

13 LOT MAJOR SUBDIVISION GC REALTY, LLC

BLOCK 8102 LOT 1

CITY OF BRIGANTINE ATLANTIC COUNTY NEW JERSEY

CITY OF BRIGANTINE		BLOCK 8102		BLOCK 8102	
NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION
1	13.00 AC	1	13.00 AC	1	13.00 AC
2	13.00 AC	2	13.00 AC	2	13.00 AC
3	13.00 AC	3	13.00 AC	3	13.00 AC
4	13.00 AC	4	13.00 AC	4	13.00 AC
5	13.00 AC	5	13.00 AC	5	13.00 AC
6	13.00 AC	6	13.00 AC	6	13.00 AC
7	13.00 AC	7	13.00 AC	7	13.00 AC
8	13.00 AC	8	13.00 AC	8	13.00 AC
9	13.00 AC	9	13.00 AC	9	13.00 AC
10	13.00 AC	10	13.00 AC	10	13.00 AC
11	13.00 AC	11	13.00 AC	11	13.00 AC
12	13.00 AC	12	13.00 AC	12	13.00 AC
13	13.00 AC	13	13.00 AC	13	13.00 AC

INDEX OF SHEETS:

- C-1 TITLE SHEET
- C-2 PROPERTY SURVEY
- C-3 PRELIMINARY PLAT / LANDSCAPE PLAN
- C-4 GRADING, DRAINAGE & UTILITY PLAN
- C-5 SOIL EROSION & SEDIMENT CONTROL PLAN
- C-6 SITE DETAILS
- C-7 FINAL PLAT
- C-8 ROADWAY PROFILES & CROSS-SECTIONS

CHECKLIST WAIVER REQUESTS:

- 3. METES AND BOUND DESCRIPTION
- 33. NATURAL RESOURCE INVENTORY

REV #	DATE	COMMENT	BY
110006	8/10/04	REV. TO MEET APPROVAL CONDITIONS	JJB
8/10/04		FINAL APPROVAL SUBMISSION	JJB
120004		FEIGNED COMPLETENESS	JJB
120005		FEIGNED PER N.E.P.P.	JJB
6/05		FEIGNED PER N.E.P.P.	JJB
6/05		FEIGNED PER N.E.P.P.	JJB

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ALL WORK SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND SAFETY REQUIREMENTS AND SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) THE PHS-VOLTADE PROGRAM ACT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES AND LOCAL GOVERNMENTS AND FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES AND LOCAL GOVERNMENTS.

ARTHUR W. PONZIO & ASSOCIATES, INC. RESPONSIBLE FOR NOT INCLUDING ANY FIELD INFORMATION IN THE CONSTRUCTION MANAGEMENT DOCUMENTS FOR CONTRACTOR COMPLIANCE WITH CONSTRUCTION DOCUMENTS.

TITLE SHEET / AREA MAPS
BLOCK 8102 LOT 1
BRIGANTINE ATLANTIC COUNTY NEW JERSEY

AWP ARTHUR W. PONZIO CO. & ASSOCIATES, INC.
 SURVEYORS, PLANNERS, ENGINEERS
 400 NORTH DOVER AVENUE, ATLANTIC CITY, N.J. 08401
 PHONE: 609-344-8194 FAX: 609-344-1334

