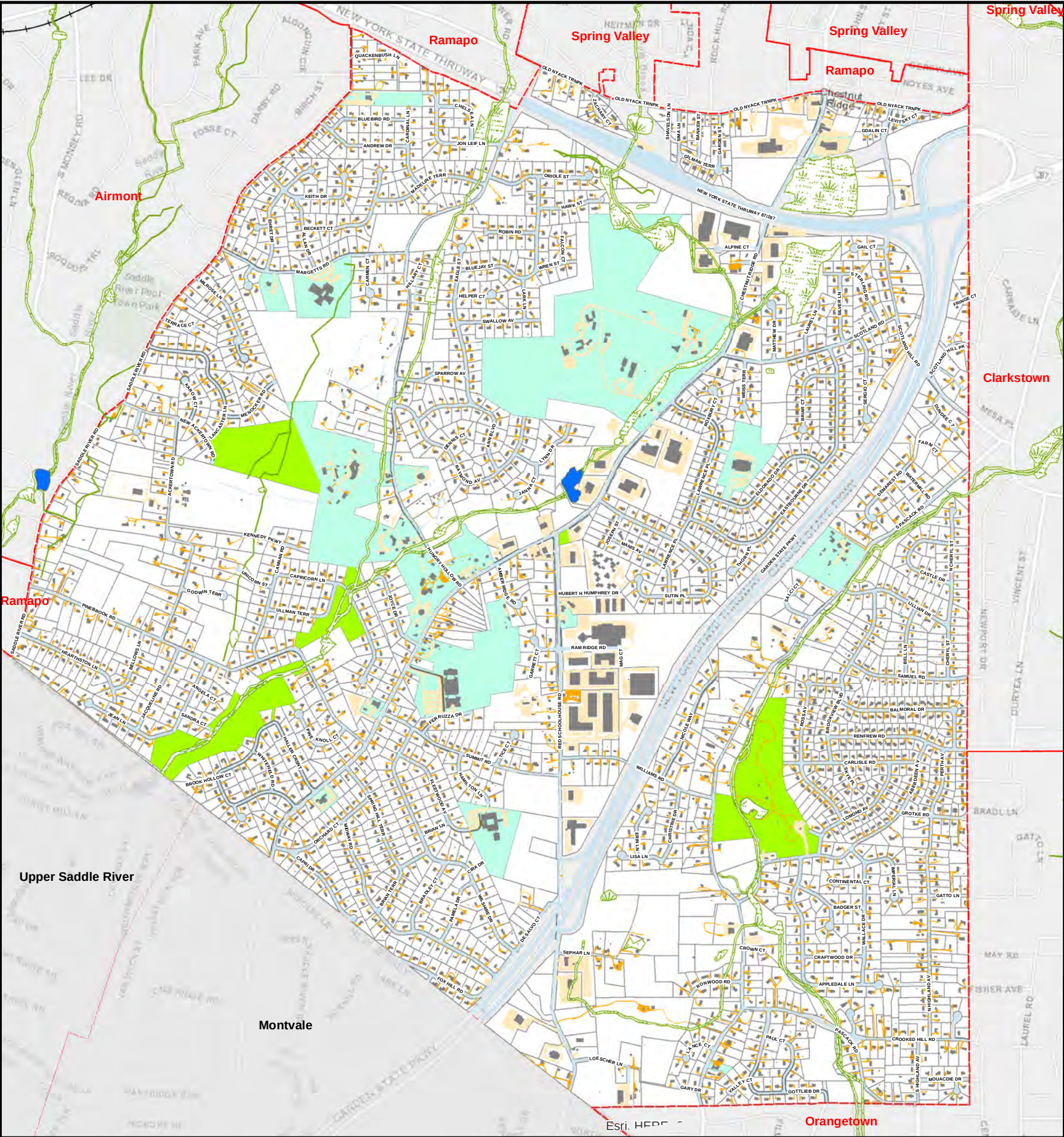

8. MAPS

Map 1: Base Map



Comprehensive Plan Village of Chestnut Ridge

Map 1: Base Map

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



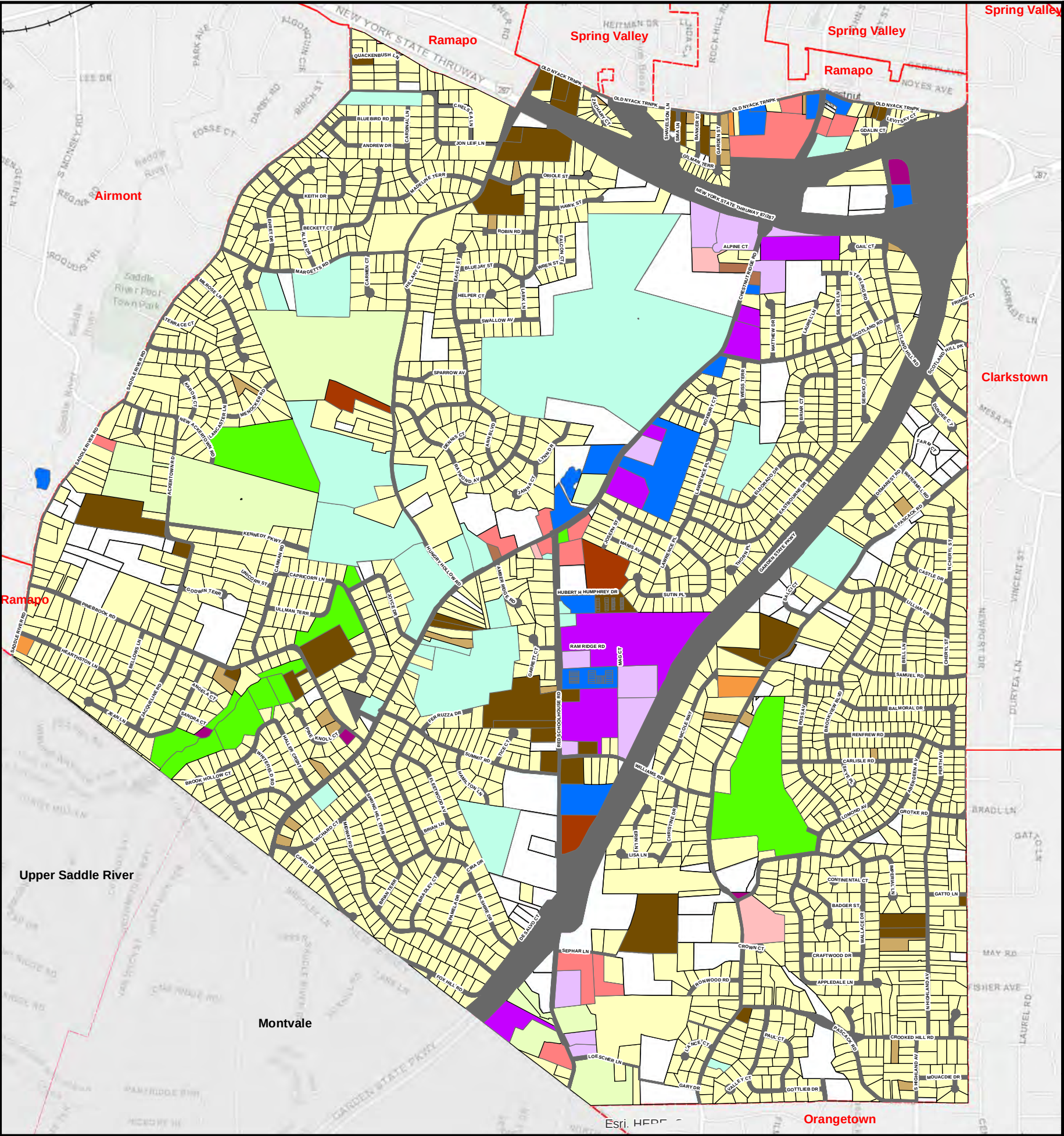
NPV

0 1,000 2,000 3,000 4,000 Feet



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

Legend

Land Use Existing (2012)

- | | | |
|---------------------------------------|---|----------------------------|
| Agricultural | Multi Family Residential | Ponds & Lakes |
| Institutional/Quasi-Park | Multi Family Residential - Senior Housing | Surrounding Municipalities |
