  Agricultural
-  OneFamilyReson3plusAcres
-  Institutional/Quasi-Public Properties
-  Unclassified
-  Surrounding Municipalities
-  NJ Boroughs

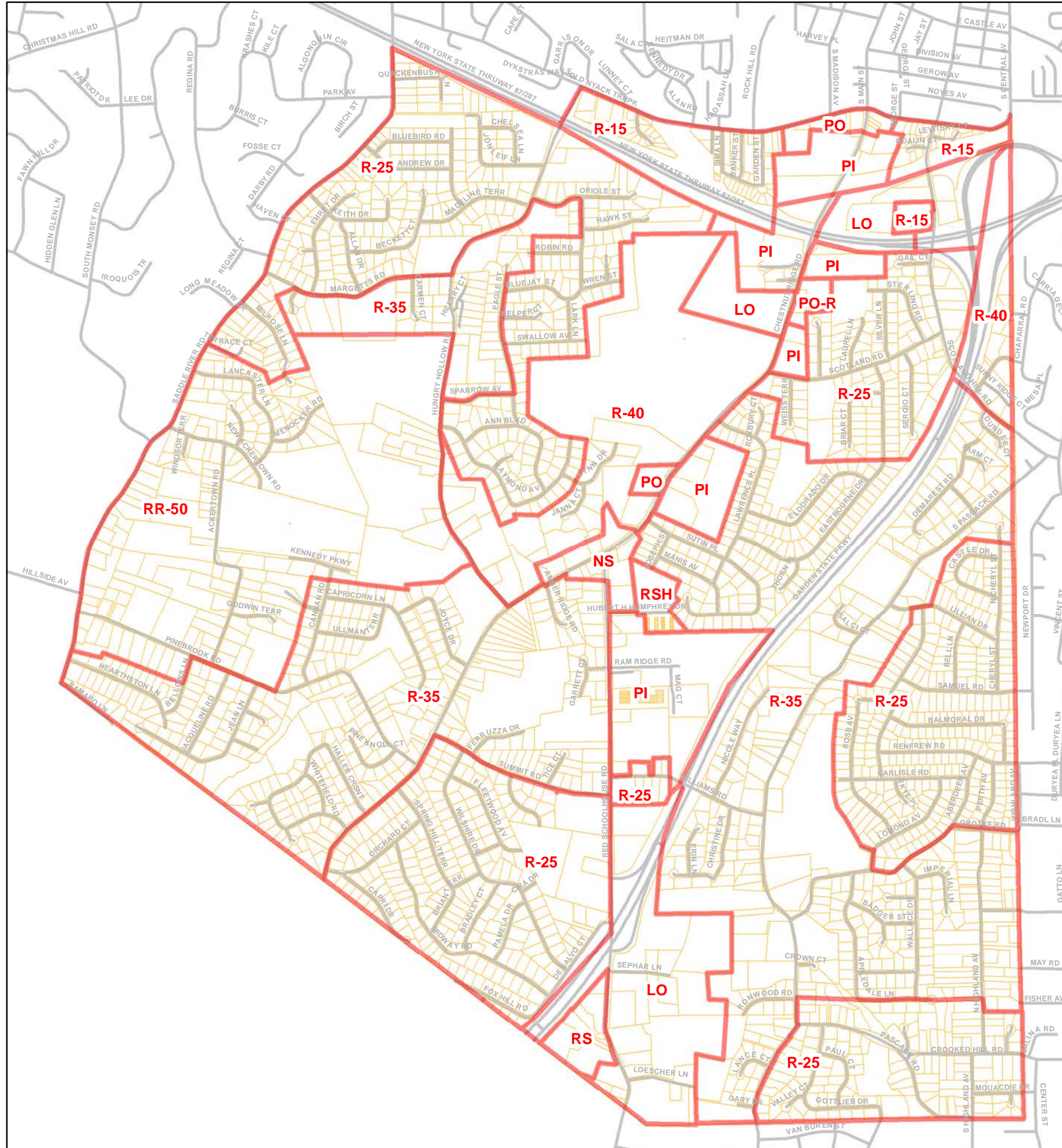


Sources: ESRI Web Map Service; Rockland County GIS
4 March 2020, reformatted 6 November 2020



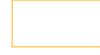
Map 8: Land Use Plan Existing Zoning with Parcels

