

ATTACHMENT 1-1

MEMORANDUM

TO: Regulatory Division
Jacksonville Planning Department

FROM: (Developer, Registered Professional or Surveyor)

SUBJECT: (NAME OF PROPOSED SUBDIVISION)

DATE:

WRITTEN STATEMENT FOR PRE-APPLICATION PROCEDURE

1. DEVELOPER: Orwell Development Group, Inc.
25 Broad Street
Dallas, Texas 75221 204/376-8124

REGISTERED PROFESSIONAL: General Engineering, Inc.
204 Hall Street
Jacksonville, Florida 32203 904/354-7007

SURVEYOR: ABC Surveyors, Inc.
43 Ocean Avenue
Jacksonville, Florida 32203 904/354-7007
2. SITE LOCATION: The site is located on the Westside of Girvin Road between Atlantic Boulevard and Ivylena Road.
3. SITE AREA: 57.8 Acres.
4. ZONING: The present zoning of the site is OR, and re-zoning to RG-A is proposed and in process.
5. SITE DESCRIPTION:
 - a. Vegetation: The site is predominant pine forest with smaller areas of oak hammock and hardwood swamp.
 - b. SCS Soil Classifications: Leon fine sand, Ortega fine sand and Pamlico muck.
 - c. Jurisdictional Wetlands: Jurisdictional wetlands probably exist on the site, but a determination has not yet been made by regulatory agencies.
 - d. Drainage: The site slopes gently to the east where a large ditch is located along the easterly boundary.
 - e. Other: A large house and barn on the site will be removed.
6. PROPOSED DEVELOPMENT:
 - a. Typical lot size(s): 30 x 100 x 40 x 100
 - b. Number of lots: 240
 - c. Type of Dwelling Structure: Townhouses
 - d. Number of Dwelling Units: 240
 - e. Gross Density: The site will be developed in two phases as shown on the Preliminary Sketch Plan. Unit one (1) includes 120 units and unit two (2) includes 180 units.
 - f. Public Areas: A small recreation facility, designated as Tract A, will be provided to serve the development. A zoning exception for this will be applied for.

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~~**ATTACHMENT NO. 2**~~

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7. ENTITY PROVIDING UTILITY SERVICES:
Sewage Treatment Jacksonville Suburban Utilities
Water Supply: City of Jacksonville
Electricity: JEA
8. PROPOSED COVENANTS: Homeowners Association
9. METES AND BOUNDS LEGAL DESCRIPTION OF DISTANCES TO KNOWN REFERENCED POINT: (See Attachment A)
10. VARIANCES REQUESTED: A variance from the requirements of section 654.133(c) of the Subdivision Regulations is requested in order to have sidewalks as per the sidewalk development plan shown on the Preliminary Sketch Plan.

Signature