| General Business/Community Commercial | Mixed Use (Residential/Commercial) | 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 | |



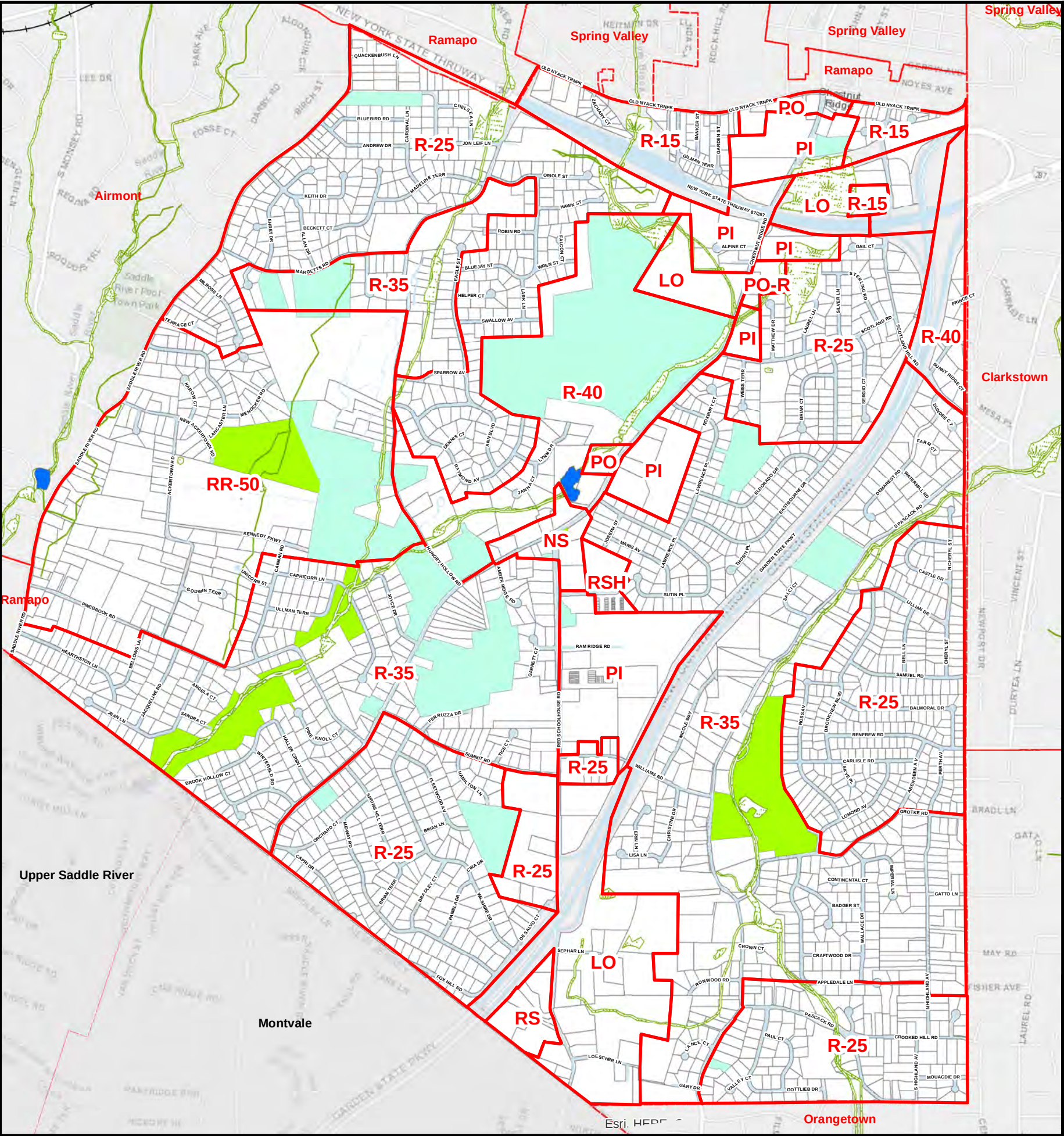
NPV

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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

Legend

Zoning District		Ponds & Lakes
LO		Wetlands
NS		Surrounding Municipalities
PI		Railroads
PO		Roads
PO-R		Institutional or Quasi Public Properties
R-15		Parks-Open Space-Recreation (Public or Private)
R-25		Parcels
R-35		NJ Boroughs
R-40		
RR-50		
RS		
RSH		