JON J. BARNHART
 PROFESSIONAL PLANNER N.J. NO. 6E43483

ARTHUR W. PONZIO, JR.
 PROFESSIONAL PLANNER N.J. NO. 6E43483
 PROFESSIONAL LAND SURVEYOR N.J. NO. 28314

SCALE: NO SCALE
 DATE: 9/26/04

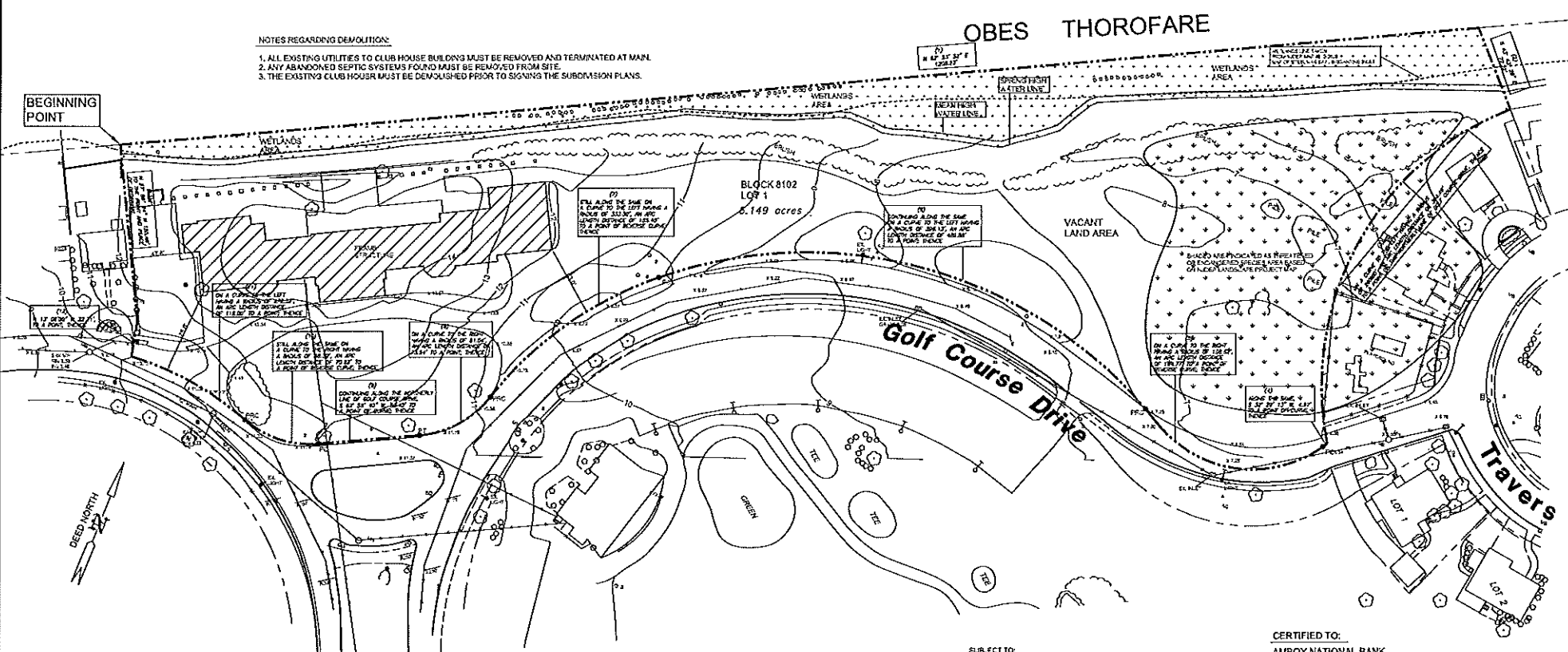
BY: JJB
 PROJ. NO.: 26514

C-1

NOTES REGARDING DEMOLITION:

1. ALL EXISTING UTILITIES TO CLUB HOUSE BUILDING MUST BE REMOVED AND TERMINATED AT MAIN.
2. ANY ABANDONED SEPTIC SYSTEMS FOUND MUST BE REMOVED FROM SITE.
3. THE EXISTING CLUB HOUSE MUST BE DEMOLISHED PRIOR TO SIGNING THE SUBMISSION PLANS.

BEGINNING POINT



OBES THOROFARE

BLOCK 8102
LOT 1
5.149 acres

VACANT LAND AREA

Golf Course Drive

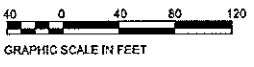
Travers Drive

GENERAL NOTES:

1. ALL UTILITIES SHALL BE DELETED FROM THE 10' BUFFER ZONE WITHIN THE 20' BUFFER.
2. ALL UTILITIES SHALL BE DELETED FROM THE 10' BUFFER WITHIN THE 20' BUFFER.
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10. ALL UTILITIES SHALL BE DELETED FROM THE 10' BUFFER WITHIN THE 20' BUFFER.

NOTES:

1. UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS OBTAINED FROM THE RECORDING OFFICE. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES BY EXCAVATION PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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SUBJECT TO:
EASEMENTS AS CONTAINED IN DB 1555, PAGE 215, DB 2192, PAGE 311; DB 2561, PAGE 72; DB 2622, PAGE 3; DB 1474, PAGE 151; AND DB 1074, PAGE 251.
RESTRICTIONS AS CONTAINED IN DB 793, PAGE 251; DB 5158, PAGE 212 AND DB 5168, PAGE 252.
EASEMENT AND RESTRICTION CONFIRMATION AS CONTAINED IN DB 1170, PAGE 246.
TERMS AND CONDITIONS IN PUPPIAN GRANTS AS SET FORTH IN DB 777, PAGE 254; DB 793, PAGE 251 AND DB 924, PAGE 477.