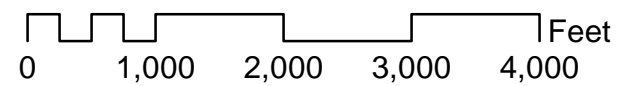


Map 8: Land Use Plan
Existing Zoning with Parcels



Legend

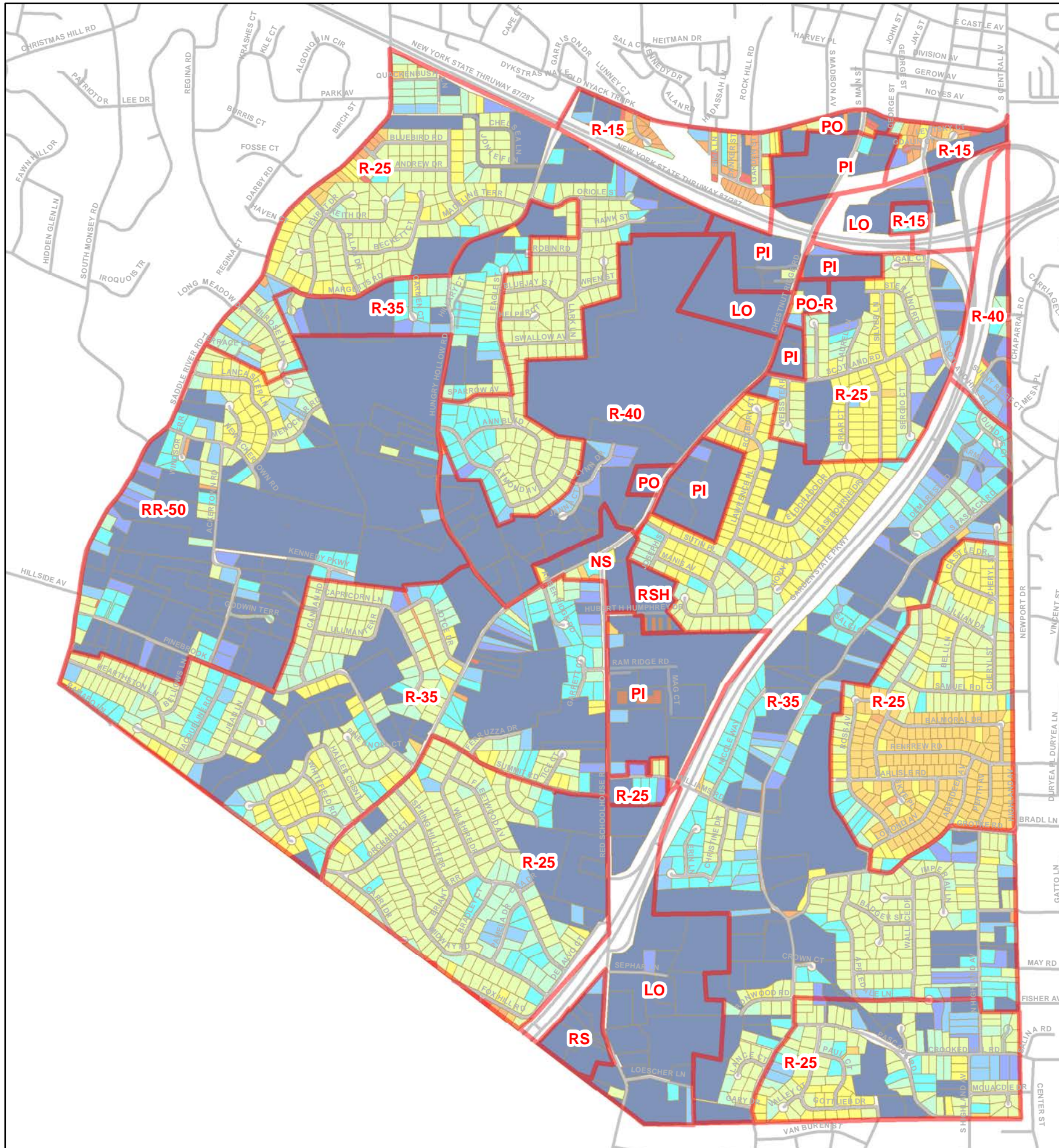
-  Zoning Existing
-  Rockland_Streets
-  Tax Parcels



Map 9: Land Use Plan Existing Zoning with Parcels (Colored by Lot Size)

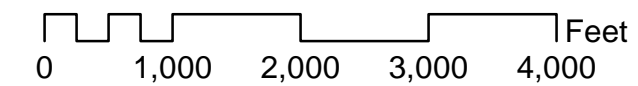


Map 9: Land Use Plan
Existing Zoning with Parcels
(Colored by Lot Size)



Legend

- Zoning Existing
- Rockland Streets
- Tax Parcels - by Square Feet**
- 0.000000 - 10000.000000
- 10000.000001 - 14500.000000
- 14500.000001 - 19500.000000
- 19500.000001 - 24500.000000
- 24500.000001 - 29500.000000
- 29500.000001 - 34500.000000
- 34500.000001 - 39500.000000
- 39500.000001 - 44500.000000
- 44500.000001 - 49500.000000
- 49500.000001 - 5445000.000000
- Tax Parcels

