

SIDEWALK, SIGNAGE, AND STRIPING PLANS

FOR

IRON ROCK SUBDIVISION

PHASE 2

A 290 LOT RESIDENTIAL SUBDIVISION

HIGHWAY 97

ESCAMBIA COUNTY, FLORIDA

RBA PROJECT NO.: 2015.035(K)

February 23, 2022

ECUA ENGINEERING MANUAL REFERENCE NOTE*
*NOTES SHALL BE INSERTED IN THE UPPER RIGHT CORNER OF TITLE SHEET
 *APPLICABLE ONLY TO ECUA INFRASTRUCTURE TO BE CONSTRUCTED IN PUBLIC ROW OR IN UTILITY EASEMENT; NOT TO BE APPLIED TO PRIVATE WATER/SEWER FACILITIES ON PRIVATE PROPERTY (SEE BUILDING CODE)

A. ECUA ENGINEERING MANUAL INCORPORATED BY REFERENCE

THE ECUA ENGINEERING MANUAL, DATED DECEMBER 18, 2014, ALONG WITH UPDATE # 1 DATED SEPTEMBER 1, 2016 (HEREINAFTER "MANUAL"), LOCATED AT WWW.ECUA.FL.GOV, IS HEREBY INCORPORATED BY REFERENCE INTO THIS PROJECT'S OFFICIAL CONTRACT DOCUMENTS AS IF FULLY SET FORTH THEREIN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE KNOWLEDGEABLE OF THE MANUAL'S CONTENTS AND TO CONSTRUCT THE PROJECT IN ACCORDANCE WITH THE MANUAL. THE CONTRACTOR SHALL PROVIDE ITS EMPLOYEES ACCESS TO THE MANUAL AT ALL TIMES, VIA PROJECT SITE OR OFFICE, VIA DIGITAL OR PAPER FORMAT. IN THE EVENT OF A CONFLICT BETWEEN THE MANUAL AND PLANS, CONTRACTOR SHALL CONSULT ENGINEER OF RECORD FOR PROPER RESOLUTION.

B. ADDITIONAL DOCUMENTS (TO BE COMPLETED BY THE ENGINEER OF RECORD)

DOES THIS PROJECT HAVE ADDITIONAL TECHNICAL SPECIFICATIONS OR CONSTRUCTION DETAILS THAT SUPERSEDE THE MANUAL LISTED ABOVE?

YES NO

IF YES, CONTRACTOR SHALL CONSTRUCT PROJECT IN ACCORDANCE WITH SAID DOCUMENTS AS LISTED AND LOCATED BELOW:

DOCUMENT NAME	DOCUMENT TYPE		LOCATION	
	SPECIFICATION	DETAIL	PLANS	PROJECT MANUAL*

*PROJECT MANUALS USED ONLY WITH ECUA CIP PROJECTS

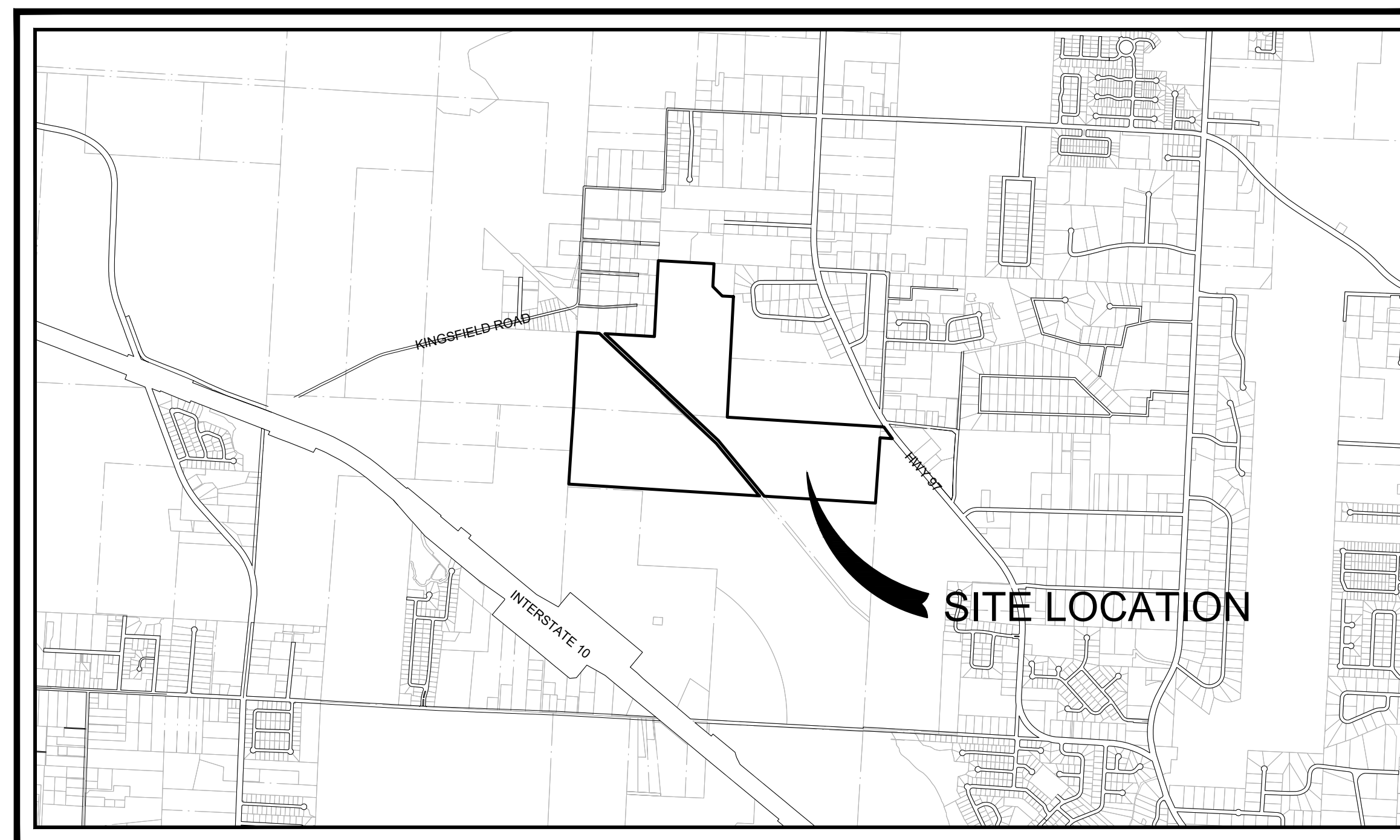
C. ENGINEER OF RECORD RESPONSIBILITIES

THE ENGINEERS OF RECORD (EORS) THAT HAVE AFFIXED THEIR SEALS AND SIGNATURES ON THESE PLANS WARRANT THEIR PORTIONS OF THE PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE MANUAL (UNLESS OTHERWISE DIRECTED BY THE ECUA PROJECT ENGINEER). THE EORS SHALL BE KNOWLEDGEABLE OF THE MANUAL'S CONTENTS AND SHALL ASSUME RESPONSIBILITY FOR ITS USE ON THIS PROJECT.

SITE INFORMATION	
OWNER:	DEVINE FARMS, LLC PO BOX 12603 PENSACOLA, FL 32591-2603 850-777-6630
DEVELOPER:	DEVINE FARMS, LLC PO BOX 12603 PENSACOLA, FL 32591-2603 850-777-6630
PROPERTY REFERENCE NO:	30-1N-31-3302-000-000, 35-1N-31-2101-000-000, 36-1N-31-2200-000-002, 36-1N-31-2200-000-003
PROPERTY ADDRESS:	HWY 97
PROPERTY AREA:	249.7 ACRES
PROJECT AREA:	147.0 ACRES (UPLANDS)
PROPERTY ZONING:	MDR
FUTURE LAND USE:	MU-S
PROPOSED ACTIVITY:	SUBDIVISION
REQUIRED BUILDING SETBACKS MDR:	FRONT YARD - 20 FT. SIDE YARD - 10% OF LOT WIDTH, 5' MIN-15' MAX REAR YARD - 20 FT.

FEMA FLOOD INSURANCE RATE MAP INFORMATION					
THE PARCEL SHOWN FOR DEVELOPMENT IS LOCATED WITHIN THE FOLLOWING FLOOD ZONE(S) AS DETAILED BY FEMA FIRM (FLOOD INSURANCE RATE MAP) INFORMATION DESCRIBED BELOW:					
FLOOD ZONE(S)	COMMUNITY No.	MAP No.	PANEL No.	SUFFIX	MAP REVISION DATE
X	120080	12033C	290	G	SEPT 29, 2006

CONTACTS	
REBOL-BATTLE & ASSOCIATES CIVIL ENGINEERS AND SURVEYORS 2301 N. NINTH AVENUE SUITE 300 PENSACOLA, FLORIDA 32503	CONTACT: PAUL A. BATTLE, P.E. CONTACT: MARK A. NORRIS, P.S.M. PHONE: 850.438.0400 FAX: 850.438.0448
GULF POWER 500 BAYFRONT PARKWAY PENSACOLA, FLORIDA 32520	CONTACT: DON SCHOFIELD PHONE: 850.444.6555 FAX: 850.444.6432
COX CABLE 2205 LOVISTA AVE. PENSACOLA, FLORIDA 32504	CONTACT: RICHARD EMMONS PHONE: 850.477.2695 FAX: 850.479.3912
ECUA P.O. BOX 15311 PENSACOLA, FLORIDA 32514	CONTACT: MIKE LAMBERT PHONE: 850.969.3312
ENERGY SERVICES GAS 1625 ATWOOD DRIVE PENSACOLA, FLORIDA 32504	CONTACT: JOHN DEMARS PHONE: 850.474.5322 FAX: 850.474.5330
AT&T, INC. 605 W. GARDEN STREET PENSACOLA, FLORIDA 32501	CONTACT: JONATHAN BLANKINSHIP PHONE: 850.436.1489
ESCAMBIA COUNTY ENGINEER 1190 W. LEONARD STREET PENSACOLA, FLORIDA 32501	CONTACT: JOY BLACKMON PHONE: 850.595.3434
FARM HILL UTILITY, INC 120 MADRID RD CANTONMENT, FL 32533	CONTACT: SHAUN CONDON PHONE: 850.968.2573
GULF SOUTH PIPELINE 480 VAN PELT LANE PENSACOLA, FL 32505	CONTACT: CHUCK CHAPMAN PHONE: 850.324.6337
MCI	PHONE: 800.624.9675
SUNSHINE UTILITIES	PHONE: 800.432.4770



VICINITY MAP
SCALE: 1" = 2000'



REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors

2301 N. Ninth Avenue, Suite 300
Pensacola, Florida 32503
Telephone 850.438.0400
Fax 850.438.0448
EB 00009657 LB7916

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LEGAL DESCRIPTION

DESCRIPTION: (AS PREPARED BY REBOL-BATTLE & ASSOCIATES)

PARCEL 'A'

BEGINNING AT THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 31 WEST, AS MONUMENTED BY A 4" BY 4" CONCRETE MONUMENT (LB NO. 6112) THENCE PROCEED SOUTH 88°20'38" EAST FOR A DISTANCE OF 53.32 FEET TO A NON-TANGENT POINT OF CURVATURE OF CIRCULAR CURVE, CONCAVE NORTHEASTERLY, ON THE WESTERLY MONUMENTED RIGHT-OF-WAY (R/W) LINE OF HIGHWAY S-97 (100' R/W), SAID CURVE HAVING A RADIUS OF 3869.83 FEET; THENCE PROCEED SOUTHEASTERLY ALONG THE ARC OF SAID CURVED R/W LINE FOR A DISTANCE OF 264.60 FEET (DELTA ANGLE = 02°55'03", CHORD DISTANCE = 264.55 FEET; CHORD BEARING = SOUTH 35°54'28" EAST); THENCE DEPARTING SAID WESTERLY R/W LINE PROCEED NORTH 88°02'07" WEST FOR A DISTANCE OF 223.19 FEET TO A POINT ON THE EAST LINE OF SECTION 35; THENCE PROCEED SOUTH 04°00'47" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 1099.72 FEET TO A POINT ON THE NORTH LINE OF SOUTH HALF OF THE NORTH HALF OF SAID SECTION 35; THENCE PROCEED NORTH 88°31'13" WEST ALONG SAID NORTH LINE FOR A DISTANCE OF 1900.92 FEET; THENCE DEPARTING SAID NORTH LINE PROCEED NORTH 39°53'26" WEST FOR A DISTANCE OF 1269.28 FEET; THENCE PROCEED NORTH 47°04'00" WEST FOR A DISTANCE OF 1030.04 FEET; THENCE PROCEED NORTH 48°52'56" WEST FOR A DISTANCE OF 318.48 FEET; THENCE PROCEED NORTH 47°16'44" WEST FOR A DISTANCE OF 714.43 FEET; THENCE PROCEED NORTH 47°02'26" WEST FOR A DISTANCE OF 292.00 FEET; THENCE PROCEED NORTH 47°31'23" WEST FOR A DISTANCE OF 325.64 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30; THENCE PROCEED SOUTH 86°37'33" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 868.84 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, AS MONUMENTED BY AN 1 1/2 INCH DIAMETER IRON PIPE; THENCE DEPARTING SAID NORTH LINE PROCEED NORTH 02°52'29" EAST ALONG WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30 FOR A DISTANCE OF 1309.80 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, AS MONUMENTED BY A CONCRETE MONUMENT SET BY THE SAINT REGIS PAPER COMPANY; THENCE DEPARTING SAID WEST LINE PROCEED SOUTH 86°51'21" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30 FOR A DISTANCE OF 962.13 FEET TO THE WEST LINE OF SAUNDERS RIDGE, AS RECORDED IN PLAT BOOK 19 AT PAGES 50 AND 50A; THENCE PROCEED SOUTH 02°53'54" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 392.91 FEET; THENCE PROCEED SOUTH 39°39'35" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 19.81 FEET; THENCE PROCEED SOUTH 49°11'20" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 77.83 FEET; THENCE PROCEED SOUTH 47°24'18" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 64.01 FEET; THENCE PROCEED SOUTH 35°31'16" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 69.48 FEET TO THE SOUTH LINE OF SAID SAUNDERS RIDGE; THENCE DEPARTING SAID WEST LINE PROCEED SOUTH 87°02'47" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 193.69 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 30; THENCE DEPARTING SAID SOUTH LINE PROCEED SOUTH 02°56'07" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 2081.64 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 35, AS MONUMENTED BY A CONCRETE MONUMENT SET BY THE SAINT REGIS PAPER COMPANY; THENCE DEPARTING SAID EAST LINE PROCEED SOUTH 86°26'04" EAST ALONG THE NORTH LINE OF SECTION 35 FOR A DISTANCE OF 2650.80 FEET TO THE POINT OF BEGINNING.

LYING IN AND BEING A PORTION OF SECTIONS 30, 35 & 36 TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, AND CONTAINING 155.04 ACRES MORE OR LESS.

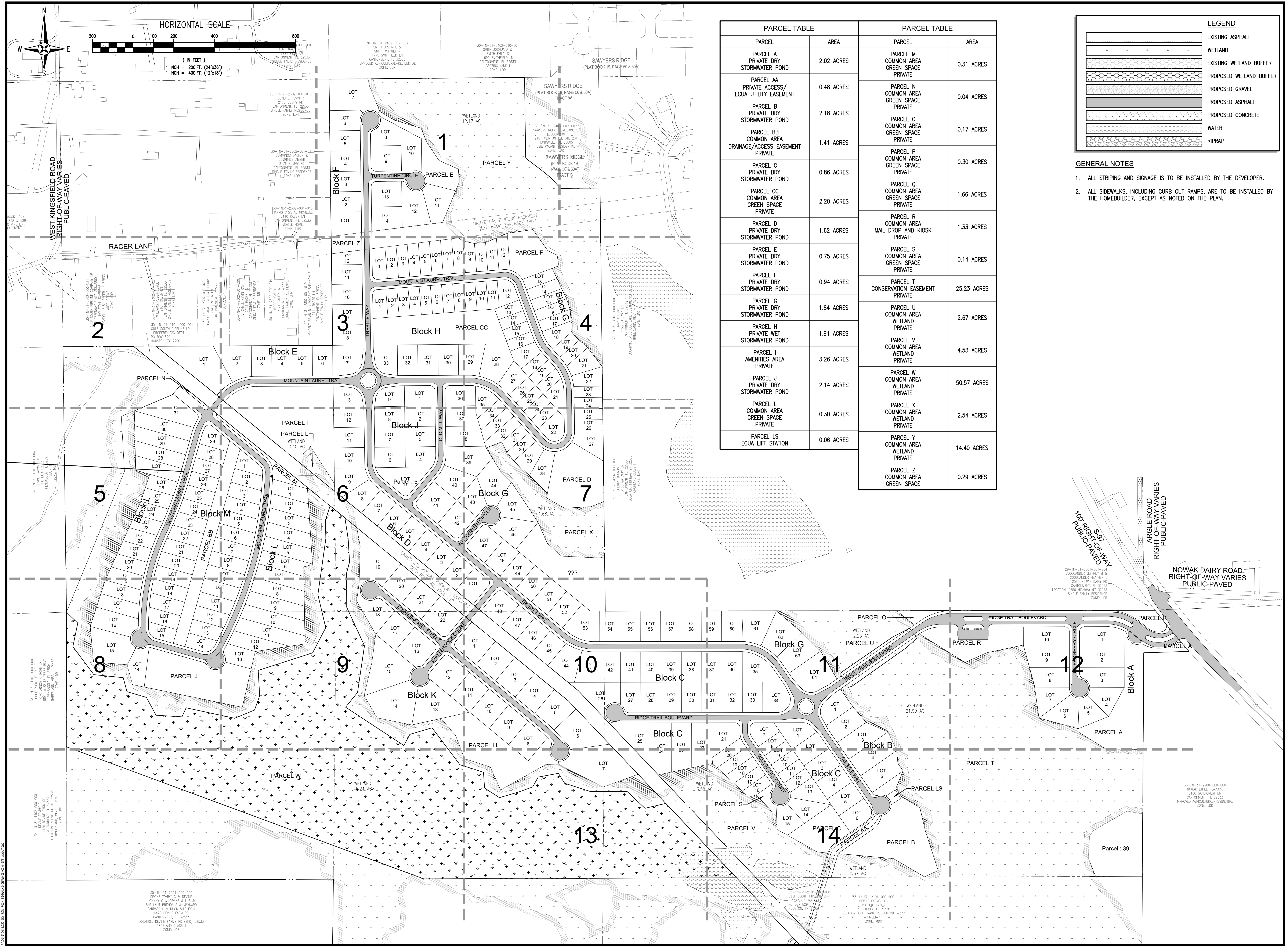
PARCEL 'B'

