APOPKA DEVELOPMENT REVIEW COMMITTEE AGENDA

July 24, 2024 9:00 AM

Apopka City Hall Council Chambers

SITE PLAN:

MAJOR DEVELOPMENT PLAN

CONSTRUCTION SITE PLAN

1. SP-24-7, Trinity Construction - Construction Site Plan (CSP), 2nd Submittal

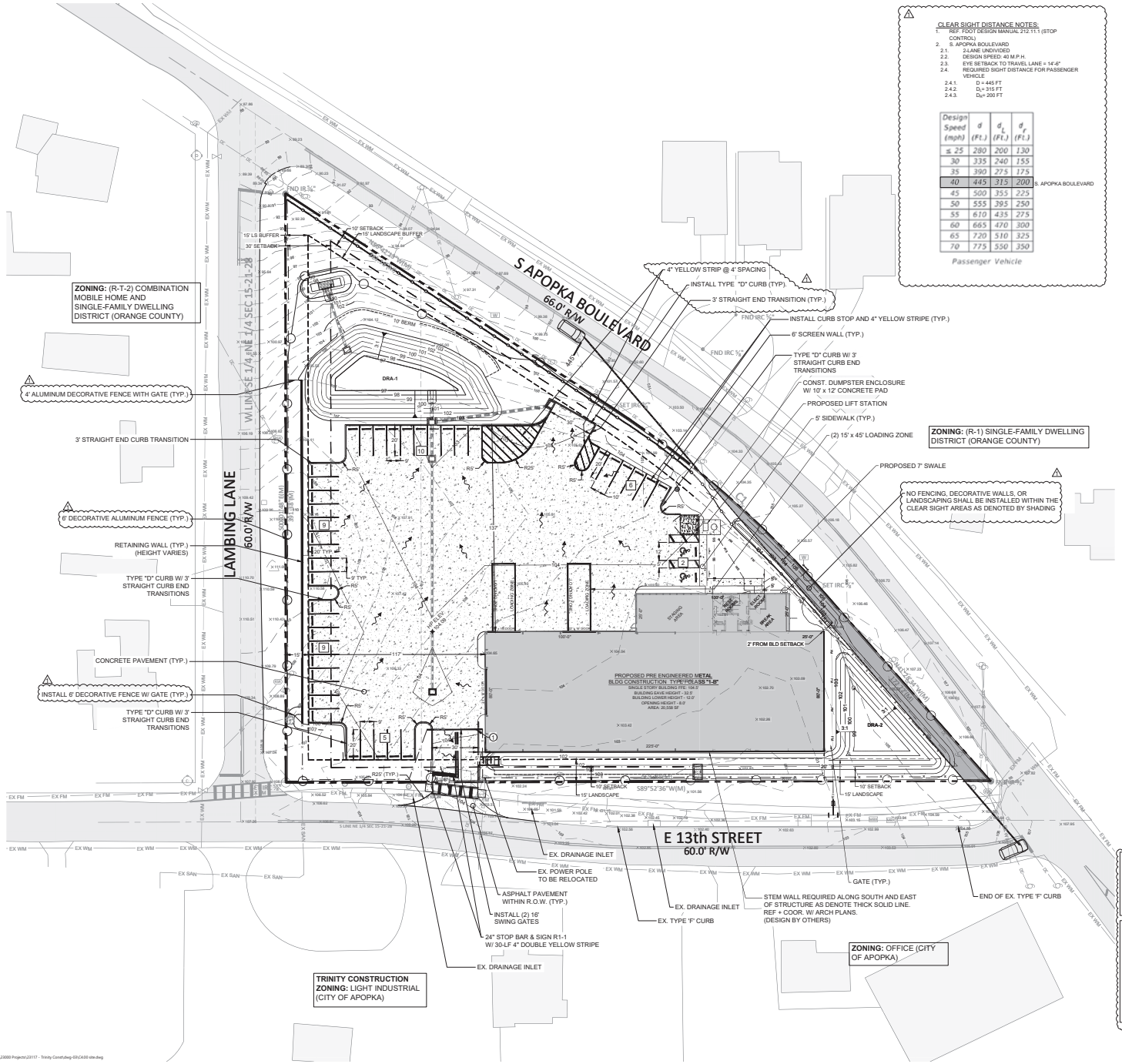
2. SP-24-42, Madison Oaks (MF3) - Construction Site Plan (CSP), 2nd Submittal

DISCUSSION

ADJOURNMENT

Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at least two (2) working days in advance of the meeting date and time at (407) 703-1704. F.S. 286.0105 If a person decides to appeal any decision or recommendation made by Council with respect to any matter considered at this meeting, he will need record of the proceedings, and that for such purposes he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Any opening invocation that is offered before the official start of the Council meeting shall be the voluntary offering of a private person, to and for the benefit of the Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the City Council or the city staff, and the City is not allowed by law to endorse the religious or non-religious beliefs or views of such speaker. Persons in attendance at the City Council meeting are invited to stand during the opening ceremony. However, such invitation shall not be construed as a demand, order, or any other type of command. No person in attendance at the meeting shall be required to participate in any opening invocation that is offered or to participate in the Pledge of Allegiance. You may remain seated within the City Council Chambers or exit the City Council Chambers and return upon completion of the opening invocation and/or Pledge of Allegiance if you do not wish to participate in or witness the opening invocation and/or the recitation of the Pledge of Allegiance.



CLEAR SIGHT DISTANCE NOTES:

1. REF: FDOT DESIGN MANUAL 212.11.1 (STOP CONTROL)
2. S. APOPKA BOULEVARD
   - 2.1. 2-LANE UNDIVIDED
   - 2.2. DESIGN SPEED: 40 M.P.H.
   - 2.3. EYE SETBACK TO TRAVEL LANE = 14'-6"
   - 2.4. REQUIRED SIGHT DISTANCE FOR PASSENGER VEHICLE
     - 2.4.1. D = 445 FT
     - 2.4.2. D_t = 315 FT
     - 2.4.3. D_{dr} = 200 FT

Design Speed (mph)	d (Ft.)	d_t (Ft.)	d_r (Ft.)	
≤ 25	280	200	130	
30	335	240	155	
35	390	275	175	
40	445	315	200	S. APOPKA BOULEVARD
45	500	355	225	
50	555	395	250	
55	610	435	275	
60	665	470	300	
65	720	510	325	
70	775	550	350	

Passenger Vehicle

GENERAL NOTES:

1. PARCEL INFORMATION
   - 1.1. ALTERNATE KEY: 15-21-28-0000-00-095, 15-21-28-0000-00-096
   - 1.2. SITE AREA: 103,421-SF (2.37-AC)
   - 1.3. FLUCCS VEGETATIVE COVER: MEDIUM DENSITY, 2>5 DWELLING UNITS/ACRE (1200)
2. ZONING:
   - 2.1. EXISTING ZONING [I-L]-LIGHT INDUSTRIAL (CITY OF APOPKA)
   - 2.2. EXISTING FUTURE LAND USE: (IND) - INDUSTRIAL (CITY OF APOPKA)
4. BUILDING INFORMATION:
   - 4.1. AREA: 20,500-SF
   - 4.2. FFE: 104.50'
5. LAND PLANNING REQUIREMENTS:
   - 5.1. FLOOR AREA RATIO:
     - 5.1.2. MAX ALLOWABLE F.A.R.: 0.4 (41,368-SF)
     - 5.1.3. SHOWN: F.A.R. 0.20 (20,558-SF)
   - 5.2. BUILDING SETBACKS:
     - 5.2.1. FRONT (SOUTH): 10'
     - 5.2.2. FRONT (NORTHEAST): 10'
     - 5.2.3. SIDE (WEST): 30'
   - 5.3. LANDSCAPE BUFFERS:
     - 5.2.1. FRONT (SOUTH): 15'
     - 5.2.2. FRONT (NORTHEAST): 15'
     - ~~5.2.3. SIDE (WEST): 15'~~
     - 5.3.3. SHOWN: (-41-AC (69.4%)
   - 5.4. INTENDED USE: ASSEMBLY OF STEEL FABRICATION
6. UTILITIES:
   - 6.1. WATER: CITY OF APOPKA
   - 6.2. SEWER: CITY OF APOPKA
   - 6.3. POWER: DUKE ENERGY
   - 7. LIGHTING & PHOTOMETRIC PROVIDED BY OTHERS
8. FEMA FLOOD MAP:
   - 8.1. SITE DOES NOT LAY WITHIN FLOOD ZONE (FEMA MAP PANEL: 12095C0390E, DATE: 9/25/2009)
9. SITE SOILS INCLUDE:
   - 9.1. 7 - CANDLER-URBAN COMPLEX, 0 TO 5 PERCENT (HYD. GROUP 'A')
   - 9.2. 8 - CANDLER-URBAN COMPLEX, 5 TO 12 PERCENT (HYD. GROUP 'A')
10. SURVEY
    PROVIDED BY: H&H SURVEY CONSULTANTS.
11. DATUM:
    - 11.1.VERTICAL: NAVD88
    - 11.2.HORIZONTAL: NAD83
12. PERPETUATE EXISTING MONUMENTATION

LAND USE BREAKDOWN			
LAND USE	AREA-SF	AREA-AC	% OF SITE
BUILDING (FOOTPRINT)	20,558	0.47	16
CONCRETE	41,106	0.94	32
ASPHALT	0	0.00	0
WRA'S	11,662	0.27	9
OPEN SPACE AREA / LANDSCAPING	30,095	0.69	24
TOTAL	103421	2.37	100

PARKING CALCULATION (CITY OF APOPKA)	
PRINCIPAL USE TYPE	MANUFACTURING, ASSEMBLY, OR FABRICATION, LIGHT
REQUIREMENT	(2) SPACES PER 1000-SF
BUILDING AREA	20,500-SF
CALCULATION	20,500-SF X (2.0 SPACES / 1000-SF) = 41 SPACES
PARKING REQUIRED	41 SPACES
PARKING PROVIDED	39 STANDARD SPACES + 2 HANDICAP SPACES = 41 TOTAL SPACES

LEGEND

BOUNDARY LINE
EXISTING WATERMAIN
EXISTING CHAIN LINK FENCE
EXISTING ROADWAY/MAIN
EXISTING OVERHEAD POWER
EXISTING CONTOUR
EXISTING ELEVATION
PROPOSED ELEVATION
PROPOSED CONTOUR
INTERMEDIATE ELEVATION
SILT FENCE
FLOWLINE
FLOW ARROW
PROPOSED FOR CLEANING
PROPOSED 6' DECORATIVE ALUMINUM FENCE
GRADE BREAK
PROPOSED CURB
BUILDING SETBACK
LANDSCAPE BUFFER
PROPOSED ROADWAY

NOTES

1. CONTRACTOR SHALL COORDINATE WITH OWNER TO PROVIDE FIRE DEPARTMENT ACCESS LOCKING DEVICE. (YELP SIREN ACTIVATION, KEY CODE 1882 FOR EMERGENCY ACCESS, AND KNOX BOX KEY SWITCH.)

NOTICE TO CONTRACTOR

1. ALL ROADWAYS, WATER LINE INFRASTRUCTURE AND FIRE HYDRANTS SHALL BE IN PLACE BEFORE BUILDING CONSTRUCTION MAY BEGIN.
2. KNOX BOX SHALL BE PROVIDED TO BUILDING.
3. IF RACKS ARE INSTALLED, ANY STORAGE OVER 10FT WILL REQUIRE A ESFR SPRINKLER SYSTEM OR HEADS WILL NEED TO BE INSTALLED IN THE RACKS
4. CONSTRUCTION ENTRANCE SHALL BE MIN 30' AND BE CLEAR DURING CONSTRUCTION FOR FIRE EMERGENCY ACCESS

SCALE: 1" = 30'

REVISIONS:
1 REVISIONS PER CITY AND COUNTY 06/2024

Civil Engineering Solutions, Inc.
Civil & Environmental Engineering
332 NW Rockingham Ave. Tavares FL 32778
Phone 352.742.2011 Fax: 352.742.5414
Certificate of Authorization #29983
State of Florida Certificate of Authorization #29983
David A. Clutts, P.E. - Fl. Lic. # 47684
Date:

TRINITY CONSTRUCTION
SITE CONSTRUCTION PLANS
APOPKA, FLORIDA

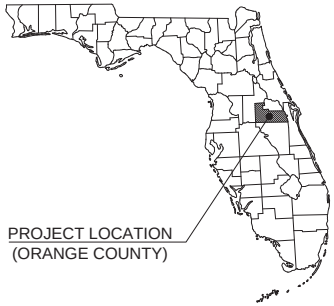
DAVID L. CLUTTS LICENSE No. 47684 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY

ON

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC DOCUMENTS.
CIVIL ENGINEERING SOLUTIONS, INC
332 NORTH ROCKINGHAM AVE.
TAVARES, FLORIDA 32778
TEL: (352) 742-5011
CERT. OF AUTH #29983

DRAWN BY: WG
CHECKED BY: DC
FILE NUMBER: 23117-01
ISSUE DATE: 01/25/2024
SHEET SIZE 24 X 36
SITE PLAN
SHEET NUMBER C4.00



CONSTRUCTION SITE PLAN

FOR

MADISON OAKS

LOCATED IN

CITY OF APOPKA, FLORIDA

SECTION 13, TOWNSHIP 20S, RANGE 27E

3434 WEST KELLY PARK ROAD, APOPKA, FL 32712 ⚠

PROJECT TEAM

OWNER/DEVELOPER
RONNIE MACIEJEWSKI
MADISON CAPITAL GROUP
1095 W MORSE BLVD., STE 200
WINTER PARK, FL 32789
(407) 766-8543

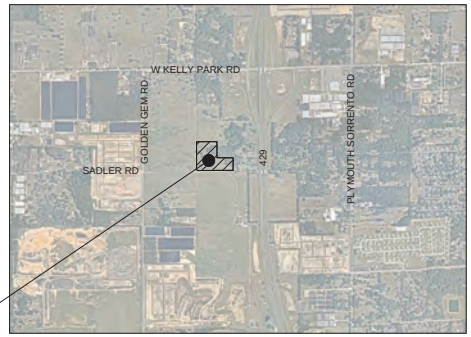
ARCHITECT
RICHARD KEMP
RULE JOY TRAMMELL & RUBIO, LLC
300 GALLERIA PARKWAY, SUITE 740
ATLANTA, GA 30339
(770) 661-1492

SURVEYOR
JIM SHANNON
SHANNON SURVEYING, INC.
499 NORTH S.R. 434, SUITE 2045
ALTAMONTE SPRINGS, FL 32714
(407) 774-8372

CIVIL ENGINEER
KEVIN M. ROBERSON, P.E.
KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200
VERO BEACH, FLORIDA 32960
(772) 794-4100

LANDSCAPE ARCHITECT
BEN JOHNSON, RLA
KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200
VERO BEACH, FLORIDA 32960
(772) 794-4100

GEOTECHNICAL CONSULTANT
PHILIP ERBLAND, P.E.
SAME, INC.
1615 EDGEWATER DRIVE, SUITE 200
ORLANDO, FL 32804
(407) 975-1273



PROJECT LOCATION

VICINITY
N.T.S.

LIST OF CONTACTS

STORMWATER
ST. JOHN'S RIVER WATER MGT. DIST.,
4049 REID STREET
PALATKA, FL 32177
(386) 329-4500

WATER
CITY OF APOPKA UTILITIES
150 E. FIFTH STREET
APOPKA, FL 32703
(407) 703-1627
RICHARD EARP

SANITARY SEWER
CITY OF APOPKA UTILITIES
150 E. FIFTH STREET
APOPKA, FL 32703
(407) 703-1627
RICHARD EARP

FIRE PREVENTION
CITY OF APOPKA FIRE DEPARTMENT
175 E. FIFTH STREET
APOPKA, FL 32703
(407) 703-1756
CONTACT: SEAN WYLAM

PLANNING AND ZONING
CITY OF APOPKA PLANNING AND ZONING
120 E. MAIN STREET
SECOND FLOOR
APOPKA, FL 32703
(407) 703-1684
CONTACT: JAMES HITT

BUILDING DIVISION
CITY OF APOPKA BUILDING-SAFETY DIVISION
120 E. MAIN STREET, 2ND FLOOR
APOPKA, FL 32703
(407) 703-1713

LANDSCAPING AND TREE PRESERVATION
CITY OF APOPKA PARKS AND RECREATION
120 E. MAIN STREET
APOPKA, FL 32703
(407) 703-1700

ELECTRIC PROVIDER
DUKE ENERGY
275 W PONKAN RD
CITY OF APOPKA, FL 32712
(407) 464-1279
CONTACT: SHAWN CARROLL

TELEPHONE PROVIDER
SBA. COMMUNICATIONS CORP
8051 CONGRESS AVE
BOCA RATON, FL
33487-1307

CABLE PROVIDER
SBA. COMMUNICATIONS CORP
8051 CONGRESS AVE
BOCA RATON, FL
33487-1307

NATURAL GAS PROVIDER
LAKE APOPKA NATURAL GAS
1320 WINTER GARDEN VINELAND RD
WINTER GARDEN, FL 34787
(407) 656-2734

PROJECT SCOPE:

THIS PROJECT INCLUDES THE DEVELOPMENT OF 325 MULTIFAMILY APARTMENT UNITS AND ASSOCIATED AMENITIES. 9 BUILDINGS TOTALING 114,533 SF ARE PROPOSED. CONSTRUCTION IS EXPECTED TO BE COMPLETED IN A SINGLE PHASE. THIS PROJECT IS PART OF THE LARGER DEVELOPMENT, WYLD OAKS (FKA KELLY PARK CROSSINGS). THIS APPLICATION (MADISON OAKS, ALSO REFERRED TO AS MF-3) CORRESPONDS TO THE MF-3 PARCEL IDENTIFIED ON THE WYLD OAKS PROJECT.

SCREEN READER TECHNOLOGY TAG:

IF YOU REQUIRE FURTHER CLARIFICATION OF WHAT THIS DOCUMENT REPRESENTS, PLEASE CONTACT THE ADA COORDINATOR OF CITY OF APOPKA AT 407-703-1700.

PREPARED BY:
Kimley»Horn

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Kevin M Roberson

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY KEVIN M. ROBERSON ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

6/28/2024

No.	REVISIONS	DATE	BY
1	CITY OF APOPKA COMMENT REVISIONS	5/13/24	NAS
2	APOPKA DRC COMMENTS	01-04-24	CET

Kimley»Horn
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KHA PROJECT 147922000
DATE 06/06/2024
SCALE AS SHOWN
DESIGNED BY ESM
DRAWN BY ESM
CHECKED BY KMR

COVER SHEET

MADISON OAKS
PREPARED FOR
MADISON CAPITAL GROUP, LLC
CITY OF APOPKA FLORIDA

SHEET NUMBER
C-000

Plotted By: Santiago, Noni Sheet Set: MADISON OAKS Layout: C-000 COVER SHEET June 28, 2024 10:40:08am K:\VRB_LDEV\147922000 Wyld Oaks MF-3\CAD\PlanSheets\C-000 COVER SHEET.dwg
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GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION) AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK, AND, UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
3. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. A LIST OF THE UTILITY COMPANIES WHICH THE CONTRACTOR MUST CALL BEFORE COMMENCING WORK IS PROVIDED ON THE COVER SHEET OF THESE CONSTRUCTION PLANS. THIS LIST SERVES AS A GUIDE ONLY AND IS NOT INTENDED TO LIMIT THE UTILITY COMPANIES WHICH THE CONTRACTOR MAY WISH TO NOTIFY.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
7. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
8. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTORS RESPONSIBILITY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
11. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
12. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.

DEMOLITION NOTES

1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
3. THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN FOR DEMOLITION/PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.

PAVING, GRADING AND DRAINAGE NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN COUNTY'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR FDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
2. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
3. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
5. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
6. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
7. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
8. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
9. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
11. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
12. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO FDOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
13. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
14. ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL) :1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
16. THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS IN CHAPTER 17-302, FLORIDA ADMINISTRATIVE CODE.
17. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
18. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT DISTRICT REPRESENTATIVES.
19. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
20. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.

EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
5. EROSION CONTROL PLAN MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
13. STABILIZATION PRACTICES SHOULD BE INITIATED AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS WHERE CONSTRUCTION HAS TEMPORARILY CEASED.
14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRED IN THESE AREAS. REFER TO SECTION 981 OF THE STANDARD SPECIFICATIONS FOR SEEDING AND MAINTENANCE REQUIREMENTS.
15. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
16. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED AS SOON AS POSSIBLE.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
18. ON-SITE & OFF SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE EROSION CONTROL PLAN AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
19. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
20. DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION.
21. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACK FILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

MAINTENANCE

ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED. FOR MAINTENANCE REQUIREMENTS REFER TO SECTION 981 OF THE OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION).
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED TO 55 CUBIC YARDS / ACRE.
7. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

No.	REVISIONS	DATE	BY

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6/28/2024

KHA PROJECT 147922000
DATE 06/06/2024
SCALE AS SHOWN
DESIGNED BY ESM
DRAWN BY ESM
CHECKED BY KMR

GENERAL NOTES

MADISON OAKS
PREPARED FOR
MADISON CAPITAL GROUP, LLC
CITY OF APOPKA FLORIDA

SHEET NUMBER
C-001

Plotted By: Santiago, Noni Sheet Set: MADISON OAKS Layout: C-001 GENERAL NOTES June 28, 2024 - 10:40:13am K:\ORL_LDEV\147922000_Wyld Oaks MF-3\CADD\PlanSheets\C-001 GENERAL NOTES.dwg
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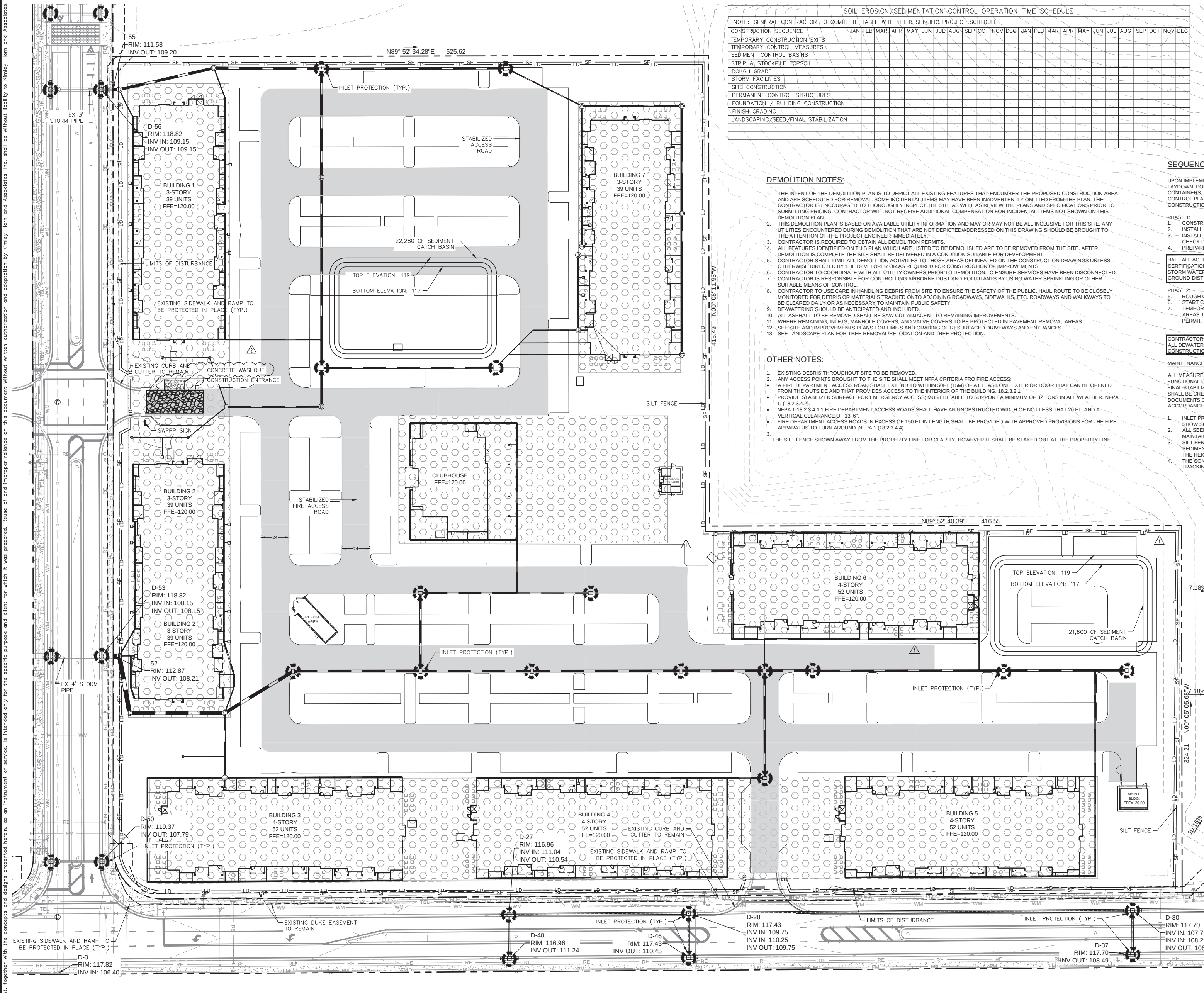

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
TEMPORARY CONSTRUCTION EXITS																								
TEMPORARY CONTROL MEASURES																								
SEDIMENT CONTROL BASINS																								
STRIP & STOCKPILE TOPSOIL																								
ROUGH GRADE																								
STORM FACILITIES																								
SITE CONSTRUCTION																								
PERMANENT CONTROL STRUCTURES																								
FOUNDATION / BUILDING CONSTRUCTION																								
FINISH GRADING																								
LANDSCAPING/SEED/FINAL STABILIZATION																								

DEMOLITION NOTES:

1. THE INTENT OF THE DEMOLITION PLAN IS TO DEPICT ALL EXISTING FEATURES THAT ENCUMBER THE PROPOSED CONSTRUCTION AREA AND ARE SCHEDULED FOR REMOVAL. SOME INCIDENTAL ITEMS MAY HAVE BEEN INADVERTENTLY OMITTED FROM THE PLAN. THE CONTRACTOR IS ENCOURAGED TO THOROUGHLY INSPECT THE SITE AS WELL AS REVIEW THE PLANS AND SPECIFICATIONS PRIOR TO SUBMITTING PRICING. CONTRACTOR WILL NOT RECEIVE ADDITIONAL COMPENSATION FOR INCIDENTAL ITEMS NOT SHOWN ON THIS DEMOLITION PLAN.
2. THIS DEMOLITION PLAN IS BASED ON AVAILABLE UTILITY INFORMATION AND MAY OR MAY NOT BE ALL INCLUSIVE FOR THIS SITE. ANY UTILITIES ENCOUNTERED DURING DEMOLITION THAT ARE NOT DEPICTED/ADDRESSED ON THIS DRAWING SHOULD BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER IMMEDIATELY.
3. CONTRACTOR IS REQUIRED TO OBTAIN ALL DEMOLITION PERMITS.
4. ALL FEATURES IDENTIFIED ON THIS PLAN WHICH ARE LISTED TO BE DEMOLISHED ARE TO BE REMOVED FROM THE SITE. AFTER DEMOLITION IS COMPLETE THE SITE SHALL BE DELIVERED IN A CONDITION SUITABLE FOR DEVELOPMENT.
5. CONTRACTOR SHALL LIMIT ALL DEMOLITION ACTIVITIES TO THOSE AREAS DELINEATED ON THE CONSTRUCTION DRAWINGS UNLESS OTHERWISE DIRECTED BY THE DEVELOPER OR AS REQUIRED FOR CONSTRUCTION OF IMPROVEMENTS.
6. CONTRACTOR TO COORDINATE WITH ALL UTILITY OWNERS PRIOR TO DEMOLITION TO ENSURE SERVICES HAVE BEEN DISCONNECTED.
7. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING AIRBORNE DUST AND POLLUTANTS BY USING WATER SPRINKLING OR OTHER SUITABLE MEANS OF CONTROL.
8. CONTRACTOR TO USE CARE IN HANDLING DEBRIS FROM SITE TO ENSURE THE SAFETY OF THE PUBLIC. HAUL ROUTE TO BE CLOSELY MONITORED FOR DEBRIS OR MATERIALS TRACKED ONTO ADJOINING ROADWAYS, SIDEWALKS, ETC. ROADWAYS AND WALKWAYS TO BE CLEARED DAILY OR AS NECESSARY TO MAINTAIN PUBLIC SAFETY.
9. DE-WATERING SHOULD BE ANTICIPATED AND INCLUDED.
10. ALL ASPHALT TO BE REMOVED SHALL BE SAW CUT ADJACENT TO REMAINING IMPROVEMENTS.
11. WHERE REMAINING, INLETS, MANHOLE COVERS, AND VALVE COVERS TO BE PROTECTED IN PAVEMENT REMOVAL AREAS.
12. SEE SITE AND IMPROVEMENTS PLANS FOR LIMITS AND GRADING OF RESURFACED DRIVEWAYS AND ENTRANCES.
13. SEE LANDSCAPE PLAN FOR TREE REMOVAL/RELOCATION AND TREE PROTECTION.

OTHER NOTES:

1. EXISTING DEBRIS THROUGHOUT SITE TO BE REMOVED.
2. ANY ACCESS POINTS BROUGHT TO THE SITE SHALL MEET NFPA CRITERIA FRO FIRE ACCESS:
   - A FIRE DEPARTMENT ACCESS ROAD SHALL EXTEND TO WITHIN 50FT (15M) OF AT LEAST ONE EXTERIOR DOOR THAT CAN BE OPENED FROM THE OUTSIDE AND THAT PROVIDES ACCESS TO THE INTERIOR OF THE BUILDING. 18.2.3.2.1
   - PROVIDE STABILIZED SURFACE FOR EMERGENCY ACCESS; MUST BE ABLE TO SUPPORT A MINIMUM OF 32 TONS IN ALL WEATHER. NFPA 1, (18.2.3.4.2).
   - NFPA 1-18.2.3.4.1.1 FIRE DEPARTMENT ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAT 20 FT. AND A VERTICAL CLEARANCE OF 13'-6".
   - FIRE DEPARTMENT ACCESS ROADS IN EXCESS OF 150 FT IN LENGTH SHALL BE PROVIDED WITH APPROVED PROVISIONS FOR THE FIRE APPARATUS TO TURN AROUND. NFPA 1 (18.2.3.4.4)
3. THE SILT FENCE SHOWN AWAY FROM THE PROPERTY LINE FOR CLARITY, HOWEVER IT SHALL BE STAKED OUT AT THE PROPERTY LINE

SEQUENCE OF CONSTRUCTION

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THIS EROSION CONTROL PLAN AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

PHASE 1:

1. CONSTRUCT CONSTRUCTION ENTRANCE (1) AND INSTALL SILT FENCE AND SILT DIKES.
2. INSTALL INLET PROTECTION AT EXISTING INLET(S).
3. INSTALL AND STABILIZE ANY NECESSARY HYDRAULIC CONTROL STRUCTURES (DIKES, CHECK DAMS, OUTLET TRAPS, RISER PIPE DISCHARGE POINT, ETC.)
4. PREPARE CLEARING AND GRUBBING AND DEMOLITION OF THE SITE.

HALT ALL ACTIVITIES AND CONTACT THE CONSULTANT TO PERFORM INSPECTION AND CERTIFICATION OF BMPS. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH CONSULTANT AND ALL GROUND-DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.

PHASE 2:

5. ROUGH GRADE TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
6. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
7. TEMPORARILY SEED WITH PURE LIVE SEED, THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE OR AS REQUIRED BY GENERIC PERMIT.

CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING ALL DEWATERING PERMITS NECESSARY FOR CONSTRUCTION

MAINTENANCE

ALL MEASURES STATED ON THIS EROSION CONTROL PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY.

LEGEND

- PROPERTY LINE
- LIMITS OF DISTURBANCE
- SILT FENCE
- SILT DIKE
- INLET PROTECTION (TYP.)
- CONSTRUCTION ENTRANCE
- SWPPP INFORMATION SIGN
- PRIOR MASS GRADING PROJECT (SEE NOTE 6) AREA OF OVER-EXCAVATION THAT OCCURRED WITH
- 30' WIDE STABILIZED FIRE ACCESS ROAD (SEE OTHER NOTES #7)

SEDIMENT BASIN SIZING CALCULATION

REQUIRED: 12.06 AC X 3,600 CF / 1 AC = 43,416 CF

PROVIDED: 21,940 SF X 2 FT DEPTH = 43,880 CF

NOTES:

1. CONTRACTOR TO CONSIDER DEWATERING ACTIVITIES WHEN PREPARING BID DOCUMENTS FOR THIS PROJECT.
2. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEWATERING PERMITS AS SITE CONDITIONS AND CONSTRUCTION ACTIVITIES REQUIRE.
3. CONTRACTOR TO USE BEST MANAGEMENT PRACTICES TO ENSURE COMPLIANCE WITH NPDES AND WATER MANAGEMENT DISTRICT REGULATIONS FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES AND DEWATERING OPERATIONS.
4. FOR ALL TREES TO REMAIN, REFER TO LANDSCAPE PLANS FOR TREE PROTECTION FENCING.
5. SEE SHEET C-150 FOR EROSION CONTROL NOTES
6. ALL BUILDING FOOTPRINT TO BE INSIDE OVER-EXCAVATED AREA. IF BUILDING FOOTPRINT SHIFTS OUTSIDE OVER-EXCAVATED AREA, CONTRACTOR TO OVER-EXCAVATE AND COMPACT PER GEOTECH RECOMMENDATION.
7. 30' WIDE (MIN,) STABILIZED FIRE ACCESS ROAD TO REMAIN THROUGHOUT CONSTRUCTION. VEHICLES/EQUIPMENT ARE NOT PERMITTED TO PARK ALONG THE FIRE ACCESS ROAD.

SITE PREPARATION SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION

ACREAGE SUMMARY	
TOTAL PROJECT AREA	12.06 AC
ON-SITE DISTURBED AREA	12.06 AC
TOTAL DISTURBED AREA	12.06 AC
IMPERVIOUS AREA AT COMPLETION	8.25 AC
PERVIOUS / SEEDED AREA AT COMPLETION	3.81 AC

No.	REVISIONS	DATE	BY
1	APOPKA DRC COMMENTS	10-04-24	CET
2	CITY OF APOPKA COMMENT REVISIONS	5/13/24	NAN

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KEVIN M. ROBERSON LICENSE No. 52074 STATE OF FLORIDA PROFESSIONAL ENGINEER

6/28/2024

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
147922000	06/06/2024	AS SHOWN	ESM	ESM	KMR

EROSION CONTROL PLAN

MADISON OAKS
PREPARED FOR
MADISON CAPITAL GROUP. LLC

CITY OF APOPKA FLORIDA

SHEET NUMBER
C-100

Plotted By: Santiago, Nani Sheet Set: MADISON OAKS Layout: C-100 EROSION CONTROL PLAN June 28, 2024 10:40:40am K:\VRB_LDEV\147922000 Wyld Oaks MF-3\CADD\PlanSheets\C-100 EROSION CONTROL PLAN.dwg
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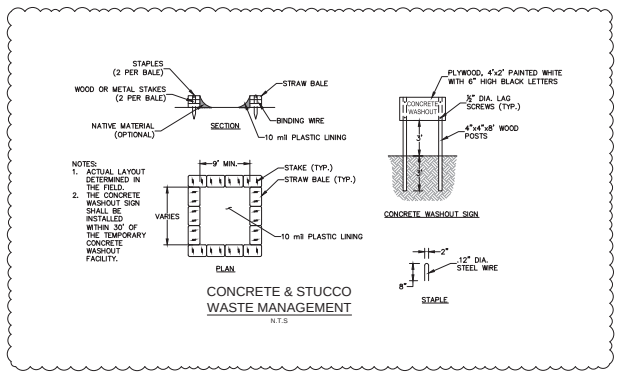
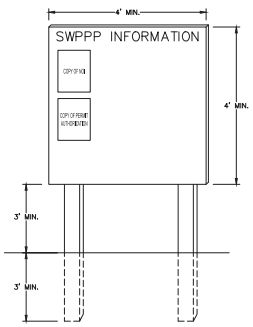


CONCRETE & STUCCO WASTE MANAGEMENT

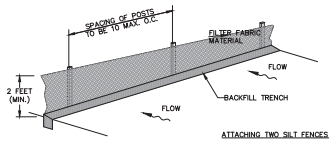
N.T.S

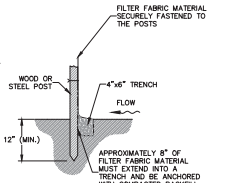


NOTES:
1. "SWPPP INFORMATION" MUST BE DISPLAYED PROMINENTLY ACROSS THE TOP OF THE SIGN, AS SHOWN IN THE DETAIL.
2. SIGN TO BE CONSTRUCTED OF A RIGID MATERIAL, SUCH AS PLYWOOD OR OUTDOOR SIGN BOARD. SIGN MUST BE CONSTRUCTED IN A MANNER TO PROTECT DOCUMENTS FROM DAMAGE DUE TO WEATHER (WIND, SUN, MOISTURE, ETC.).
3. THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE ENTRANCE/EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE/VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.
4. ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-OF-TERMINATION (NOT) IS FILED FOR THE PERMIT.
5. CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE LOCAL AGENCY.
6. SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
7. CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THIS SWPPP INFORMATION SIGN.