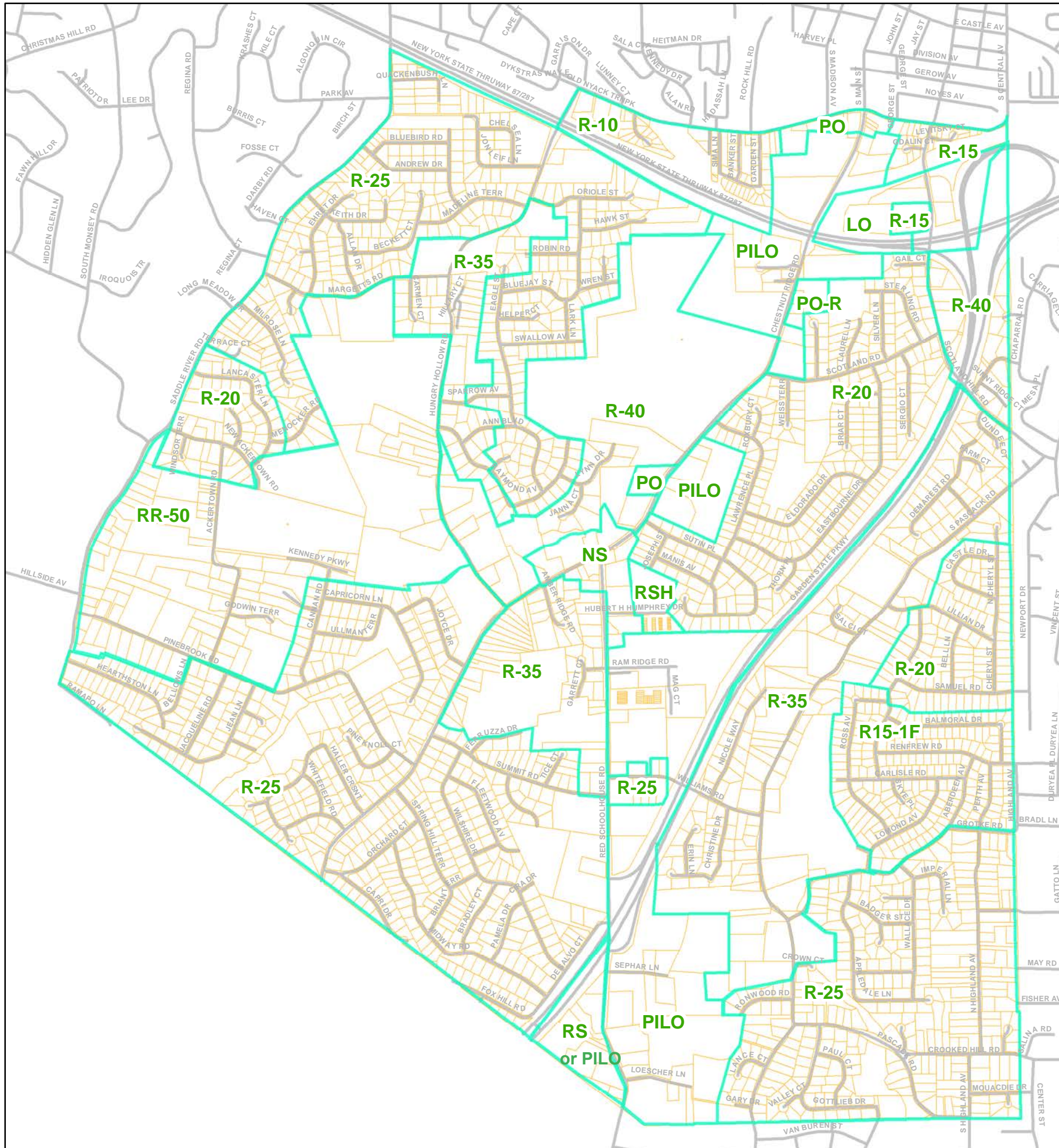


Source: ESRI Web Map Service, Rockland County GIS
16 September 2020, reformatted 6 November 2020