COMMENCE AT THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 31 WEST, AS MONUMENTED BY A 4" BY 4" CONCRETE MONUMENT (LB NO. 6112) THENCE PROCEED SOUTH 04°00'47" WEST ALONG THE EAST LINE OF SAID SECTION 35 FOR A DISTANCE OF 1308.40 FEET TO A POINT ON THE NORTH LINE OF SOUTH HALF OF SAID SECTION 35; THENCE PROCEED NORTH 86°33'13" WEST ALONG SAID NORTH LINE FOR A DISTANCE OF 1997.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 86°33'13" WEST ALONG SAID NORTH LINE FOR A DISTANCE OF 1538.50 FEET; THENCE DEPARTING SAID NORTH LINE PROCEED NORTH 86°04'15" WEST FOR A DISTANCE OF 1875.18 FEET TO THE WEST LINE OF SAID SECTION 35; THENCE PROCEED NORTH 02°53'59" EAST ALONG THE WEST LINE OF SAID SECTION 35 FOR A DISTANCE OF 661.89 FEET TO THE NORTHWEST CORNER OF SAID SECTION 35 ALSO BEING THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 31 WEST, AS MONUMENTED BY A LIGHT WOOD STAKE; THENCE DEPARTING SAID WEST LINE PROCEED NORTH 26°03'32" EAST FOR A DISTANCE OF 748.68 FEET; THENCE PROCEED NORTH 02°21'33" EAST FOR A DISTANCE OF 271.58 FEET; THENCE PROCEED NORTH 70°39'25" EAST FOR A DISTANCE OF 273.65 FEET; THENCE PROCEED NORTH 43°30'53" EAST FOR A DISTANCE OF 64.74 FEET; THENCE PROCEED SOUTH 47°31'23" EAST FOR A DISTANCE OF 112.03 FEET; THENCE PROCEED SOUTH 47°02'26" EAST FOR A DISTANCE OF 291.86 FEET; THENCE PROCEED SOUTH 47°16'44" EAST FOR A DISTANCE OF 714.34 FEET; THENCE PROCEED SOUTH 48°52'56" EAST FOR A DISTANCE OF 318.35 FEET; THENCE PROCEED SOUTH 47°04'00" EAST FOR A DISTANCE OF 1025.76 FEET; THENCE PROCEED SOUTH 39°53'26" EAST FOR A DISTANCE OF 1198.84 FEET TO THE POINT OF BEGINNING.

LYING IN AND BEING A PORTION OF SECTIONS 30 & 35 TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, AND CONTAINING 93.44 ACRES MORE OR LESS.

THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING "RELEASED FOR CONSTRUCTION" DRAWINGS FROM REBOL-BATTLE & ASSOCIATES BEFORE BEGINNING CONSTRUCTION. REBOL-BATTLE & ASSOCIATES WILL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION BASED ON PLANS THAT HAVE NOT BEEN RELEASED FOR CONSTRUCTION.

RELEASED FOR CONSTRUCTION



PARCEL	AREA	PARCEL	AREA
PARCEL A PRIVATE DRY STORMWATER POND	2.02 ACRES	PARCEL M COMMON AREA GREEN SPACE PRIVATE	0.31 ACRES
PARCEL AA PRIVATE ACCESS/ ECUA UTILITY EASEMENT	0.48 ACRES	PARCEL N COMMON AREA GREEN SPACE PRIVATE	0.04 ACRES
PARCEL B PRIVATE DRY STORMWATER POND	2.18 ACRES	PARCEL O COMMON AREA GREEN SPACE PRIVATE	0.17 ACRES
PARCEL BB COMMON AREA DRAINAGE/ACCESS EASEMENT PRIVATE	1.41 ACRES	PARCEL P COMMON AREA GREEN SPACE PRIVATE	0.30 ACRES
PARCEL C PRIVATE DRY STORMWATER POND	0.86 ACRES	PARCEL Q COMMON AREA GREEN SPACE PRIVATE	1.66 ACRES
PARCEL CC COMMON AREA GREEN SPACE PRIVATE	2.20 ACRES	PARCEL R COMMON AREA MAIL DROP AND KIOSK PRIVATE	1.33 ACRES
PARCEL D PRIVATE DRY STORMWATER POND	1.62 ACRES	PARCEL S COMMON AREA GREEN SPACE PRIVATE	0.14 ACRES
PARCEL E PRIVATE DRY STORMWATER POND	0.75 ACRES	PARCEL T CONSERVATION EASEMENT PRIVATE	25.23 ACRES
PARCEL F PRIVATE DRY STORMWATER POND	0.94 ACRES	PARCEL U COMMON AREA WETLAND PRIVATE	2.67 ACRES
PARCEL G PRIVATE DRY STORMWATER POND	1.84 ACRES	PARCEL V COMMON AREA WETLAND PRIVATE	4.53 ACRES
PARCEL H PRIVATE WET STORMWATER POND	1.91 ACRES	PARCEL W COMMON AREA WETLAND PRIVATE	50.57 ACRES
PARCEL I AMENITIES AREA PRIVATE	3.26 ACRES	PARCEL X COMMON AREA WETLAND PRIVATE	2.54 ACRES
PARCEL J PRIVATE DRY STORMWATER POND	2.14 ACRES	PARCEL Y COMMON AREA WETLAND PRIVATE	14.40 ACRES
PARCEL L COMMON AREA GREEN SPACE PRIVATE	0.30 ACRES	PARCEL Z COMMON AREA GREEN SPACE	0.29 ACRES
PARCEL LS ECUA LIFT STATION	0.06 ACRES		

LEGEND

- EXISTING ASPHALT
- WETLAND
- EXISTING WETLAND BUFFER
- PROPOSED WETLAND BUFFER
- PROPOSED GRAVEL
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- WATER
- RIPRAP

- GENERAL NOTES**
- ALL STRIPING AND SIGNAGE IS TO BE INSTALLED BY THE DEVELOPER.
 - ALL SIDEWALKS, INCLUDING CURB CUT RAMPS, ARE TO BE INSTALLED BY THE HOMEOWNER, EXCEPT AS NOTED ON THE PLAN.

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OVERALL SITE LAYOUT AND KEY SHEET

**IRON ROCK SUBDIVISION PHASE 2
 SIDEWALK, SIGNAGE, AND STRIPING PLANS**
 HIGHWAY 97
 ESCAMBIA COUNTY, FLORIDA

NO.	DATE	REVISION

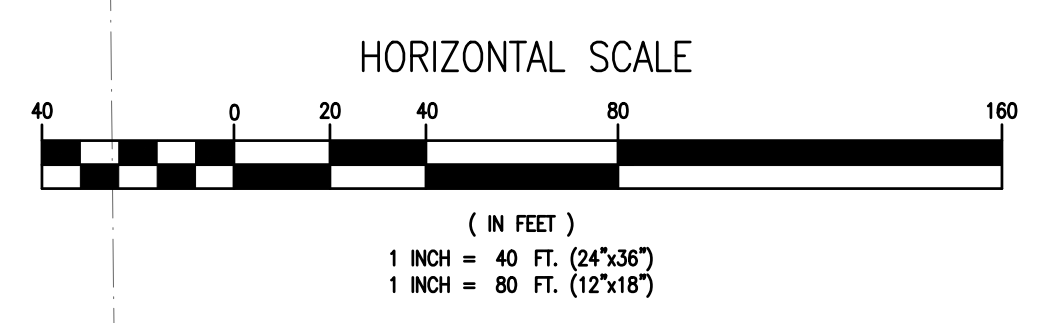
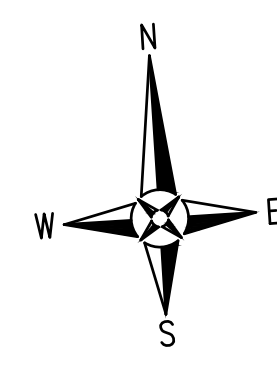
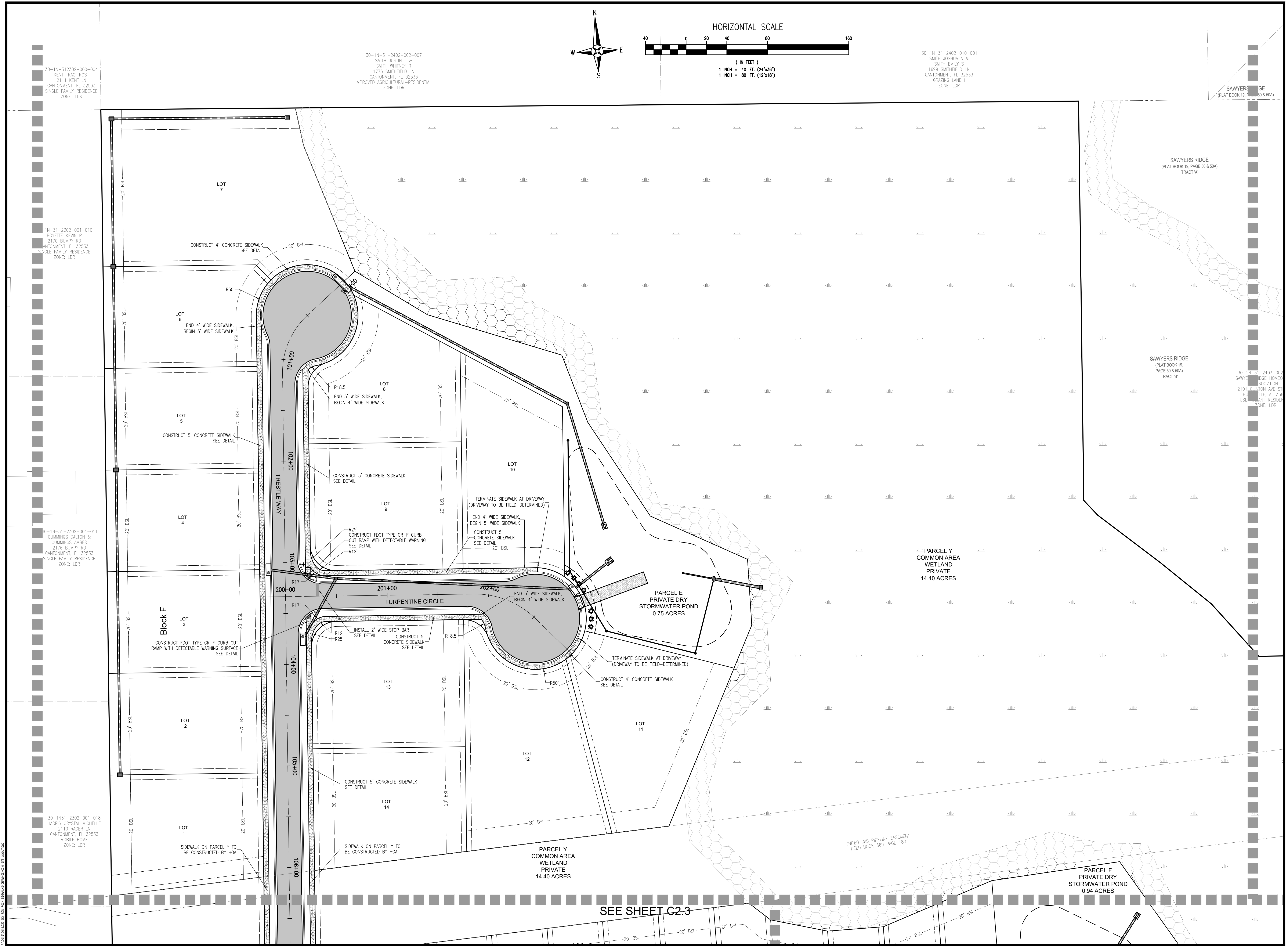
SEAL
 RELEASED FOR CONSTRUCTION

CHRIS DOMBROSKE, P.E.
 No. 73867

Dr. By: CMD
 Ck. By: JRR
 Job No.: 2015.035(K)
 Date: 2/23/2022

DRAWING No.
C2.0
 SHEET 2 OF 19

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REBOL-BATTLE & ASSOCIATES
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**IRON ROCK SUBDIVISION
PHASE 2
SIDEWALK, SIGNAGE, AND
STRIPING PLANS**

HIGHWAY 97
ESCAMBIA COUNTY, FLORIDA

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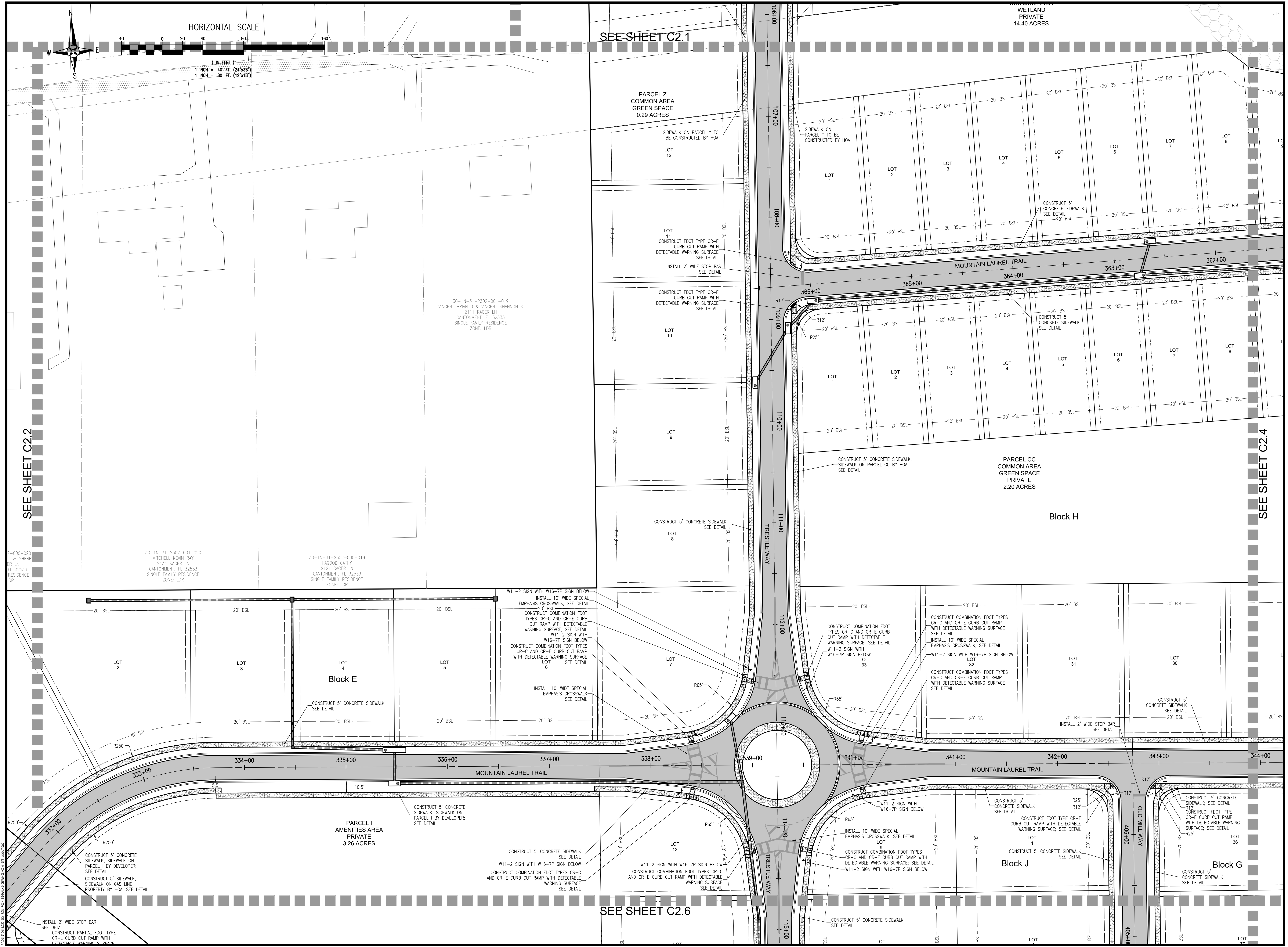
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CHRIS DOMBROSKIE, P.E.
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DRAWING No.
C2.1
SHEET 3 OF 19

