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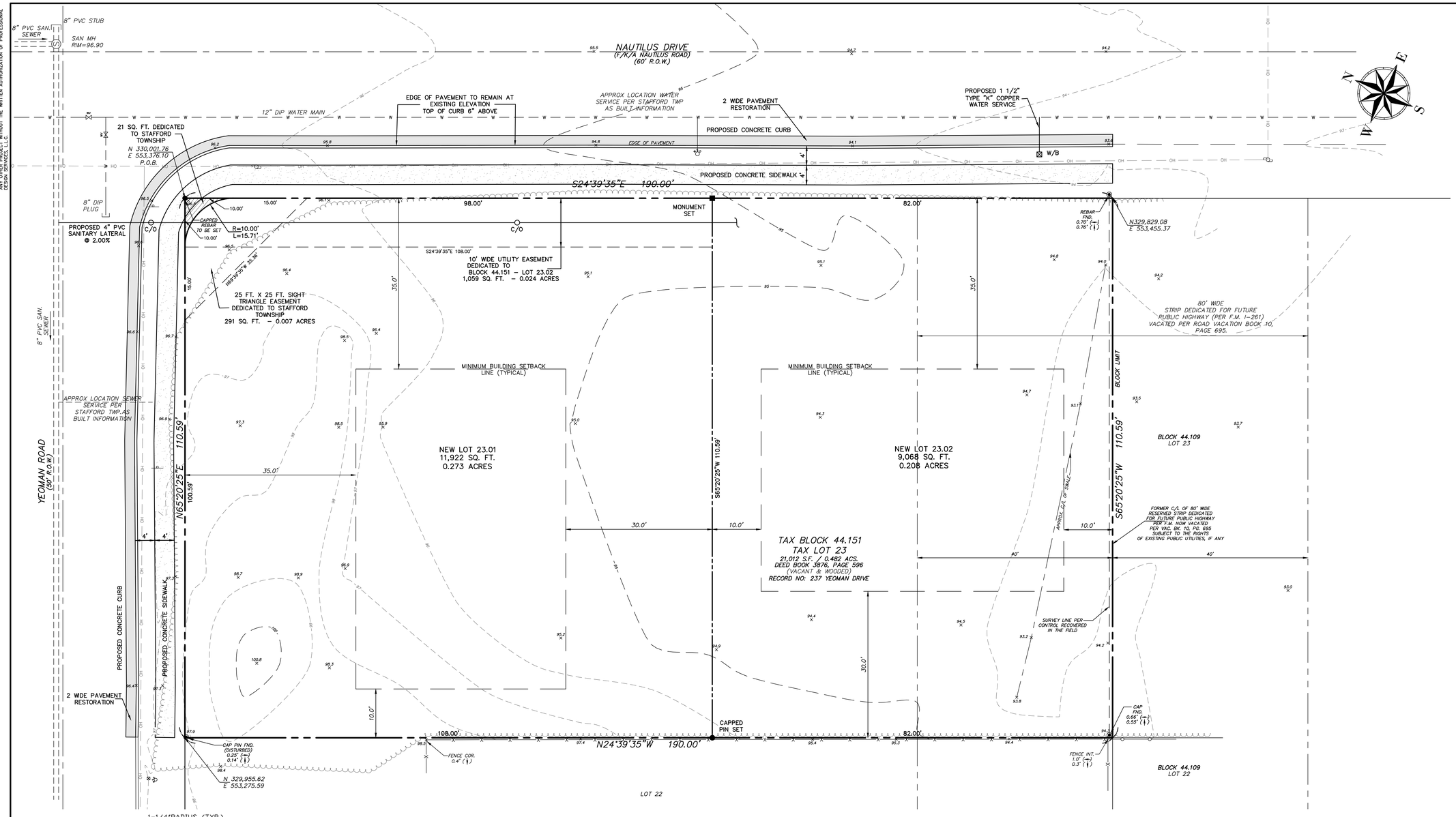
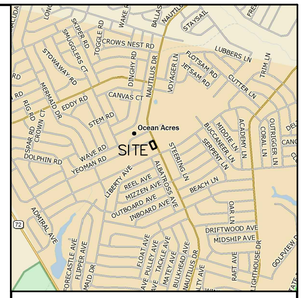




LEGEND:

- EXISTING EDGE OF WOODS
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER BOX
- EXISTING WATER METER
- EXISTING GAS VALVE
- EXISTING SIGN
- EXISTING UTILITY POLE
- EXISTING OVERHEAD WIRES
- EXISTING WOOD FENCE
- EXISTING VINYL FENCE

OWNER/APPLICANT

PKN DEVELOPMENT, LLC
407 GREEN WAY
TOMS RIVER, NJ 08753

I/WE HEREBY CERTIFY THAT I/WE ARE THE RECORD HOLDER(S) OF TITLE TO THE LANDS DELINEATED ON THIS MAP AND APPROVE THE FILING THEREOF.