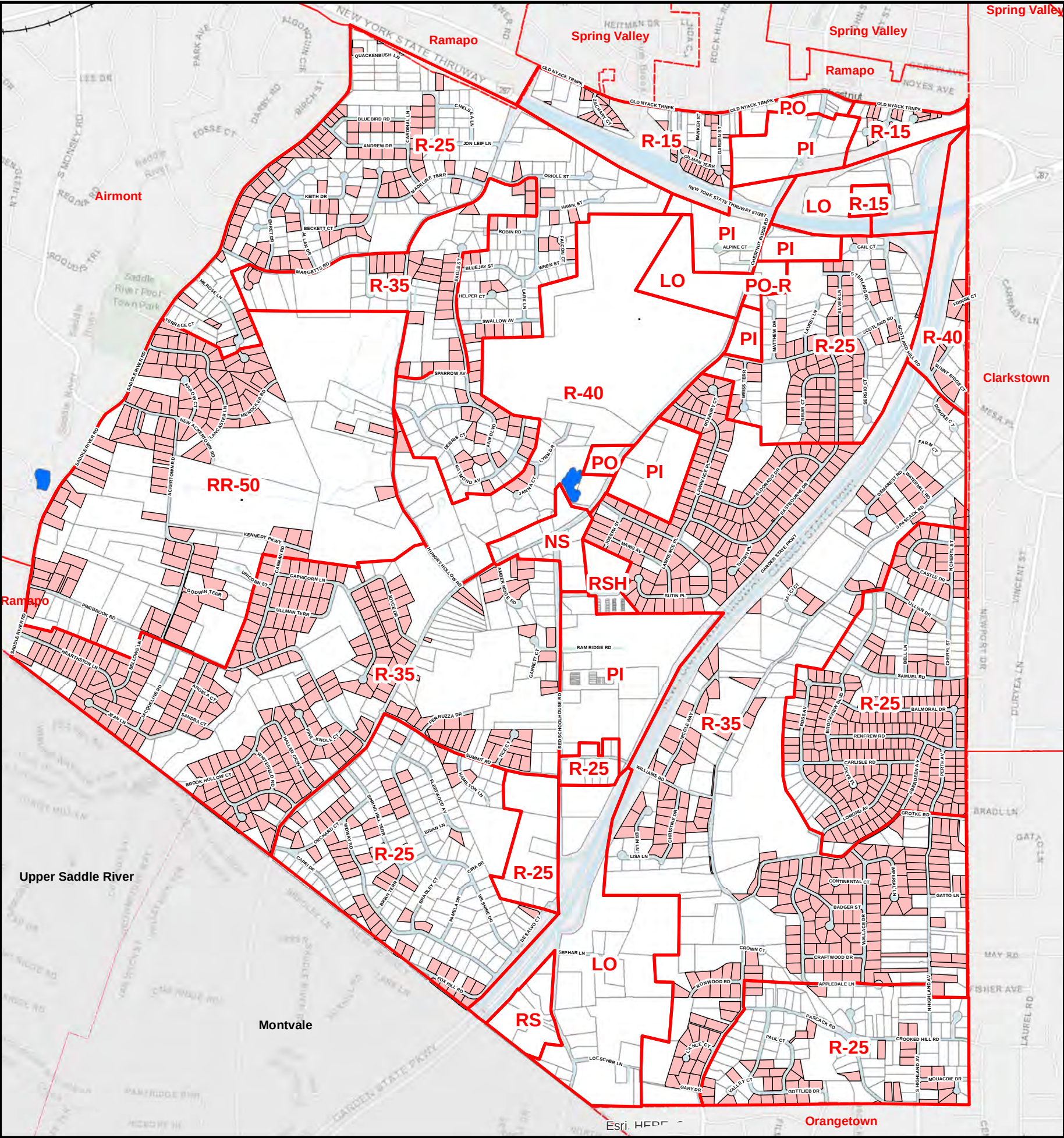
NPV

0 1,000 2,000 3,000 4,000 Feet



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



Comprehensive Plan Village of Chestnut Ridge

Map 4: Nonconforming Undersized Parcels in
Current Residential Zoning Districts

Legend

**Undersized
Parcels in
Residential
Zones**

- Ponds & Lakes
- Surrounding
Municipalities
- Railroads
- Roads
- Parcels
- NJ Boroughs