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SEE SHEET C2.2

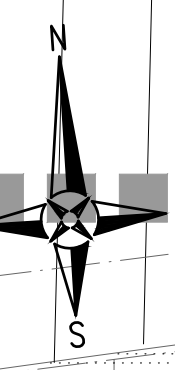
SEE SHEET C2.1

SEE SHEET C2.6

SEE SHEET C2.4

HORIZONTAL SCALE

1 INCH = 40 FT. (4"=36")
1 INCH = 80 FT. (12"=16")



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**IRON ROCK SUBDIVISION
 PHASE 2
 SIDEWALK, SIGNAGE, AND
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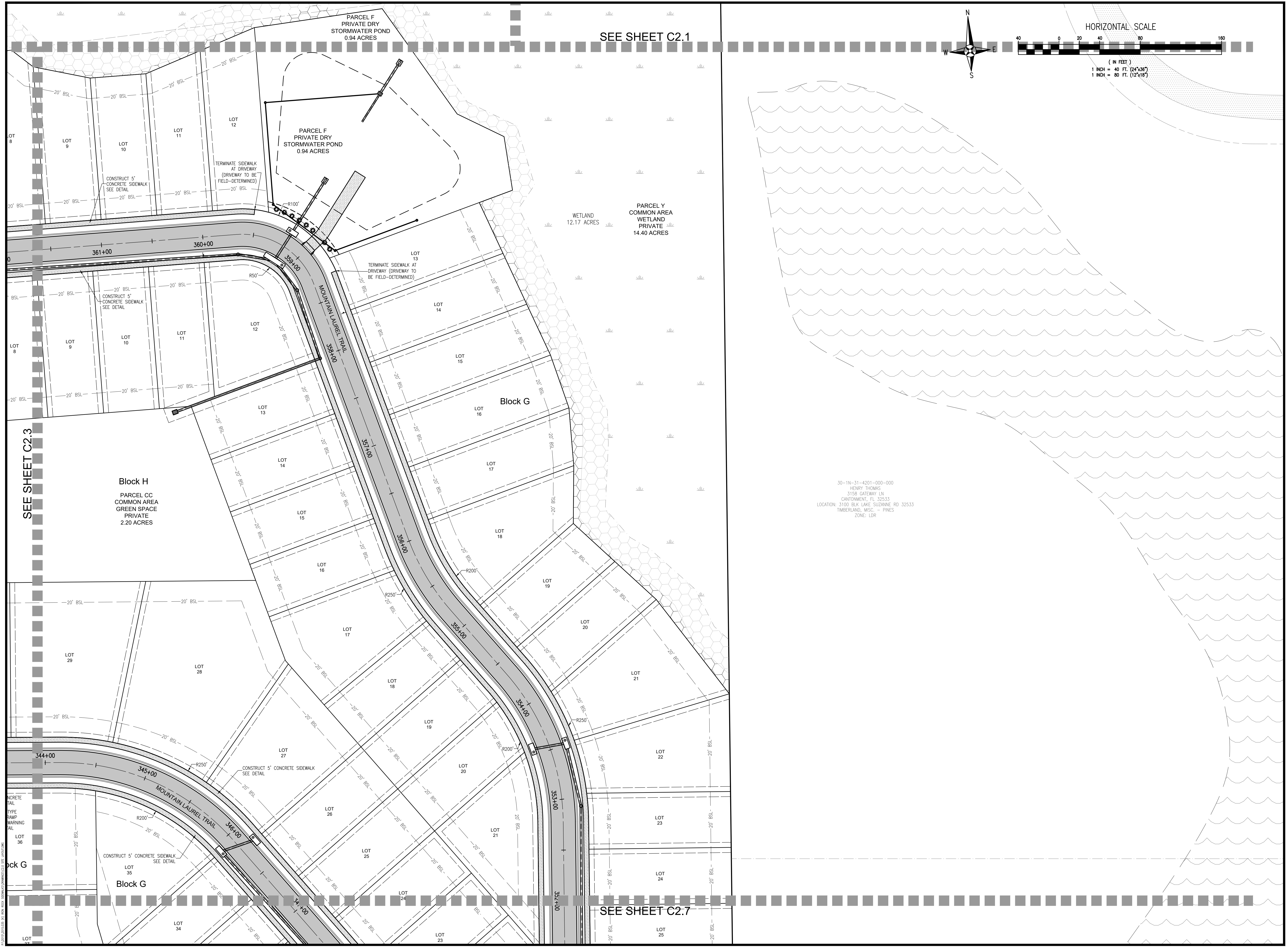
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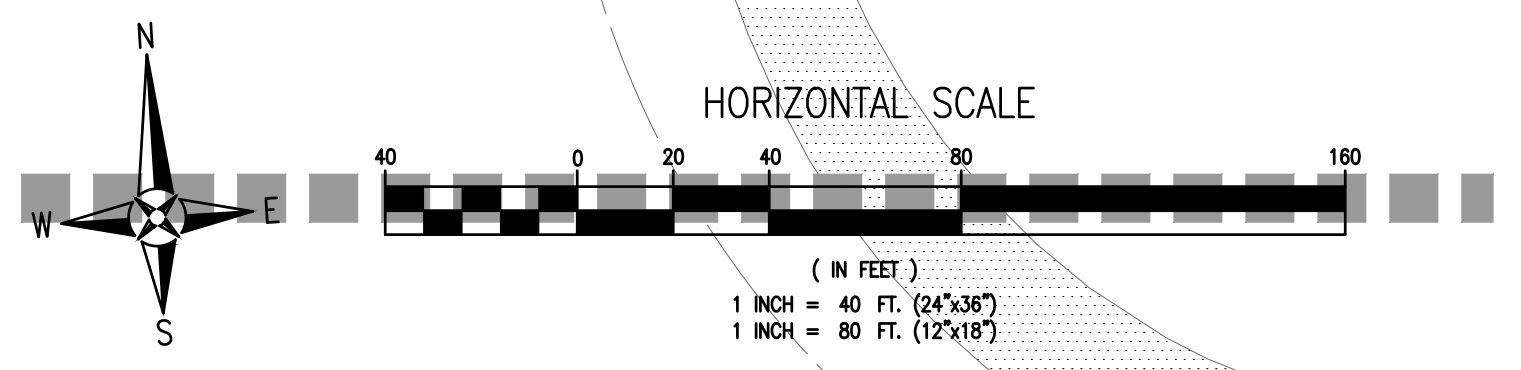
Dr. By: CMD
 Ck By: JRR
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 Date: 2/23/2022

DRAWING No.
C2.3
 SHEET 5 OF 19

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SEE SHEET C2.1



SEE SHEET C2.3

SEE SHEET C2.7

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SIDEWALK, SIGNAGE, AND STRIPING PLAN

IRON ROCK SUBDIVISION PHASE 2 SIDEWALK, SIGNAGE, AND STRIPING PLANS
 HIGHWAY 97
 ESCAMBIA COUNTY, FLORIDA

No.	DATE	REVISION

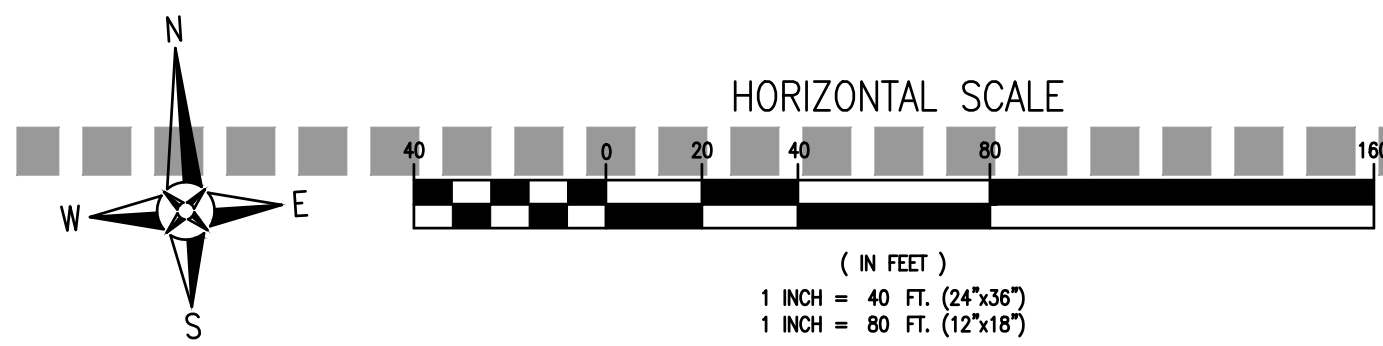
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DRAWING No.
C2.4
 SHEET 6 OF 19

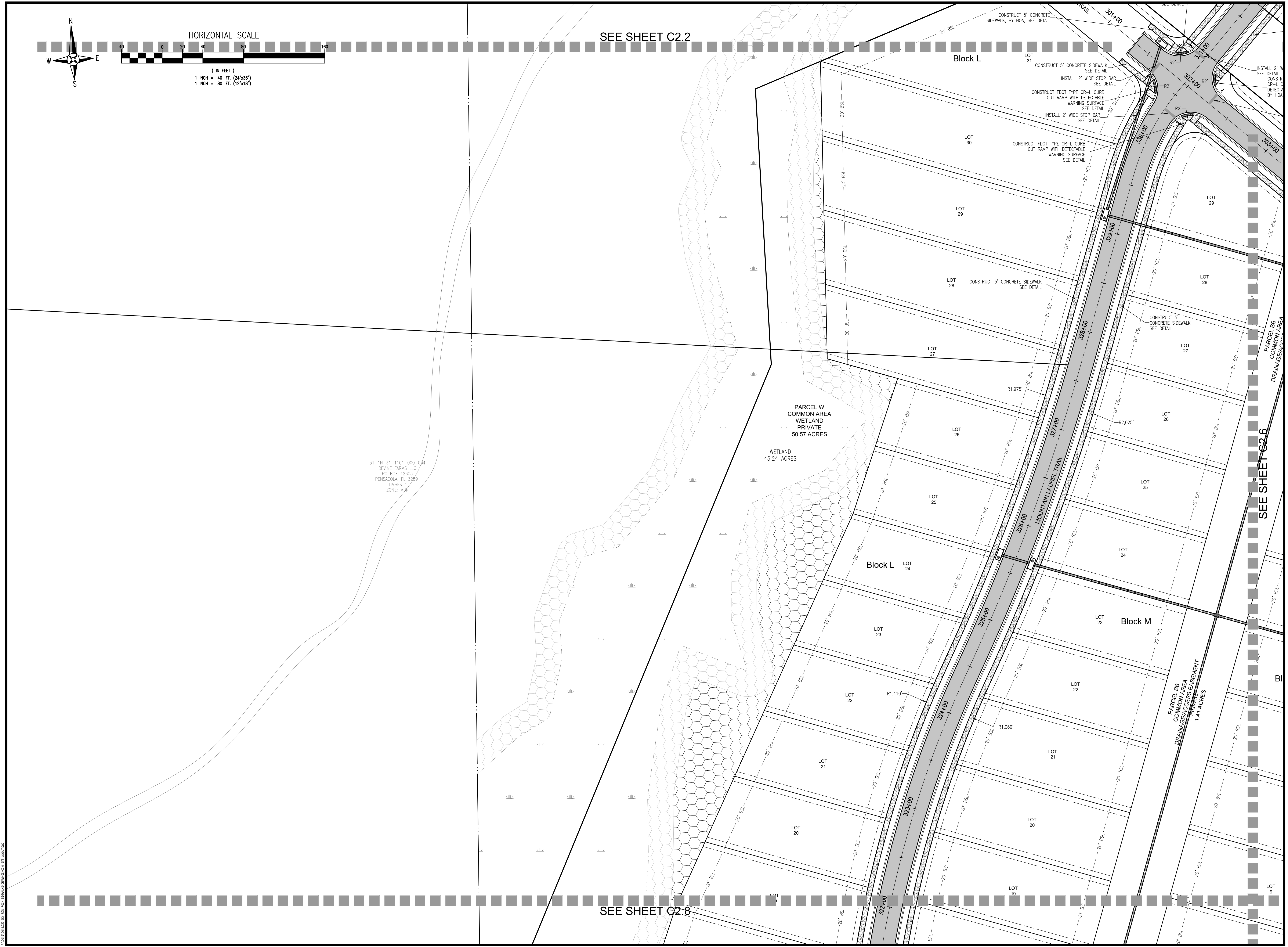
30-IN-31-4201-000-000
 HENRY THOMAS
 3158 GATEWAY LN.
 CANTONMENT, FL 32533
 LOCATION: 3100 BUK LAKE SUZANNE RD 32533
 TIMBERLAND, MISC. - PINES
 ZONE: LDR

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SEE SHEET C2.2

SEE SHEET C2.8



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SIDEWALK, SIGNAGE, AND STRIPING PLAN

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 HIGHWAY 97
 ESCAMBIA COUNTY, FLORIDA

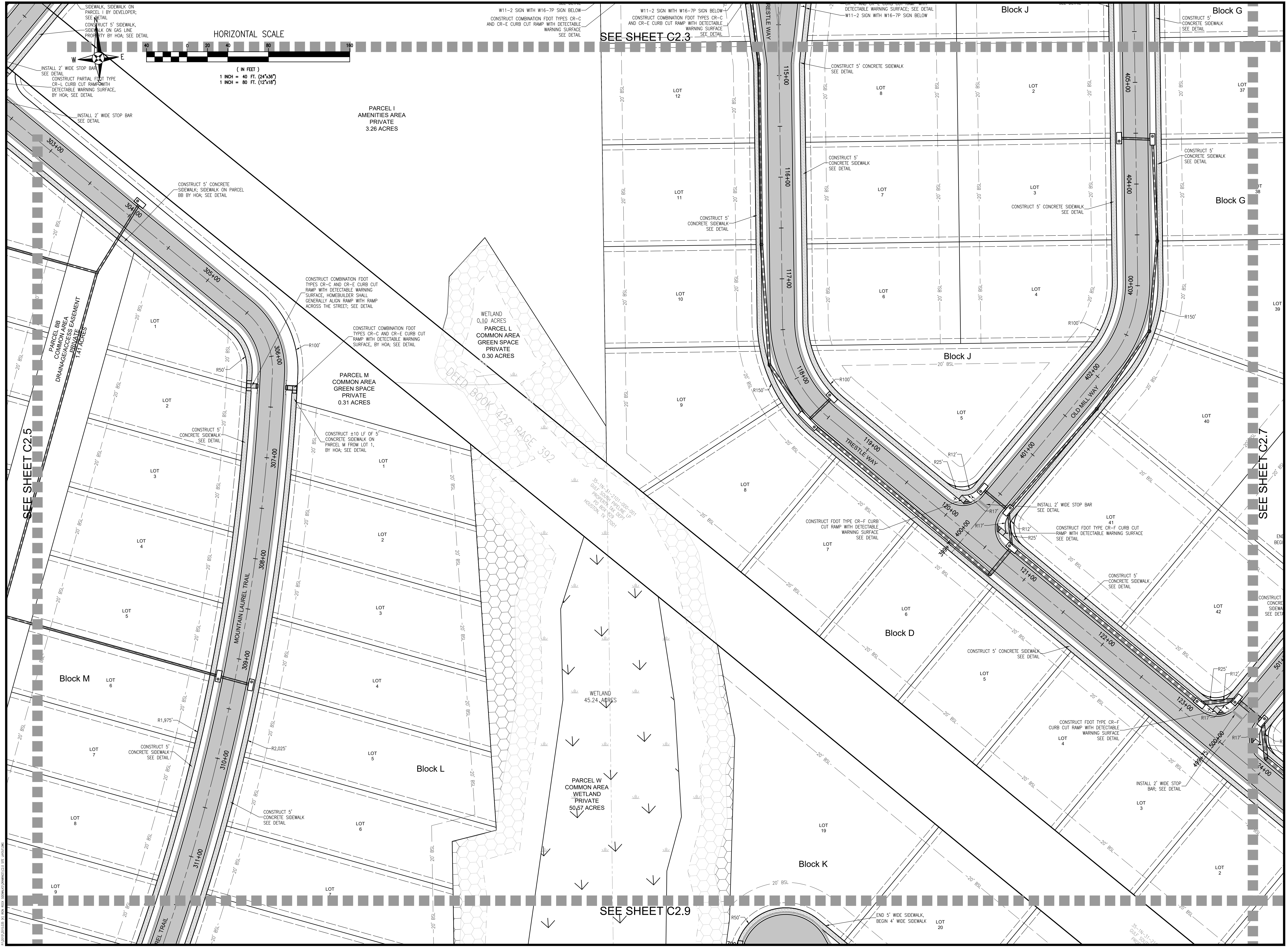
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DRAWING No.
C2.5
 SHEET 7 OF 19

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 HIGHWAY 97
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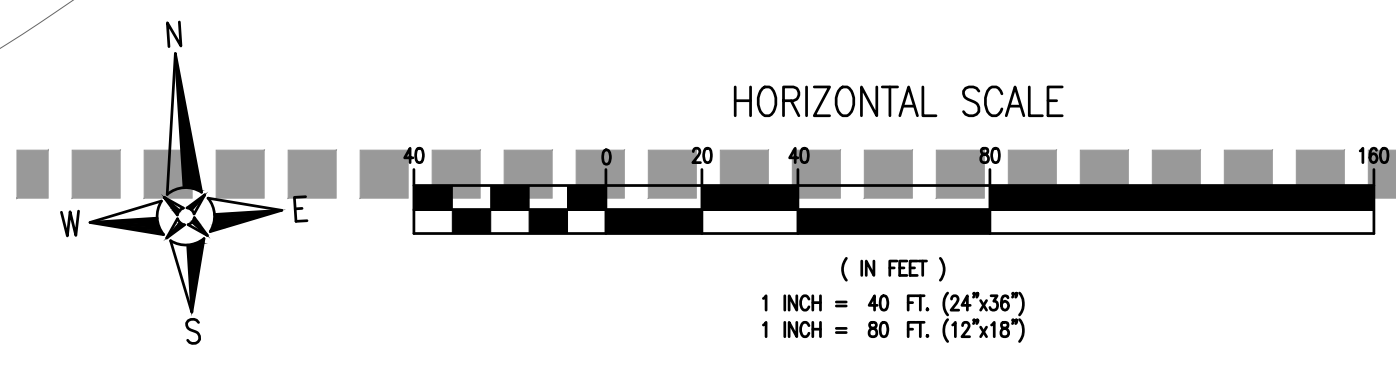
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DRAWING No.
C2.6
 SHEET 8 OF 19