Map 10: Land Use Plan Proposed Zoning

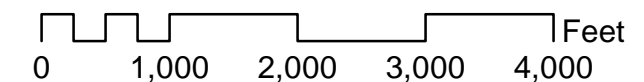


Map 10: Land Use Plan
Proposed Zoning



Legend

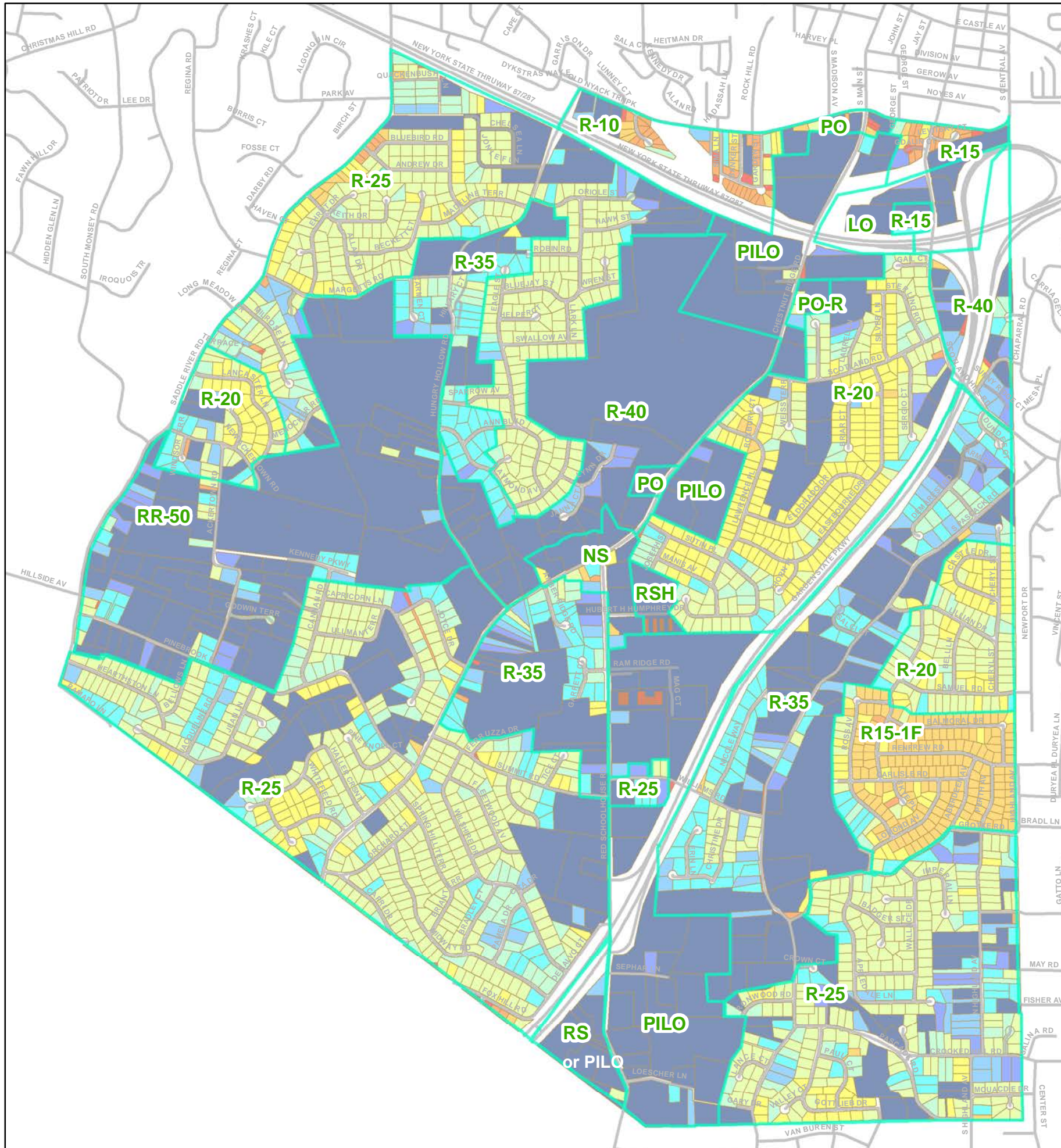
-  Zoning Proposed - August 5, 2020
-  Rockland Streets
-  Tax Parcels










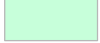





Map 11: Land Use Plan Proposed Zoning with Parcels (Colored by Lot Size)

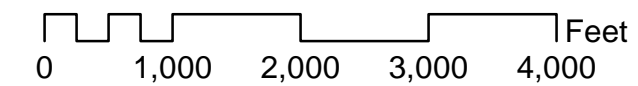


Map 11: Land Use Plan
Proposed Zoning with Parcels
(Colored by Lot Size)



Legend

-  Zoning Proposed - August 5, 2020
-  Rockland Streets
- Tax Parcels - by Square Feet**
-  0.000000 - 10000.000000
-  10000.000001 - 14500.000000
-  14500.000001 - 19500.000000
-  19500.000001 - 24500.000000
-  24500.000001 - 29500.000000
-  29500.000001 - 34500.000000
-  34500.000001 - 39500.000000
-  39500.000001 - 44500.000000
-  44500.000001 - 49500.000000
-  49500.000001 - 544500.000000
-  Tax Parcels

