



APOPKA DEVELOPMENT REVIEW COMMITTEE AGENDA

November 20, 2024 9:00 AM

Apopka City Hall Council Chambers

SUBDIVISION:

MAJOR DEVELOPMENT PLAN

1. MDP-24-2, 4101 Golden Gem Residential - Major Development Plan (MDP), 1st Submittal
Owner(s): Kelly Park VB Development LLC
Applicant(s): Kimley Horn Associates Inc. - Mackenzie Cerjan
Location: 4101 Golden Gem Road
Proposed Use: Residential Single Family
Project Manager: Jean Sanchez
Presented by: Jean Sanchez, Senior Planner

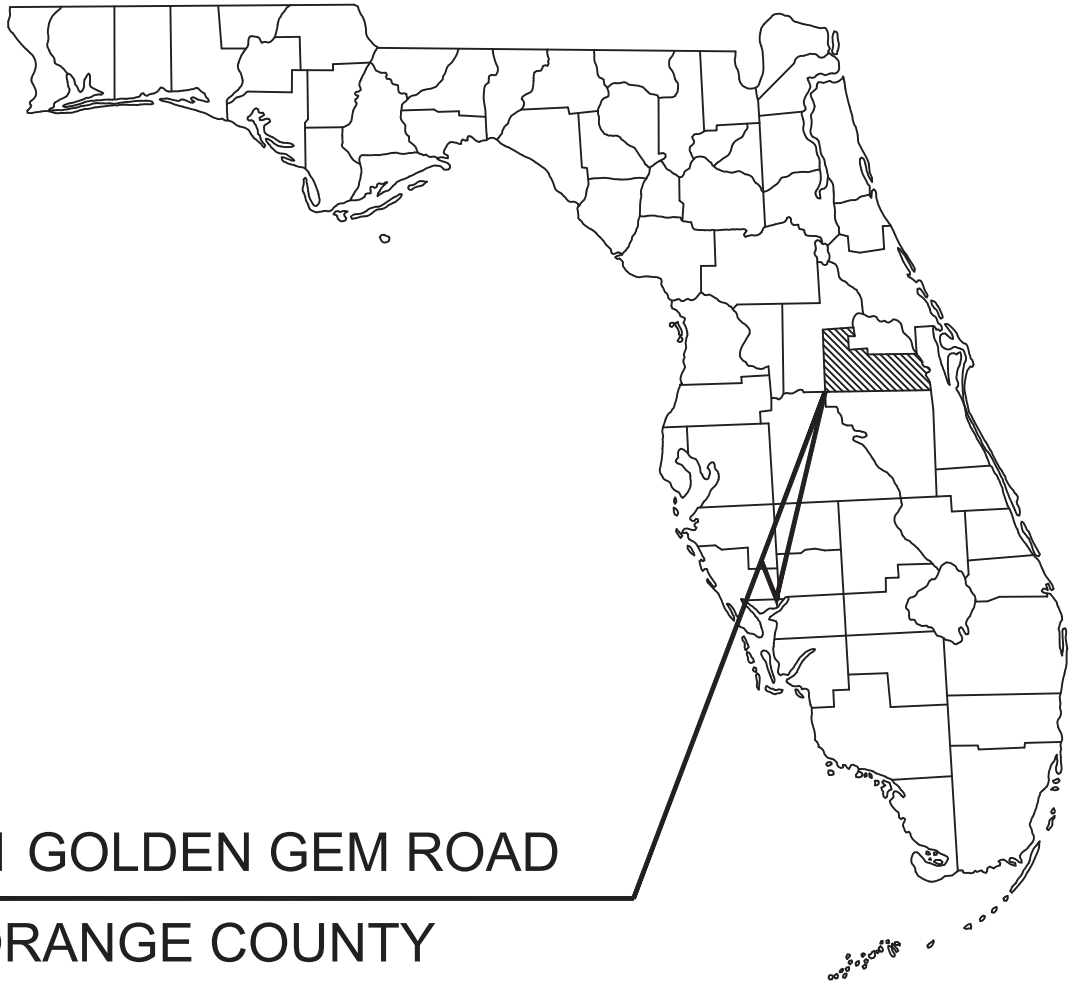
DISCUSSION

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.

Plotted By:Rufo, Kemi Sheet Set:4101 GOLDEN GEM RESIDENTIAL Layout:C-000 COVER SHEET October 21, 2024 03:36:24pm K:\VRB LDEV\147864008 - 4101 Golden Gem Res\CADD\PlanSheets\C-000 COVER SHEET.dwg
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4101 GOLDEN GEM ROAD
ORANGE COUNTY

PROJECT TEAM

OWNER

KELLY PARK VB DEVELOPMENT LLC
660 BEACHLAND BLVD., SUITE 301
VERO BEACH, FL 32963

DEVELOPER

DOUBLE B DEVELOPMENT, LLC
660 BEACHLAND BLVD., SUITE 301
VERO BEACH, FL 32963
(772) 234-2410
CONTACT: JOE BENINATI

ARCHITECT

ONX HOMES
4813 N INTERSTATE 35
BUILDING 1
GEORGETOWN, TX 78633
(844) 466-9462

SURVEYOR

GET TO THE POINT SURVEYING
34414 ALCANTE CT
SORRENTO, FL 32776
SBRAYGTTSPURVEY@GMAIL.COM
CONTACT: STEVE BRAY

CIVIL ENGINEER

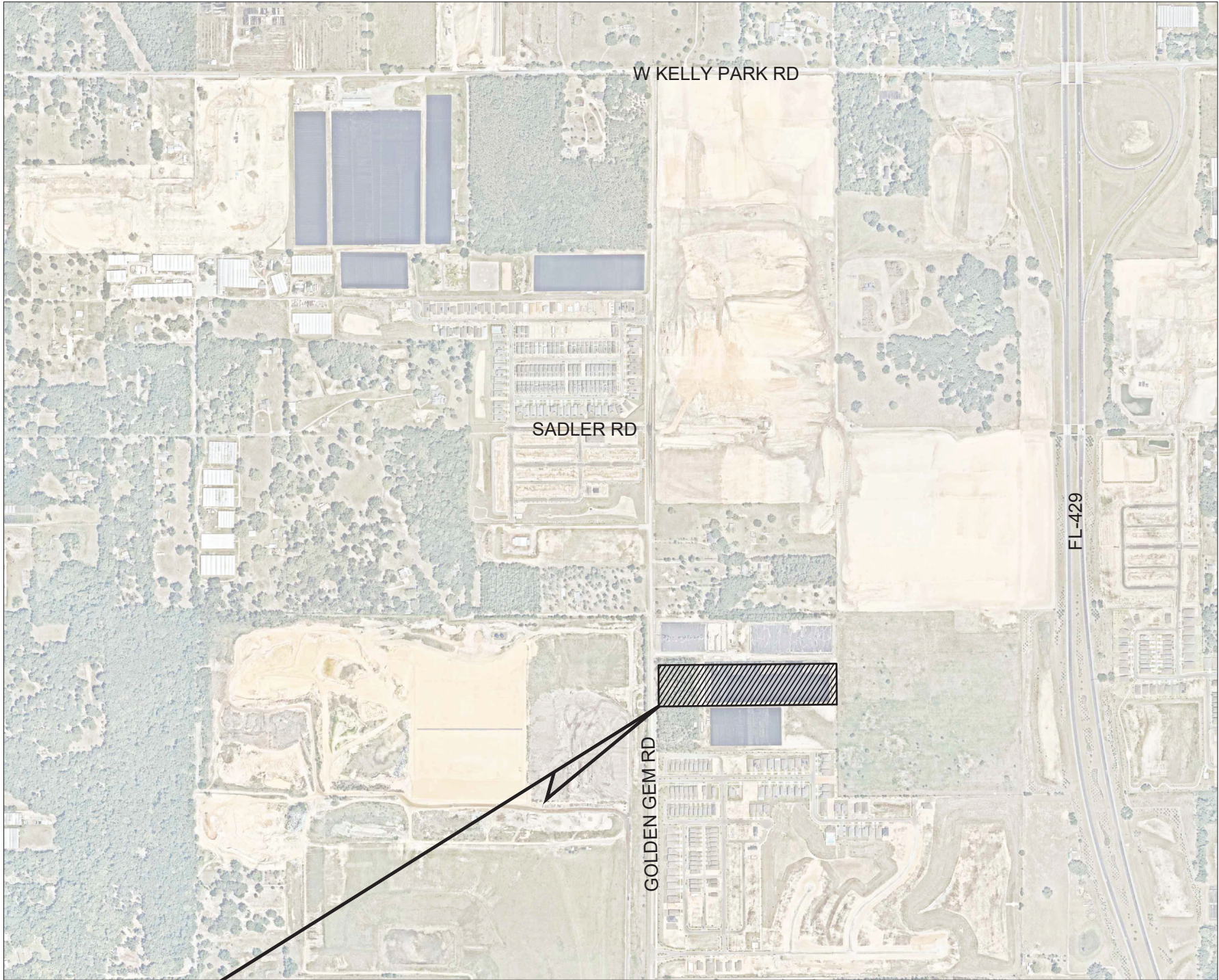
KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200
VERO BEACH, FL 32960
(772) 794-4100
CONTACT: MACKENZIE CERJAN, P.E.

LANDSCAPE ARCHITECT

KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH ORANGE AVE, SUITE 600
ORLANDO, FL 32801
(407)247-8404
ED.LINQUIST@KIMLEY-HORN.COM
CONTACT: ED LINQUIST

GEOTECHNICAL CONSULTANT

S&ME
1615 EDGEWATER DRIVE SUITE 200
ORLANDO, FL 32804
(407) 652-0043
CONTACT: WILLIAM L. FOX, P.E.



PROJECT LOCATION

VICINITY MAP

N.T.S.



LIST OF CONTACTS

PLANNING AND ZONING

CITY OF APOPKA
120 E. MAIN ST. 2ND FLOOR
APOPKA, FL 32703
(407) 703-1684
CONTACT: JEAN SANCHEZ

TRANSPORTATION

CITY OF APOPKA
120 E. MAIN ST. 2ND FLOOR
APOPKA, FL 32703
(407) 703-1739
CONTACT: PAMELA RICHMOND

ELECTRIC PROVIDER

DUKE ENERGY
RDT SUBDIVISIONS - APOPKA
P.O. BOX 14042
SAINT PETERSBURG, FL 33733
(321) 280-3534
CONTACT: KRISTIN CORDELL

STORMWATER

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
4049 REID STREET
PALATKA, FL 32177
(386) 329-4500

TELEPHONE PROVIDER

LUMEN (CENTURYLINK)
555 LAKE BORDER DR.
APOPKA, FL 32703
(407) 814-5310

RECLAIMED WATER

CITY OF APOPKA PUBLIC SERVICES
748 E CLEVELAND ST
APOPKA, FL 32703
(407) 703-1731
REARP@APOPKA.NET
CONTACT: RICHARD EARP

WATER AND SANITARY SEWER

CITY OF APOPKA PUBLIC SERVICES
748 E CLEVELAND ST
APOPKA, FL 32703
(407) 703-1731
CONTACT: RICHARD EARP

CABLE PROVIDER

SPECTRUM
3301 E STATE RD 436
APOPKA, FL 32703
(407) 532-8509

FIRE PREVENTION

CITY OF APOPKA FIRE DEPARTMENT
175 E 5TH ST
APOPKA, FL 32703
(407) 703-1754
CONTACT: JEREMY HOLDERFIELD

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 54 SINGLE FAMILY LOTS. 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 (4101 GOLDEN GEM RESIDENTIAL, ALSO REFERRED TO AS ONX) IS PART OF THE NEIGHBORHOOD DISTRICT 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:

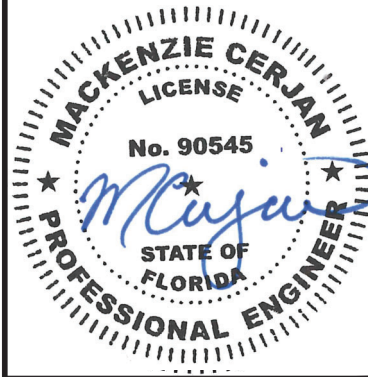
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Sheet List Table

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C-201	DEMOLITION AND EROSION CONTROL PLAN
C-220	EROSION CONTROL DETAILS
C-300	SITE PLAN
C-301	SITE PLAN
C-400	GRADING PLAN
C-401	GRADING PLAN
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C-600	TRUCK MOVEMENT PLAN
LS-1	LIFT STATION PLAN
SLG-01	SITE LIGHTING PLAN

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KHA PROJECT	147864008
DATE	8/7/2024
SCALE	AS SHOWN
DESIGNED BY	
DRAWN BY	
CHECKED BY	



COVER SHEET

4101 GOLDEN GEM
RESIDENTIAL
PREPARED FOR
DOUBLE B DEVELOPMENT
APOPKA, FL

SHEET NUMBER
C-000

Always call 811 two full business days before you dig to have underground utilities located and marked.



THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

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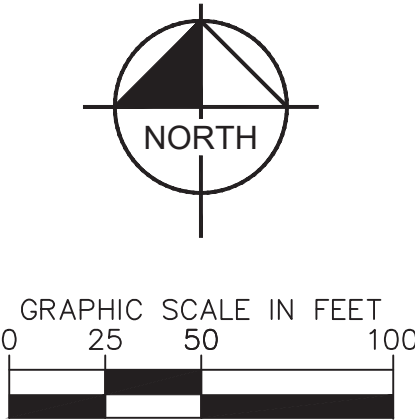
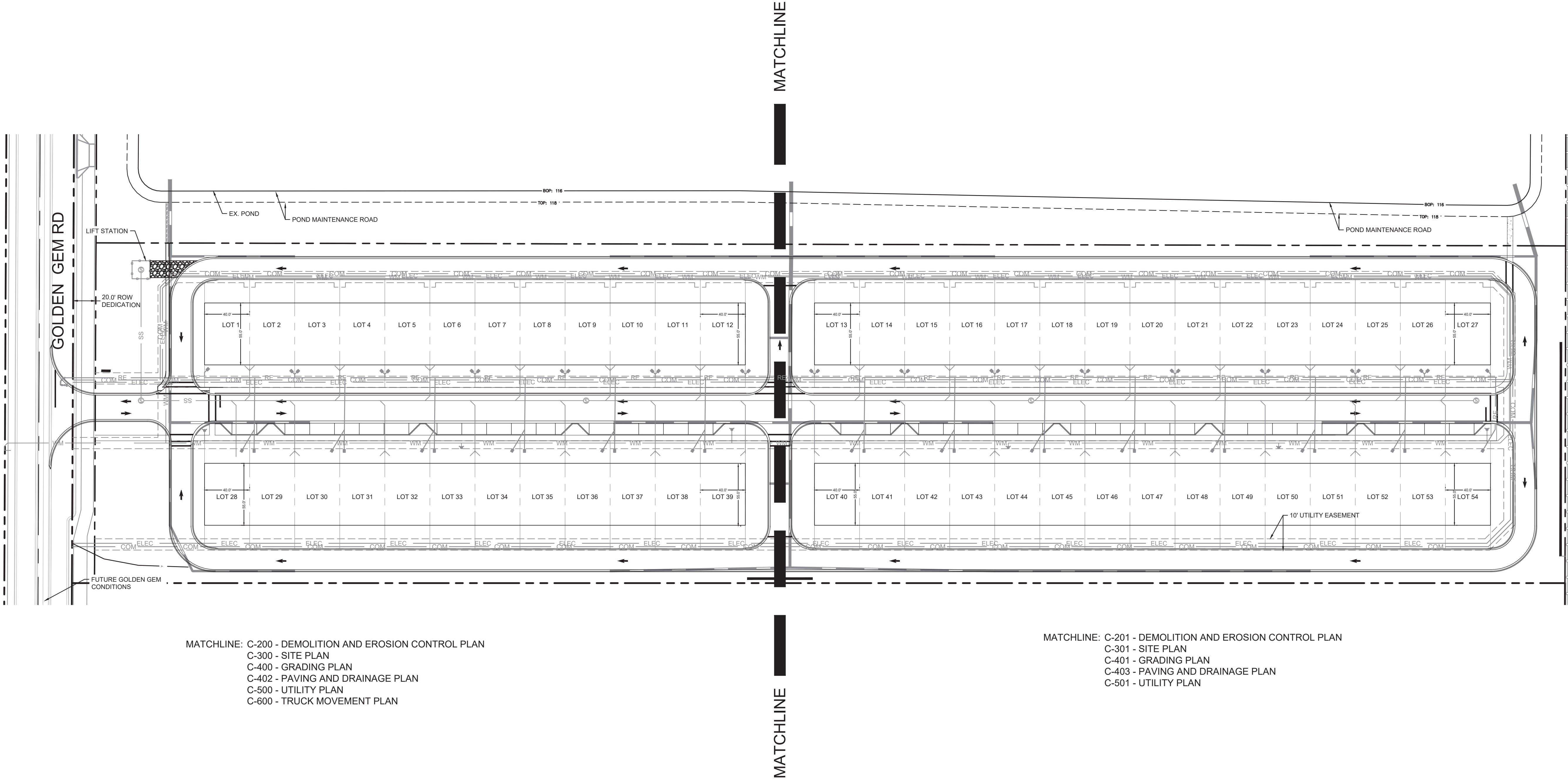
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10/21/2024

REVISIONS
No. BY DATE

Plotted By:Ru05i, Kernl Sheet Set:4101 GOLDEN GEM RESIDENTIAL Layout:C-150 OVERALL PLAN October 21, 2024 03:36:51pm K:\VRB-LODEV\47864008 - 4101 Golden Gem Res\CADD\PlanSheets\C-150 OVERALL PLAN.dwg

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MATCHLINE: C-200 - DEMOLITION AND EROSION CONTROL PLAN
C-300 - SITE PLAN
C-400 - GRADING PLAN
C-402 - PAVING AND DRAINAGE PLAN
C-500 - UTILITY PLAN
C-600 - TRUCK MOVEMENT PLAN

MATCHLINE: C-201 - DEMOLITION AND EROSION CONTROL PLAN
C-301 - SITE PLAN
C-401 - GRADING PLAN
C-403 - PAVING AND DRAINAGE PLAN
C-501 - UTILITY PLAN

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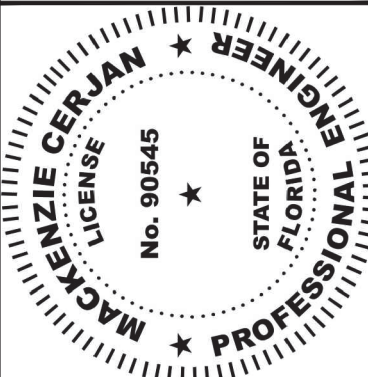
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OVERALL PLAN

