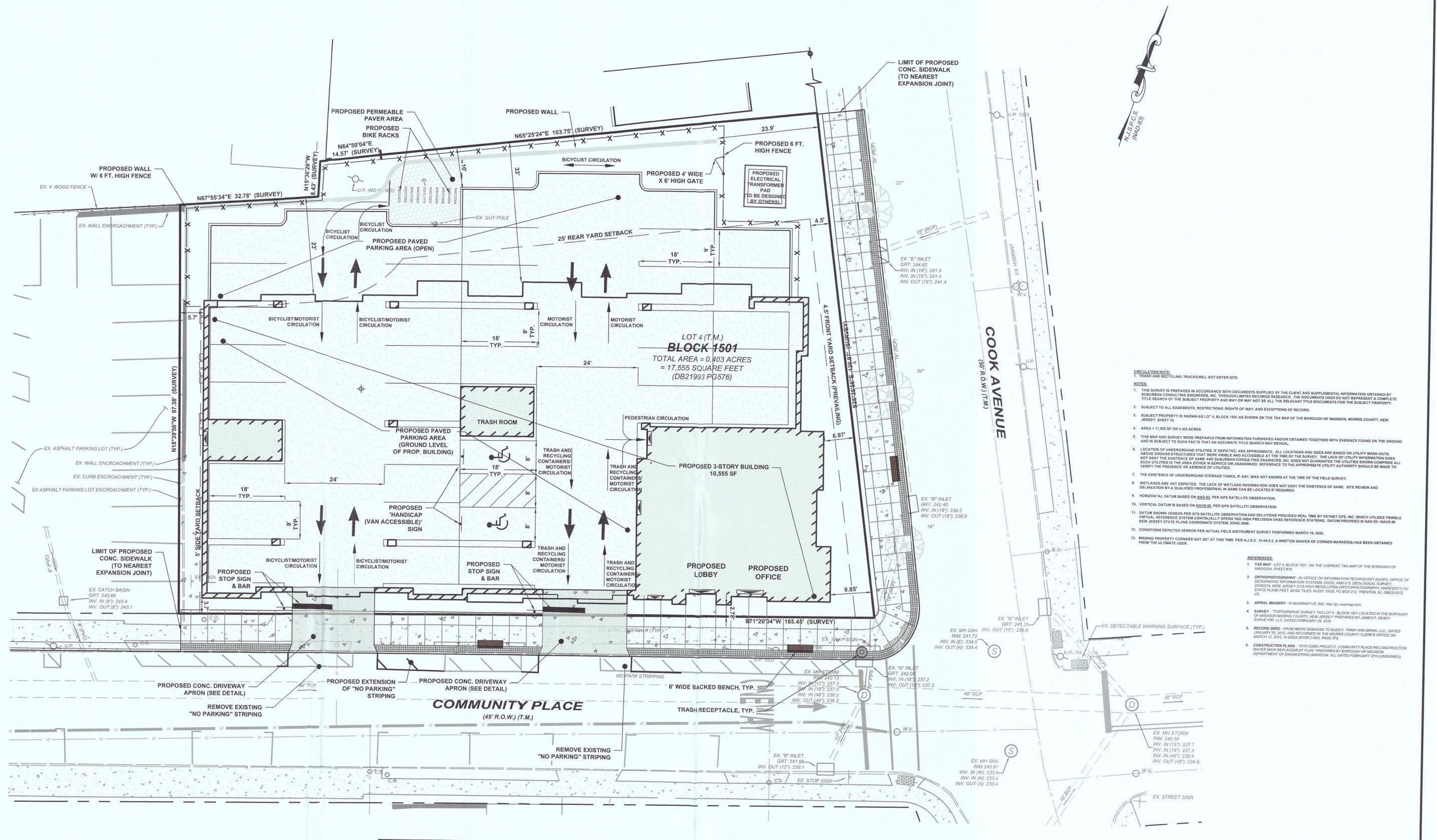
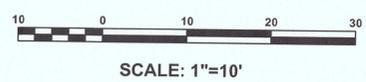


E:\SC\Madison\1521\011 04 Community Place\Sheets\1521.011 04 Site Layout.dwg - Fri, Aug 21, 2020 - 3:34pm kdama - SUBURBAN CONSULTING ENGINEERS, INC.