SWPPP INFORMATION SIGN

N.T.S





SILT FENCE INSTALLATION

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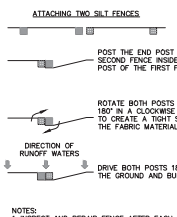
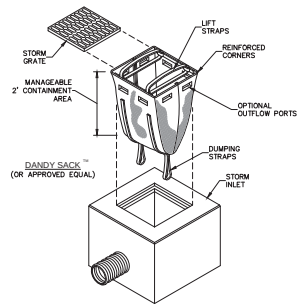


NOTES:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.



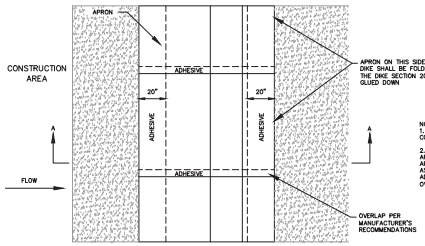
DANDY SACK™ (OR APPROVED EQUAL)

INLET INSERT

N.T.S

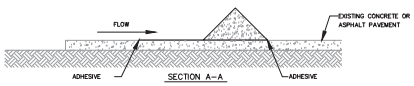
EROSION CONTROL NOTES

1. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UP-SLOPE LAND DISTURBANCE TAKES PLACE.
2. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
3. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
4. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCK PILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
5. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED.
6. AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED FOR INTEGRITY. ANY DAMAGED DEVICES SHALL BE CORRECTED IMMEDIATELY.
7. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME, SLOPE DRAIN STRUCTURE OR APPROVED CONTROL.
8. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORM WATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
9. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION.
10. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
11. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.
12. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
13. PROPERTIES AND WATERWAYS DOWNSTREAM FROM CONSTRUCTION SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.
14. EROSION CONTROL DESIGN AND CONSTRUCTION SHALL FOLLOW THE REQUIREMENTS IN THE "FLORIDA EROSION AND SEDIMENT CONTROL MANUAL" AND COUNTY PERMITS.
15. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.
16. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.
17. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.
18. NOT TO BE POSTED ON SITE.
19. FILTER FABRIC MUST BE INSTALLED UNTIL THE SITE IS STABLE. ⚠



NOTES:
1. INSTALLED SILT DIKE UNIT SHALL HAVE CONTINUOUS AND FIRM CONTACT WITH PAVEMENT.
2. ADHESIVES SHALL BE LIQUID NAIL OR APPROVED EQUAL FOR CONCRETE PAVEMENT APPLICATIONS AND EMULSIFIED ASPHALT FOR ASPHALT APPLICATIONS. ADHESIVE SHALL BE PLACED WHERE THE UNITS OVERLAP AND A 20" STRIP ALONG BOTH EDGES.

DIKE PLAN VEIW



SILT DIKE ON EXISTING PAVEMENT

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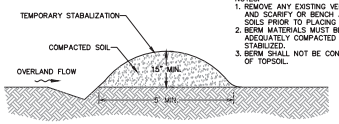
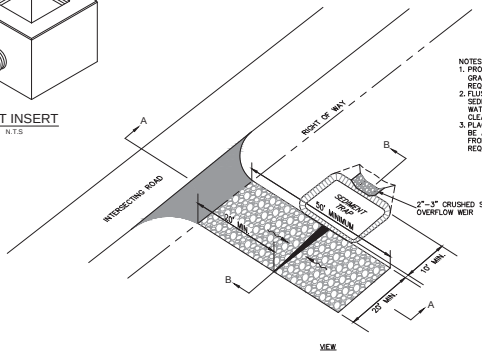


NOTES:
1. REMOVE ANY EXISTING VEGETATION AND SCARIFY OR BENCH ADJACENT SOILS PRIOR TO PLACING BERM.
2. BERM MATERIALS MUST BE ADEQUATELY COMPACTED AND STABILIZED.
3. BERM SHALL NOT BE CONSTRUCTED OF TOPSOIL.

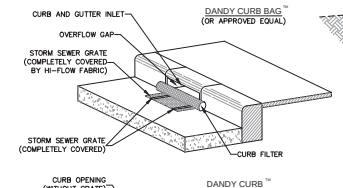
TEMPORARY DIVERSION DITCH

N.T.S



NOTES:
1. PROVIDE SEDIMENT TRAP ON DOWN GRADIENT SIDE (OR BOTH SIDES) AS REQUIRED.
2. FLUSH SURFACE STONE TOWARD SEDIMENT TRAP WITH HIGH VOLUME WATER FLOW AS NEEDED TO MAINTAIN CLEAN SURFACE STONE.
3. PLACEMENT OF SEDIMENT TRAP SHALL BE AT LEAST THE MINIMUM DISTANCE FROM THE RIGHT OF WAY AS REQUIRED BY LOCAL JUSDICTION.

VIEW



SAW-CUT

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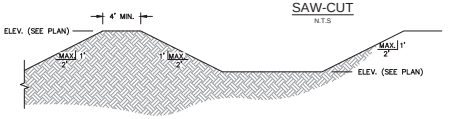

SEDIMENT BASIN

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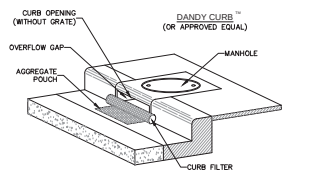

CURB INLET SEDIMENT CONTROL

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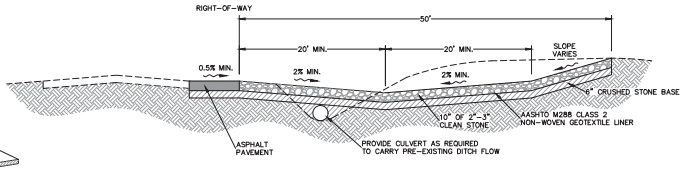

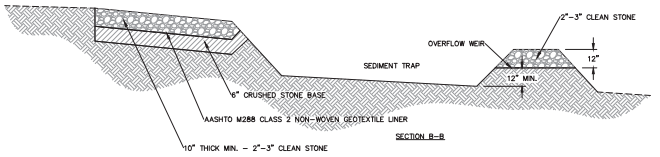

CONSTRUCTION EXIT

N.T.S

No.	REVISIONS	DATE	BY
1	CITY OF APOPKA COMMENT REVISIONS	5/13/24	NAK
2	CITY OF APOPKA COMMENT REVISIONS	5/13/24	NAK

Kimley»Horn
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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

KEVIN M. ROBESON LICENSE No. 82674 STATE OF FLORIDA PROFESSIONAL ENGINEER

6/28/2024

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KHA PROJECT	147922000
DATE	06/06/2024
SCALE	AS SHOWN
DESIGNED BY	ESM
DRAWN BY	ESM
CHECKED BY	KMR

EROSION CONTROL DETAILS

MADISON OAKS
PREPARED FOR
MADISON CAPITAL GROUP, LLC
CITY OF APOPKA FLORIDA

SHEET NUMBER
C-150

Plotted By: Santiago, Noni Sheet Set: MADISON OAKS Layout: C-150 EROSION CONTROL DETAILS June 28, 2024 10:40:47am K:\ORB-LDEV\147922000 Wyld Oaks MF-3\CADD\PlanSheets\C-150 EROSION CONTROL DETAILS.dwg
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Section 1	Project Name and location information:	Madison Oaks
Section 2	Describe the nature of the construction activity:	CONSTRUCTION OF INFRASTRUCTURE FOR A MULTI-FAMILY RESIDENTIAL DEVELOPMENT
Section 3	Describe the intended sequence of major soil disturbing activities:	REFER TO CONSTRUCTION SEQUENCE ON SHEET C-100
Section 4	Total area of the site:	12.06 AC.
Section 5	Total area of the site to be disturbed:	12.06 AC.
Section 6	Existing data describing the soil or quality of any stormwater discharge from the site:	BASED ON THE SOIL SURVEY OF ORANGE COUNTY, FLORIDA, AS PREPARED BY THE U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCE CONSERVATION SERVICE (FORMERLY THE SOIL CONSERVATION SERVICE), THE PROPERTY IS UNDERLAIN BY BROAD AREAS OF SANDY SOILS IDENTIFIED AS VARIANTS OF "CANDLER FINE SANDS". THESE SANDY SOILS ARE COMMONLY FOUND ON KNOLLS AND RIDGES ON MARINE TERRACES. THESE SOILS REPORTEDLY ARE MODERATELY TO STEEPLY SLOPING AND EXCESSIVELY WELL DRAINED. DEPTHS TO GROUNDWATER ARE TYPICALLY MORE THAN 80 INCHES BELOW THE NATURAL GROUND SURFACE FOR MOST OF THE YEAR.
Section 7	Estimate the drainage area size for each discharge point:	DISCHARGE POINT SW= 10.06 AC DISCHARGE POINT NW=2.0 AC
Section 8	Latitude and longitude of each discharge point and identify the receiving water or MS4 for each discharge point:	DISCHARGE POINT: WYLD OAKS MASTER DEVELOPMENT SYSTEM LAT: 28°44'59.15" LONG: 81°34'20.75"
Section 9	Give a detailed description of all controls, Best Management Practices (BMPs) and measures that will be implemented at the construction site for each activity identified in the intended sequence of major soil disturbing activities section. Provide time frames in which the controls will be implemented. NOTE: All controls shall be consistent with performance standards for erosion and sediment control and stormwater treatment set forth in s. 62-40.432, F.A.C., the applicable Stormwater or Environmental Resource Permitting requirements of the Department or a Water Management District, and the guidelines contained in the State of Florida Erosion and Sediment Control Designer and Reviewer Manual, FDOT, FDEP, and any subsequent amendments.	
	SILT FENCE AND SILT DIKE SHALL BE INSTALLED AROUND PERIMETER OF THE CONSTRUCTION SITE	
Section 10	Describe all temporary and permanent stabilization practices. Stabilization practices include temporary seeding, mulching, permanent seeding, geotextiles, sod stabilization, vegetative buffer strips, protection of trees, vegetative preservations, etc.	
	THE PERIMETER SILT FENCE SHALL BE MAINTAINED AROUND THE ENTIRE PROJECT SITE UNTIL LANDSCAPE HAS BEEN INSTALLED.	
Section 11	Describe all structural controls to be implemented to divert stormwater flow from exposed soils and structural practices to store flows, retain sediment on-site or in any other way limit stormwater runoff. These controls include silt fences, earth dikes, diversions, swales, sediment traps, check dams, subsurface drains, pipe slope drains, level spreaders, storm drain inlet protection, rock outlet protection, reinforced soil retaining systems, gabions, coagulating agents and temporary or permanent sediment basins.	
	SILT FENCE/SILT DIKE	
Section 12	Describe all sediment basins to be implemented for areas that will disturb 10 or more acres at one time. The sediment basins (or an equivalent alternative) should be able to provide 3,600 cubic feet of storage for each acre drained. Temporary sediment basins (or an equivalent alternative) are recommended for drainage areas under 10 acres.	
	SEE THE EROSION CONTROL PLAN	
Section 13	Describe all permanent stormwater management controls such as, but not limited to, detention or retention systems or vegetated swales that will be installed during the construction process.	
	N/A	

Section 14	Waste disposal, this may include construction debris, chemicals, litter, and sanitary wastes:	All construction materials and debris will be placed in a dumpster and hauled off site to a landfill or other proper disposal site. No materials will be buried on site.
Section 15	Offsite vehicle tracking from construction entrances/exits:	Off site vehicle tracking of sediments and dust generation will be minimized via a rock construction entrance, street sweeping and the use of water to keep dust down.
Section 16	The proper application rates of all fertilizers, herbacides and pesticides used at the construction site:	Florida-friendly fertilizers and pesticides will be used at a minimum and in accordance with the manufacturer's suggested application rates.
Section 17	The storage, applications, generation and migration of all toxic substances:	All paints and other chemicals will be stored in a locked covered shed.
Section 18	Other:	Port-o-lets will be placed away from storm sewer systems, storm inlet(s), surface waters and wetlands. No vehicle maintenance shall be conducted on-site. A washdown area shall be designated at all times and will not be located in any area that will allow for the discharge of pollutted runoff.
Section 19	Provide a detailed description of the maintenance plan for all structural and non-structural controls to assure that they remain in good and effective operating condition.	
	Contractor shall provide routine maintenance of permanent and temporary sediment and erosion control features in accordance with the technical specifications or as follows, whichever is more stringent: • Silt fence shall be inspected at least weekly. Any required repairs shall be made immediately. Sediment deposits shall be removed when they reach approximately one-half the height of the barrier. • Maintenance shall be performed on the rock entrance when any void spaces are full of sediment. • Inlet(s)/outfalls shall be inspected immediately after each rain event and any required repairs to the filter inlets, silt fence, or fiber fabric shall be performed immediately. • Bare areas of the site that were previously seeded shall be reseeded per manufactures' instructions. • Mulch and sod that has been washed out shall be replaced immediately. • Maintain all other areas of the site with proper controls as necessary.	
Section 20	Inspections: Describe the inspection and inspection documentation procedures, as required by the FDEP NPDES Generic Permit for Stormwater Discharge from Large and Small Construction Activities.	
	Qualified personnel will inspect all points of discharges, all disturbed areas of construction that have not been stabilized, constructed areas and locations where vehicles enter and exit the site, and all BMPs at least once every 7 calendar days and within 24 hours of the end of a rainfall event that is 0.5 inches or greater. Where sites have been finally stabilized, said inspections shall be conducted at least once every month until the Notice of Termination is filed.	
Section 21	Identify and describe all sources of non-stormwater discharges as allowed by the FDEP NPDES Generic Permit for Stormwater Discharge from Large and Small Construction Activities.	
	N/A	
Section 22	All contractor(s) and subcontractor(s) identified in the SWPPP must sign the following certification:	
	"I certify under penalty of law that I understand, and shall comply with, the terms and conditions of the State of Florida Generic Permit for Stormwater Discharge from Large and Small Construction Activities and this Stormwater Pollution Prevention Plan prepared thereunder."	

Section 22	Name	Title	Company Name, Address and Phone Number	Date

Plotted By: Santiago, Noni Sheet Set: MADISON OAKS Layout: C-151 EROSION CONTROL DETAILS June 28, 2024 - 10:40:47am K:\JAX_LDEV\147922000_Wyld Oaks MF_3\CADD\PlanSheets\C-150 EROSION CONTROL DETAILS.dwg
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KEVIN M. ROBERSON LICENSE No. 52074 STATE OF FLORIDA PROFESSIONAL ENGINEER

6/28/2024

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PHONE: 772-794-4100
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No.	REVISIONS	DATE	BY
1	CITY OF APOPKA COMMENT REVISIONS	5/13/24	NAN
2	CITY OF APOPKA COMMENT REVISIONS	5/13/24	NAN

MADISON OAKS
PREPARED FOR
MADISON CAPITAL GROUP, LLC

CITY OF APOPKA FLORIDA

EROSION CONTROL DETAILS

KHA PROJECT 147922000
DATE 06/06/2024
SCALE AS SHOWN
DESIGNED BY ESM
DRAWN BY ESM
CHECKED BY KMR

SHEET NUMBER
C-151

Plotted By:Santiago, Nani Sheet Set:MADISON OAKS Layout:C-200 OVERALL PLAN June 28, 2024 10:41:00am K:\VRB_LDEV\147922000 Wyld Oaks MF-3\CADD\PlanSheets\C-200 OVERALL PLAN.dwg
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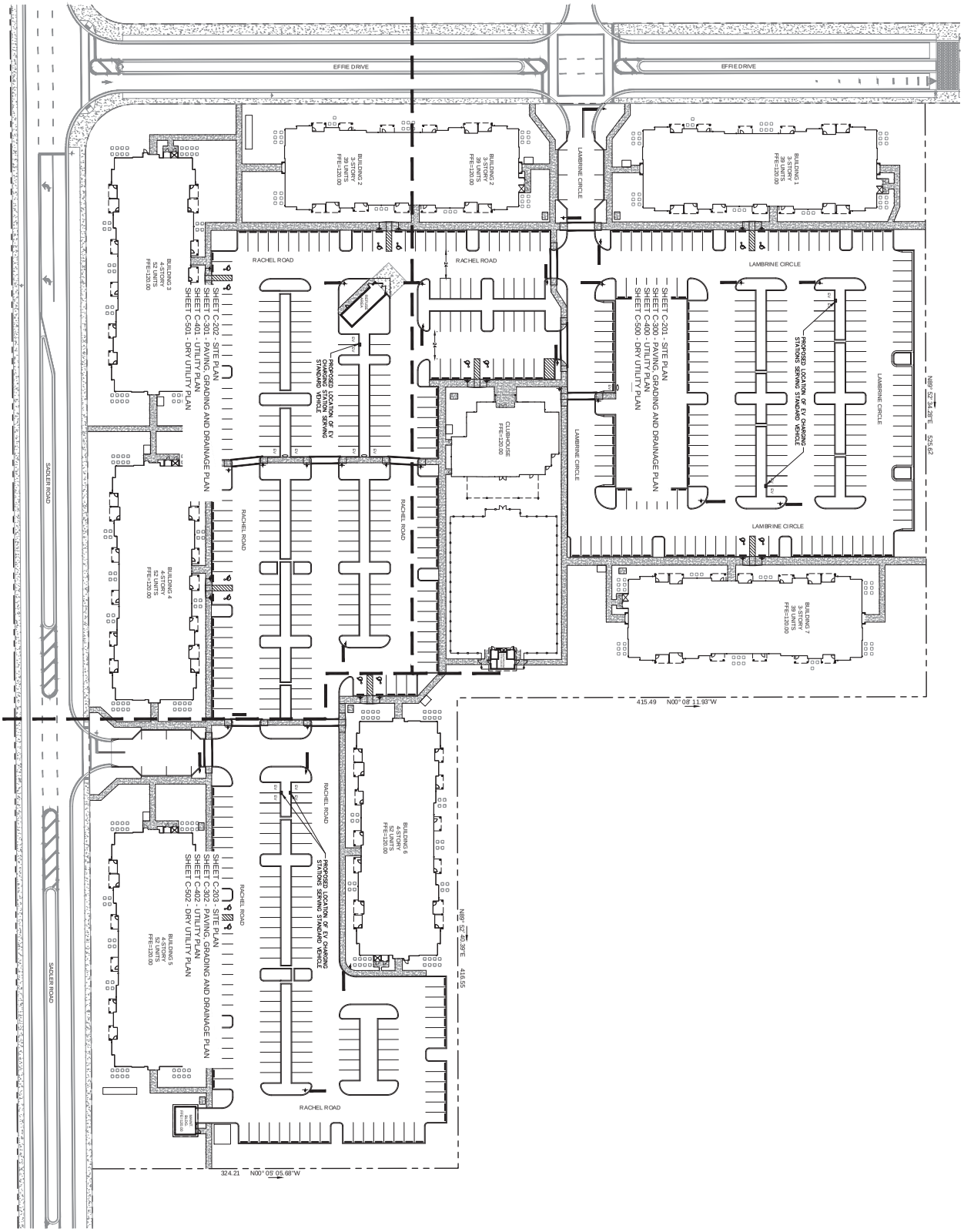

GRAPHIC SCALE IN FEET 0 20 40 80

NORTH

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SHEET NUMBER C-200

MADISON OAKS
PREPARED FOR
MADISON CAPITAL GROUP, LLC
CITY OF APOPKA FLORIDA

OVERALL PLAN

KHA PROJECT 147922000
DATE 06/06/2024
SCALE AS SHOWN
DESIGNED BY ESM
DRAWN BY ESM
CHECKED BY KMR

KEVIN M. ROBERSON LICENSE No. 52074 STATE OF FLORIDA PROFESSIONAL ENGINEER

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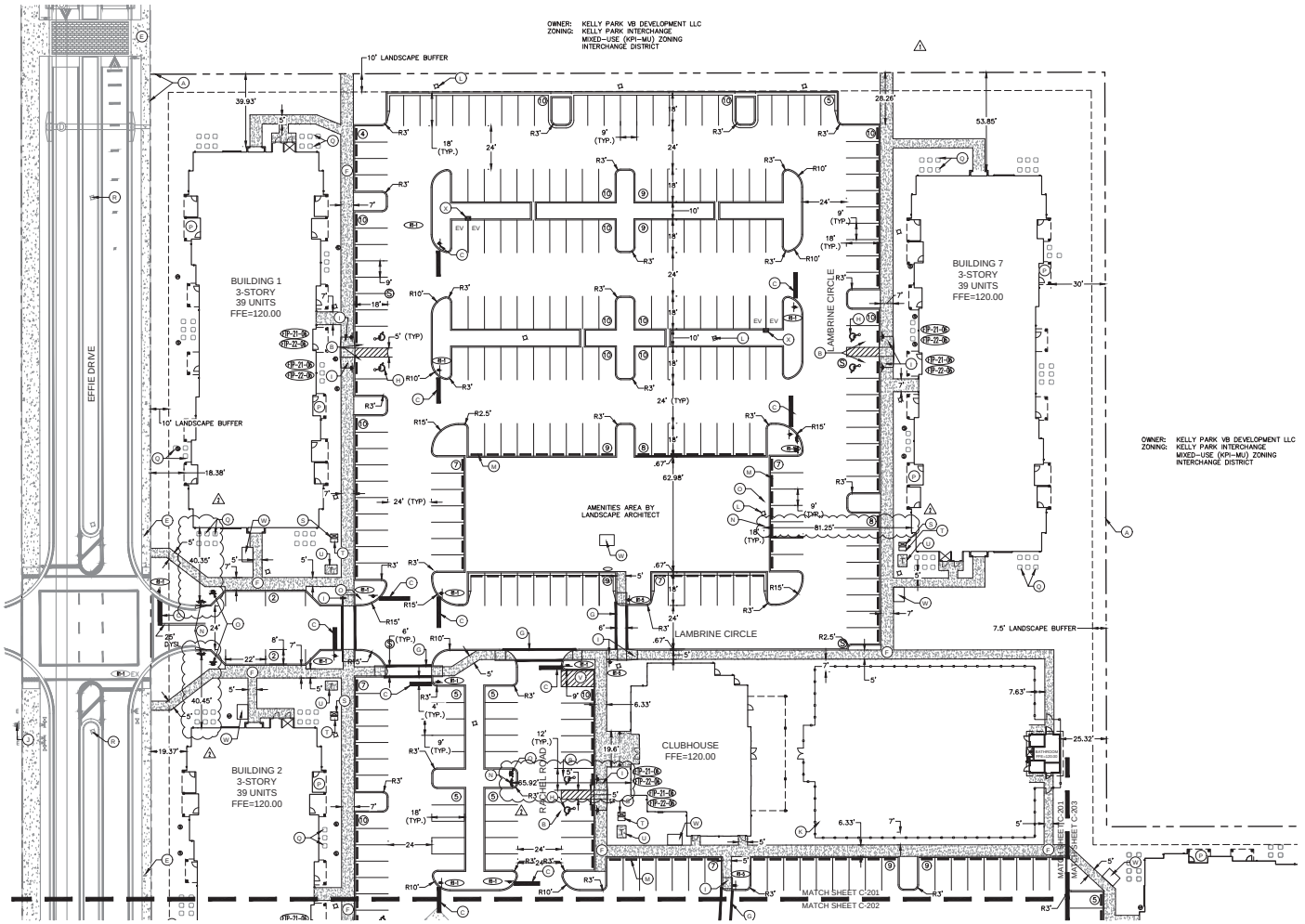
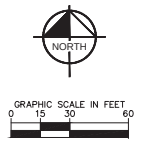
No.	REVISIONS	DATE	BY

6/28/2024





SITE DATA

PROJECT DESCRIPTION:	NEW CONSTRUCTION OF RESIDENTIAL BUILDINGS
PARCEL ID:	PORTION OF 13-20-27-4300-01-000
LOCATION:	SECTION 13, TOWNSHIP 20S, RANGE 27E
ADDRESS:	NEC OF PROPOSED EFFIE DRIVE AND PROPOSED SADLER ROAD
ZONING DISTRICT:	PROPOSED INTERCHANGE DISTRICT MU-KPI
LAND USE:	MU-RESIDENTIAL
FLOOD ZONE:	ZONE X, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 12095C0125H, EFFECTIVE DATE SEPTEMBER 24, 2014. NO BASE FLOOD ELEVATION

	REQUIRED	PROVIDED
MAX. BUILDING HEIGHT	8 STORIES MAX.	4 STORIES MAX.
PROPERTY AREA:	525,626 S.F. (12.06 AC.)	
FLOOR AREA RATIO:	114,533 / 525,626 = 0.22	

SITE COVERAGE:	REQUIRED	PROVIDED		
SITE AREA:	N/A	525,626 S.F.	(12.06 AC)	100.0%
BUILDING AREA:	N/A	114,533 S.F.	(2.63 AC)	21.80%
IMPERVIOUS AREA (85% MAX.):		248,020 S.F.	(5.69 AC)	47.18%
PERVIOUS AREA (15% MIN.):		163,073 S.F.	(3.74 AC)	31.02%

BUILDING SETBACKS:	REQUIRED	PROVIDED
FRONT (WEST/EFFIE DR.)	10' MIN., 20' MAX	16.50'
REAR (EAST)	10'	25.32'
SIDE (NORTH)	7.5	28.30'
SIDE (SOUTH/SADLER RD.)	7.5	15.63'

PARKING SUMMARY:	REQUIRED	PROVIDED
STANDARD	564	565
ACCESSIBLE	12*	
TOTAL	576	581

* 12 SPACES REQUIRED BASED ON TOTAL PROVIDED PARKING PER ADA CODE

PARKING CALCULATION:
1 BEDROOM = 1.5 SPACES PER UNIT = 1.5 SPACES X 175 UNITS = 263 SPACES
2 BEDROOM = 2 SPACES PER UNIT = 2 SPACES X 125 UNITS = 250 SPACES
3 BEDROOM = 2.5 SPACES PER UNIT = 2.5 SPACES X 25 UNITS = 63 SPACES
TOTAL PARKING REQUIRED = 576 SPACES

*SPECIAL EXCEPTION USE PERMIT GRANTED FOR MULTI-FAMILY USE(S) AT THE APRIL 11, 2023 PLANNING COMMISSION.

LEGEND

- (A) PROPERTY LINE
- (B) ACCESSIBLE PARKING SPACE AND SIGN (TYP.) (REFER TO DETAIL, SHEET C-350)
- (C) 24" PAINTED STOP BAR WITH STOP SIGN
- (D) SCREENED AND GATED REFUSE AREA, C-202 (REFER TO ARCH. DRAWINGS)
- (E) EXISTING SIDEWALK
- (F) CONCRETE SIDEWALK (REFER TO DETAIL, SHEET C-350)
- (G) STRIPED CROSSWALK PER FDOT INDEX #711-001
- (H) ACCESSIBLE PAVEMENT MARKING (TYP.)
- (I) ACCESSIBLE CURB RAMP (TYP), SEE DETAIL SHEET C-350.
- (J) EXISTING FIRE HYDRANT
- (K) FENCE
- (L) LIGHT POLE (TYP), REFER TO PHOTOMETRIC PLANS
- (M) WHEEL STOP (TYP)
- (N) FIRE HYDRANT (TYP), SEE DETAIL ON SHEET C-202.
- (O) FIRE DEPARTMENT CONNECTION (TYP). SEE DETAIL ON SHEET C-202.
- (P) PATIO (TYP)
- (Q) AC CONDENSER UNITS ON CONCRETE PAD (TYP.) BY ARCH/MEP
- (R) EXISTING LIGHT POLE (TYP.)
- (S) COMMUNICATIONS HAND HOLE
- (T) DUKE HAND HOLE
- (U) TRANSFORMER PAD
- (V) POST OFFICE DROP OFF (SHEET C-201)
- (W) BIKE RACK
- (X) PROPOSED EV CHARGING STATIONS SERVING STANDARD VEHICLES

NOTES:

1. REFER TO PAVING, GRADING AND DRAINAGE DETAILS SHEET FOR PAVEMENT DETAILS.
2. REFER TO LANDSCAPE PLANS FOR LANDSCAPE DETAILS.
3. ALL STRIPING ON ROADWAYS AND DRIVE AISLES (STOP BARS, CROSSWALKS, LANE STRIPING) SHALL BE THERMOPLASTIC.
4. ALL LANDSCAPE ISLAND RADII ARE TO BE 10' OUTSIDE ADJACENT TO MAIN DRIVE AISLE AND 3' INSIDE RADII ADJACENT TO PARKING SPACE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
6. REFER TO OFFSITE ROADWAY PLANS FOR MORE INFORMATION.
7. PHOTOMETRIC PLAN FOR STREET LIGHTS ALONG EFFIE DRIVE AND SADLER ROAD HAVE BEEN APPROVED AND INCLUDED IN THE WYLD OAKS INFRASTRUCTURE CSP.
8. KNOX BOXES TO BE PROVIDED FOR EACH BUILDING. REFER TO ARCHITECT LIFE SAFETY PLAN.
9. ALL ROADWAYS, WATER LINE INFRASTRUCTURE AND FIRE HYDRANTS SHALL BE IN PLACE BEFORE BUILDING CONSTRUCTION MAY BEGIN.
10. ALL BUILDINGS OVER 7,500 SF WILL BE REQUIRED TO HAVE AUTOMATIC FIRE SPRINKLER SYSTEM MONITORED BY AN AUTOMATIC FIRE ALARM SYSTEM.

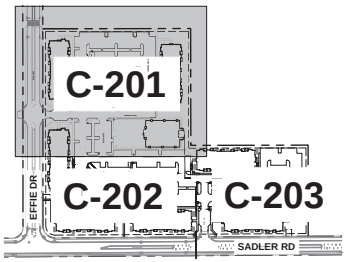
SIGN LEGEND

FTP-21-06	ACCESSIBLE PARKING
FTP-22-06	ACCESSIBLE PENALTY
R1-1	30" STOP SIGN
R1-9L/R	YIELD TO PEDESTRIAN SIGN

SYMBOL LEGEND

- ACCESSIBLE PARKING SPACE
- PARKING STALL COUNT - DO NOT PAINT
- TRANSFORMER PAD
- DSYL DOUBLE SOLID YELLOW LINE
- AT&T HAND HOLE
- FPL HAND HOLE
- PROPERTY LINE
- LIGHT POLE

KEY MAP



NOTE: THIS PROJECT IS 12.06 ACRES IN SIZE AND PROPOSING 325 UNITS. THE DENSITY OF THE PROJECT IS 27 DU/ACRE IF CALCULATED ON A PROJECT ACREAGE BASIS. HOWEVER, SECTION 8 OF THE KELLY PARK CROSSINGS (NKA WYLD OAKS) DEVELOPMENT AGREEMENT PROVIDES THAT THE DENSITY ALLOWED WITHIN EACH OF THE DISTRICTS (AKA CHARACTER ZONES) WITHIN THE DEVELOPMENT SHALL BE CALCULATED BASED ON THE TOTAL GROSS ACREAGE OF EACH DISTRICT AND NOT ON AN INDIVIDUAL PROJECT BASIS. THUS, THE DENSITY OF A RESIDENTIAL PROJECT, AS CALCULATED ON A PROJECT ACREAGE BASIS, MAY EXCEED THE MAXIMUM DENSITY ESTABLISHED FOR THE DISTRICT SO LONG AS THE OVERALL DENSITY OF THE DISTRICT, AS CALCULATED ON GROSS ACREAGE BASIS DOES, NOT EXCEED SUCH MAXIMUM. PURSUANT TO THE APPROVED MASTER PLAN FOR THE KELLY PARK CROSSINGS (NKA WYLD OAKS) AND SECTION 8 OF THE DEVELOPMENT AGREEMENT, A MAXIMUM DENSITY OF THE INTERCHANGE DISTRICT IS 15 DU/ACRE, WHICH WOULD ALLOW UP TO 1,069 RESIDENTIAL UNITS (71.27 ACRES X 15 DU/ACRE) IF DEVELOPMENT BONUSES DESCRIBED IN THE RECORDED DEVELOPMENT AGREEMENT WERE OBTAINED. IF THE DENSITY BONUSES WERE NOT OBTAINED, THEN A MAXIMUM DENSITY OF 10 DU/ACRE - THE BASE DENSITY ALLOWED UNDER THE KPI CODE - WOULD BE APPLIED. THIS PROJECT HAS NOT OBTAINED ANY DENSITY BONUSES. THEREFORE, THE MAXIMUM NUMBER OF RESIDENTIAL UNITS ALLOWED IN THE INTERCHANGE DISTRICT IS REDUCED TO 1,008 UNITS TO REFLECT THE APPLICATION OF THE BASE DENSITY OF 10 DU/ACRE TO THE ACREAGE OF THIS PROJECT PURSUANT TO THE FOLLOWING FORMULA: (12.06 ACRES X 10 DU/ACRE) + (59.21 ACRES X 15 DU/ACRE) = 1,008 RESIDENTIAL UNITS FOR THE ENTIRE DISTRICT

WYLD OAKS INTERCHANGE DISTRICT	
MAXIMUM RESIDENTIAL UNITS	1,008
RESIDENTIAL UNITS PREVIOUSLY ALLOCATED TO OTHER PROJECTS IN INTERCHANGE DISTRICT	0
RESIDENTIAL UNITS ALLOCATED TO THIS PROJECT (MADISON OAKS)	325
RESIDENTIAL UNITS REMAINING IN INTERCHANGE DISTRICT	683

No.	REVISIONS	DATE	BY
1	CITY OF APOPKA COMMENT REVISIONS	5/13/24	NAK
2	APOPKA DRC COMMENTS	01-04-24	CET

Kimley»Horn
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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

KEVIN M. ROBESON — LICENSE No. 52074 — STATE OF FLORIDA — PROFESSIONAL ENGINEER
6/28/2024

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KHA PROJECT 147922000
DATE 06/06/2024
SCALE AS SHOWN
DESIGNED BY ESM
DRAWN BY ESM
CHECKED BY KMR

SITE PLAN

MADISON OAKS
PREPARED FOR
MADISON CAPITAL GROUP, LLC
CITY OF APOPKA FLORIDA

SHEET NUMBER
C-201

Plotted By:Santiago, Noni Sheet Set:MADISON OAKS Layout:C-201 SITE PLAN June 28, 2024 - 10:41:22am K:\ORB_LDEV\147922000 Wyld Oaks MF_3\CAD\PlotSheets\C-201 SITE PLAN.dwg
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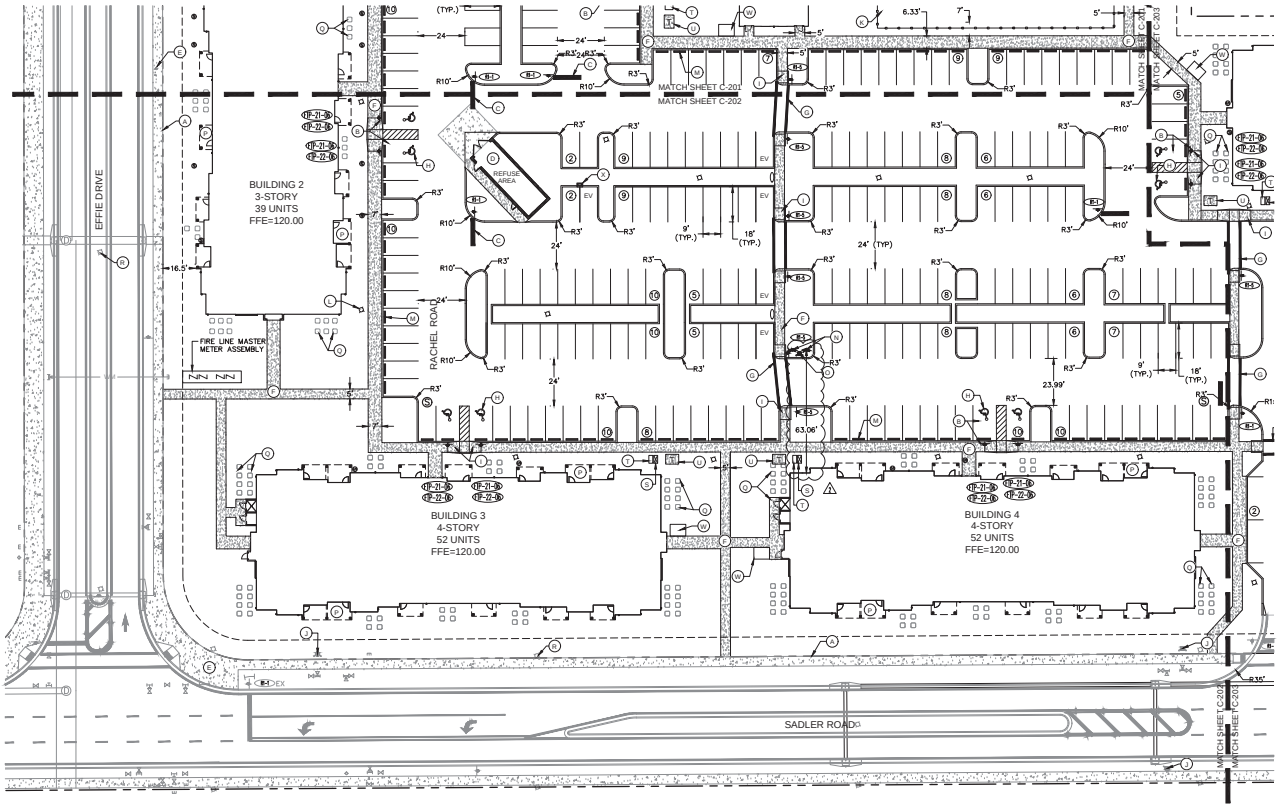