Zoning District

- LO
- NS
- PI
- PO
- PO-R
- R-15
- R-25
- R-35
- R-40
- RR-50
- RS
- RSH



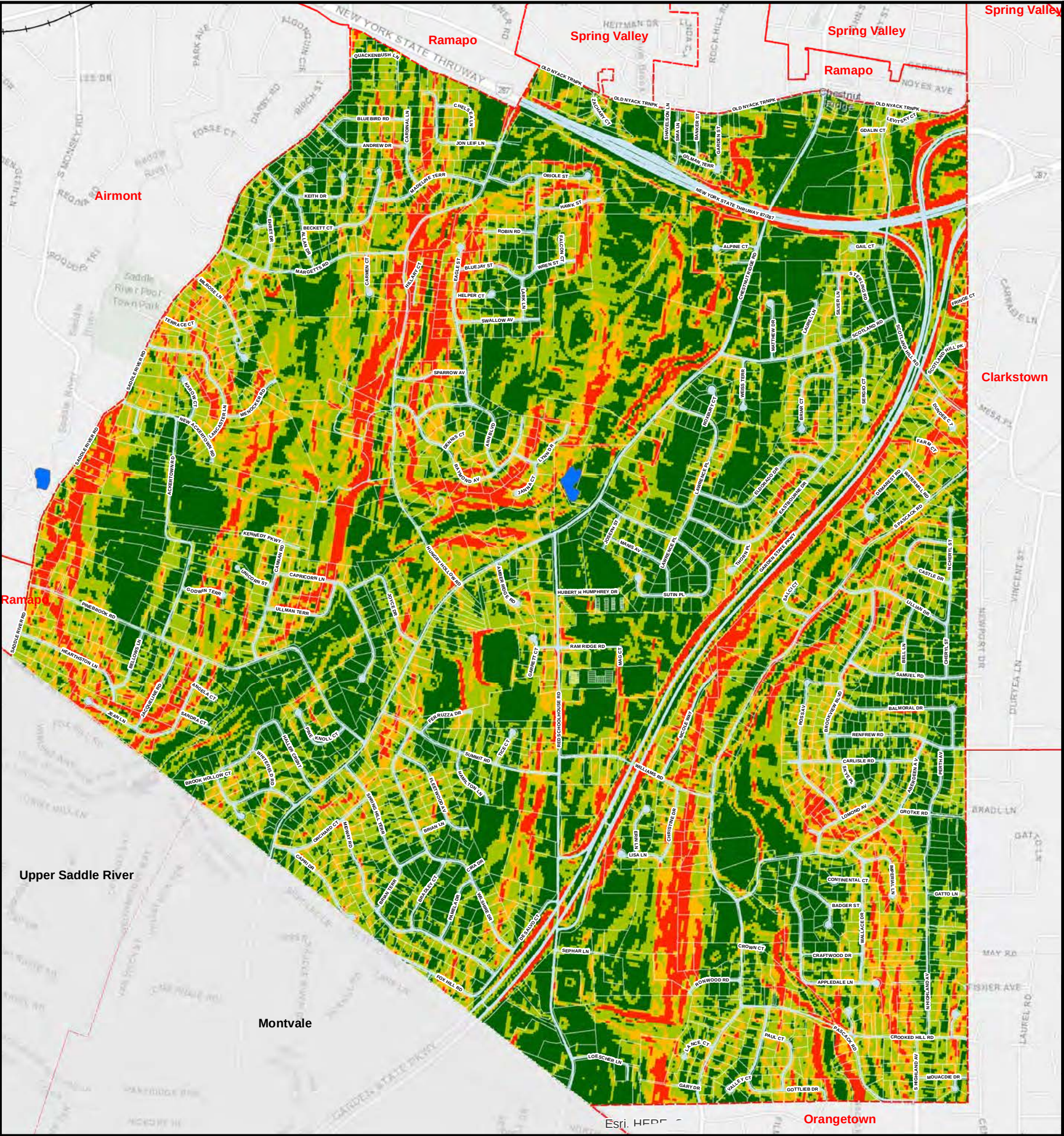
NPV

0 1,000 2,000 3,000 4,000 Feet



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

Map 5: Slopes



Comprehensive Plan Village of Chestnut Ridge

Map 5: Slopes

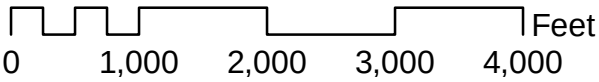
Legend

- Slope (Percent)**

 - 0 - 5%
 - 5.1 - 10%
 - 10.1 - 15%
 - Over 15%
- Ponds & Lakes
 - Surrounding Municipalities
 - Railroads
 - Roads
 - Parcels
 - NJ Boroughs