CERTIFIED TO:
AMBOY NATIONAL BANK
GIORDANO HALLERAN & CIESLA
LAWYERS TITLE INSURANCE COMPANY
NUCO TITLE INSURANCE AGENCY, INC.
GREENBAUM, ROWE, SMITH, RAVIN, DAVIS & HIMMEL, LLP
B & J REALTY, LLC
GC REALTY, LLC
JAMES MAGGS

C-2

REV	DATE	COMMENT	BY
1/25/24	1/25/24	REVISED PER PLAN SET	JLB
1/25/24	1/25/24	REVISED PER PLAN SET	JLB
1/25/24	1/25/24	REVISED PER PLAN SET	JLB

PROPERTY SURVEY
BLOCK 8102 LOT 1
BRIGANTINE ATLANTIC COUNTY NEW JERSEY
AWP
ARTHUR W. PONZIO CO. & ASSOCIATES, INC.
SURVEYORS, PLANNERS, ENGINEERS
400 NORTH DOVER AVENUE, ATLANTIC CITY, N.J. 08401
PHONE: 609-344-1344 FAX: 609-344-1344

JON J. BARNHART
PROFESSIONAL PLANNER N.J. NO. 0E43483
DATE: 8/26/04

ARTHUR W. PONZIO, JR.
PROFESSIONAL PLANNER N.J. NO. 28314
DATE: 8/26/04

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ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL AND STATE REGULATIONS AND STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

Landscape Schedule (25 FT Buffer Area On Lot 1,13)

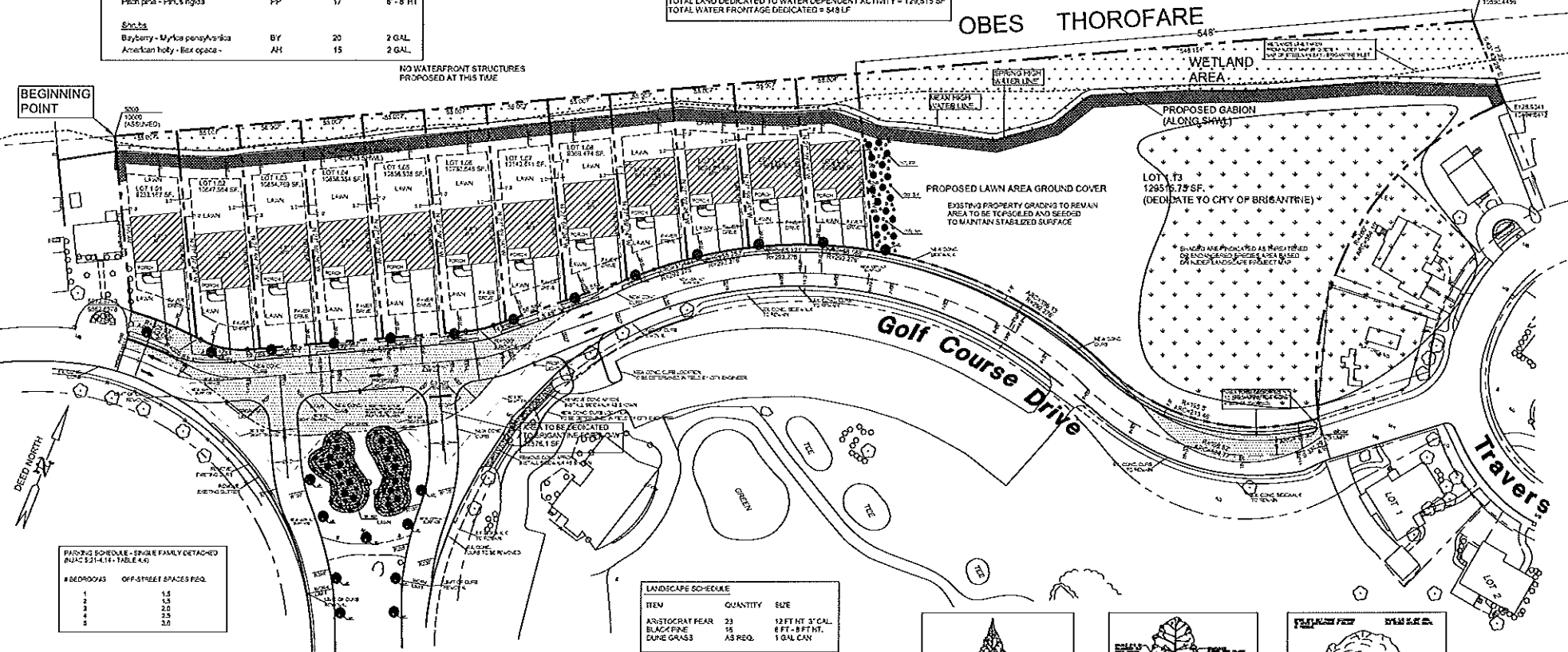
Tree	SYMBOL	QUANTITY	SIZE
Pink pine - Pinus rigida	PP	17	8'-8" HT
Shrubs			
Bayberry - Myrica pensylvanica	BY	20	2 GAL.
American holly - Ilex opaca	AH	15	2 GAL.