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND

- (A) PROPERTY LINE
- (B) ACCESSIBLE PARKING SPACE AND SIGN (TYP.) (REFER TO DETAIL, SHEET C-350)
- (C) 24" PAINTED STOP BAR WITH STOP SIGN
- (D) SCREENED AND GATED REFUSE AREA. C-202 (REFER TO ARCH. DRAWINGS)
- (E) EXISTING SIDEWALK
- (F) CONCRETE SIDEWALK (REFER TO DETAIL, SHEET C-350)
- (G) STRIPED CROSSWALK PER FDOT INDEX #711-001
- (H) ACCESSIBLE PAVEMENT MARKING (TYP.)
- (I) ACCESSIBLE CURB RAMP (TYP). SEE DETAIL SHEET C-350.
- (J) EXISTING FIRE HYDRANT
- (K) FENCE
- (L) LIGHT POLE (TYP). REFER TO PHOTOMETRIC PLANS
- (M) WHEEL STOP (TYP)
- (N) FIRE HYDRANT (TYP). SEE DETAIL ON SHEET C-202.
- (O) FIRE DEPARTMENT CONNECTION (TYP). SEE DETAIL ON SHEET C-202.
- (P) PATIO (TYP)
- (Q) AC CONDENSER UNITS ON CONCRETE PAD (TYP.) BY ARCH/MEP
- (R) EXISTING LIGHT POLE (TYP.)
- (S) COMMUNICATIONS HAND HOLE
- (T) DUKE HAND HOLE
- (U) TRANSFORMER PAD
- (V) POST OFFICE DROP OFF (SHEET C-201)
- (W) BIKE RACK
- (X) PROPOSED EV CHARGING STATIONS SERVING STANDARD VEHICLES

NOTES:

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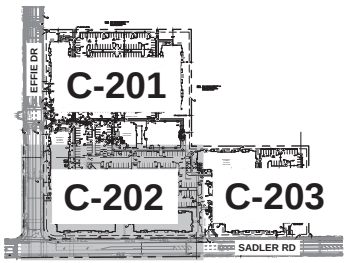
SIGN LEGEND

PARKING BY DISABLED PERMIT ONLY	FDP-21-06	ACCESSIBLE PARKING
$250.00 F.S. 316.008	FDP-22-06	ACCESSIBLE PENALTY
STOP	R1-1	30" STOP SIGN
	R1-5/R	YIELD TO PEDESTRIAN SIGN

SYMBOL LEGEND

- ACCESSIBLE PARKING SPACE
- PARKING STALL COUNT - DO NOT PAINT
- TRANSFORMER PAD
- DSYL — DOUBLE SOLID YELLOW LINE
- AT&T HAND HOLE
- FPL HAND HOLE
- PROPERTY LINE
- LIGHT POLE

KEY MAP



No.	REVISIONS	DATE	BY
1	CITY OF APOPKA COMMENT REVISIONS	5/13/24	NAK
2	APOPKA DRC COMMENTS	01-04-24	CET

Kimley»Horn

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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

KEVIN M. ROBESON — LICENSE No. 52074 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

6/28/2024

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KHA PROJECT 147922000
DATE 06/06/2024
SCALE AS SHOWN
DESIGNED BY ESM
DRAWN BY ESM
CHECKED BY KMR

SITE PLAN

MADISON OAKS
PREPARED FOR
MADISON CAPITAL GROUP, LLC
CITY OF APOPKA FLORIDA

SHEET NUMBER
C-202

Plotted By: Santiago, Noni Sheet Set: MADISON OAKS Layout: C-202 SITE PLAN June 28, 2024 - 10:41:31am K:\ORB_LDEV\147922000 Wyld Oaks MF_3\CAD\PlotSheets\C-201 SITE PLAN.dwg
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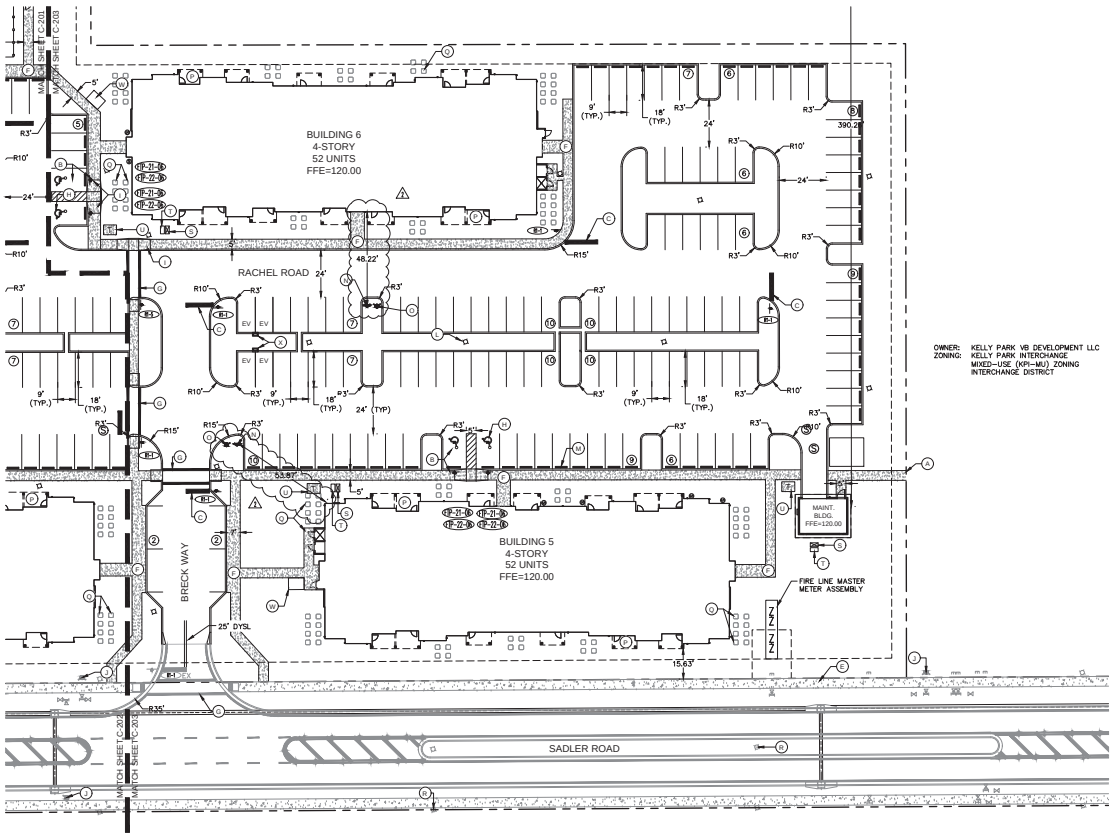

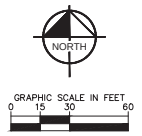

LEGEND

- (A) PROPERTY LINE
- (B) ACCESSIBLE PARKING SPACE AND SIGN (TYP.) (REFER TO DETAIL, SHEET C-350)
- (C) 24" PAINTED STOP BAR WITH STOP SIGN
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- (G) STRIPED CROSSWALK PER FDOT INDEX #711-001
- (H) ACCESSIBLE PAVEMENT MARKING (TYP.)
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- (J) EXISTING FIRE HYDRANT
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- (N) FIRE HYDRANT (TYP). SEE DETAIL ON SHEET C-202.
- (O) FIRE DEPARTMENT CONNECTION (TYP). SEE DETAIL ON SHEET C-202.
- (P) PATIO (TYP)
- (Q) AC CONDENSER UNITS ON CONCRETE PAD (TYP.) BY ARCH/MEP
- (R) EXISTING LIGHT POLE (TYP.)
- (S) COMMUNICATIONS HAND HOLE
- (T) DUKE HAND HOLE
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- (V) POST OFFICE DROP OFF (SHEET C-201)
- (W) BIKE RACK
- (X) PROPOSED EV CHARGING STATIONS SERVING STANDARD VEHICLES

NOTES:

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SIGN LEGEND

FIP-21-06	ACCESSIBLE PARKING
FIP-22-06	ACCESSIBLE PENALTY
R1-1	30" STOP SIGN
R1-5/R	YIELD TO PEDESTRIAN SIGN

SYMBOL LEGEND

- ACCESSIBLE PARKING SPACE
- PARKING STALL COUNT - DO NOT PAINT
- TRANSFORMER PAD
- DSYL — DOUBLE SOLID YELLOW LINE
- AT&T HAND HOLE
- FPL HAND HOLE
- PROPERTY LINE
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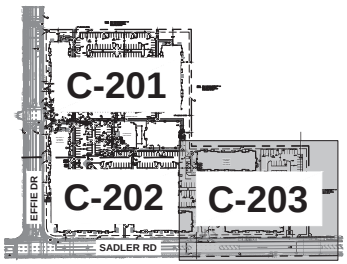
KEY MAP



No.	REVISIONS	DATE	BY
1	CITY OF APOPKA COMMENT REVISIONS	5/13/24	NAS
2	APOPKA DRC COMMENTS	01-04-24	CET

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KEVIN M. ROBESON — LICENSE No. 52074 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

6/28/2024

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KHA PROJECT 147922000
DATE 06/06/2024
SCALE AS SHOWN
DESIGNED BY ESM
DRAWN BY ESM
CHECKED BY KMR

SITE PLAN

MADISON OAKS
PREPARED FOR
MADISON CAPITAL GROUP, LLC
CITY OF APOPKA FLORIDA

SHEET NUMBER
C-203

Plotted By: Santiago, Noni Sheet Set: MADISON OAKS Layout: C-203 SITE PLAN June 28, 2024 10:41:37am K:\VRB_LDEV\147922000 Wyld Oaks MF-3\CAD\PlanSheets\C-201 SITE PLAN.dwg
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Plotted By: Cerjan, Mackenzie Sheet Set: MADISON OAKS Layout: C-300 PAVING, GRADING AND DRAINAGE PLAN June 28, 2024 01:18:47pm K:\VRB_LDEV\147922000 Wyld Oaks MF-3\CADD\PlanSheets\C-300 PAVING, GRADING AND DRAINAGE PLAN.dwg
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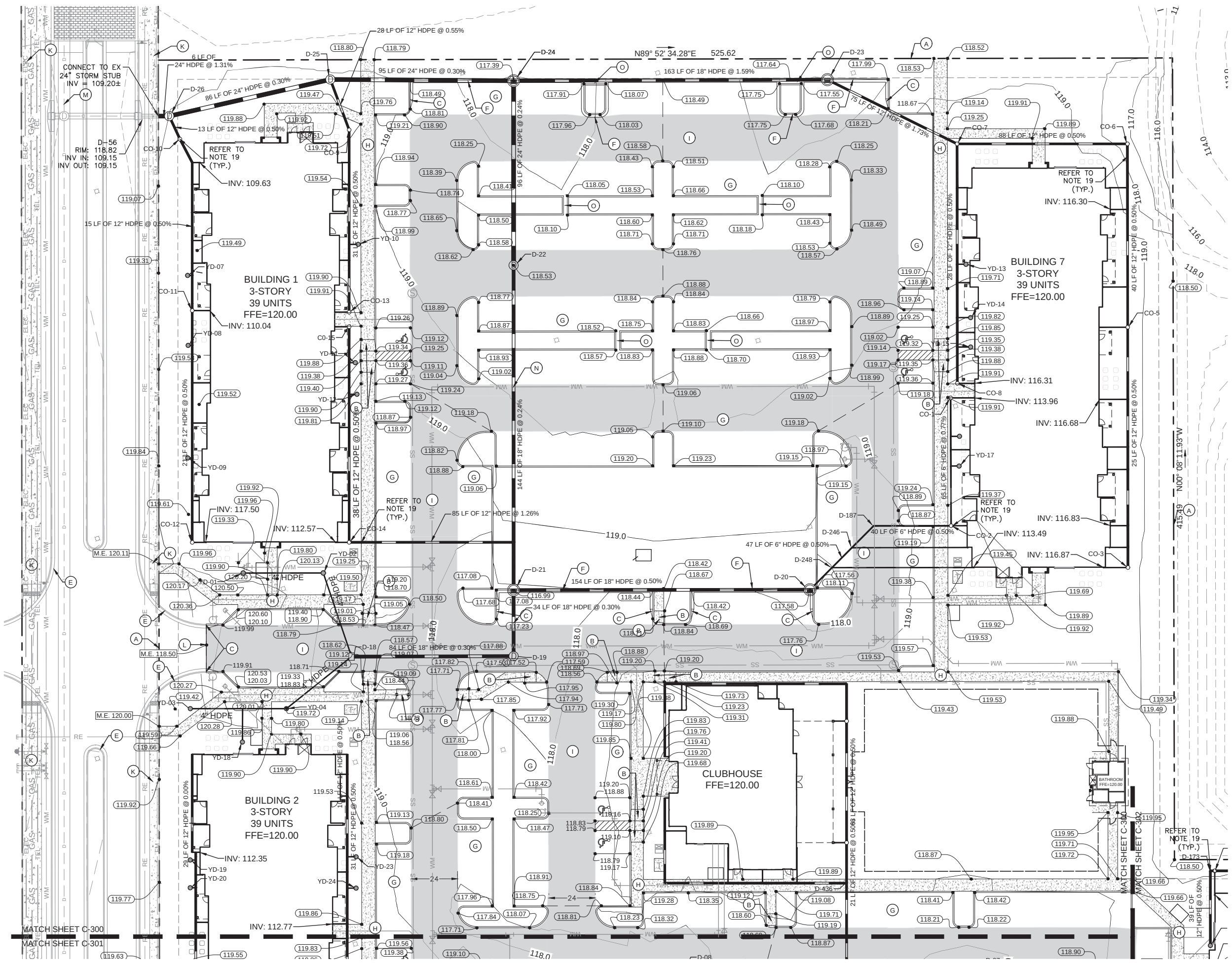


ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD88)

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND

- (A) PROPERTY LINE
- (B) ACCESSIBLE RAMP (SEE DETAIL SHEET C-350)
- (C) 3' CURB TRANSITION
- (D) FDOT TYPE "D" CURB (SEE DETAIL SHEET C-350)
- (E) EXISTING CURB
- (F) FDOT TYPE "F" CURB (SEE DETAIL SHEET C-350)
- (G) STANDARD DUTY ASPHALT PAVEMENT (TYP. PARKING PAVEMENT) (SEE DETAIL SHEET C-350)
- (H) STANDARD CONCRETE SIDEWALK (SEE DETAIL SHEET C-350)
- (I) HEAVY DUTY ASPHALT (SEE DETAIL 3 SHEET C-350)
- (J) HEAVY DUTY CONCRETE (SEE DETAIL SHEET C-350)
- (K) EXISTING SIDEWALK
- (L) TIE INTO EXISTING PAVEMENT
- (M) EXISTING DRAINAGE PIPE
- (N) UTILITY CROSSING (SEE UTILITY SHEETS)
- (O) 2' DRAINAGE CHASE

SYMBOL LEGEND

Symbol	Description
(G)	STANDARD DUTY ASPHALT PAVEMENT
(J)	HEAVY DUTY CONCRETE PAVEMENT
(H)	STANDARD CONCRETE SIDEWALK
(I)	HEAVY DUTY ASPHALT
11.50	PROPOSED GRADE
(11.50)	TOP OF SIDEWALK GRADE
	DRAINAGE FLOW DIRECTION
EX	DENOTES EXISTING FEATURE
D-XXX	DRAINAGE STRUCTURE (SEE DRAINAGE STRUCTURE TABLE FOR INFORMATION)
	DRAINAGE INLET
(D)	DRAINAGE MANHOLE
	DRAINAGE PIPE
WM	WATER MAIN
SS	GRAVITY SEWER MAIN
	PROPERTY LINE
6	PROPOSED CONTOUR
	GRADE BREAK

PAVING AND GRADING NOTES

1. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
4. ALL MATERIALS AND CONSTRUCTION WITHIN THE FDOT RIGHT-OF-WAY SHALL CONFORM TO THE LATEST FDOT DESIGN STANDARDS AND LATEST STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
5. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE SPECIFICATIONS AND LOCAL JURISDICTIONAL AGENCY. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
6. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
7. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
8. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
9. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW-CUT THE FULL DEPTH OF PAVEMENT FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
10. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW-CUT THE FULL DEPTH OF EXISTING PAVEMENT FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
11. ELEVATIONS SHOWN AT CURB LINE ARE EDGE OF PAVEMENT UNLESS SPECIFIED OTHERWISE.
12. CONTRACTOR SHALL EXCAVATE EXISTING PAVEMENT/SIDEWALK AREAS THAT ARE TO BE LANDSCAPED A MINIMUM OF 30" OR AS DEEP AS NECESSARY TO ENSURE ALL STONE BASE / PAVEMENT MATERIAL IS REMOVED (WHICHEVER IS GREATER) AND BACKFILL WITH CLEAN / DRAINING SAND TO WITHIN 4" OF TOP OF CURB TO ENSURE PROPER SOIL FOR PLANT MATERIALS.
13. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT OVER-COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
14. ALL CUT OR FILL SLOPES SHALL BE 4H:1V OR FLATTER UNLESS OTHERWISE NOTED.
15. ALL UN-SURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
16. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL RE-GRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
17. LANDSCAPE ISLANDS IN PARKING AREA TO BE BERMED 18" ABOVE BACK OF CURB ELEVATION.

RAINFALL EVENT	MAX STAGE AT THE POND (NAVD 88)
100 YEAR 24 HR	116.23 FT
25 YEAR 24 HR	115.04 FT
10 YEAR 24 HR	114.14 FT

PROPOSED BUILDINGS FFE = 120 FT NAVD 88
MIN INLET ELEVATION = 116.99 FT NAVD 88

DRAINAGE STRUCTURE TABLE

STRUCTURE	TYPE	RIM EL. (FT.)	INV. EL. (FT.)
D-18	TYPE C	RIM: 118.66	111.46(E) 112.63(N) 112.63(SW)
D-19	MH	RIM: 117.43	111.21(W) 111.11(N)
D-20	TYPE 9 (CI)	RIM: 117.58	111.77(W) 113.04(NE)
D-21	TYPE 9 (CI)	RIM: 116.99	111.01(E) 110.91(N) 111.01(S)
D-22	MH	RIM: 118.53	110.50(S) 110.25(N)
D-23	TYPE 9 (CI)	RIM: 117.49	113.10(W) 114.04(SE)
D-24	TYPE 9 (CI)	RIM: 117.39	110.52(E) 109.92(W) 110.02(S) 111.62(N)
D-25	MH	RIM: 119.11	109.63(E) 109.53(W) 116.13(S)
D-26	MH	RIM: 119.00	109.27(E) 109.27(W) 109.37(SE)

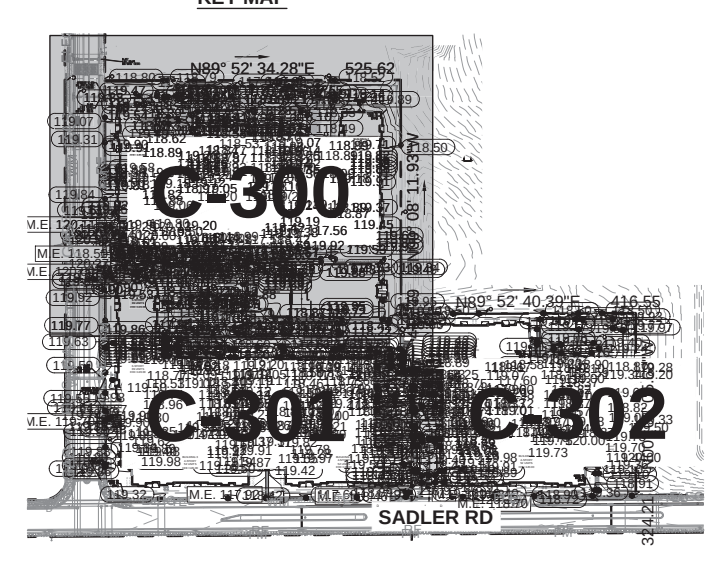
DRAINAGE STRUCTURE TABLE

STRUCTURE	TYPE	RIM EL. (FT.)	INV. EL. (FT.)
YD-01	YARD DRAIN	RIM: 119.62	113.71(E)
YD-02	YARD DRAIN	RIM: 119.33	113.29(W) 113.19(S)
YD-03	YARD DRAIN	RIM: 119.70	113.82(E)
YD-04	YARD DRAIN	RIM: 119.72	113.25(W) 113.25(NE)

DRAINAGE NOTES

1. CONTRACTOR TO CONSTRUCT DRAINAGE STRUCTURES WITH USF GRATES, RIMS AND COVERS AS CALLED OUT OR APPROVED EQUAL. SHOP DRAWINGS ARE TO BE PROVIDED TO ENGINEER FOR APPROVAL PRIOR TO ANY CONSTRUCTION.
2. CONTRACTOR TO REFER TO FDOT DESIGN STANDARD (AND NOT LIMITED TO) INDEX'S 425-010, 425-001, 425-020, 425-021, 425-024, 425-052 & 425-053 FOR MANHOLE, INLET AND GRATE SPECIFICATIONS.
3. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED WITH (4) SIDED BEARING HEAVY DUTY H-20 RATED TRAFFIC RIMS AND GRATES.
4. CONTRACTOR TO VERIFY ALL EXISTING UTILITY RINGS AND COVERS ON SITE ARE HEAVY DUTY TRAFFIC RATED. CONTRACTOR TO REPLACE DEFICIENT RINGS AND COVERS WITH HEAVY DUTY TRAFFIC RATED RINGS AND COVERS. CONTRACTOR TO ADJUST RIM ELEVATIONS OF ANY UTILITIES THAT CHANGE IN ELEVATION DURING CONSTRUCTION.
5. ALL CLEAN-OUT COVERS SHOULD BE RATED FOR HEAVY DUTY TRAFFIC.
6. SIDEWALKS AND CROSSWALKS SHALL NOT EXCEED 2% CROSS SLOPE NOR 5% LONGITUDINALLY. GRADES IN ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION. IN CASES OF SIDEWALK LANDINGS AT BUILDING ENTRANCES, GRADES SHALL NOT EXCEED 2% IN ANY DIRECTION. ACCESSIBLE CURB RAMPS SHALL NOT EXCEED 6' IN LENGTH AND 1:12 SLOPE. LANDINGS AT CHANGES IN DIRECTION SHALL BE MINIMUM 60"x60" AND SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
7. ROOF DRAIN CONNECTIONS TO DRAINAGE PIPE SHALL BE AS FOLLOWS:
   A. FOR ADS N-12 CORRUGATED POLYETHYLENE DRAINAGE PIPE USE ADS DUAL WALL FABRICATED REDUCING SADDLE TEE 4"-24" DIAMETER.
   B. FOR RCP DRAINAGE PIPE MAKE CONNECTION PER FDOT INDEX 280,CONCRETE COLLAR FOR JOINING MAINLINE PIPE AND STUB PIPE DETAIL
   C. NOTIFY CONSULTANT FOR CONNECTION METHOD TO STEEL PIPE.
8. ALL DRAINAGE PIPE JOINTS SHALL BE FILTER FABRIC WRAPPED PER FDOT INDEX #280. ALL DRAINAGE PIPE JOINTS NEED TO BE FILTER FABRIC WRAPPED REGARDLESS OF MATERIAL.
9. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
10. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE.
11. EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
12. PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION.
13. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
14. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
15. ALL CATCH BASINS WITHIN PROPOSED TRAFFIC AREAS SHALL HAVE BICYCLE PROOF GRATES.
16. CONTRACTOR TO FLUSH AND VACUUM ENTIRE ON-SITE STORM WATER SYSTEM UPON COMPLETION OF PROPOSED WORK.
17. ALL DRAINAGE STRUCTURED TO BE CONSTRUCTED WITH NO SUMPS PER FDOT INDEX 425-001.
18. ALL BUILDINGS ROOF DRAINS DOWNSPOUTS TO CONNECT TO SITE DRAINAGE MAIN.
19. ALL BUILDING ROOF DRAINS AND YARD DRAINS TO SLOPE UP AT 0.5% FROM LATERALS.

KEY MAP



No.	REVISIONS	DATE	BY
1	APOPKA DRC COMMENTS	01-04-24	CET

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KEVIN M. ROBERSON LICENSE No. 52074 STATE OF FLORIDA PROFESSIONAL ENGINEER

6/28/2024

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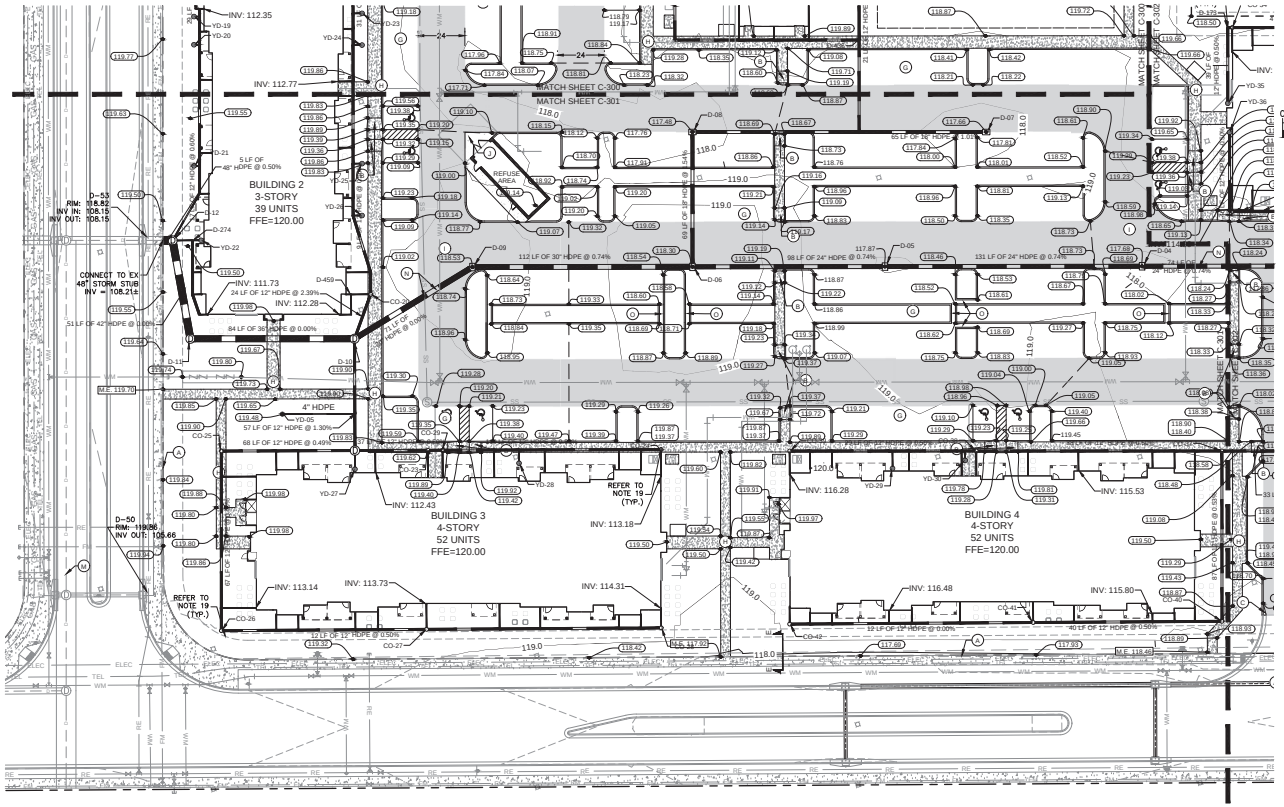
KHA PROJECT	147922000
DATE	06/06/2024
SCALE	AS SHOWN
DESIGNED BY	ESM
DRAWN BY	ESM
CHECKED BY	KMR

PAVING, GRADING AND DRAINAGE PLAN

MADISON OAKS
PREPARED FOR
MADISON CAPITAL GROUP. LLC
CITY OF APOPKA FLORIDA

SHEET NUMBER
C-300



LEGEND

- (A) PROPERTY LINE
- (B) ACCESSIBLE RAMP (SEE DETAIL SHEET C-350)
- (C) 3' CURB TRANSITION
- (D) FDOT TYPE "D" CURB (SEE DETAIL SHEET C-350)
- (E) EXISTING CURB
- (F) FDOT TYPE "F" CURB (SEE DETAIL SHEET C-350)
- (G) STANDARD DUTY ASPHALT PAVEMENT (TYP. PARKING PAVEMENT) (SEE DETAIL SHEET C-350)
- (H) STANDARD CONCRETE SIDEWALK (SEE DETAIL SHEET C-350)
- (I) HEAVY DUTY ASPHALT (SEE DETAIL 3 SHEET C-350)
- (J) HEAVY DUTY CONCRETE (SEE DETAIL SHEET C-350)
- (K) EXISTING SIDEWALK
- (L) TIE INTO EXISTING PAVEMENT
- (M) EXISTING DRAINAGE PIPE
- (N) UTILITY CROSSING (SEE UTILITY SHEETS)
- (O) 2' DRAINAGE CHASE

NOTE:

REFER TO SHEET C-300 FOR DRAINAGE AND PAVING AND GRADING NOTES.

DRAINAGE STRUCTURE TABLE			
STRUCTURE	TYPE	RIM EL. (FT.)	INV. EL. (FT.)
D-04	TYPE C	RIM: 117.68	111.76(E) 111.76(W)
D-05	TYPE C	RIM: 117.87	110.79(E) 110.79(W)
D-06	TYPE C	RIM: 118.30	110.06(E) 109.81(W) 110.31(N)
D-07	TYPE C	RIM: 117.66	112.88(W)
D-08	TYPE C	RIM: 117.48	111.37(E) 111.37(S)
D-09	TYPE C	RIM: 118.53	108.98(E) 108.98(SW)
D-10	MH	RIM: 119.69	108.98(NE) 108.74(W) 111.40(N) 110.98(S)
D-11	MH	RIM: 119.60	108.74(E) 108.48(N)

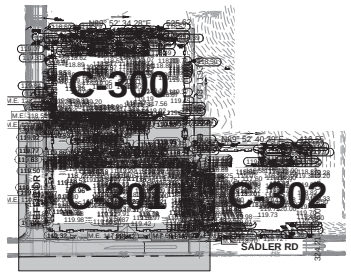
DRAINAGE STRUCTURE TABLE			
STRUCTURE	TYPE	RIM EL. (FT.)	INV. EL. (FT.)
D-12	MH	RIM: 119.48	108.48(S) 108.23(W) 111.48(NE) 111.65(E)
D-165	MH	RIM: 119.58	112.16(W) 112.16(E) 112.46(S) 111.73(N)

DRAINAGE STRUCTURE TABLE			
STRUCTURE	TYPE	RIM EL. (FT.)	INV. EL. (FT.)
YD-05	MH	RIM: 119.48	112.15(E)

SYMBOL LEGEND

- (G) STANDARD DUTY ASPHALT PAVEMENT
- (J) HEAVY DUTY CONCRETE PAVEMENT
- (H) STANDARD CONCRETE SIDEWALK
- (I) HEAVY DUTY ASPHALT
- 11.50 PROPOSED GRADE
- 11.50 TOP OF SIDEWALK GRADE
- DRAINAGE FLOW DIRECTION
- EX DENOTES EXISTING FEATURE
- D-XXX DRAINAGE STRUCTURE (SEE DRAINAGE STRUCTURE TABLE FOR INFORMATION)
- DRAINAGE INLET
- (D) DRAINAGE MANHOLE
- DRAINAGE PIPE
- WM WATER MAIN
- SS GRAVITY SEWER MAIN
- PROPERTY LINE
- 6 PROPOSED CONTOUR
- GRADE BREAK

KEY MAP



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1	APOPKA DRC COMMENTS	01-04-24	CET

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KEVIN M. ROBESON LICENSE No. 52074 STATE OF FLORIDA REGISTERED PROFESSIONAL ENGINEER

6/28/2024

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KHA PROJECT 147922000
DATE 06/06/2024
SCALE AS SHOWN
DESIGNED BY ESM
DRAWN BY ESM
CHECKED BY KMR

PAVING, GRADING AND DRAINAGE PLAN

MADISON OAKS
PREPARED FOR
MADISON CAPITAL GROUP, LLC
CITY OF APOPKA FLORIDA

SHEET NUMBER
C-301

Plotted By:Carlyn, Mcckenzie Sheet Set:MADISON OAKS Layout:C-301 PAVING, GRADING AND DRAINAGE PLAN June 28, 2024 01:19:18pm K:\ORB_LDE\147922000.Wpd Opks MF-3\CADD\PlanSheets\C-300 PAVING, GRADING AND DRAINAGE PLAN.dwg
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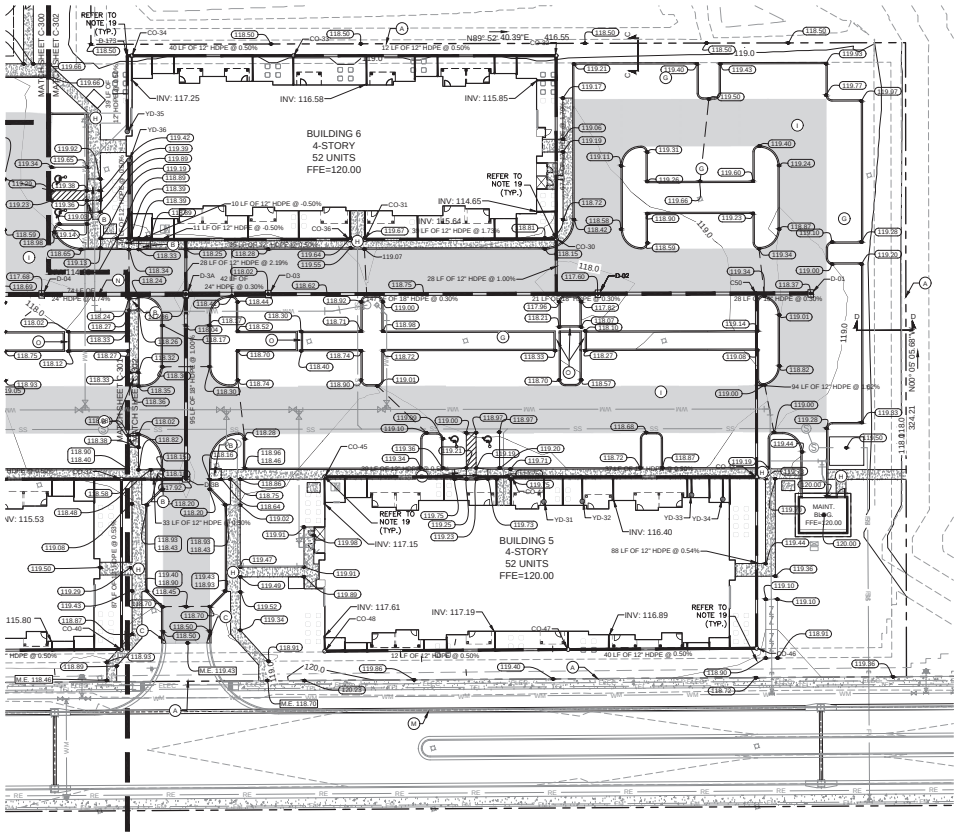

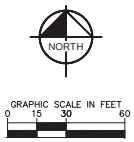

LEGEND

- (A) PROPERTY LINE
- (B) ACCESSIBLE RAMP (SEE DETAIL SHEET C-350)
- (C) 3' CURB TRANSITION
- (D) FDOT TYPE "D" CURB (SEE DETAIL SHEET C-350)
- (E) EXISTING CURB
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- 11.50 PROPOSED GRADE
- 11.20 TOP OF SIDEWALK GRADE
- DRAINAGE FLOW DIRECTION
- EX DENOTES EXISTING FEATURE
- D-XXX DRAINAGE STRUCTURE (SEE DRAINAGE STRUCTURE TABLE FOR INFORMATION)
- DRAINAGE INLET
- (D) DRAINAGE MANHOLE
- DRAINAGE PIPE
- WM WATER MAIN
- SS GRAVITY SEWER MAIN
- PROPERTY LINE
- 6 PROPOSED CONTOUR
- GRADE BREAK

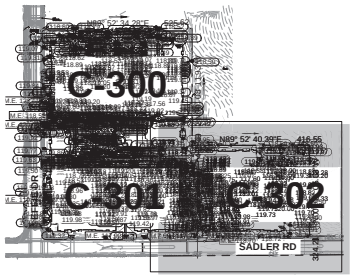
NOTE:

REFER TO SHEET C-300 FOR DRAINAGE AND PAVING AND GRADING NOTES.

