

GENERAL NOTES

- THIS SURVEY IS BASED UPON PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, AND THE FOLLOWING REFERENCES:
 - MAP ENTITLED "SURVEY OF LOT 47, BLOCK 1702, 695 SPRINGFIELD AVENUE, CITY OF SUMMIT, UNION COUNTY, NEW JERSEY", PREPARED BY MURPHY & HOLLOWAY ASSOCIATES, LLC, DATED JUNE 16, 2021.
 - THE MERIDIAN OF THIS SURVEY IS REFERENCED TO THE NEW JERSEY STATE PLANE COORDINATE SYSTEM NAD 83 (2011) DERIVED USING SURVEY-GRADE GNSS EQUIPMENT.
 - ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) DERIVED USING SURVEY-GRADE GNSS EQUIPMENT.
- SITE BENCHMARKS:

BENCHMARK-A N=684666.83 E=526389.86 ELEV=354.02 MAG NAIL SET	BENCHMARK-B N=684682.51 E=526283.88 ELEV=355.42 MAG NAIL SET
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- STREET NAMES, RIGHT OF WAY WIDTHS, BLOCK AND LOT NUMBERS ARE SHOWN IN ACCORDANCE WITH THE CITY OF SUMMIT TAX MAPS AND MAP REFERENCE 1A.
- PLANIMETRIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. DURING AUGUST & OCTOBER 2022.
- OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND SHOULD NOT BE USED IN CONSTRUCTION OF ANY TYPE. LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. RECOMMENDS THE PLACEMENT OF SURVEY MARKERS.
- WETLANDS, ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT.
- UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC.). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND THE LOCATIONS WHERE DATA WAS OBTAINED, DESPITE MEETING THE REQUIRED STANDARD OF CARE. THE SURVEYOR CANNOT AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES.

ADDITIONAL UTILITY (WATER, GAS, ELECTRIC ETC...) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS.

UNLESS SPECIFICALLY NOTED HEREON THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.

PRIOR TO ANY DESIGN OR CONSTRUCTION THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.

UNLESS NOTED BELOW SUPPLEMENTAL DOCUMENTS WERE NOT USED TO COMPILE THE SUBSURFACE UTILITY INFORMATION SHOWN HEREON.
- A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, c.14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-5.1(d).
- THIS PLAN NOT VALID UNLESS EMBOSSED WITH THE IMPRESSION SEAL OR ENCRYPTED WITH THE DIGITAL SIGNATURE AND SEAL OF THE PROFESSIONAL.

BLOCK 1702
LOT 25
N/F BOARD OF
EDUCATION

1' HIGH MARBLE
MONUMENT FND
LEANING
(0.8' NE)

BENCHMARK-B
N=684682.51
E=526283.88
ELEV=355.42
MAG NAIL SET

BLOCK 1702, LOT 47
N/F AMERICAN NATIONAL
RED CROSS
AREA=75,958 S.F.
OR 1.744 AC.

BENCHMARK-A
N=684666.83
E=526389.86
ELEV=354.02
MAG NAIL SET

BLOCK 1702
LOT 48
N/F CITY OF SUMMIT

BLOCK 1702
LOT 46
N/F CITY OF SUMMIT

LEGEND OF SYMBOLS & ABBREVIATIONS

HYDRANT	BOLLARD	D	STORM DRAIN
STREET LIGHT	PEDESTRIAN WALK SIGNAL	S	SANITARY LINE
AREA LIGHT	DOOR	COMB	COMBINED UTILITY LINE
SIGNAL POLE	DOUBLE DOOR	UNK	UNKNOWN UTILITY LINE
POLE	OVERHEAD DOOR	G	GAS LINE
GUY WIRE	PARKING METER	W	WATER LINE
ANCHOR POLE	METAL COVER	E	ELECTRIC LINE
MANHOLE	ELECTRIC BOX	T	TELEPHONE LINE
MANHOLE (DRAINAGE)	SOIL BORING	C	CABLE TV LINE
MANHOLE (SANITARY SEWER)	MONITORING WELL	ST	STEAM LINE
MANHOLE (ELECTRIC)	TEST PIT	FM	FORCE MAIN
MANHOLE (WATER)	BENCHMARK	FO	FIBER OPTIC
MANHOLE (NATURAL GAS)	ROOF DRAIN	(L)	REFERENCED UTILITY LINE (TYPE AS NOTED) BASED ON RECORD MAPPING
MANHOLE (TELEPHONE)	SPOT ELEVATION		OVERHEAD WIRE
MANHOLE (FORCE MAIN)	CONCRETE CURB		GUIDE RAIL (TYPE AS NOTED)
MANHOLE (STEAM)	CONCRETE		WOOD/STOCKADE FENCE
MANHOLE (UNKNOWN UTILITY)	DETECTABLE PAD		WIRE FENCE
WATER VALVE	DROP CURB		IRON FENCE
GAS VALVE	BROKEN WHITE STRIPE		TREE LINE
SHRUB	SINGLE YELLOW STRIPE		EASEMENT LINE
CATCH BASIN	DOUBLE YELLOW STRIPE		PROPERTY LINE
CLEAN OUT	SINGLE WHITE STRIPE		RIGHT-OF-WAY LINE
TREE	REINFORCED CONCRETE PIPE		CONTOUR LINE
SIGN	DUCTILE IRON PIPE		
	CORRUGATED METAL PIPE		
	NO VISIBLE PIPE		
	EDGE OF PAVEMENT		
	LANDSCAPED AREA		
	SURVEY BEARING & DISTANCE		
	DEED BEARING & DISTANCE		