4101 GOLDEN GEM
RESIDENTIAL
PREPARED FOR
DOUBLE B DEVELOPMENT
APOPKA, FL

SHEET NUMBER
C-150

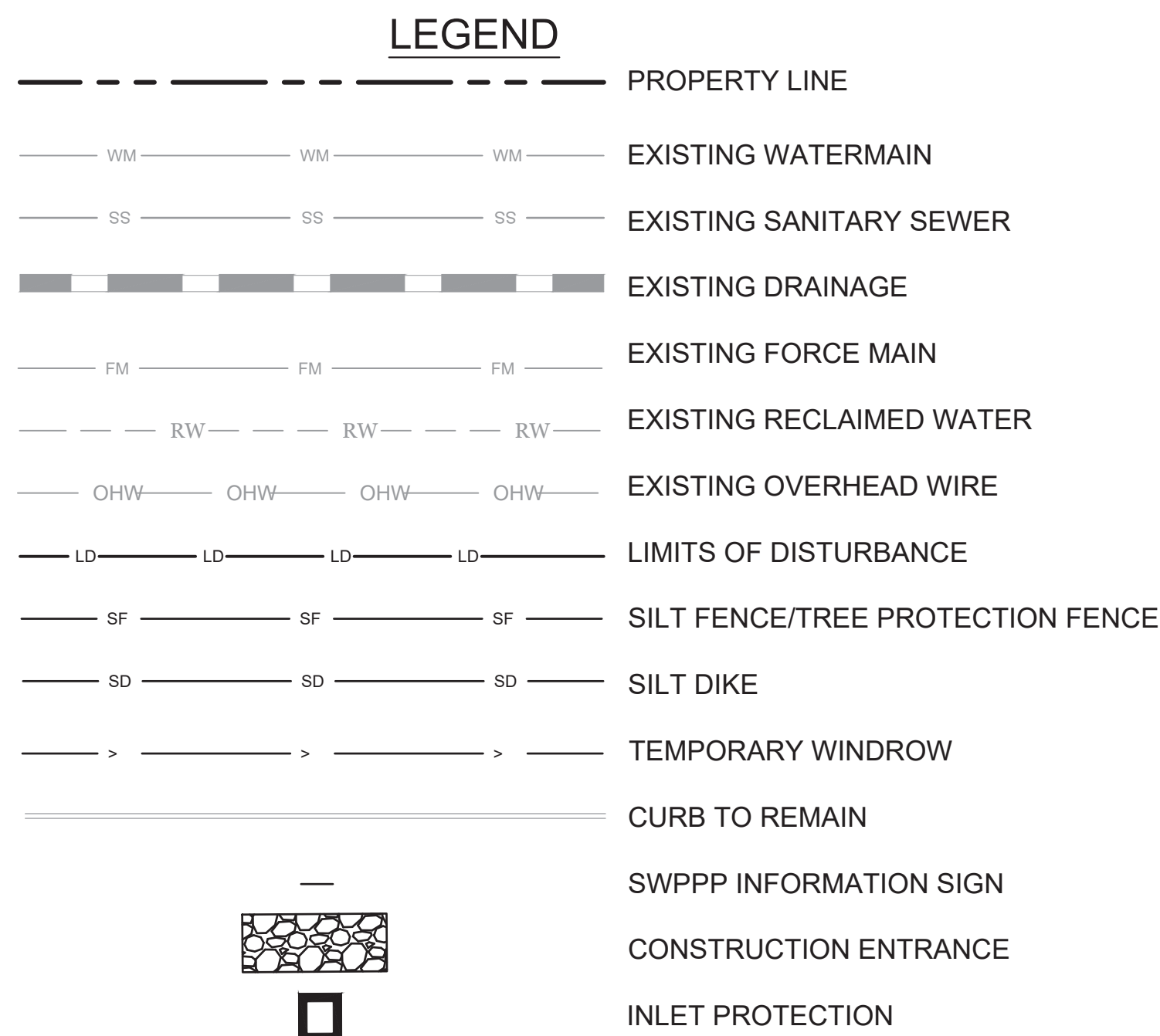
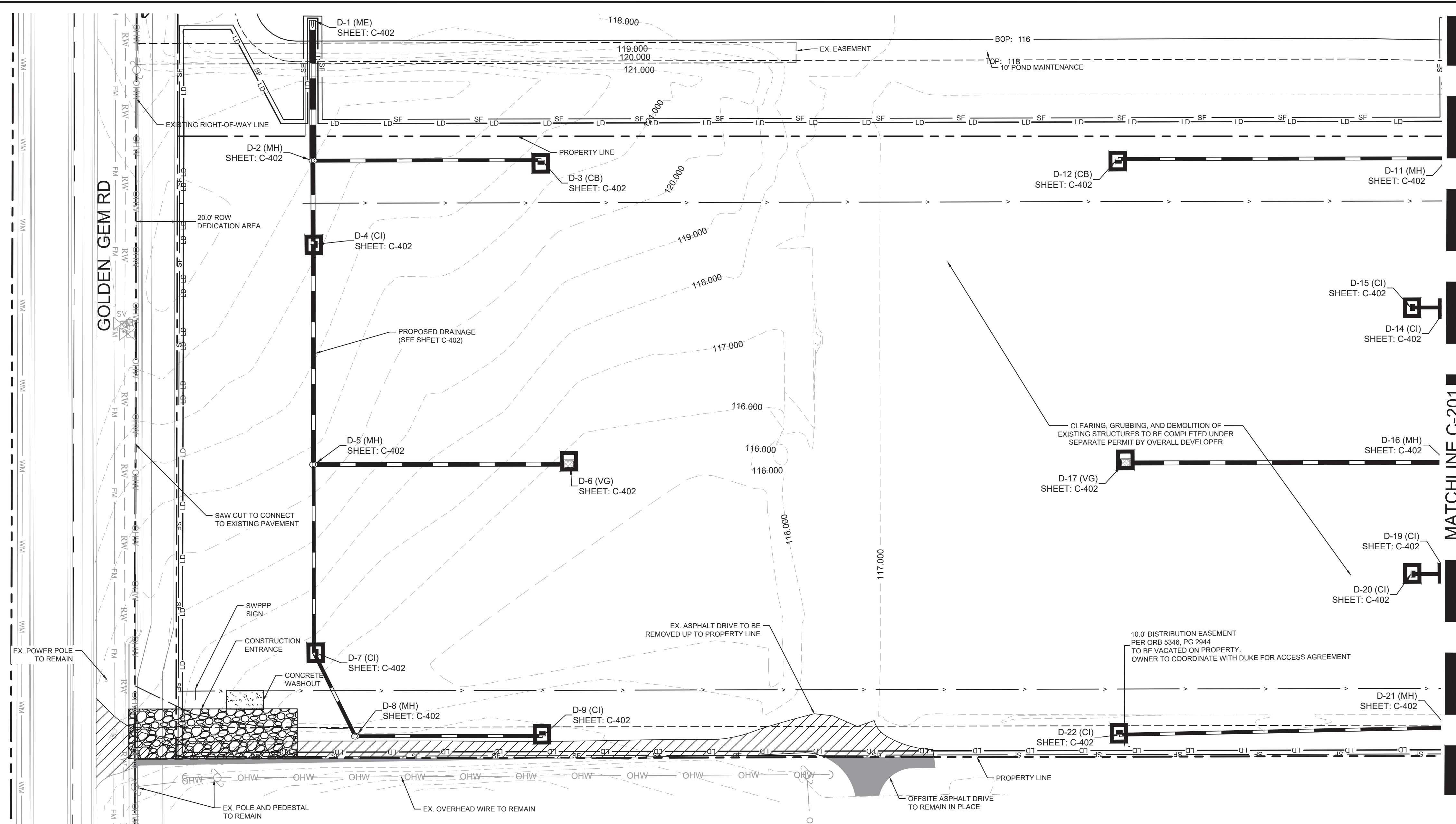


KHA PROJECT
147864008
DATE
8/7/2024
SCALE AS SHOWN
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No.	REVISIONS	DATE	BY

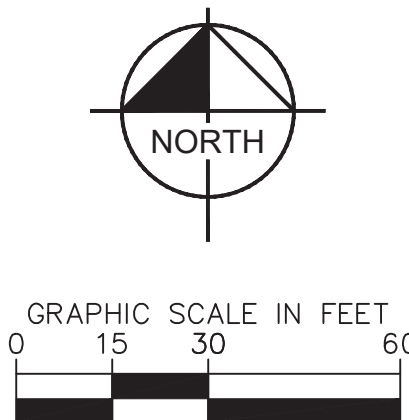


ACREAGE SUMMARY	
TOTAL PROJECT AREA	9.01 AC
ON-SITE DISTURBED AREA	9.01 AC
OFF-SITE DISTURBED AREA	0.93 AC
TOTAL DISTURBED AREA	9.94 AC
IMPERVIOUS AREA AT COMPLETION	5.17 AC
PERVIOUS / SEEDED AREA AT COMPLETION	3.84 AC

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.

SITE PREPARATION SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION

[illegible]

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 THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

- PHASE 1:
1. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE (1) AND INSTALL SILT FENCE.
2. CONSTRUCT AND STABILIZE SEDIMENT BASIN AND DRAINAGE SWALES WITH APPROPRIATE OUTFALL STRUCTURES (CLEARLY ONLY THOSE AREAS NECESSARY TO INSTALL CONTROL DEVICES LISTED ABOVE).
3. INSTALL INLET PROTECTION AT EXISTING DRAINAGE STRUCTURES.
4. INSTALL AND STABILIZE ANY NECESSARY HYDRAULIC CONTROL STRUCTURES (DIKES, CHECK DAMS, OUTLET TRAPS, RISER PIPE DISCHARGE POINT, ETC.)
5. PREPARE CLEARING AND GRUBBING OF THE SITE IF APPLICABLE.

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:
6. ROUGH GRADE TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
 7. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
 8. 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 SITE MAP, 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 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 DETRIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS ESTABLISHED AND TO RESEED AREAS THAT ARE NOT FULLY ESTABLISHED. SEEDED SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED.
3. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE DEPTH OF THE SILT FENCE.
4. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRUCKS OR FLOW OF MUD INTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION FOR THE PARKING OF CONSTRUCTION EQUIPMENT. PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.

DEMOLITION NOTES:

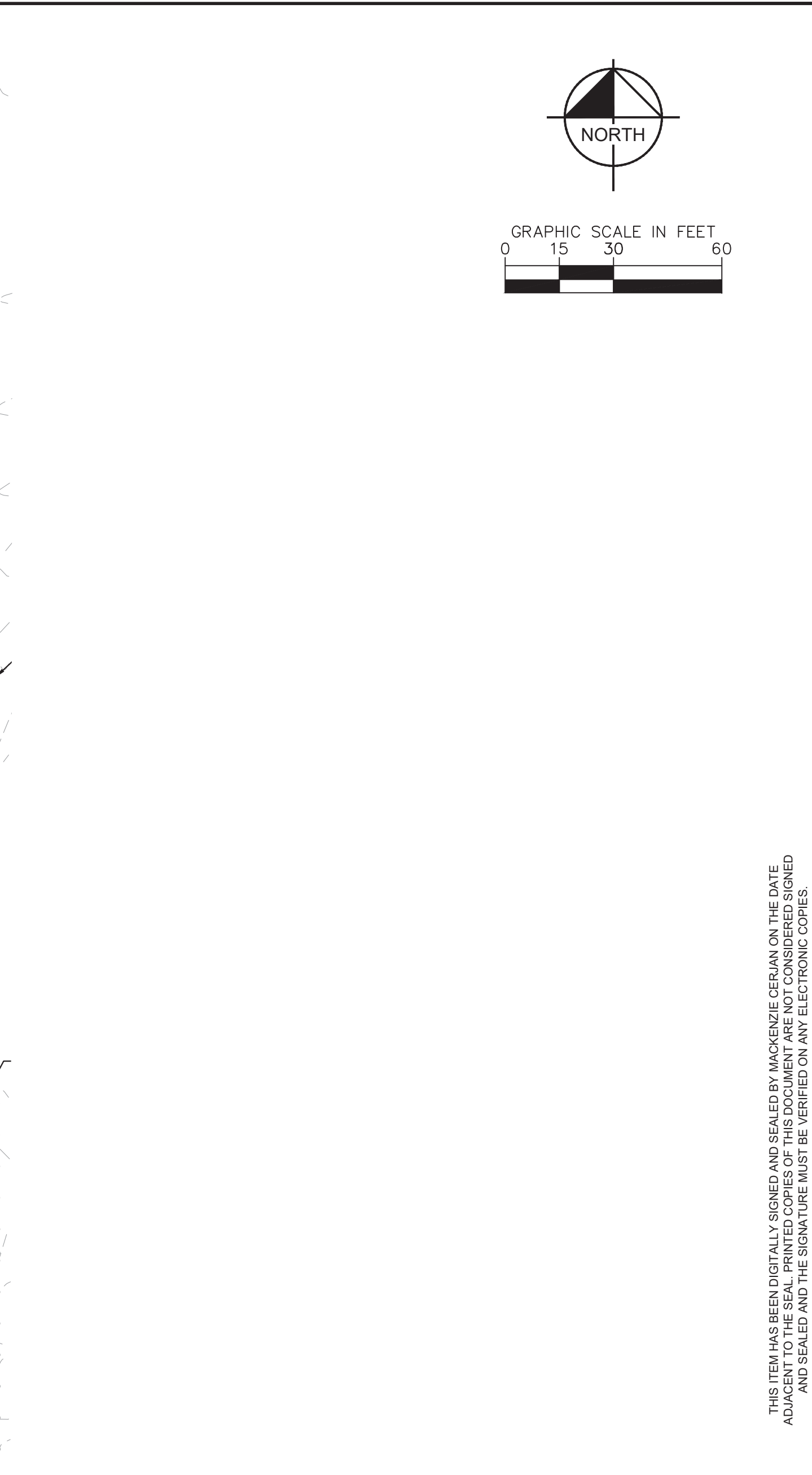
1. THE INTENT OF THE DEMOLITION PLAN IS TO DEPICT EXISTING FEATURES THAT ENCUMBER THE PROPOSED CONSTRUCTION AREA AND ARE SCHEDULED FOR REMOVAL. SOME INCIDENTAL ITEMS MAY HAVE BEEN INADVERTENTLY OMITTED FROM THE PLAN. THE CONTRACTOR IS ENCOURAGED TO THOROUGHLY INSPECT THE SITE AS WELL AS REVIEW THE PLANS AND SPECIFICATIONS PRIOR TO SUBMITTING PROPOSAL. 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 THE PLAN, THE CONTRACTOR IS ENCOURAGED TO THOROUGHLY INSPECT THE SITE AND 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 IS RESPONSIBLE FOR CONTROLLING AIRBORNE DUST AND POLLUTANTS BY USING WATER SPRINKLING OR OTHER SUITABLE MEANS OF CONTROL.
7. 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 ADJACENT ROADWAYS, SIDEWALKS, ETC. ROADWAYS AND WALKWAYS TO BE CLEARED DAILY OR AS NECESSARY TO MAINTAIN PUBLIC SAFETY.
8. DEWATERING SHOULD BE ANTICIPATED AND INCLUDED.
9. ALL ASPHALT TO BE REMOVED SHALL BE SAW CUT ADJACENT TO REMAINING IMPROVEMENTS.
10. WHERE REMAINING, INLETS, MAN-HOLE COVERS, AND VALVE COVERS TO BE PROTECTED IN PAVEMENT REMOVAL AREAS, CONTRACTOR SHALL REPLACE DAMAGED STRUCTURES AT THEIR EXPENSE.
11. CONTRACTOR SHALL INSTALL A CONTINUOUS SCREENED CONSTRUCTION FENCING ALONG PROJECT BOUNDARY.
12. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. AS APPROVED BY ORANGE COUNTY AND CONSTRUCTION MANAGER.
13. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF EXISTING FACILITIES AND CONSTRUCTION OF NEW FACILITIES. SIGNAGE SHALL BE POSTED TO DIRECT THE PUBLIC TO THE PATH OF TRAVEL.
14. ELEVATIONS SHOWN HEREON ARE IN THE NORTH AMERICAN VERTICAL DATUM (NAVD) 1988 BASED ON ORANGE COUNTY BENCHMARK 17.08026, ELEVATION 127.968 (REFER TO SURVEY BY JIM SHANNON DATED 2/21/2023).
15. SEE SHEET C-220 FOR EROSION CONTROL NOTES.

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

Sunshine811.com

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	SHEET NUMBER	C-200	4101 GOLDEN GEM RESIDENTIAL PREPARED FOR DOUBLE B DEVELOPMENT APOPKA FL	DEMOLITION AND EROSION CONTROL PLAN	KHA PROJECT 147864008 DATE 8/7/2024 SCALE AS SHOWN DESIGNED BY ### DRAWN BY ### CHECKED BY ###	MACKENZIE QERIAN LICENSE No. 90545 STATE OF FLORIDA PROFESSIONAL ENGINEER	Kimley»Horn © 2024 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
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4101 GOLDEN GEM
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DOUBLE B DEVELOPMENT
POPKA