DRAINAGE STRUCTURE TABLE

STRUCTURE	TYPE	RIM EL. (FT.)	INV. EL. (FT.)
D-01	TYPE C	RIM: 118.37	113.96(W)
D-02	TYPE C	RIM: 117.60	113.63(E) 113.63(W)
D-03	TYPE C	RIM: 118.02	113.13(E) 112.53(W)
D-3A	TYPE C	RIM: 117.86	112.90(S) 112.40(E) 112.20(W) 114.07(N)
D-3B	TYPE C	RIM: 117.92	113.85(N) 114.78(W)

KEY MAP



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KEVIN M. ROBESON — LICENSE No. 52074 — STATE OF FLORIDA — ENGINEER — PROFESSIONAL
6/28/2024

KHA PROJECT 147922000
DATE 06/06/2024
SCALE AS SHOWN
DESIGNED BY ESM
DRAWN BY ESM
CHECKED BY KMR

PAVING, GRADING AND DRAINAGE PLAN

MADISON OAKS
PREPARED FOR
MADISON CAPITAL GROUP, LLC
CITY OF APOPKA FLORIDA

SHEET NUMBER
C-302

Plotted By:Carlyn, Mcckenzie Sheet Set:MADISON OAKS Layout:C-302 PAVING, GRADING AND DRAINAGE PLAN June 28, 2024 01:19:41pm K:\ORL_LDEV\147922000 Wyld Oaks MF-3\C400\PlanSheets\C-300 PAVING, GRADING AND DRAINAGE PLAN.dwg
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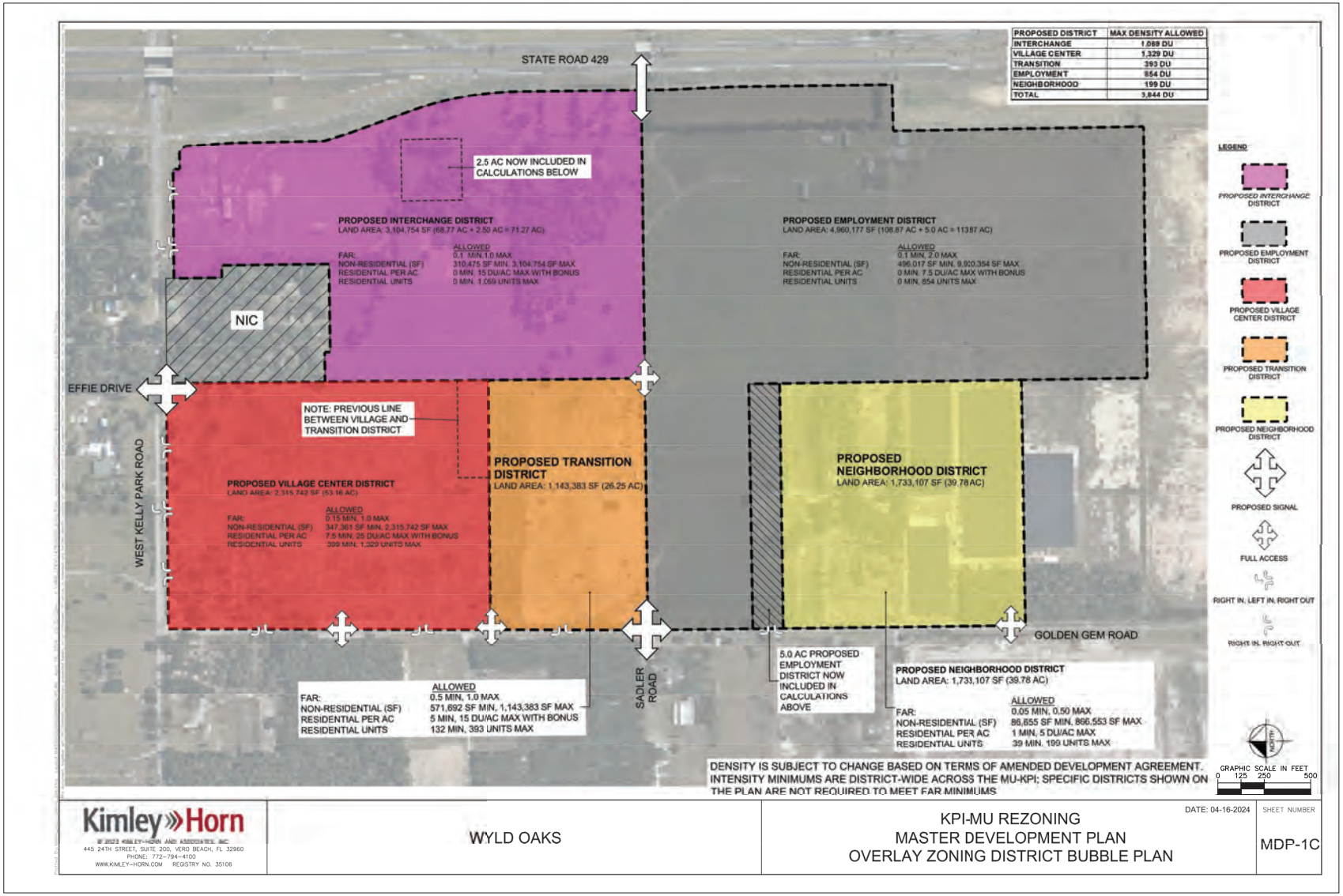

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WYLD OAKS

KPI-MU REZONING
MASTER DEVELOPMENT PLAN
OVERLAY ZONING DISTRICT BUBBLE PLAN

DATE: 04-16-2024

SHEET NUMBER
MDP-1C

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KEVIN M. ROBBESON LICENSE No. 52074 STATE OF FLORIDA PROFESSIONAL ENGINEER

6/28/2024

KHA PROJECT 147922000
DATE 06/06/2024
SCALE AS SHOWN
DESIGNED BY ESM
DRAWN BY ESM
CHECKED BY KMR

APPROVED MASTER PLAN

MADISON OAKS
PREPARED FOR
MADISON CAPITAL GROUP, LLC
CITY OF APOPKA FLORIDA

SHEET NUMBER
C-310

Plotted By: Carlos Mendez Sheet Set: MADISON OAKS Layout: C-310 APPROVED MASTER PLAN June 28, 2024 01:20:13pm K:\ORL-LDEV\147922000 Wyld Oaks MF-3\CADD\PlanSheet\C-250 APPROVED MASTER PLAN.dwg
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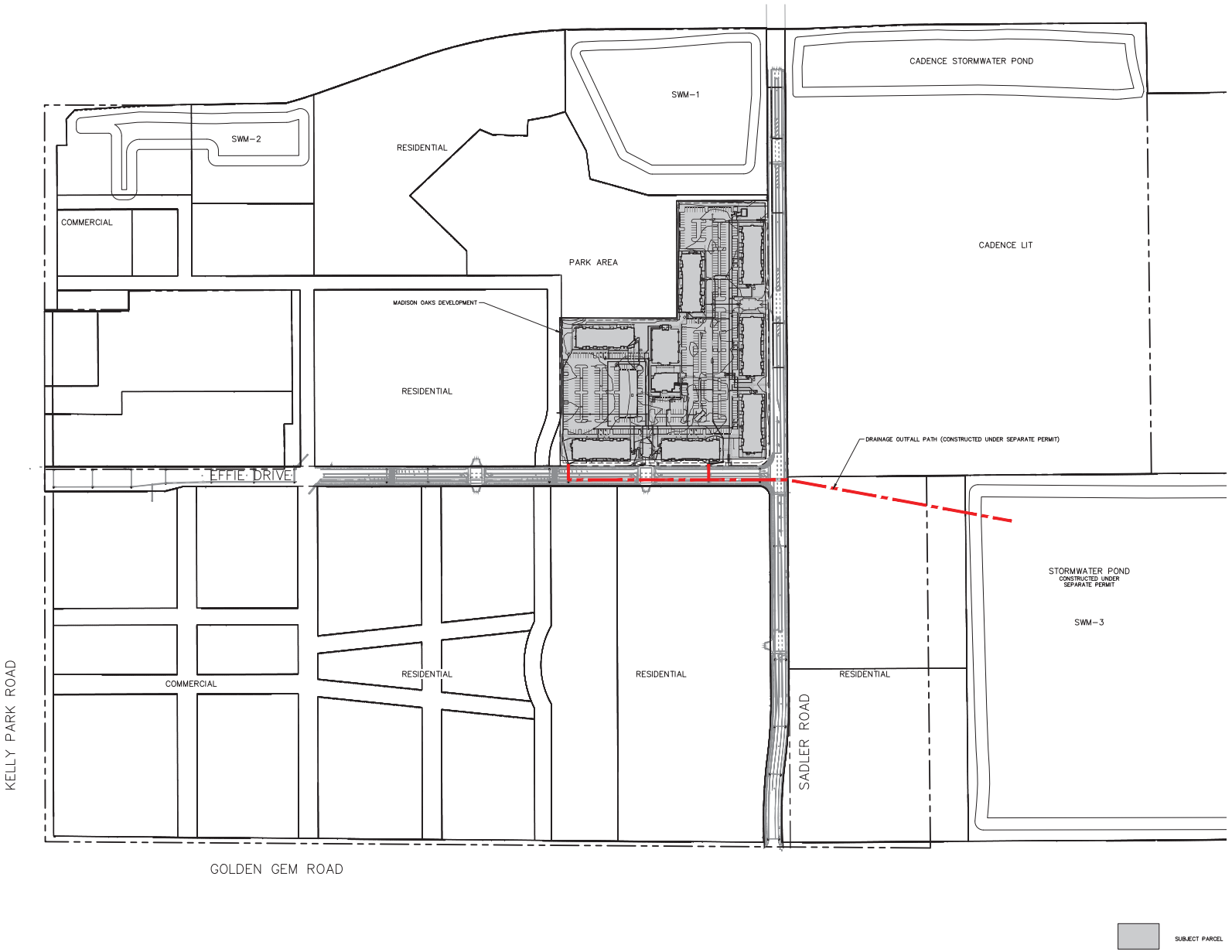

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6/28/2024

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DATE	06/06/2024
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DRAWN BY	ESM
CHECKED BY	KMR

MASTER DRAINAGE PLAN

MADISON OAKS
PREPARED FOR
MADISON CAPITAL GROUP, LLC

CITY OF APOPKA FLORIDA

SHEET NUMBER
C-311

Plotted By: Carlyn, Mackenzie Sheet Set: MADISON OAKS Layout: C-311 MASTER DRAINAGE PLAN June 28, 2024 - 01:20:20pm K:\VBB_LDEV\147922000 Wyld Oaks MF_1\CADD\PlanSheets\C-250 APPROVED MASTER PLAN.dwg
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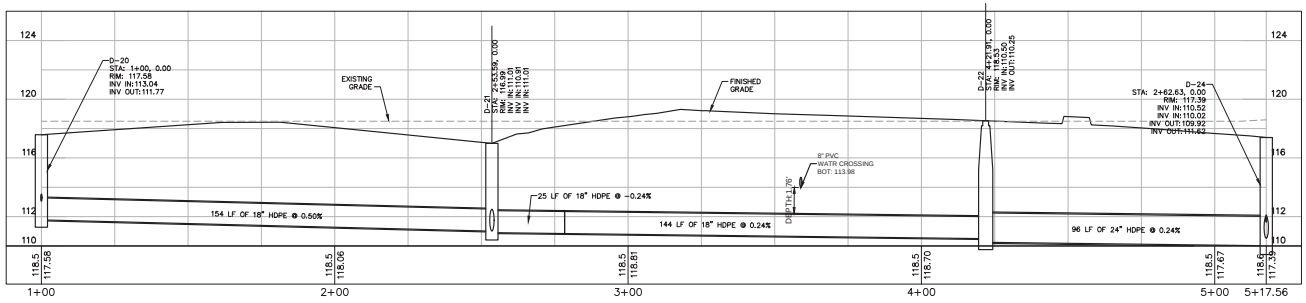
NOTE: STORM STRUCTURES TO BE CONSTRUCTED WITH NO SUMPS PER FDOT INDEX 425-001.



GRAPHIC SCALE IN FEET
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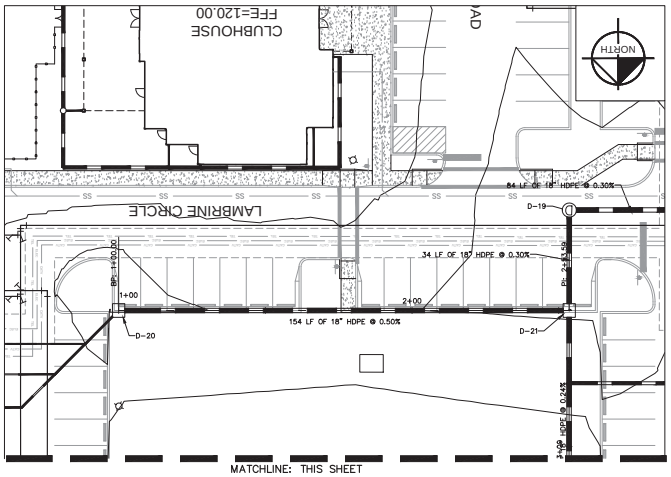
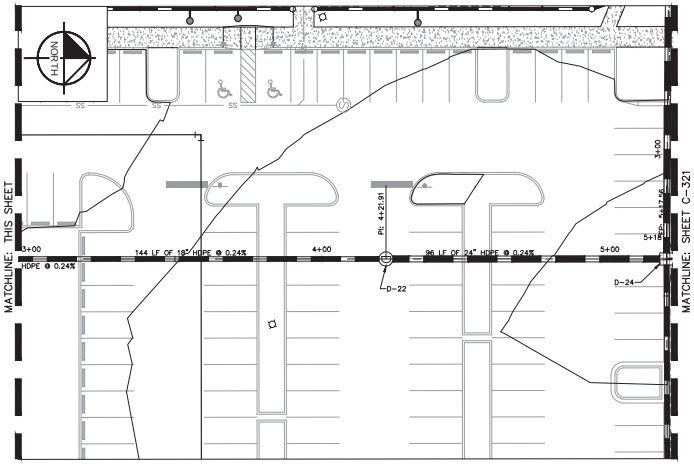
0 2 4 8
VERTICAL





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PHONE: 772-794-4100
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No.	REVISIONS	DATE	BY

KHA PROJECT 147922000
DATE 06/06/2024
SCALE AS SHOWN
DESIGNED BY ESM
DRAWN BY ESM
CHECKED BY KMR

6/28/2024

MADISON OAKS
PREPARED FOR
MADISON CAPITAL GROUP, LLC

CITY OF APOPKA FLORIDA

DRAINAGE PLAN & PROFILE (1 OF 4)

SHEET NUMBER
C-320

Plotted By:Carlyn, Mcckenzie Sheet Set:MADISON OAKS Layout:C-320 DRAINAGE PLAN & PROFILE June 28, 2024 01:20:56pm K:\ORB_LDEV\147922000 Wld Oaks MF_3\CADD\PlanSheets\C-320 DRAINAGE PLAN & PROFILE.dwg
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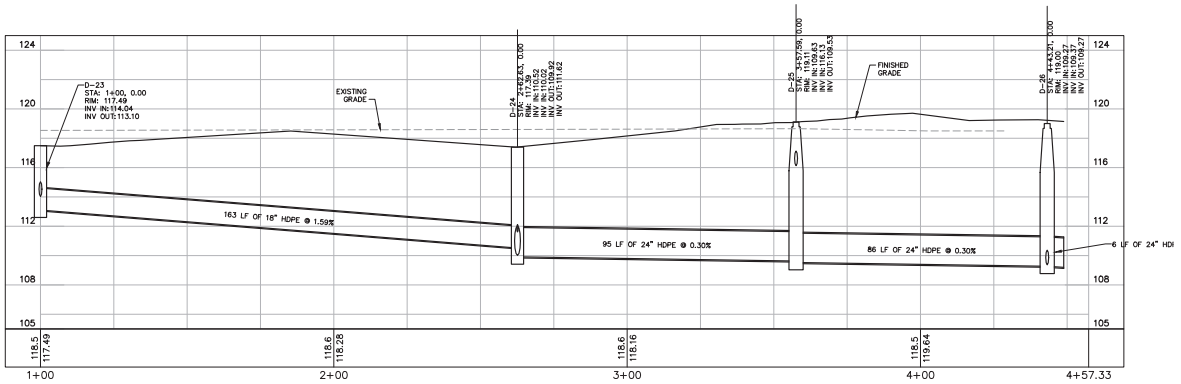
NOTE: STORM STRUCTURES TO BE CONSTRUCTED WITH NO SUMPS PER FDOT INDEX 425-001.



GRAPHIC SCALE IN FEET
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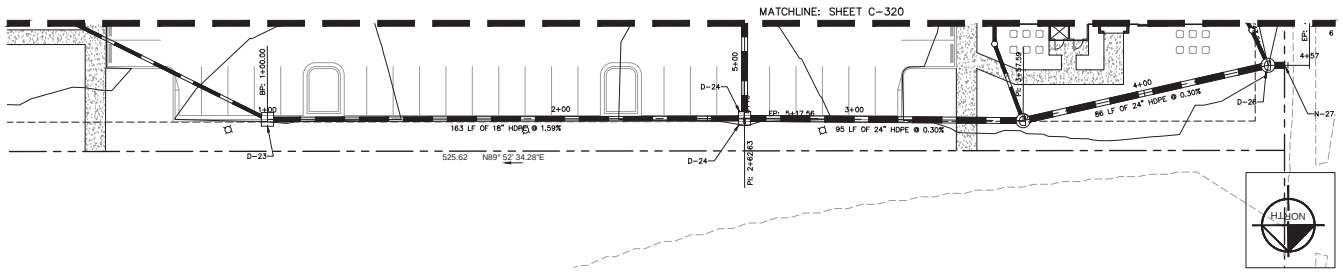
HORIZONTAL

0 2 4 8
VERTICAL



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PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

No.	REVISIONS	DATE	BY

KHA PROJECT 147922000
DATE 06/06/2024
SCALE AS SHOWN
DESIGNED BY ESM
DRAWN BY ESM
CHECKED BY KMR

6/28/2024

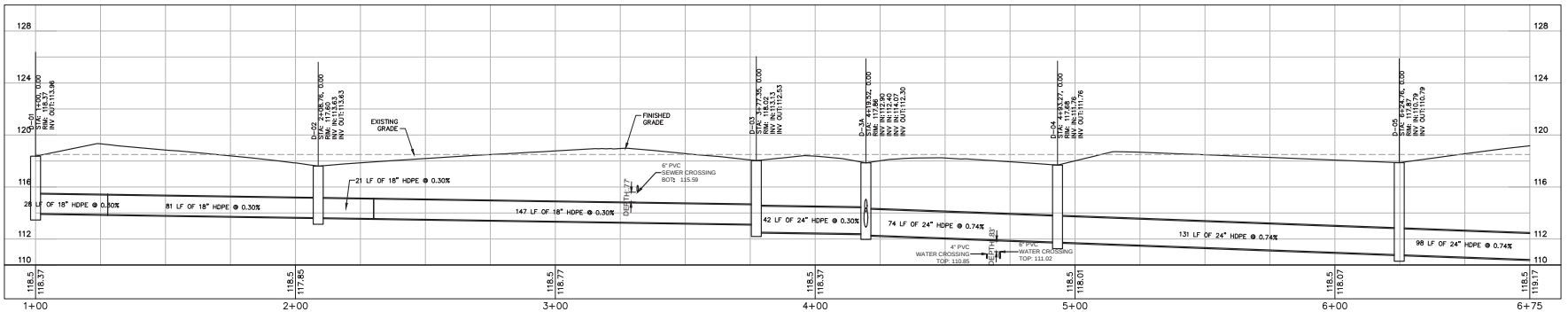
DRAINAGE PLAN & PROFILE (2 OF 4)

MADISON OAKS
PREPARED FOR
MADISON CAPITAL GROUP, LLC

CITY OF APOPKA FLORIDA

SHEET NUMBER
C-321

NOTE: STORM STRUCTURES TO BE CONSTRUCTED WITH NO SUMPS PER FDOT INDEX 425-001.



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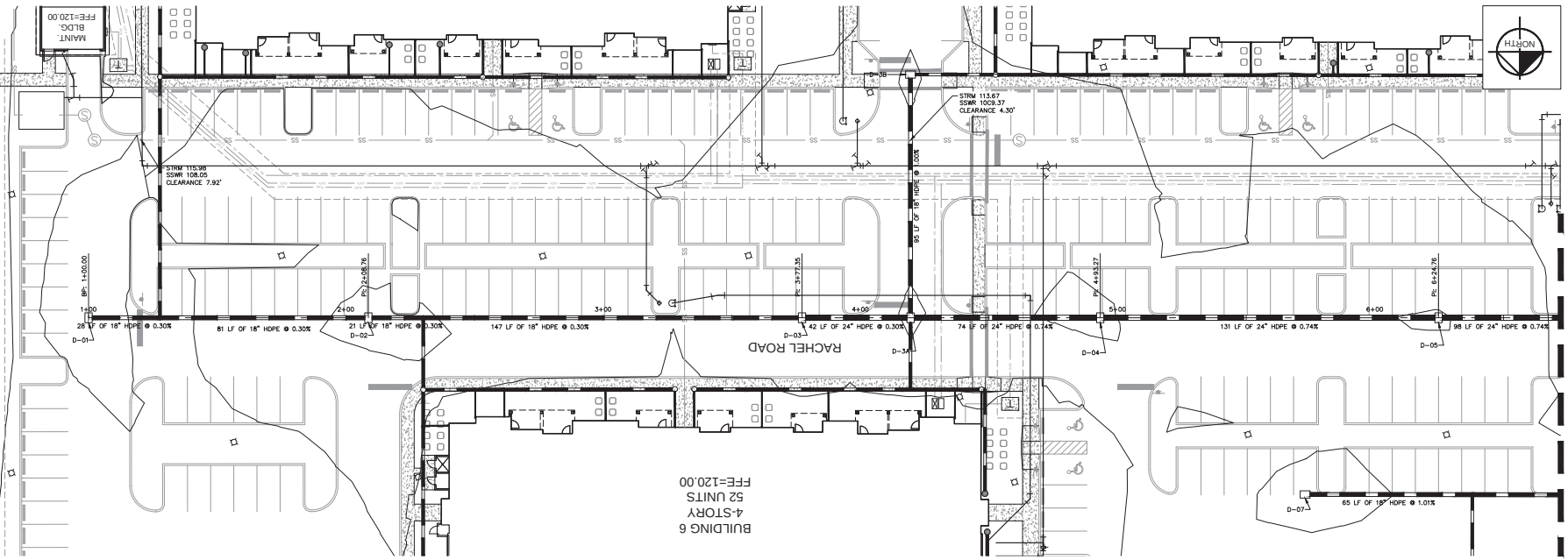
VERTICAL



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DRAINAGE PLAN & PROFILE (3 OF 4)

MADISON OAKS
PREPARED FOR
MADISON CAPITAL GROUP, LLC

CITY OF APOPKA FLORIDA

SHEET NUMBER
C-322

6/28/2024

Plotted By:Carlyn, Mackenzie Sheet Set:MADISON OAKS Layout:C-322 DRAWING PLAN & PROFILE June 28, 2024 - 01:21:09pm K:\ORB_LDEV\147922000 Wkd Data MF_3\CADD\PlotSheets\C-320 DRAINAGE PLAN & PROFILE.dwg
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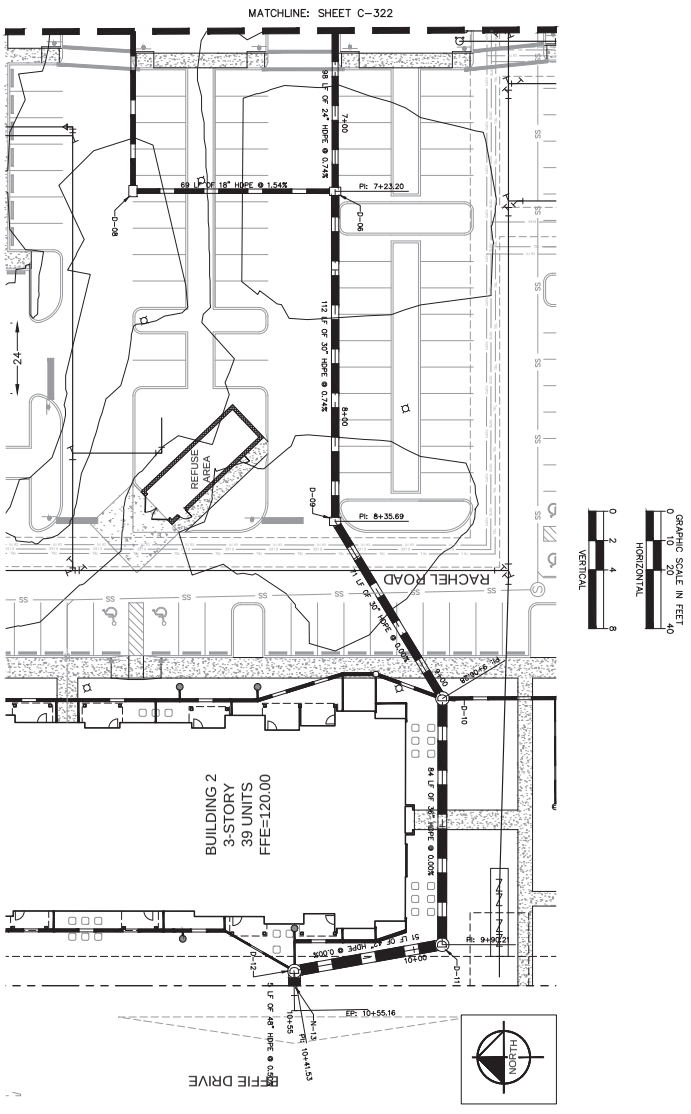
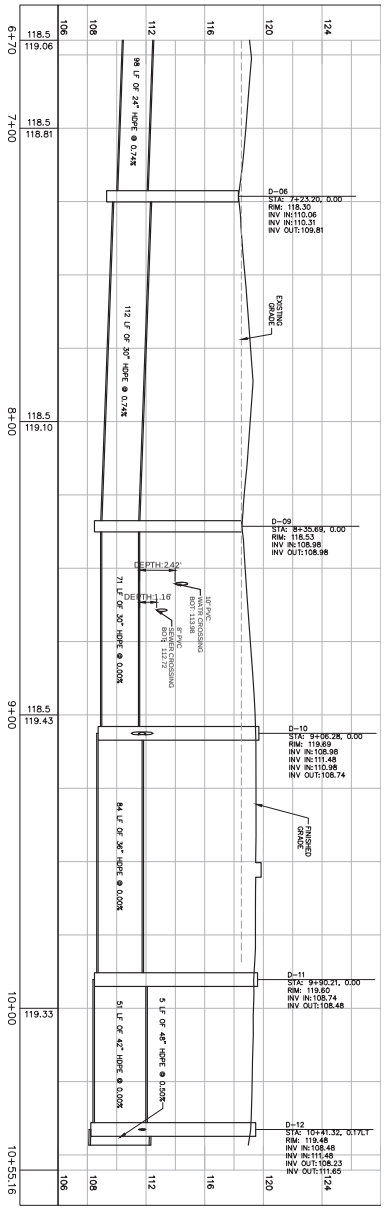
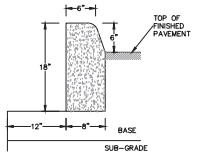


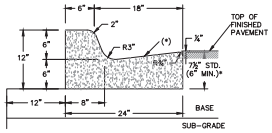


SHEET NUMBER C-323	MADISON OAKS PREPARED FOR MADISON CAPITAL GROUP. LLC CITY OF APOPKA FLORIDA	DRAINAGE PLAN & PROFILE (4 OF 4)	KHA PROJECT 147922000 DATE 06/06/2024 SCALE AS SHOWN DESIGNED BY ESM DRAWN BY ESM CHECKED BY KMR	Kimley»Horn © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960 PHONE: 772-794-4100 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106	No. REVISIONS DATE BY

6/28/2024

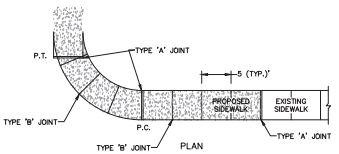


TYPE "D" CURB
N.T.S

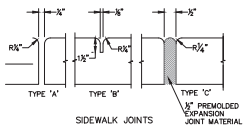


* WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6" UNLESS OTHERWISE SHOWN ON THE PLANS. ASPHALT SURFACE ON HIGH SIDE TO BE FLUSH WITH LIP OF CURB OR CURB & GUTTER.

TYPE "F" CURB AND GUTTER
N.T.S

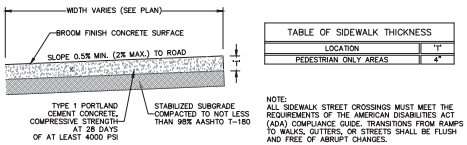


PLAN



SIDEWALK JOINTS

TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
'A'	100' MAX. SPACING, P.C./P.T. OF CURVES, JUNCTION OF EXISTING AND NEW SIDEWALKS.
'B'	5'-0" CENTER TO CENTER
'C'	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES.

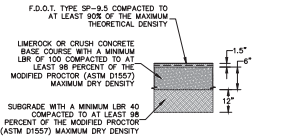


STANDARD CROSS SECTION

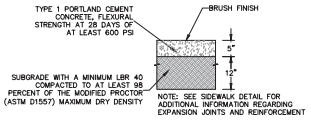
TABLE OF SIDEWALK THICKNESS	
LOCATION	"T"
PEDESTRIAN ONLY AREAS	4"

NOTE:
ALL SIDEWALK STREET CROSSINGS MUST MEET THE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT (ADA) COMPLIANCE GUIDE. TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES.

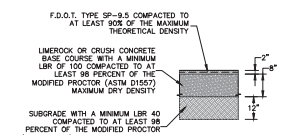
CONCRETE SIDEWALK
N.T.S



STANDARD DUTY ASPHALT
N.T.S



STANDARD DUTY CONCRETE
N.T.S



HEAVY DUTY ASPHALT
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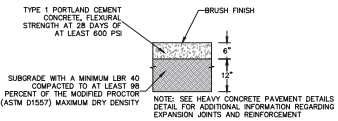
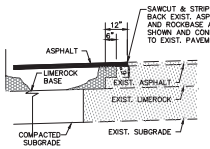


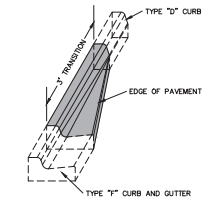
HEAVY DUTY CONCRETE
N.T.S

NOTE:
CONTRACTOR TO REFER TO THE GEOTECHNICAL REPORT FOR SITE WORK SPECIFICATIONS.

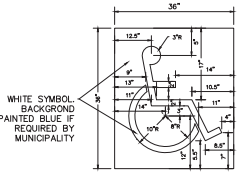


NOTE: ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, CURRENT EDITION, AND CONSTRUCTED IN ACCORDANCE WITH THE FDOT DESIGN STANDARDS FOR DESIGN, CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS ON THE STATE HIGHWAY SYSTEM, CURRENT EDITION.

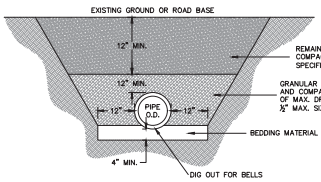
CONNECTION TO EXISTING PAVEMENT
scale: N.T.S. ref.



3' CURB TRANSITION
N.T.S



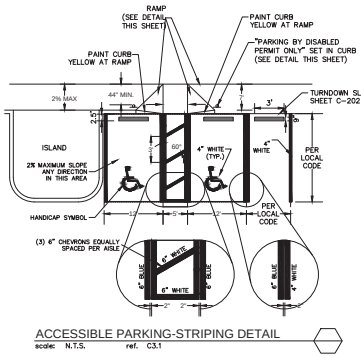
ADA SYMBOL
N.T.S



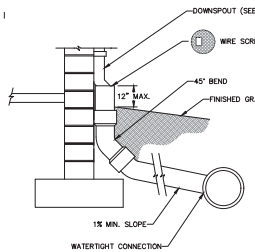
TRENCH WITHOUT EXFILTRATION
N.T.S

NOTES:
1. BEDDING SHALL CONSIST OF IN-SITU GRANULAR MATERIAL (2" MAX SIZE). UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCK SHALL BE REMOVED.
2. THE PIPE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.
3. THE PIPE SHALL BE PLACED IN A DRY TRENCH.
4. BACKFILL SHALL BE FREE OF UNSUITABLE MATERIAL SUCH AS LARGER ROCK, MUCK AND DEBRIS.
5. ALL WORK SHALL CONFORM TO STATE OF FLORIDA TRENCH SAFETY ACT.

* COMPACT TO 98%OF AASHTO T-180 MAXIMUM DRY DENSITY UNDER EXISTING AND PROPOSED PAVEMENT AREAS. COMPACT TO 95% ON ALL OTHER AREAS UNLESS OTHERWISE NOTED..

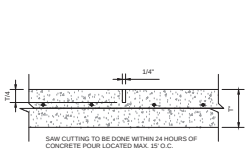


ACCESSIBLE PARKING-STRIPING DETAIL
scale: N.T.S. ref. C3.1



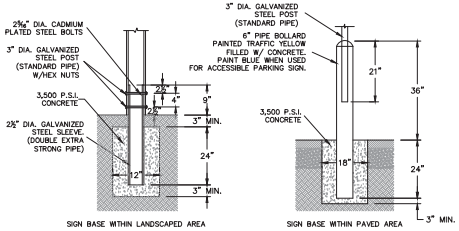
NOTES:
1. PIPE MUST BE SCHEDULE 40 PVC.
2. THE DOWNSPOUT COLLECTOR DRAIN SHALL BE INSTALLED BEFORE THE DOWNSPOUTS ARE INSTALLED ON THE BUILDING. SITEWORK CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK TO AND INCLUDING THE RODENT SCREEN. BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONNECTION AT THE POINT OF THE RODENT SCREEN.

DOWNSPOUT COLLECTOR DETAIL
N.T.S



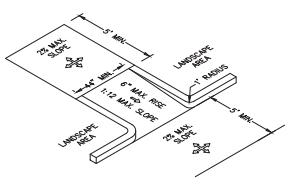
SEE NOTE 3, SHEET C-200

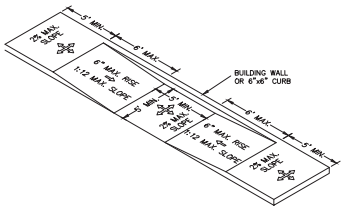
CONTROL JOINT DETAIL
N.T.S



NOTE:
SIGNS INSTALLED WITHIN SIDEWALKS SHALL BE SET DIRECTLY IN THE CONCRETE AND SHALL UTILIZE A 3" DIAMETER SIGN POST PER THE SPECIFICATIONS.

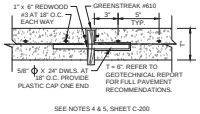
SIGN BASE
N.T.S





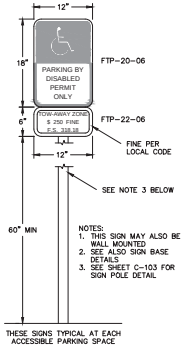
1. ALL ACCESSIBLE COMPONENTS CONSTRUCTED AS PART OF THESE PLANS SHALL COMPLY WITH CHAPTER 11 OF THE FLORIDA BUILDING CODE.
2. ACCESSIBLE ROUTE TO ACCESSIBLE SPACES, BUILDING ENTRANCES, AND PUBLIC STREETS SHALL NOT EXCEED 5% RUNNING SLOPE AND 2% CROSS SLOPE.
3. UNLESS OTHERWISE SHOWN ON THE PLANS, THE MINIMUM CLEAR ROUTE SHALL BE 36" WIDE WITH A 60" X 60" PASSING SPACE EVERY 200 FEET.
4. ACCESSIBLE ROUTES THROUGH PLANTERS SHALL BE LEVEL WITH THE SURROUNDING PAVEMENT OR PROVIDE CURB RAMPS AT EACH END WITH A MINIMUM 48" LEVEL LANDING IN BETWEEN.
5. THE ACCESSIBLE ROUTE IN FRONT OF PULL- IN PARKING SHALL BE A MINIMUM OF 44" WIDE AND NOT REDUCED BY VEHICLE OVERHANGS, CURBING, SIGN POSTS, OR OTHER OBSTRUCTIONS.
6. SPECIAL RAMP RULES APPLY FOR ANY RISE GREATER THAN 6" INCLUDING BUT NOT LIMITED TO RESTRICTION ON SLOPE, TOTAL RISE BETWEEN LANDINGS, AND USE OF HANDRAILS, PER F.B.C 11-4.8.
7. PUBLIC SIDEWALK CURB RAMPS CONSTRUCTED WITHIN A PUBLIC RIGHT-OF-WAY, IN ABSENCE OF LOCAL ROADWAY GUIDELINES, SHALL MEET THE REQUIREMENTS OF F.D.O.T INDEX 304.
8. WHEN ACCESSIBLE PARKING ABUTS CURB OR EDGE OF PAVEMENT, PLEASE REFER TO DETAIL FOR STRIPING COLOR, STALL DIMENSIONS AND SLOPE.
9. CHANGE IN LEVEL ALONG ACCESSIBLE ROUTE IS NOT TO EXCEED 1/4" WITHOUT A RAMP PER SECTION 11-4.3.8.
10. ALL HANDICAPPED PARKING SPACES SHALL BE SIGNED AND MARKED IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS INDEX 17346.

