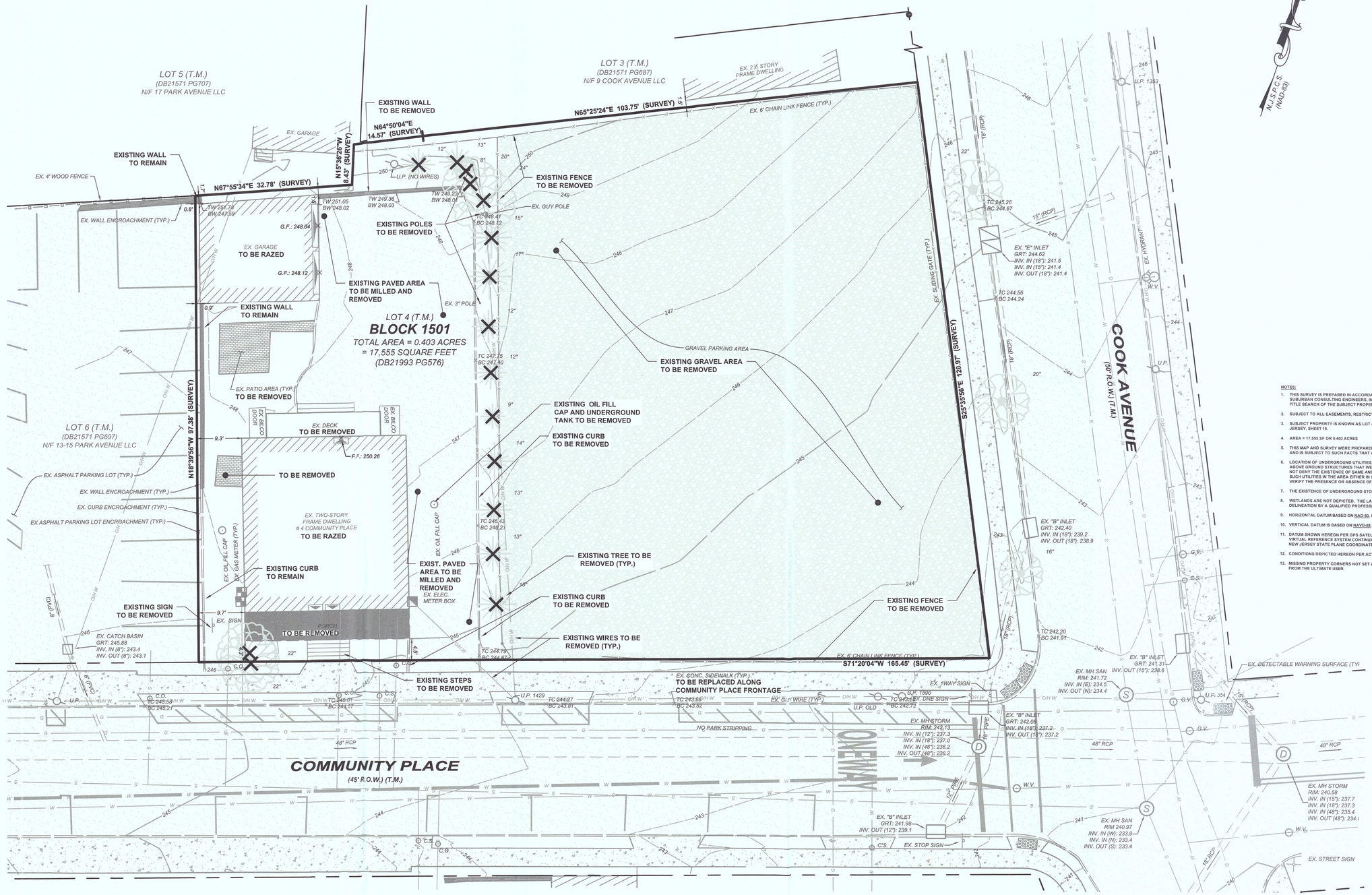

10 0 10 20 30

SCALE: 1"=10'

NOTES:

1. THIS SURVEY IS PREPARED IN ACCORDANCE WITH DOCUMENTS SUPPLIED BY THE CLIENT AND SUPPLEMENTAL INFORMATION OBTAINED BY SUBURBAN CONSULTING ENGINEERS, INC. THROUGH LIMITED RECORDS RESEARCH. THE DOCUMENTS USED DO NOT REPRESENT A COMPLETE TITLE SEARCH OF THE SUBJECT PROPERTY AND MAY OR MAY NOT BE ALL THE RELEVANT TITLE DOCUMENTS FOR THE SUBJECT PROPERTY.
2. SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, AND EXCEPTIONS OF RECORD.
3. SUBJECT PROPERTY IS KNOWN AS LOT 4, BLOCK 1501 AS SHOWN ON THE TAX MAP OF THE BOROUGH OF MADISON, MORRIS COUNTY, NEW JERSEY, SHEET 15.
4. AREA = 17,555 SF OR 0.403 ACRES
5. THIS MAP AND SURVEY WERE PREPARED FROM INFORMATION FURNISHED AND/OR OBTAINED TOGETHER WITH EVIDENCE FOUND ON THE GROUND AND IS SUBJECT TO SUCH FACTS THAT AN ACCURATE TITLE SEARCH MAY REVEAL.
6. LOCATION OF UNDERGROUND UTILITIES, IF DEPICTED, ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE AND ACCESSIBLE AT THE TIME OF THE SURVEY. THE LACK OF UTILITY INFORMATION DOES NOT DENY THE EXISTENCE OF SAME AND SUBURBAN CONSULTING ENGINEERS, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. REFERENCE TO THE APPROPRIATE UTILITY AUTHORITY SHOULD BE MADE TO VERIFY THE PRESENCE OR ABSENCE OF UTILITIES.
7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
8. WETLANDS ARE NOT DEPICTED. THE LACK OF WETLAND INFORMATION DOES NOT DENY THE EXISTENCE OF SAME. SITE REVIEW AND DELINEATION BY A QUALIFIED PROFESSIONAL IN SAME CAN BE LOCATED IF REQUIRED.
9. HORIZONTAL DATUM BASED ON NAD-83, PER GPS SATELLITE OBSERVATION.
10. VERTICAL DATUM IS BASED ON NAVD-88, PER GPS SATELLITE OBSERVATION.
11. DATUM SHOWN HEREON PER GPS SATELLITE OBSERVATION AND SOLUTIONS PROVIDED REAL TIME BY KEYNET GPS, INC. WHICH UTILIZES TRIMBLE VIRTUAL REFERENCE SYSTEM CONTINUALLY OPERATING HIGH PRECISION GNSS REFERENCE STATIONS. DATUM PROVIDED IS NAD 83 / NAVD 88 NEW JERSEY STATE PLANE COORDINATE SYSTEM, ZONE 2900.
12. CONDITIONS DEPICTED HEREON PER ACTUAL FIELD INSTRUMENT SURVEY PERFORMED MARCH 16, 2020.
13. MISSING PROPERTY CORNERS NOT SET AT THIS TIME, PER N.J.A.C. 13:40-5.2, A WRITTEN WAIVER OF CORNER MARKER(S) HAS BEEN OBTAINED FROM THE ULTIMATE USER.

REFERENCES:

1. *TAX MAP - LOT 4, BLOCK 1501, ON THE CURRENT TAX MAP OF THE BOROUGH OF MADISON, SHEET #15.*
2. *ORTHOPHOTOGRAPHY - NJ OFFICE OF INFORMATION TECHNOLOGY (NJOIT), OFFICE OF GEOGRAPHIC INFORMATION SYSTEMS (OGIS), AND U.S. GEOLOGICAL SURVEY, 20160224, NEW JERSEY 2015 HIGH RESOLUTION ORTHOPHOTOGRAPHY, NAD83(2011) NJ STATE PLANE FEET, MSID TILES: NJ017, OGIS, PO BOX 212, TRENTON, NJ, 08625-0212, US.*
3. *AERIAL IMAGERY - © NEARMAP US, INC. http://go.nearmap.com*
4. *SURVEY - "TOPOGRAPHIC SURVEY TAX LOT 4 - BLOCK 1501 LOCATED IN THE BOROUGH OF MADISON MORRIS COUNTY, NEW JERSEY" PREPARED BY JAMES P. DEADY SURVEYOR, LLC, DATED FEBRUARY 25, 2019.*
5. *RECORD DEED - FROM BRAIN DEBIASSE TO BUDDY, TIMMY AND BRIAN, LLC., DATED JANUARY 25, 2012, AND RECORDED IN THE MORRIS COUNTY CLERK'S OFFICE ON MARCH 12, 2012, IN DEED BOOK 21993, PAGE 578.*
6. *CONSTRUCTION PLANS - "2018 CDBG PROJECT, COMMUNITY PLACE RECONSTRUCTION WATER MAIN REPLACEMENT PLAN" PREPARED BY BOROUGH OF MADISON DEPARTMENT OF ENGINEERING (MADISON, NJ), DATED FEBRUARY 2019 (UNSIGNED).*