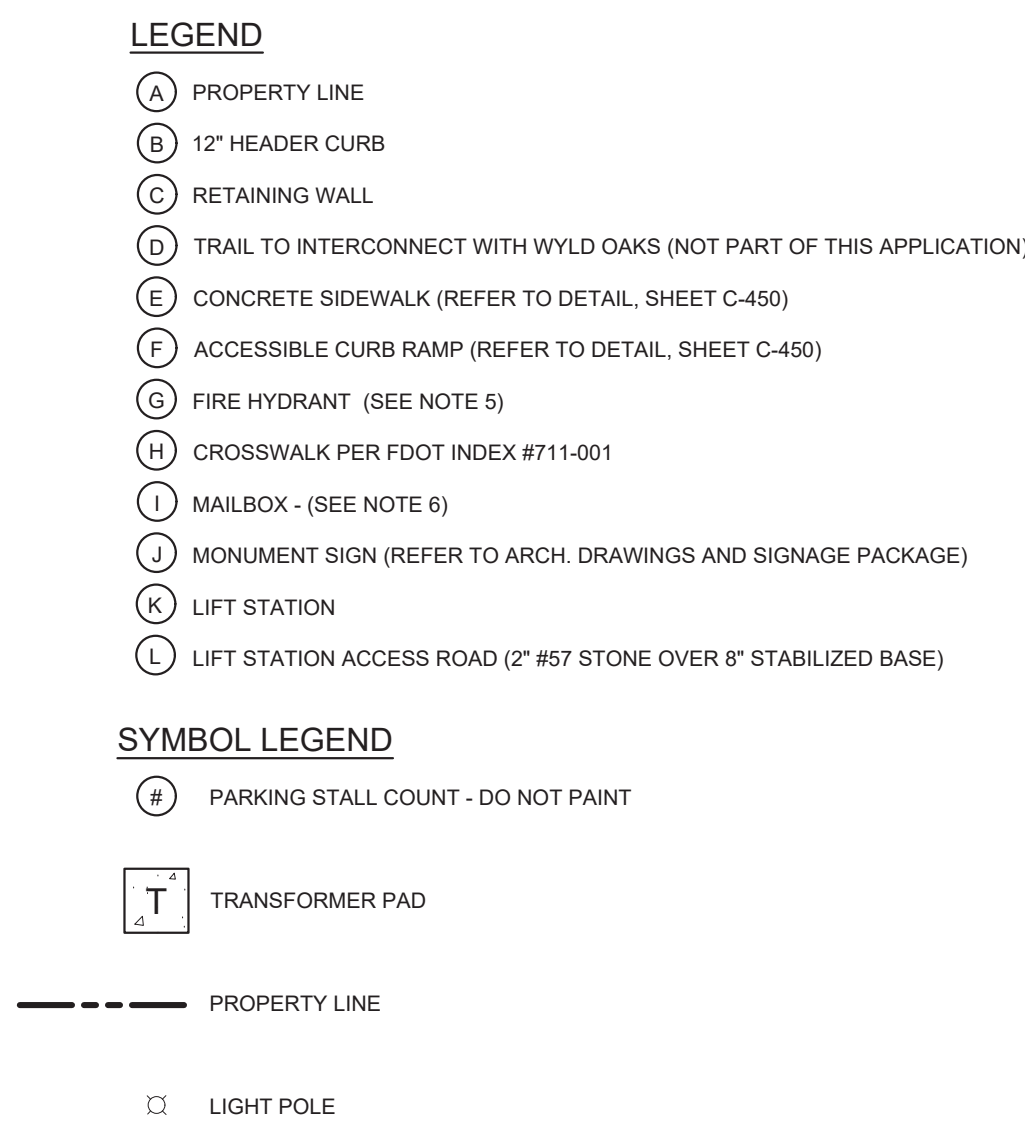
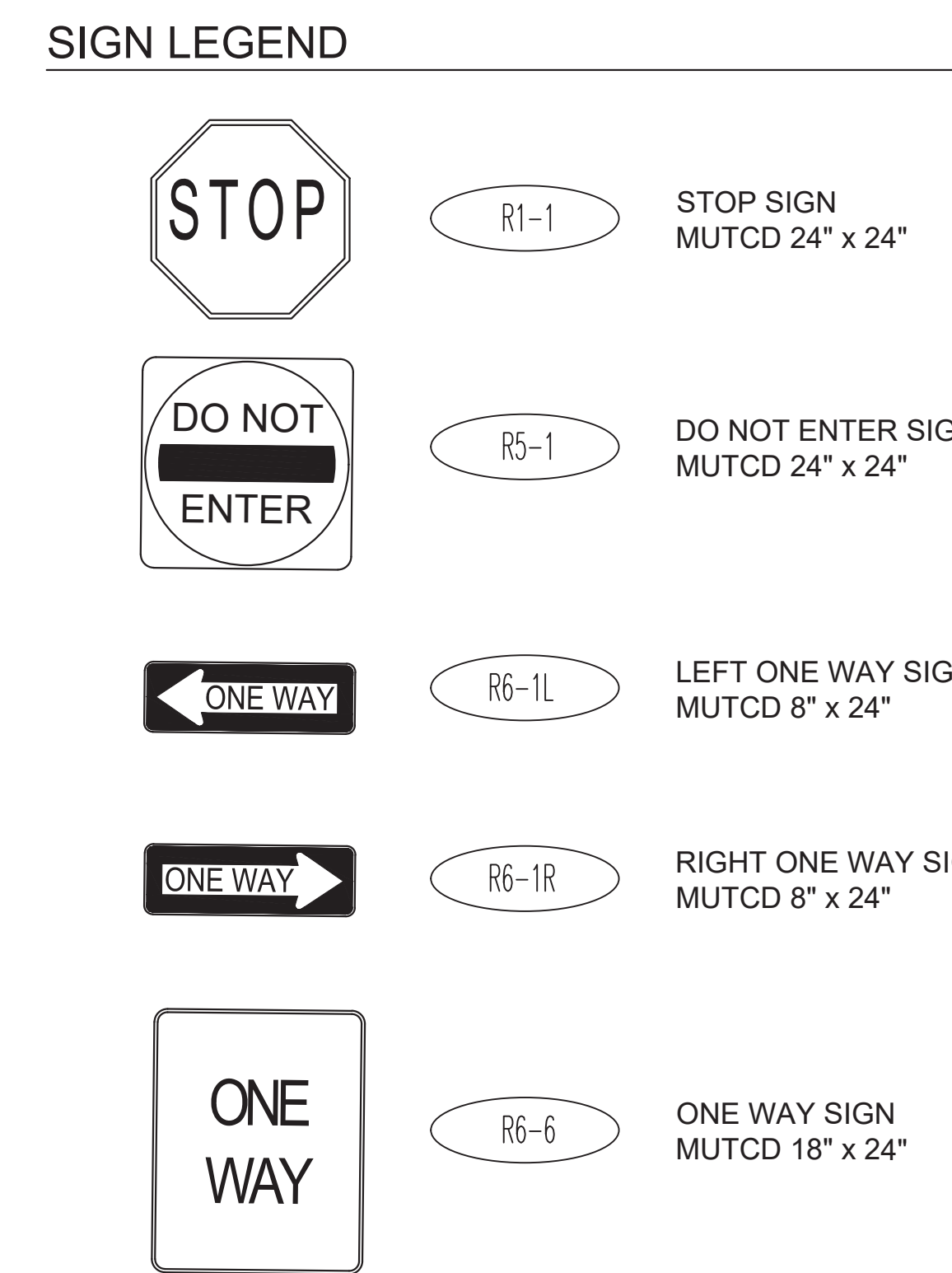
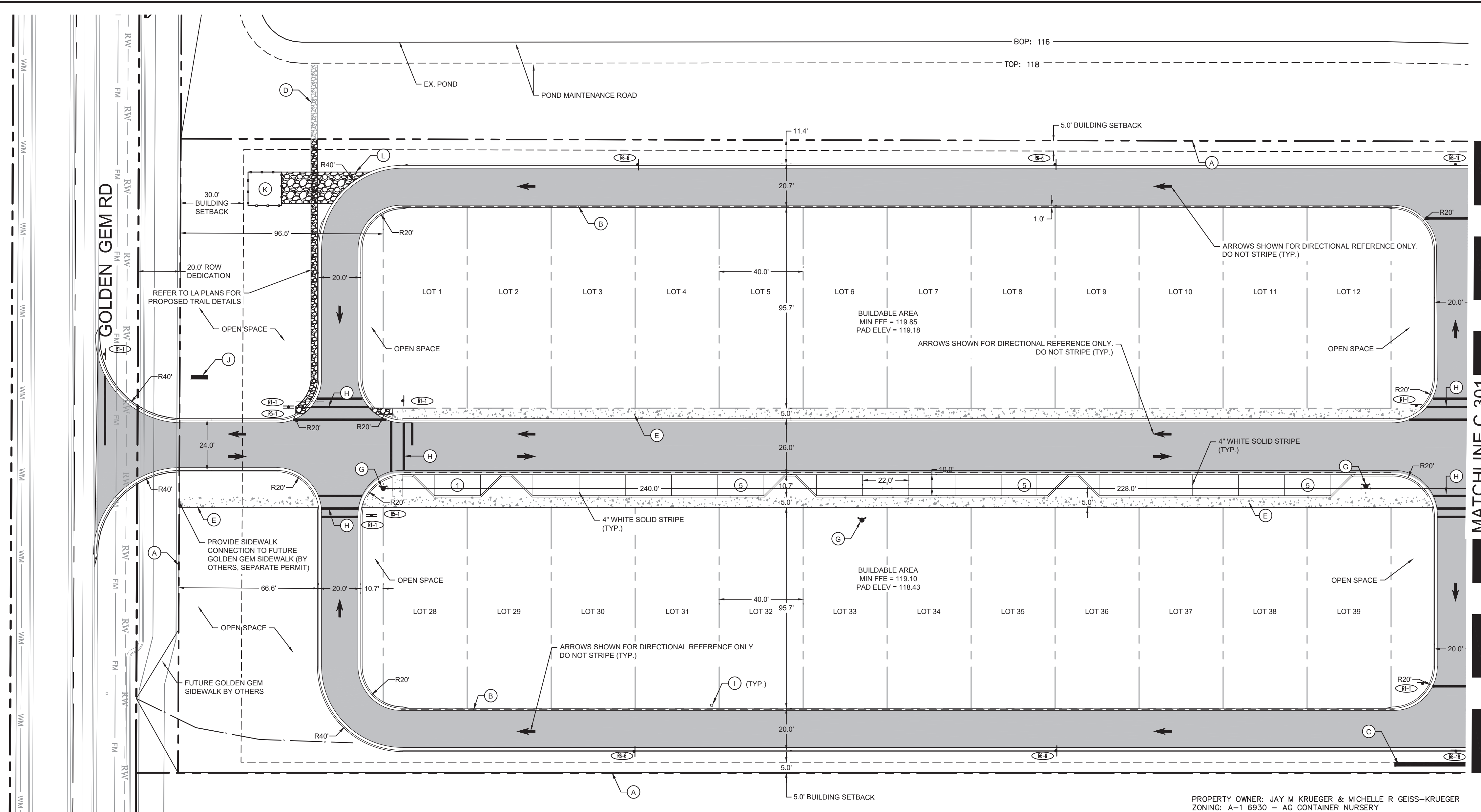
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DEMOLITION AND EROSION CONTROL PLAN

SHEET NUMBER
C-201



- 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 DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 5. BLUE RPM TO BE INSTALLED IN PAVEMENT AT EACH HYDRANT LOCATION, OFFSET 6".
 6. MAILBOX LOCATION TO BE PROVIDED AT EACH LOT BY BUILDING CONTRACTOR (TYP.) AND TO BE COORDINATED WITH PROPOSED DRIVEWAY LOCATIONS.

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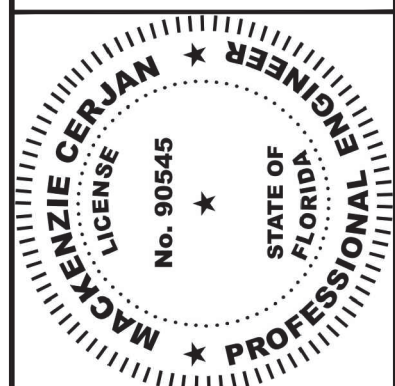
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KHA PROJECT

147864008

DATE
8/7/2024

SCALE AS SHOWN

SIGNED BY _____

DRAWN BY _____

HECKED BY _____

SITE PLAN

4101 GOLDEN GEM

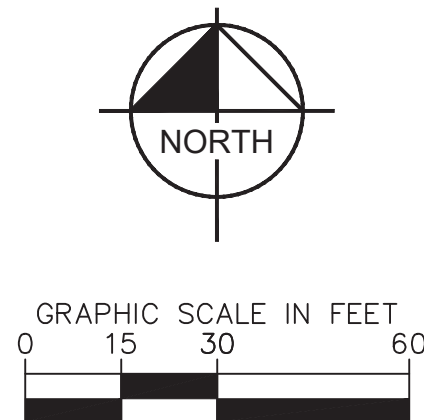
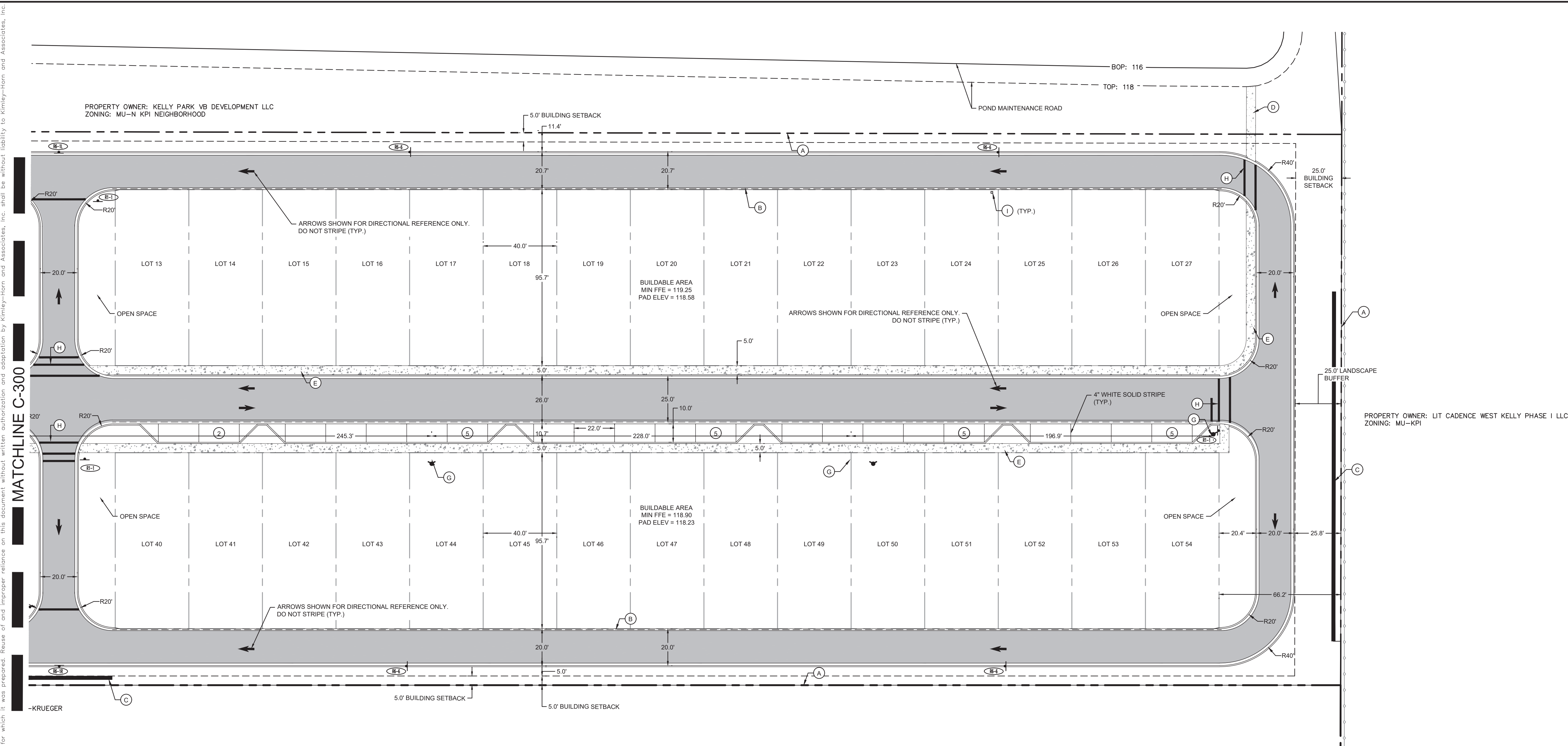
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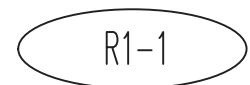
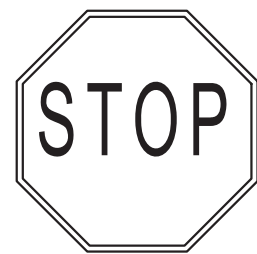
3

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DOD

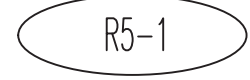
SHEET NUMBER
C-300



SIGN LEGEND



STOP SIGN
MUTCD 24" x 24"



DO NOT ENTER SIGN
MUTCD 24" x 24"



LEFT ONE WAY SIGN
MUTCD 8" x 24"



RIGHT ONE WAY SIGN
MUTCD 8" x 24"



ONE WAY SIGN
MUTCD 18" x 24"

LEGEND

- (A) PROPERTY LINE
- (B) 12" HEADER CURB
- (C) RETAINING WALL
- (D) TRAIL TO INTERCONNECT WITH WYLD OAKS (NOT PART OF THIS APPLICATION)
- (E) CONCRETE SIDEWALK (REFER TO DETAIL, SHEET C-450)
- (F) ACCESSIBLE CURB RAMP (REFER TO DETAIL, SHEET C-450)
- (G) FIRE HYDRANT (SEE NOTE 5)
- (H) CROSSWALK PER FDOT INDEX #711-001
- (I) MAILBOX - (SEE NOTE 6)
- (J) MONUMENT SIGN (REFER TO ARCH. DRAWINGS AND SIGNAGE PACKAGE)
- (K) LIFT STATION
- (L) LIFT STATION ACCESS ROAD (2" #5 STONE OVER 8" STABILIZED BASE)

SYMBOL LEGEND

- # PARKING STALL COUNT - DO NOT PAINT
- T TRANSFORMER PAD
- PROPERTY LINE
- LIGHT POLE

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 DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
5. BLUE RPM TO BE INSTALLED IN PAVEMENT AT EACH HYDRANT LOCATION. OFFSET 6"
6. MAILBOX LOCATION TO BE PROVIDED AT EACH LOT BY BUILDING CONTRACTOR (TYP.) AND TO BE COORDINATED WITH PROPOSED DRIVEWAY LOCATIONS.

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KHA PROJECT

DATE

SCALE AS SHOWN

DESIGNED BY _____

CHECKED BY _____

10/21/2024

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. 75106



SITE PLAN

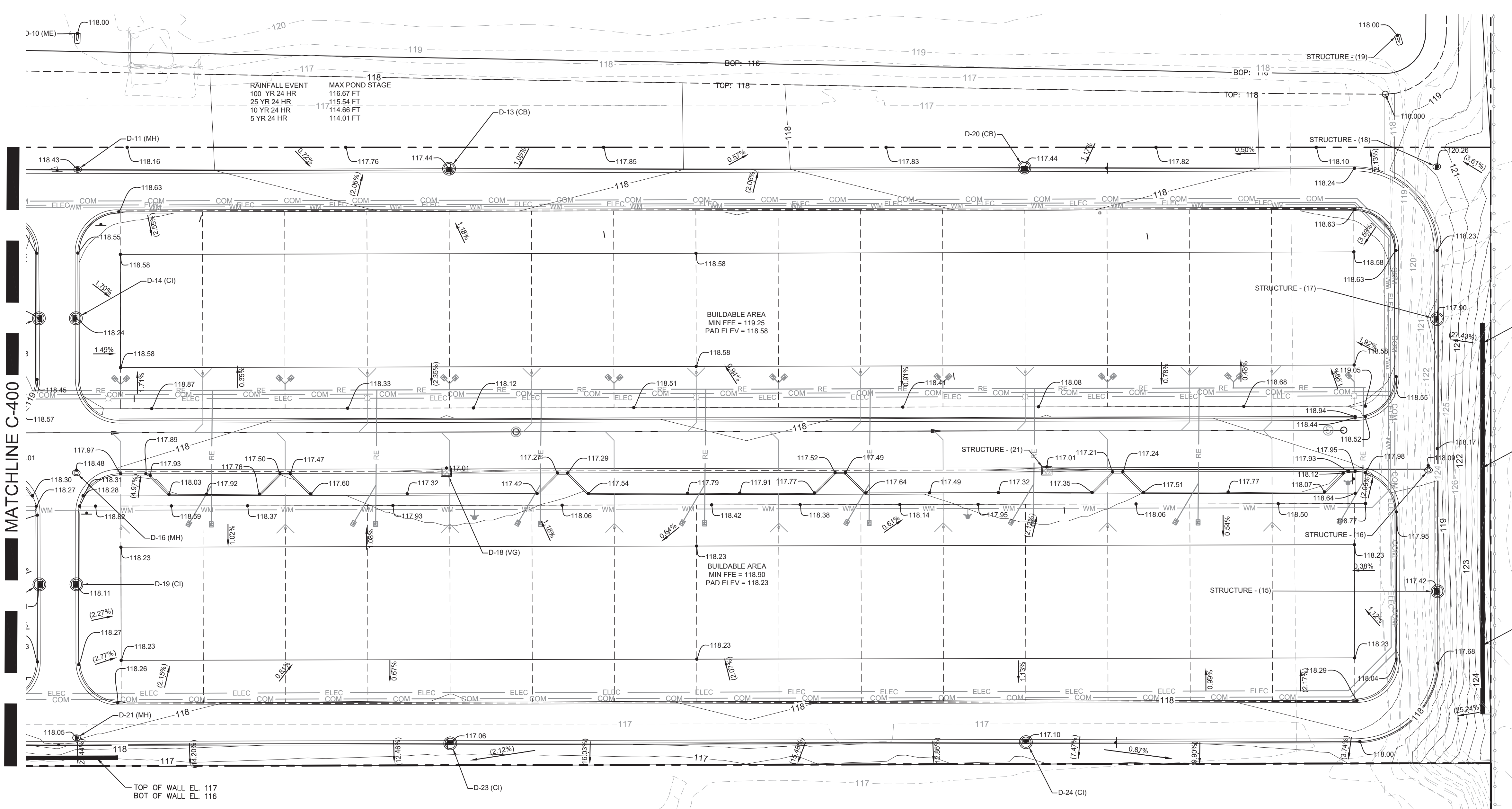
4101 GOLDEN GEM
RESIDENTIAL
PREPARED FOR
DOUBLE B DEVELOPMENT

SHEET NUMBER
C-301

e 9 of 2

Plotted By: RUC, Kemi Sheet Set: 4101 GOLDEN GEM RESIDENTIAL Layout: C-401 GRADING PLAN October 21, 2024 03:38:02pm K:\VRB-LDE\417864008 - 4101 Golden Gem Res\CA01\PlanSheet\C-400 GRADING PLAN.dwg