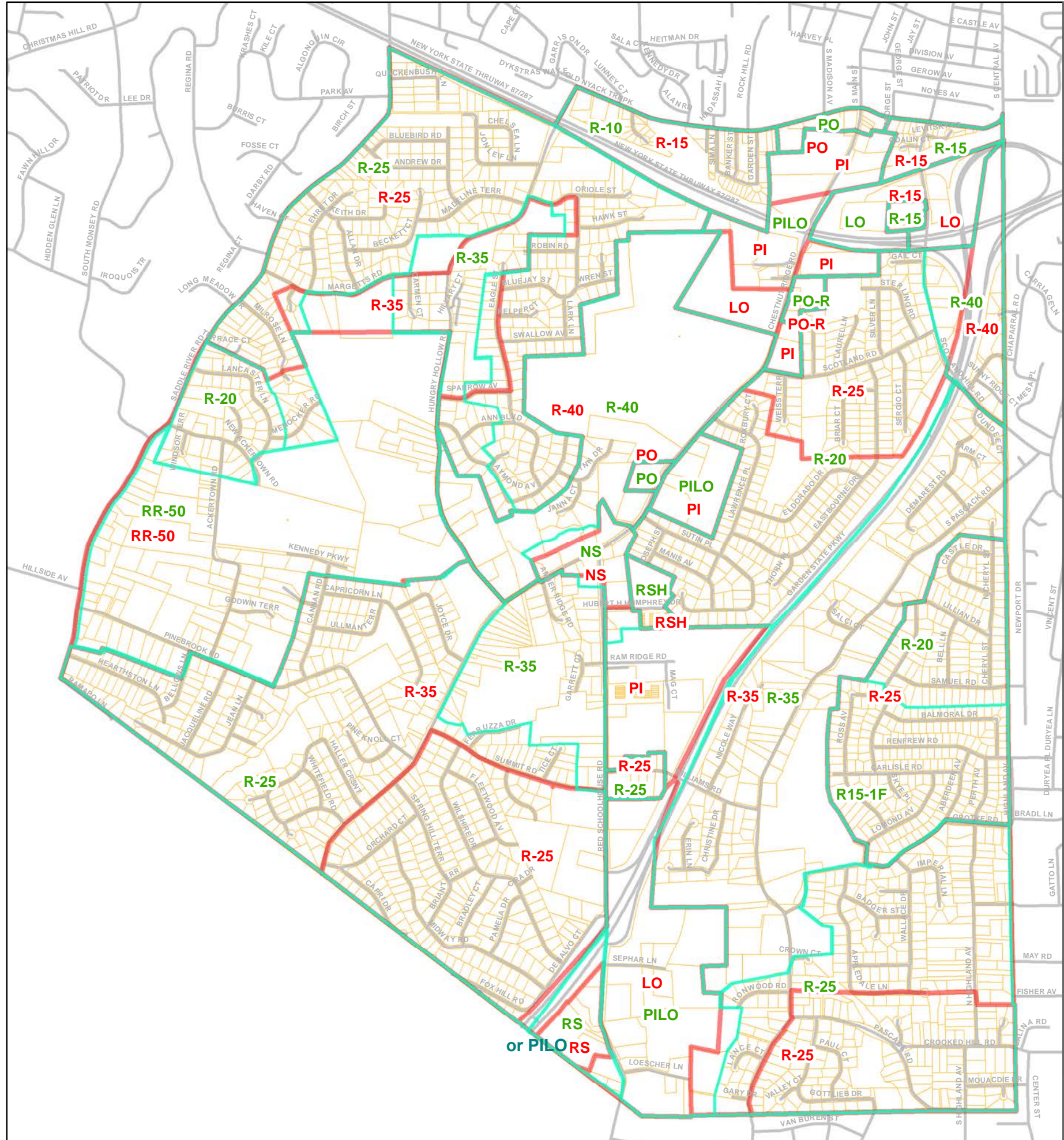


Source: ESRI Web Map Service, Rockland County GIS
16 September 2020, reformatted 6 November 2020




Map 12: Land Use Plan Existing and Proposed Zoning

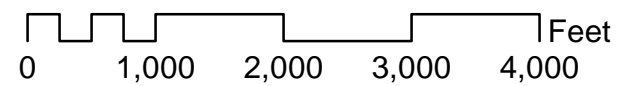


Map 12: Land Use Plan
Existing and Proposed Zoning



Legend

-  Zoning Proposed - August 5, 2020
-  Zoning Existing
-  Rockland Streets
-  Tax Parcels