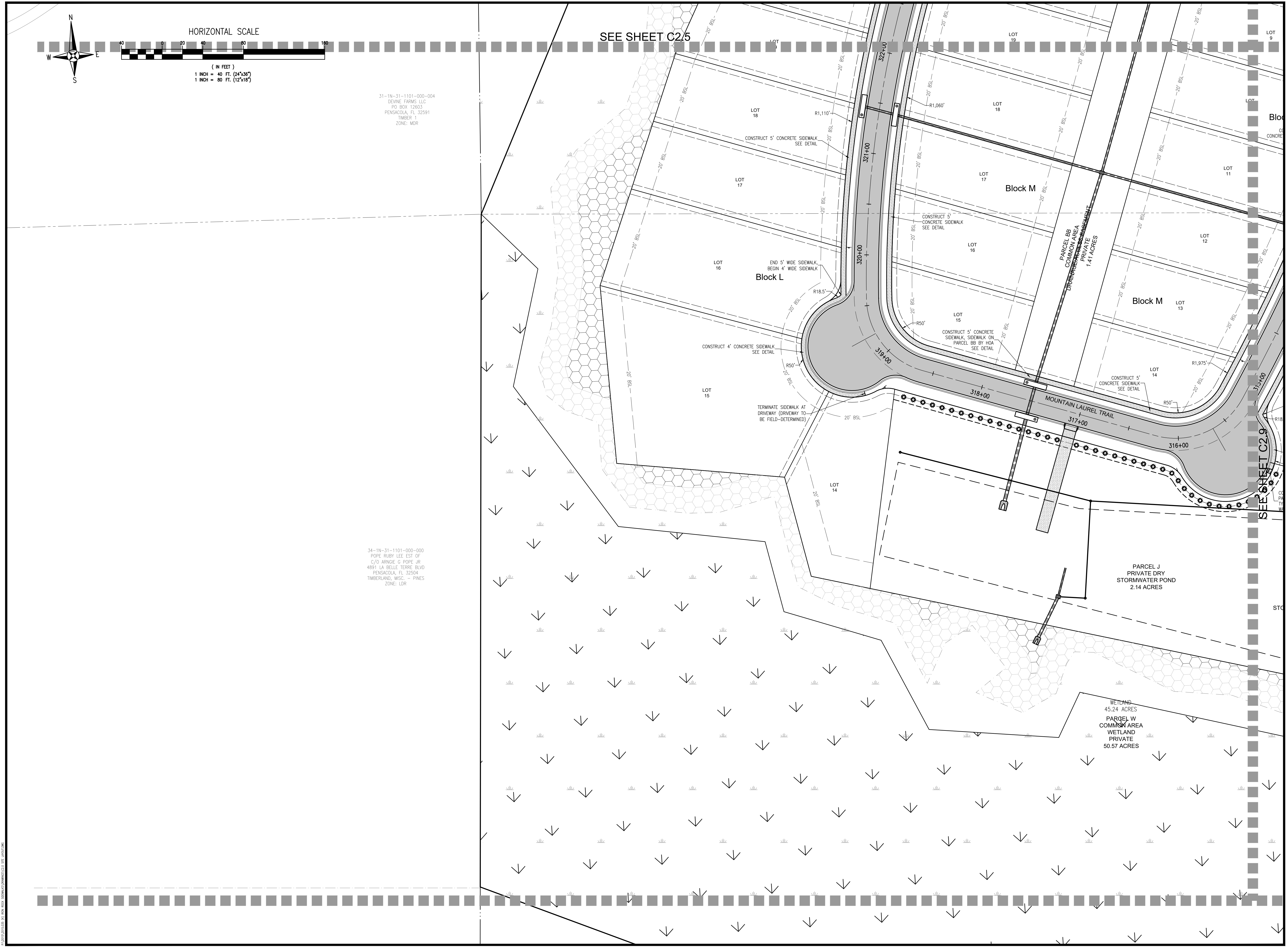
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31-1N-31-1101-000-004
 DEVINE FARMS LLC
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 ZONE: MDR

34-1N-31-1101-000-000
 POPE RUBY LEE EST OF
 C/O ARNIE G POPE JR
 4891 LA BELLE TERRE BLVD
 PENSACOLA, FL 32504
 ZONE: LDR

SEE SHEET C2/5



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 Pensacola, Florida 32503
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 Fax 850.438.0448

**IRON ROCK SUBDIVISION
 PHASE 2
 SIDEWALK, SIGNAGE, AND
 STRIPING PLANS**
 HIGHWAY 97
 ESCAMBIA COUNTY, FLORIDA

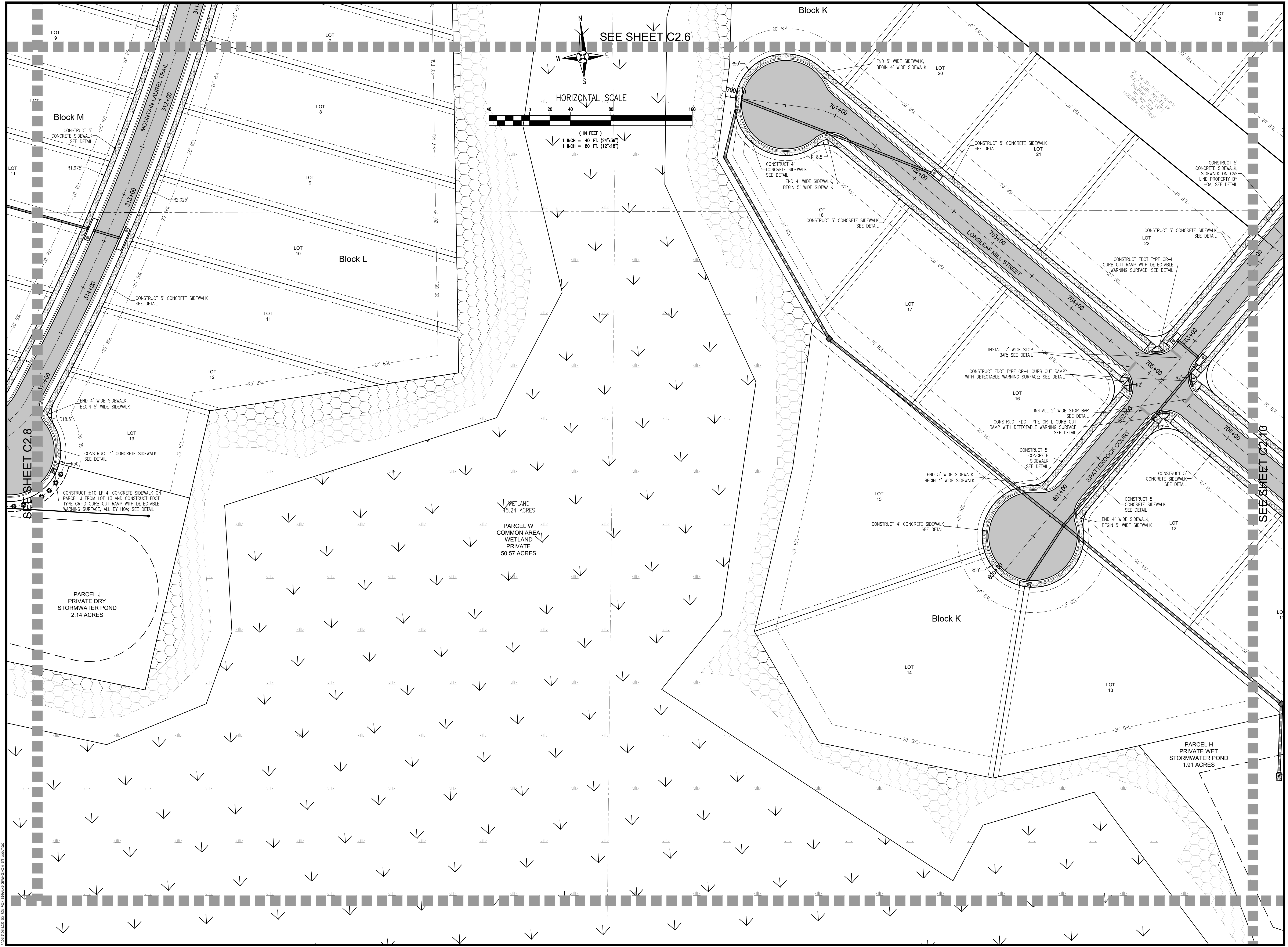
No.	DATE	REVISION

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 No. 73867

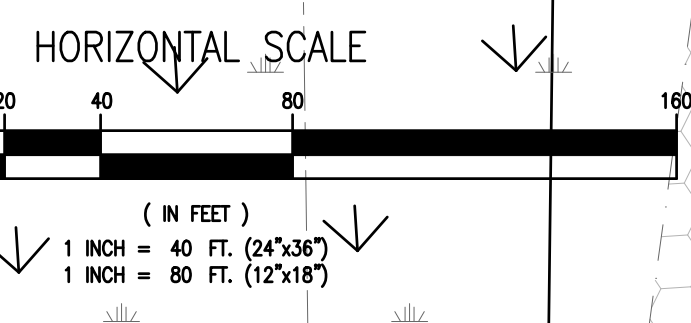
Dr. By: CMD
 Ck By: JRR
 Job No.: 2015.035(K)
 Date: 2/23/2022

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C2.8
 SHEET 10 OF 19

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SEE SHEET C2.8

SEE SHEET C2.10

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SIDEWALK, SIGNAGE, AND STRIPING PLAN

IRON ROCK SUBDIVISION PHASE 2 SIDEWALK, SIGNAGE, AND STRIPING PLANS
 HIGHWAY 97
 ESCAMBIA COUNTY, FLORIDA

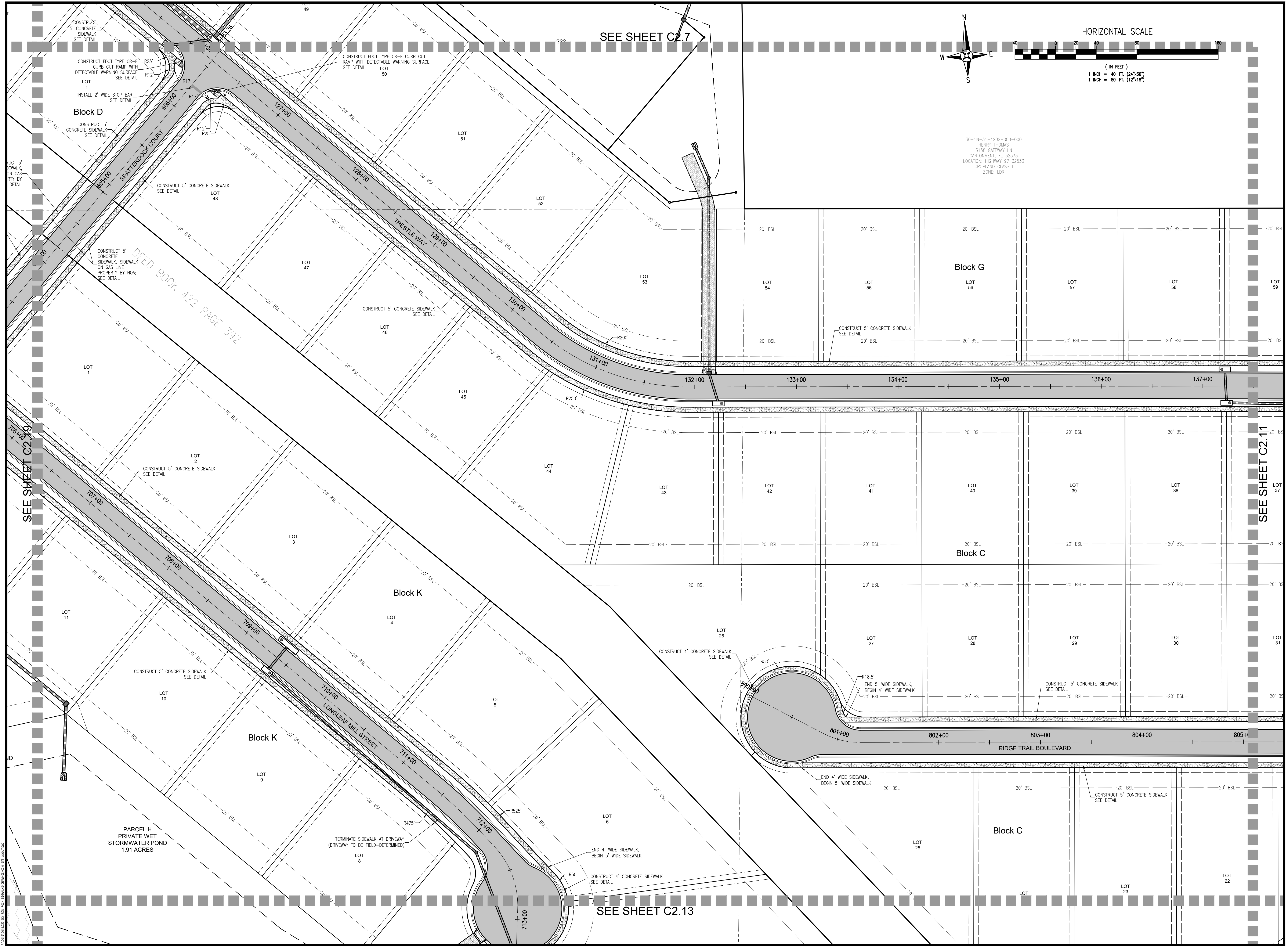
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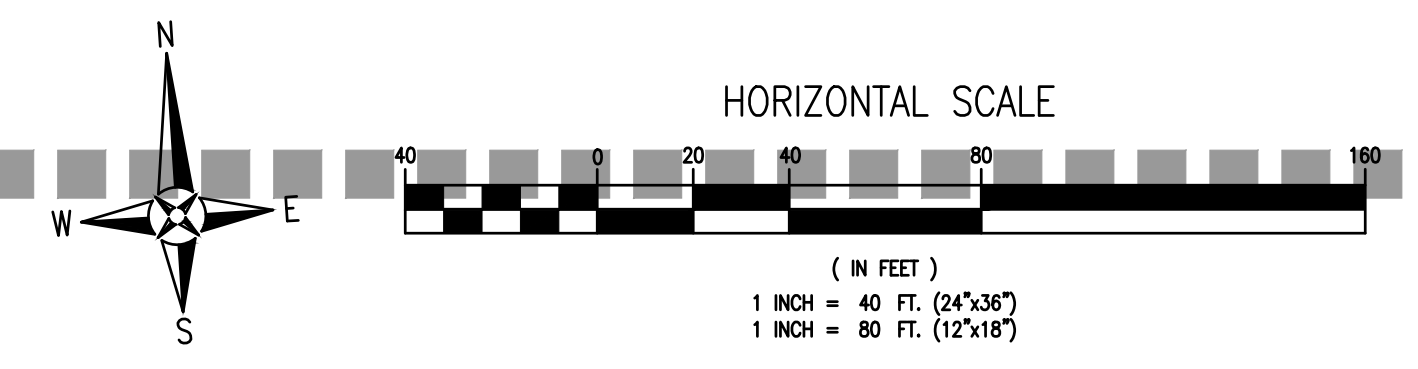
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30-1N-31-4202-000-000
HENRY THOMAS
3158 GATEWAY LN
CANTONMENT, FL 32533
LOCATION: HIGHWAY 97 32533
CROPLAND CLASS
ZONE: LDR

DEED BOOK 422 PAGE 392

SEE SHEET C2.9

SEE SHEET C2.11

SEE SHEET C2.13

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SIDEWALK, SIGNAGE, AND STRIPING PLAN

IRON ROCK SUBDIVISION PHASE 2 SIDEWALK, SIGNAGE, AND STRIPING PLANS
HIGHWAY 97
ESCAMBIA COUNTY, FLORIDA

No.	DATE	REVISION

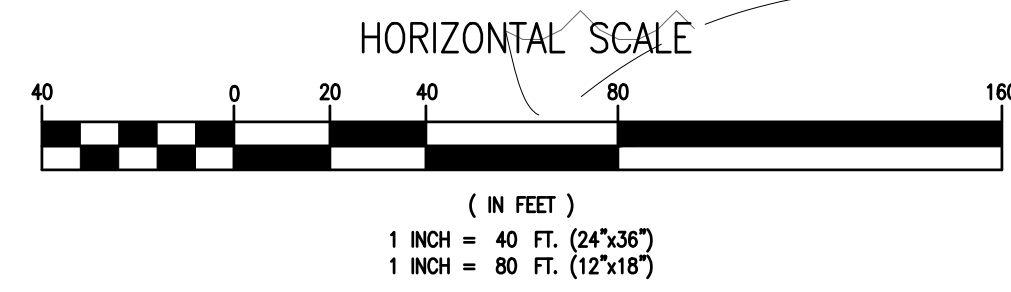
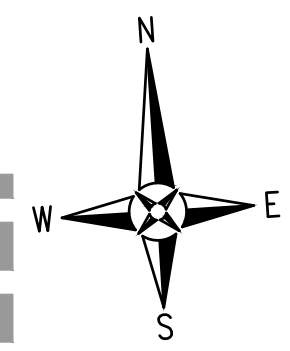
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SHEET 12 OF 19

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30-1N-31-4202-000-000
HENRY THOMAS
3156 GATEWAY LN
CANTONMENT, FL 32533
LOCATION: HIGHWAY 97 32533
CROPLAND CLASS 1
ZONE: LDR

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**IRON ROCK SUBDIVISION
PHASE 2
SIDEWALK, SIGNAGE, AND
STRIPING PLANS**
HIGHWAY 97
ESCAMBIA COUNTY, FLORIDA

