

Residential Information			
Mixed Use	No. Buildings	Units Per Building	Total
2-bedroom units	2	42	84
Townhomes	31	2	62
Units	2	2	2
Single Family	No. Buildings	Units Per Building	Total
Units	2	2	2
Senior Housing	No. Buildings	Units Per Building	Total
1-bedroom units	0	0	0
2-bedroom units	2	59	118
Senior Housing Subtotal			118
Total Residential Unit Count			266

Commercial Information			
Mixed Use	No. Buildings	Square Footage Per Building	Total
Commercial Space	2	18,645	37,290
Pad Site	No. Buildings	Square Footage Per Building	Total
Pad Building	1	7,234	7,234
Total Commercial Square Footage			44,524

OFF-STREET PARKING REQUIREMENTS		
Mixed Use ⁽¹⁾⁽²⁾	Units/Square Footage	Required
2 spaces per 2 bedroom	34	168
3 spaces per 1,000 sq. ft. retail	37,290	112
3 spaces per 1,000 sq. ft. retail (pad)	7,234	22
Mixed Use Required ⁽³⁾		252
Mixed Use Provided		252
Townhouse Units	Units	Required
2 spaces per unit	62	124
10% Visitor Parking		12
Townhouse Required ⁽³⁾		136
Townhouse Provided ⁽³⁾		186
Single Family Homes	Units	Required
2 spaces per unit	2	4
Single Family Home Required		4
Single Family Home Provided		4
Senior Housing	Units	Required
1 space per 1 bedroom unit	0	0
1.5 spaces per 2 bedroom units	118	177
2 spaces per 3 bedroom units	0	0
10% Visitor Parking		18
Senior Housing Required		195
Senior Housing Provided		195
Overall Total Required		587
Overall Provided		637

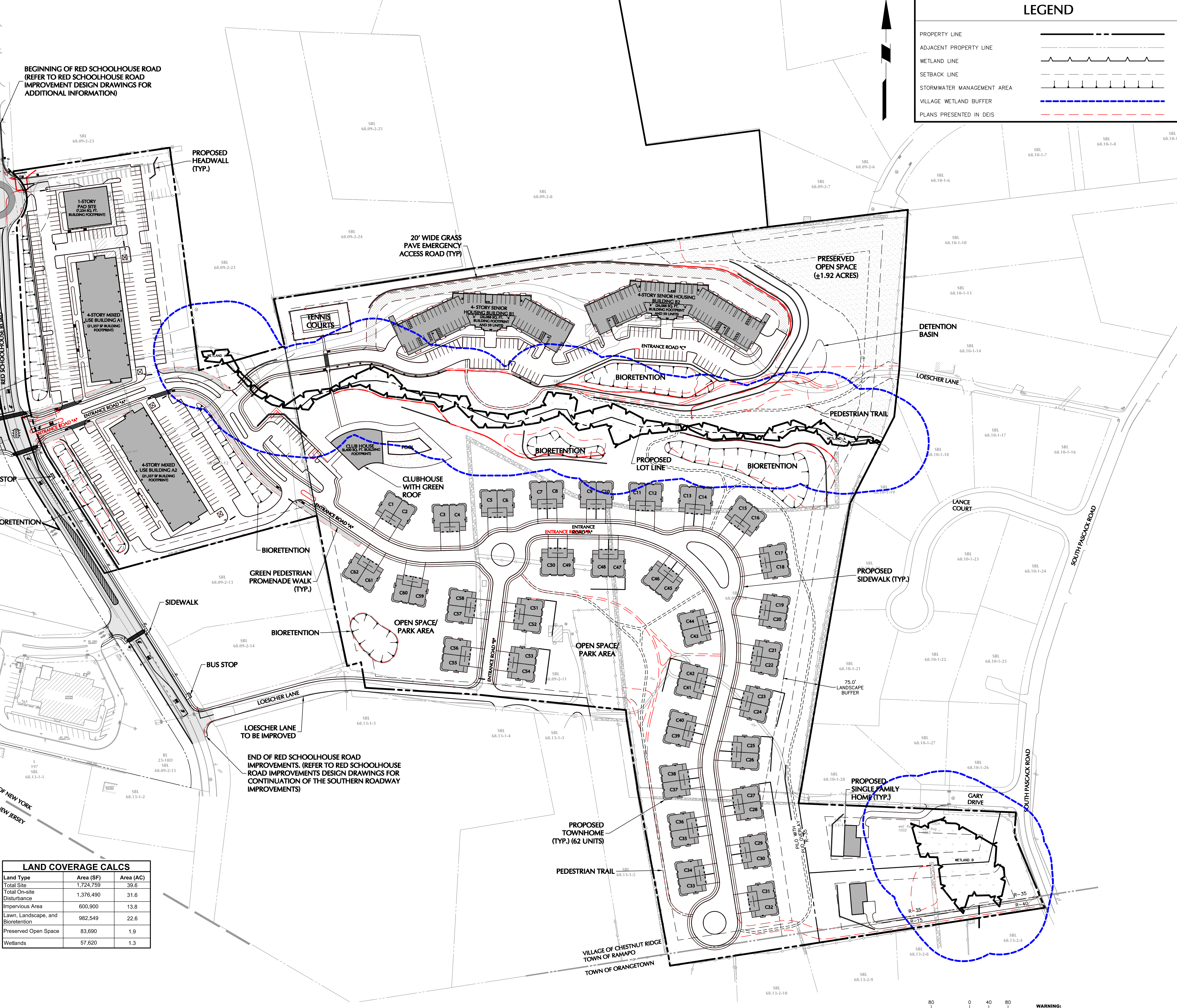
(1) Visitor parking not required because of shared parking.
 (2) Parking will be shared at the mixed uses. The overall required parking was reduced using a 1.2 shared parking factor.
 (3) Visitor parking provided in the townhouse driveways. Assumed 1 car per townhouse driveway to accommodate visitors.

