THE COUNTY OF ESCAMBIA
PENSACOLA, FLORIDA

UNRECORDED SUBDIVISION DEVELOPMENT ORDER

Project Ashley Estates
Location 3109 & 3129 S Highway 97
Property Reference # 36-1N-31-3101-000-001
Future Land Use MU-6
Zoning District VR-1
Development Review # 06101933

PROJECT DESCRIPTION

This proposed project is for the development of an unplatted single-family residential subdivision, located on Highway 97 This is a two lot, 4 08-acres each parcel Highway 97 is an existing 100-foot paved public right-of-way Potable water and sanitary sewer will be provided through connections to Farm Hills Utilities and ECUA respectively

STANDARD PROJECT CONDITIONS

1 This Development Order shall be effective for a period of 24 months from the date of issuance Subdivision approval shall expire and become null and void if deeds for each of the subdivision lots or parcels have not been recorded in the public records of Escambia County within the effective period If the Development Order expires or is revoked and the applicant chooses to proceed with subdivision of the project site, a new subdivision plat application must be submitted for review and approval subject to Code provisions and Level of Service conditions at the time of the new application

2 This Development Order does not certify concurrency for development of the individual parcels of the subdivision or authorize site development to commence within the subdivision Site development on an individual parcel of the subdivision requires separate site plan review and approval through the DRC process, and further subdivision of an individual parcel requires separate plat review and approval Additionally, a valid Escambia County Building Permit must be obtained prior to any building construction

3 All specifications and requirements, expressed or implied by note or drawing, in the subdivision plan approved with this Development Order must be fulfilled

4 Deeds for each of the subdivision lots or parcels must be recorded in the public records of Escambia County within the effective period of this Development Order prior to the issuance of an Escambia County Building Permit for any individual lot or parcel of the subdivision