**IRON ROCK SUBDIVISION
PHASE 2
SIDEWALK, SIGNAGE, AND
STRIPING PLANS**
HIGHWAY 97
ESCAMBIA COUNTY, FLORIDA

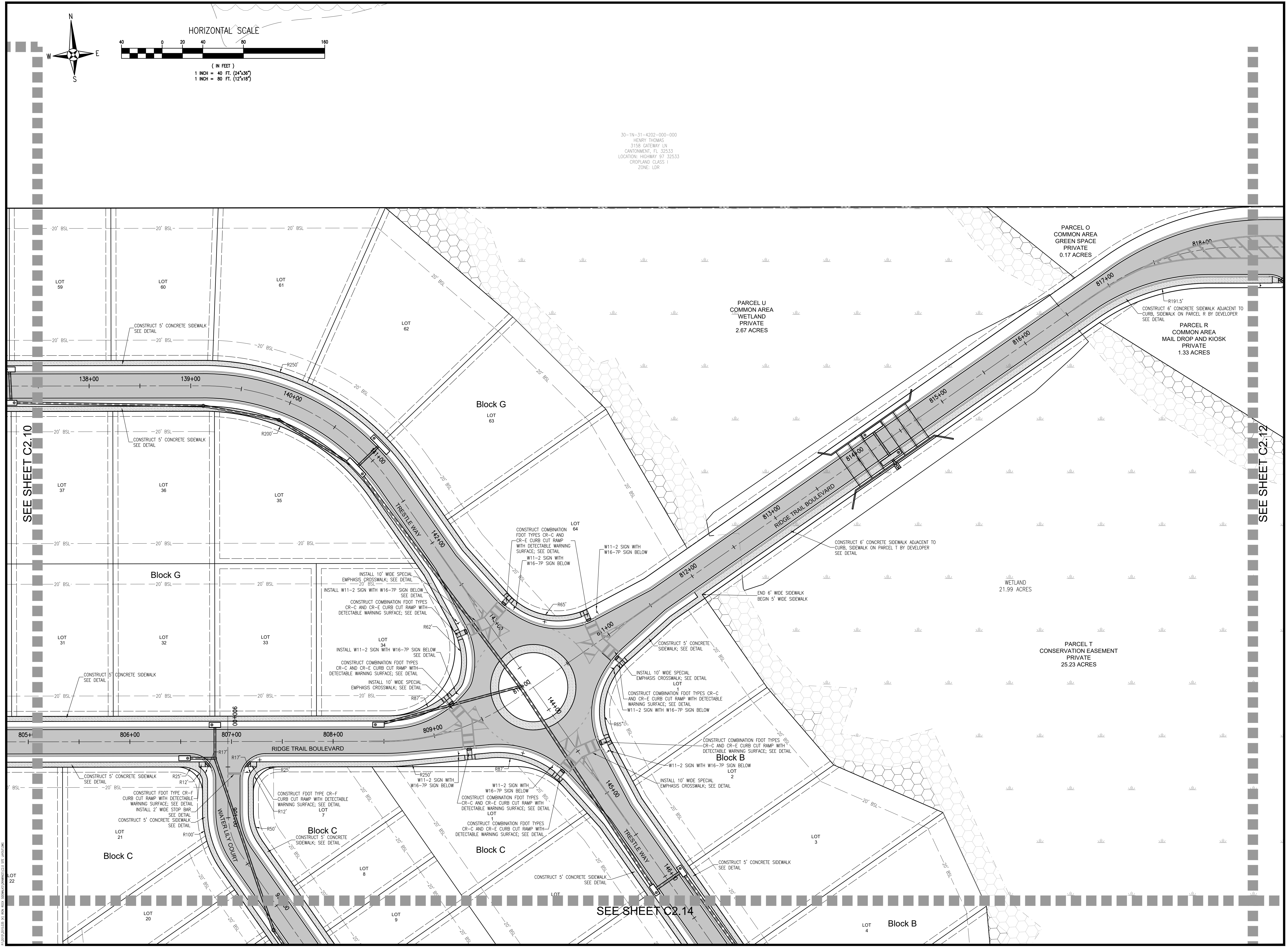
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SHEET 13 OF 19



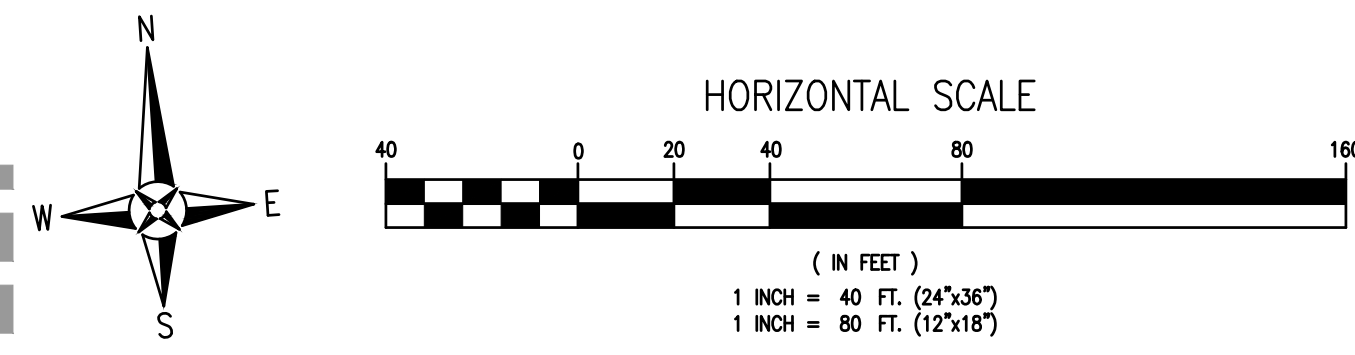
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SEE SHEET C2.12

SEE SHEET C2.14

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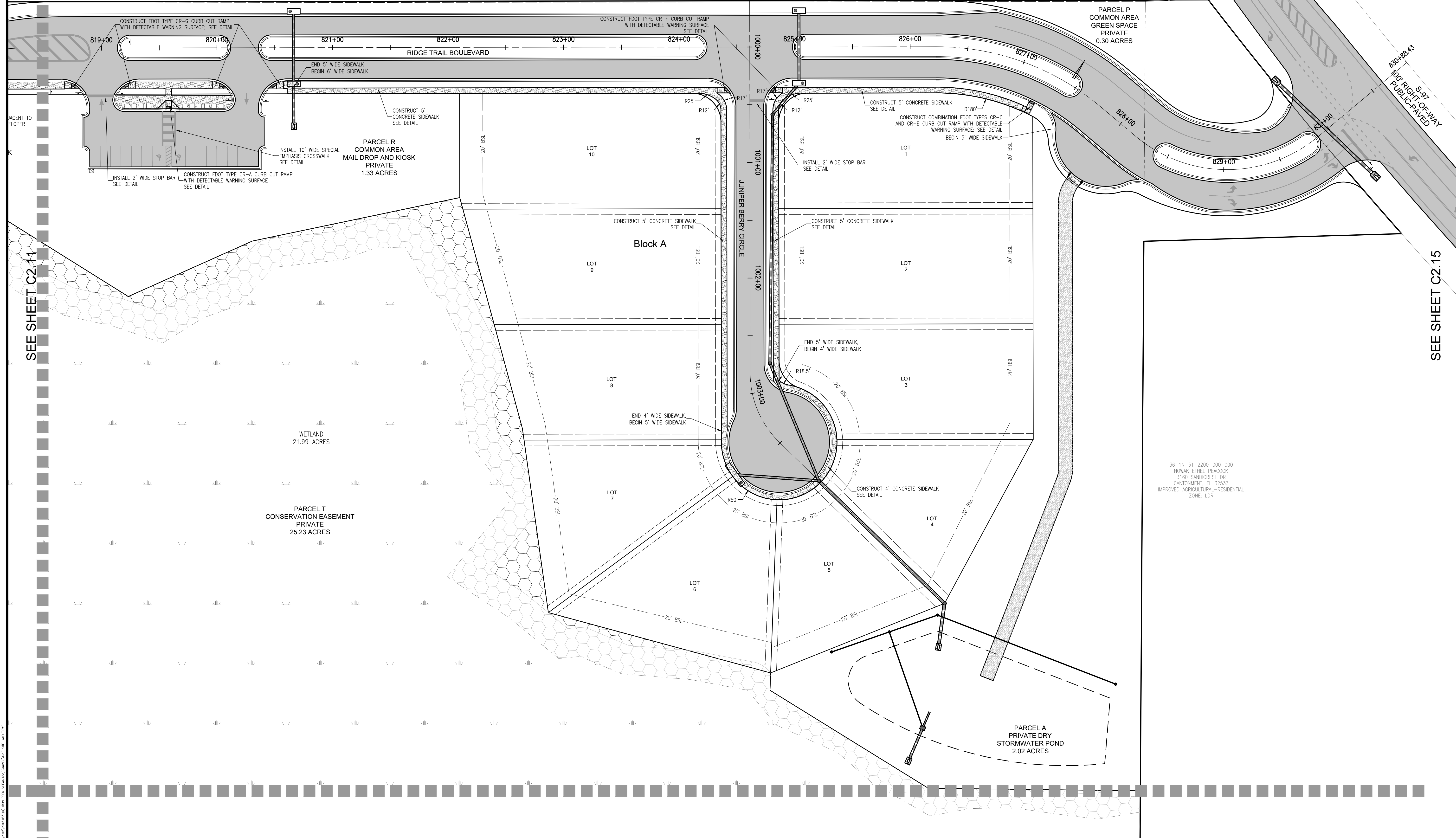
30-1N-31-4202-000-000
HENRY THOMAS
3158 GATEWAY LN
CANTONMENT, FL 32533
LOCATION: HIGHWAY 97 32533
CROPLAND CLASS 1
ZONE: LDR

29-1N-31-3301-001-004
GOODLANDER, BETSY M &
GOODLANDER, HEATHER L
2990 NOWAK DAIRY RD
CANTONMENT, FL 32533
LOCATION: 2990 HIGHWAY 97 32533
SINGLE FAMILY RESIDENCE
ZONE: LDR

PARCEL P
COMMON AREA
GREEN SPACE
PRIVATE
0.30 ACRES

NOWAK DAIRY ROAD
RIGHT-OF-WAY VARIES
PUBLIC-PAVED

100' RIGHT-OF-WAY
PUBLIC-PAVED



SEE SHEET C2.11

SEE SHEET C2.15

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SIDEWALK, SIGNAGE, AND STRIPING PLAN

IRON ROCK SUBDIVISION PHASE 2 SIDEWALK, SIGNAGE, AND STRIPING PLANS
HIGHWAY 97
ESCAMBIA COUNTY, FLORIDA

No.	DATE	REVISION

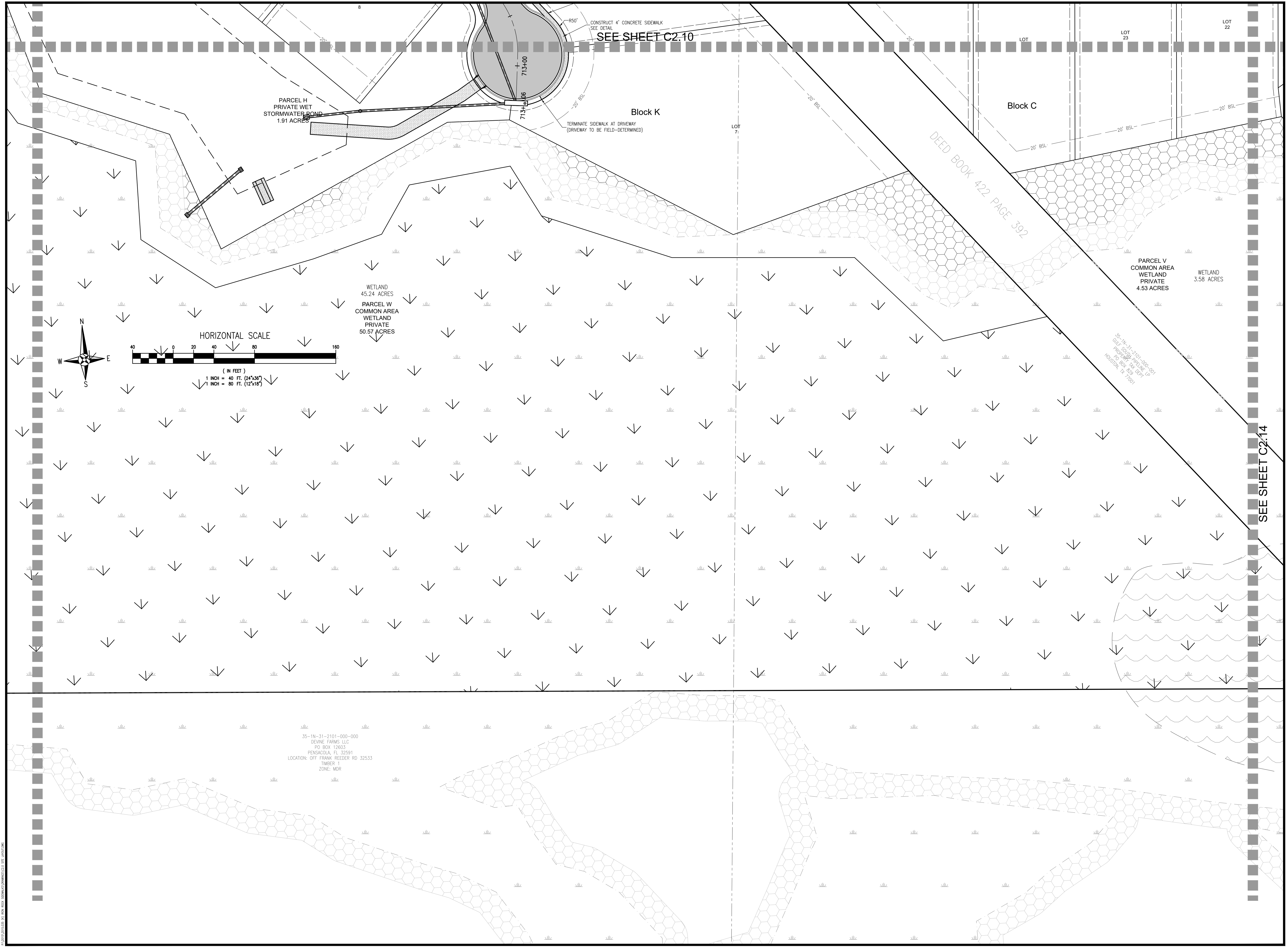
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SIDEWALK, SIGNAGE, AND STRIPING PLAN

IRON ROCK SUBDIVISION PHASE 2 SIDEWALK, SIGNAGE, AND STRIPING PLANS
 HIGHWAY 97
 ESCAMBIA COUNTY, FLORIDA

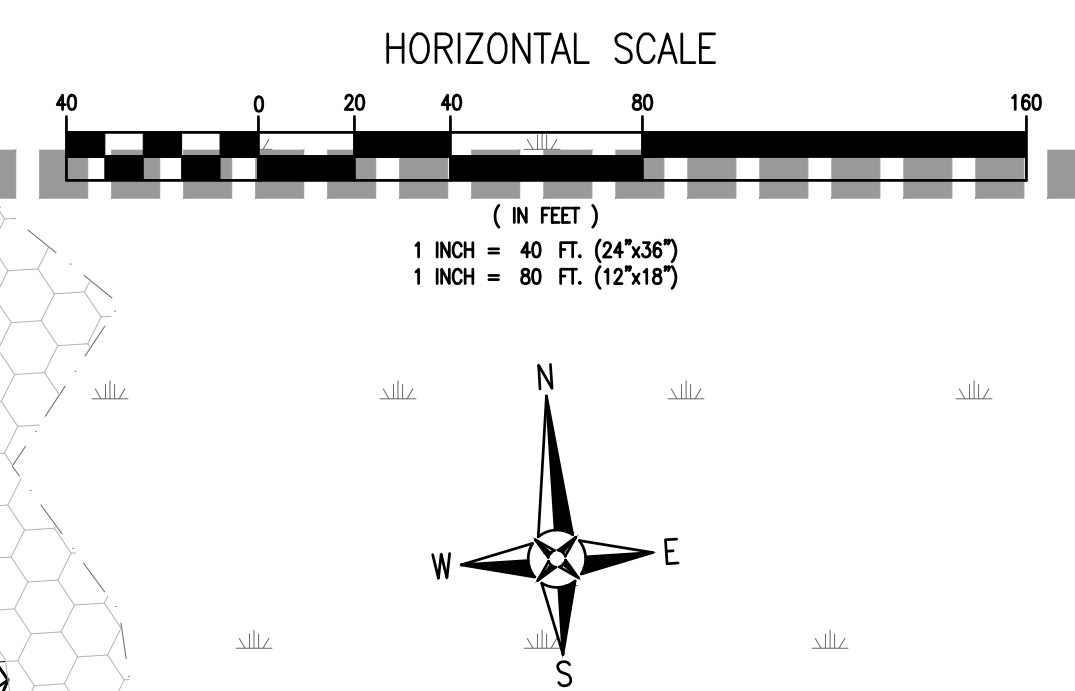
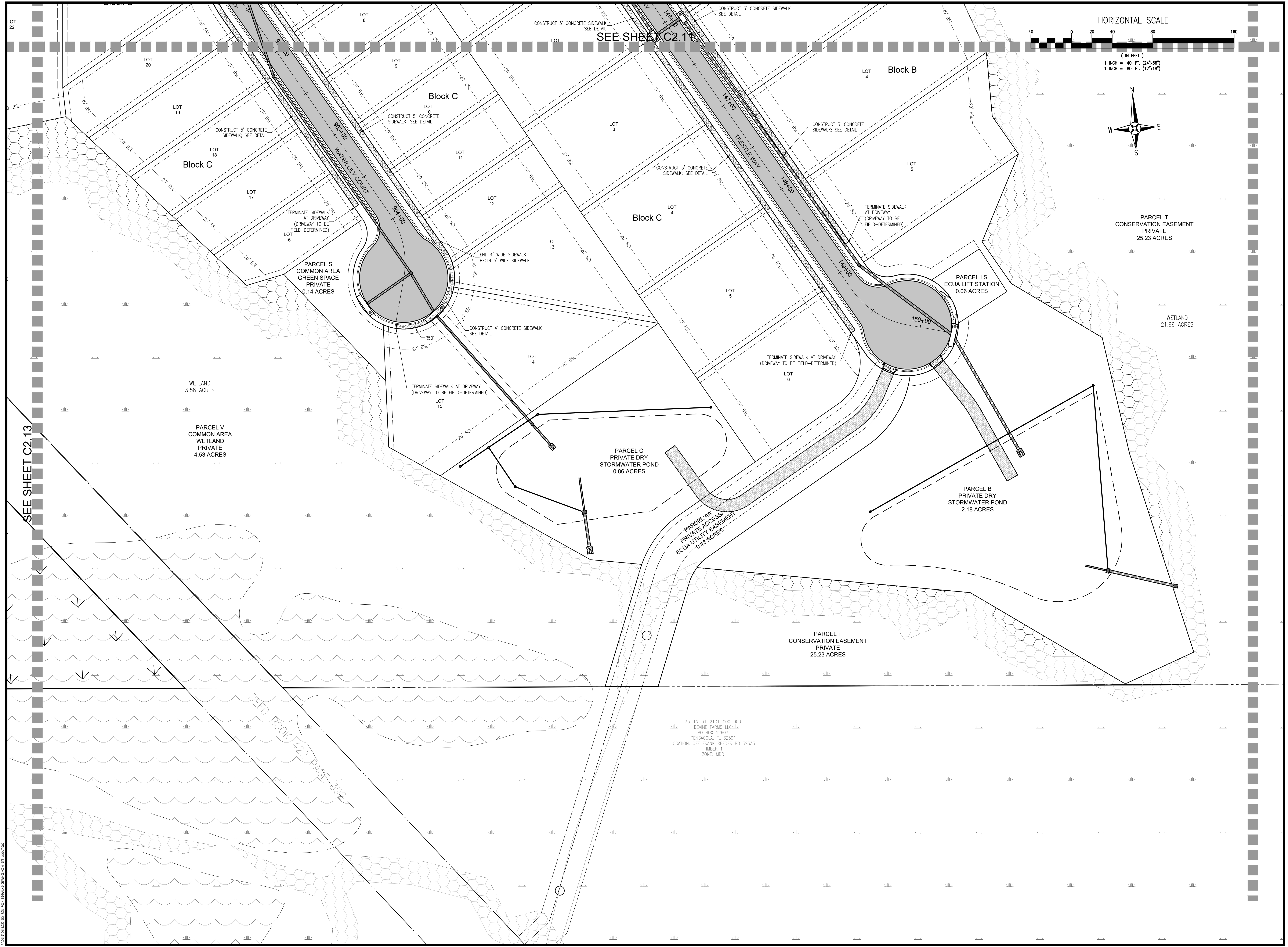
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 SHEET 15 OF 19