R=1208.09'
A=18.99'
D=0°54'03"
CB=568°48'10"W
CL=18.99'

1" DIA. IRON
PIPE FND
(2.6" SE)

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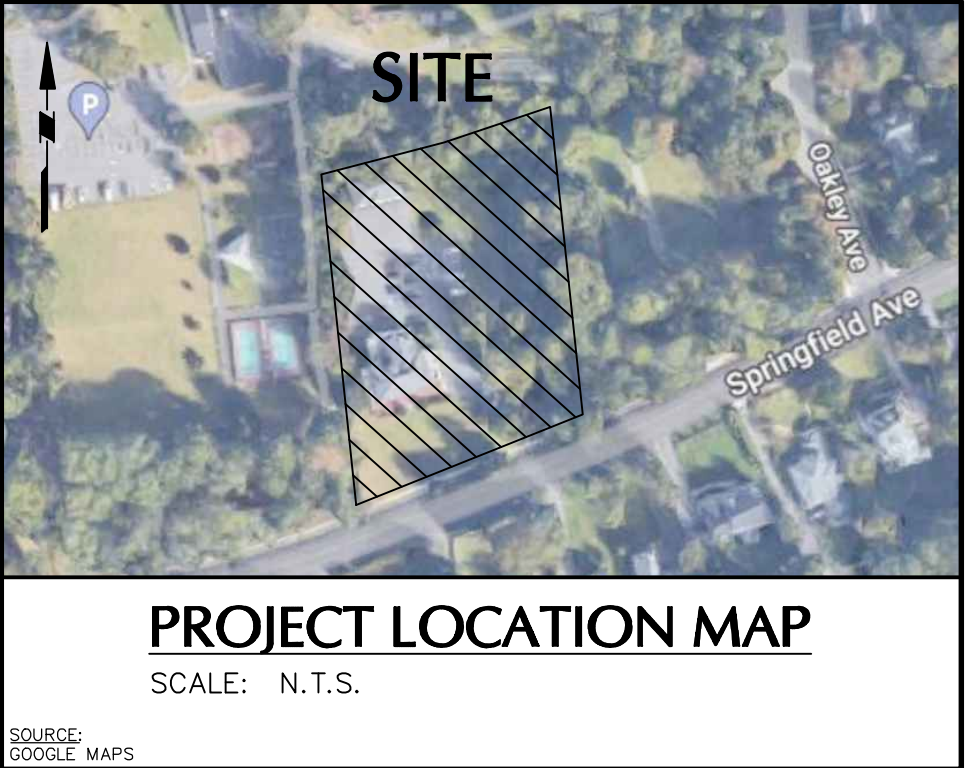
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Date	Description	No.
REVISIONS		
1. I hereby state that this plan is based on a field survey made by me or under my immediate supervision in accordance with N.J.A.C. 13:40-5.1 "Preparation of Land Surveys", and to the best of my professional knowledge, information and belief, and in my professional opinion, accurately represents the conditions found on the date of the field survey at the subject property".		
SIGNATURE	MATTHEW G. SIPLE	DATE SIGNED
PROFESSIONAL LAND SURVEYOR NJ LIC. No. 246S04332100		
LANGAN Langan Engineering and Environmental Services, Inc. 300 Kimball Drive Parsippany, NJ 07054		
T: 973.560.4900 F: 973.560.4901 www.langan.com NJ CERTIFICATE OF AUTHORIZATION No. 246A2798400		
Project		
BEACON CHURCH 695 SPRINGFIELD AVENUE BLOCK No. 1702, LOT No. 47 CITY OF SUMMIT		
UNION COUNTY NEW JERSEY		
Drawing Title		
BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY		
Project No.	Drawing No.	
101007202	VT101	
Date	DECEMBER 8, 2022	
Drawn By	JMC	
Checked By	MGS	
Sheet 1 of 1		