ACCESSIBLE RAMPS
N.T.S



SEE NOTES 4 & 5, SHEET C-200

EXPANSION JOINT DETAIL
N.T.S



ACCESSIBLE PARKING SIGN
N.T.S

No.	REVISIONS	DATE	BY

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PHONE: 772-794-4100
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KEVIN M. ROBESON — LICENSE No. 52074 — STATE OF FLORIDA — PROFESSIONAL ENGINEER
6/28/2024

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KHA PROJECT 147922000	
DATE	06/06/2024
SCALE	AS SHOWN
DESIGNED BY	ESM
DRAWN BY	ESM
CHECKED BY	KMR

PAVING, GRADING AND DRAINAGE DETAILS

MADISON OAKS
PREPARED FOR
MADISON CAPITAL GROUP, LLC
CITY OF APOPKA FLORIDA

SHEET NUMBER
C-350

Plotted By:Carlyn, Mackenzie Sheet Set:MADISON OAKS Layout:C-350 PAVING, GRADING AND DRAINAGE DETAILS June 28, 2024 01:21:22pm K:\ORB_LOC\147922000 Mkd Data_MF_3\CADD\PlanSheet\C-350 PAVING, GRADING AND DRAINAGE DETAILS.dwg
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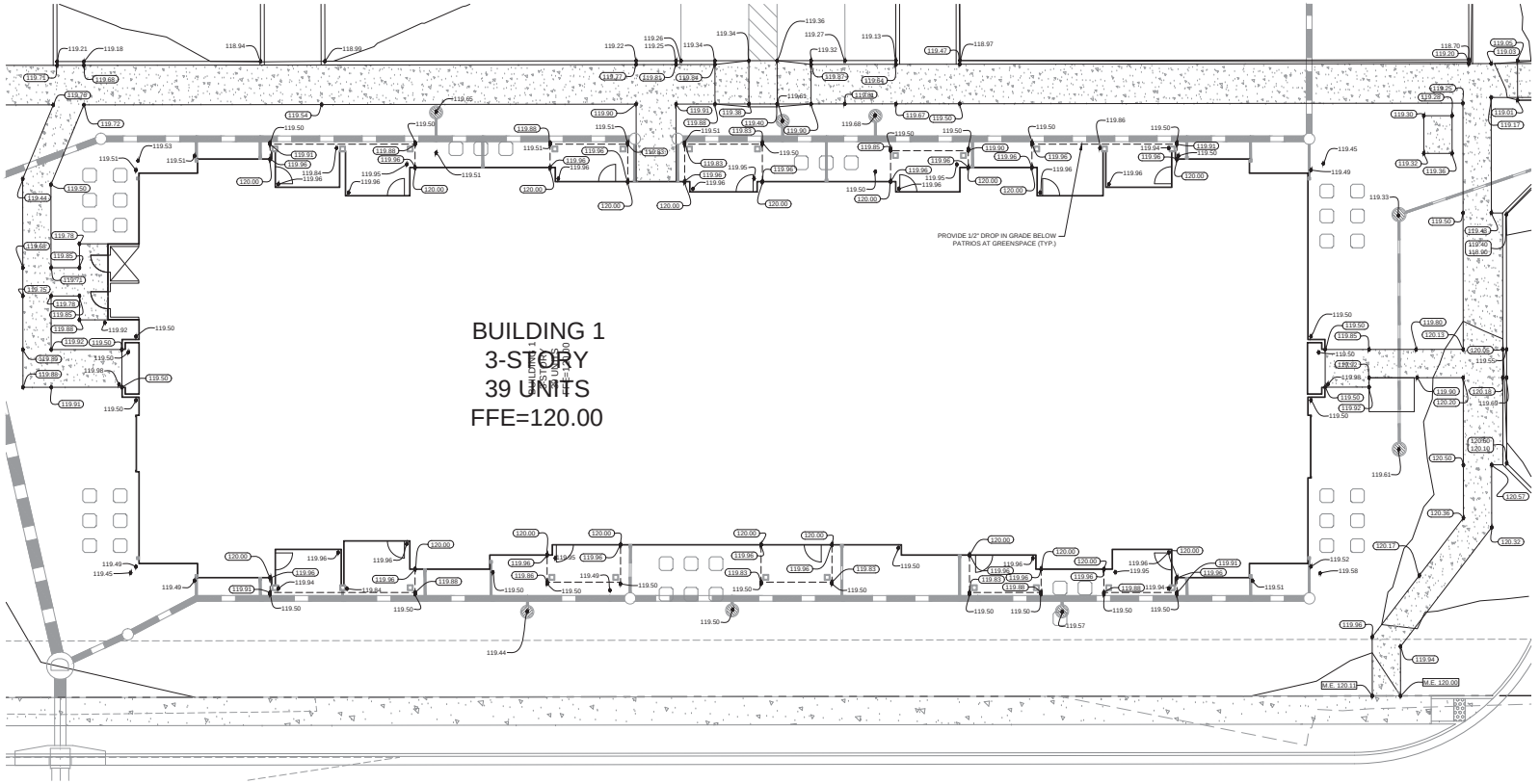


ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD88)

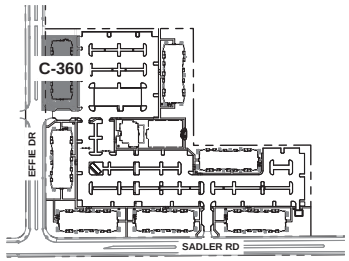
GRAPHIC SCALE IN FEET
0 5 10 20

NORTH

SYMBOL LEGEND

- STANDARD DUTY ASPHALT PAVEMENT
- STANDARD CONCRETE SIDEWALK
- PROPOSED GRADE (11.50)
- TOP OF SIDEWALK GRADE (11.50)
- DRAINAGE INLET
- DRAINAGE MANHOLE
- DRAINAGE PIPE
- PROPERTY LINE
- PROPOSED CONTOUR
- GRADE BREAK

KEY MAP



No.	REVISIONS	DATE	BY
1	APOPKA DRC COMMENTS	01-04-24	CET

Kimley»Horn

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KEVIN M. ROBESON LICENSE No. 52074 STATE OF FLORIDA PROFESSIONAL ENGINEER

6/28/2024

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KHA PROJECT 147922000
DATE 06/06/2024
SCALE AS SHOWN
DESIGNED BY ESM
DRAWN BY NAN
CHECKED BY KMR

GRADING BLOWUP

MADISON OAKS
PREPARED FOR
MADISON CAPITAL GROUP, LLC

CITY OF APOPKA FLORIDA

SHEET NUMBER
C-360

Plotted By:Carlyn, Mackenzie Sheet Set:MADISON OAKS Layout:C-360_GRADING BLOWUP June 28, 2024 01:22:08pm K:\ORB_LDE\147922000 Wyld Oaks MF_1\CAD\PlanSheets\C-360_GRADING BLOWUPS.dwg
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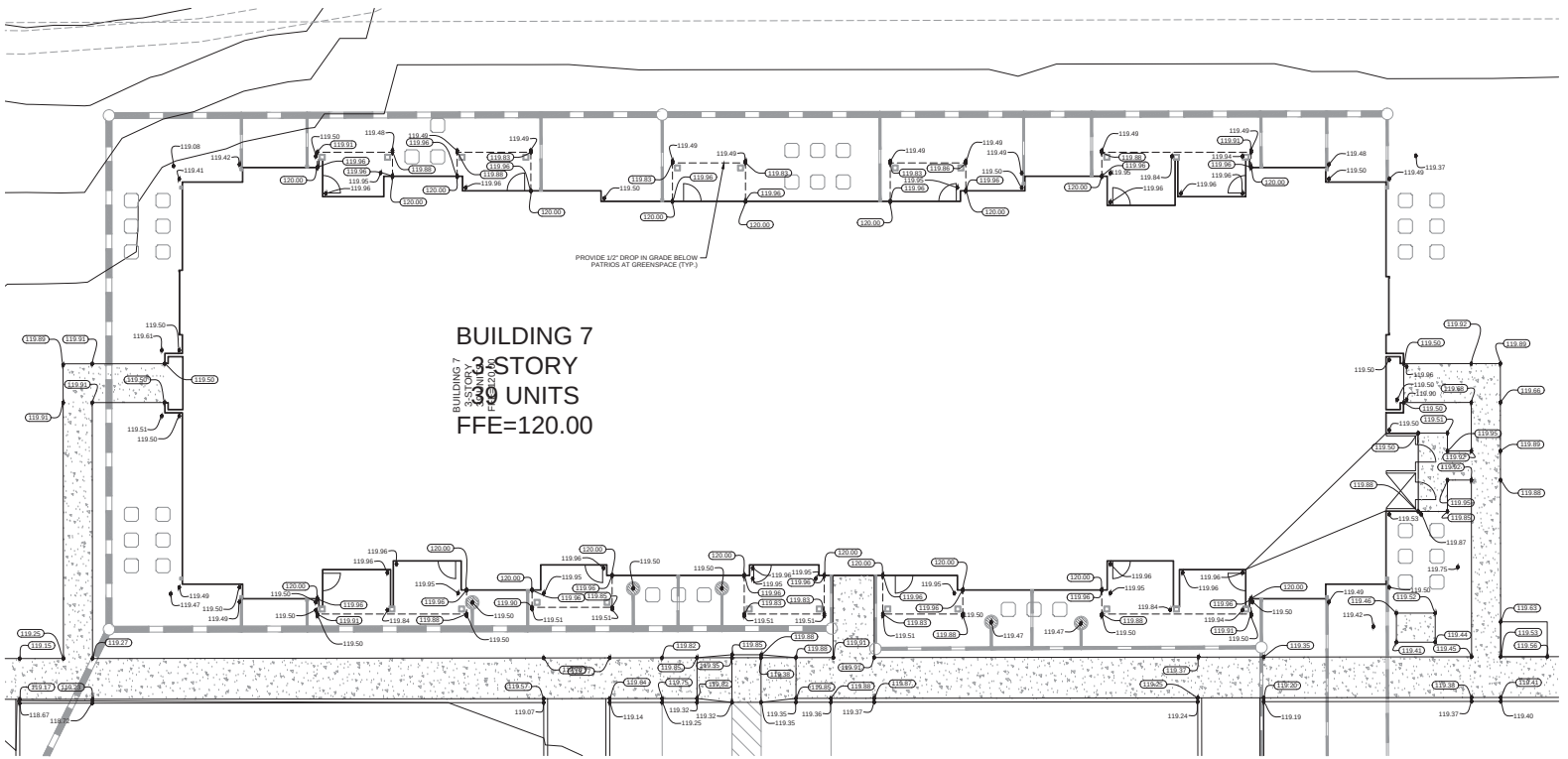

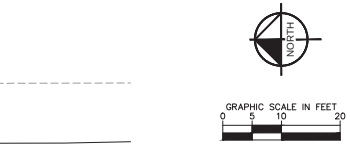

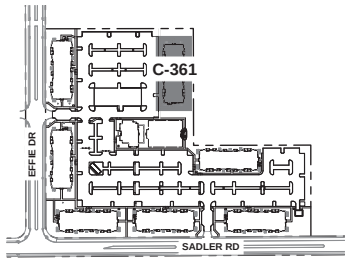

No.	REVISIONS	DATE	BY
1	APOPKA DRC COMMENTS	01-04-24	CET

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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

KEVIN M. ROBESON — LICENSE No. 52074 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

6/28/2024

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KHA PROJECT 147922000
DATE 06/06/2024
SCALE AS SHOWN
DESIGNED BY ESM
DRAWN BY ESM
CHECKED BY KMR

GRADING BLOWUP

MADISON OAKS
PREPARED FOR
MADISON CAPITAL GROUP, LLC

CITY OF APOPKA FLORIDA

SHEET NUMBER
C-361

Plotted By:Carlyn, Mackenzie Sheet Set:MADISON OAKS Layout:C-361_GRADING BLOWUP June 28, 2024 01:22:35pm K:\WEB_LDEV\147922000 Wyld Oaks MF_1\CADD\PlanSheets\C-360_GRADING_BLOWUPS.dwg
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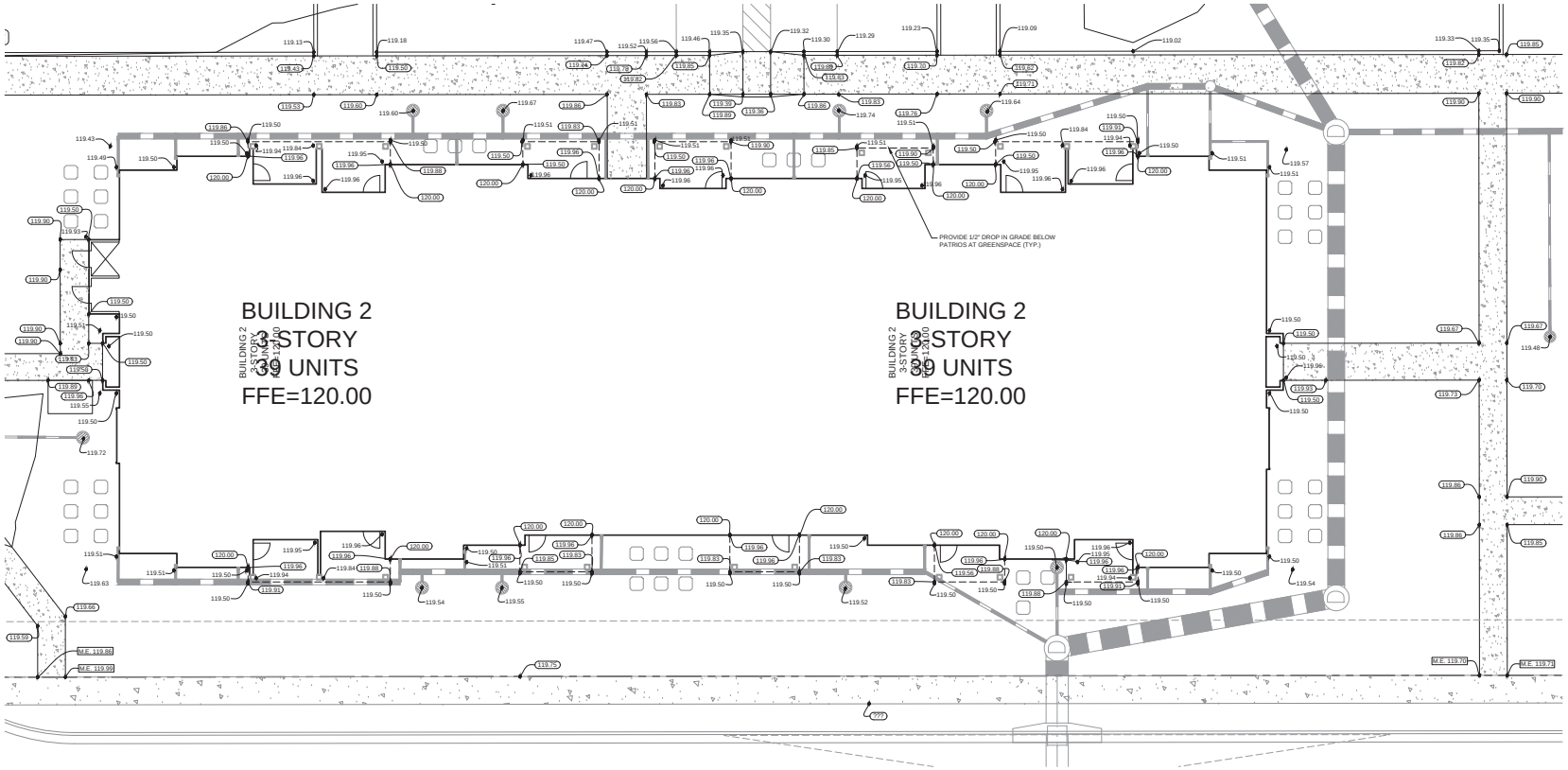
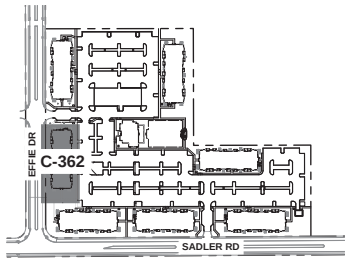


SYMBOL LEGEND

- STANDARD DUTY ASPHALT PAVEMENT
- STANDARD CONCRETE SIDEWALK
- PROPOSED GRADE
- TOP OF SIDEWALK GRADE
- DRAINAGE INLET
- DRAINAGE MANHOLE
- DRAINAGE PIPE
- PROPERTY LINE
- PROPOSED CONTOUR
- GRADE BREAK

KEY MAP



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DRAWN BY	ESM
CHECKED BY	KMR

GRADING BLOWUP

MADISON OAKS
PREPARED FOR
MADISON CAPITAL GROUP, LLC

CITY OF APOPKA FLORIDA

SHEET NUMBER
C-362

Plotted By: Carlos Mendoza Sheet Set: MADISON OAKS Layout: C-362 GRADING BLOWUP June 28, 2024 01:23:04pm K:\ORB_LDEV\147922000 Wyld Oaks MF-1\CADD\PlanSheets\C-360 GRADING BLOWUPS.dwg
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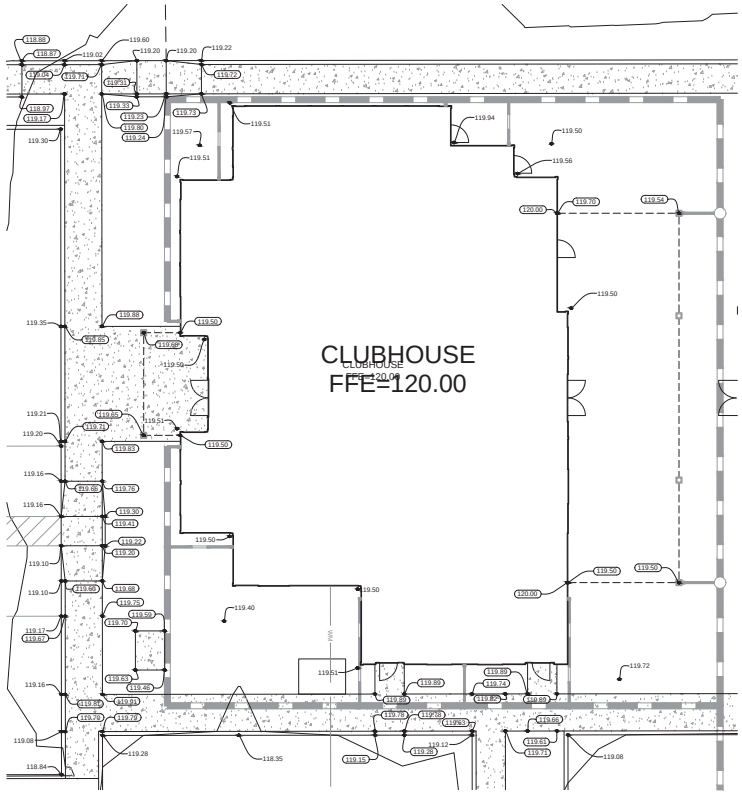


ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD88)

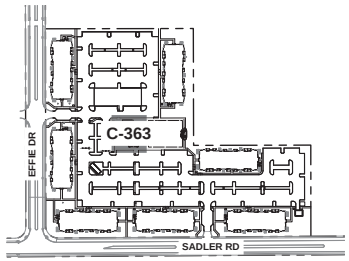
NORTH

GRAPHIC SCALE IN FEET
0 5 10 20

SYMBOL LEGEND

- STANDARD DUTY ASPHALT PAVEMENT
- STANDARD CONCRETE SIDEWALK
- PROPOSED GRADE (11.50)
- TOP OF SIDEWALK GRADE (11.50)
- DRAINAGE INLET
- DRAINAGE MANHOLE
- DRAINAGE PIPE
- PROPERTY LINE
- PROPOSED CONTOUR
- GRADE BREAK

KEY MAP



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KEVIN M. ROBESON LICENSE No. 52074 STATE OF FLORIDA PROFESSIONAL ENGINEER

6/28/2024

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KHA PROJECT 147922000
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DRAWN BY ESM
CHECKED BY KMR

MADISON OAKS
PREPARED FOR
MADISON CAPITAL GROUP, LLC

CITY OF APOPKA FLORIDA

GRADING BLOWUP

SHEET NUMBER
C-363

Plotted By:Carlyn, Mackenzie Sheet Set:MADISON OAKS Layout:C-363_GRADING BLOWUP June 28, 2024 01:23:24pm K:\ORB_LDEV\147922000 Wyld Oaks MF-1\CADD\PlanSheets\C-360_GRADING BLOWUPS.dwg
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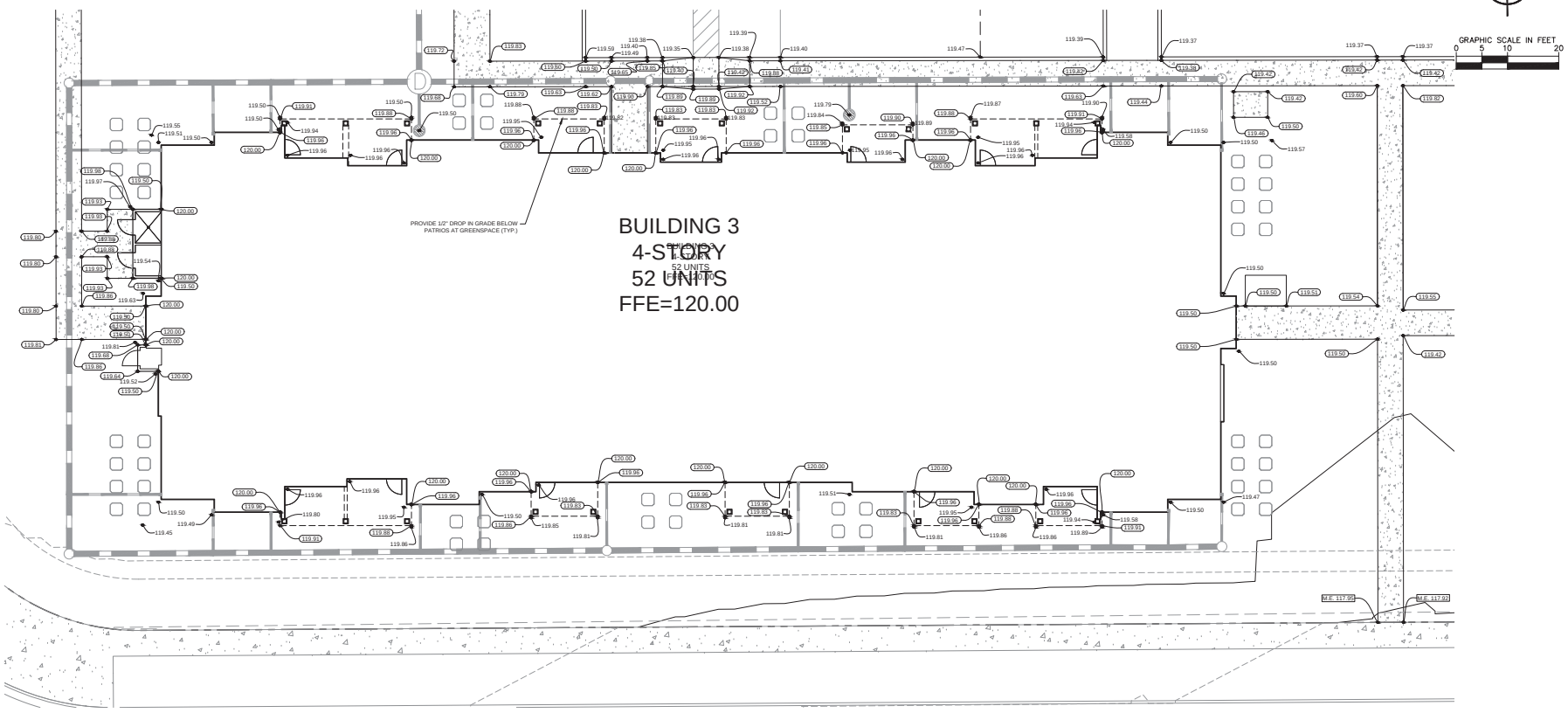

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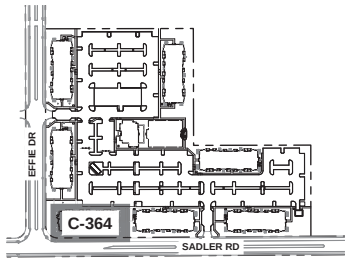
SYMBOL LEGEND

- STANDARD DUTY ASPHALT PAVEMENT
- STANDARD CONCRETE SIDEWALK
- PROPOSED GRADE (11.50)
- TOP OF SIDEWALK GRADE (11.50)
- DRAINAGE INLET
- DRAINAGE MANHOLE
- DRAINAGE PIPE
- PROPERTY LINE
- PROPOSED CONTOUR
- GRADE BREAK

KEY MAP



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6/28/2024

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KHA PROJECT 147922000
DATE 06/06/2024
SCALE AS SHOWN
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DRAWN BY ESM
CHECKED BY KMR

GRADING BLOWUP

MADISON OAKS
PREPARED FOR
MADISON CAPITAL GROUP, LLC

CITY OF APOPKA FLORIDA

SHEET NUMBER
C-364

Plotted By:Carlyn, Mackenzie Sheet Set:MADISON OAKS Layout:C-364_GRADING BLOWUP June 28, 2024 01:23:43pm K:\ORB_LDEV\147922000 Wyld Oaks MF-1\CADD\PlanSheets\C-360_GRADING BLOWUPS.dwg
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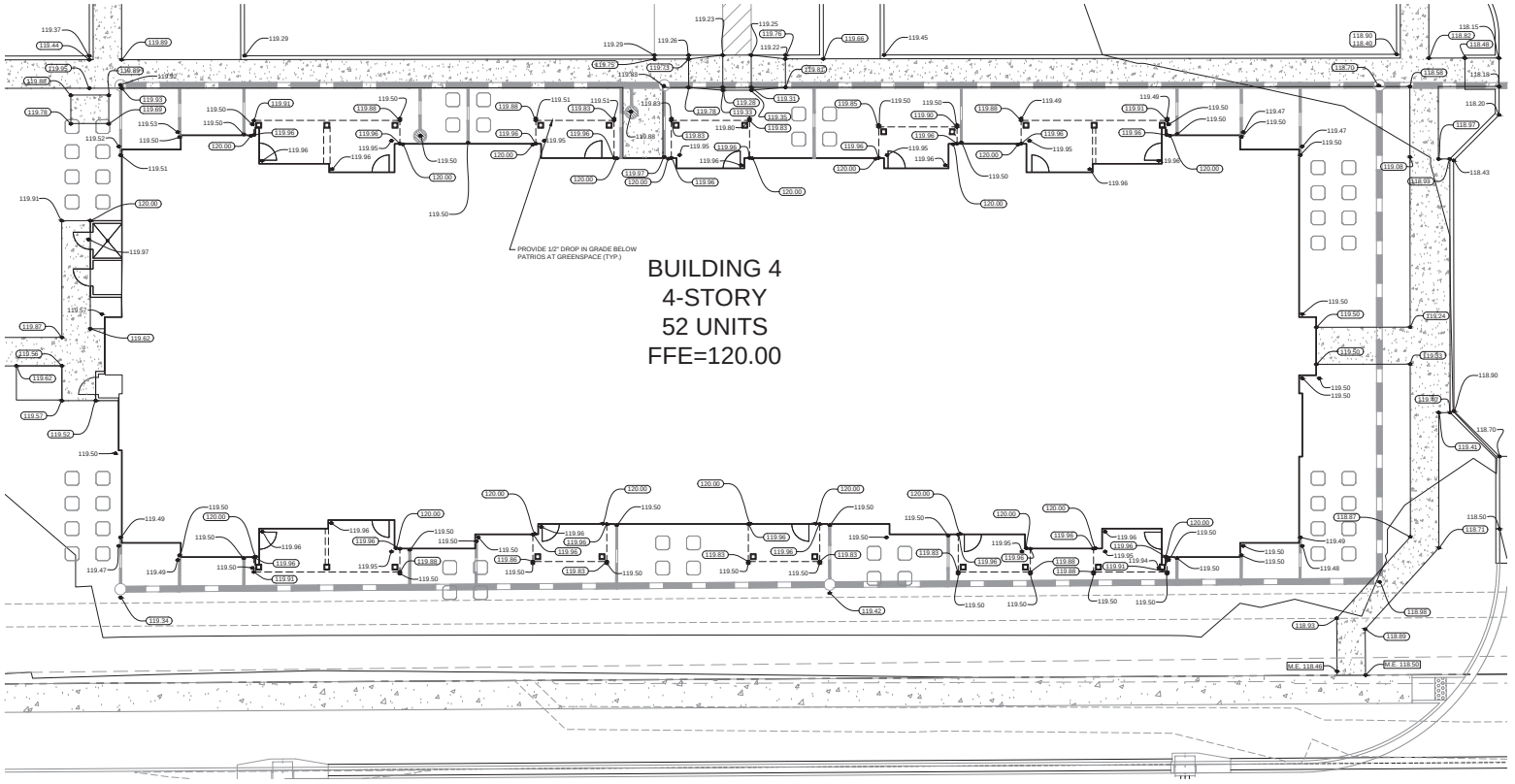


ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD88)

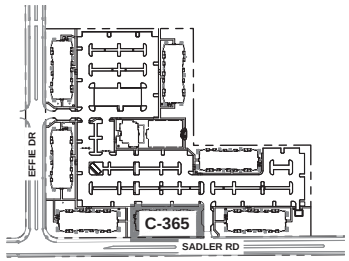
NORTH

GRAPHIC SCALE IN FEET
0 5 10 20

SYMBOL LEGEND

- STANDARD DUTY ASPHALT PAVEMENT
- STANDARD CONCRETE SIDEWALK
- 11.50 PROPOSED GRADE
- (11.50) TOP OF SIDEWALK GRADE
- DRAINAGE INLET
- DRAINAGE MANHOLE
- DRAINAGE PIPE
- PROPERTY LINE
- PROPOSED CONTOUR
- GRADE BREAK

KEY MAP



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CHECKED BY	KMR

GRADING BLOWUP

MADISON OAKS
PREPARED FOR
MADISON CAPITAL GROUP, LLC

CITY OF APOPKA FLORIDA

SHEET NUMBER
C-365

Plotted By:Carlyn, Mackenzie Sheet Set:MADISON OAKS Layout:C-365_GRADING BLOWUP June 28, 2024 01:24:03pm K:\ORB_LDEV\147922000 Wyld Oaks MF_1\CAD\PlanSheets\C-365_GRADING BLOWUPS.dwg
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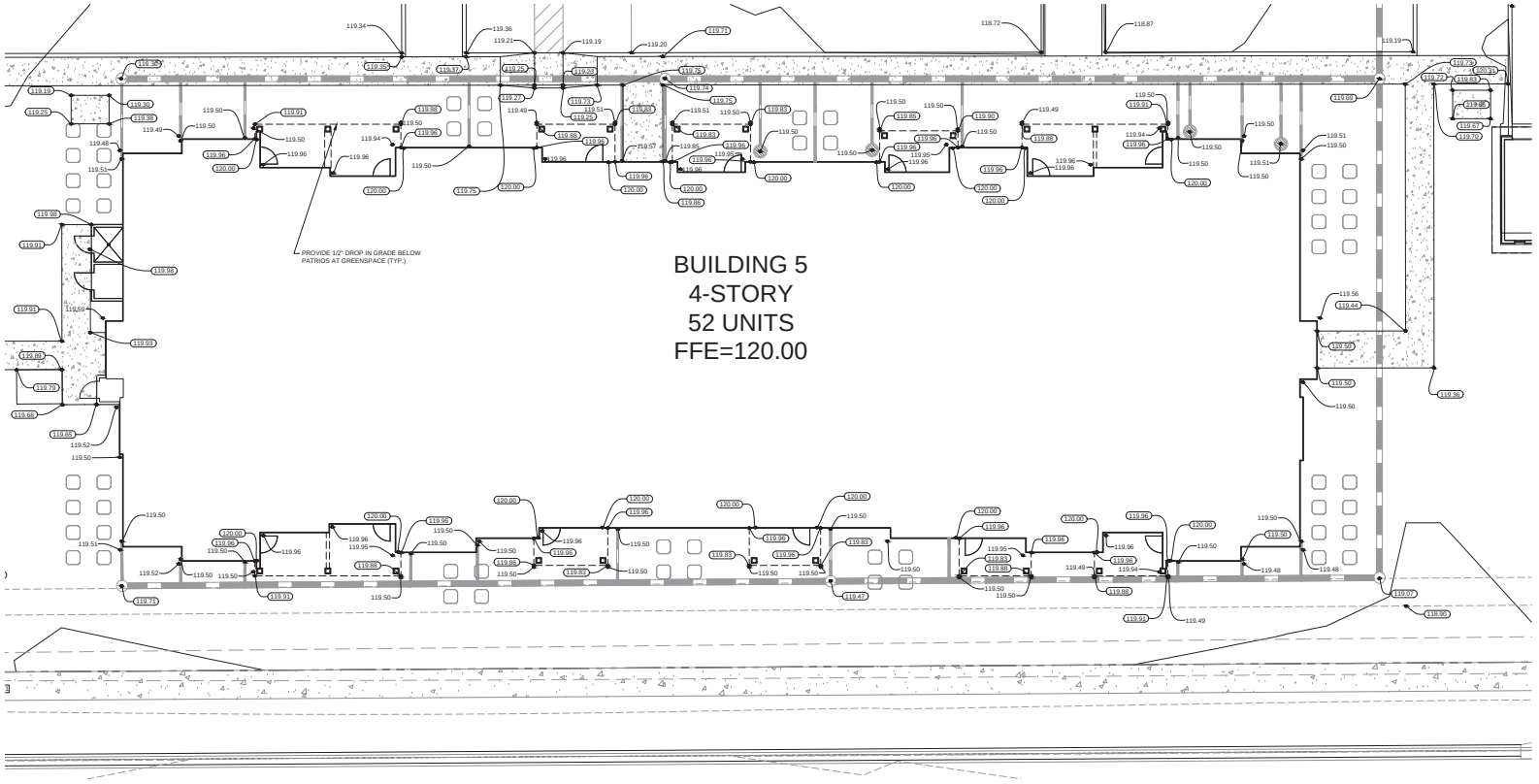


ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD88)

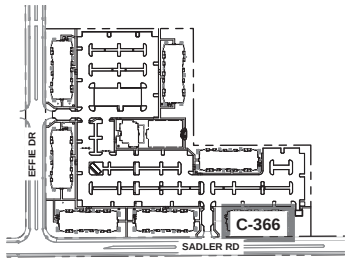
NORTH

GRAPHIC SCALE IN FEET
0 5 10 20

SYMBOL LEGEND

- STANDARD DUTY ASPHALT PAVEMENT
- STANDARD CONCRETE SIDEWALK
- PROPOSED GRADE (11.50)
- TOP OF SIDEWALK GRADE (11.50)
- DRAINAGE INLET
- DRAINAGE MANHOLE
- DRAINAGE PIPE
- PROPERTY LINE
- PROPOSED CONTOUR
- GRADE BREAK

