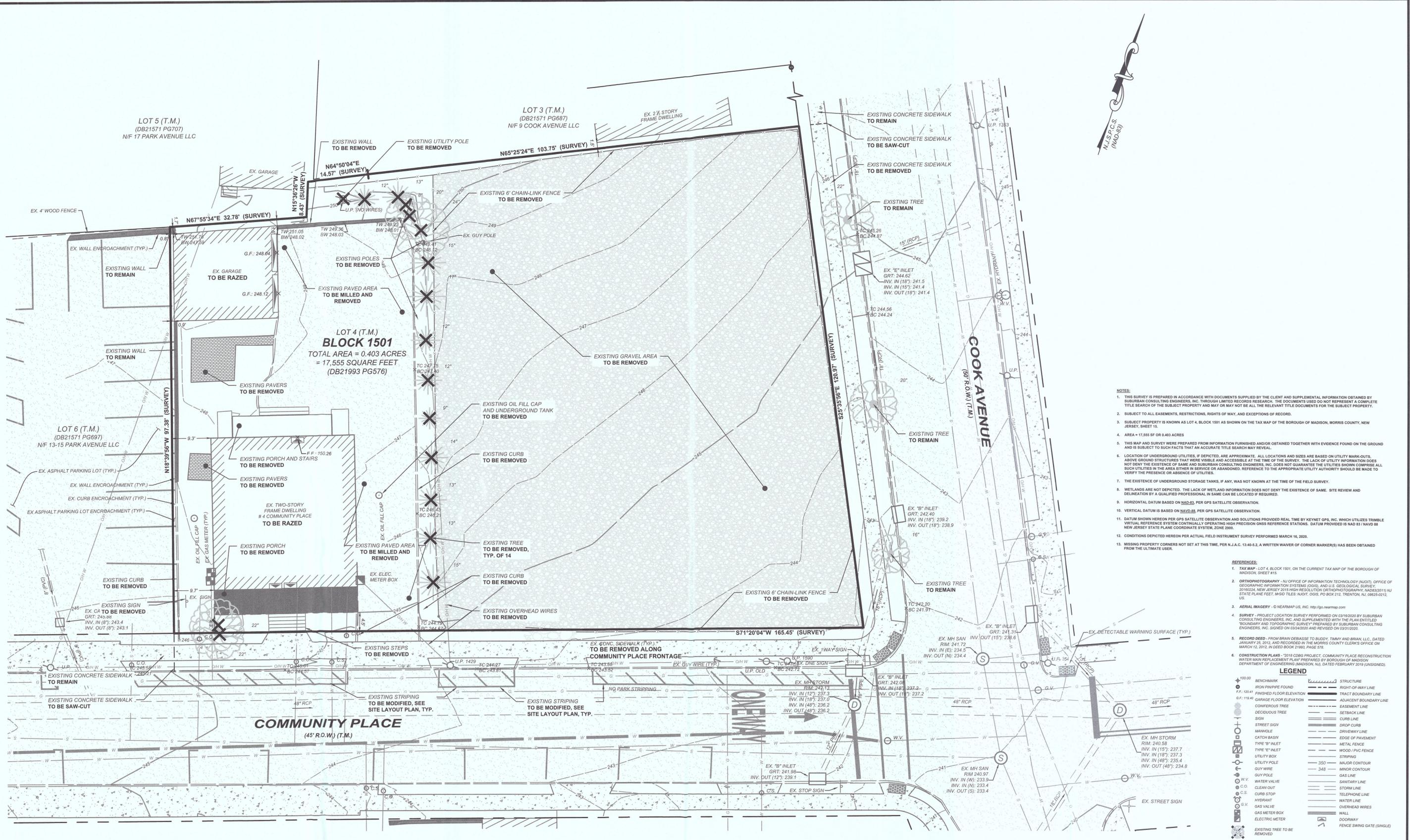


E:\SCEN\Madison\11521\011 4 Community Place\Sheets\11521.011 4 Community Place\Conditions and Demol.dwg Thu, Oct 08, 2020 - 12:03:03pm kemper SUBURBAN CONSULTING ENGINEERS, INC.