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- XX.XX PROPOSED TOP OF CURB GRADE
- XX.XX PROPOSED EDGE OF PAVEMENT GRADE
- XX.XX PROPOSED GRADE
- EXISTING GRADES (FROM SURVEY)
- DRAINAGE FLOW DIRECTION
- H.P. HIGH POINT
- TOC TOP OF CURB GRADE
- TOS TOP OF SIDEWALK GRADE
- EX DENOTES EXISTING FEATURE

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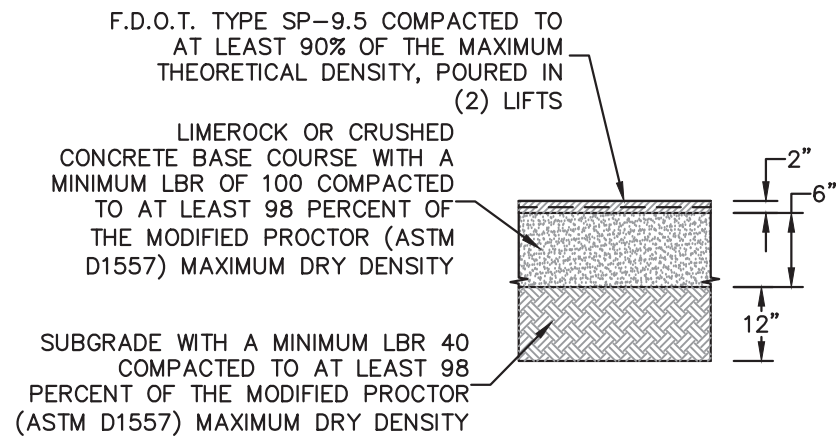
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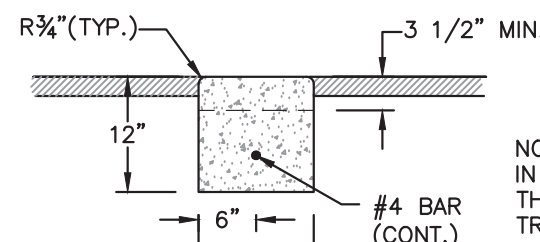
4101 GOLDEN GEM RESIDENTIAL PREPARED FOR DOUBLE B DEVELOPMENT APOPKA, FL	SHEET NUMBER C-401	KHA PROJECT 147864008 DATE 8/7/2024 SCALE AS SHOWN DESIGNED BY DRAWN BY CHECKED BY	MACKENZIE CERJAN LICENSE No. 90545 STATE OF FLORIDA PROFESSIONAL ENGINEER	Kimley»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960 PHONE: 772-794-4100 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106	REVISIONS		BY
					No.	DATE	

ALL CONCRETE SHALL BE 3,000 PSI

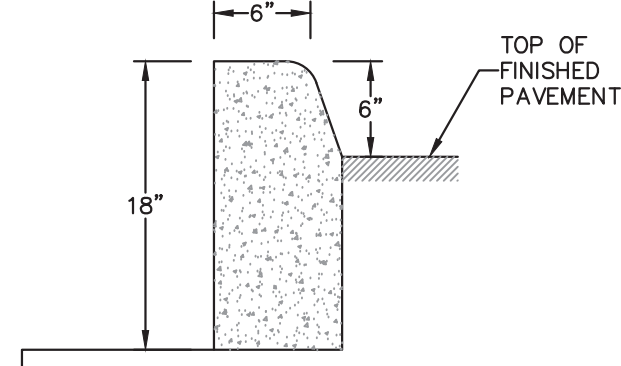
VALLEY GUTTER
N.T.S



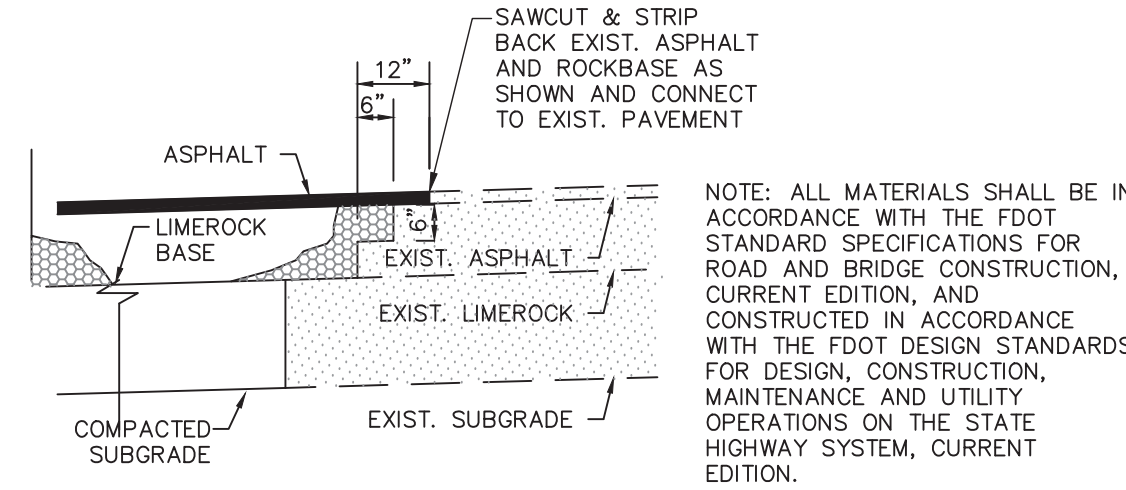
STANDARD DUTY ASPHALT
N.T.S



12" RIBBON CURE

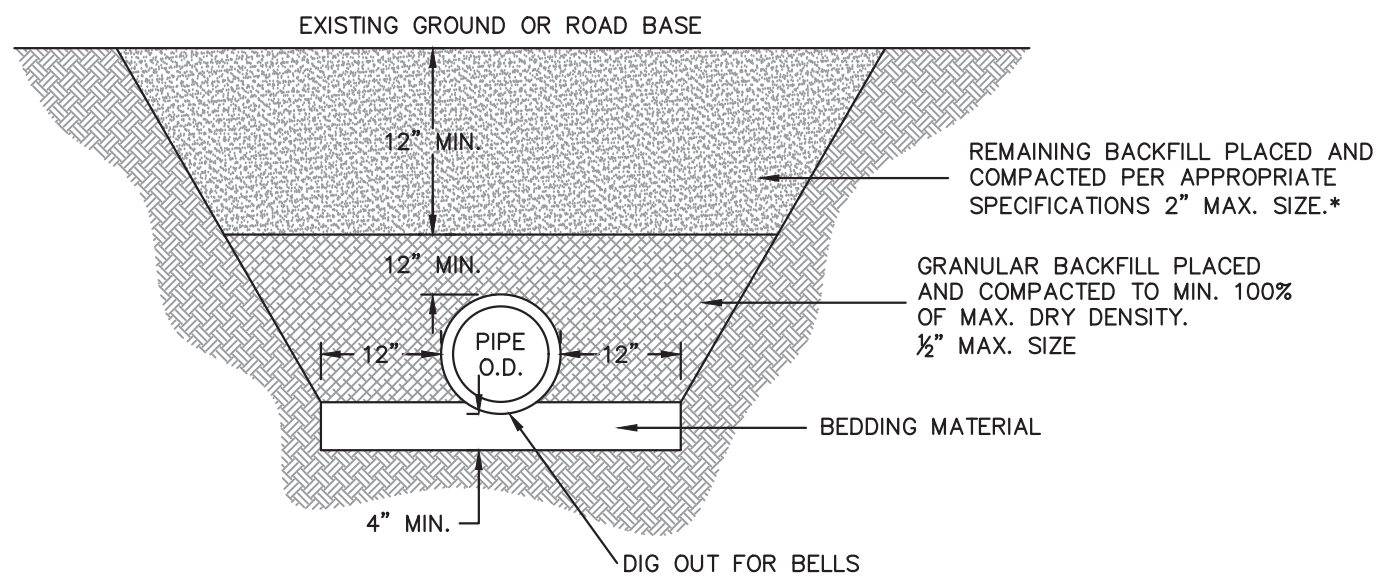


TYPE "D" CURB
N.T.S

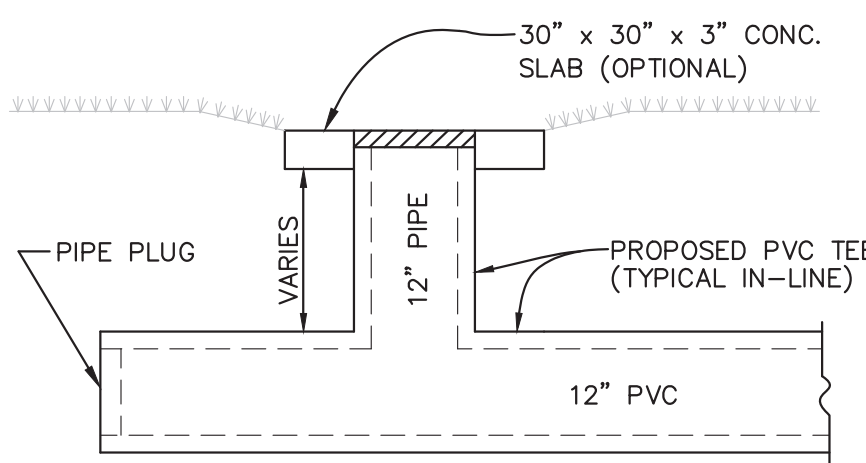
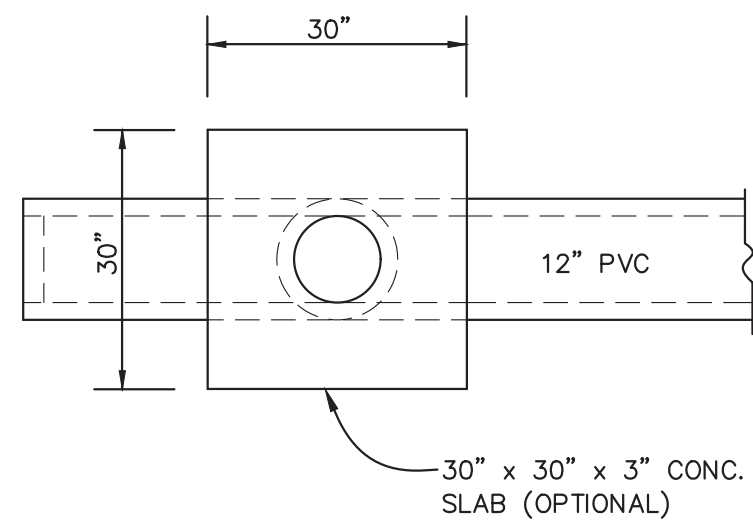
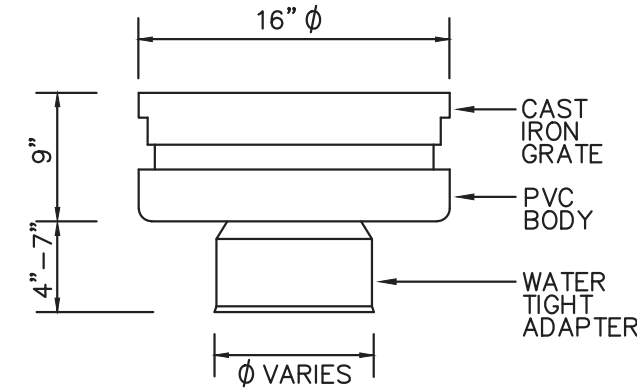


CONNECTION TO EXISTING PAVEMENT

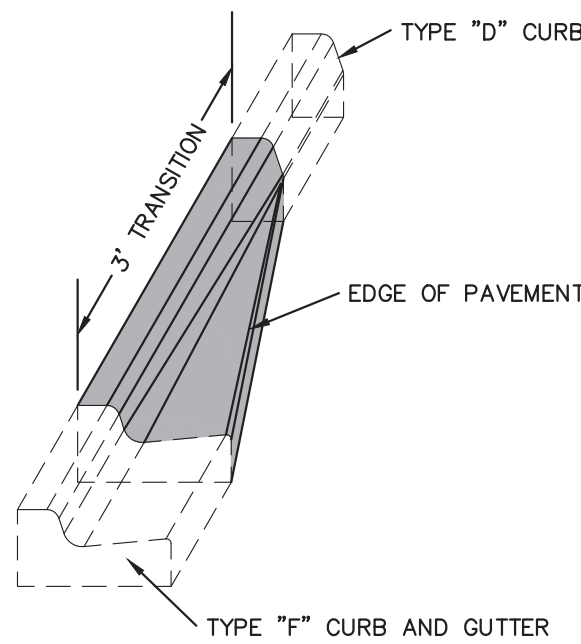
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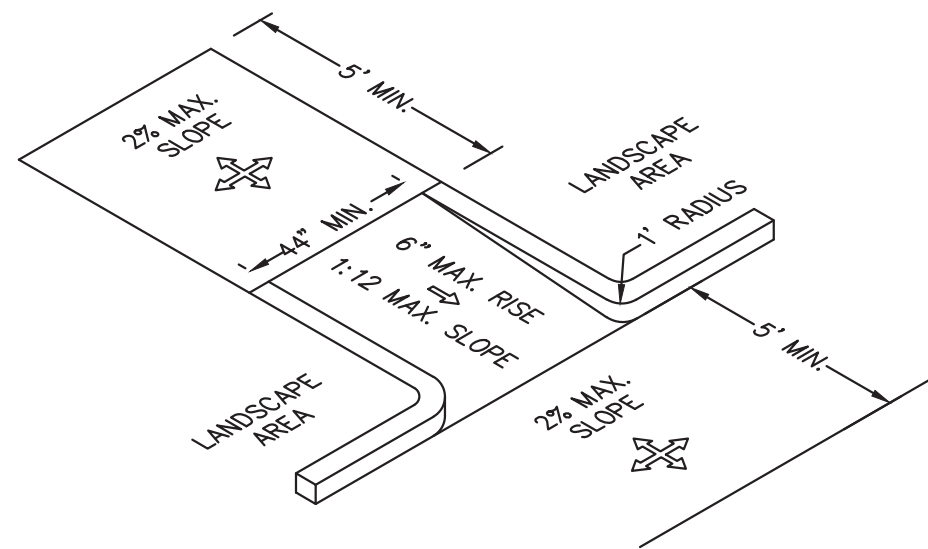
TRENCH WITHOUT EXFILTRATION



YARD DRAIN DETAIL
N.T.S.

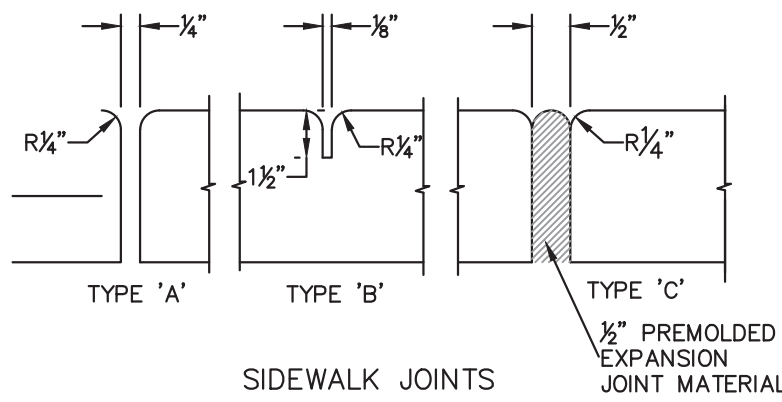


3' CURB TRANSITION
N.T.S

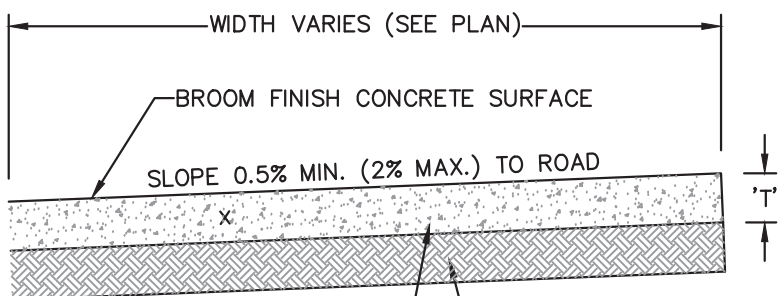


ACCESSIBLE RAMPS
N.T.S

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.



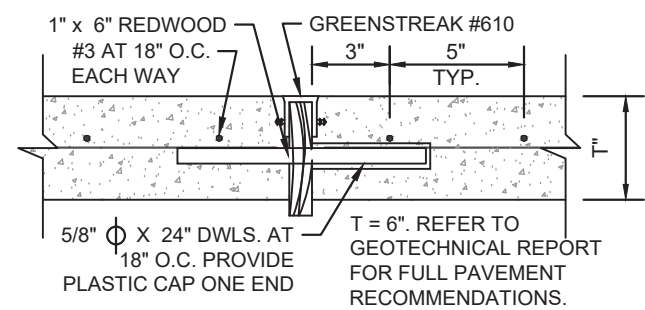
LOCATION	'T'
PEDESTRIAN ONLY AREAS	4"



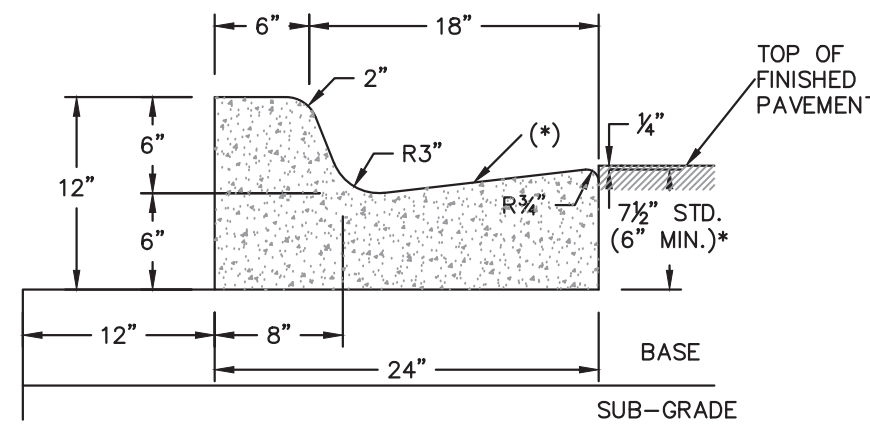
CONCRETE SIDEWALK
N.T.S

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 4% 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: 1. RAMP ON SLOPE, TOTAL RISE THROUGH LANDINGS; AND USE OF HANDRAILS, PER F.B.C. 114.8.
7. PUBLIC SIDEWALK CURB RAMPS CONSTRUCTED AS PART OF A PUBLIC RIGHT-OF-WAY, IN ABSENCE OF LOCAL ROADWAY GUIDELINES, SHALL MEET THE REQUIREMENTS OF F.O.D.J. INDEX 304.
8. WHEN ACCESSIBLE PARKING ARE 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 114-3.8.
10. ALL HANDICAPPED PARKING SPACES SHALL BE SIGNED AND MARKED IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS INDEX 17346.



EXPANSION JOINT DETAIL



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

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.