- CIRCULATION NOTE:**
1. TRASH AND RECYCLING TRUCKS WILL NOT ENTER SITE.
- NOTES:**
- 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.
 - SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, AND EXCEPTIONS OF RECORD.
 - 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.
 - AREA = 17,555 SF OR 0.403 ACRES
 - 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.
 - 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.
 - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
 - 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.
 - HORIZONTAL DATUM BASED ON NAD-83, PER GPS SATELLITE OBSERVATION.
 - VERTICAL DATUM IS BASED ON NAVD83, PER GPS SATELLITE OBSERVATION.
 - 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 83 NEW JERSEY STATE PLANE COORDINATE SYSTEM, ZONE 2906.
 - CONDITIONS DEPICTED HEREON PER ACTUAL FIELD INSTRUMENT SURVEY PERFORMED MARCH 16, 2020.
 - MISSING PROPERTY CORNERS NOT SET AT THIS TIME. PER N.J.A.C. 13-45-5.2, A WRITTEN WAIVER OF CORNER MARKER(S) HAS BEEN OBTAINED FROM THE ULTIMATE USER.
- REFERENCES:**
- TAX MAP - LOT 4, BLOCK 1501, ON THE CURRENT TAX MAP OF THE BOROUGH OF MADISON, SHEET 15.
 - ORTHOPHOTOGRAPHY - NJ OFFICE OF INFORMATION TECHNOLOGY (NJOT), OFFICE OF GEOGRAPHIC INFORMATION SYSTEMS (OGIS), AND U.S. GEOLOGICAL SURVEY 2016/2014 NEW JERSEY 2016 HIGH RESOLUTION DR/PHOTOGRAPHY, NAD83(2011) NJ STATE PLANE FEET, MSD TILES: NJOT, OGIS, NO BOX 215, TRENTON, NJ 08646-0215, US.
 - AERIAL IMAGERY - © NEARMAP US, INC. <http://go.nearmap.com>
 - SURVEY - "TOPOGRAPHIC SURVEY TAX LOT 4 - BLOCK 1501 LOCATED IN THE BOROUGH OF MADISON MORRIS COUNTY, NEW JERSEY" PREPARED BY JAMES P. DEARY SURVEYOR, L.L.C. DATED FEBRUARY 25, 2019.
 - RECORD DEED - FROM BRIAN DEBASSE TO BUDDY TRIMFY AND BRIAN, L.L.C. DATED JANUARY 23, 2012, AND RECORDED IN THE MORRIS COUNTY CLERK'S OFFICE ON MARCH 17, 2012, IN DEED BOOK 21993, PAGE 578.
 - CONSTRUCTION PLANS - 2018 CD86 PROJECT, COMMUNITY PLACE RECONSTRUCTION WATER MAIN REPLACEMENT PLAN PREPARED BY BOROUGH OF MADISON DEPARTMENT OF ENGINEERING (MADISON, NJ), DATED FEBRUARY 09, UNDESIGNED.



NOTICE
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REVISIONS	NO.	DATE	BY	CHK
REVISÉ PER RECEIVED COMMENTS	A	08/21/2020		
DESCRIPTION				

DRAWN BY: C.V.F.
05/14/2020
CHECKED BY: C.J.S.
05/14/2020
CHECKED BY:

DAREN J. PHIL, PE
NJ PROFESSIONAL ENGINEER
LICENSE NO. 24GE03619100

DATE: 05/14/2020

SC SUBURBAN CONSULTING ENGINEERS, INC.

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Landscapes Architects -
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Wall, N.J. 08736-7326/21776

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

PROJECT NUMBER: SCE-11521.011
SCALE: 1" = 10'
SHEET 4 OF 10
REVISION A