



LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING SETBACK LINE
	EXISTING WETLAND LINE AND DELINEATION
	EXISTING BUILDING OVERHANG
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING STONE WALL
	EXISTING RETAINING WALL
	EXISTING GRADE RAIL
	EXISTING FENCE
	EXISTING ROCK LEDGE
	EXISTING PEDESTRIAN CROSSING
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING SIGN
	PROPOSED BUILDING LINE
	PROPOSED CONCRETE CURB
	PROPOSED STORMWATER AREA
	PROPOSED PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
	PROPOSED CONCRETE SIDEWALK
	PROPOSED PAVEMENT
	PROPOSED RETAINING WALL (DESIGN BY OTHERS)
	EXISTING FEATURE TO BE REMOVED

NOTES:
1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC AND UTILITIES SURVEY OF PROPERTY," PREPARED BY JMC, PLLC, DATED 06/20/2021.
2. EXISTING WETLANDS WERE DELINEATED AND FLAGGED BY ECOLOGICAL SOLUTIONS, LLC ON JUNE 11, 2021 AND FIELD SURVEYED ON JUNE 28, 2021.

APPLICANT/OWNER

HUDSON PARK GROUP LLC
100 BROOKFIELD ROAD
FLEETWOOD, NY 10522

ARCHITECT

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JMC

LAYOUT PLAN

RIVER KNOLL
40
TOWN OF OSSING, NEW YORK

ANY ALTERATION OF PLANS,
SPECIFICATIONS, PLATS AND
REPORTS BEARING THE SEAL
OF A LICENSED PROFESSIONAL
ENGINEER OR LICENSED LAND
SURVEYOR IS A VIOLATION OF
SECTION 7209 OF THE NEW
YORK STATE EDUCATION LAW
EXCEPT AS PROVIDED FOR BY
SECTION 7209, SUBSECTION 2.

Drawn: JE

Scale: 1" = 40'

Date: 09/27/2021

Project No: 15064

15064-0001 LAYOUT LAYOUT

Checkered by: C-100