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KHA PROJECT

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8/1/2024

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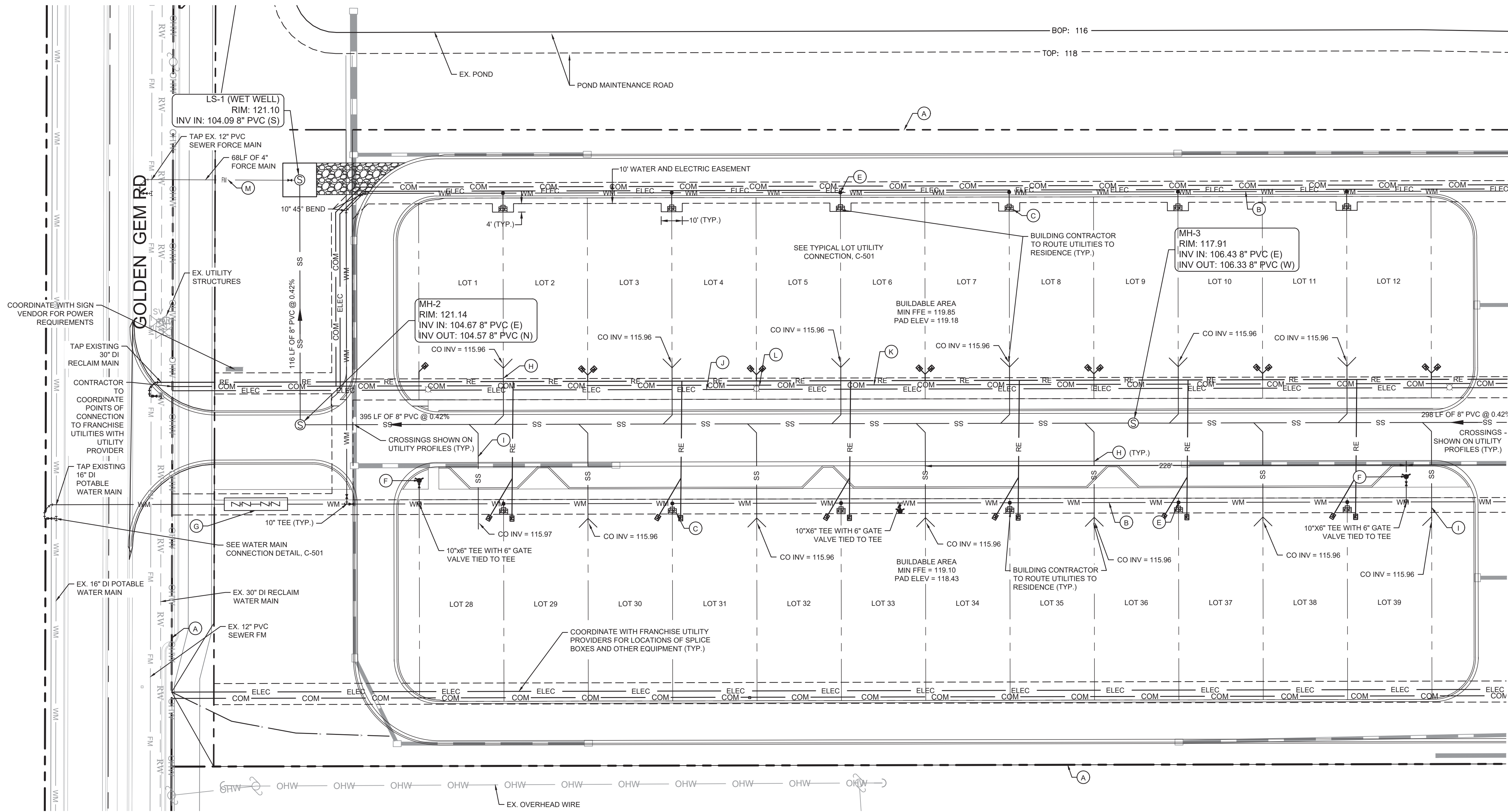
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PAVING GRADING AND DRAINAGE DETAILS

4101 GOLDEN GEM
RESIDENTIAL
PREPARED FOR
DOUBLE B DEVELOPMENT

SHEET NUMBER
C-450



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:
 - a. 6" PVC SDR35 PER ASTM D 3034, FOR PIPES LESS THAN 12' DEEP
 - b. 8" PVC SDR26 PER ASTM D 3034, FOR PIPES MORE THAN 12' DEEP
 - c. 6" PVC SCHEDULE 40
 - d. DUCTILE IRON PIPE PER AWWA C150
4. WATER LINES SHALL BE AS FOLLOWS:
 - a. 6" AND LARGER, PVC C-900 PER ASTM D 2241 CLASS 200 UNDER CITY ROADS, OTHERWISE CLASS 150
 - b. 6" AND LARGER DUCTILE IRON PIPE PER AWWA C150
 - c. SMALLER THAN 6" EITHER COPPER TUBE TYPE "L" (SOFT) PER ANSI 816.22 OR PVC, 200 P.S.I., PER ANSI 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 WATER LINES.
9. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY 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.
28. ALL PIPE LENGTHS ARE APPROXIMATIONS AND THE CONTRACTOR SHALL NOT USE FOR BIDDING PURPOSES.

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

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

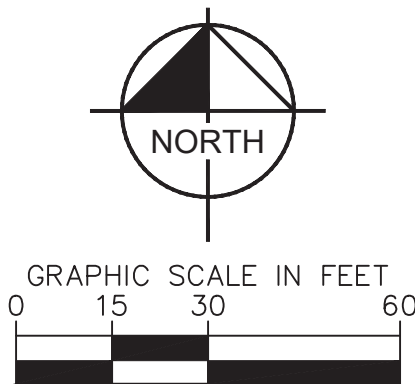
1. THE DEVELOPER'S CONTRACTOR SHALL ACCOMPLISH ALL WATER MAIN & SERVICE WORK THROUGH THE POINT OF CONNECTION/FIRE SERVICE CONTROL VALVE & WATER METERS. C.O.A. WILL OWN & OPERATE UP TO & INCLUDING THE POINT OF CONNECTION/FIRE SERVICE CONTROL VALVE & METERS ONLY. THE REQUIRED WORK SHALL BE PERFORMED PER 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/CUSTOMER 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.

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.

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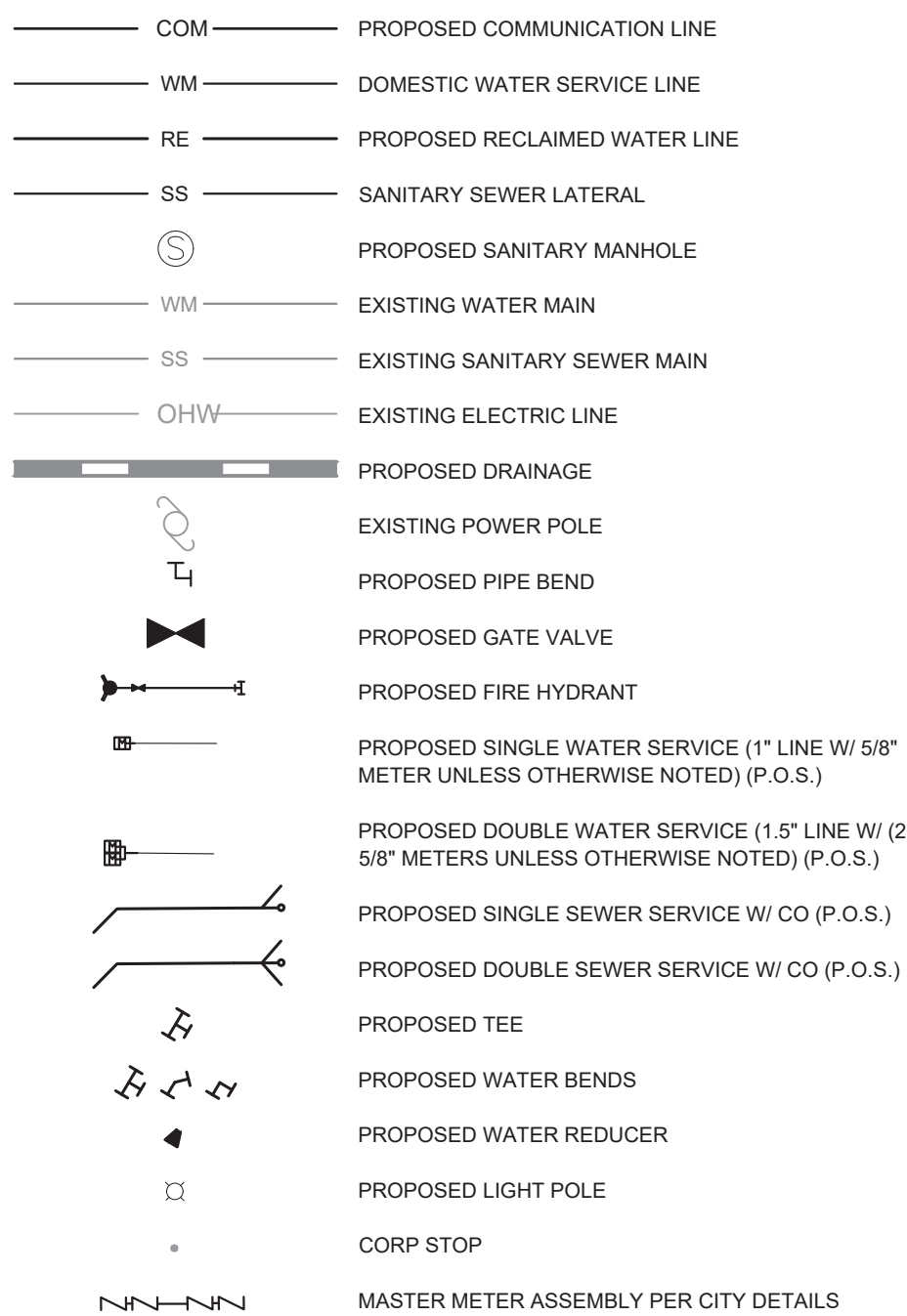
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LEGEND

- (A) PROPERTY LINE
- (B) 10" PVC WATER MAIN
- (C) DUAL WATER SERVICE WITH (2) 5/8" METERS (TYP)
- (D) SINGLE WATER SERVICE WITH (1) 5/8" METER
- (E) 1.5" CORP STOP (TYP)
- (F) FIRE HYDRANT ASSEMBLY (TYP)
- (G) 10" FIRE LINE MASTER METER ASSEMBLY W/ BY-PASS (PER CITY OF APOPKA DETAIL, SHEET C-551)
- (H) DUAL SEWER SERVICE (TYP.)
- (I) SINGLE SEWER SERVICE
- (J) ELECTRIC SERVICE
- (K) COMMUNICATION SERVICE
- (L) LIGHT POLE (TYP.), REFER TO PHOTOMETRIC PLANS
- (M) PVC FORCEMAIN

LEGEND



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		CHECKED BY	---

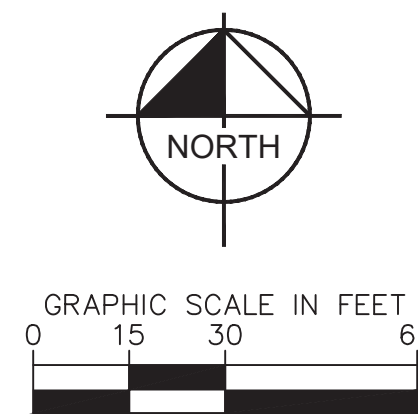
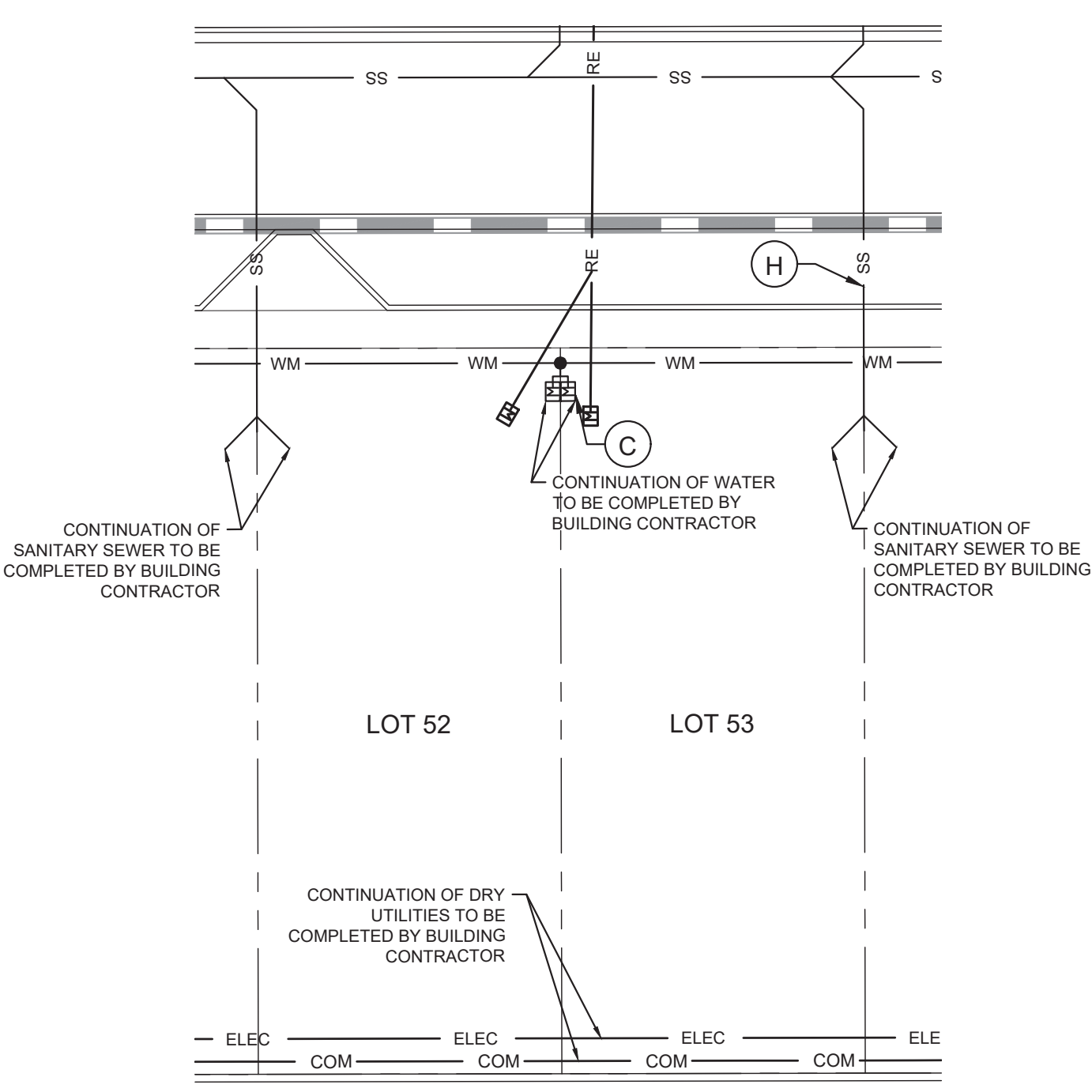
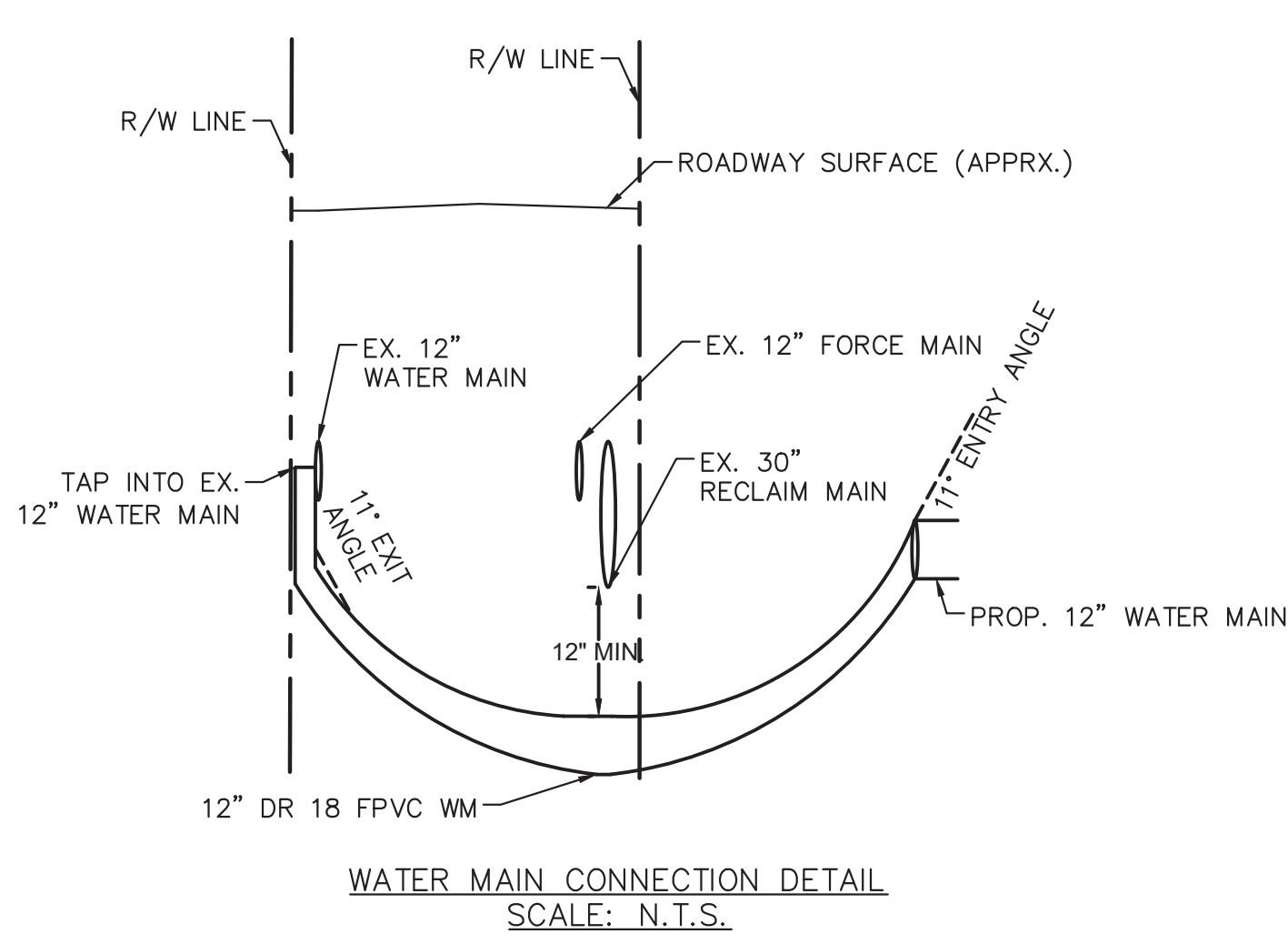
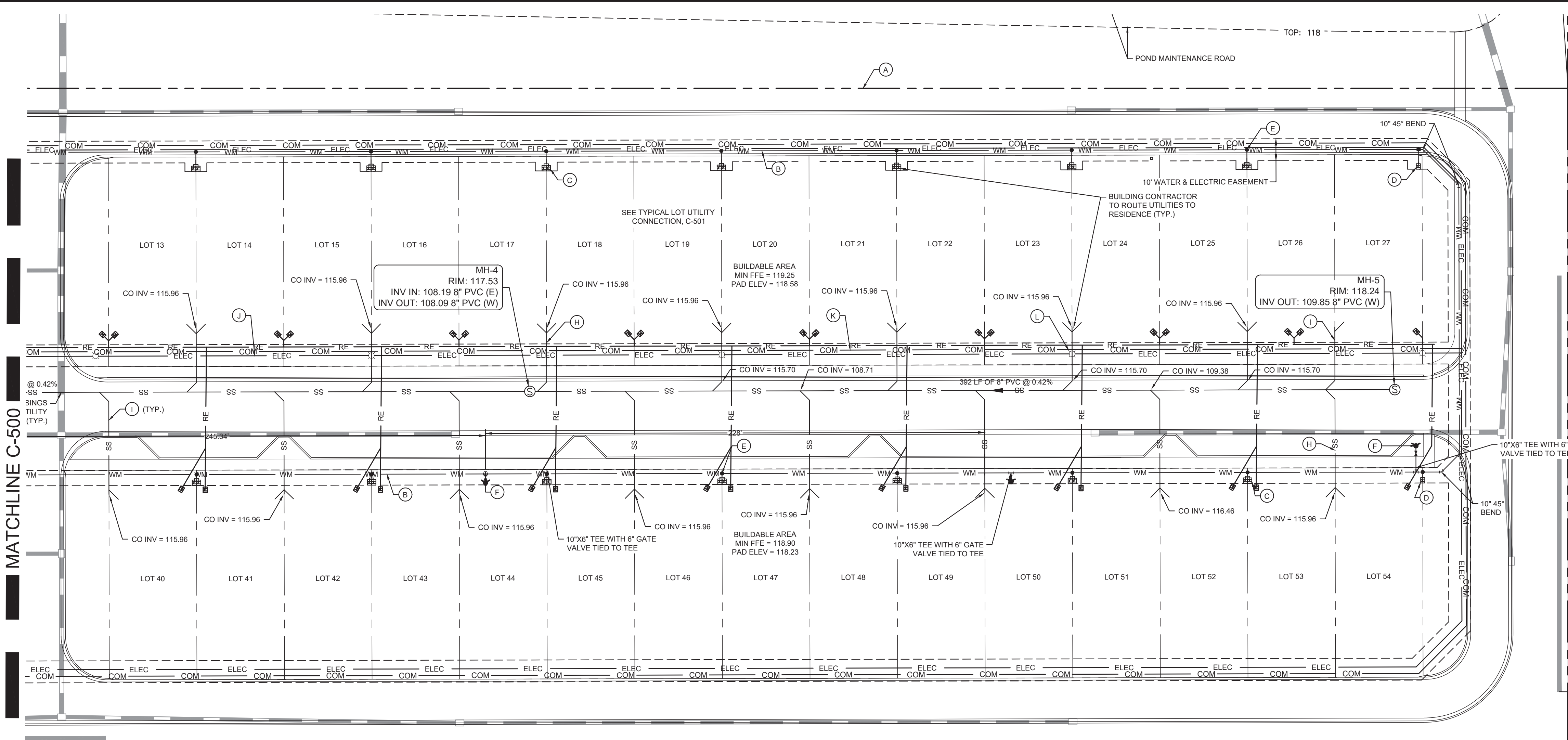
4101 GOLDEN GEM
RESIDENTIAL
PREPARED FOR
DOUBLE B DEVELOPMENT
APOPKA
FL