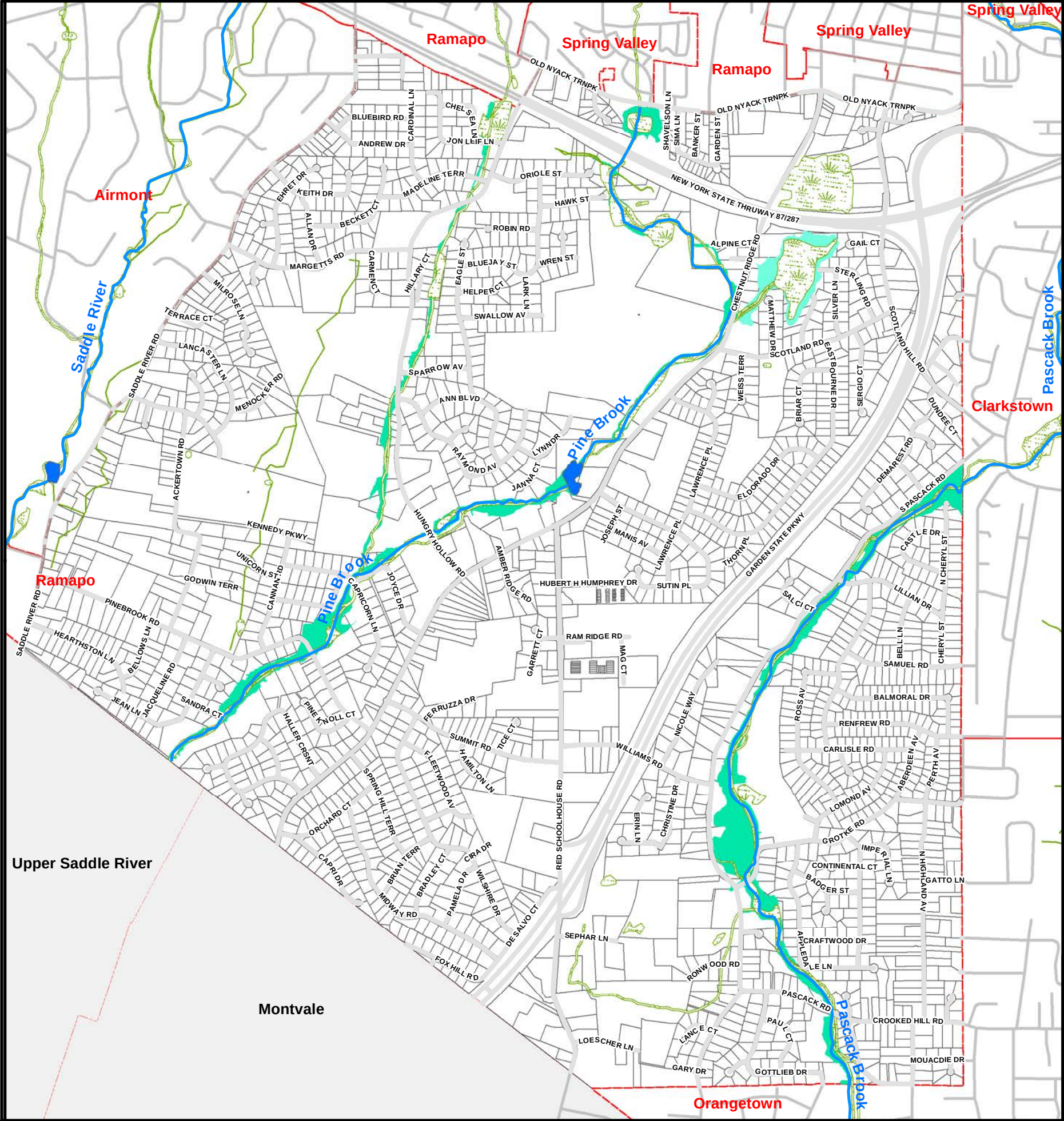


NPV



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

Map 6: Floodplains, Wetlands and Streams

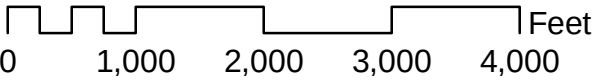


Comprehensive Plan
Village of Chestnut Ridge

Map 6: Floodplains, Wetlands and Streams

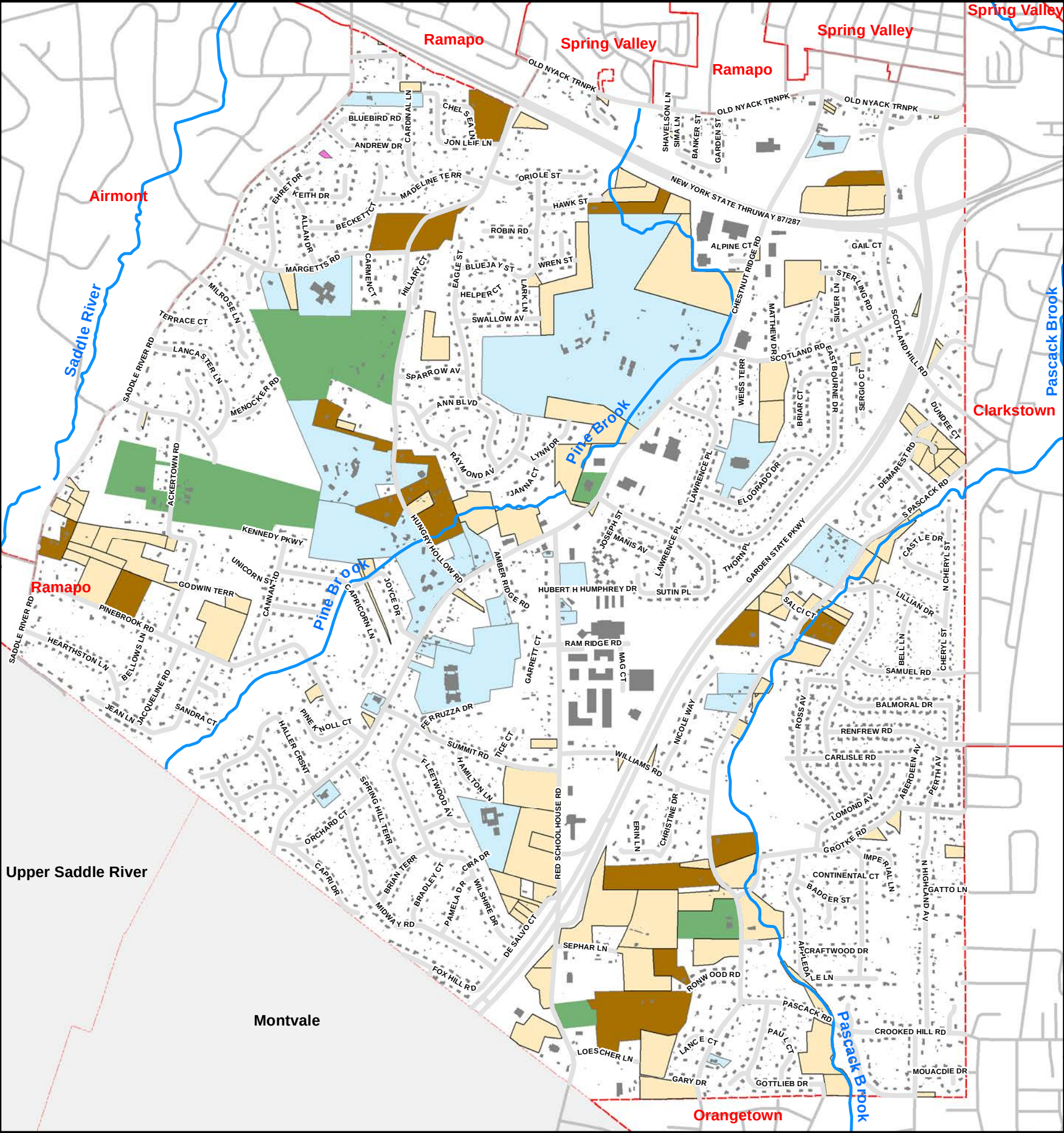
Legend

- 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

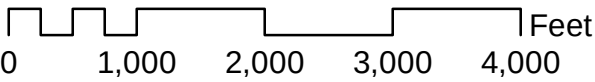


Comprehensive Plan Village of Chestnut Ridge

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

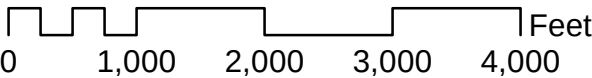
Map 8: Land Use Plan Existing Zoning with Parcels