KEY MAP



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CHECKED BY KMR

GRADING BLOWUP

MADISON OAKS
PREPARED FOR
MADISON CAPITAL GROUP, LLC

CITY OF APOPKA FLORIDA

SHEET NUMBER
C-366

Plotted By:Carlyn, Mackenzie Sheet Set:MADISON OAKS Layout:C-366 GRADING BLOWUP June 28, 2024 01:24:23pm K:\ORB_LDEV\147922000 Wyld Oaks MF-1\CADD\PlanSheets\C-360 GRADING BLOWUPS.dwg
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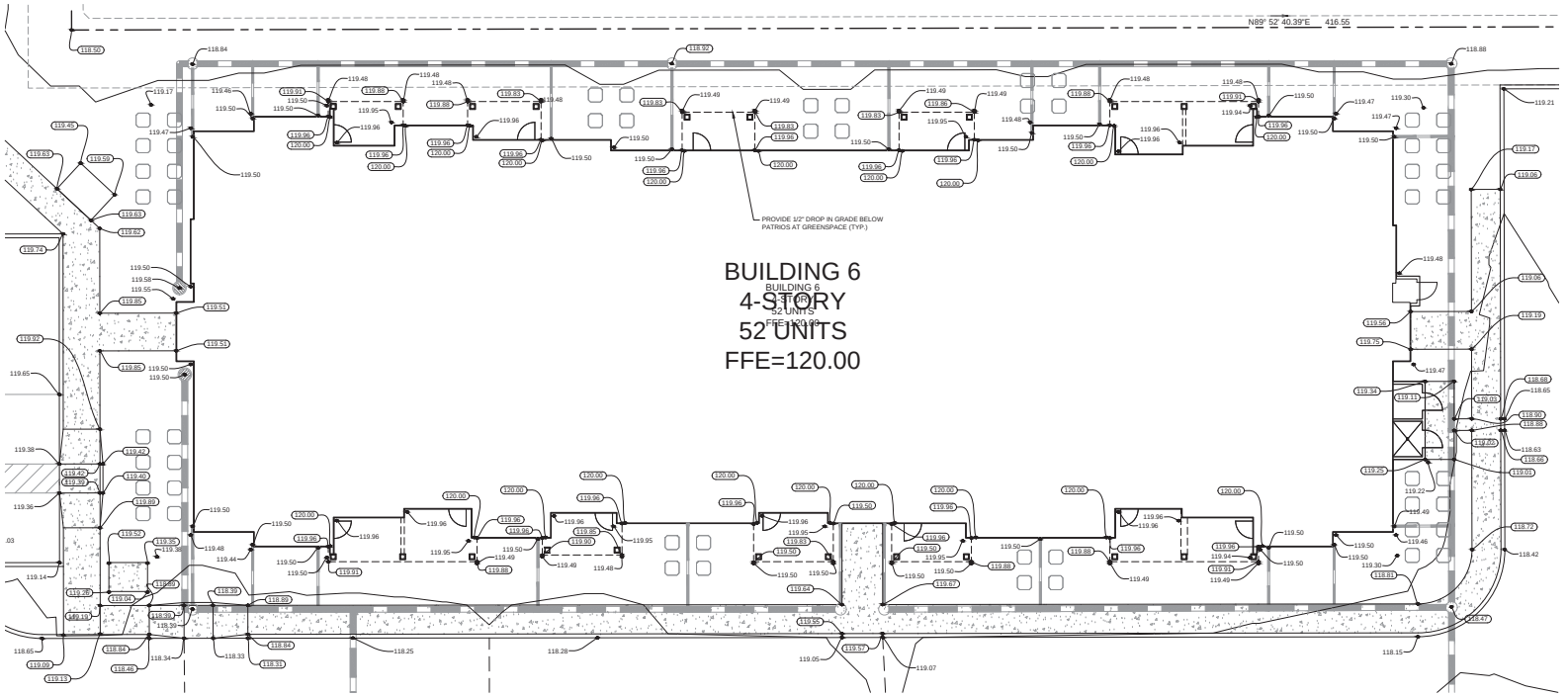


ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD88)

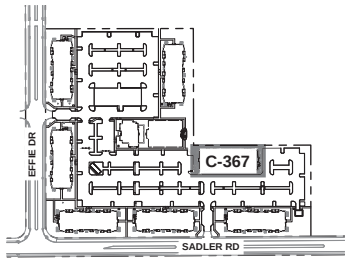
NORTH

GRAPHIC SCALE IN FEET
0 5 10 20

SYMBOL LEGEND

- STANDARD DUTY ASPHALT PAVEMENT
- STANDARD CONCRETE SIDEWALK
- PROPOSED GRADE (11.50)
- TOP OF SIDEWALK GRADE (11.50)
- DRAINAGE INLET
- DRAINAGE MANHOLE
- DRAINAGE PIPE
- PROPERTY LINE
- PROPOSED CONTOUR
- GRADE BREAK

KEY MAP



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DRAWN BY ESM
CHECKED BY KMR

GRADING BLOWUP

MADISON OAKS
PREPARED FOR
MADISON CAPITAL GROUP, LLC

CITY OF APOPKA FLORIDA

SHEET NUMBER
C-367

Plotted By: Carlyn, Mackenzie Sheet Set: MADISON OAKS Layout: C-367 GRADING BLOWUP June 28, 2024 01:24:43pm K:\ORB_LDEV\147922000 Wyld Oaks MF-1\CADD\PlanSheets\C-360 GRADING BLOWUPS.dwg
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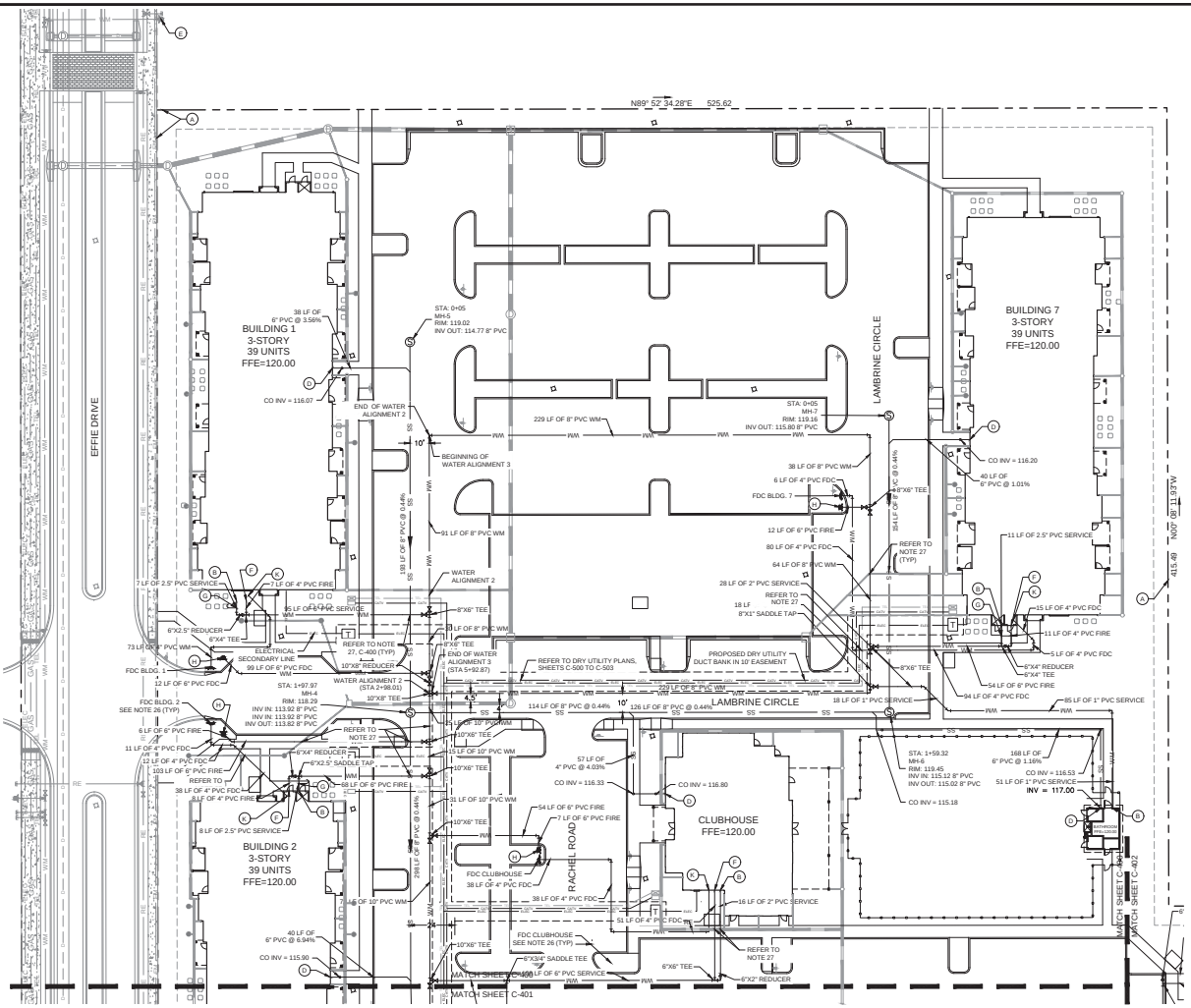
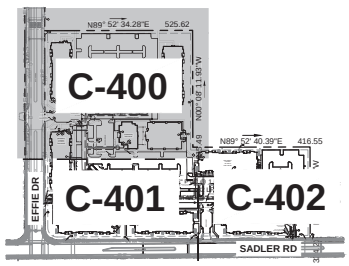


KEY MAP



NOTE:
PRIVATE FIRE SERVICE MAIN SHOWN FOR ALIGNMENT PURPOSES ONLY. FIRE SERVICE MAIN TO BE DESIGNED BY A LICENSED FIRE SERVICE DESIGNER. PRIVATE FIRE SYSTEM MAIN DESIGN INSTALLATION IS PER NFPA 24. PLUMBING CONTRACTOR MUST SECURE FIRE SERVICE PERMIT.

LEGEND

- (A) PROPERTY LINE
- (B) DOMESTIC WATER CONNECTION (REFER TO PLUMBING PLANS FOR CONTINUATION)
- (C) LIGHT POLE (TYP.), REFER TO PHOTOMETRIC PLANS
- (D) SANITARY SEWER CONNECTION (REFER TO PLUMBING PLANS FOR CONTINUATION)
- (E) EXISTING FIRE HYDRANT
- (F) FIRE LINE CONNECTION (REFER TO MEP PLANS FOR CONTINUATION)
- (G) SAMPLE POINT
- (H) FIRE HYDRANT
- (I) CONTRACTOR TO REMOVE EXISTING CAP AND CONNECT (SIZE NOTED)
- (J) 8" FIRE LINE MASTER METER ASSEMBLY W/ BY-PASS (PER CITY OF APOPKA DETAIL, SHEET C-451
- (K) FIRE DEPARTMENT CONNECTION (FDC) (REFER TO MEP PLANS FOR CONTINUATION)
- (L) HOSE BIB

LEGEND

- WM — WATER LINE
- WM — EXISTING WATER MAIN
- PROPOSED GATE VALVE, MATCH LINE SIZE
- MASTER METER ASSEMBLY PER CITY DETAILS
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION (FDC)
- REDUCER (SIZE NOTED)
- FM — PROPOSED SANITARY FORCEMAIN
- SS — PROPOSED GRAVITY SANITARY SEWER
- FM — EXISTING SANITARY FORCE MAIN
- RE — EXISTING RECLAIM LINE
- EXISTING DRAINAGE
- PROPOSED DRAINAGE (REFER TO PGD PLANS)
- EXISTING LIGHT POLE
- PROPOSED LIGHT POLE
- T — TRANSFORMER ON CONCRETE PAD
- ELEC — EXISTING ELECTRIC LINE
- GAS — EXISTING GAS LINE
- PROPOSED ELECTRIC LINE
- TEL — PROPOSED TELECOMMUNICATIONS LINE
- CATV — PROPOSED CATV LINE

FOLLOW CURRENT NFPA AND FLORIDA FIRE PREVENTION CODE 7TH EDITION CONCERNING FIRE AND LIFE SAFETY.

UTILITY NOTES

1. ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
3. SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
   8" PVC SDR35 PER ASTM D 3034, FOR PIPES LESS THAT 12' DEEP
   8" PVC SDR26 PER ASTM D 3034, FOR PIPES MORE THAN 12' DEEP
   6" PVC SCHEDULE 40
   DUCTILE IRON PIPE PER AWWA C150
4. WATER LINES SHALL BE AS FOLLOWS:
   6" AND LARGER, PVC C-900 PER ASTM D 2241 CLASS 200 UNDER CITY ROADS, OTHERWISE CLASS 150
   6" AND LARGER DUCTILE IRON PIPE PER AWWA C150
   SMALLER THAN 6" EITHER COPPER TUBE TYPE "L" (SOFT) PER ANSI B16.22 OR PVC, 200 P.S.I., PER ASTM D1784 AND D2241 (ADS POLYFLEX OR APPROVED EQUAL).
5. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
6. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH THRUST BLOCKING AS CALLED OUT IN SPECIFICATIONS.
7. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
8. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 4'-0" COVER ON ALL WATERLINES.
9. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
10. UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
11. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS WITHIN PAVED AREAS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS WITHIN LANDSCAPED AREAS.
12. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
13. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
14. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
15. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES (CITY OF APOPKA) WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
16. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
17. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. THIS AND THE FINAL CONNECTIONS OF THE SERVICE SHALL BE COMPLETED 30 DAYS PRIOR TO STORE POSSESSION.
18. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
19. REFER TO BUILDING PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
20. UNDERGROUND UTILITY LINES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
21. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING WATER MAINS, FORCE MAINS, SANITARY SEWER AND STORM MAINS AND MAINTAIN MINIMUM CLEARANCES BETWEEN WATER MAINS AND OTHER UTILITIES AT ALL POINTS ALONG THEIR LENGTH AS REQUIRED IN THE PLANS, DETAILS AND SPECIFICATIONS.
23. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. THIS AND THE FINAL CONNECTIONS OF THE SERVICE SHALL BE COMPLETED 30 DAYS PRIOR TO STORE POSSESSION.
24. THE ENTIRE FIRE SERVICE FROM BUILDING TO CONNECTION POINT IS TO BE INSTALLED BY A LICENSED UTILITY CONTRACTOR HOLDING A "CONTRACTOR V" LICENSE IN ACCORDANCE WITH CH. 489 OF THE FLORIDA STATUTES.
25. ALL UTILITY MAIN LENGTHS SHOWN ARE APPROXIMATE.
26. CONTRACTOR TO PROVIDE A SIGN AT EACH FDC.
27. UTILITY CROSSING PIPE DEFLECTIONS PER C.O.A FIG 117.

CITY OF APOPKA (C.O.A.) UTILITY NOTES

1. THE DEVELOPER'S CONTRACTOR SHALL ACCOMPLISH ALL WATER MAIN & SERVICE WORK THROUGH THE POINT OF CONNECTION/FIRE SERVICE CONTROL VALVE & WATER METERS. C.O.A. WILL OWN & OPERATE UP TO & INCLUDING THE POINT OF CONNECTION/FIRE SERVICE CONTROL VALVE & METERS ONLY. THE REQUIRED WORK SHALL BE PERFORMED PER CURRENT C.O.A. MATERIAL SPECIFICATION & WATER DETAIL SHEET UNDER C.O.A. INSPECTION. TO SCHEDULE A C.O.A. INSPECTION, CALL 407-703-1718.
2. THE DEVELOPER/CONTRACTOR SHALL FILED VERIFY THE VERTICAL & HORIZONTAL LOCATION OF EXISTING C.O.A. WATER FACILITIES BEFORE COMMENCEMENT OF CONSTRUCTION.
3. THE DEVELOPER/CUSTOMER IS RESPONSIBLE FOR ALL REQUIRED PERMITS.

GENERAL NOTES

1. ALL PIPE LENGTHS ARE APPROXIMATIONS AND THE CONTRACTOR SHALL NOT USE FOR BIDDING PURPOSES.

No.	REVISIONS	DATE	BY
1	CITY OF APOPKA COMMENT REVISIONS	5/13/24	NAS
2	APOPKA DRC COMMENTS	01-04-24	CET

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KEVIN M. ROBESON — LICENSE No. 52074 — STATE OF FLORIDA — PROFESSIONAL ENGINEER
6/28/2024

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KHA PROJECT 147922000
DATE 06/06/2024
SCALE AS SHOWN
DESIGNED BY ESM
DRAWN BY ESM
CHECKED BY KMR

UTILITY PLAN

MADISON OAKS
PREPARED FOR
MADISON CAPITAL GROUP, LLC
CITY OF APOPKA FLORIDA

SHEET NUMBER
C-400

Plotted By: Santiago, Noni Sheet Set: MADISON OAKS Layout: C-400 UTILITY PLAN June 28, 2024 10:48:12am K:\ORB-LDEV\147922000 Wyld Oaks MF-3\CAD\PlotSheets\C-400 UTILITY PLAN.dwg
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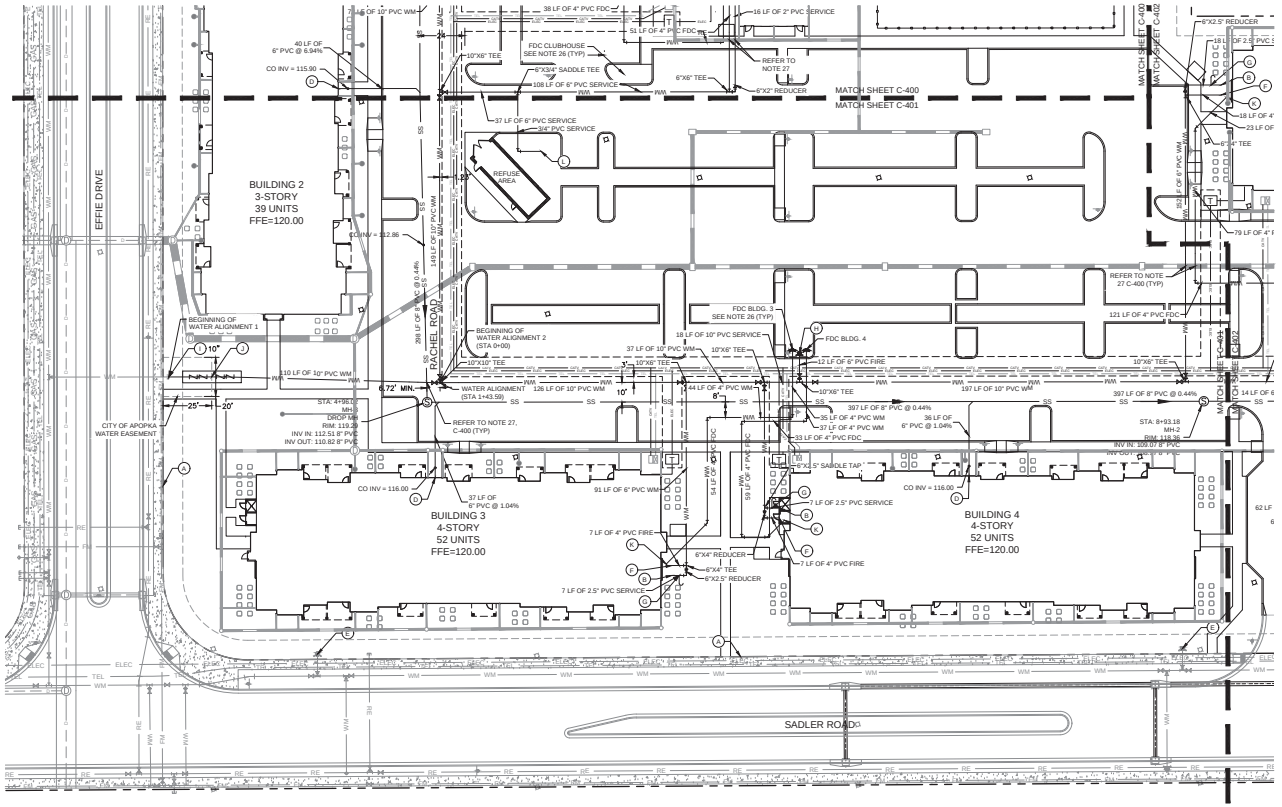


NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND

- (A) PROPERTY LINE
- (B) DOMESTIC WATER CONNECTION (REFER TO PLUMBING PLANS FOR CONTINUATION)
- (C) LIGHT POLE (TYP.), REFER TO PHOTOMETRIC PLANS
- (D) SANITARY SEWER CONNECTION (REFER TO PLUMBING PLANS FOR CONTINUATION)
- (E) EXISTING FIRE HYDRANT
- (F) FIRE LINE CONNECTION (REFER TO MEP PLANS FOR CONTINUATION)
- (G) SAMPLE POINT
- (H) FIRE HYDRANT
- (I) CONTRACTOR TO REMOVE EXISTING CAP AND CONNECT (SIZE NOTED)
- (J) 8" FIRE LINE MASTER METER ASSEMBLY W/ BY-PASS (PER CITY OF APOPKA DETAIL, SHEET C-451
- (K) FIRE DEPARTMENT CONNECTION (FDC) (REFER TO MEP PLANS FOR CONTINUATION)
- (L) HOSE BIB

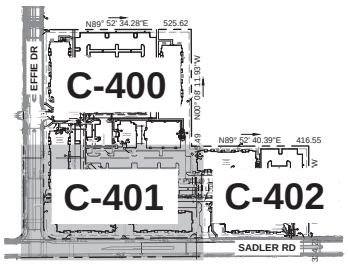
LEGEND

- WM — WATER LINE
- WM — EXISTING WATER MAIN
- PROPOSED GATE VALVE, MATCH LINE SIZE
- MASTER METER ASSEMBLY PER CITY DETAILS
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION (FDC)
- REDUCER (SIZE NOTED)
- FM — PROPOSED SANITARY FORCEMAIN
- SS — PROPOSED GRAVITY SANITARY SEWER
- FM — EXISTING SANITARY FORCE MAIN
- RE — EXISTING RECLAIM LINE
- EXISTING DRAINAGE
- PROPOSED DRAINAGE (REFER TO PGD PLANS)
- EXISTING LIGHT POLE
- PROPOSED LIGHT POLE
- T — TRANSFORMER ON CONCRETE PAD
- ELEC — EXISTING ELECTRIC LINE
- GAS — EXISTING GAS LINE
- PROPOSED ELECTRIC LINE
- TEL — PROPOSED TELECOMMUNICATIONS LINE
- CATV — PROPOSED CATV LINE

UTILITY NOTES

1. SEE NOTES, SHEET C-400
2. FIRE FLOW CALCULATIONS FOUND ON SHEET C-400
3. ALL PIPE LENGTHS ARE APPROXIMATIONS AND THE CONTRACTOR SHALL NOT USE FOR BIDDING PURPOSES.

KEY MAP



NOTE:
PRIVATE FIRE SERVICE MAIN SHOWN FOR ALIGNMENT PURPOSES ONLY. FIRE SERVICE MAIN TO BE DESIGNED BY A LICENSED FIRE SERVICE DESIGNER. PRIVATE FIRE SYSTEM MAIN DESIGN INSTALLATION IS PER NFPA 24. PLUMBING CONTRACTOR MUST SECURE FIRE SERVICE PERMIT.

No.	REVISIONS	DATE	BY
1	APOPKA DRC COMMENTS	01-04-24	CET

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KEVIN M. ROBESON — LICENSE No. 52074 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

6/28/2024

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KHA PROJECT 147922000
DATE 06/06/2024
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DESIGNED BY ESM
DRAWN BY ESM
CHECKED BY KMR

UTILITY PLAN

MADISON OAKS
PREPARED FOR
MADISON CAPITAL GROUP, LLC
CITY OF APOPKA FLORIDA

SHEET NUMBER
C-401

Plotted By: Santiago, Noni Sheet Set: MADISON OAKS Layout: C-401 UTILITY PLAN June 28, 2024 10:48:26am K:\VRB_LDEV\147922000 Wrld Oaks MF_3\CAD\PlotSheets\C-400 UTILITY PLAN.dwg
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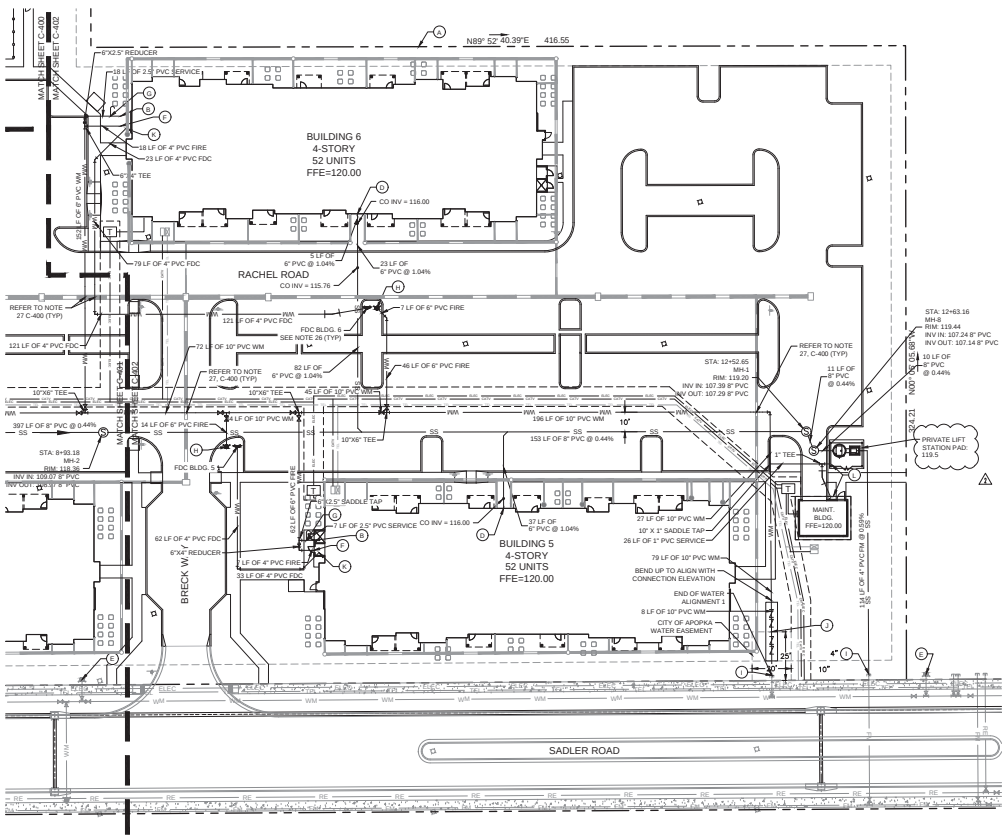

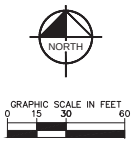

LEGEND

- (A) PROPERTY LINE
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- (C) LIGHT POLE (TYP.), REFER TO PHOTOMETRIC PLANS
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UTILITY NOTES

1. SEE NOTES, SHEET C-400
2. FIRE FLOW CALCULATIONS FOUND ON SHEET C-400
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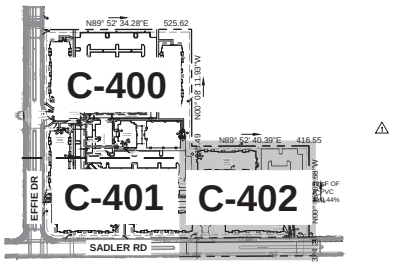
KEY MAP



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KEVIN M. ROBESON — LICENSE No. 52074 — STATE OF FLORIDA — ENGINEER — PROFESSIONAL
6/28/2024

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KHA PROJECT 147922000
DATE 06/06/2024
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DRAWN BY ESM
CHECKED BY KMR

UTILITY PLAN

MADISON OAKS
PREPARED FOR
MADISON CAPITAL GROUP, LLC
CITY OF APOPKA FLORIDA

SHEET NUMBER
C-402

Plotted By: Santiago, Noni Sheet Set: MADISON OAKS Layout: C-402 UTILITY PLAN June 28, 2024 10:48:38am K:\ORB_LDEV\147922000 Wrd Oaks MF_3\CADD\PrintSheet\C-402 UTILITY PLAN.dwg
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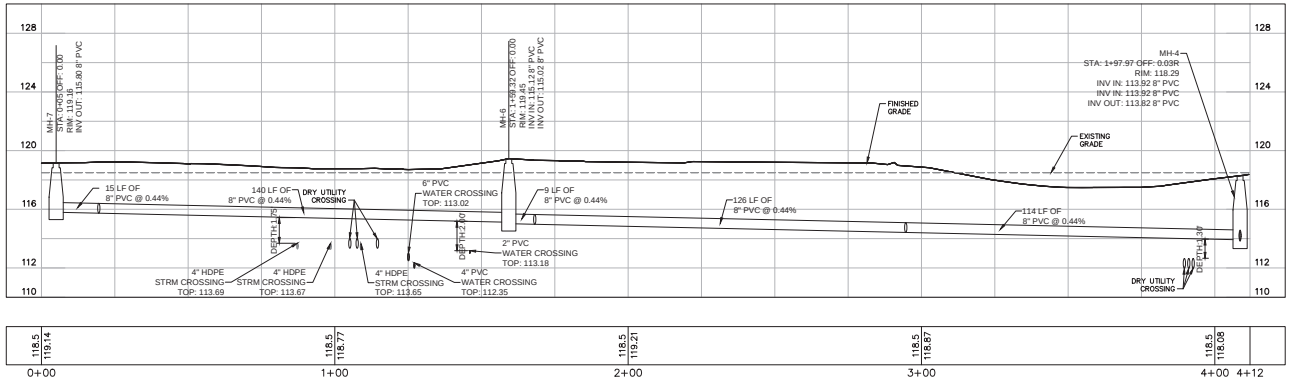

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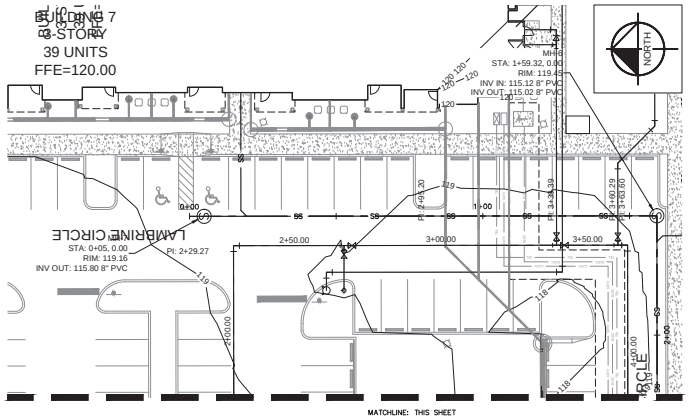
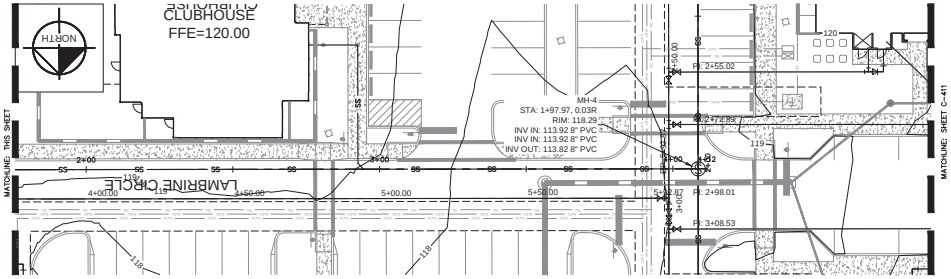
VERTICAL





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KEVIN M. ROBBESON LICENSE No. 52074 STATE OF FLORIDA PROFESSIONAL ENGINEER

6/28/2024

KHA PROJECT 147922000
DATE 06/06/2024
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DESIGNED BY ESM
DRAWN BY ESM
CHECKED BY KMR

UTILITY PROFILE (1 OF 6)

MADISON OAKS
PREPARED FOR
MADISON CAPITAL GROUP, LLC

CITY OF APOPKA FLORIDA

SHEET NUMBER
C-410

Plotted By:Santiago, Nani Sheet Set:MADISON OAKS Layout:C-411 UTILITY PROFILE June 28, 2024 10:49:44am K:\VRB_LDEV\147922000 Wyld Oaks MF-3\CADD\PlanSheets\C-410 UTILITY PROFILE.dwg
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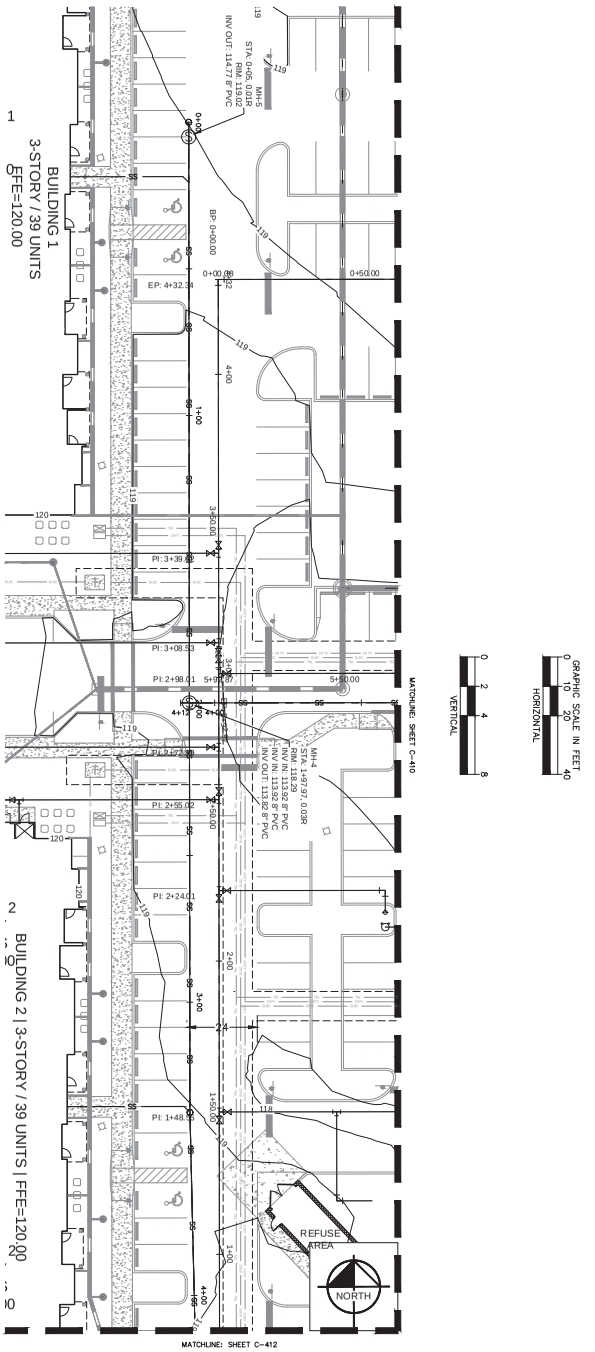

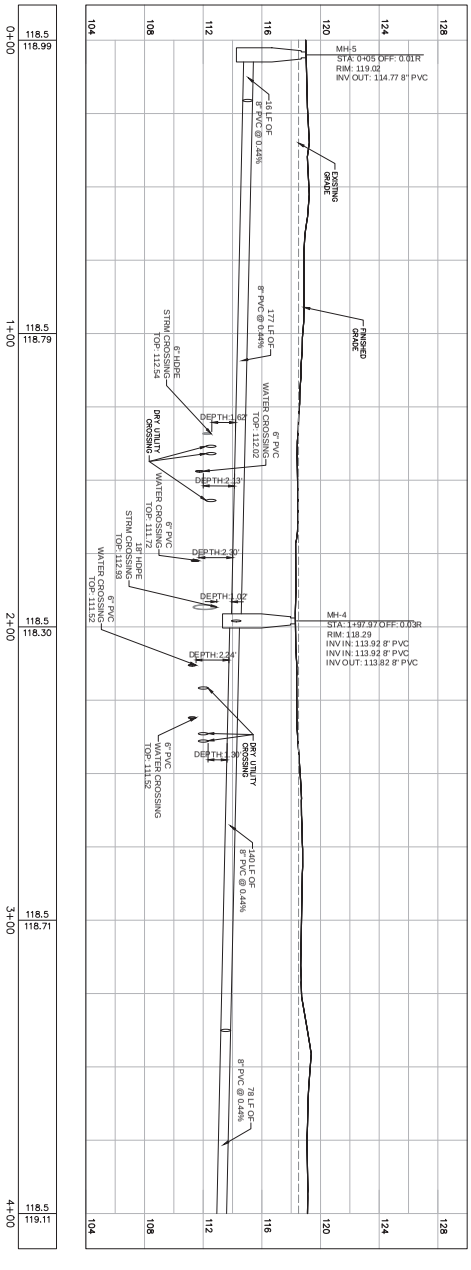

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SHEET NUMBER C-411

MADISON OAKS
PREPARED FOR
MADISON CAPITAL GROUP. LLC
CITY OF APOPKA FLORIDA

UTILITY PROFILE
(2 OF 6)

KHA PROJECT 147922000
DATE 06/06/2024
SCALE AS SHOWN
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KEVIN M. ROBERSON LICENSE No. 52074 STATE OF FLORIDA PROFESSIONAL ENGINEER

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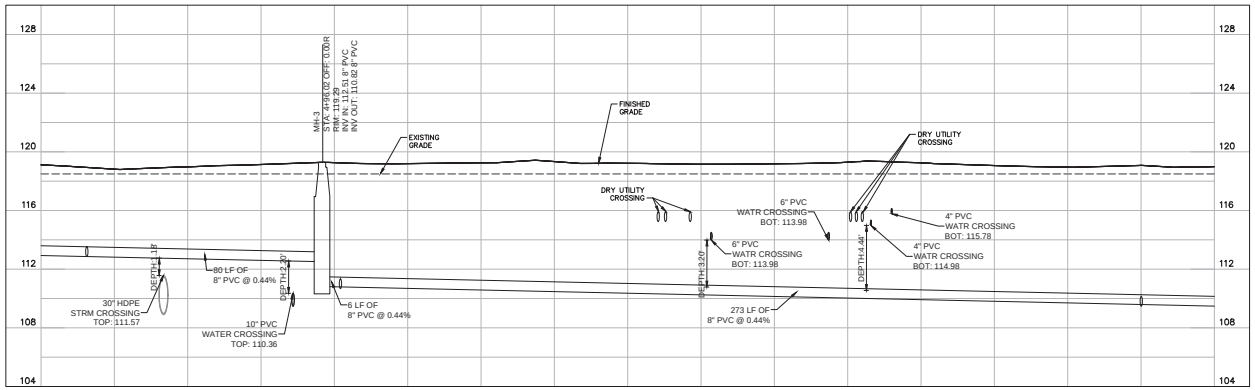