UTILITY PLAN

SHEET NUMBER
C-500

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 - (D) SINGLE WATER SERVICE WITH (1) 5/8" METER
 - (E) 1.5" CORP STOP (TYP)
 - (F) FIRE HYDRANT ASSEMBLY (TYP)
 - (G) 10" FIRE LINE MASTER METER ASSEMBLY W/ BY-PASS (PER CITY OF APOPKA DE
 - (H) DUAL SEWER SERVICE (TYP.)
 - (I) SINGLE SEWER SERVICE
 - (J) ELECTRIC SERVICE
 - (K) COMMUNICATION SERVICE
 - (L) LIGHT POLE (TYP.), REFER TO PHOTOMETRIC PLANS
 - (M) PVC FORCEMAIN

- LEGEND**
- COM PROPOSED COMMUNICATION LINE
 - WM DOMESTIC WATER SERVICE LINE
 - RE PROPOSED RECLAIMED WATER LINE
 - SS SANITARY SEWER LATERAL
 - (S) PROPOSED SANITARY MANHOLE
 - WM EXISTING WATER MAIN
 - SS EXISTING SANITARY SEWER MAIN
 - OHW EXISTING ELECTRIC LINE
 - PROPOSED DRAINAGE
 - EXISTING POWER POLE
 - PROPOSED PIPE BEND
 - PROPOSED GATE VALVE
 - PROPOSED FIRE HYDRANT
 - PROPOSED SINGLE WATER SERVICE (1" LINE W/ 5/8" METER UNLESS OTHERWISE NOTED) (P.O.S.)
 - PROPOSED DOUBLE WATER SERVICE (1.5" LINE W/ (2) 5/8" METERS UNLESS OTHERWISE NOTED) (P.O.S.)
 - PROPOSED SINGLE SEWER SERVICE W/ CO (P.O.S.)
 - PROPOSED DOUBLE SEWER SERVICE W/ CO (P.O.S.)
 - PROPOSED TEE
 - PROPOSED WATER BENDS
 - PROPOSED WATER REDUCER
 - PROPOSED LIGHT POLE
 - CORP STOP
 - MASTER METER ASSEMBLY PER CITY DETAILS