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SIDEWALK, SIGNAGE, AND STRIPING PLAN

IRON ROCK SUBDIVISION PHASE 2 SIDEWALK, SIGNAGE, AND STRIPING PLANS
HIGHWAY 97
ESCAMBIA COUNTY, FLORIDA

No.	DATE	REVISION

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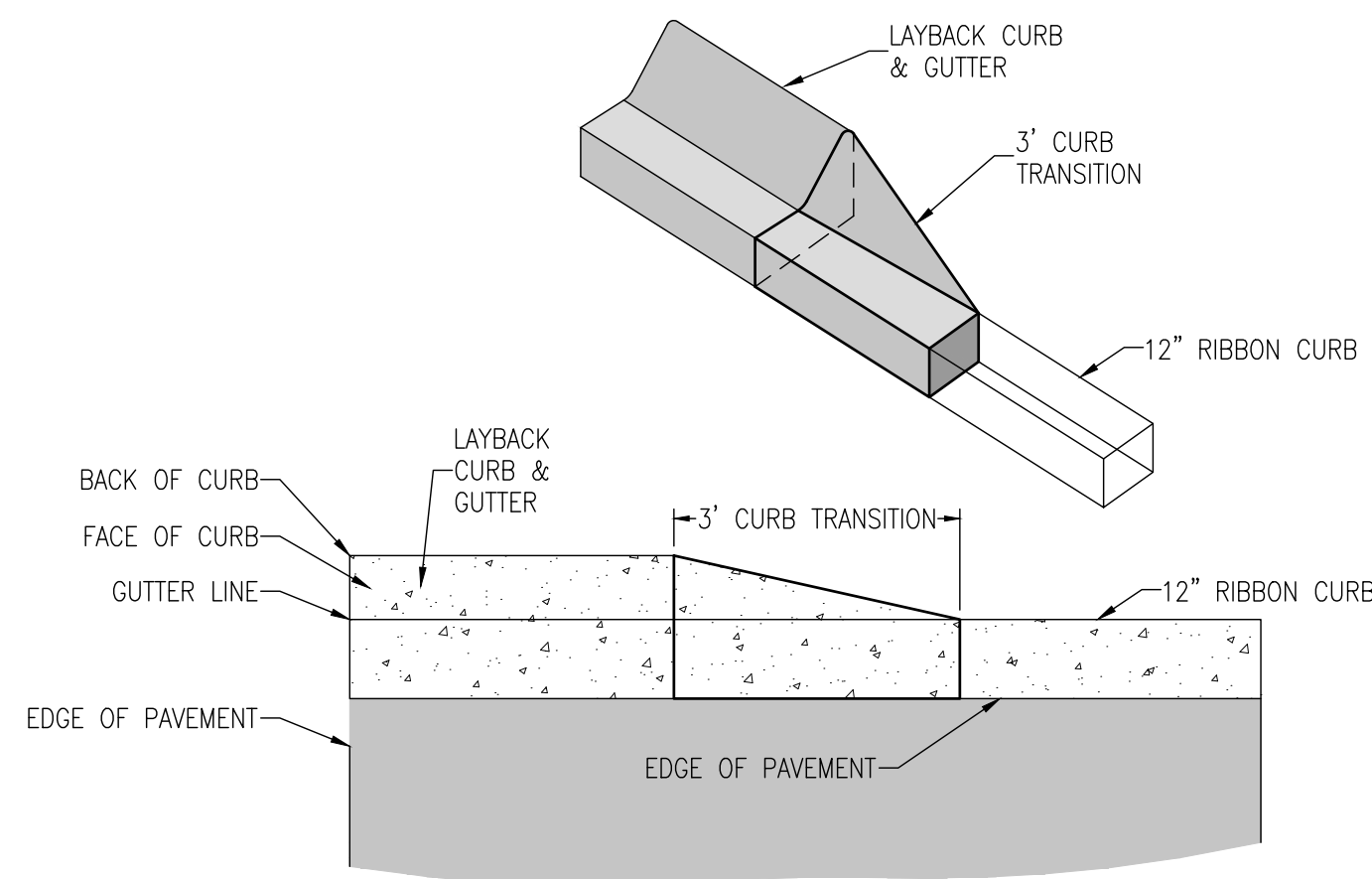
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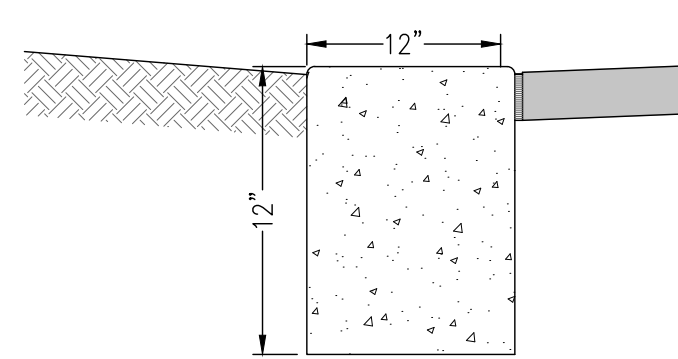
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SHEET 16 OF 19

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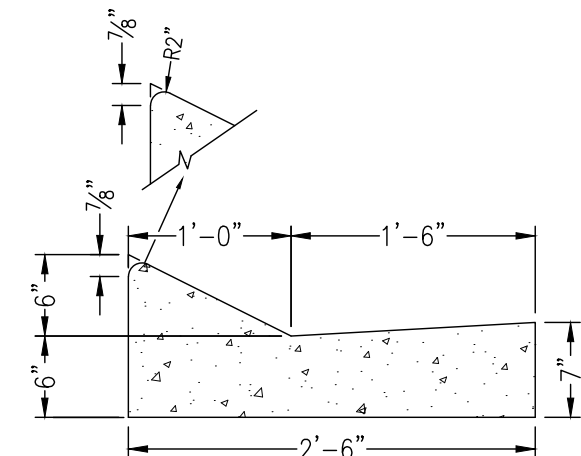


CURB TRANSITION DETAIL (LAYBACK TO RIBBON)
N.T.S.



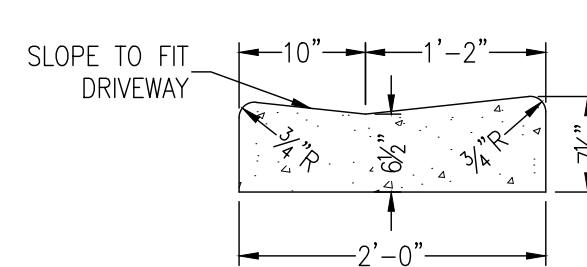
12" RIBBON CURB
N.T.S.

- NOTES:**
1. ALL CURB TO HAVE DUMMY JOINT AT 10' ON CENTER. MIN. DEPTH OF JOINT TO BE 2".
 2. EXPANSION JOINTS ARE TO BE 30' ON CENTER. TYPICAL FOR ALL CURB.



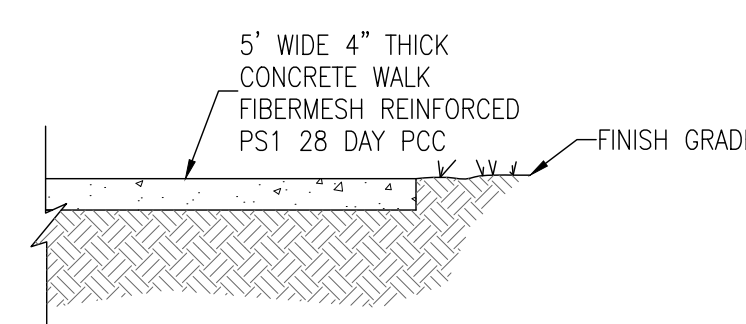
LAYBACK CURB & GUTTER
N.T.S.

- NOTES:**
1. ALL CURB TO HAVE DUMMY JOINT AT 10' ON CENTER. MIN. DEPTH OF JOINT TO BE 2".
 2. EXPANSION JOINTS ARE TO BE 30' ON CENTER. TYPICAL FOR ALL CURB.
 3. ALL CONCRETE SHALL BE 3000 PSI AT 28 DAYS.

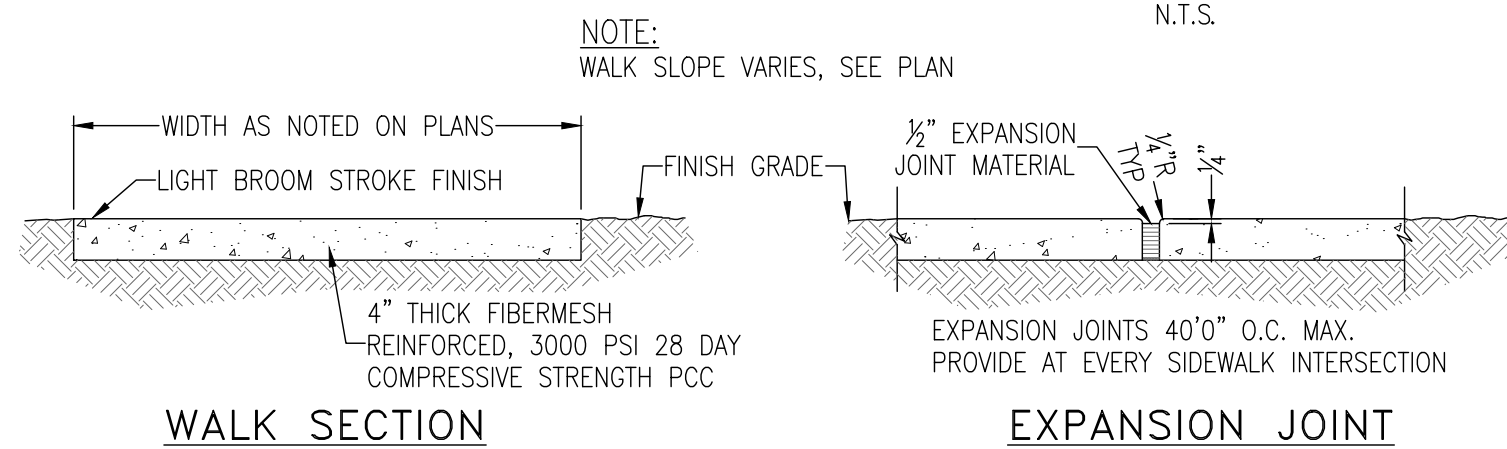


- NOTE:**
1. ALL CURB TO HAVE DUMMY JOINT AT 10' ON CENTER. MIN. DEPTH OF JOINT TO BE 2".
 2. EXPANSION JOINTS ARE TO BE 30' ON CENTER. TYPICAL FOR ALL CURB.

VALLEY CURB
N.T.S.

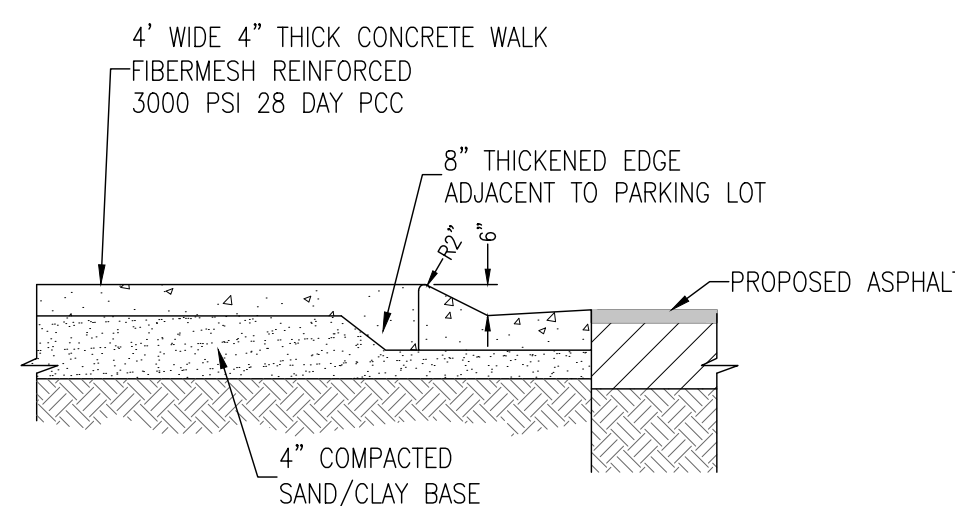


SIDEWALK DETAIL
N.T.S.



WALK SECTION
EXPANSION JOINT
CONSTRUCTION JOINT
DUMMY GROOVE

SIDEWALK DETAILS
N.T.S.



SIDEWALK DETAIL ADJACENT TO CURB
N.T.S.

TYPICAL DRIVEWAY CONNECTION STANDARDS FOR EXISTING ROADWAY CONDITIONS

NOTES:

1. ALL MATERIALS AND LABOR FOR INSTALLATION WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER/CONTRACTOR.
2. DRIVEWAYS ABUTTING PAVED ROADS SHALL BE 1" - 3" ASPHALT WITH 6" STABILIZED SUB GRADE OR 4" TO 6" CONCRETE WITH 4" STABILIZED SUB GRADE - SUBS COMPACTION (MODIFIED PROCTOR) WITH LBR 40 BETWEEN EDGE OF ROADWAY AND R/W LINE. COMPACTION AND TESTING IF NECESSARY, THIS WILL BE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR.
3. DRIVEWAYS ABUTTING A DIRT ROAD SHALL BE MILLED ASPHALT, GRADED AGGREGATE BASE, OR WASHED CONCRETE (4" IN DEPTH) ON THE COUNTY MAINTAINED PORTION OF DRIVEWAY.
4. IF NECESSARY, REFER TO FDOT INDEX DETAILS AS REFERENCED BELOW.
5. RADII OR FLARE IS REQUIRED FOR TYPE II OR TYPE III CONNECTIONS. SEE DETAIL.
6. PARKING SPACES WITHIN COUNTY RIGHT-OF-WAY SHALL PROVIDE A MINIMUM OF 2 PARKING SPACES.
7. TYPICAL DRIVEWAY SECTIONS ARE TO BE 12' WIDE MINIMUM.

TYPE I CURB CUT DRIVEWAY FOR COUNTY TYPE "B" LAYBACK CURBS.

NOTES:

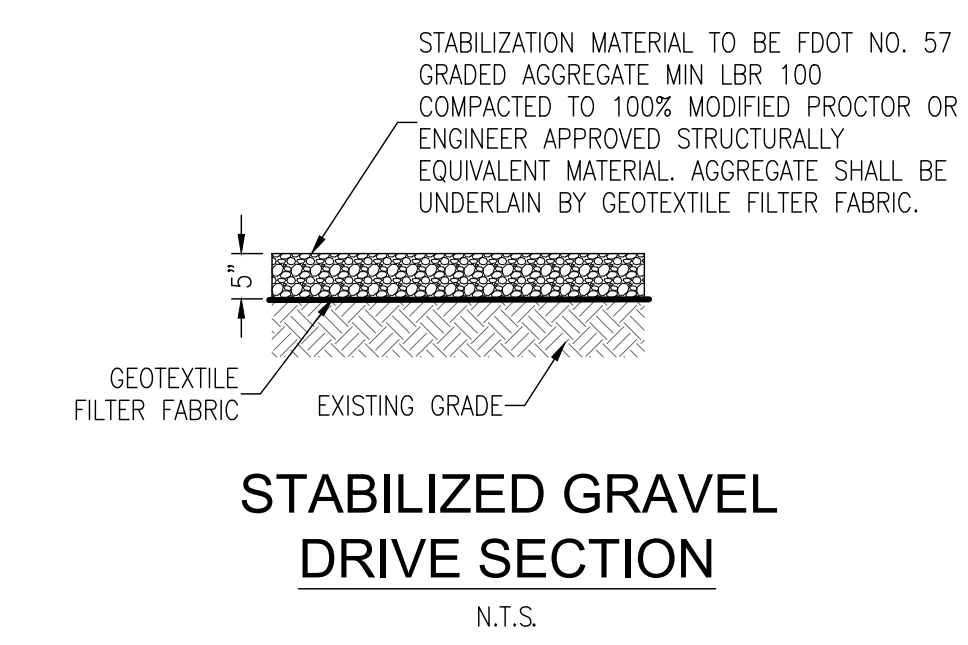
- 1.) SEE STANDARD COUNTY CURB DETAILS FOR REFERENCE.
- 2.) SEE F.D.O.T. INDEX NO. 515 FOR OTHER CONNECTIONS.
- * FOR OTHER TYPE CURBS, DIMENSIONS MAY BE ADJUSTED TO FIT.