Comprehensive Plan
Village of Chestnut Ridge

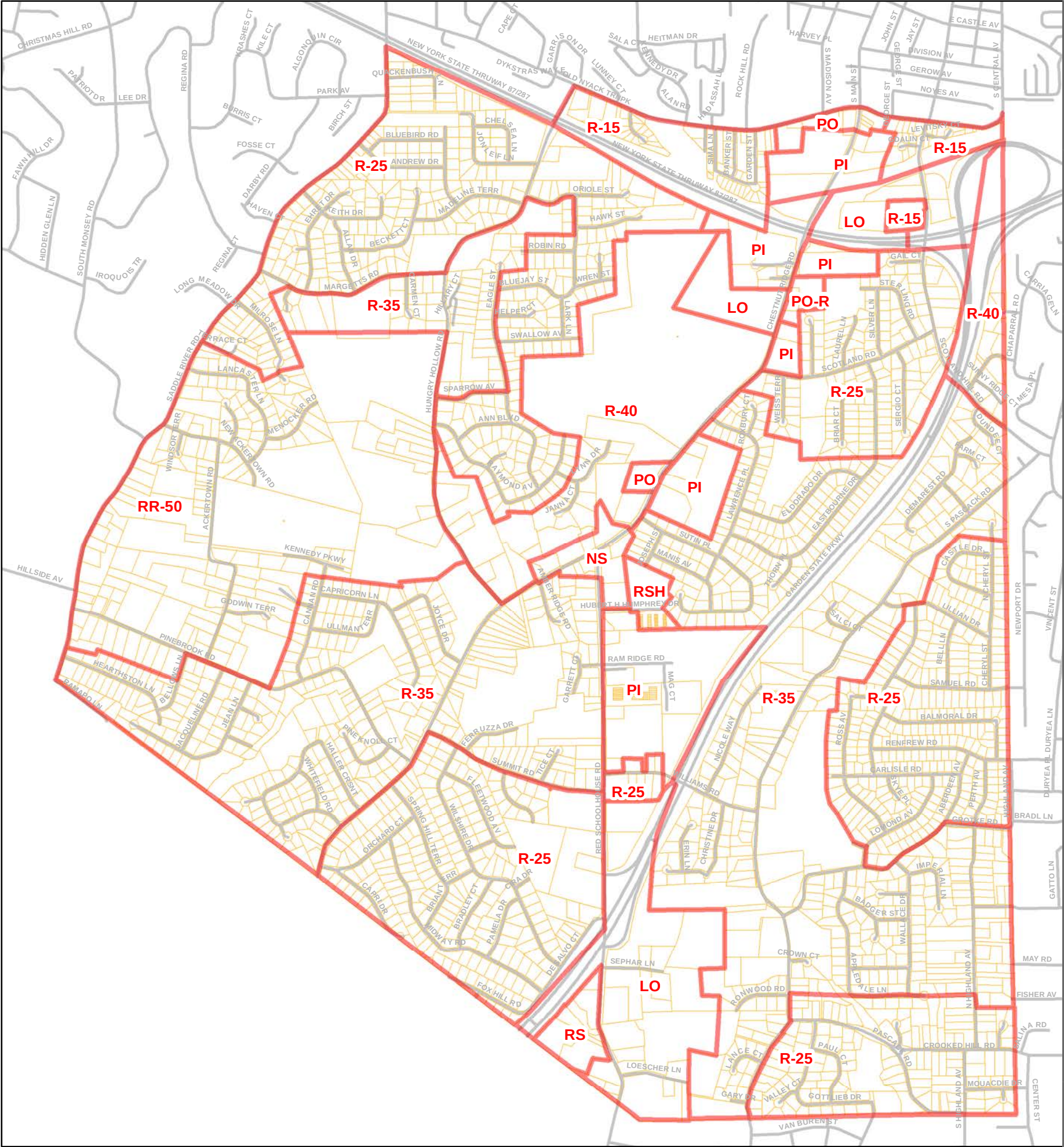
Map 8: Land Use Plan
Existing Zoning with Parcels

Legend

-  Zoning Existing
-  Rockland_Streets
-  Tax Parcels



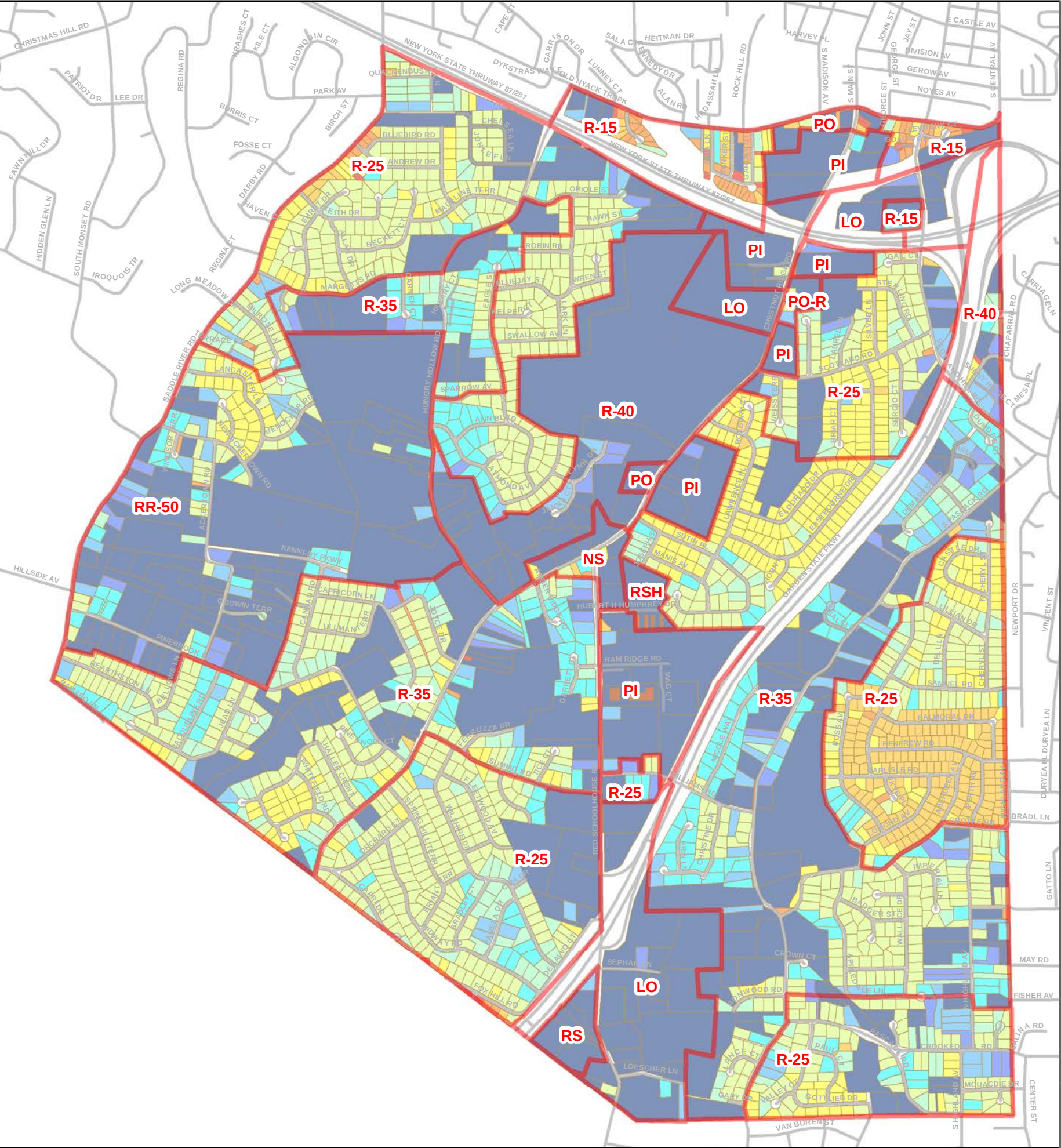
Source: ESRI Web Map Service, Rockland County GIS
16 September 2020, reformatted 6 November 2020