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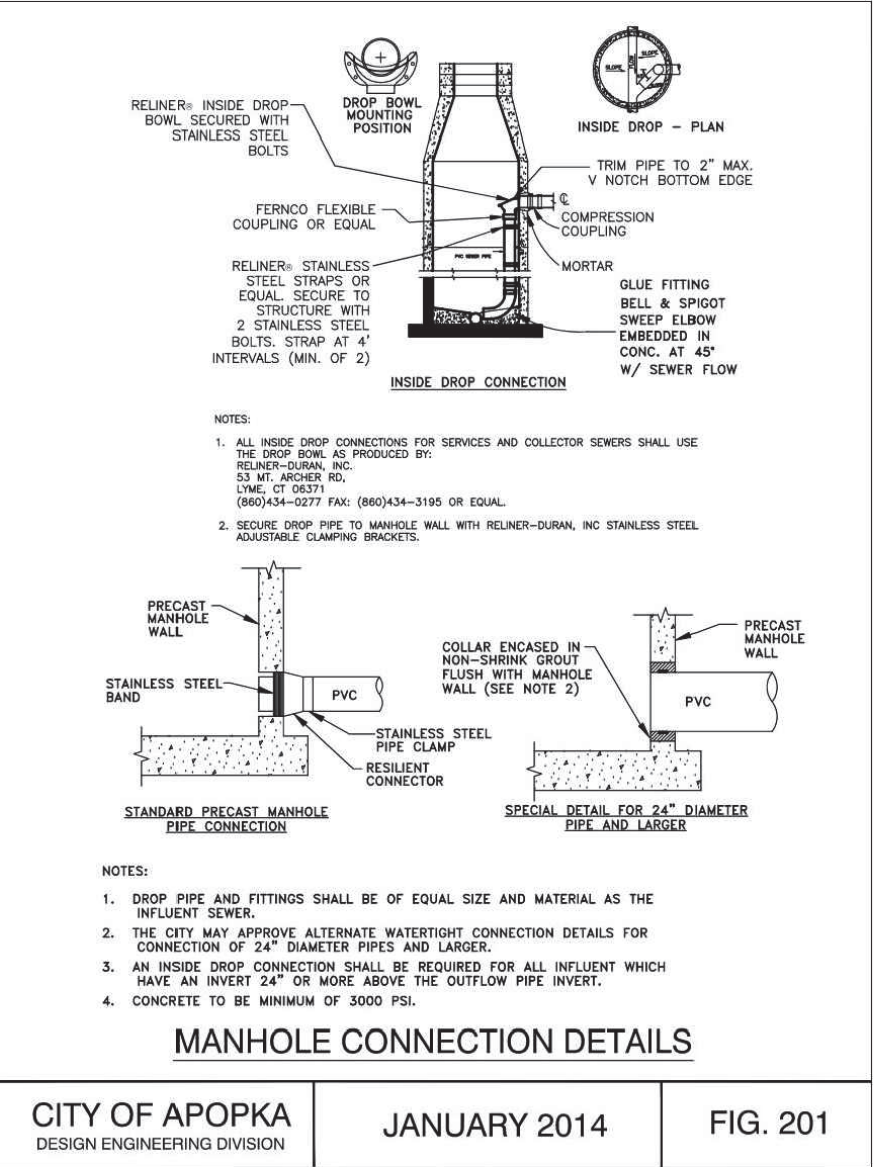
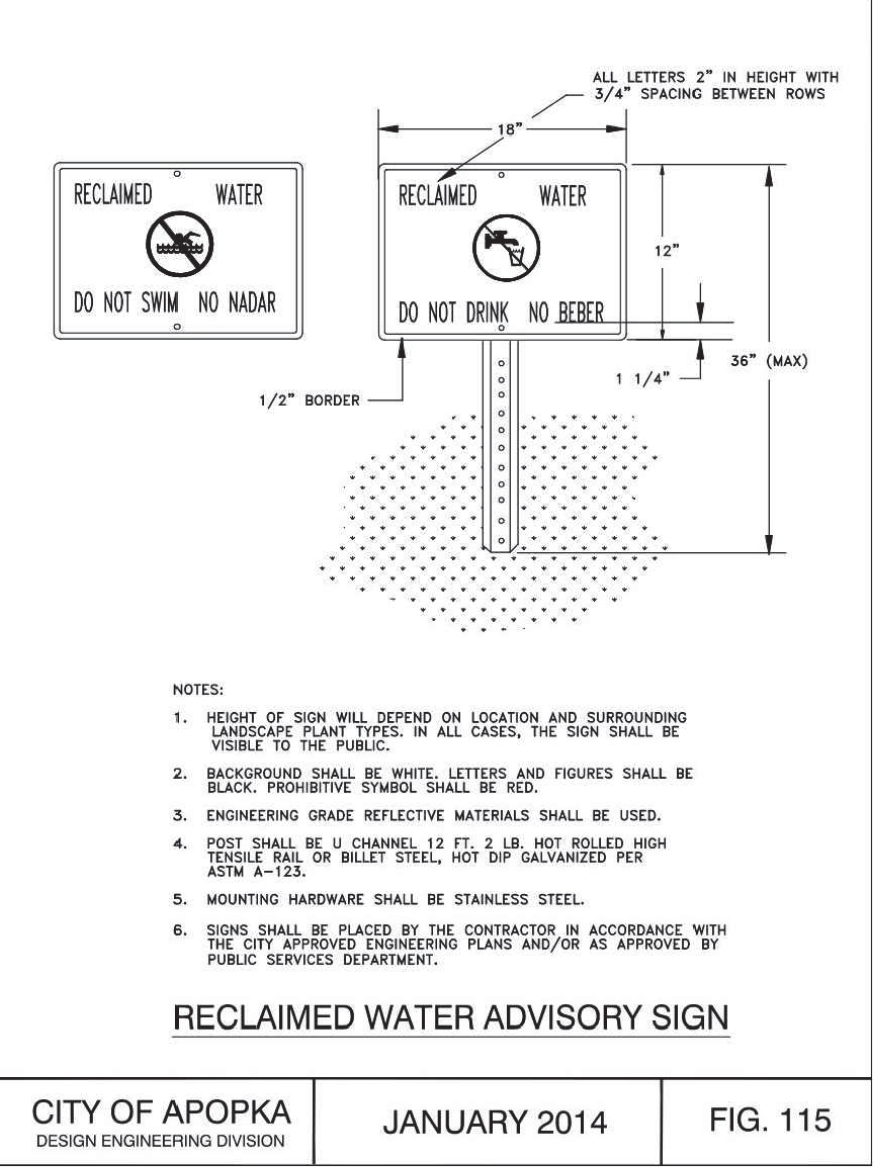
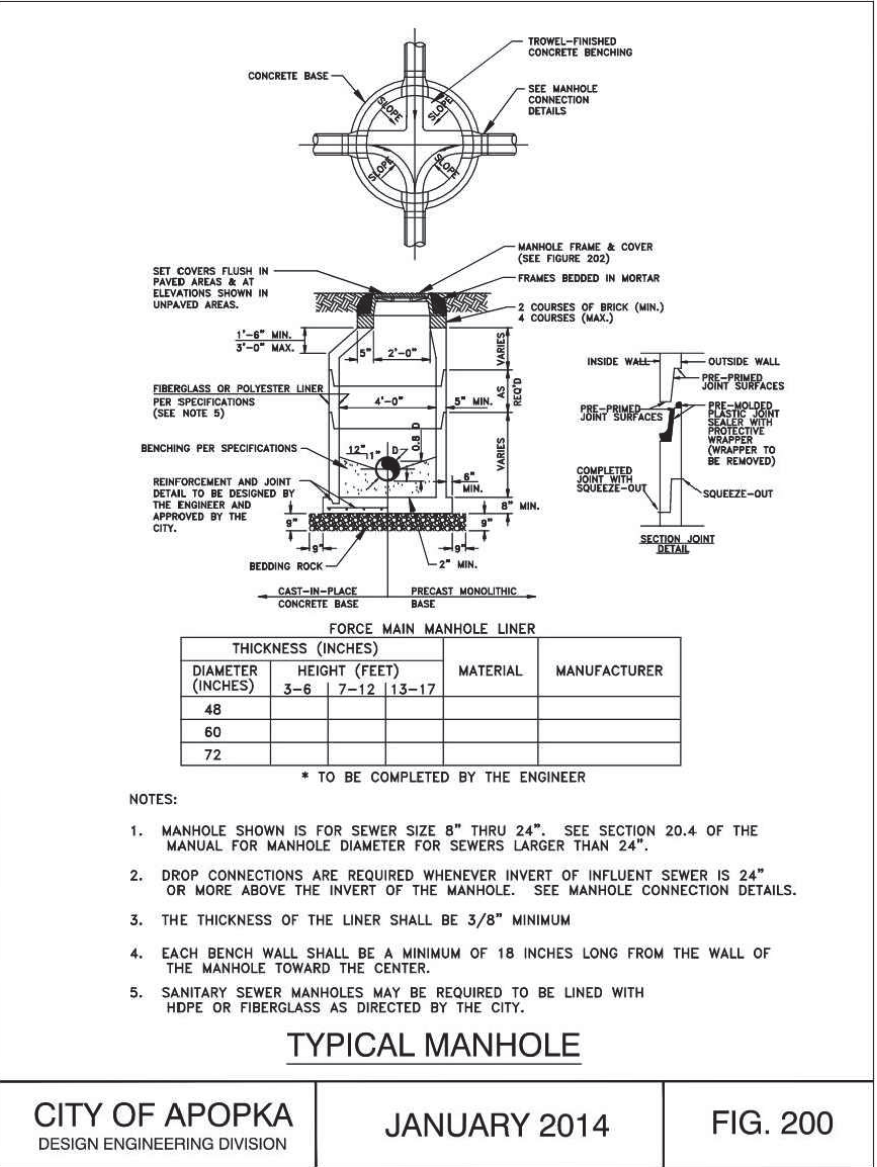
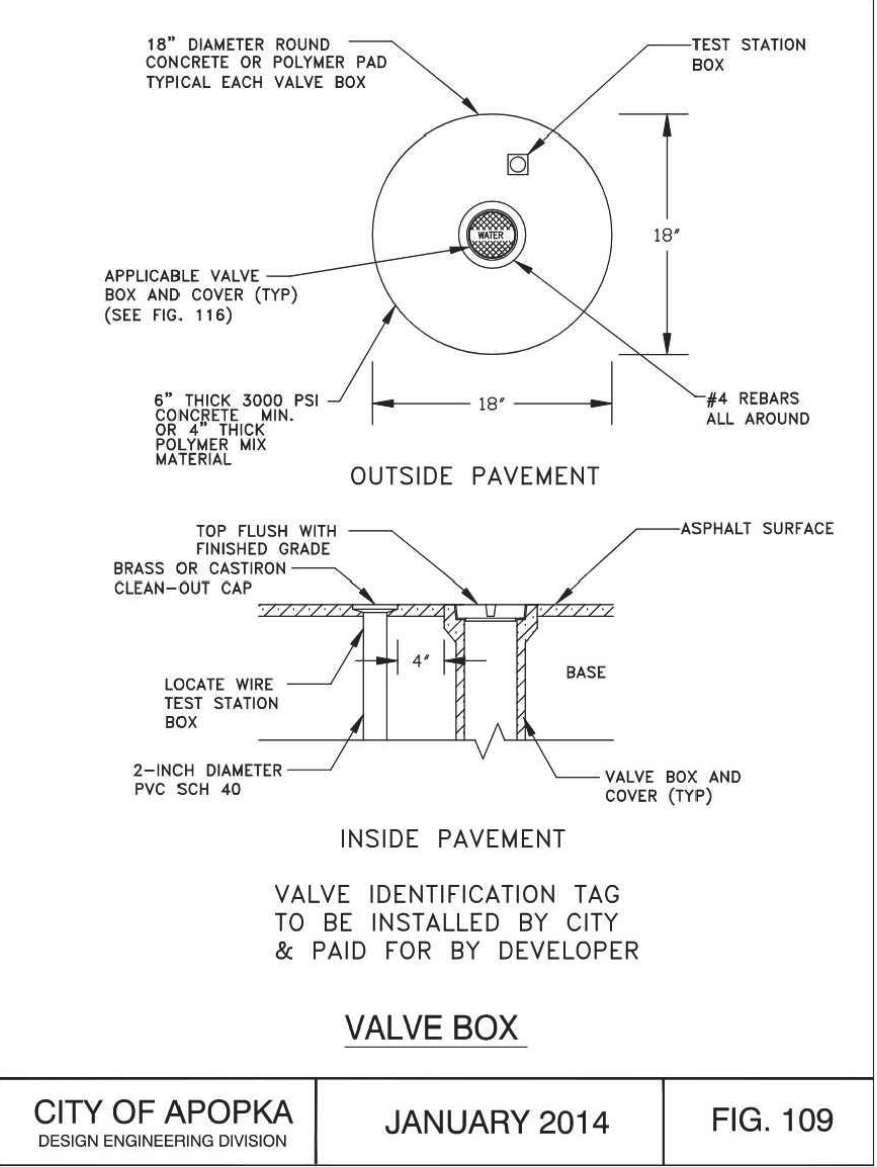
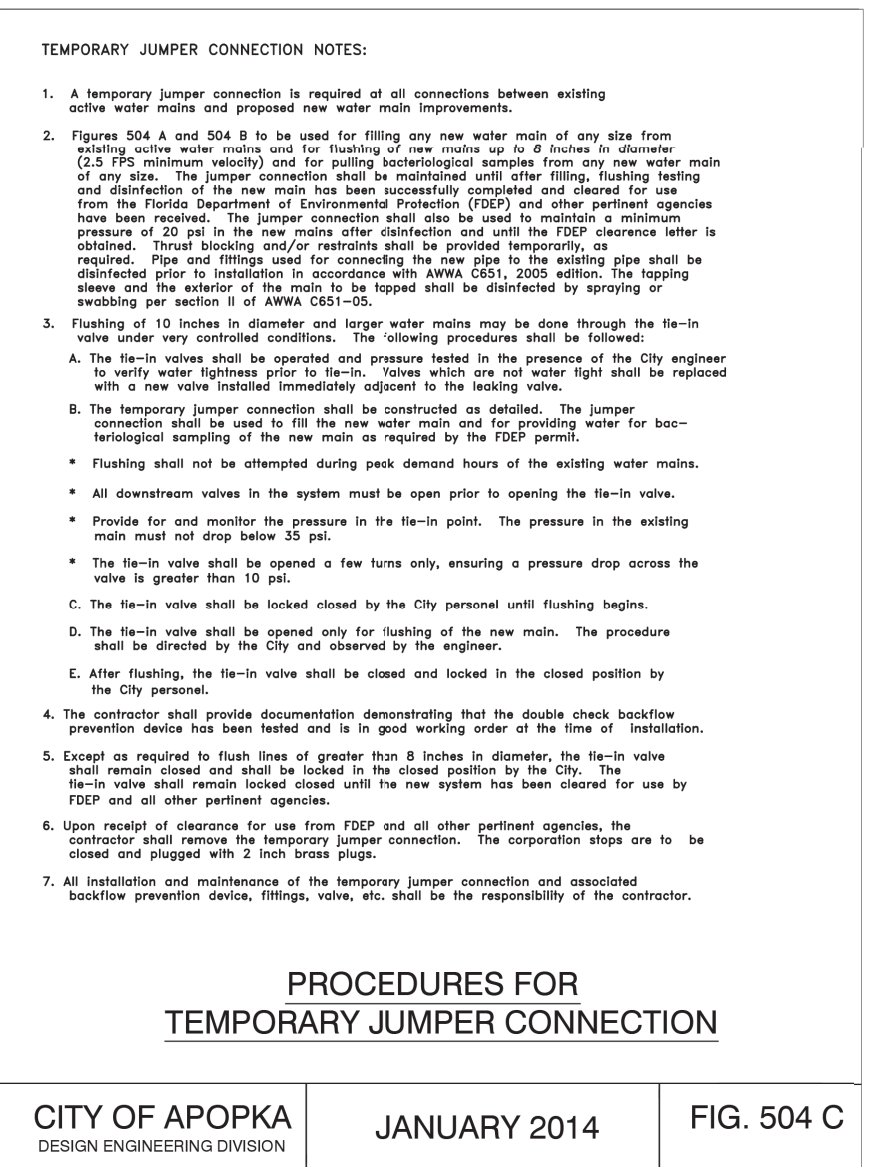
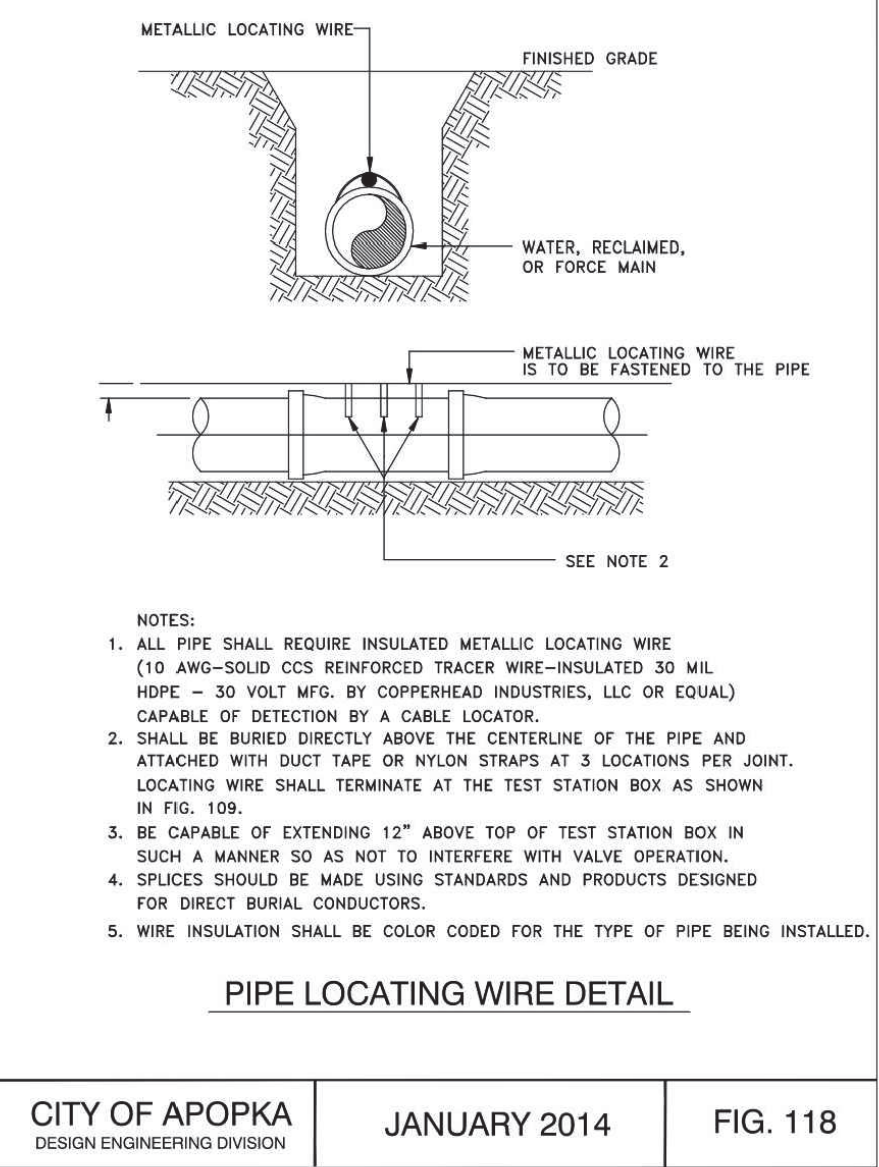
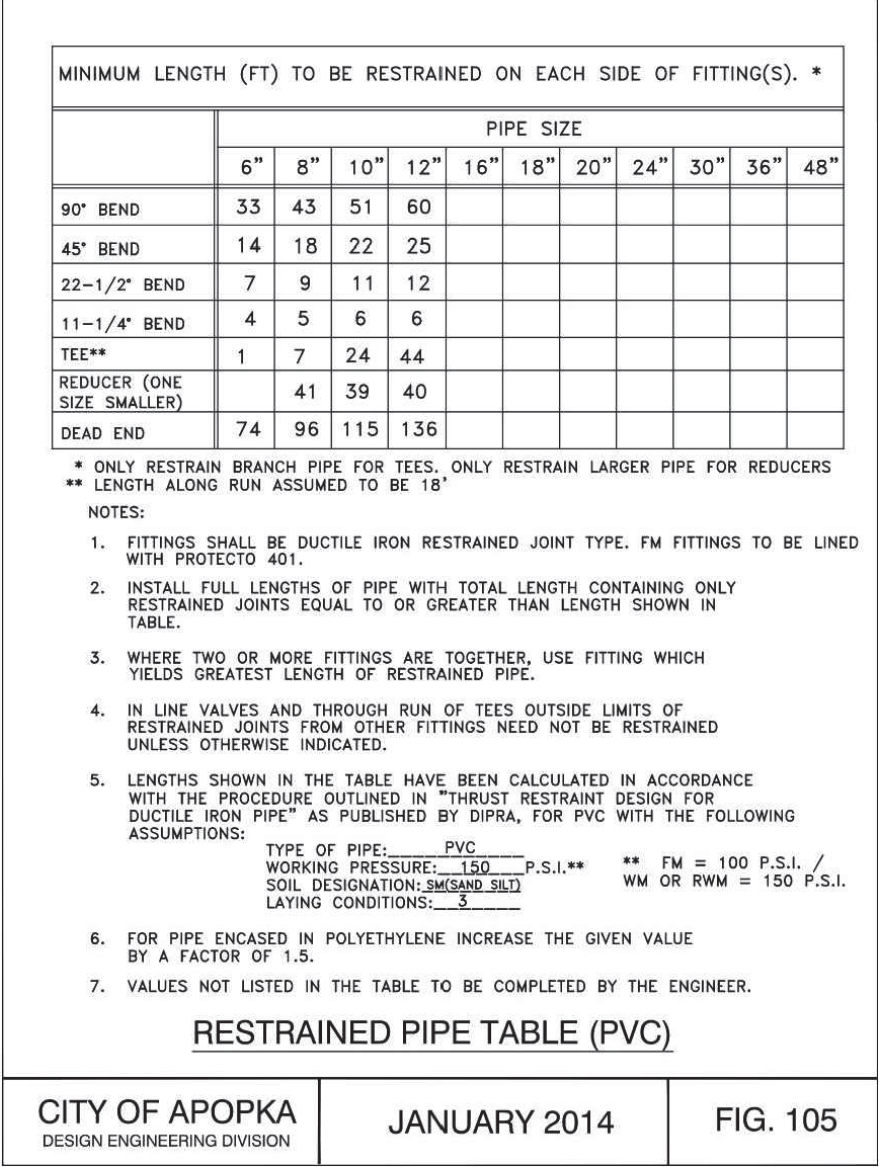
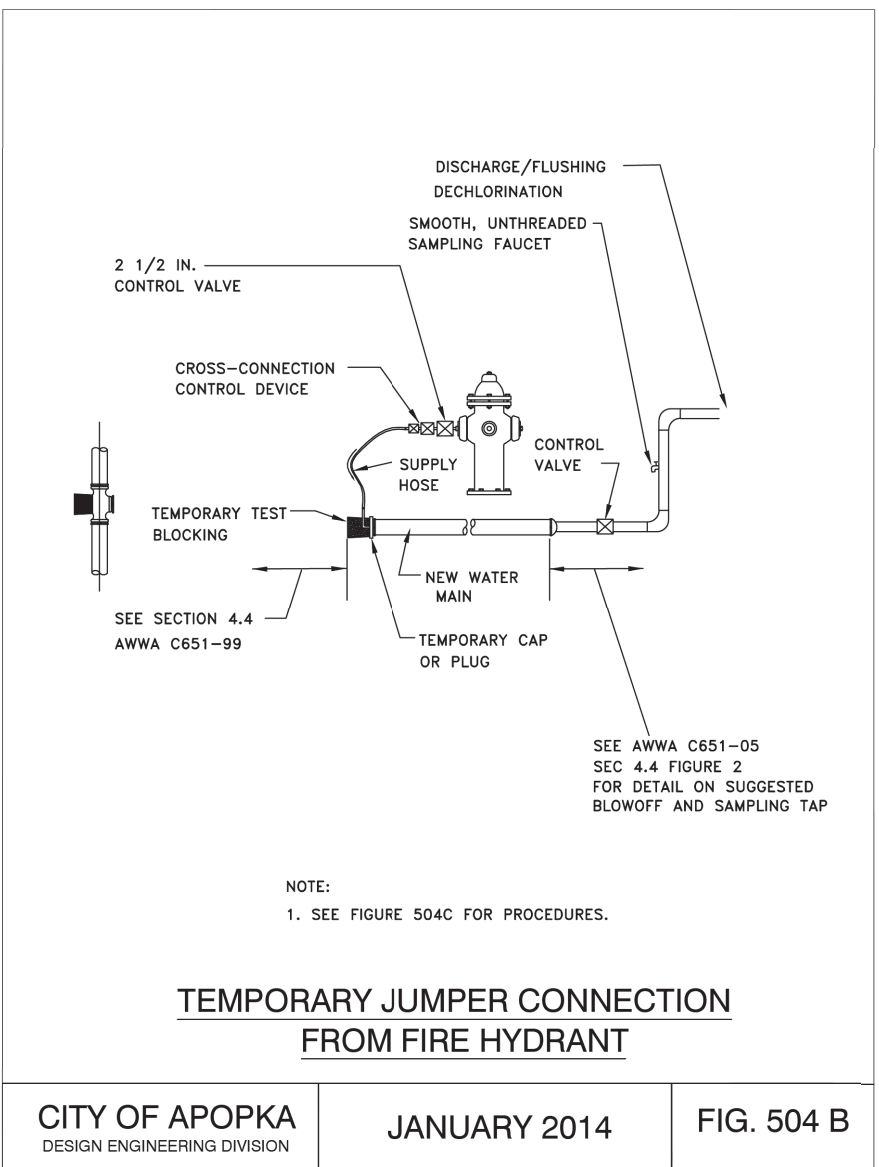
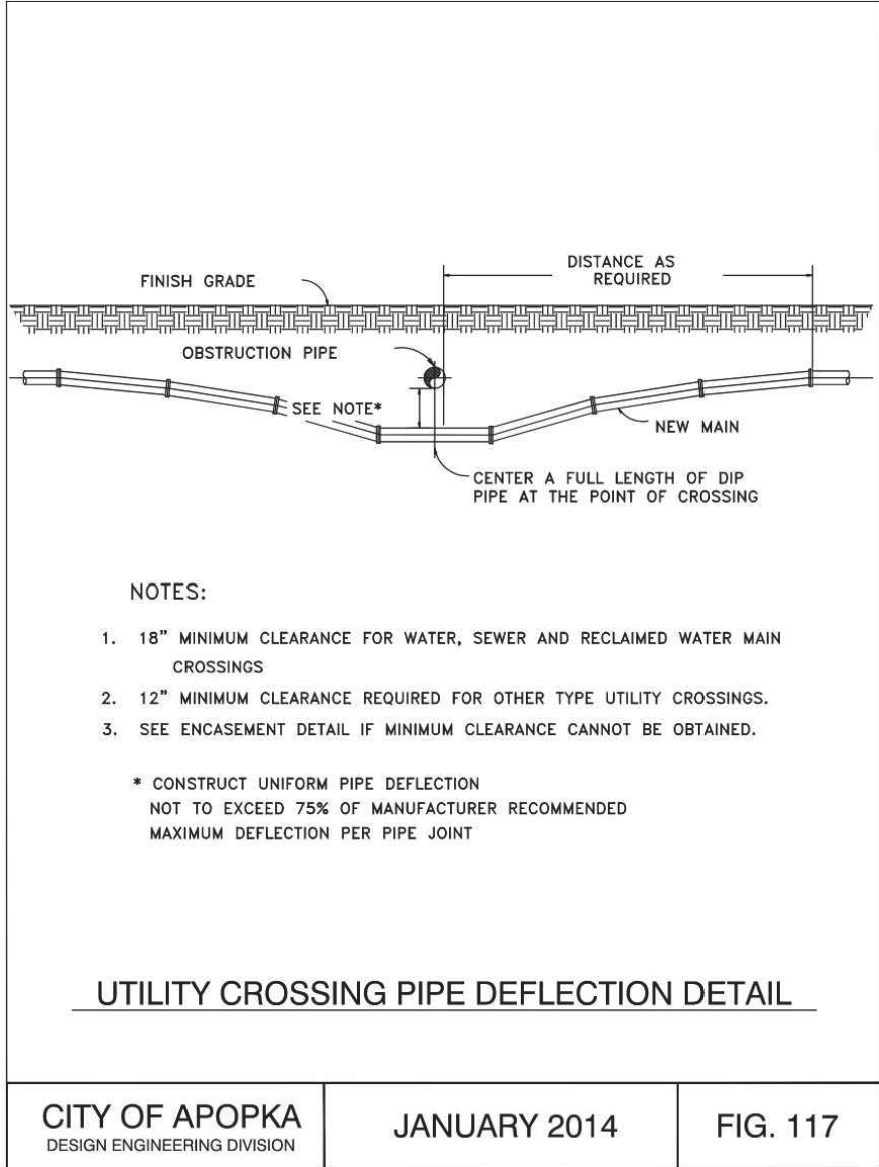
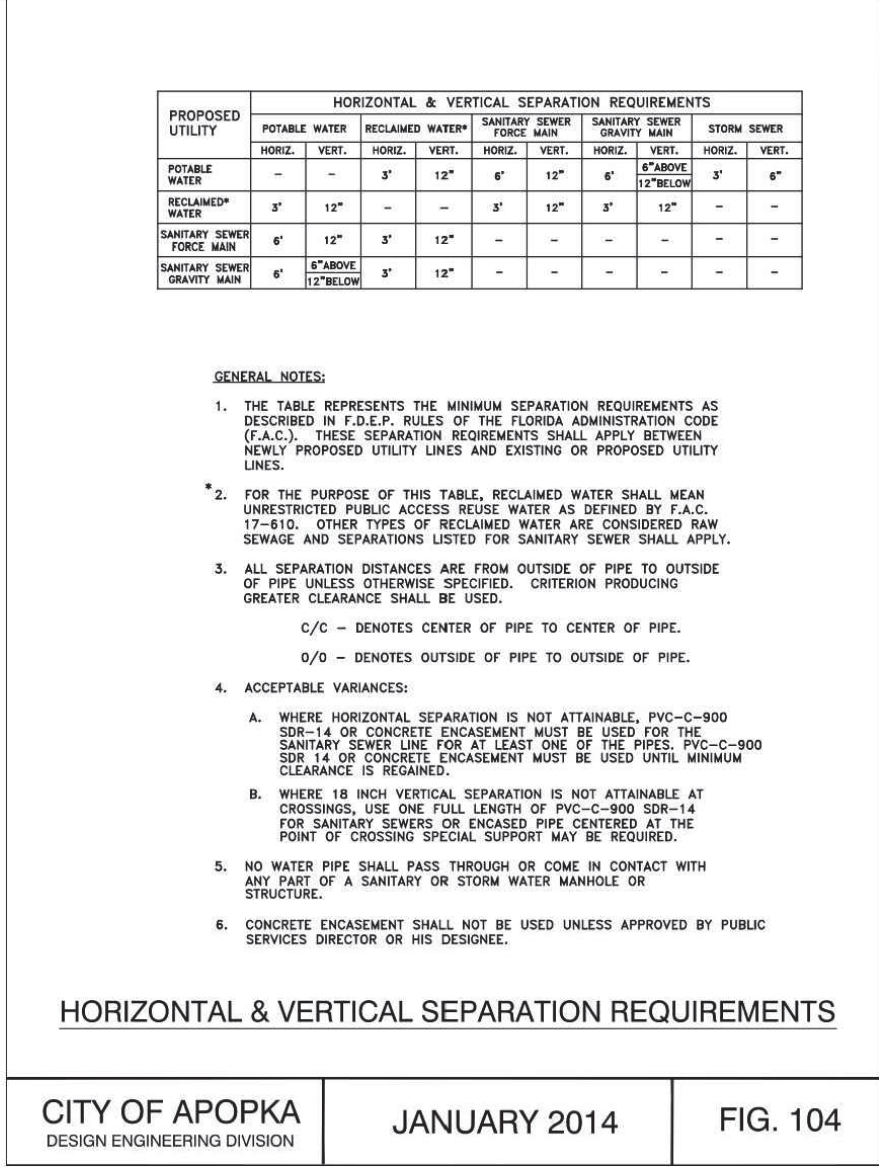
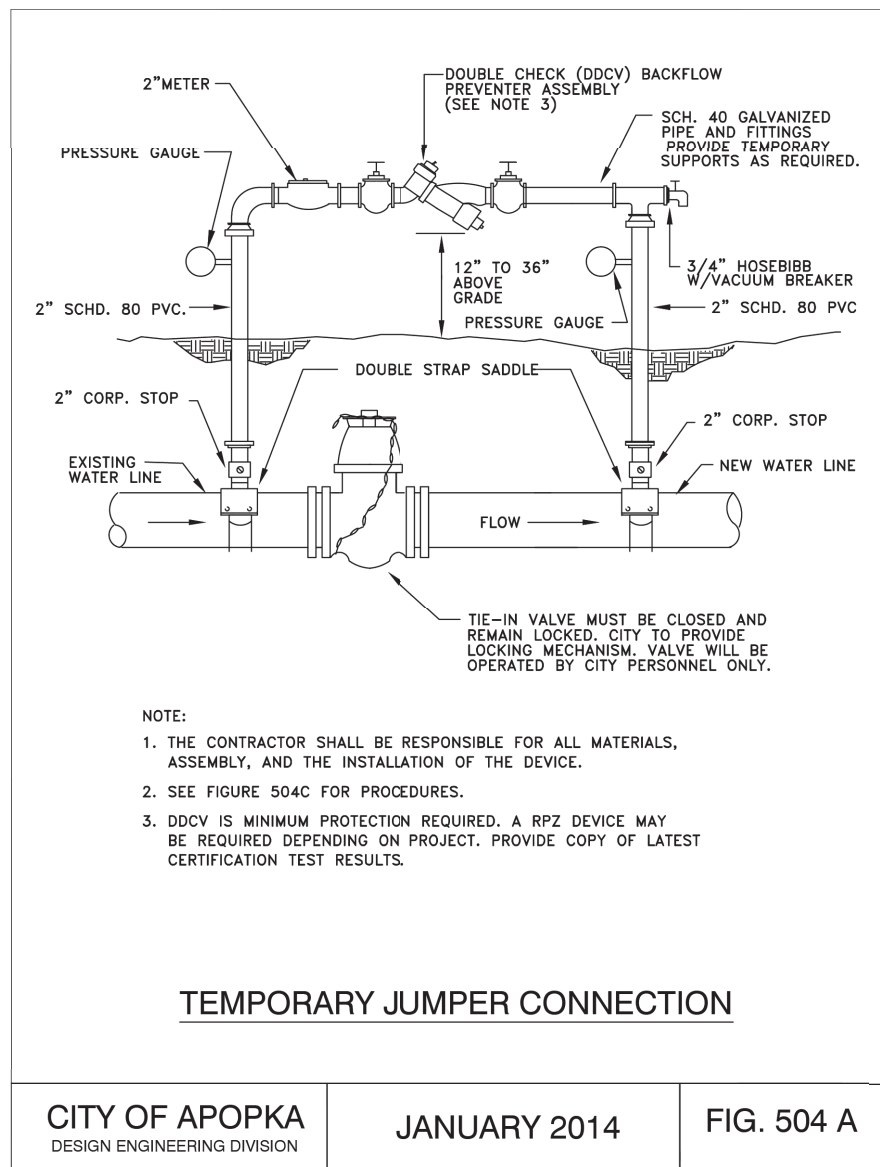
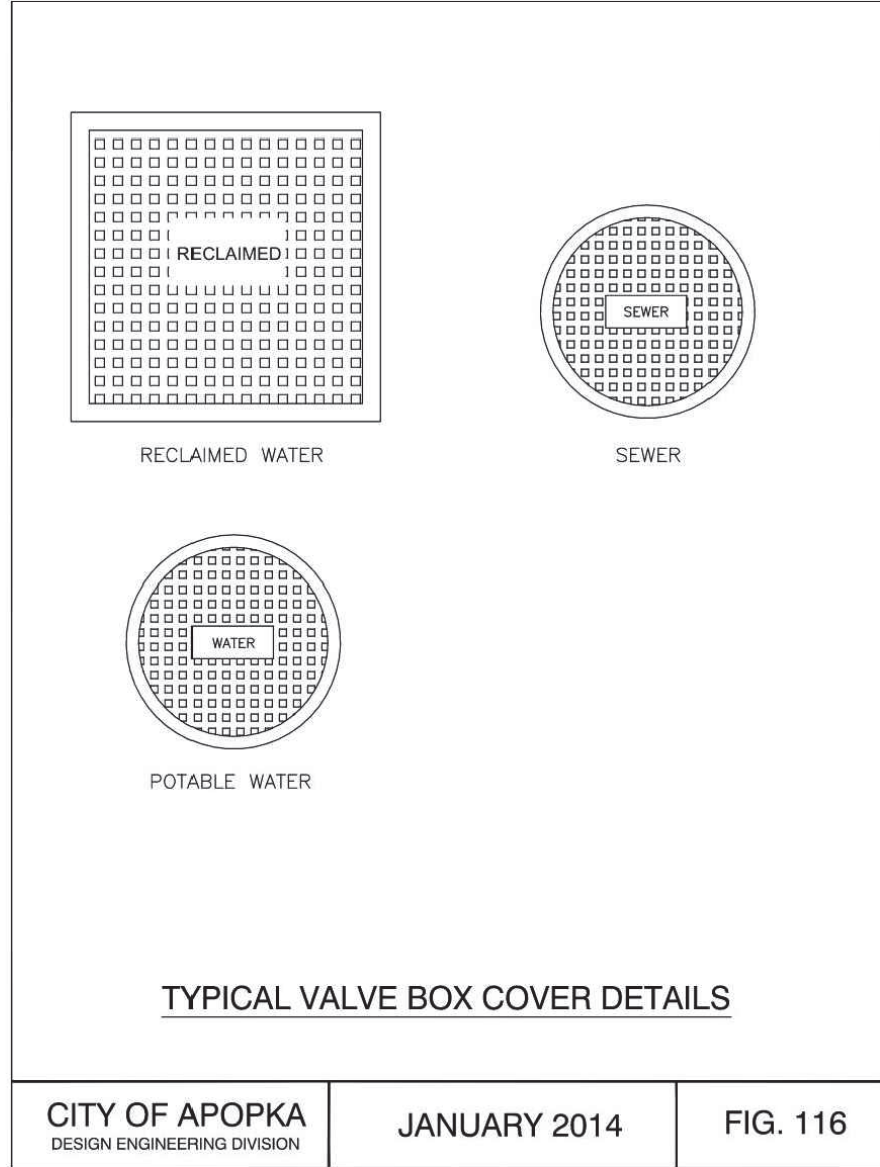
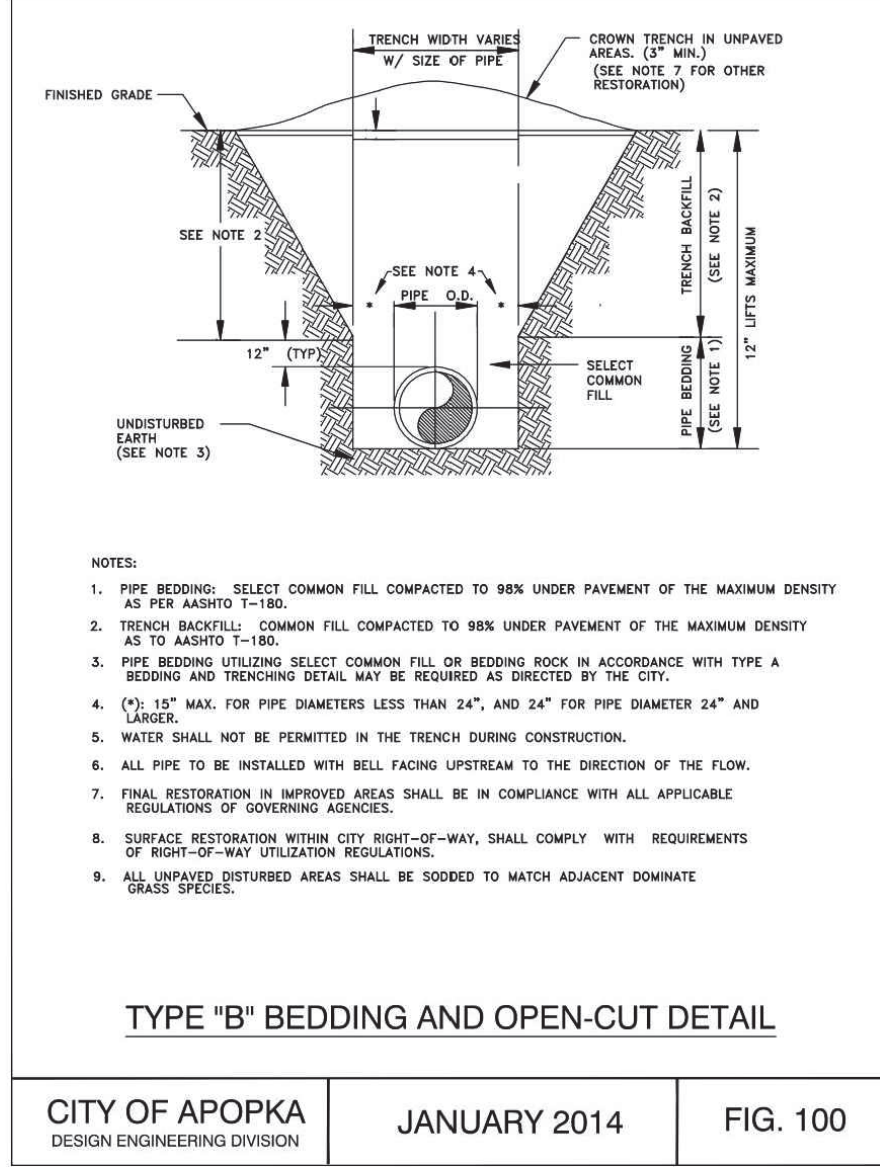
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4101 GOLDEN GEM RESIDENTIAL		PREPARED FOR		DOUBLE B DEVELOPMENT		APOPKA		SHEET NUMBER		C-501	
KIMLEY-HORN & ASSOCIATES, INC.		445 24TH STREET, SUITE 200, VERO BEACH, FL 32960		PHONE: 772-794-4100		WWW.KIMLEY-HORN.COM		REGISTRY NO. 35106		REVISIONS	
										BY	
										DATE	

