



LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING BUILDING OVERHANG
- EXISTING BUILDING EDGE
- EXISTING CURB LINE
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING GULCH RAIL
- EXISTING FENCE
- EXISTING TREE AND DESIGNATION
- EXISTING ROCK LEDGE
- EXISTING PAINT
- EXISTING STORM DRAIN LINE AND SIZE
- EXISTING SANITARY LINE AND SIZE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRES
- EXISTING DRAIN INLET
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN

NOTES

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY FIELD, TOPOGRAPHIC AND UTILITIES SURVEY OF PROPERTY, PREPARED BY JMC, P.L.L.C. DATED 06/30/2021.

2. EXISTING WETLANDS WERE DELINEATED AND FLAGGED BY ECOLOGICAL SOLUTIONS, LLC ON JUNE 11, 2021 AND FIELD SURVEYED ON JUNE 28, 2021.

APPLICANT/OWNER		JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC 120 BEGFORD ROAD • FARMING, NY 10524 PHONE 914.233.2223 • FAX 914.233.2102 www.jmcpnc.com	
ARCHITECT		JMC Site Development Consultants, LLC John Meyer Consulting, Inc.	
PROJECT		HUDSON PARK GROUP LLC 100 BROOKFIELD ROAD FLEETWOOD, NY 10522	
DATE		09/27/2021	
REVISION		SUBMISSION FOR COMPLETENESS	
BY		BUS	
NO.		1	

EXISTING CONDITIONS PLAN

RIVER KNOLL

AD

TOWN OF OSSING, NEW YORK

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED 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	Approved	AG
Scale:	1" = 40'		
Date:	09/27/2021		
Project No:	15064		
FORM-002	EXIST	EXIST	EXIST
Drawing No:	C-010		