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

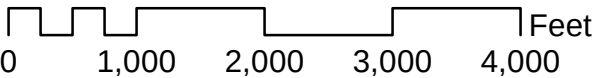
Comprehensive Plan
Village of Chestnut Ridge

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

Comprehensive Plan
Village of Chestnut Ridge

Map 10: Land Use Plan
Proposed Zoning

Legend

-  Zoning Proposed - January 3, 2022
-  Rockland Streets
-  Tax Parcels



NPV

0 1,000 2,000 3,000 4,000 Feet



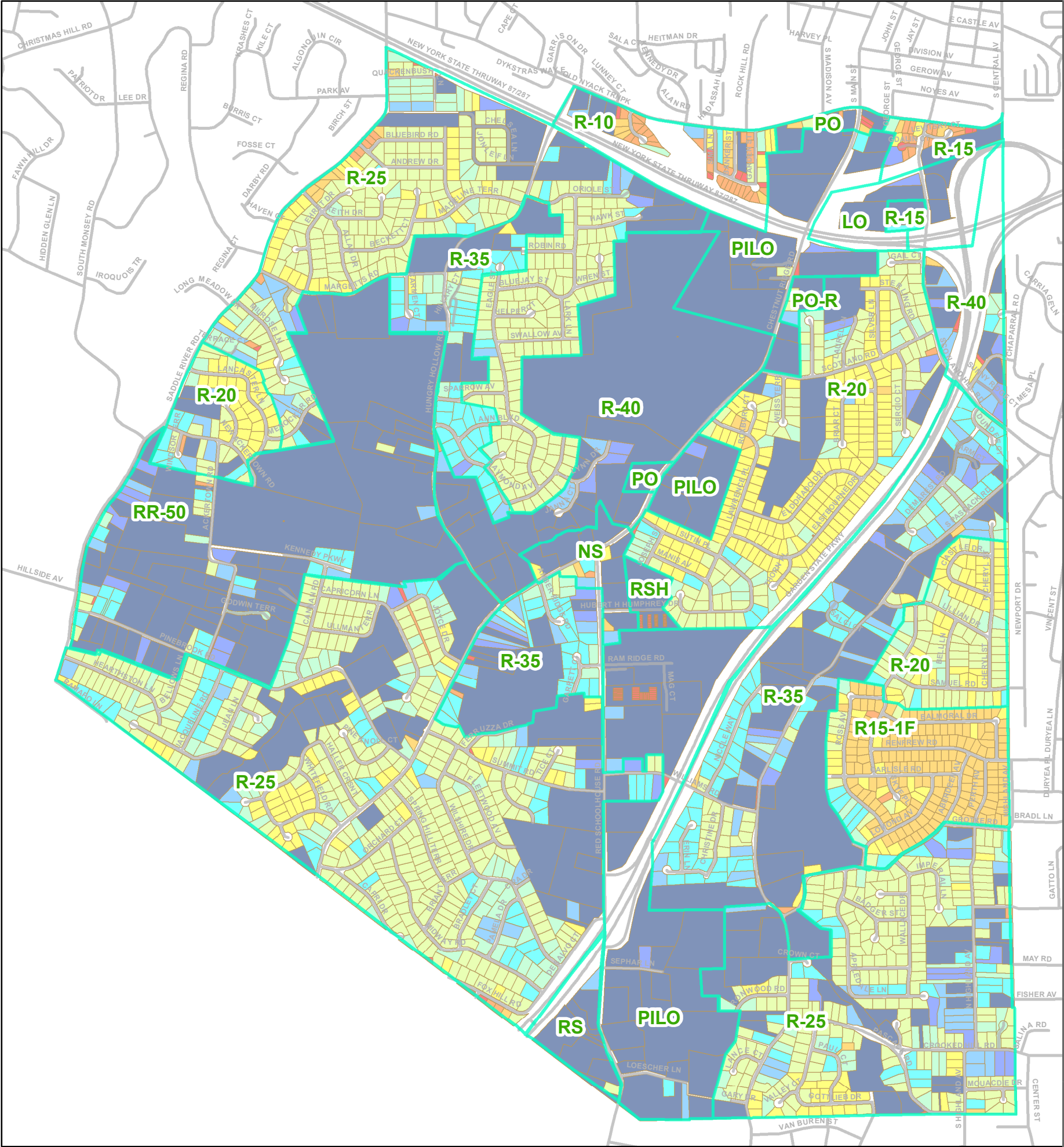
Source: ESRI Web Map Service, Rockland County GIS
16 September 2020, revised 3 January 2022

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

Map 11A: Land Use Plan Nonconforming Undersized Parcels in Proposed New Residential Zoning Districts

Comprehensive Plan
Village of Chestnut Ridge

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



Legend

-  Zoning Proposed - January 3, 2022
-  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



NPV

0 1,000 2,000 3,000 4,000 Feet



Source: ESRI Web Map Service, Rockland County GIS
16 September 2020, revised 3 January 2022

Comprehensive Plan
Village of Chestnut Ridge

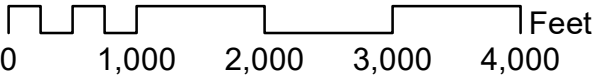
Map 11A: Land Use Plan
Nonconforming Undersized Parcels in
Proposed New Residential Zoning Districts

Legend

-  Zoning Proposed - January 3, 2022
-  Undersized Parcels in Residential Zones - With New Zoning
-  Rockland Streets
-  Tax Parcels



NPV



Source: ESRI Web Map Service, Rockland County GIS
16 September 2020, revised 3 January 2022