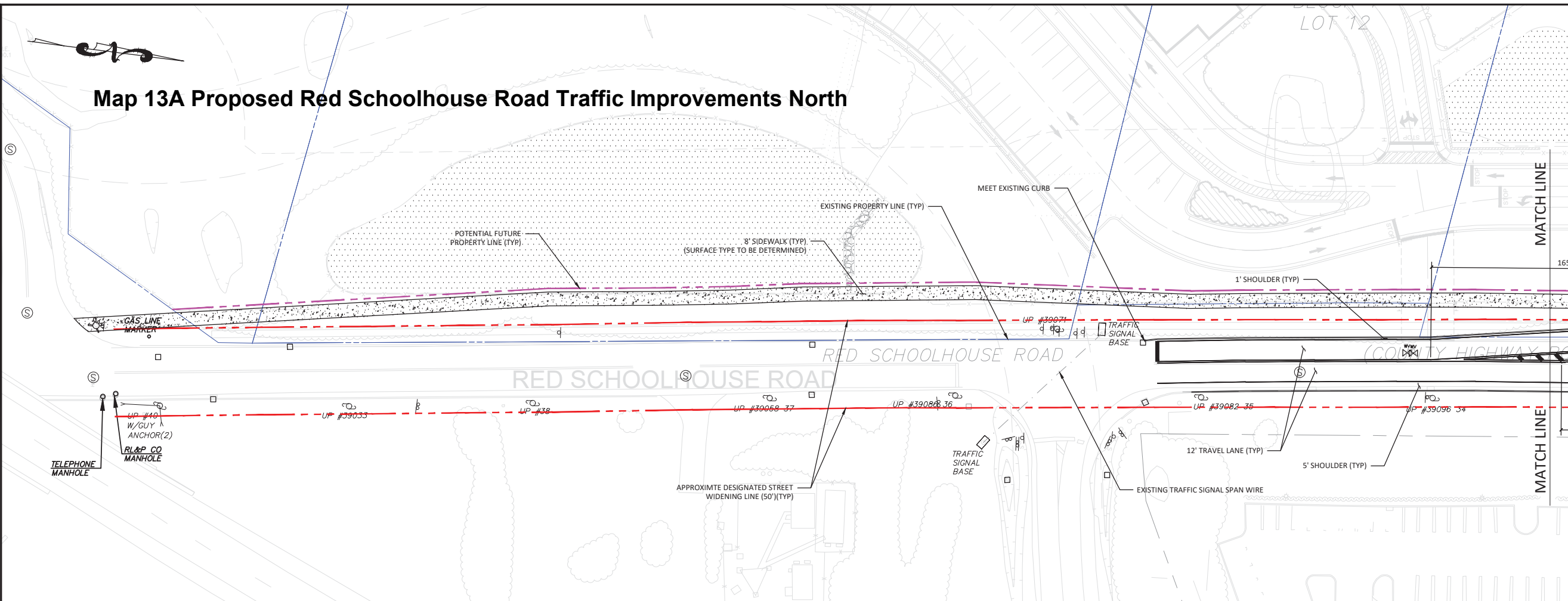


Maps 13A & 13B: Proposed Red Schoolhouse Road Traffic Improvements



Map 13A Proposed Red Schoolhouse Road Traffic Improvements North

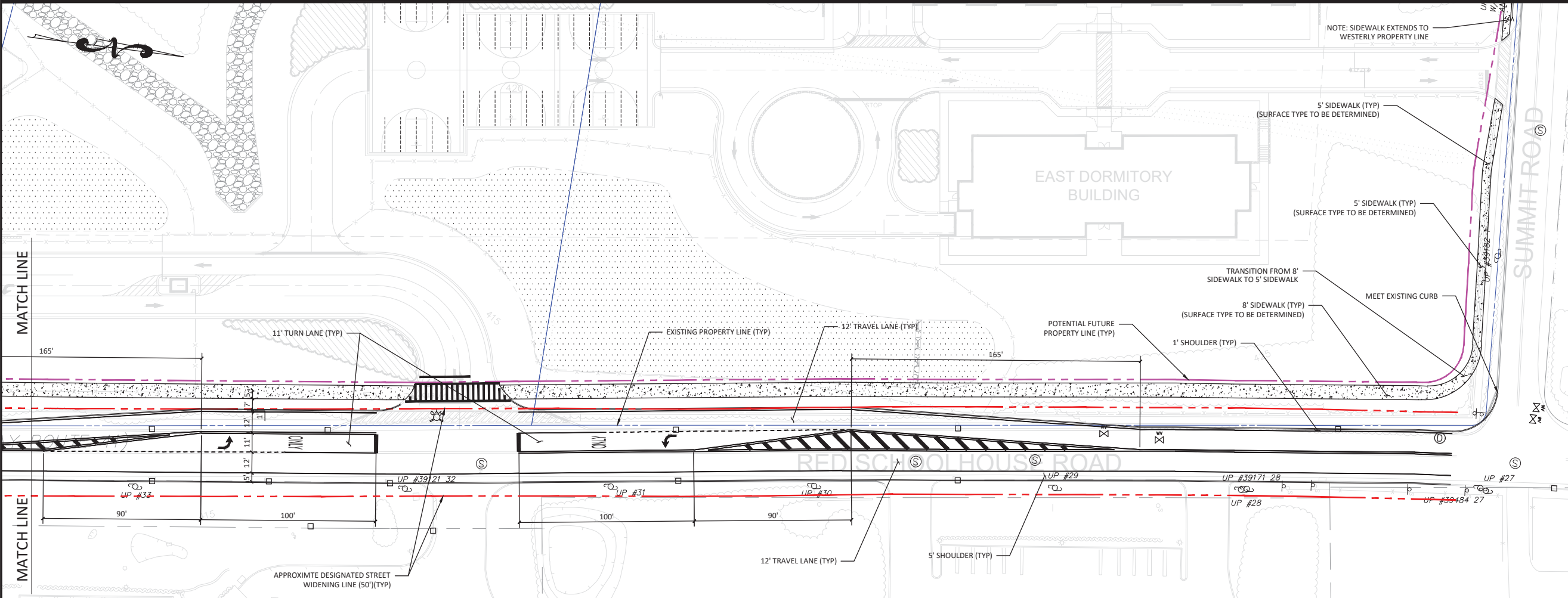
NO.	REVISION	DATE
1	REVISED CURBLINE & NEW ASPHALT PATH	04/28/2021
2	REVISED SIDEWALK WIDTH & NOTATION	07/20/2021



LEGEND

- EXISTING PROPERTY LINE
- POTENTIAL FUTURE PROPERTY LINE
- DESIGNATED STREET WIDENING LINE
- SIDEWALK (SURFACE TYPE TO BE DETERMINED)

PRELIMINARY FOR DISCUSSION PURPOSES ONLY



NOTES:
 EXISTING INFORMATION TAKEN FROM PLAN ENTITLED "PRELIMINARY SITE PLAN", PREPARED BY PS&S, P.C.

Provident design engineering
 7 SKYLINE DRIVE, HAWTHORNE, NEW YORK 10532
 TEL: (914) 592-4040 WWW.PDERESULTS.COM
UNDER NEW YORK STATE EDUCATION LAW ARTICLE 145 (ENGINEERING), SECTION 7209 (2), IT IS A VIOLATION OF THIS LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT
 © PROVIDENT DESIGN ENGINEERING, PLLC

WELLINGTON EDUCATIONAL CAMPUS
 Red Schoolhouse Road & Summit Road
 Village of Chestnut Ridge, New York

TITLE:
 Conceptual WEI Roadway Layout
 Red Schoolhouse Road Improvements

Scale:	1" = 30'
Date:	03/16/2021
Drawn By:	ST
Checked By:	BED
Project No.:	19-010
Sheet No.:	2 of 2
Dwg. No.:	CP-2C

G:\PROJECTS\19191010 Red Schoolhouse Chestnut Ridge\Aurora\01\Exhibits\CP-2C Concept Plan WEI Improvements_REV 7-20-21.dwg