BEDROOM COUNT			
Unit Type	No. of Bedrooms Per Unit	No. Units	Total Bedrooms
Duplex Units	4	62	248
Rental Flats	2	84	168
Senior Flats	2	118	236
Single Family	4	2	8
Total			660
Average Bedroom Per Unit			2.48

GROSS FLOOR AREA				
BUILDING FLOOR	BUILDING TYPE	SQUARE FOOTAGE	NUMBER OF BUILDINGS	TOTAL SQUARE FOOTAGE
A1 & A2 - 2	RESIDENTIAL	21,858	--	--
A1 & A2 - 3	RESIDENTIAL	21,858	--	--
A1 & A2 - 4	RESIDENTIAL	21,858	--	--
SUBTOTAL		64,574	2	129,148
B1 & B2 - 1	PARKING	0	--	--
B1 & B2 - 2	RESIDENTIAL	26,088	--	--
B1 & B2 - 3	RESIDENTIAL	26,088	--	--
B1 & B2 - 4	RESIDENTIAL	23,825	--	--
SUBTOTAL		76,001	2	152,002
C	RESIDENTIAL	3,465	31	107,415
RESIDENTIAL TOTAL				388,365
A2 - 1	RETAIL	UP TO 19,000	1	19,000
PAD SITE	RETAIL	UP TO 7,500	1	7,500
CULB HOUSE	RECREATION	6,400	1	6,400
NON-RESIDENTIAL TOTAL				31,900
TOTAL SQUARE FOOTAGE (RESIDENTIAL + NON-RESIDENTIAL)				441,265
NON-RESIDENTIAL PERCENTAGE				12%