STREET SIGN LAYOUT
(USE 1/2" WHITE BORDER)

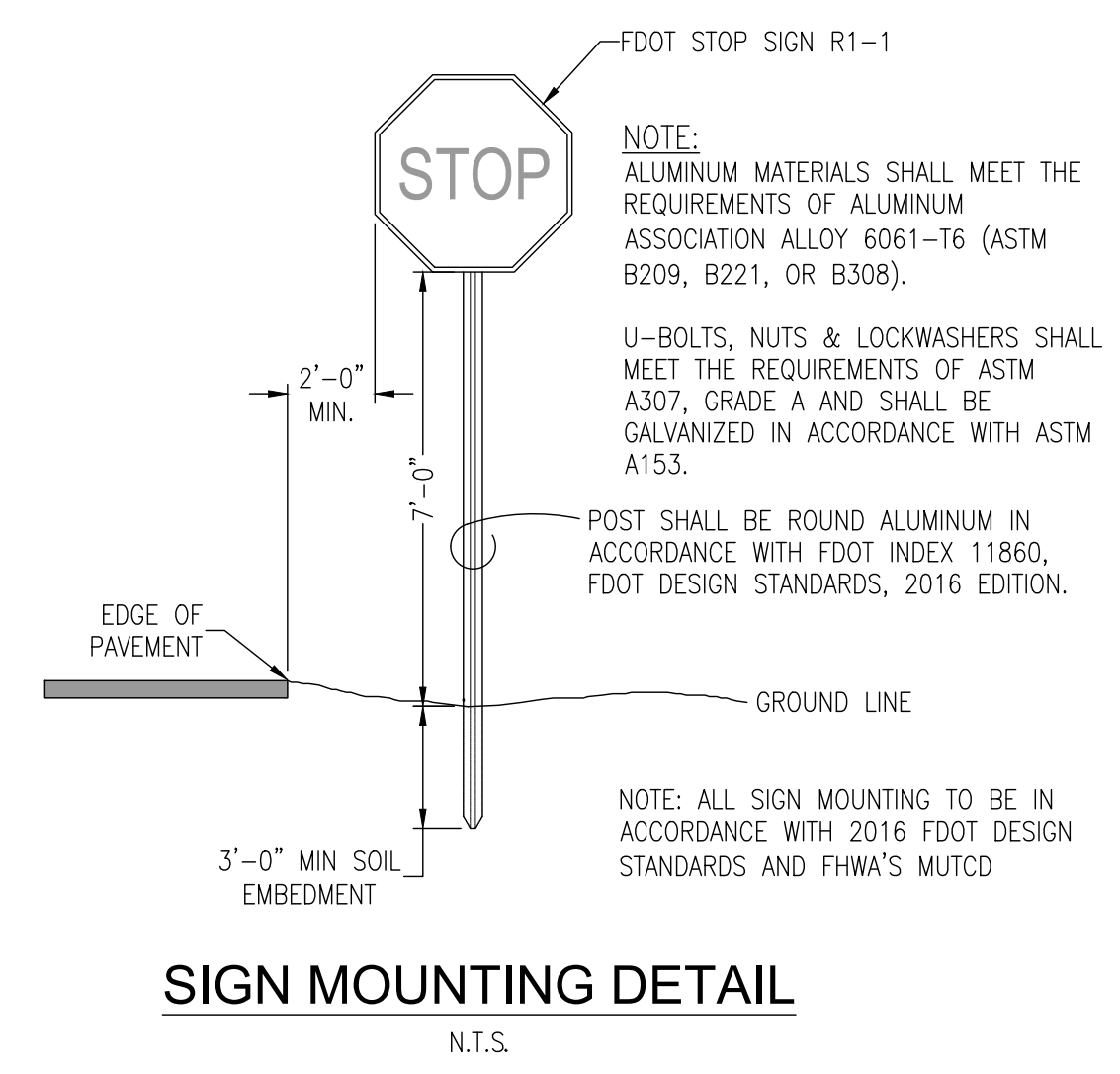
STREET NAME SIGN LAYOUT
(USE 1/2" WHITE BORDER)

9" BLADES WITH 6" PRIMARY LETTERING TO BE USED ON ALL COLLECTOR & ARTERIAL ROADWAYS. F.D.O.T. TYPE II REFLECTIVE SHEETING TO BE USED ON 9" BLADES.

6" BLADES WITH 4" PRIMARY LETTERING TO BE USED ON LOCAL (RESIDENTIAL) ROADWAYS. F.D.O.T. TYPE II REFLECTIVE SHEETING TO BE USED ON 6" BLADES.



STABILIZED GRAVEL DRIVE SECTION
N.T.S.



SIGN MOUNTING DETAIL
N.T.S.



MUTCD W11-2 30"x30" PEDESTRIAN SIGN WITH MUTCD W16-7P 24"x12" DOWNWARD DIAGONAL ARROW SIGN
N.T.S.

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Panama City, Florida 32383
Telephone 850-938-0448
Fax 850-938-0448

SIDEWALK AND SIGNAGE DETAILS

IRON ROCK SUBDIVISION PHASE 2 SIDEWALK, SIGNAGE, AND STRIPING PLANS
HIGHWAY 97
ESCAMBIA COUNTY, FLORIDA

REVISION	DATE	No.

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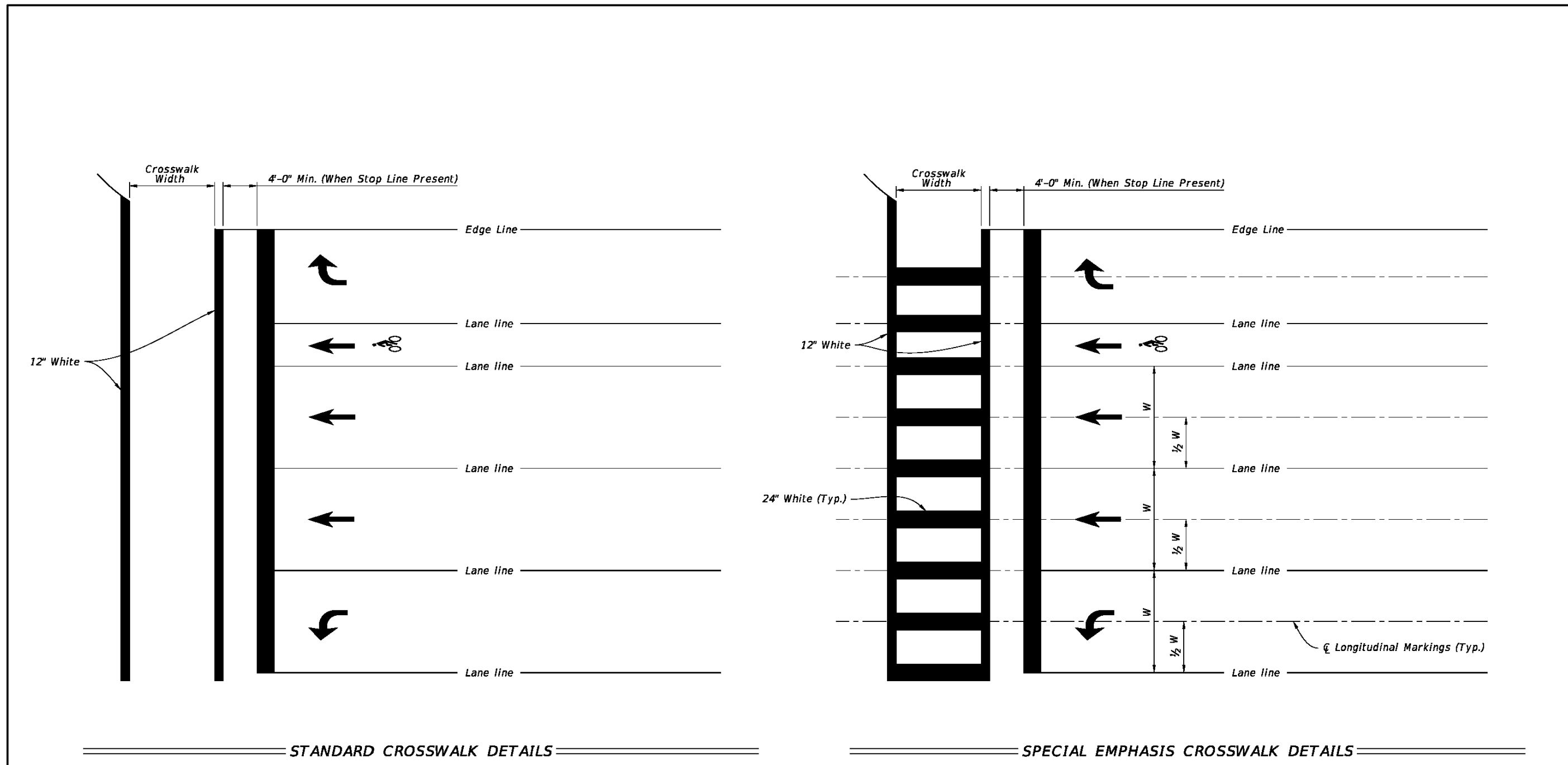
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Job No.: 2015.035(K)
Date: 2/23/2022

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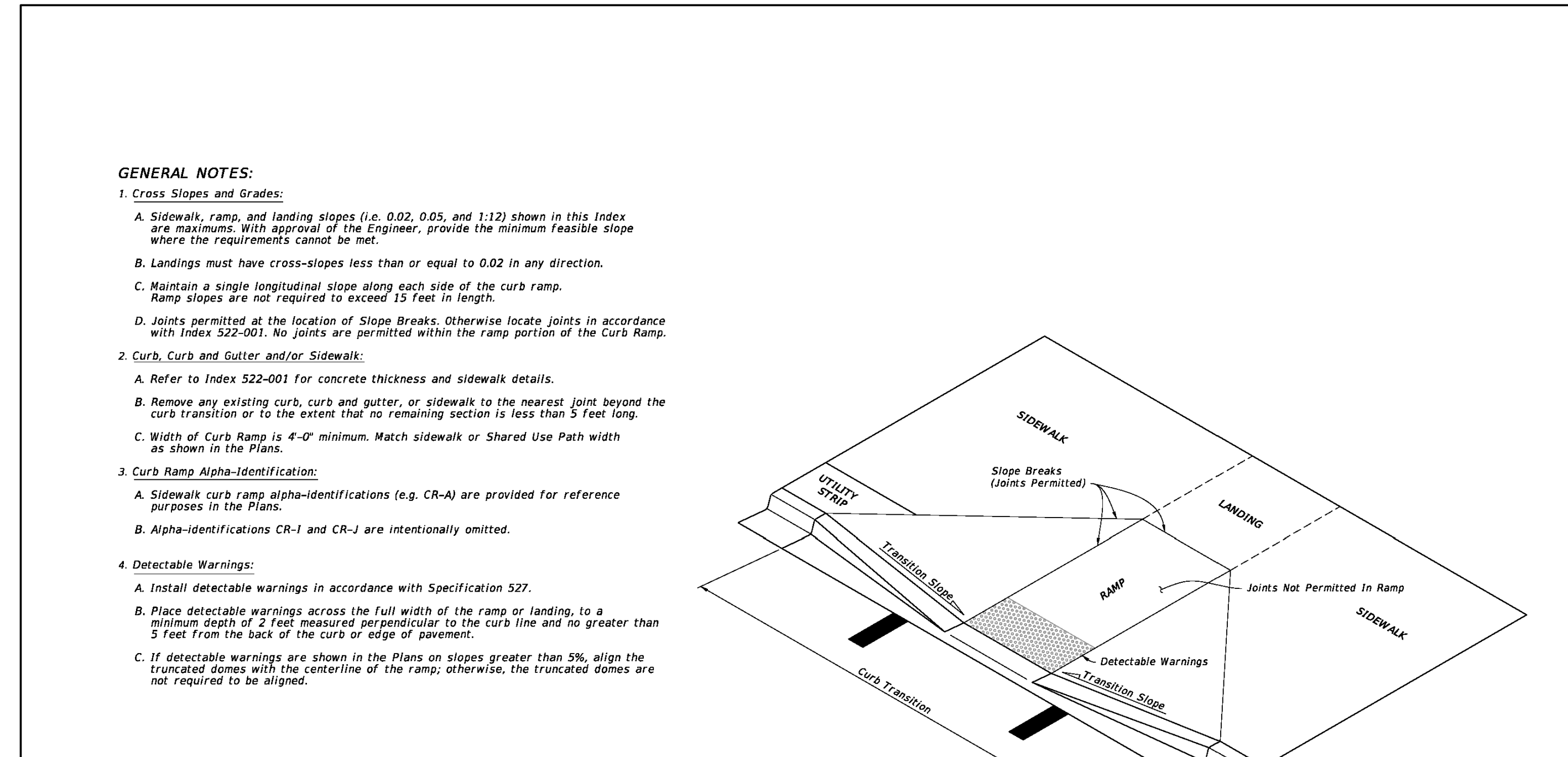
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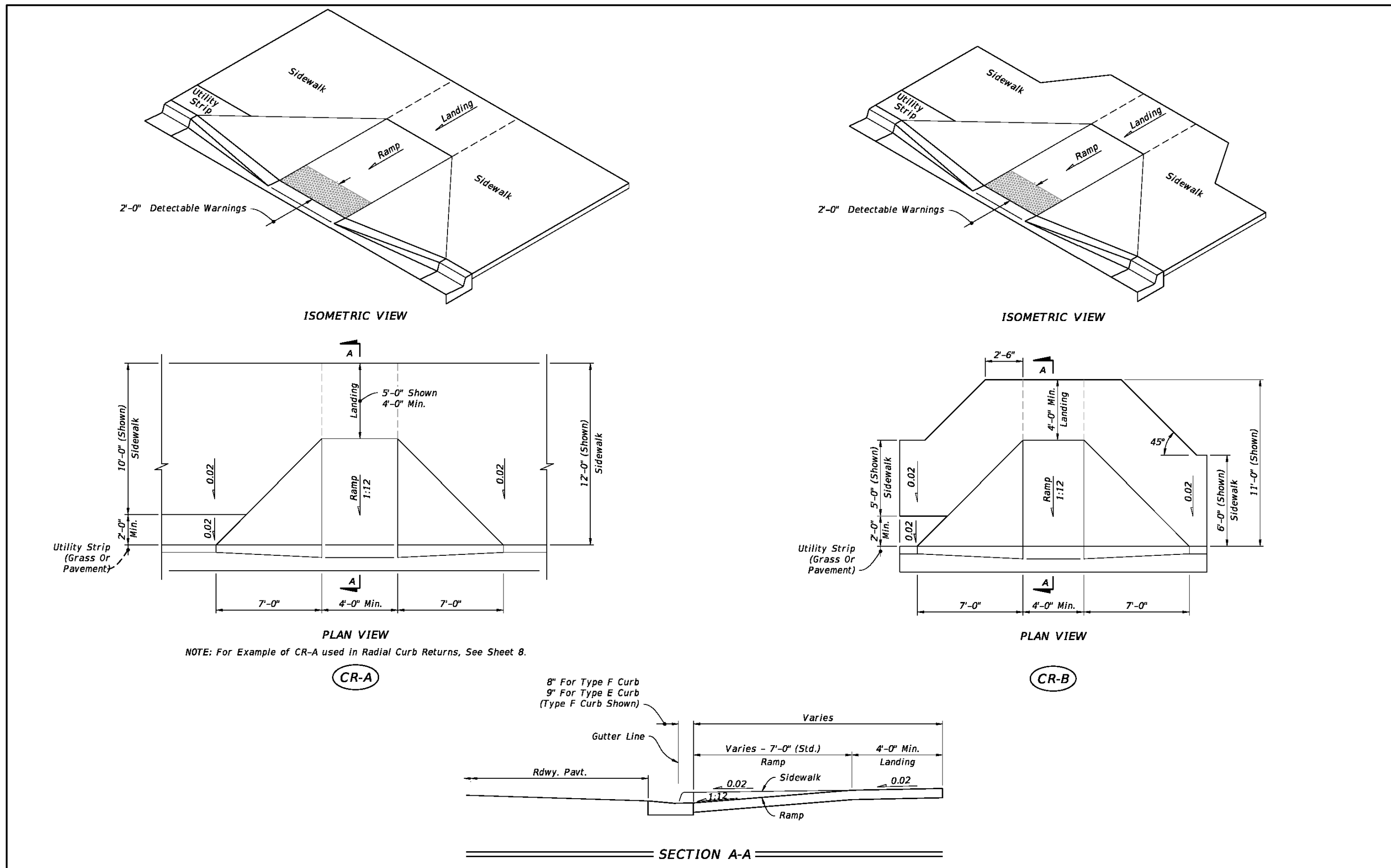
NOTES:
 1. For crosswalk width, exceed width of the adjacent sidewalk, but do not make width less than 6' for intersection crosswalks and 10' for midblock crosswalks. Measure width from the inside of the transverse crosswalk markings.
 2. When the Special Emphasis Crosswalk is not perpendicular to the lane lines, make the longitudinal markings parallel to the lane lines.
 3. Refer to Index 522-002 when Curb Ramps are present.