Map 12: Land Use Plan Existing and Proposed Zoning

Comprehensive Plan
Village of Chestnut Ridge

Map 12: Land Use Plan
Existing and Proposed Zoning

Legend

- Zoning Proposed - January 3, 2022
- Zoning Existing
- Rockland Streets
- Tax Parcels



NPV

0 1,000 2,000 3,000 4,000 Feet



Source: ESRI Web Map Service, Rockland County GIS
16 September 2020, revised 3 January 2022

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

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

165'

11' TURN LANE (TYP)

EXISTING PROPERTY LINE (TYP)

12' TRAVEL LANE (TYP)

165'

POTENTIAL FUTURE PROPERTY LINE (TYP)

8' SIDEWALK (TYP)
(SURFACE TYPE TO BE DETERMINED)

1' SHOULDER (TYP)

5' SIDEWALK (TYP)
(SURFACE TYPE TO BE DETERMINED)

5' SIDEWALK (TYP)
(SURFACE TYPE TO BE DETERMINED)

NOTE: SIDEWALK EXTENDS TO WESTERLY PROPERTY LINE

MEET EXISTING CURB

TRANSITION FROM 8' SIDEWALK TO 5' SIDEWALK

APPROXIMATE DESIGNATED STREET WIDENING LINE (50')(TYP)

UP #32

UP #31

UP #30

UP #29

UP #28

UP #27

UP #39/21/32

UP #30/28/27

UP #31/29/28

UP #32/30/29

UP #33/31/30

UP #34/32/31

UP #35/33/32

UP #36/34/33

UP #37/35/34

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UP #219/217/216

UP #220/218/217

UP #221/219/218

UP #222/220/219

UP #223/221/220

UP #224/222/221

UP #225/223/222

UP #226/224/223

UP #227/225/224

UP #228/226/225

UP #229/227/226

UP #230/22



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

TITLE:
Conceptual WEI Roadway Layout
Red Schoolhouse Road Improvements

Seal	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

LEGEND

SITE LAYOUT

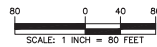
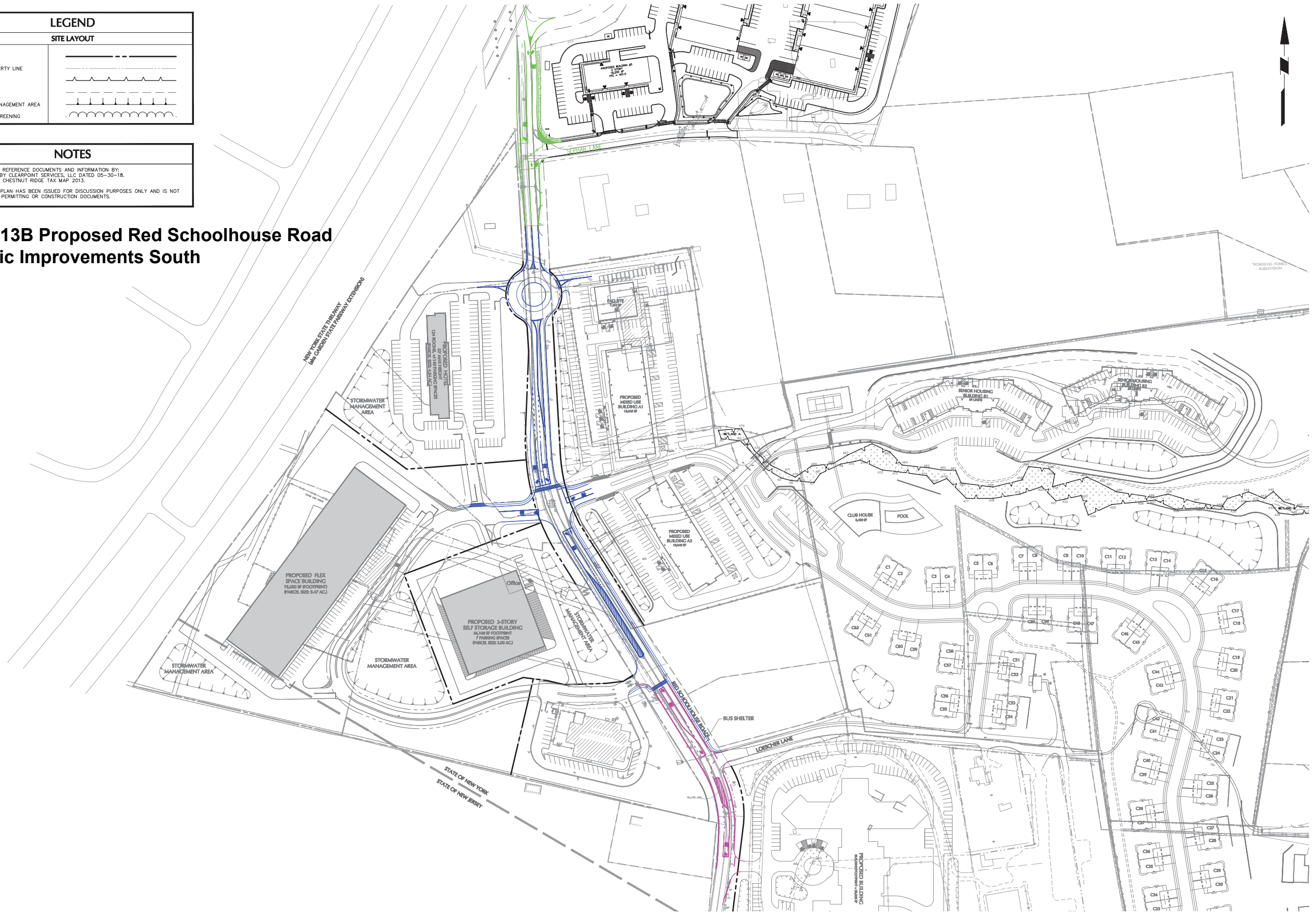
PROPERTY LINE
ADJACENT PROPERTY LINE
WETLAND LINE
SETBACK LINE
STORMWATER MANAGEMENT AREA
LANDSCAPING/SCREENING

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.

REVISIONS

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, 68.13-1-6
VILLAGE OF CHESTNUT RIDGE
ROCKLAND COUNTY NEW YORK

Drawing Title
TRAFFIC IMPROVEMENT CONCEPT PLAN 1

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