



## CONSTRUCTION PLAN DEVELOPMENT ORDER

**Project:** Fallchase at Pathstone Subdivision Phase 4

**FLU:** MU-U

**Location:** Nine Mile Road

**Flood Zone:** X

**Development Review #:** 20083571PSD-CP

**Zoning District:** COM

**Property Reference #:** 10-1S-31-1401-001-002

### Project Description:

This Development Order is Phase four (4) of Fallchase at Pathstone Subdivision construction plans, part of Development Order number 18051581PSD-MP Fallchase at Pathstone Master Plan which is part of parcel one (1) 92.61± acres of the Pathstone Minor Subdivision Development Review Number 18113794PSD-MSD. Within that 92.61± acres Phase four (4) will consist of 47 single family residential lots on 16.29 acres. Access will be from Pathstone Blvd to Nine Mile Road. Potable water and sanitary sewer will be provided through connections to ECUA.

### STANDARD PROJECT CONDITIONS

1. This Development Order for subdivision construction plan approval “authorizes the applicant, subject to the continuing obligation of the approval terms and conditions, to commence the proposed use or activity. Use or activity other than that approved, or failure to comply with approval terms and conditions is a violation of the Land Development Code (LDC) and is subject to enforcement and the penalties prescribed.” [LDC Sec.2-1.4(c)(1)]
2. This Development Order shall be effective for a period of two years from the date of approval. The construction plan approval shall automatically expire and become null and void if application for the subdivision final plat has not been submitted to the County within the effective period and no extension has been applied for. The Planning Official or Board of Adjustment may grant one extension to the original effective period of the Development Order as prescribed by the LDC, but application for such extension must be submitted before termination of the initial 2-year period. If the Development Order expires or is revoked, allocated capacities will be withdrawn and made available to other applicants. If the applicant chooses to proceed with subdivision of the project site, a new construction plan application must be submitted for review, approval, and capacity allocations subject to code provisions and Level of Service conditions at the time of the new application.
3. All specifications and requirements expressed or implied by note or drawing in the construction plan approved with this Development Order must be fulfilled.

4. After the issuance of this Development Order, it is unlawful to modify, amend, or otherwise deviate from the approval without first obtaining written authorization from the approving authority. Unless specifically established in the LDC or provided through successful appeal, modification of an approval, including its terms and conditions, requires a new application for review. Approved uses or activities modified without authorization are subject to the penalties and increased fees specified by the Board of County Commissioners. No certificates of occupancy or similar acceptance of site conditions by the County shall be issued for any unauthorized land use or development activity. Modifications to approvals may be requested by the applicant as prescribed within the applicable provisions of the LDC, but engineering designs shall only be accepted from the Engineer of Record. [LDC Sec. 2-1.4 (c) (5)].
5. No development activities may commence in areas regulated by state or federal agencies unless all required state and federal permits, or proof of exemption, have been obtained and a copy provided to the County.
6. This Development Order does not authorize all site development to commence. Under construction plan approval, unless other activity is separately authorized, development is limited to construction of subdivision infrastructure. Additionally, all county, state, and federal permits governing the construction activities and locations must be obtained and all required runoff and sedimentation controls must be provided on site.
7. A copy of this Development Order and the approved subdivision construction plans must be maintained and readily available on site once any construction of subdivision infrastructure has begun. As prescribed in the preliminary plat Development Order, the approved preliminary plat and its Development Order must be on site once any land disturbance has begun.
8. Except as authorized by the LDC, development on an individual lot or parcel of the subdivision shall require final plat recording and separate site plan review and approval. A valid Escambia County Building Permit must be obtained prior to commencement of any building construction.
9. The final plat shall conform substantially to the approved preliminary plat and construction plans. In the event the applicant is aware changes will be made, the applicant must notify the Development Order's approving authority of any proposed revisions to the approved preliminary plat or construction plan prior to submitting the final plat for review. Notification must include a written narrative and plans explaining the changes. If proposed revisions to the construction plan include substantial deviations from the approved preliminary plat, the applicant must submit a revised preliminary plat prior to approval of the revised construction plan. If the final plat does not conform substantially to the approved preliminary plat and construction plans, the County may, at the discretion of the approving authority, require the applicant to submit a revised preliminary plat and may impose additional requirements or conditions. [LDC Sec. 2-5.6 & 2-5.7]
10. Prior to obtaining a Final Plat Development Order a "Residential Sales Infrastructure Maintenance Disclosure" form must be completed.

## Special Project Conditions

1. The contractor shall notify the county designee and or inspector 48 hours prior to construction.
2. It is the Contractor's responsibility to obtain FDEP NPDES permit prior to any land disturbance.
3. It is the Developer/Engineer's responsibility to obtain WMD ERP Permit prior to construction.
4. It is the Developer/Engineer's responsibility to obtain ECUA Permit prior to water and sanitary sewer lines installation.

### Development Review Committee (DRC) Final Determination

Having completed development review of the **Fallchase at Pathstone Subdivision Phase 4, located at Nine Mile Road in Pathstone Subdivision**, subdivision preliminary plat application referenced herein, in accordance with requirements of applicable Escambia County regulations and ordinances, the DRC makes the following final determination:

- Approve    The development plan is approved. The applicant may proceed with the development subject to the project description and project conditions noted herein. Use other than that described, or conditions not satisfied, constitute a violation of this Development Order and render it void. Further, this approval does not constitute approval by any other agency.
- Deny    The development plan is denied for the reasons noted below. The applicant may appeal the decision within 15 days from the date below to the Board of Adjustment (BOA) under the provisions of Section 2-1.4 of the Escambia County Land Development Code, and/or submit a new or revised site plan application for review.

  
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Director, Development Services Department      6-22-22  
Date