LAST REVISION 11/01/21	DESCRIPTION:	FDOT	FY 2022-23 STANDARD PLANS	INDEX	SHEET
				PAVEMENT MARKINGS	711-001 9 of 13



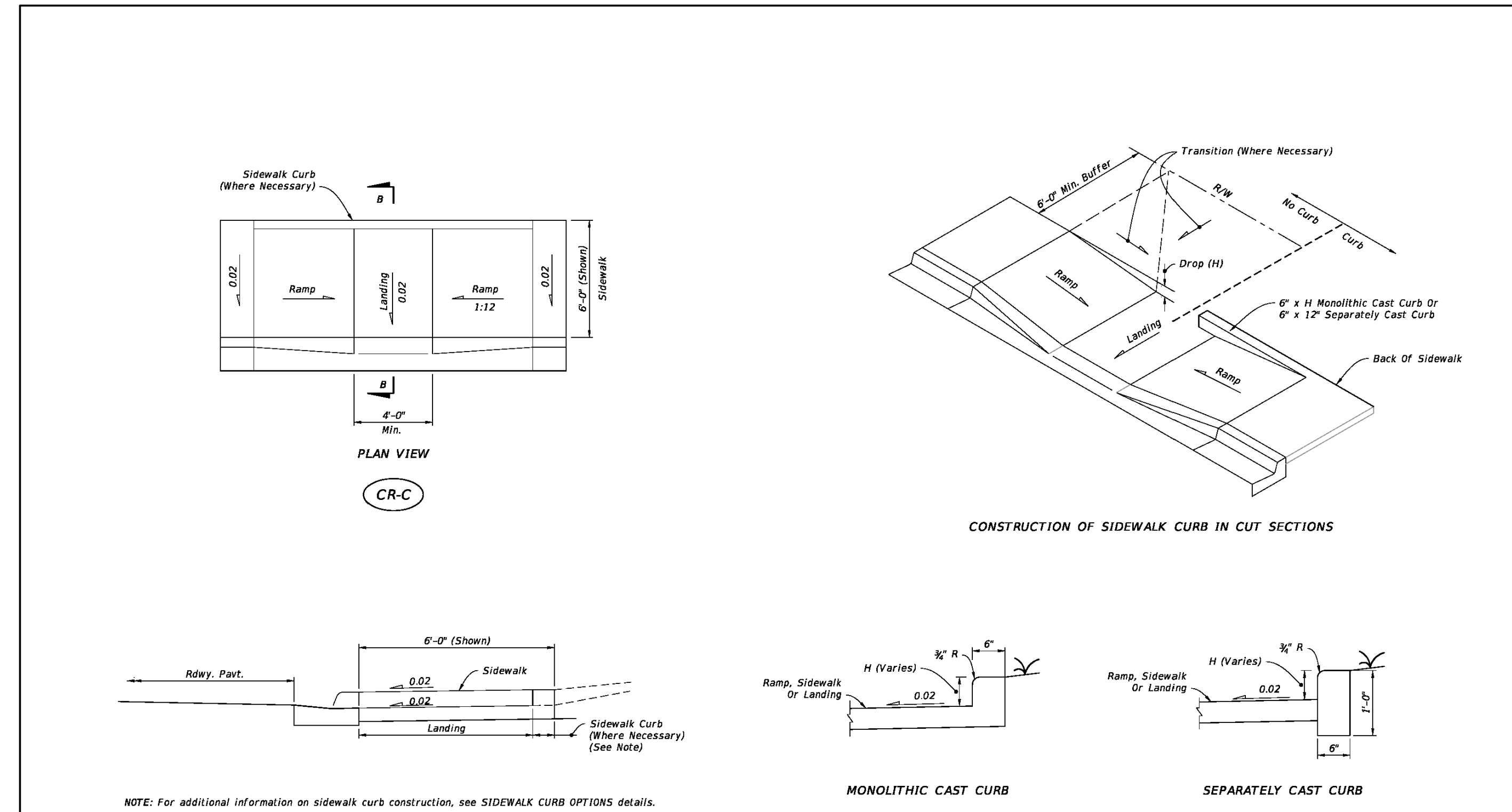
GENERAL NOTES:
 1. Cross Slopes and Grades:
 A. Sidewalk, ramp, and landing slopes (i.e. 0.02, 0.05, and 1:12) shown in this Index are maximums. With approval of the Engineer, provide the minimum feasible slope where the requirements cannot be met.
 B. Landings must have cross-slopes less than or equal to 0.02 in any direction.
 C. Maintain a single longitudinal slope along each side of the curb ramp. Ramp slopes are not required to exceed 15 feet in length.
 D. Joints permitted at the location of Slope Breaks. Otherwise locate joints in accordance with Index 522-001. No joints are permitted within the ramp portion of the Curb Ramp.
 2. Curb, Curb and Gutter and/or Sidewalk:
 A. Refer to Index 522-001 for concrete thickness and sidewalk details.
 B. Remove any existing curb, curb and gutter, or sidewalk to the nearest joint beyond the curb transition or to the extent that no remaining section is less than 5 feet long.
 C. Width of Curb Ramp is 4'-0" minimum. Match sidewalk or Shared Use Path width as shown in the Plans.
 3. Curb Ramp Alpha-Identification:
 A. Sidewalk curb ramp alpha-identifications (e.g. CR-A) are provided for reference purposes in the Plans.
 B. Alpha-identifications CR-I and CR-J are intentionally omitted.
 4. Detectable Warnings:
 A. Install detectable warnings in accordance with Specification 527.
 B. Place detectable warnings across the full width of the ramp or landing, to a minimum depth of 2 feet measured perpendicular to the curb line and no greater than 5 feet from the back of the curb or edge of pavement.
 C. If detectable warnings are shown in the Plans on slopes greater than 5%, align the truncated domes with the centerline of the ramp, otherwise, the truncated domes are not required to be aligned.

LAST REVISION 11/01/21	DESCRIPTION:	FDOT	FY 2022-23 STANDARD PLANS	INDEX	SHEET
				DETECTABLE WARNINGS AND SIDEWALK CURB RAMP	522-002 1 of 7



SIDEWALK CURB RAMP CR-A AND CR-B

LAST REVISION 11/01/20	DESCRIPTION:	FDOT	FY 2022-23 STANDARD PLANS	INDEX	SHEET
				DETECTABLE WARNINGS AND SIDEWALK CURB RAMP	522-002 2 of 7



SIDEWALK CURB RAMP CR-C AND SIDEWALK CURB

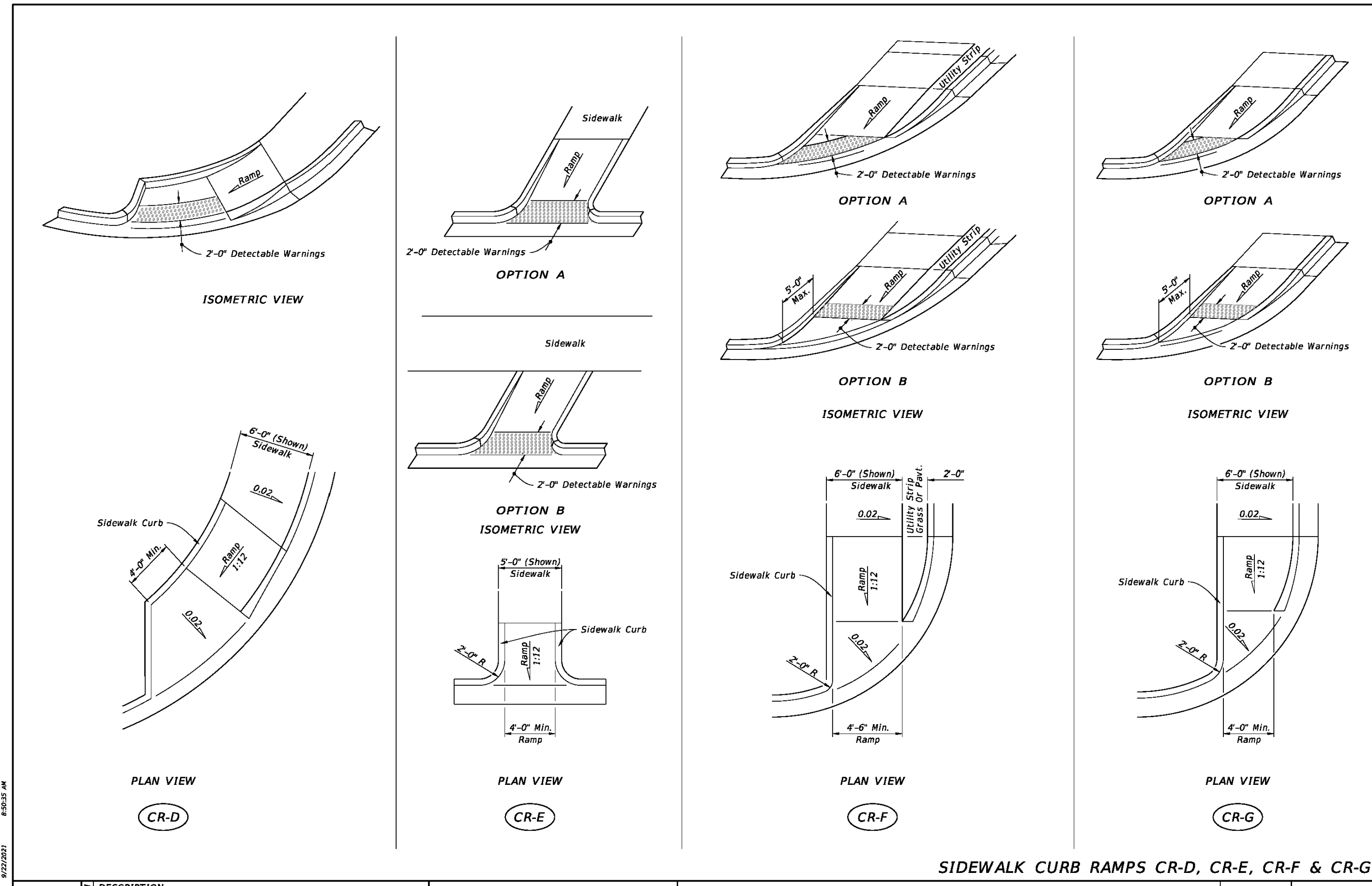
LAST REVISION 11/01/20	DESCRIPTION:	FDOT	FY 2022-23 STANDARD PLANS	INDEX	SHEET
				DETECTABLE WARNINGS AND SIDEWALK CURB RAMP	522-002 3 of 7

No.	DATE	REVISION

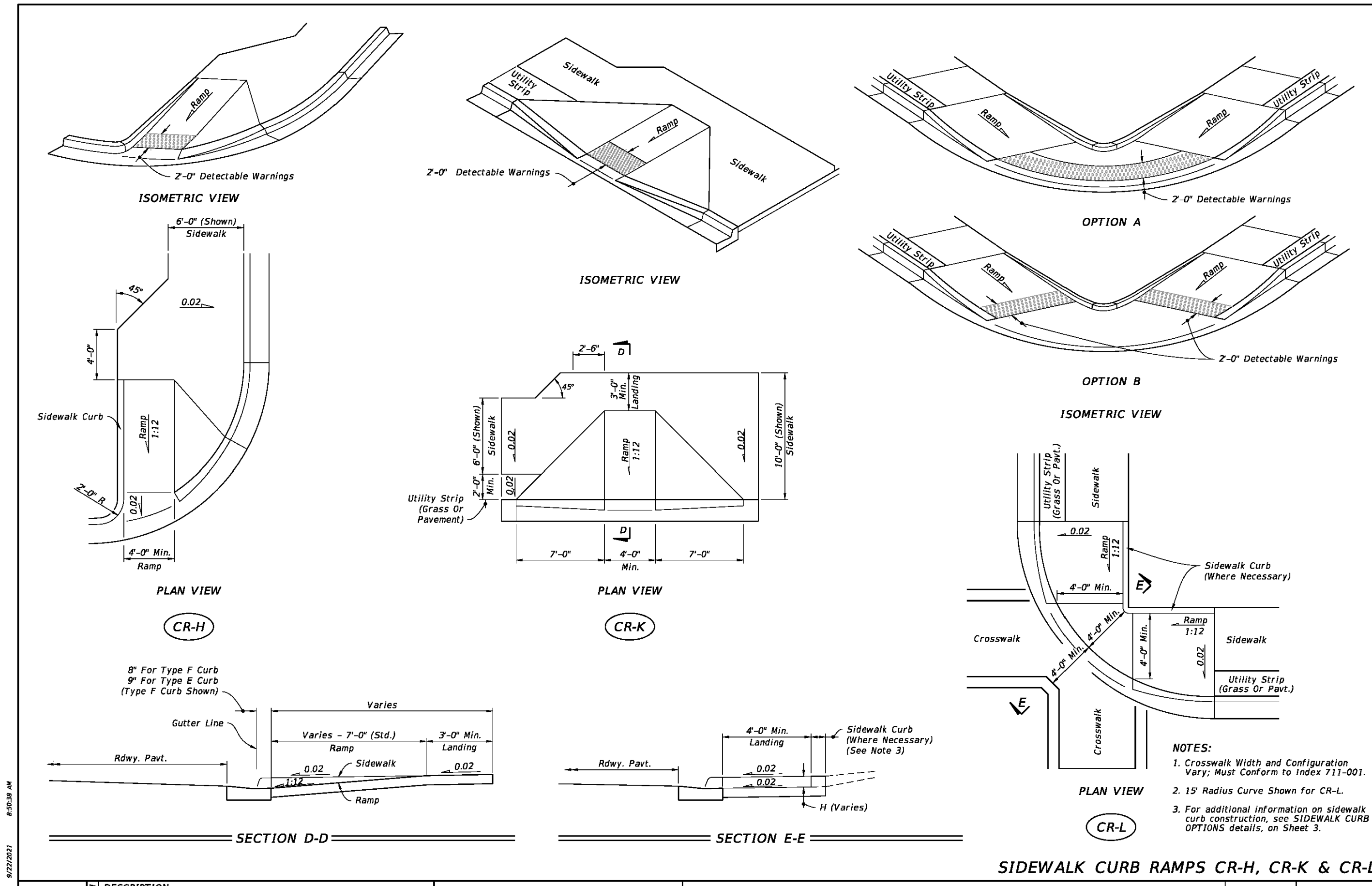
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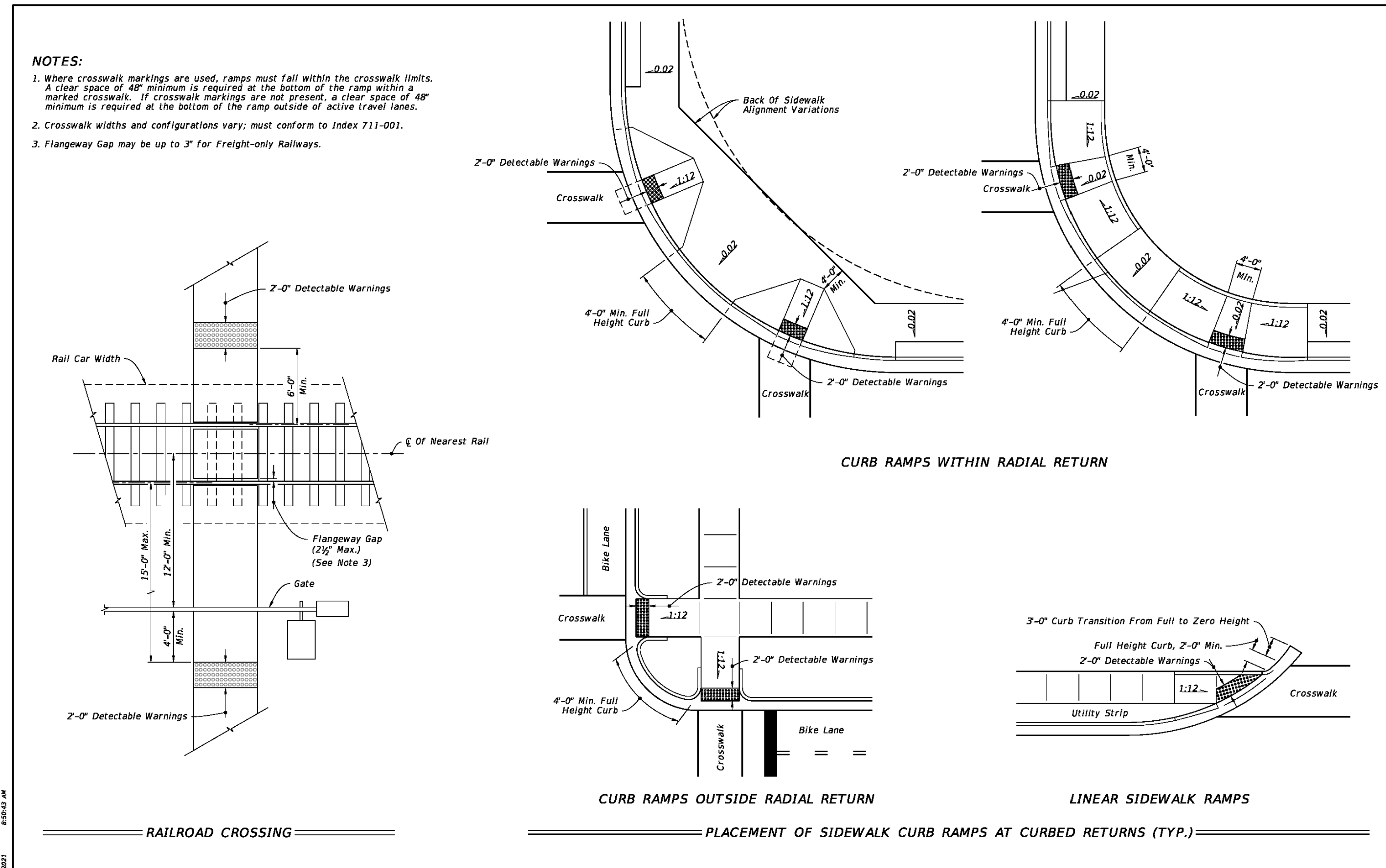
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LAST REVISION	DESCRIPTION	INDEX	SHEET
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LAST REVISION	DESCRIPTION	INDEX	SHEET
11/01/20		522-002	5 of 7



LAST REVISION	DESCRIPTION	INDEX	SHEET
11/01/20		522-002	7 of 7

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