

DRC PRE-APPLICATION FORM

Revised 5/11/2020

USE THIS FORM TO

Schedule a pre-application meeting with the Development Review Committee (DRC). Applicants are required to have a pre-application meeting a maximum of 120 days prior to the submittal of any Preliminary Binding Site Plan (PBSP) application, Site Engineering Plan (SEP) Application, or Subdivision Plat Application.

APPLICATION REQUIREMENTS

The following must be provided in order to be considered a complete application package:

Pre-Application Form

Site plan or scaled drawing detailing the proposed project

APPLICATION FEES

- Pre-Application Meetings are FREE
- Other Development Review Fees

DEVELOPMENT REVIEW COMMITTEE (DRC) MEETINGS

When: Every Tuesday at 9am

Where: Nassau County Board of County Commissioner Chambers

96135 Nassau Place, Yulee, FL, 32097, unless otherwise noticed.

What: Submit the pre-application form via email or in person to the Department of Planning and Economic

Opportunity no later than Thursday, noon (12:00pm) prior to the meeting you wish to attend. You will

receive an agenda via email by close of business the Friday before the meeting.

KEY CONTACTS

PEO will guide your application from start to finish, engaging other County departments as needed. The Department of Planning and Economic Opportunity can be reached at 96161 Nassau Place, Yulee, FL, 32097, planninginfo@nassaucountyfl.com, and (904)530-6300, Monday through Friday, 8:00am until 5:00pm.





DRC PRE-APPLICATION FORM

DATE REC'D:	BY: _	
DRC DATE:		

Owner of R	ecord		recorded with sau County Pro Appraiser		Applica: Agen					
Owner(s) Name Michael Dai	nhour		7.6614.001		Applicant or Agent Name Brian Bush					
Company (if appl					Company (if applicable)					
N/A	104510)				IME Civil And Surveying					
Street Address					Mailing Addres					
N/A							ce D	e Le	eon Blvd., Suit	e C
City, State, Zip N/A					St. Augus		L, 32	2084	4	
Telephone Numb	er				Telephone Nur	mber				
N/A					904-624-6					
Email Address					Email Address					
mldanhour@	g)gmail.c	com			kbush@in	necivil.	com			
Project Infor	mation									
Project Name	Marshvi	ew ⁻	Townhon	nes		Pr	oject T	уре	Residential Comm	ercial
PIN: 00	- 00		- 31	18	800 .	- 0203			- 0000	
Project Address	1467 Sc	outh	4th Stree	et						
Major Access Rd	Name: Pin	e Tr	ail		County-Main	ntained	Unp	aved	Private Easement	
Size of Property	5.4	5 A	cres	Present P	t Property Use Vacant Residential					
Zoning District	RG-1	Futu	re Land Use	High	n Density	Density Overlay District 1				
Wetlands	Study Needed	Floor	d Zone	\	/E/AE	Water & Sewer City of Fernandina Beach			ch	
# Existing Structure	es O		# Proposed S	tructures	12 Townhomes	Building I	uilding Height <35ft			
# Parking Spaces P			ways onl	у	Building Square F	Footage	Not Decided Yet			
Project Description (use separate sheet if necessary): Attached is a concept plan for a total of 47 townhomes. The townhomes will be pile supported and off the ground far enough to allow for parking under the structures. Final architechural plans are not decided yet but will be furnished when completed for comment.				ed						
List any application	ns under revie	w, app	roved, or denie	d which ma	ay assist in the revi	ew of this a	pplicat	ion:		
	ı	HERE	BY CERTIFY T	HAT ALL II	NFORMATION IS 1	TRUE AND	CORRE	ECT		
	r errors containe	ed in thi	s application or s	et may be made as part of the application review process. I also understand that any material r supporting documents may void an approved application, at the reasonable determination of the						
Brian Bush	County Cor	isiuerifi	y the Land Develo	opment Code, Comprehensive Plan, and other applicable regulations.						
				Br	Brian Kent Bul 04-09-2021					
	PRINT				SIGNATURE DATE					



www.exactaland.com | office: 866.735.1916 | fax: 866.744.2882



1467 S 4TH STREET, FERNANDINA BEACH, FLORIDA 32034

SURVEY NUMBER: 2102.4443

CERTIFIED TO: WOOD & SMITH P.A.;

BUYER:

LENDER:

TITLE COMPANY: WOOD & SMITH P.A.