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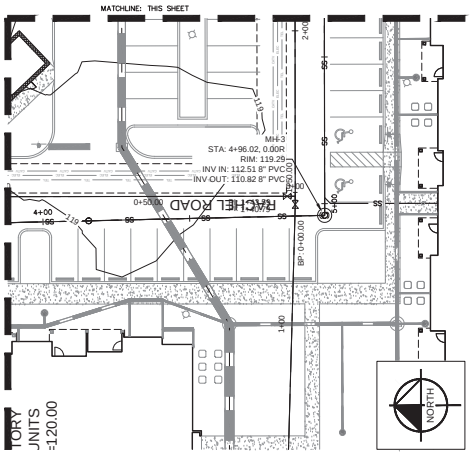

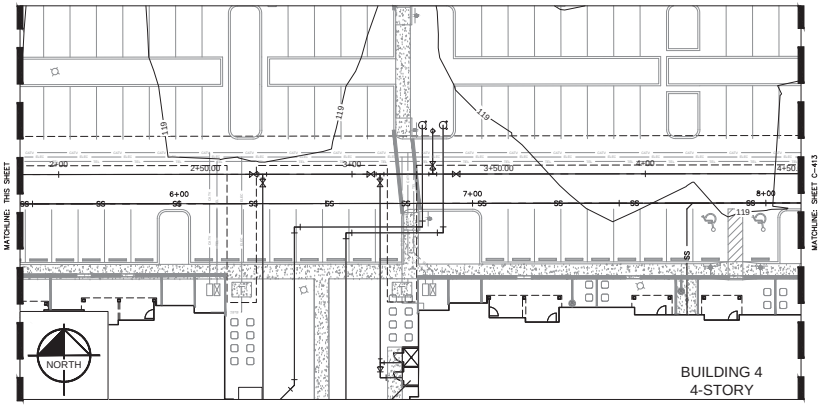

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6/28/2024

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CHECKED BY KMR

UTILITY PROFILE (3 OF 6)

MADISON OAKS
PREPARED FOR
MADISON CAPITAL GROUP, LLC

CITY OF APOPKA FLORIDA

SHEET NUMBER
C-412

Plotted By:Santiago, Noni Sheet Set:MADISON OAKS Layout:C-412 UTILITY PROFILE June 28, 2024 - 10:50:00am K:\ORB_LDEV\147922000 Wtrd Oaks MF-3\CADD\PlanSheets\C-410 UTILITY PROFILE.dwg
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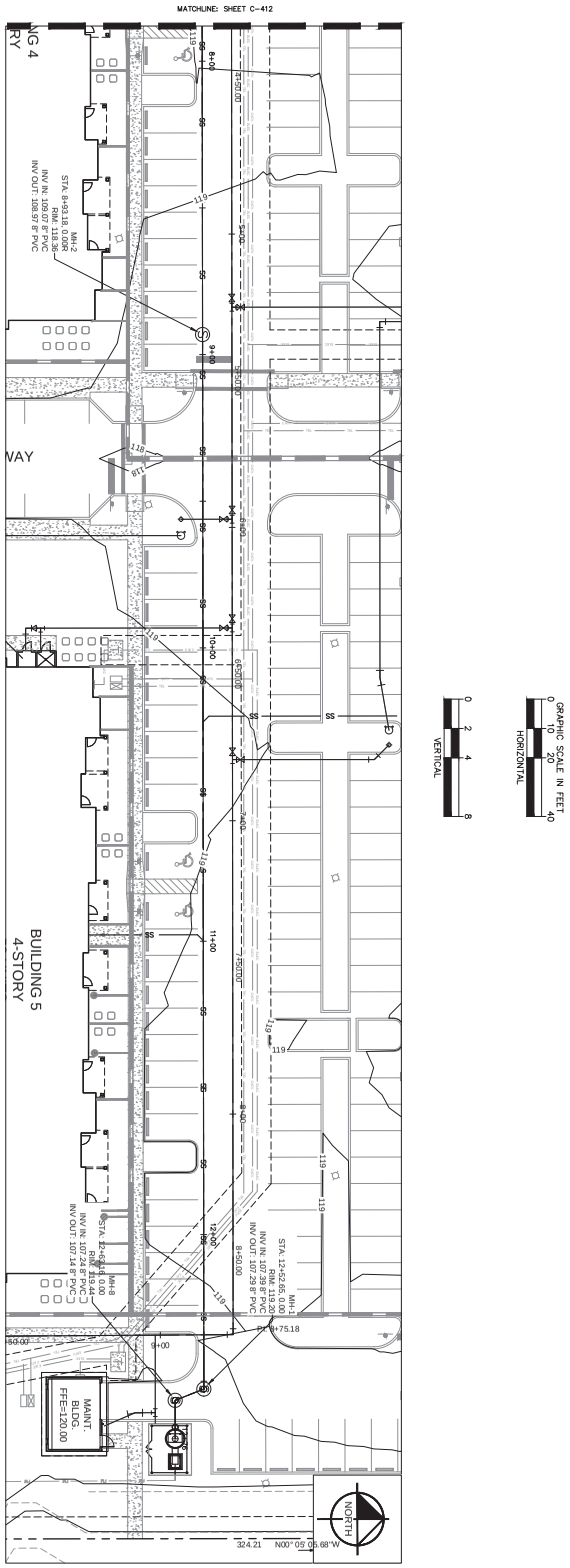

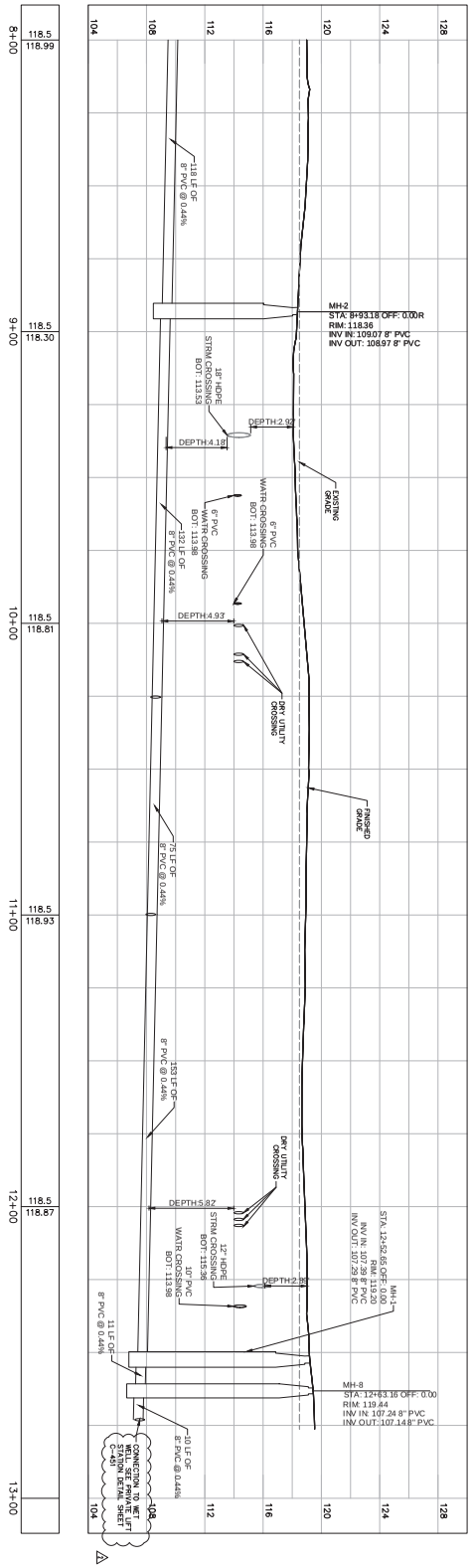

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SHEET NUMBER C-413

MADISON OAKS
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UTILITY PROFILE
(4 OF 6)

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KEVIN M. ROBERSON LICENSE No. 52074 STATE OF FLORIDA PROFESSIONAL ENGINEER

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WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

No.	REVISIONS	DATE	BY
1	CITY OF APOPKA COMMENT REVISIONS	5/13/24	NAN

6/28/2024

Plotted By:Santiago, Nani Sheet Set:MADISON OAKS Layout:C-414 UTILITY PROFILE June 28, 2024 10:50:17am K:\VRB_LDEV\147922000 Wyld Oaks MF-3\CADD\PlanSheets\C-410 UTILITY PROFILE.dwg
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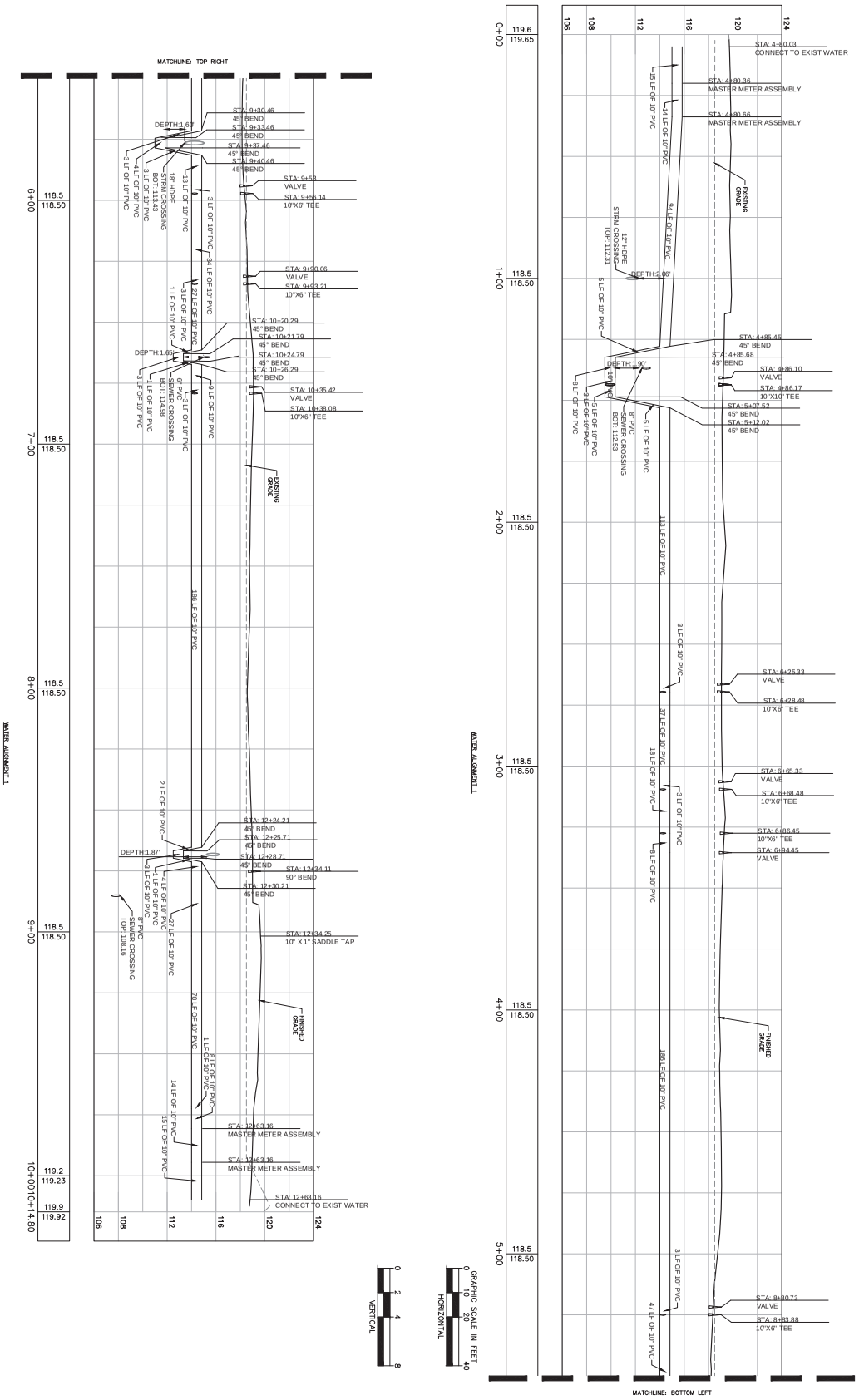

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SHEET NUMBER C-414

MADISON OAKS
PREPARED FOR
MADISON CAPITAL GROUP. LLC
CITY OF APOPKA FLORIDA

UTILITY PROFILE
(5 OF 6)

KHA PROJECT	147922000
DATE	06/06/2024
SCALE	AS SHOWN
DESIGNED BY	ESM
DRAWN BY	ESM
CHECKED BY	KMR

KEVIN M. ROBERSON LICENSE No. 52074 STATE OF FLORIDA PROFESSIONAL ENGINEER

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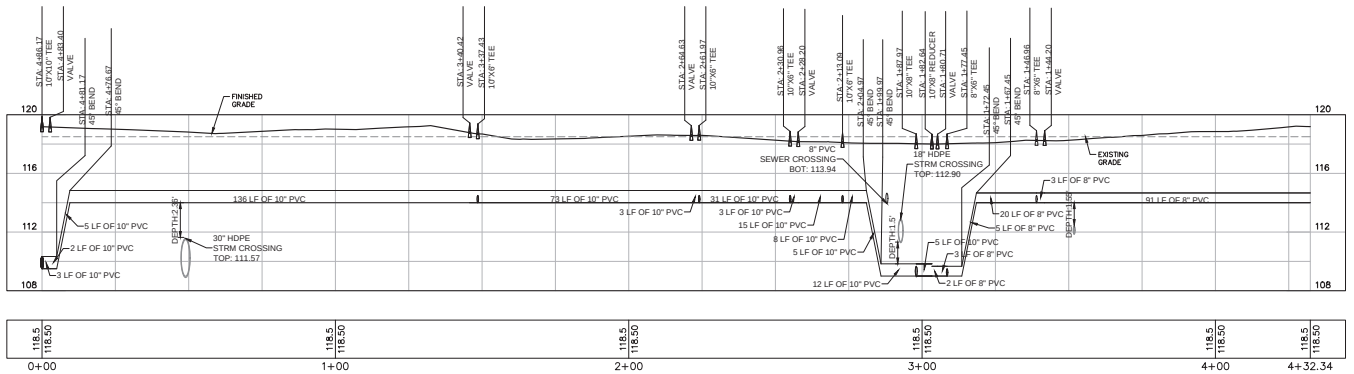
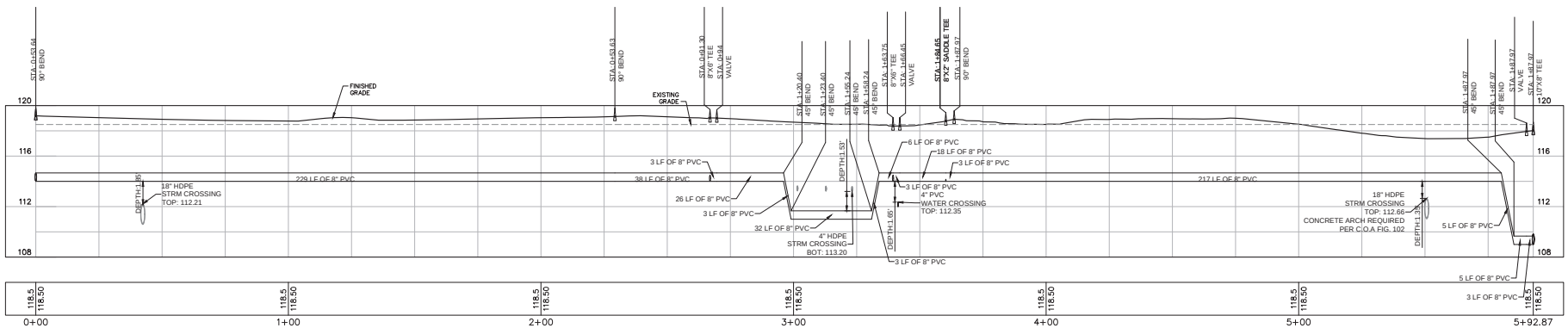
No.	REVISIONS	DATE	BY

6/28/2024



WATER ALIGNMENT 2



WATER ALIGNMENT 3

GRAPHIC SCALE IN FEET
0 10 20 40
HORIZONTAL

0 2 4 8
VERTICAL

No.	REVISIONS	DATE	BY

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KHA PROJECT 147922000
DATE 06/06/2024
SCALE AS SHOWN
DESIGNED BY ESM
DRAWN BY ESM
CHECKED BY KMR

UTILITY PROFILE (6 OF 6)

MADISON OAKS
PREPARED FOR
MADISON CAPITAL GROUP, LLC

CITY OF APOPKA FLORIDA

SHEET NUMBER C-415

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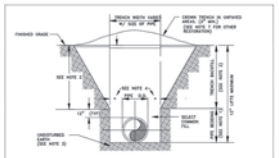
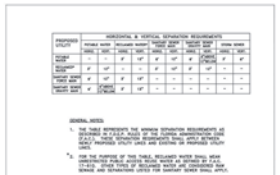


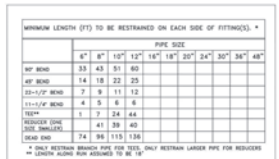
TYPE "B" BEDDING AND OPEN-CUT DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 100



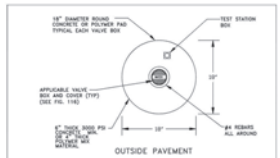
HORIZONTAL & VERTICAL SEPARATION REQUIREMENTS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 104



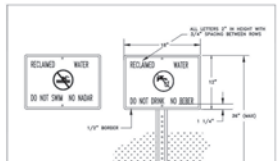
RESTRAINED PIPE TABLE (PVC)

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 105



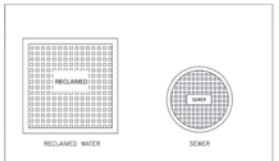
VALVE BOX

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 109



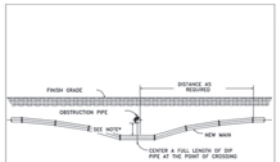
RECLAIMED WATER ADVISORY SIGN

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 115



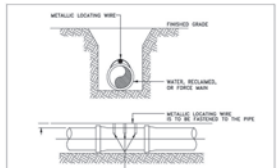
TYPICAL VALVE BOX COVER DETAILS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 116



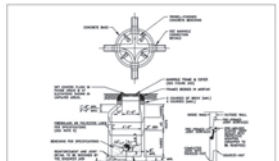
UTILITY CROSSING PIPE DEFLECTION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 117



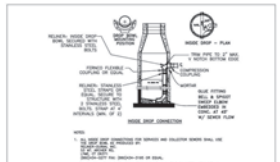
PIPE LOCATING WIRE DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 118



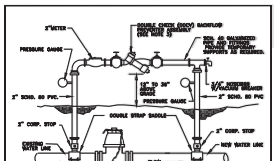
TYPICAL MANHOLE

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 200



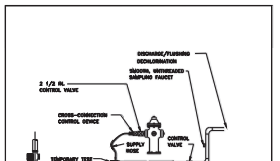
MANHOLE CONNECTION DETAILS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 201



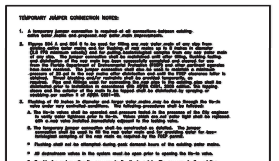
TEMPORARY JUMPER CONNECTION

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 504 A



TEMPORARY JUMPER CONNECTION FROM FIRE HYDRANT

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 504 B



PROCEDURES FOR TEMPORARY JUMPER CONNECTION

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 504 C

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6/28/2024

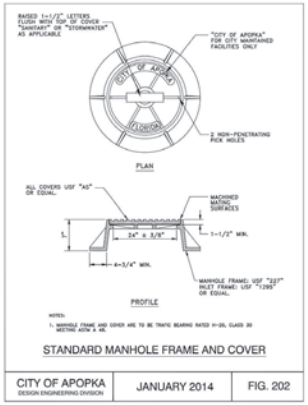
KHA PROJECT 147922000
DATE 06/06/2024
SCALE AS SHOWN
DESIGNED BY ESM
DRAWN BY ESM
CHECKED BY KMR

UTILITY PLAN DETAILS

MADISON OAKS
PREPARED FOR
MADISON CAPITAL GROUP, LLC

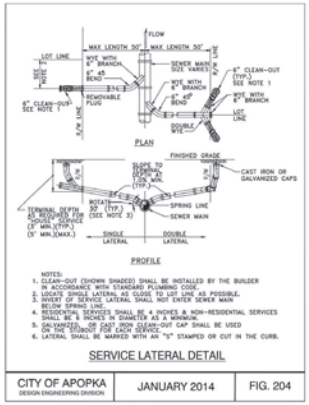
CITY OF APOPKA FLORIDA

SHEET NUMBER C-450



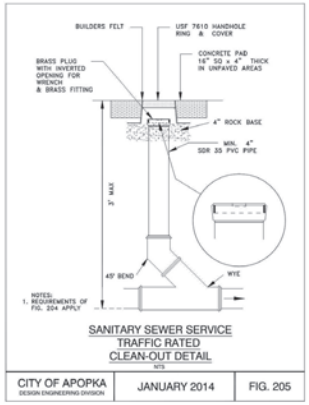
STANDARD MANHOLE FRAME AND COVER

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 202



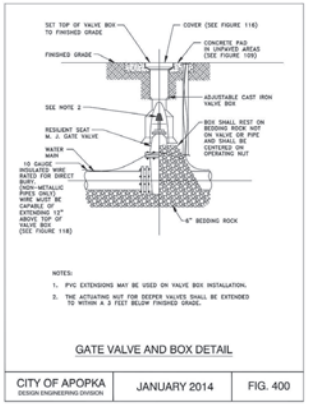
SERVICE LATERAL DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 204



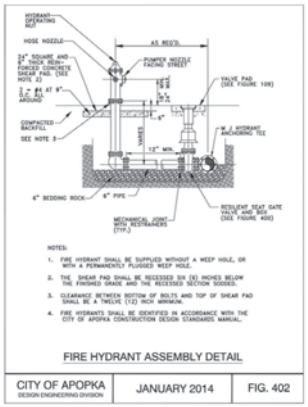
SANITARY SEWER SERVICE TRAFFIC RATED CLEAN-OUT DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 205



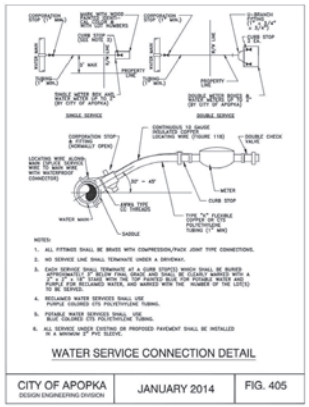
GATE VALVE AND BOX DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 400



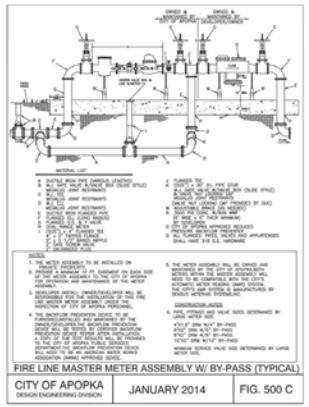
FIRE HYDRANT ASSEMBLY DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 402



WATER SERVICE CONNECTION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 405

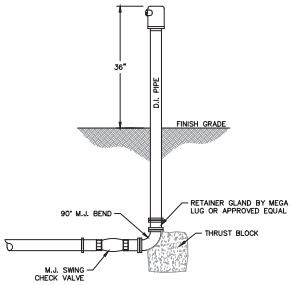


FIRE LINE MASTER METER ASSEMBLY W/ BY-PASS (TYPICAL)

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 500 C



CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. GN



FIRE DEPT. CONNECTION (FDC)
N.T.S

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6/28/2024

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No.	REVISIONS	DATE	BY

KHA PROJECT 147922000
DATE 06/06/2024
SCALE AS SHOWN
DESIGNED BY ESM
DRAWN BY ESM
CHECKED BY KMR

UTILITY PLAN DETAILS

MADISON OAKS
PREPARED FOR
MADISON CAPITAL GROUP, LLC

CITY OF APOPKA FLORIDA

SHEET NUMBER
C-451

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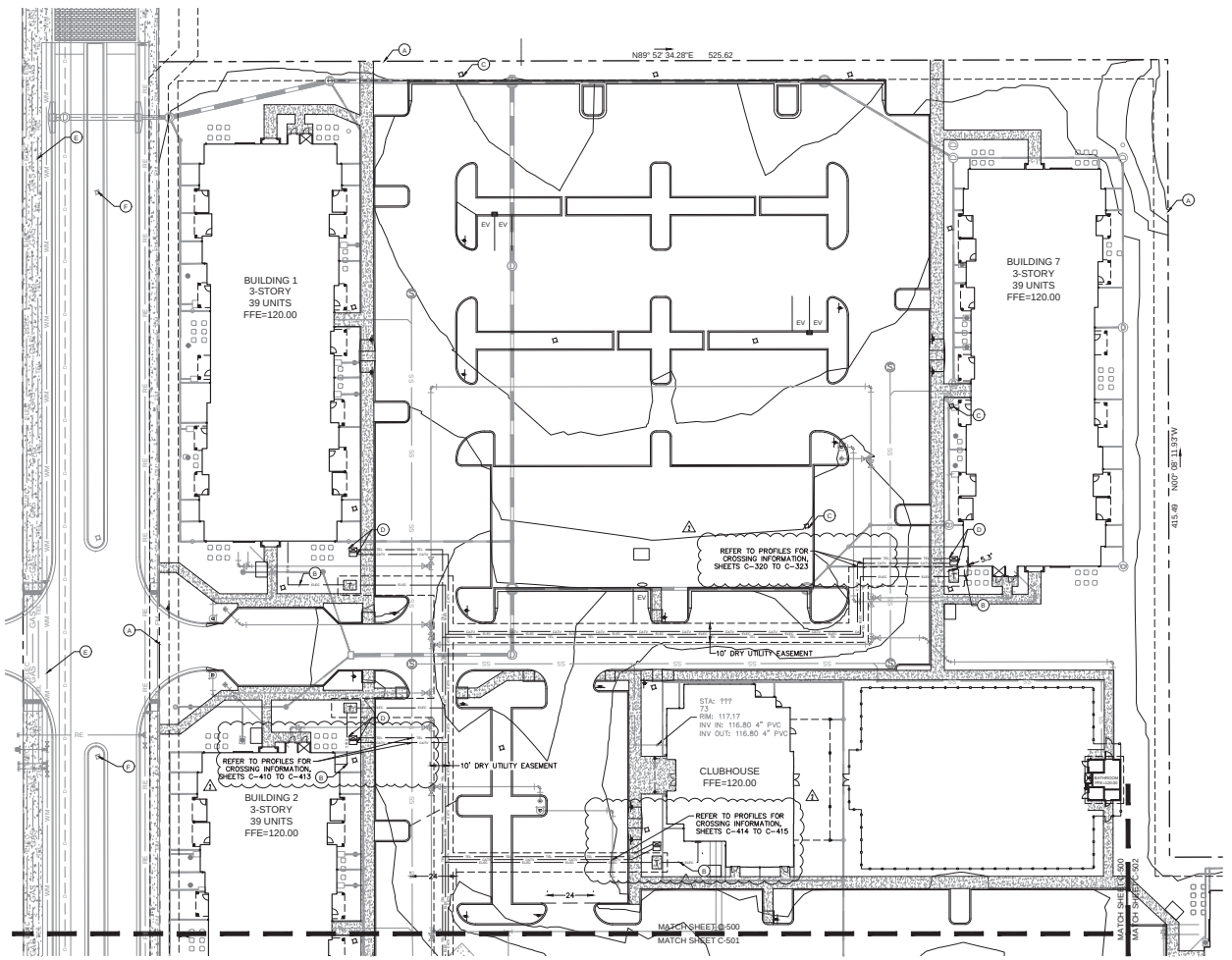


NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND

- (A) PROPERTY LINE
- (B) SECONDARY ELECTRICAL CONNECTION (REFER TO MEP PLANS FOR CONTINUATION)
- (C) LIGHT POLE (TYP.), REFER TO PHOTOMETRIC PLANS
- (D) DRY UTILITY PULL BOX. REFER TO MEP PLANS FOR CONTINUATION INTO BUILDING
- (E) EXISTING DRY UTILITIES
- (F) EXISTING LIGHT POLE (TYP)

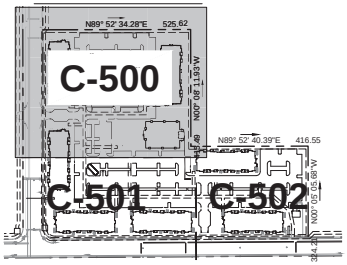
SYMBOL LEGEND

- WM — WATER LINE
- FM — SANITARY FORCEMAIN
- SS — GRAVITY SANITARY SEWER
- RE — EXISTING SANITARY SEWER MAIN
- EXISTING DRAINAGE
- PROPOSED DRAINAGE (REFER TO PGD PLANS)
- PROPOSED ELECTRIC CONDUIT
- PROPOSED COMMUNICATION CONDUIT
- PROPOSED CATV CONDUIT
- EXISTING DUKE EASEMENT TO REMAIN
- PROPOSED LIGHT POLE
- TRANSFORMER ON CONCRETE PAD
- PROPOSED PIPE FITTING
- FIRE DEPARTMENT CONNECTION
- VALVE
- PROPOSED DOUBLE DETECTOR CHECK VALVE

NOTES:

1. THIS PLAN IS INTENDED TO SHOW ROUTING OF THE UTILITY CONDUITS AND EASEMENT ONLY. FINAL DESIGN TO BE COMPLETED AND APPROVED BY THE RESPECTIVE UTILITY PROVIDERS.
2. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER, LOCATION, INSTALLATION AND BOX SPECIFICATION SUBJECT TO APPROVAL OF RESPECTIVE UTILITY COMPANIES
3. PHOTOMETRIC PLAN FOR STREET LIGHTS ALONG EFFIE DRIVE AND SADLER ROAD HAVE BEEN APPROVED AND INCLUDED IN THE WOLD OKAS INFRASTRUCTURE CSP.
4. OVERHEAD LIGHTS SHOULD NOT EXCEED FOURTEEN (14) FEET IN RESIDENTIAL AREAS. (DEVELOPMENT DESIGN GUIDELINES SECTION 3.10)

KEY MAP



No.	REVISIONS	DATE	BY
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2	APOPKA DRC COMMENTS	10-04-24	CET

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KHA PROJECT 147922000
DATE 06/06/2024
SCALE AS SHOWN
DESIGNED BY ESM
DRAWN BY ESM
CHECKED BY KMR

DRY UTILITY PLAN

MADISON OAKS
PREPARED FOR
MADISON CAPITAL GROUP, LLC
CITY OF APOPKA FLORIDA

SHEET NUMBER
C-500

Plotted By:Santiago, Noni Sheet Set:MADISON OAKS Layout:C-500 DRY UTILITY PLAN June 28, 2024 10:51:21am K:\ORB_LOF\V\147922000 Wold Oaks MF-3\CADD\PlanSheet\V-C-500 DRY UTILITY PLAN.dwg
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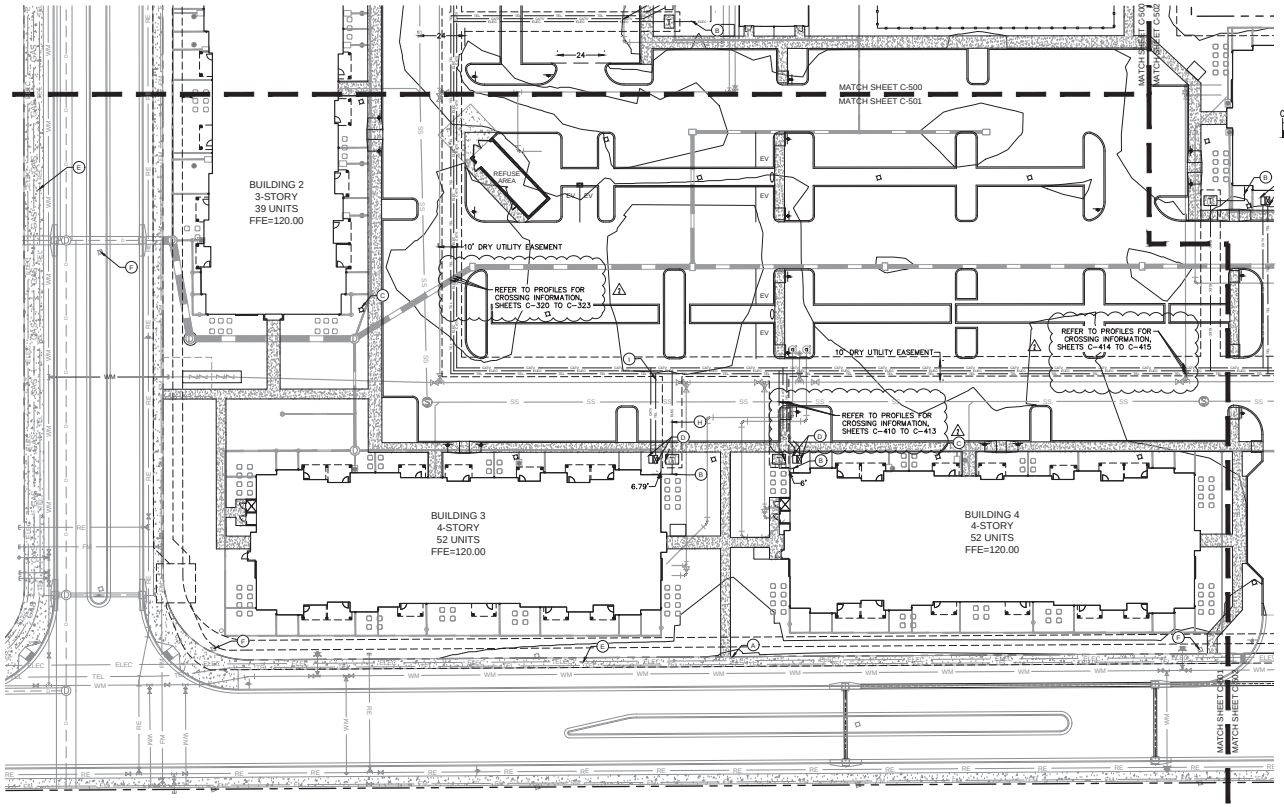

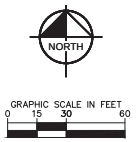

LEGEND

- (A) PROPERTY LINE
- (B) SECONDARY ELECTRICAL CONNECTION (REFER TO MEP PLANS FOR CONTINUATION)
- (C) LIGHT POLE (TYP.), REFER TO PHOTOMETRIC PLANS
- (D) DRY UTILITY PULL BOX. REFER TO MEP PLANS FOR CONTINUATION INTO BUILDING
- (E) EXISTING DRY UTILITIES
- (F) EXISTING LIGHT POLE (TYP)

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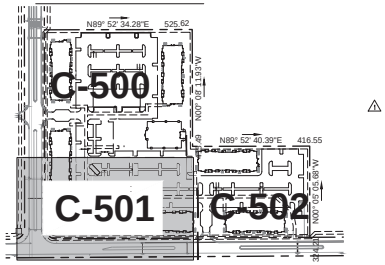
- PROPOSED PIPE FITTING
- FIRE DEPARTMENT CONNECTION
- VALVE
- PROPOSED DOUBLE DETECTOR CHECK VALVE

NOTES:

1. THIS PLAN IS INTENDED TO SHOW ROUTING OF THE UTILITY CONDUITS AND EASEMENT ONLY. FINAL DESIGN TO BE COMPLETED AND APPROVED BY THE RESPECTIVE UTILITY PROVIDERS.
2. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER, LOCATION, INSTALLATION AND BOX SPECIFICATION SUBJECT TO APPROVAL OF RESPECTIVE UTILITY COMPANIES
3. PHOTOMETRIC PLAN FOR STREET LIGHTS ALONG EFFIE DRIVE AND SADLER ROAD HAVE BEEN APPROVED AND INCLUDED IN THE WOLD OKAS INFRASTRUCTURE CSP.
4. OVERHEAD LIGHTS SHOULD NOT EXCEED FOURTEEN (14) FEET IN RESIDENTIAL AREAS. (DEVELOPMENT DESIGN GUIDELINES SECTION 3.10)

KEY MAP



No.	REVISIONS	DATE	BY
1	CITY OF APOPKA COMMENT REVISIONS	5/13/24	NAK
2	APOPKA DRC COMMENTS	10-04-24	CET

Kimley»Horn

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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

KEVIN M. ROBESON — LICENSE No. 52074 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

6/28/2024

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KHA PROJECT	147922000
DATE	06/06/2024
SCALE	AS SHOWN
DESIGNED BY	ESM
DRAWN BY	ESM
CHECKED BY	KMR