FILLED WATERS EDGE CALCULATIONS
 FILLED WATERS EDGE AREA = ENTIRE SITE = 6.149 ACRES
 CALCULATED AREA (100 FT DEPTH X LENGTH OF WATERFRONT)
 123 LF X 100 LF = 12300 SF OF LAND AREA TO BE DEDICATED
 53% OF THE SITE'S LINEAR WATER FRONTAGE = 353 LF
 TOTAL LAND DEDICATED TO WATER DEPENDENT ACTIVITY = 129,815 SF
 TOTAL WATER FRONTAGE DEDICATED = 548 LF

NOTE:
 BUILDINGS SHOWN FOR ILLUSTRATION PURPOSES ONLY. EXACT BUILDING LOCATIONS TO BE DETERMINED DURING BUILDING PERMIT PROCESS ON AN INDIVIDUAL BASIS

NO WATERFRONT STRUCTURES PROPOSED AT THIS TIME

BEGINNING POINT



FINDING SCHEDULE - SINGLE FAMILY DETACHED (N.J.A.C. 17:27 - TABLE 4.4)

# BEDROOMS	OFF-STREET SPACES REQ.
1	1.0
2	2.0
3	2.5
4	3.0

LANDSCAPE SCHEDULE

ITEM	QUANTITY	SIZE
ARISTOPHAT PEAR	23	12 FT HT 3" CAL.
BLACK PINE	15	8 FT - 8 FT HT.
DUNE GRASS	AS REQ.	1 GAL. CAN.

20' ZONING SCHEDULE (R-2 DISTRICT STANDARDS)

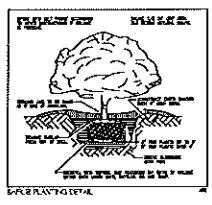
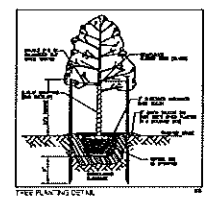
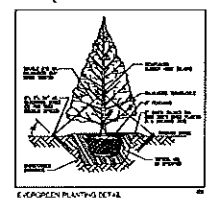
ITEM	REQUIRED	ALL LOTS	STATUS
LOT AREA	4500 SF	>4500 SF	C
LOT WIDTH	50 FT	55 FT	C
LOT DEPTH	90 FT	99 FT	C
SETBACKS			
FRONT YARD	20 FT	20 FT	C
SIDE YARD	1 FT / 3 FT	7 FT / 1 FT	C
REAR YARD	20 FT	20 FT	C
R.P. COVERAGE	60%	62%	C
B.L.D.G. COVERAGE	42%	42%	C

COVERED AREA CALCULATIONS

TOTAL PROJECT AREA = 6.149 ACRES
 ON-SITE WETLANDS AREA = 0.70 ACRES
 NET LAND AREA = 5.45 ACRES
 IMPERVIOUS AREA = 17623 SF (1.8 ACRES)
 IMPERVIOUS AREA EXPRESSED AS % = 33%
 PERVIOUS AREA = 67%
 PROPOSED TREES = 10%
 PROPOSED SHRUBS / PLANT = 37%

NOTE: ALL PROPOSED LAND COVERAGES LABELED AS SUCH (BE ASPHALT, LAWN, CONCRETE, PAVERS, BLDG, ETC)