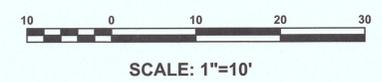


- NOTES:**
- THIS SURVEY IS PREPARED IN ACCORDANCE WITH DOCUMENTS SUPPLIED BY THE CLIENT AND SUPPLEMENTAL INFORMATION OBTAINED BY SUBURBAN CONSULTING ENGINEERS, INC. THROUGH LIMITED RECORDS RESEARCH. THE DOCUMENTS USED DO NOT REPRESENT A COMPLETE TITLE SEARCH OF THE SUBJECT PROPERTY AND MAY OR MAY NOT 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.
 - LOCATIONS AND SIZES 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 NAVD-83, PER GPS SATELLITE OBSERVATION.
 - DATUM SHOWN HEREON PER GPS SATELLITE OBSERVATION AND SOLUTIONS PROVIDED REAL TIME BY KEYNET, 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 2800.
 - 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. 13:40-5.2. A WRITTEN WAIVER OF CORNER MARKERS 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 (NJDOT), OFFICE OF GEOGRAPHIC INFORMATION SYSTEMS (OGIS), AND U.S. GEOLOGICAL SURVEY, 2016/24 NEW JERSEY 2016 HIGH RESOLUTION ORTHOPHOTOGRAPHY, NAD83(2011) NJ STATE PLANE FEET, M-S-D TILES, NUTL, OGIS, PO BOX 212, TRENTON, NJ, 08629-0212, US.
 - AERIAL IMAGERY - © NEARMAP US, INC. <http://go.nearmap.com>
 - SURVEY - PROJECT LOCATION SURVEY PERFORMED ON 03/16/2020 BY SUBURBAN CONSULTING ENGINEERS, INC. AND SUPPLEMENTED WITH THE PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY" PREPARED BY SUBURBAN CONSULTING ENGINEERS, INC. SIGNED ON 03/20/2020 AND REVISED ON 03/21/2020.
 - RECORD DEED - FROM BRAN DEBASSE TO BUDDY, TIMMY AND BRIAN, L.L.C., DATED JANUARY 25, 2012, AND RECORDED IN THE MORRIS COUNTY CLERK'S OFFICE ON MARCH 12, 2012, IN DEED BOOK 21993, PAGE 578.
 - CONSTRUCTION PLANS - 2019 CD89 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
1.5 - 124.4' IRON PIPE FOUND	RIGHT-OF-WAY LINE
FINISHED FLOOR ELEVATION	TRACT BOUNDARY LINE
G.F.: 119.4' GARAGE FLOOR ELEVATION	ADJACENT BOUNDARY LINE
CONFEROUS 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	MAJOR CONTOUR
GUY WIRE	MINOR CONTOUR
GUY POLE	GAS LINE
WATER VALVE	SANITARY LINE
CLEAN OUT	STORM LINE
CURB STOP	TELEPHONE LINE
HYDRANT	WATER LINE
GAS VALVE	OVERHEAD WIRES
GAS METER BOX	WALL
ELECTRIC METER	DOORWAY
EXISTING TREE TO BE REMOVED	FENCE SWING GATE (SINGLE)



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REVISIONS	NO.	DATE:	BY:	CHK:
REVISED PER RECEIVED COMMENTS	B	10/09/2020	KAK	CJS
REVISED PER RECEIVED COMMENTS	A	08/21/2020	KRD	CJS

DRAWN BY: CVF
 05/14/2020
 CHECKED BY: CJS
 05/14/2020

DAREN J. PHIL, PE
 NJ PROFESSIONAL ENGINEER
 LICENSE NO. 344603610100
 DATE: 05/14/2020

SE SUBURBAN CONSULTING ENGINEERS, INC.
 COA NO. 26128097500
 96 US Highway 206, Suite 101 2430 Highway 34, Bldg. A Suite 1R
 Flanders, N.J. 07836-9733 973.398.1776 Wall, N.J. 08736-732.282.1776
 - Civil Engineers - Municipal Engineers -
 - Landscape Architects -
 - Planners - Environmentalists - Land Surveyors -
 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 3 OF 11
 REVISION B