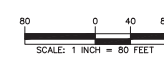
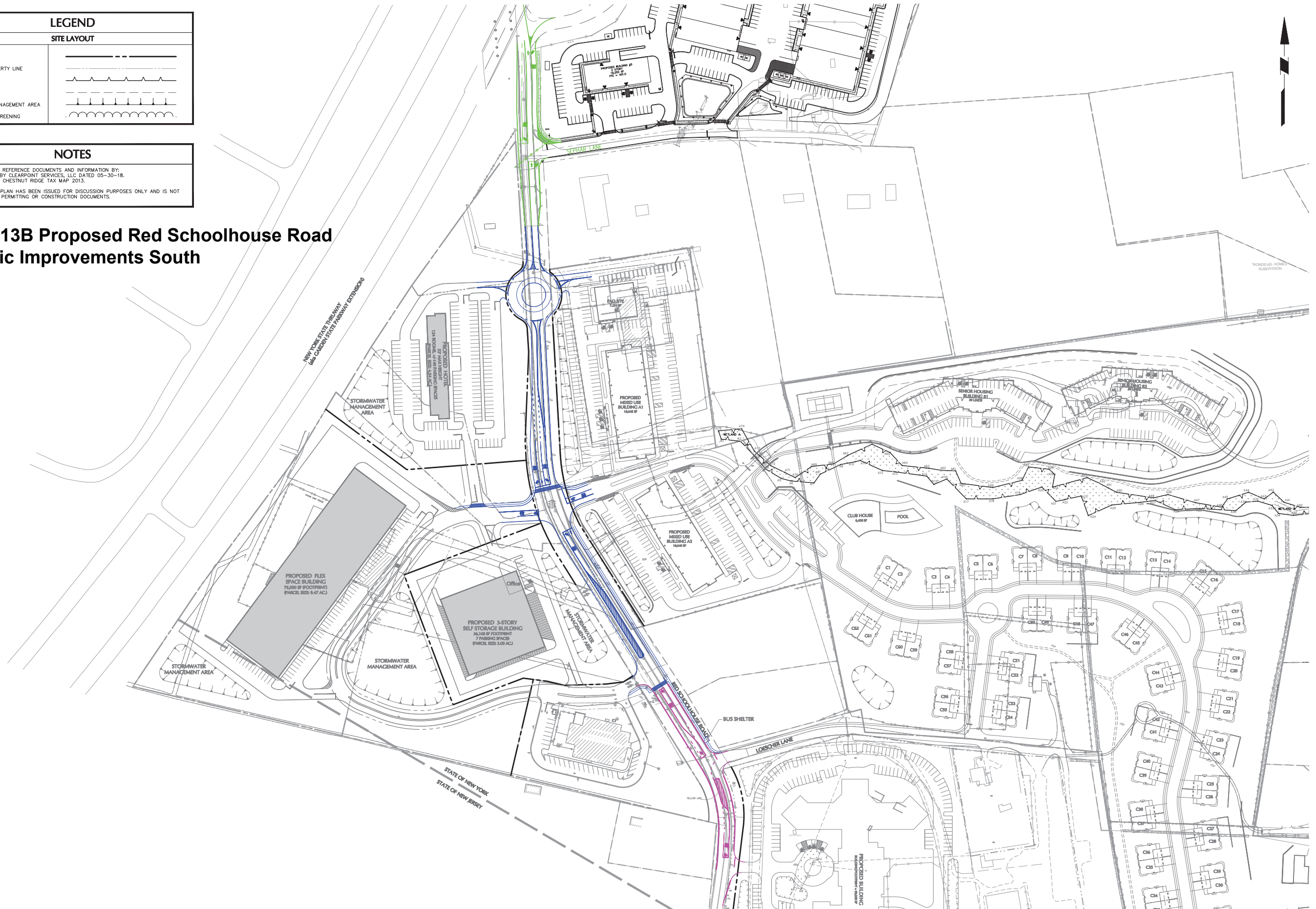
LEGEND	
SITE LAYOUT	
PROPERTY LINE	
ADJACENT PROPERTY LINE	
WETLAND LINE	
SETBACK LINE	
STORMWATER MANAGEMENT AREA	
LANDSCAPING/SCREENING	

NOTES

1. CONCEPT PLAN REFERENCE DOCUMENTS AND INFORMATION BY:
 a. A SURVEY BY CLEARPOINT SERVICES, LLC DATED 05-30-18.
 b. VILLAGE OF CHESTNUT RIDGE TAX MAP 2013.

2. THIS CONCEPT PLAN HAS BEEN ISSUED FOR DISCUSSION PURPOSES ONLY AND IS NOT RELEASED FOR PERMITTING OR CONSTRUCTION DOCUMENTS.

Map 13B Proposed Red Schoolhouse Road Traffic Improvements South



WARNING:
 IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.

Date	Description	No.
03/10/21	REVISED PER MEETING COMMENTS	2.
03/02/21	REVISED TO SHOW SEPARATE LANE DEVELOPMENT IMPROVEMENTS	1.

SIGNATURE _____ DATE SIGNED _____

LANGAN
 Langan Engineering, Environmental, Surveying,
 Landscape Architecture and Geology, D.P.C.
 707 Westchester Avenue, Suite 304
 White Plains, NY 10604
 T: 914.323.7400 F: 914.323.7401 www.langan.com

Project
EQUESTRIAN ESTATES
RED SCHOOLHOUSE ROAD
 68.09-2-9, 10, 11, 12 & 22, 66.13-1-6
 VILLAGE OF CHESTNUT RIDGE
 ROCKLAND COUNTY NEW YORK

Drawing Title
TRAFFIC IMPROVEMENT CONCEPT PLAN 1

Project No. 190044901
 Date FEBRUARY 2, 2021
 Drawn By CZ
 Checked By MF
 Drawing No. CP01
 Sheet 1 of 1

PROJECT NO. 190044901

LANGAN

Filename: \langan.com\data\WP\190044901\Project Data\CAD\11\Sheet\DevConcepts\CP28-190044901-CS1012011-1\Lang-Inf_Storage.dwg Date: 3/10/2021 Time: 12:49 User: cz0201 Style Table: Langan.ctb Layout: 11 - CP01