- GENERAL NOTES:**
- APPLICANT: LAND DESIGN CO. INC. 800 DUNDAS ROAD, BRIDGE PLAZA, SUITE 200
 - PROPERTY INFORMATION: THIS PROPERTY IS LOCATED IN BLOCK 8102 AS SHOWN ON THE ZONING MAP FOR THE CITY OF BRIGANTINE.
 - PROPERTY SIZE: FLOOD HAZARD: THE PROPERTY IS LOCATED IN THE FEMA FLOOD ZONE AA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP FOR THIS COUNTY.
 - ZONING DISTRICT: THIS SITE IS LOCATED IN THE R-2 ZONING DISTRICT AS SHOWN ON THE ZONING MAP FOR THE CITY OF BRIGANTINE.
 - THERE ARE NO EXISTING OR PROPOSED PLYWOOD CONTAINERS OR OTHER STRUCTURES APPLYING TO THE LAND BEING SUBMITTED.
 - A PROPERTY SURVEY WAS PERFORMED ON SUBJECT PROPERTY ON DECEMBER 2, 2021 BY ARTHUR W. PONZIO CO. AND ASSOCIATES, INC. EXISTING SITE USAGE: THE LOT IS CURRENTLY VACANT.
 - THE SUBDIVISION PROJECT SHALL BE DESIGNED IN COMPLIANCE WITH THE SUBDIVISION AND ZONING ORDINANCES OF THE CITY AND OTHER APPLICABLE ORDINANCES OF THE CITY AND LOCAL JURISDICTIONS.
 - IN THE EVENT THE APPLICANT PROCEEDS TO SUBDIVIDE THE EXISTING LOT INTO FOUR (4) NEW LOTS AS SHOWN ON THE PLAN.
 - THE GENERAL CONTRACTOR IS DESIGNATED AS THE RESPONSIBLE PERSON IN CHARGE OF CONSTRUCTION. THE SITE SUPERVISOR IS RESPONSIBLE FOR CONSTRUCTION OF THE PROJECT AND SHALL BE RESPONSIBLE FOR THE ALL ORDINANCE REGULATIONS.
 - LOCATION OF SANITARY SEWER AND WATER SERVICE LATERALS TO EACH LOT TO BE DETERMINED AT TIME OF INDIVIDUAL BUILDING PERMIT APPLICATION OF THE PROJECT TO OBTAIN NECESSARY PERMITS.
 - ALL UTILITIES SHALL BE DEEPER THAN PROPOSED LOT SHALL BE UNDERGROUND.
 - ALL REQUIRED UTILITIES SHALL BE COORDINATED WITH THE CITY AND THE RESPECTIVE UTILITY COMPANIES.
 - GRADING & DRAINAGE: THE ELEVATIONS OF GRADES OF THE PROPERTY IS SHOWN THAT IS DOES NOT IMPACT ADJACENT PROPERTY. THIS GRADING PATTERN WILL NOT BE ALTERED AS A RESULT OF THIS PROJECT. THE APPLICANT WILL BE RESPONSIBLE TO OBTAIN NECESSARY PERMITS FOR EACH LOT AT TIME OF INDIVIDUAL BUILDING PERMIT APPLICATION. THESE PERMITS MUST INDICATE THAT THE LOTS ARE GRADING NOT TO IMPACT ADJACENT PROPERTY.



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REVISIONS

REV #	DATE	COMMENT	BY
1	12/22/24	REVISED COVER SHEET	JAB
2	12/24/24	REVISED PERMITS	JAB
3	12/25/24	REVISED PERMITS	JAB
4	12/26/24	REVISED PERMITS	JAB

PRELIMINARY PLAT / LANDSCAPE PLAN
 BLOCK 8102 LOT 1
 BRIGANTINE ATLANTIC COUNTY NEW JERSEY
AWP ARTHUR W. PONZIO CO. & ASSOCIATES, INC.
 SURVEYORS, PLANNERS, ENGINEERS
 400 NORTH DOVER AVENUE, ATLANTIC CITY, N.J. 08401
 PHONE: 609.344.1414 FAX: 609.344.1414

JON J. BARNHART PROFESSIONAL PLANNER N.J. NO. GE43483
ARTHUR W. PONZIO, JR. PROFESSIONAL PLANNER N.J. NO. 28514
 SCALE: 1" = 40'
 DATE: 9/26/24
 PROJ. NO.: 28514