



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 (OVER TO STRIPING DETAILS)
	PROPOSED CONCRETE SIDEWALK
	PROPOSED PAVEMENT
	PROPOSED RETAINING WALL (DESIGN BY OTHERS)
	EXISTING FEATURE TO BE REMOVED

- NOTES**
- 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.
 - 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 10532

ARCHITECT

BCT DESIGN GROUP

100 SOUTH CHESAPEAKE STREET

BALTIMORE, MARYLAND 21201

DATE

09/07/2021

DATE

10/07/2021

DATE

12/23/2021

DATE

05/07/2023

REVISION

1. SHEET SUBMISSION FOR COMPLETENESS

2. CORRECTED PROJECT ARCHITECT NAME

3. RESPOND TO COMMENTS

4. RESPOND TO COMMENTS

Drawn

JE

Approved

AG

Scale:

1" = 40'

Date:

09/27/2021

Project No:

15064

15064-0001

LAYOUT

LAT

C-100

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.

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC

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JMC

LAYOUT PLAN

RIVER KNOLL

40

TOWN OF OSSING, NEW YORK