TABLE OF DIMENSIONAL REQUIREMENTS Mixed Use Development			
ZONING DISTRICT: PUD ⁽¹⁾			
ITEM	PERMITTED/REQUIRED	PROPOSED	RESIDENTIAL/MIXED USE
SITE	Residential/Mixed Use	25 Acres	39.6 Acres
Min. Lot Area:	250 Feet	860 Feet	860 Feet
Min. Street Frontage:	100 Feet	1,700 Feet	1,700 Feet
Min. Lot Depth:			
Max. Building Lot Coverage:	40%	13%	
BUILDING	Minimum Setbacks:		
Min. Front Setback ⁽¹⁾	50 Feet	76.5 Feet	
Min. Side Setback ⁽¹⁾	25 Feet	27.8 Feet	
Min. Rear Setback ⁽¹⁾	50 Feet	70.1 Feet	
Min. to Internal Streets	10 Feet	11.2 Feet	
Min. Setback Between Townhomes	30 Feet	30 Feet	
Max. Building Height:			
Townhomes	35 Feet	35 Feet	
Multi-Family	52 Feet	51 Feet	
PUD Non-Residential Uses %	10% to 35%	12%	
FAR	0.40	0.25	
Max. Density	277 ⁽²⁾	266	
NOTES	(1) Zoning dimensional requirements are based upon the proposed Village of Chestnut Ridge PUD zoning dated 7/27/2022. (2) Maximum density allowed is 7 units per gross acre.		

TABLE OF DIMENSIONAL REQUIREMENTS Single Family Homes				
ZONING DISTRICT: R-35 ⁽¹⁾ / R-15 ⁽²⁾ / R-40 ⁽³⁾				
ITEM	PERMITTED/REQUIRED	PROPOSED (LOT 1)	PROPOSED (LOT 2)	RESIDENTIAL
SITE	Residential	35,000 sq. ft.	Residential	Residential
Min. Lot Area:	35,000 sq. ft.	49,558 sq. ft.	62,780 sq. ft.	62,780 sq. ft.
Min. Lot Width:	150 Feet	157.8 Feet	150.0 Feet	157.3 Feet
Min. Street Frontage:	100 Feet	167.3 Feet	211.3 Feet	461.1 Feet
Min. Lot Depth:		394.9 Feet	461.1 Feet	461.1 Feet
Max. Building Lot Coverage:	40%	4%	3%	
BUILDING	Minimum Yards:			
Min. Front Setback ⁽¹⁾	50 Feet	137.8 Feet	324.7 Feet	27.2 Feet
Min. Side Setback ⁽²⁾	25 Feet	26.9 Feet	--	44.7 Feet
Min. Side Setback ⁽³⁾	20 Feet	--	--	44.7 Feet
Min. Side Setback ⁽³⁾	30 Feet	--	--	44.7 Feet
Min. Rear Setback ⁽¹⁾	50 Feet	76.1 Feet	75.2 Feet	35 Feet
Max. Building Height:	35 Feet	35 Feet	35 Feet	35 Feet
FAR	0.20	0.04	0.03	
NOTES	(1) Zoning dimensional requirements are based upon the Village of Chestnut Ridge. (2,3) Zoning dimensional requirements are based upon the more restrictive municipal ordinance.			



LEGEND	
PROPERTY LINE	--- (dashed line)
ADJACENT PROPERTY LINE	--- (dashed line)
WETLAND LINE	--- (dashed line)
SETBACK LINE	--- (dashed line)
STORMWATER MANAGEMENT AREA	--- (dashed line)
VILLAGE WETLAND BUFFER	--- (dashed line)
PLANS PRESENTED IN DEIS	--- (dashed line)

LAND COVERAGE CALCS		
Land Type	Area (SF)	Area (AC)
Total Site	1,724,759	39.6
Total On-site Disturbance	1,376,490	31.6
Impervious Area	600,900	13.8
Lawn, Landscape, and Bioretention	982,549	22.6
Preserved Open Space	83,690	1.9
Wetlands	57,620	1.3

REFER TO "30% DESIGN DRAWINGS FOR RED SCHOOLHOUSE ROAD IMPROVEMENTS" PREPARED BY LANGAN DATED 11/17/2021 FOR ADDITIONAL INFORMATION.

Date	Description	No.
08/03/22	REV. PER FEIS COMMENTS	4
06/22/22	REV. PER VILLAGE COMMENTS	3
08/26/21	REV. WETLAND LABELS	2
12/08/20	REV. PER UPDATED SITE LAYOUT	1

LANGAN
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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
OVERALL SITE LAYOUT PLAN

Project No.
190044901
 Date
JUNE 6, 2019
 Drawn By
CZ
 Checked By
MF
 Drawing No.
CS100
 Sheet 1 of 6



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.

PROJECT NO. 190044901

DATE PLOTTED: 6/11/2019 10:00:00 AM