TITLE COMMITMENT: CLIENT FILE NO:

LEGAL DESCRIPTION:

LOTS 1 THROUGH 8 BLOCK 203 LOTS 1 THROUGH 8 BLOCK 204 LOTS 6 7 AND 8 BLOCK 314 FERNANDINA, NOW KNOWN AS FERNANDINA BEACH, ACCORDING TO OFFICAL PLAT OF SAID CITY AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1867 AND ENLARGED, REVISED, AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1987 AND 1901. NASSAU COUNTY, FL.

TOGETHER WITH

THAT PORTION OF SOUTH THIRD STREET RIGHT OF WAY THAT LIES
BETWEEN THE NORTHERLY RIGHT OF WAY LINE OF OLIVE STREET AND
THE SOUTHERLY RIGHT OF WAY LINE OF NECTARINE STREET, AND
THAT PORTION OF OLIVE STREET RIGHT OF WAY LINE OF SOUTH THIRD
STREET AND THE WESTERLY RIGHT OF WAY LINE OF SOUTH FOURTH
STREET NASSAU COUNTY, FL

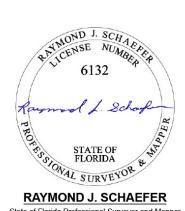
JOB SPECIFIC SURVEYOR NOTES

THE ASSUMED BEARING REFERENCE OF SOUTH 7 DEGREES 43
MINUTES 40 SECONDS WEST IS BASED ON THE WESTERLY RIGHT-OF-WAY LINE OF S 5TH STREET, LOCATED WITHIN FERNANDINA
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK,
PAGE OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

DATE: 03/17/21 **FIELD WORK DATE:** 3/15/2021

REVISION DATE(S): (REV.0 3/17/2021)

POINTS OF INTERES



was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representatio of said lands and meets the Standards of Practice set forth in Chapter 5J-15.050 through 5J -15.053, Florida Administrative

Code, pursuant to section 472.027, Florida Statutes. This SURVEY CLOSURE LINE = S.C.L. I

1. N 13°44'13" W 925.22' (M)

SURVEYORS CERTIFICATE

I hereby certify that this Survey

of the lands described hereon

RAYMOND J. SCHAEFER
State of Florida Professional Surveyor and Mapper License Number 6132

Exacta Land Surveyors, LLC | LB# 8291

survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.

Land Surveyors, LLC

Exacta Land Surveyors, LLC

18# 8291
0: 866.735.1916 | f: 866.744.2882
11940 Fairway Lakes Drive, Suite 1 | Fort Myers, FL 33913

LINE TABLE:

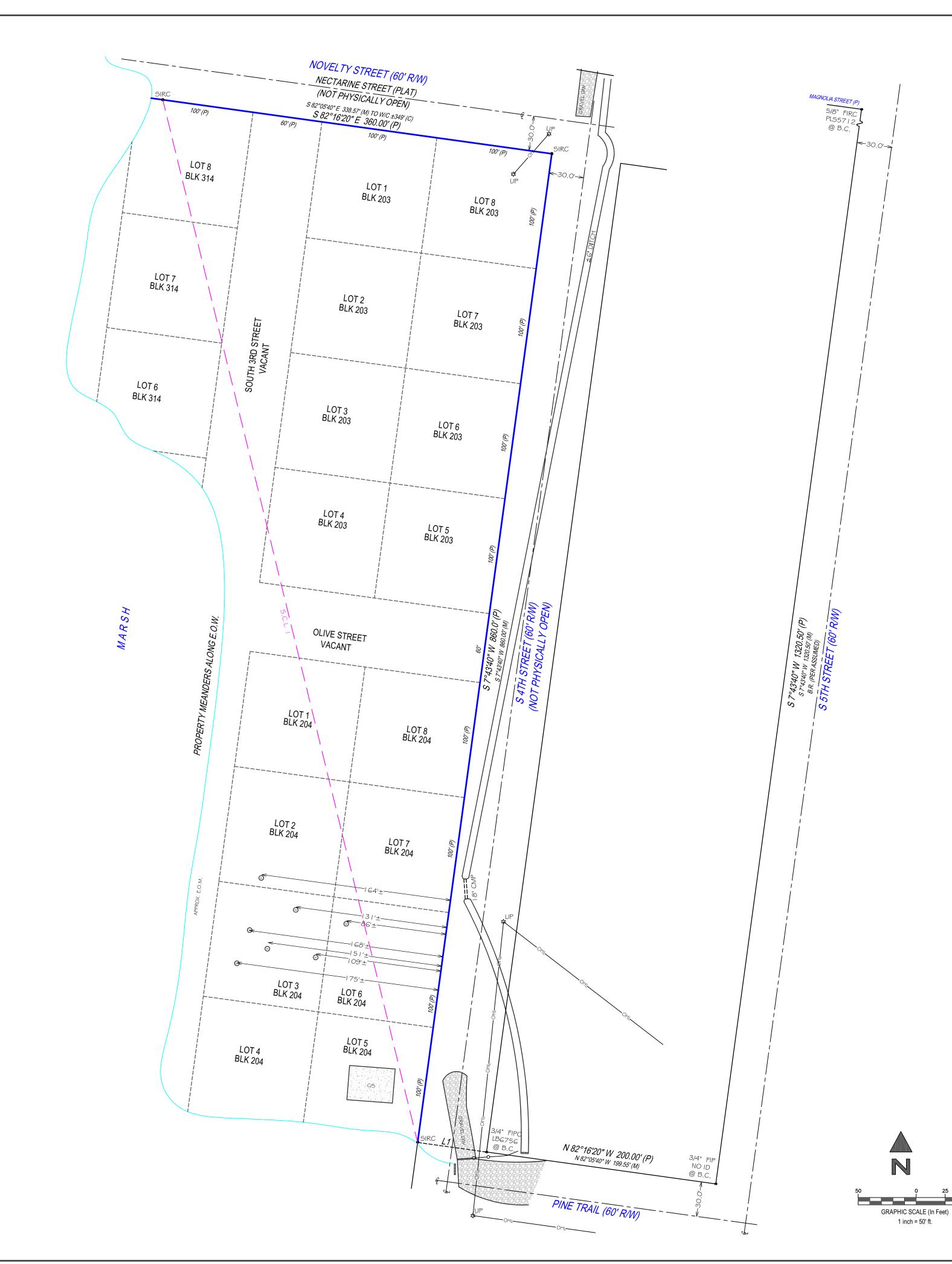
L1 N 82°16'20" W 60.00' (P) N 82°05'40" W 60.00' (M)

FENCE OWNERSHIP NOT DETERMINED.

SURVEYOR'S NOTES:



2102.4443 BOUNDARY SURVEY NASSAU COUNTY



GENERAL SURVEYORS NOTES:

- The Legal Description used to perform this survey was supplied by others. This survey does not
 determine nor imply ownership of the lands or any fences shown hereon. Unless otherwise noted, an
 examination of the abstract of title was NOT performed by the signing surveyor to determine which
 instruments, if any, are affecting this property.
- instruments, if any, are affecting this property.
 The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground
- If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown
 to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was
 performed to determine its location.

footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey.

Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities

- This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
- . Alterations to this survey map and report by other than the signing surveyor are prohibited.
- 6. Dimensions are in feet and decimals thereof.
- 7. Any FEMA food zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
- 8. Unless otherwise noted "SIRC" indicates a Set Iron Rebar with a Cap stamped LB#8291, a minimum half inch in diameter and eighteen inches long.
- 9. If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J17.062 (3) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor.
- 10. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
- 1. Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
- Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
- 13. The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.14. Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.

ME - Maintenance Easement
MES - Mitered End Section
MF - Metal Fence

NAVD88 - North American Vertical

NGVD29 - National Geodetic Vertical

ORB - Official Records Book **ORV** - Official Record Volume

OFF - Outside Subject Property

OHL - Overhead Utility Lines
ON - Inside Subject Property
P/E - Pool Equipment
PB - Plat Book

PCC - Point of Compound Curvature
PCP - Permanent Control Point
PI - Point of Intersection
PLS - Professional Land Surveyor

PSM - Professional Surveyor & Mappe

ROE - Roof Overhang Easement

PC - Point of Curvature

POB - Point of Beginning
POC - Point of Commencement
PRC - Point of Reverse Curvature
PRM - Permanent Reference

PT - Point of Tangency **PUE** - Public Utility Easement

R - Radius or Radial R/W - Right of Way RES - Residential RGE - Range

RP - Radius Point

SCL - Survey Closure Line

SIRC - Set Iron Rod & Cap

SN&D - Set Nail and Disc **SQFT** - Square Feet

SWE - Sidewalk Easement **TBM** - Temporary Bench Mark **TEL** - Telephone Facilities

TUE - Technological Utility Easemen

STL - Survey Tie Line **STY** - Story **SV** - Sewer Valve

TOB - Top of Bank

TWP - Township

TX - Transformer

UE - Utility Easement

UG - Underground

UP - Utility Pole

UR - Utility Riser

VF - Vinyl Fence

W/F - Water Filter

WF - Wood Fence

WV - Water valve

WM - Water Meter/Valve Box

W/C - Witness Corner

TYP - Typical

SMWE - Storm Water Management

S/W - Sidewalk **SBL** - Setback Line

SCR - Screen
SEC - Section
SEP - Septic Tank

SEW - Sewer

Easement

MH - Manhole
NR - Non-Radial

NTS - Not to Scale

Datum 1988

Datum 1929 OG - On Ground

O/A - Overall
O/S - Offset

OH - Overhang

PLT - Planter

15. Due to varying construction standards, house dimensions are approximate and are not intended to be used for new construction or planning.

SURVEYORS LEGEND:

	LINETYPES
	Boundary Line
	Center Line
	Chain Link or Wire Fence
***	Chain Link or Wire Fence
	Easement
	Edge of Water
~ ~	Iron Fence
ı—	Overhead Lines
	Structure
	Survey Tie Line
-00	Vinyl Fence
	Wall or Party Wall
<i>" "</i>	Wood Fence
	SURFACE TYPES
///	Asphalt
//	Brick or Tile
/	
	Concrete
\leq	Covered Area
// .	Water
	Wood
, , , , ,	SYMBOLS
•	Benchmark
_	
	Center Line
7	Central Angle or Delta
1	Common Ownership
\	Control Point
	Catch Basin
	Elevation
γ	
	Fire Hydrant
	Find or Set Monument
_	Guywire or Anchor
	Manhole
3	Tree
χ Σ	Utility or Light Pole
) _	Well

FLOOD ZONE INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE AE & VE (WITH A BASE FLOOD ELEVATION OF 9 & 10 & 11). THIS PROPERTY WAS FOUND IN NASSAU COUNTY UNINCORPORATED AREAS, COMMUNITY NUMBER 120170, PANEL NUMBER 10239 DATED 08/02/17

LME - Lake/Landscape Maintenance

LE - Landscape Easement

LS# - License No. (Surveyor)

Easement

MB - Map Book

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