LEGEND

100.00	BENCHMARK		STRUCTURE
	IRON PIN/PIPE FOUND		RIGHT-OF-WAY LINE
F.F.: 120.41	FINISHED FLOOR ELEVATION		TRACT BOUNDARY LINE
G.F.: 119.40	GARAGE FLOOR ELEVATION		ADJACENT BOUNDARY LINE
	CONIFEROUS TREE		EASEMENT LINE
	DECIDUOUS TREE		SETBACK LINE
	SIGN		CURB LINE
	STREET SIGN		DROP CURB
	MANHOLE		DRIVEWAY LINE
	CATCH BASIN		EDGE OF PAVEMENT
	TYPE "B" INLET		METAL FENCE
	TYPE "E" INLET		WOOD / PVC FENCE
	UTILITY BOX		STRIPING
	UTILITY POLE	350	MAJOR CONTOUR
	GUY WIRE	348	MINOR CONTOUR
	GUY POLE		GAS LINE
W.V.	WATER VALVE		SANITARY LINE
C.O.	CLEAN OUT		STORM LINE
C.S.	CURB STOP		TELEPHONE LINE
	HYDRANT		WATER LINE
G.V.	GAS VALVE		OVERHEAD WIRES
	GAS METER BOX		WALL
	ELECTRIC METER		DOORWAY
	EXISTING TREE TO BE REMOVED		FENCE SWING GATE (SINGLE)

NOTICE

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DESCRIPTION	NO.	DATE:	BY:	CHK:
REVISED PER RECEIVED COMMENTS	A	08/21/2020	KRD	CJ

REVISIONS

DRAWN BY: CVF 05/14/2020

CHECKED BY: CJS 05/14/2020

CHECKED BY:

DAREN J. PHIL, PE
NJ PROFESSIONAL ENGINEER
LICENSE NO. 24GE03619100
24GE03619100 PROFESSIONAL ENGINEER
DATE: 05/14/2020

SUBURBAN CONSULTING ENGINEERS, INC.
COA NO.: 24GA28037500
SUMH00004200
- Civil Engineers - Municipal Engineers -
- Landscape Architects -
- Planners - Environmentalists - Land Surveyors -
96 US Highway 206, Suite 101
Flanders, N.J. 07836 - 973.398.1776
2430 Highway 34, Bldg. A Suite 1R
Wall, N.J. 08736 - 732.262.1776
EXCELLENCE ♦ ECONOMY ♦ ENVIRONMENT

PRELIMINARY AND FINAL MAJOR SITE PLAN FOR PARK VALLEY DEVELOPMENT
No. 4 COMMUNITY PLACE, BLOCK 1501 LOT 4
BOROUGH OF MADISON, COUNTY OF MORRIS, STATE OF NEW JERSEY

EXISTING CONDITIONS AND DEMOLITION PLAN

PROJECT NUMBER: SCE-11521.011

SCALE: 1"=10'

SHEET 3 OF 10

REVISION A

E:\SCE\Madison\11521 Madison\11521.011 4 Community Place\Sheets\11521.011 03 Existing Conditions and Demo.dwg Fri, Aug 21, 2020 - 3:25pm kdana SUBURBAN CONSULTING ENGINEERS, INC.