DRY UTILITY PLAN

MADISON OAKS
PREPARED FOR
MADISON CAPITAL GROUP, LLC

CITY OF APOPKA FLORIDA

SHEET NUMBER
C-501

Plotted By:Santiago, Noni Sheet Set:MADISON OAKS Layout:C-501 DRY UTILITY PLAN June 28, 2024 - 10:51:30am K:\ORL_LDEV\147922000 Wold Oaks MF-3\CADD\PlanSheet\C-500 DRY UTILITY PLAN.dwg
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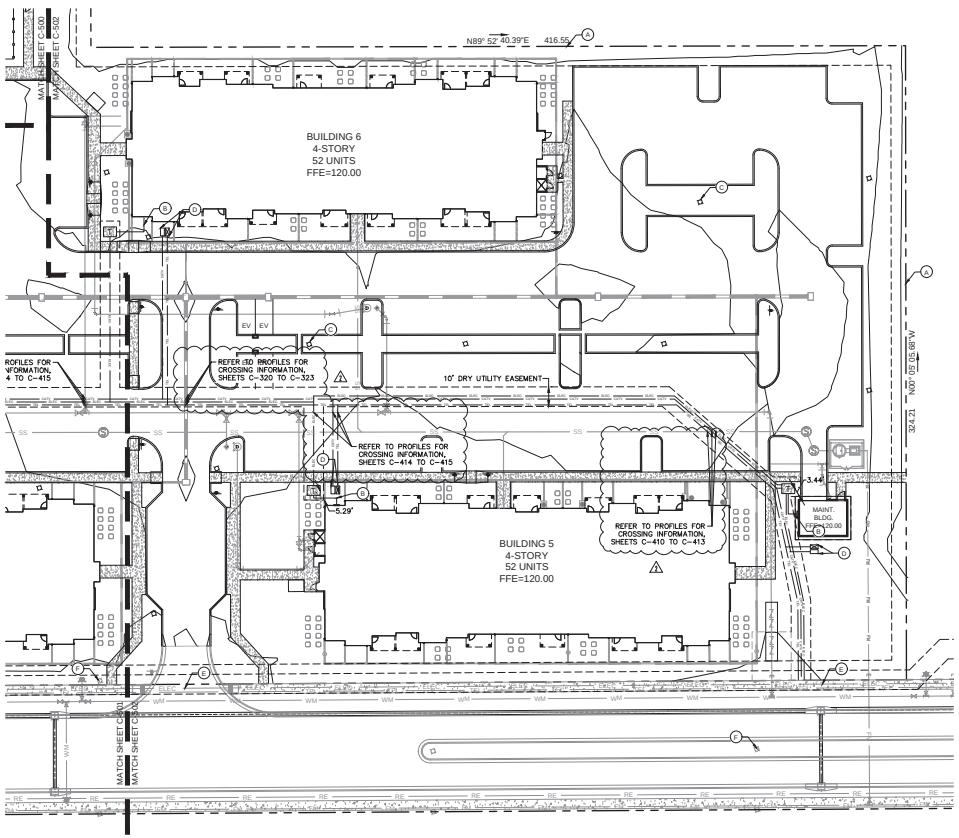

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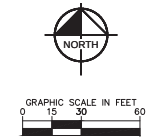


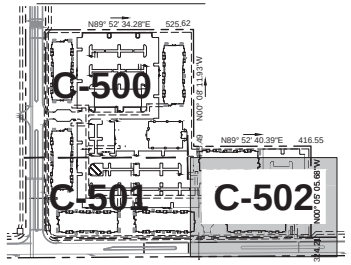
LEGEND

- (A) PROPERTY LINE
- (B) SECONDARY ELECTRICAL CONNECTION (REFER TO MEP PLANS FOR CONTINUATION)
- (C) LIGHT POLE (TYP.), REFER TO PHOTOMETRIC PLANS
- (D) DRY UTILITY PULL BOX. REFER TO MEP PLANS FOR CONTINUATION INTO BUILDING
- (E) EXISTING DRY UTILITIES
- (F) EXISTING LIGHT POLE (TYP)

SYMBOL LEGEND

- WATER LINE
- SANITARY FORCEMAIN
- GRAVITY SANITARY SEWER
- EXISTING SANITARY SEWER MAIN
- EXISTING DRAINAGE
- PROPOSED DRAINAGE (REFER TO PGD PLANS)
- PROPOSED ELECTRIC CONDUIT
- PROPOSED COMMUNICATION CONDUIT
- PROPOSED CATV CONDUIT
- EXISTING DUKE EASEMENT TO REMAIN
- PROPOSED LIGHT POLE
- TRANSFORMER ON CONCRETE PAD
- PROPOSED PIPE FITTING
- FIRE DEPARTMENT CONNECTION
- VALVE
- PROPOSED DOUBLE DETECTOR CHECK VALVE

KEY MAP



No.	REVISIONS	DATE	BY
1	CITY OF APOPKA COMMENT REVISIONS	5/13/24	NAM
2	APOPKA DRC COMMENTS	10-04-24	CET

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PHONE: 772-794-4100
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KEVIN M. ROBESON — LICENSE No. 52074 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

6/28/2024

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KHA PROJECT 147922000
DATE 06/06/2024
SCALE AS SHOWN
DESIGNED BY ESM
DRAWN BY ESM
CHECKED BY KMR

DRY UTILITY PLAN

MADISON OAKS
PREPARED FOR
MADISON CAPITAL GROUP, LLC
CITY OF APOPKA FLORIDA

SHEET NUMBER
C-502

Plotted By:Santiago, Noni Sheet Set:MADISON OAKS Layout:C-502 DRY UTILITY PLAN June 28, 2024 10:51:40am K:\ORL_LDEV\147922000 Wold Oaks MF-3\CADD\PlanSheets\C-500 DRY UTILITY PLAN.dwg
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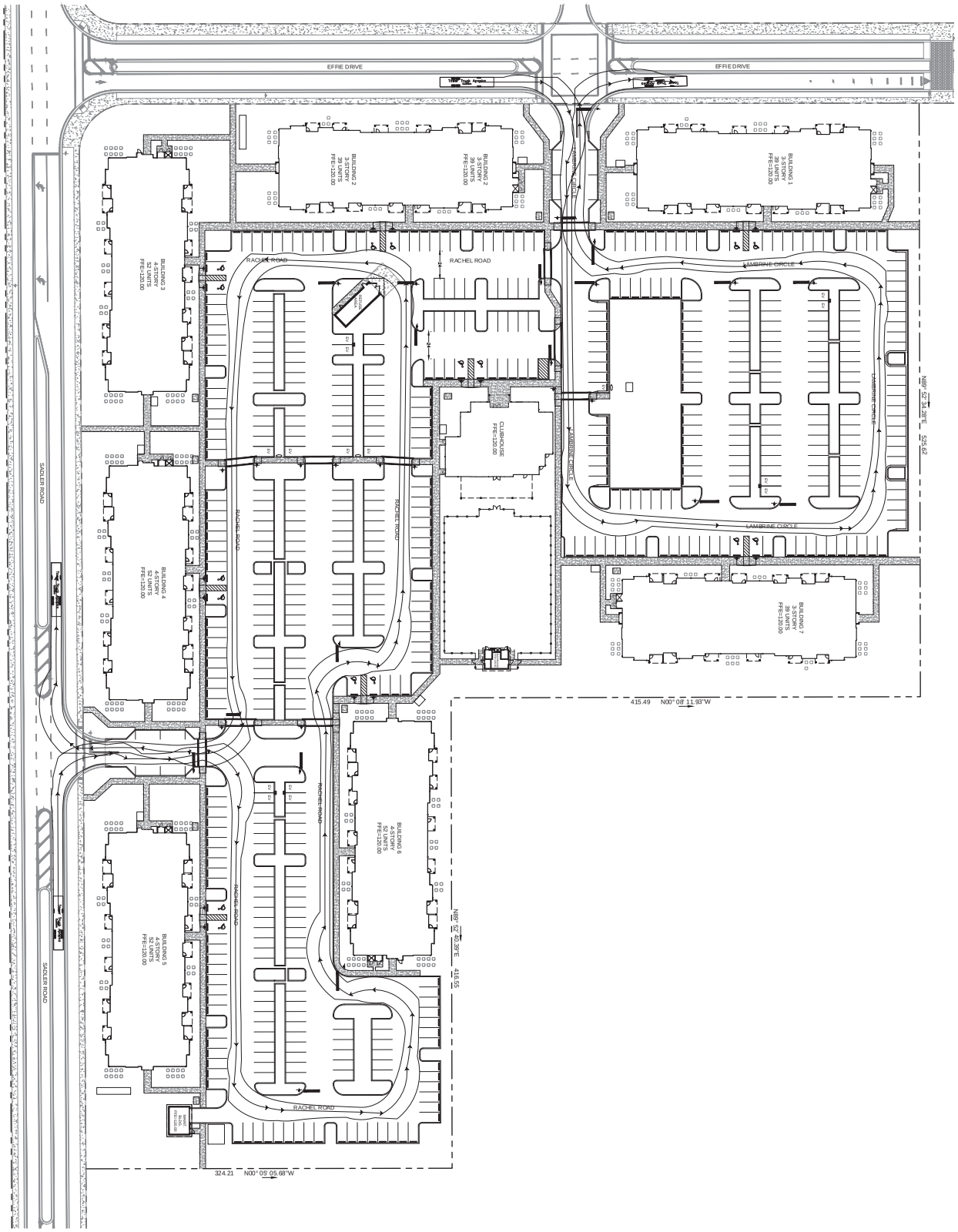

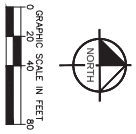

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SHEET NUMBER C-600

MADISON OAKS
PREPARED FOR
MADISON CAPITAL GROUP, LLC
CITY OF APOPKA FLORIDA

TRUCK MOVEMENT PLAN

KHA PROJECT	147922000
DATE	06/06/2024
SCALE	AS SHOWN
DESIGNED BY	ESM
DRAWN BY	ESM
CHECKED BY	KMR

KEVIN M. ROBERSON LICENSE No. 52074 STATE OF FLORIDA PROFESSIONAL ENGINEER

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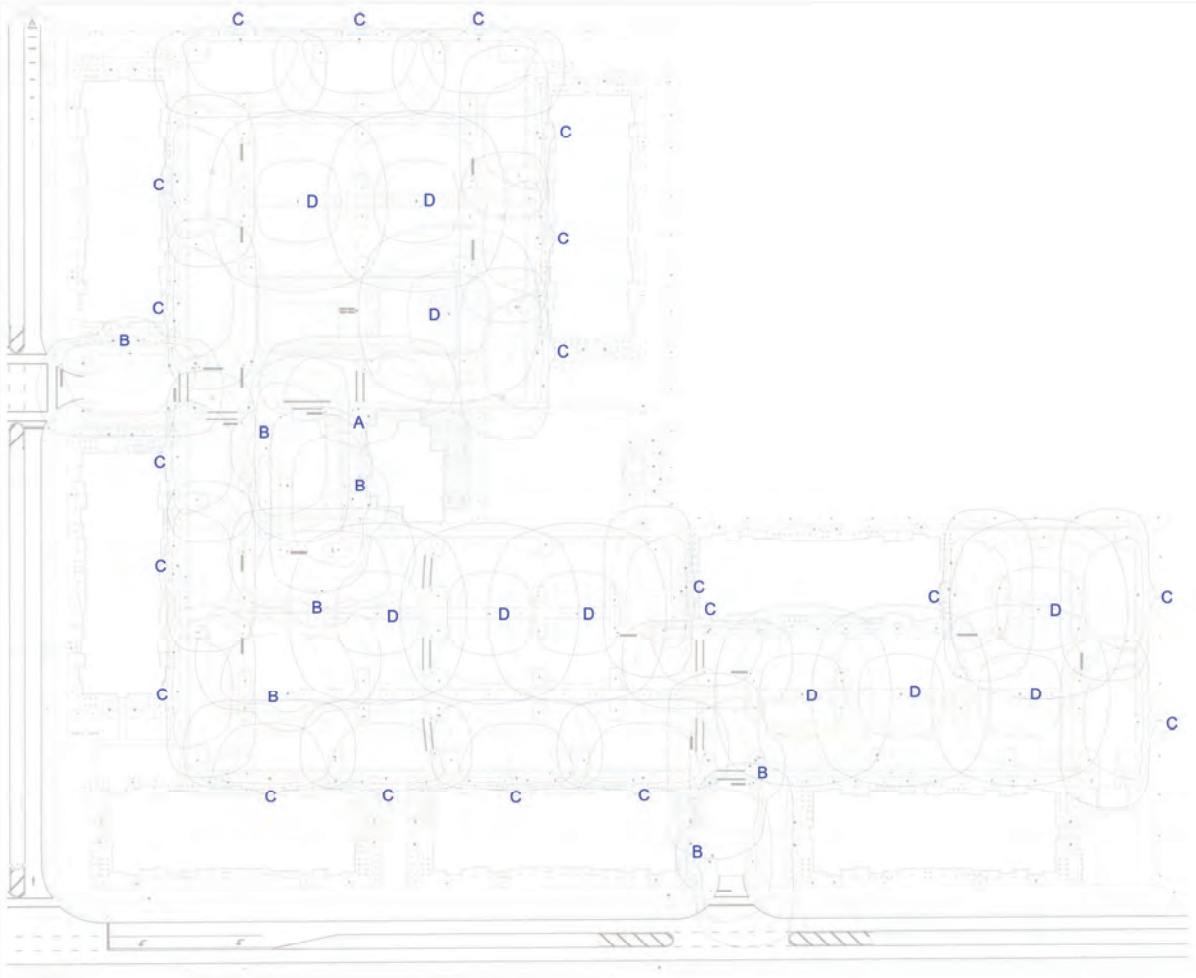
No.	REVISIONS	DATE	BY

6/28/2024



Photometric Template Coverage Plan
Scale : 1" = 50'

Duke Energy Luminaire Schedule

Symbol	Label	Qty	LLF	Description	Wattage	Lamp	Color
	A	1	0.950	150W TYPE III LED SHOEBOX, CCT 3000K	150	LED LIGHT ENGINE	BLACK
	B	7	0.950	150W TYPE IV LED SHOEBOX, CCT 3000K	150	LED LIGHT ENGINE	BLACK
	C	20	0.950	150W TYPE IV LED SHOEBOX WITH HOUSE SIDE SHIELD, CCT 3000K	150	LED LIGHT ENGINE	BLACK
	D	10	0.950	150W TYPE V LED SHOEBOX, CCT 3000K	150	LED LIGHT ENGINE	BLACK

General Notes:

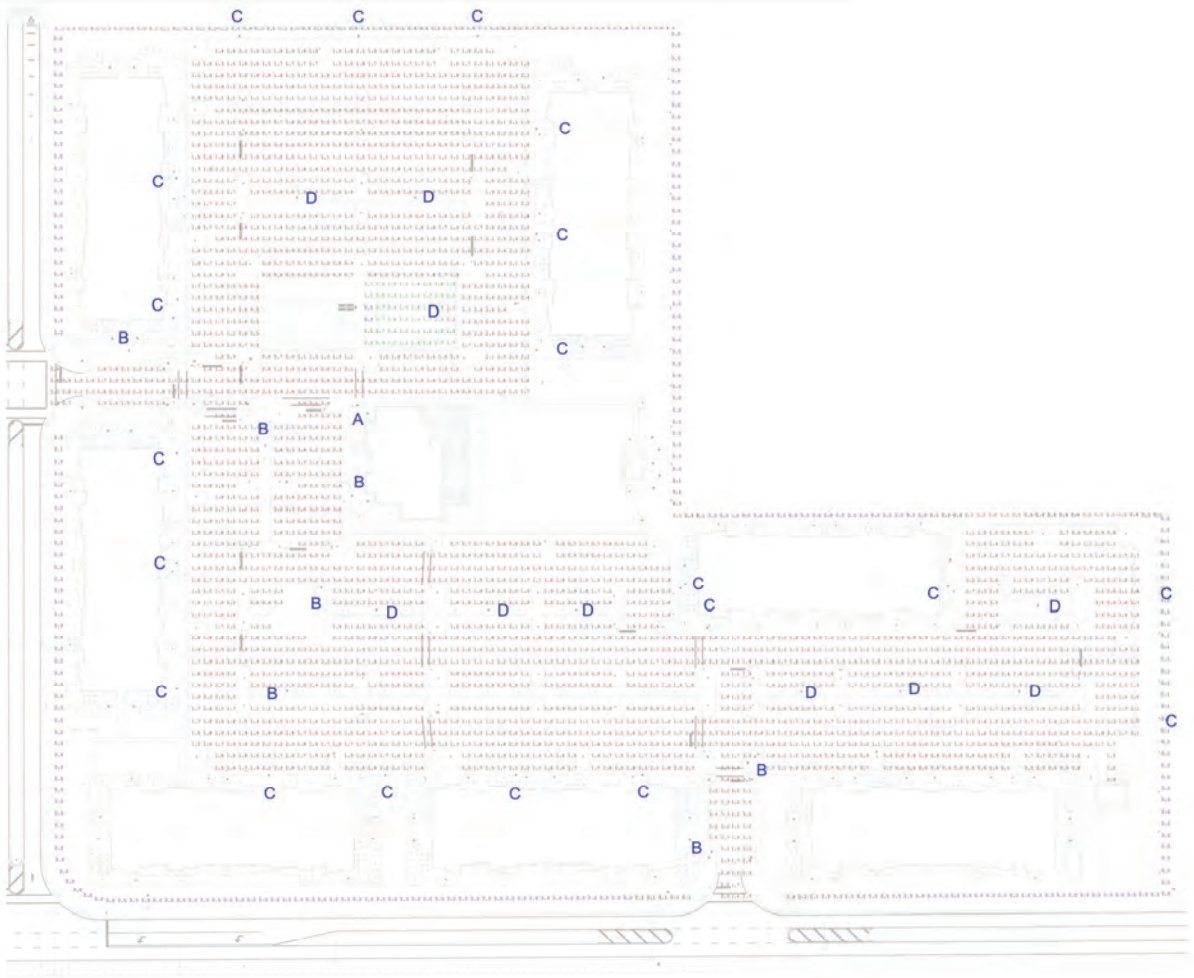
1. Duke Energy Site lighting is engineered, installed, and connected per NESC for Utility work and is owned and maintained by Duke Energy under a FPSC regulated leased lighting program.
2. Duke Energy Lighting is fed directly from Utility secondary distribution system via closest transformer and is not connected to any metered building or service point. All Duke Energy conductors are in conduit at 36" BFG minimum per NESC for Utility work.
3. Poles are Promenade 30' OAL direct buried concrete tenon top with a fixture mounting height of 25' AFG, black in color.
4. Owner shall be responsible for coordinating any landscape conflicts with landscape architect. Owner shall be responsible for any necessary future trimming or pruning of proposed landscaped plantings.

DUKE ENERGY.
Outdoor Lighting Solutions
3301 Exchange Place
Lake Mary, Florida 32746
www.duke-energy.com

Madison Apopka Apartments - Site Lighting Plan
Apopka, Florida

PRELIMINARY

Designer
Christopher Cordell
Date
September 03, 2022
Scale
1" = 50'
Drawing No.
SLC-01



Site Photometry Plan
Scale : 1" = 50'

Calculation Summary							
Label	Symbol	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking and Drives		Fc	1.68	5.0	0.3	5.60	16.67
Dog Park Area		Fc	1.28	2.2	0.5	2.56	4.40
Property Line		Fc	0.07	0.5	0.0	N.A.	N.A.



Light Fixture Information

DUKE ENERGY.
Outdoor Lighting Solutions
3300 Rouse Road
Lake Mary, Florida 32746

Madison Apopka Apartments - Site Lighting Plan

Apopka, Florida

PRELIMINARY

Designer
Christopher Cordell
Date
September 03, 2022
Scale
1" = 50'
Drawing No.
SLC-02
2 of 2

MOPS

PRIVATE SERIES

MANUFACTURED ODORLESS PUMP STATION
ATLANTIC ENVIRONMENTAL SYSTEMS, INC.
LAKE WORTH, FL 33461
PH: (561) 547-8080 FAX: (561) 547-3999
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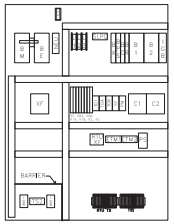
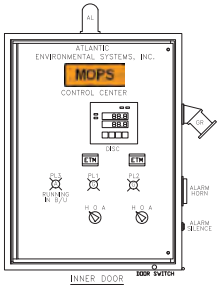
MOPS CONTROL CENTER

CONTROL CENTER DESIGNED & MANUFACTURED TO MEET ALL D.E.P. REQUIREMENTS

SEE SCHEDULE FOR ELECTRICAL SERVICE REQUIREMENTS



INTERIOR LAYOUT



INNER DOOR
(OUTER DOOR NOT NOT SHOWN FOR CLARITY)

PANEL COMPONENTS

ALT ALTERNATOR (IN DISC)
AS ALARM SILENCE SWITCH
B1-2 MOTOR BREAKERS
BC CONTROL BREAKER
BE EMERGENCY BREAKER
BM MAIN BREAKER
BR GFI RECEPTACLE BREAKER
BPS POWER SUPPLY BREAKER
BX TRANSFORMER BREAKER
C1-2 MOTOR START CONTACTORS
CR GFI CONVENIENCE RECEPTACLE
DISC DUPLEX INTRINSICALLY- SC100 SAFE CONTROLLER
ETM ELAPSED TIME METER
G GROUND
GR GENERATOR RECEPTACLE
H HORN
HOA HAND-OFF-AUTO SWITCH- GE (ON DISC)
IGB INLET GRINDER BREAKER
NEU NEUTRAL
PL1,2,3 PILOT LIGHT (GE)
PM PHASE MONITOR
PS POWER SUPPLY
R2-3 RELAYS
RBA-BBATTERY RELAYS
RS SILENCE RELAY
R1A-BRELAYS
RTUXF RTU TRANSFORMER
SF SEAL FAIL RELAY
SLPD SURGE/LIGHTNING PROTECTION DEVICE
TS1 TERMINAL STRIP FOR PUMPS
TS2 TERMINAL STRIP FOR I.S.
XF 50/60Hz 0.5KVA TRANSFORMER

ENCLOSURE

NEMA 4X STAINLESS STEEL
SINGLE DOOR w/PADLOCK HASP
ALUMINUM INNER (DEAD FRONT) DOOR
30"H x 30"W x 8"D
PANEL LABELLED FOR U.L. 508A "MOTOR CONTROL CENTERS" AND U.L. 698A "HAZARDOUS LOCATION PANELS"

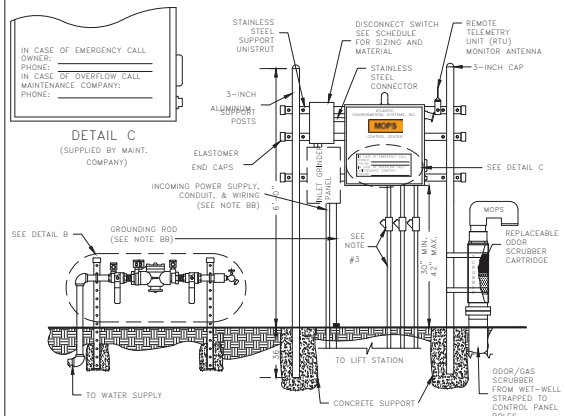
NOTE:
SEE CONTROL PANEL DETAIL SHEET FOR ADDITIONAL NOTES.

22	21	20	19	18	17	16	15	14	13	12	11
DISCONN	NEU		120V		RTU TERMINALS		PUMP SEAL FAIL		MOTOR LEADS		

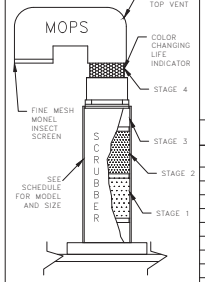
TS1 TERMINAL SCHEDULE

10	9	8	7	6	5	4	3	2	1
MTR MOTOR	G	G	MOTOR LEADS		MTR MOTOR	G	G		

TS2 TERMINAL SCHEDULE



CONTROL CENTER ASSEMBLY AND INSTALLATION N.T.S.

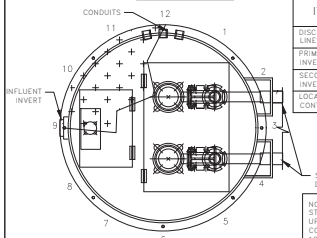


DETAIL A

MOPS ODOR/GAS SCRUBBER

NOTES:
1. SCRUBBER DESIGNED TO REMOVE TOXIC SEWAGE GASES, H2S, AND OFFENSIVE ODORS SUCH AS SKATOLES AND MERCAPTANS.
2. SCRUBBER'S LIFE EXPECTANCY CALCULATIONS ARE INCLUDED IN SHOP DRAWING SUBMITTALS.
3. SCRUBBER UNIT CAN BE MOUNTED INSIDE WET-WELL OR TOP MOUNTED.
4. MODEL 'B' SHOWN.

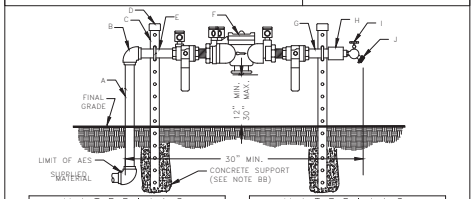
HUB AND INVERT LOCATION



ITEMS	CLOCK POSITION
DISCHARGE LINES	3:00
PRIMARY INVERT	9:00
SECONDARY INVERT	N/A
LOCATION OF CONTROL PANEL	12:00

SCHEMATIC BASED ON THE STATION'S DISCHARGE BEING LOCATED AT THE #3 CLOCK POSITION. SEE SCHEDULE FOR LOCATION OF INVERTS AND CONTROL PANEL. LOCATIONS SUBJECT TO CHANGE.

NOTE: BACKFILL AROUND LIFT STATION FROM ANTI-FLOATATION RING UP TO FINISHED GRADE SHALL BE COMMON FILL COMPACTED IN 12-INCH MAX. LIFTS TO 98% DENSITY PER AASHTO T-180. CONTRACTOR SHALL EXERCISE CARE NOT TO DAMAGE WETWELL DURING COMPACTION.



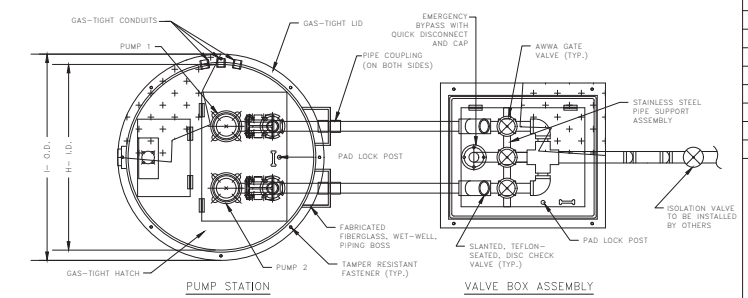
MATERIALS		
ITEM	QTY.	DESCRIPTION
A	1	3/4" x 24" S.S. NIPPLE
B	2	3/4" x 1" S.S. 90° ELBOW
C	2	1"x1"x40" S.S. SUPPORT BRACKET
D	2	SUPPORT BRACKET CAPS P/N 2116
E	2	3/4" S.S. PIPE BOLTS

MATERIALS		
ITEM	QTY.	DESCRIPTION
F	1	3/4" APP. BACKFLOW PREVENTER
G	1	3/4" x 4" S.S. NIPPLE
H	1	3/4" x 3/4" S.S. COUPLING
I	1	3/4" BRONZE HOSE BIB
J	1	3/4" VACUUM BREAKER

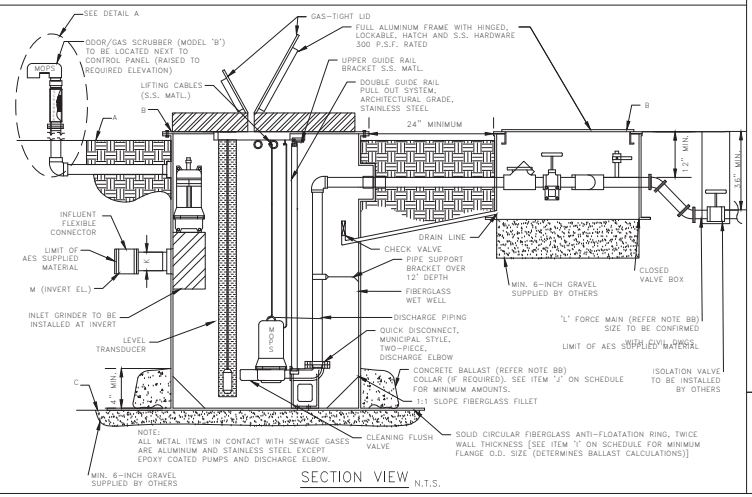
DETAIL B

R.P.Z. BACKFLOW PREVENTER ASSEMBLY DETAIL

U.S.C. AND A.S.S.E. APPROVED N.T.S.



TOP VIEW N.T.S.



SECTION VIEW N.T.S.

MOPS PUMP STATION SCHEDULE

MOPS SERIES		ITEM	DESCRIPTION	
INITIAL DESIGN FLOW (G.P.M.)	160		100 YEAR FLOOD ELEVATION	117.46'
INITIAL DESIGN HEAD (T.D.H.)	68'		25 YEAR FLOOD ELEVATION	116.70'
SECONDARY DESIGN FLOW (G.P.M.)	280	A	GRADE ELEVATION	119.50'
SECONDARY DESIGN HEAD (T.D.H.)	49'	B	TOP ELEVATION OF WET WELL	119.50'
RATED PERFORMANCE SPEED	3450	C	BOTTOM ELEVATION OF WET WELL	97.50'
RATED MOTOR HORSEPOWER	12	D	ALL PUMPS OFF ELEVATION	102.00'
SUBMERSIBLE PUMP TYPE (P-1,P-2)	NON-CLOG	E	LEAD PUMP ON ELEVATION	104.00'
PUMP MODEL NUMBER	MOPS	F	LAG PUMP ON ELEVATION	105.00'
SERVICE ENTRANCE VOLTAGE	230	G	HIGH ALARM ELEVATION	106.00'
SERVICE ENTRANCE PHASE	3	H	INSIDE DIAMETER OF WET-WELL	84"
CONTROL CENTER FULL LOAD AMPS	82	I	OUTSIDE DIAMETER OF ANTI-FLOATATION RING	108"
NEMA 3R PAINTED STEEL DISCONNECT SWITCH, RATED AMPS	100	J	MINIMUM CUBIC FEET OF CONCRETE BALLAST (CU. YDS)	486 (18)
WET WELL SCOURER SYSTEM	N/A	K	INVERT PIPE DIAMETER	8"
REMOTE STATION MONITOR (TELEMETRY)	N/A	L	FORCE MAIN DIAMETER	4"
ON-SITE GENERATOR SYSTEM	N/A	M	PRIMARY INVERT ELEVATION	107.10'
INLET GRINDER SYSTEM	AES	N	SECONDARY INVERT ELEVATION	N/A

MOPS EQUIPMENT IDENTIFICATION	QTY.	MODEL DESIGNATION
MOPS PUMP STATION	1	A24-84264-C-12.0-MEGA
MOPS VALVE BOX ASSEMBLY (VBA)	1	VBA-24
MOPS ODOR/GAS SCRUBBER (OGS)	1	OGS-B
MOPS R.P.Z. ASSEMBLY	1	75
MOPS CONTROL CENTER	1	PSC-222-12.0-T
MOPS DISCONNECT SWITCH	1	FDS-100-3-2-PS
MOPS CONTROL CENTER MOUNTING ASSEMBLY	1	CCMA-32AL
MOPS WET WELL INLET GRINDER	1	AES SERIES 250
MOPS REMOTE STATION MONITOR	0	N/A
1st YEAR SERVICE/MAINTENANCE CONTRACT	0	N/A
MOPS ON-SITE GENERATOR SYSTEM	0	N/A
MOPS FIELD SERVICE WORK	1	CONTROL INSTALLATION & START-UP

MOPS PUMP STATION COMPLIANCE NOTES:

THIS PUMP STATION DESIGN COMPLIES WITH THE FOLLOWING REQUIRED STANDARDS:
- STATE OF FLORIDA ENVIRONMENTAL PROTECTION STANDARDS
- FLORIDA ADMINISTRATIVE CODE (F.A.C.): 62-640.400- COLLECTION AND TRANSMISSION SYSTEMS
- NATIONAL ELECTRIC CODE (NEC) CLASS 1, DIVISION 1, GROUP D- HAZARDOUS LOCATIONS
- UNDERWRITER'S LABORATORIES (U.L.) 508A-MOTOR CONTROL CENTERS AND U.L. 698A-INSTRINSICALLY SAFE CONTROL CENTERS
- RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES (2014 EDITION).

1. PUMPS ARE RATED BY FACTORY MUTUAL FOR CLASS 1, DIVISION 1, GROUP D ATMOSPHERES AS REQUIRED BY NEC.
2. THE CONTROL CENTER INCORPORATES INTRINSICALLY SAFE RELAYS AND IS LISTED TO UL 698A INTRINSICALLY SAFE FOR CLASS 1, DIVISION 1 ATMOSPHERES.
3. THE CONDUIT PROVIDED, ALONG WITH CONDUIT GAS-SEAL-OFFS, ARE RATED FOR CLASS 1, DIVISION 1 LOCATIONS.
4. THE WASTEWATER PUMPS AND THE CONTROL CENTER INCORPORATE A MECHANICAL SEAL FAILURE DETECTION AND NOTIFICATION SYSTEM.
5. THE CONTROL CENTER INCLUDES EITHER A REMOTE TELEMETRY UNIT (RTU) OR A SELF-CHARGING, BACK-UP ALARM SYSTEM TO OPERATE ON POWER FAILURE.
6. THE PUMP STATION INCORPORATES AN ODORLESS DESIGN WITH A SCRUBBER SYSTEM TO CONTROL TOXIC GASES AND ODORS FOR COMPLIANCE TO F.A.C. 62-604.400.
7. THE BOTTOM OF THE TOP RIM ELEVATION OF PUMP STATION MUST BE LOCATED AT A HIGHER ELEVATION THAN THE 25 YEAR FLOOD ELEVATION. THE LISTED 25 YEAR FLOOD ELEVATION PROVIDED BY SITE CIVIL ENGINEER.
8. THE BOTTOM ELEVATION OF THE MOPS CONTROL CENTER MUST BE LOCATED AT A HIGHER ELEVATION THAN THE 100 YEAR FLOOD ELEVATION. THE LISTED 100 YEAR FLOOD ELEVATION PROVIDED BY THE SITE CIVIL ENGINEER.

MOPS ENGINEERING NOTES:

AA. THE HORSEPOWER SHOWN ON THE SCHEDULE IS A MINIMUM HORSEPOWER REQUIREMENT BASED ON THE STATION'S DESIGN CRITERIA AND THE REQUIRE TORQUE. (LOWER RATED HORSEPOWER EQUIPMENT WILL NOT BE ACCEPTABLE.)
BB. THESE ITEMS ARE NOT SUPPLIED BY A.E.S. WITH THE MOPS STATION.
CC. INVERT ELEVATIONS BASED ON INSIDE BOTTOM OF PIPE.
DD. THE MOPS CONTROL ASSEMBLY CONSISTS OF THE FOLLOWING: CONTROL CENTER DISCONNECT SWITCH, MOUNTING ASSEMBLY, ELECTRICAL CONDUITS, AND SEAL-OFF. THESE ITEMS MUST BE SUPPLIED AND INSTALLED BY THE MOPS PUMP STATION MANUFACTURER TO VALIDATE MOPS WARRANTY PROGRAM.
EE. FOR STATIONS IN MIAMI-DADE COUNTY, THE MOPS PUMP STATION IS SUPPLIED WITH A REMOTE TELEMETRY MONITORING UNIT AND A.E.S. MAINTENANCE SERVICE. THE R.T.U. ALLOWS FOR MONITORING OF LAG ALARM, HIGH ALARM, AND POWER FAILURE PER CHAPTER 24.42.2(5). THE R.T.U. IS EQUIPPED WITH A BATTERY BACK UP AND IS INSTALLED ABOVE THE 100 YEAR FLOOD ELEVATION.

THE MOPS WASTEWATER PUMP STATION DESIGN AND EQUIPMENT SHOWN ON THIS DRAWING HAS BEEN REVIEWED, PERMITTED, AND CERTIFIED AS COMPLYING WITH ALL THE STATE OF FLORIDA D.E.P. AND LOCAL REQUIREMENTS. ANY SUBSTITUTION FROM THIS DESIGN MAY REQUIRE NEW PERMITS, APPLICATION FEES, AND ENGINEERING SERVICES FOR RE-CERTIFICATION AND DESIGN REVIEW.

P.E. CERTIFICATION:

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REVISION	DATE
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Project: MADISON OAKS MF-3
Prepared For: KIMLEY-HORN AND ASSOCIATES
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AES Project No: 2116
Date: 02/27/2024

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