PKN DEVELOPMENT

NOTARY PUBLIC DATE

No.	DATE	DESCRIPTION	BY

PDS
PROFESSIONAL DESIGN SERVICES, L.L.C.
CONSULTING ENGINEERS, LAND SURVEYORS, PLANNERS, ENVIRONMENTAL SCIENTISTS, CONSTRUCTION SERVICES
1245 AIRPORT ROAD, SUITE 1, LAKEWOOD, NEW JERSEY 08701
PHONE 732 363 0060 FAX 732 363 0073
NEW JERSEY STATE BOARD OF P.E. & L.S.
CERTIFICATE OF AUTHORIZATION NO. 24GA28125400
IAN M. BORDEN, PP, AICP
N.J. PROFESSIONAL PLANNER LICENSE #33LI00617400
WILLIAM A. STEVENS, PE, PP
PROFESSIONAL ENGINEER, NEW JERSEY LIC. #39915
PROFESSIONAL PLANNER, NEW JERSEY LIC. #5894
GRAHAM J. MACFARLANE, PE, PP, CME
PROFESSIONAL ENGINEER, NEW JERSEY LIC. #37110
PROFESSIONAL PLANNER, NEW JERSEY LIC. #6104
STEVEN METELSKI, JR., PLS
N.J. PROFESSIONAL LAND SURVEYOR LICENSE #43593

STATE OF NEW JERSEY — WILLIAM A. STEVENS — No. 39915 — LICENSED PROFESSIONAL ENGINEER

IMPROVEMENT PLAN

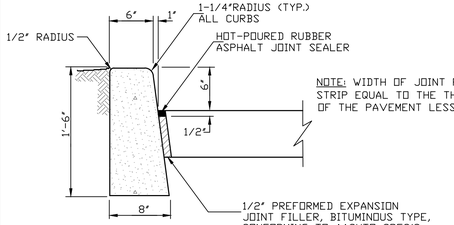
OF

TAX BLOCK 44.151
TAX LOT 23

(REFERENCE TAX MAP SHEET No. 24)

TOWNSHIP OF STAFFORD
OCEAN COUNTY NEW JERSEY

SCALE:	1" = 10'	JOB NUMBER:	322221
DRAWN BY:	SDC	DATE:	APRIL 14, 2022
DESIGN/CALC'D BY:	SDC	SHEET:	1 of 1
CHECKED BY:	--		



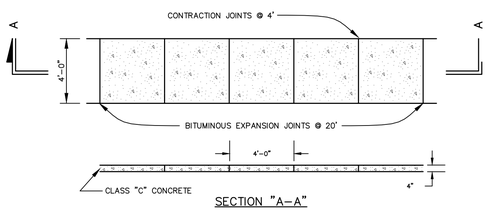
NOTE: WIDTH OF JOINT FILLER STRIP EQUAL TO THE THICKNES OF THE PAVEMENT LESS 1/2"

NOTES:

1. CONCRETE TO BE N.J.D.O.T. CLASS "B" (AIR ENTRAINED).
2. TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20'-0" APART AND SHALL BE FILLED WITH PREFORMED BITUMINOUS-IMPREGNATED FIBER JOINT FILLER, COMPLYING WITH THE REQUIREMENTS OF AASHTO M-213, RECESSED 1/4" FROM THE FRONT FACE AND TOP OF CURB.
3. DUMMY JOINTS (FORMED) SHALL BE INSTALLED MIDWAY BETWEEN EXPANSION JOINTS.

CONCRETE VERTICAL CURB

N.T.S.

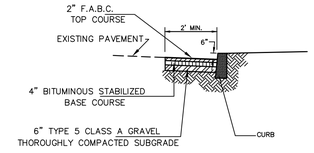


SECTION "A–A"

SIDEWALK NOTES:

1. A PREFORMED, BITUMINOUS EXPANSION JOINT 1/2" THICK, 4" WIDE, AND EXTENDING THE FULL WIDTH OF THE WALK, UNBROKEN, SHALL BE INSTALLED EVERY 20 FEET. CONTRACTION JOINTS SHALL BE INSTALLED EVERY 4 FEET THE FULL WALK WIDTH.
2. THERE SHALL BE A BROOM FINISH WITH THE EDGES FINISHED WITH A SUITABLE TOOL.

SIDEWALK DETAIL



TYPICAL TOWNSHIP ROAD RESTORATION

N.T.S.

NOTE: THE EXISTING PAVEMENT SHALL BE NEATLY CUT AND THE NEW PAVEMENT SHALL BE TACKED AND BUTTED TO EXISTING PAVEMENT.

GENERAL NOTES:

1. BEING KNOWN AS LOT 23 IN BLOCK 44.151, AS SHOWN ON SHEET 24 OF THE STAFFORD TOWNSHIP TAX MAPS.
2. BOUNDARY & TOPOGRAPHIC INFORMATION SHOWN PURSUANT TO A SURVEY ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY OF TAX BLOCK 44.151, TAX LOT 23 (REFERENCE TAX MAP SHEET No> 24) TOWNSHIP OF STAFFORD, OCEAN COUNTY, NEW JERSEY" PREPARED BY PROFESSIONAL DESIGN SERVICES AND DATED FEBRUARY 28, 2022.
3. TOTAL AREA BEING SUBDIVIDED CONTAINS 21,012 SQ.FT./0.482 Ac.
4. IT IS PROPOSED TO SUBDIVIDE THE EXISTING LOT INTO 2 NEW LOTS.
5. OUTBOUND AND LOT CLOSURES MEET A MINIMUM STANDARD OF 1:15,000.
6. HORIZONTAL COORDINATES ARE BASED UPON ASSUMED DATUM (US SURVEY FEET).
7. TOPOGRAPHY SHOWN HEREIN BASED UPON N.A.V.D. 1988 DATUM PER GENERAL NOTE REFERENCE 2.
8. ALL LOTS TO BE SERVICED BY PUBLIC WATER AND SEWER.
9. OFF-STREET PARKING TO BE PROVIDED IN CONFORMANCE WITH CURRENT RSIS STANDARDS.
10. PROPOSED LOTS AND BLOCKS APPROVED BY THE STAFFORD TOWNSHIP TAX ASSESSOR.