Plotted By:Rufo, Kemi Sheet Set:4101 GOLDEN GEM RESIDENTIAL Layout:C-550 UTILITY DETAILS October 21, 2024 03:39:13pm K:\VRB-LDEVA\147864008 - 4101 Golden Gem Res.CADD\PlanSheets\C-550 UTILITY DETAILS.dwg This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



4101 GOLDEN GEM
RESIDENTIAL
PREPARED FOR
DOUBLE B DEVELOPMENT
APOPKA

UTILITY DETAILS

SHEET NUMBER
C-550

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REGISTERED PROFESSIONAL ENGINEER
No. 90545
STATE OF FLORIDA

KHA PROJECT
147864008

DATE
8/7/2024

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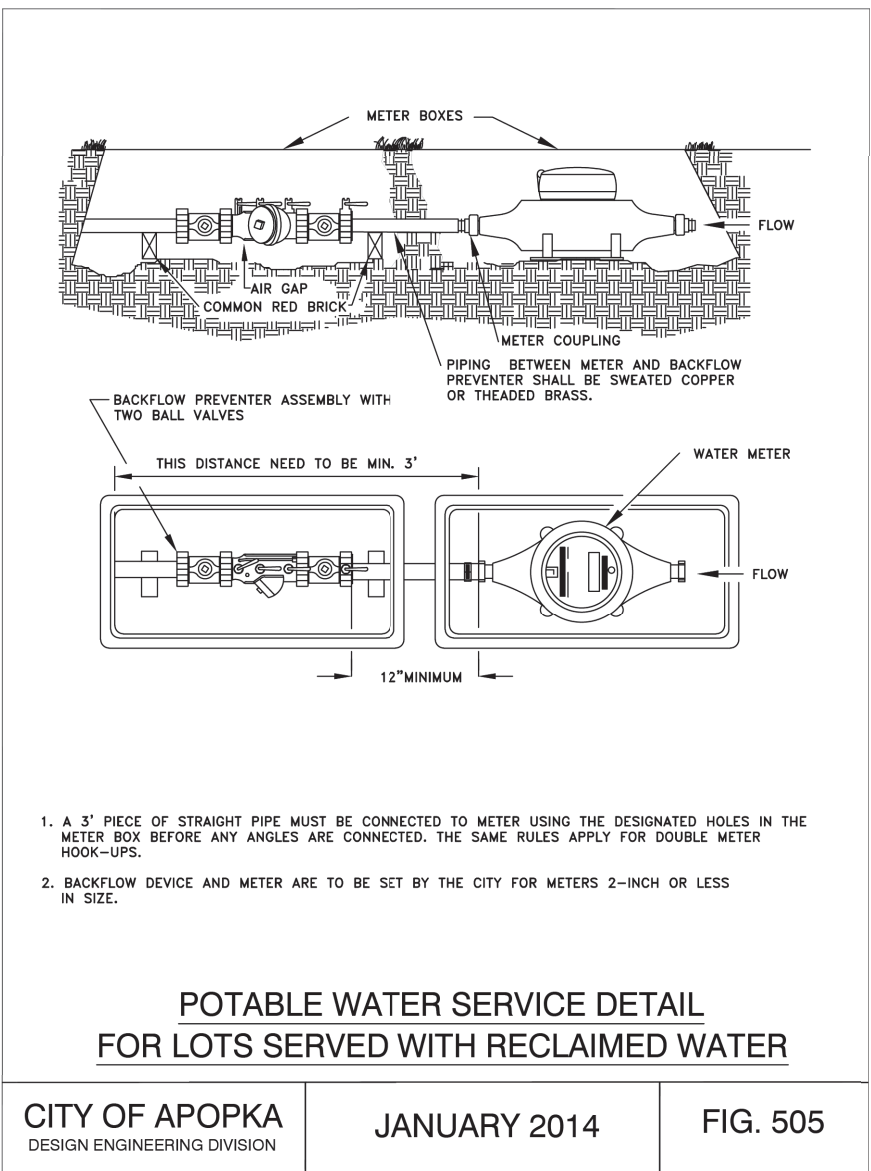
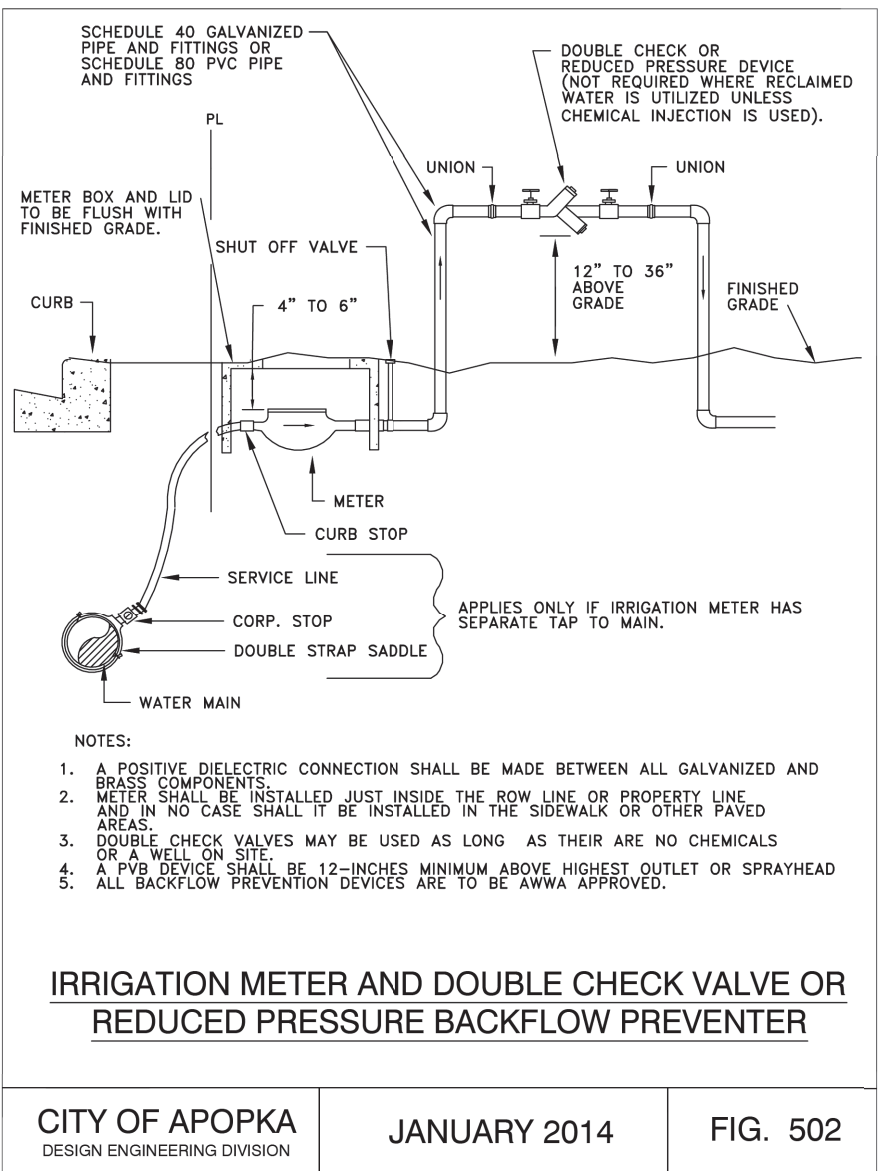
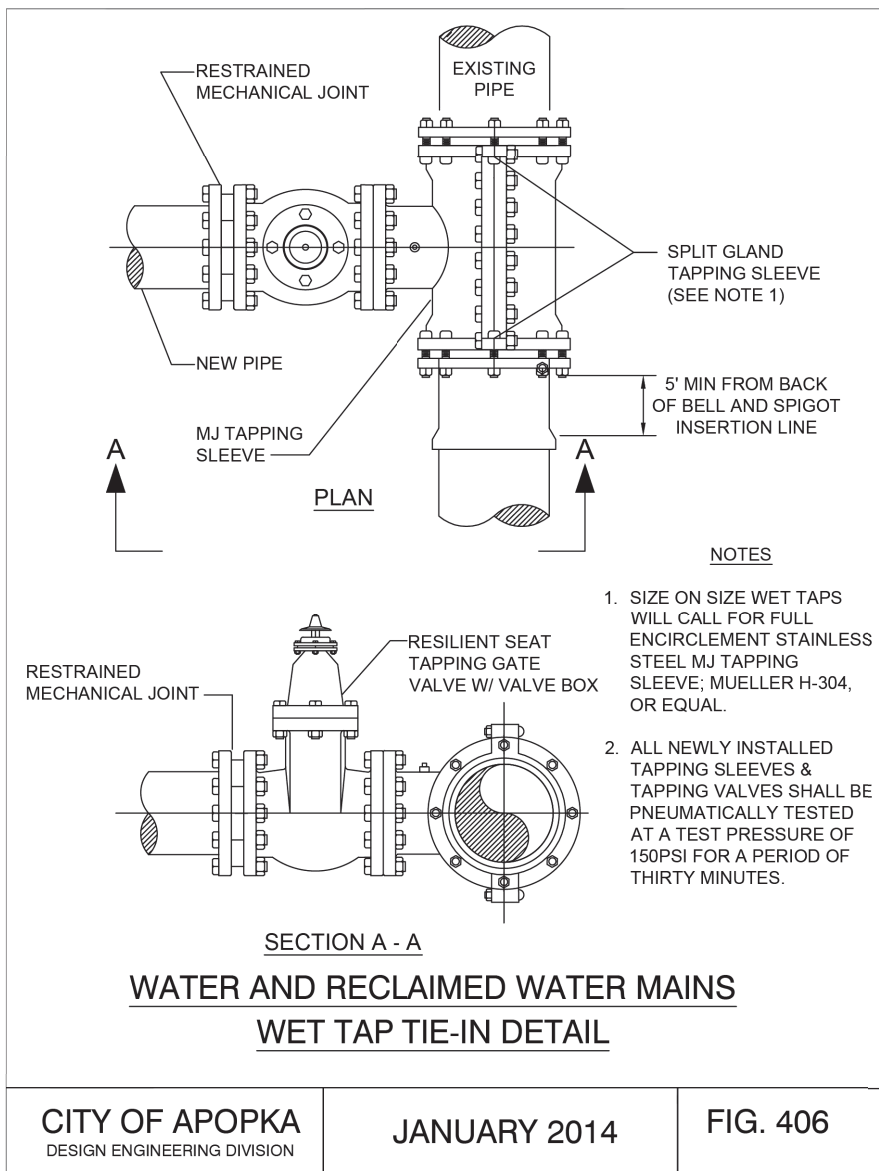
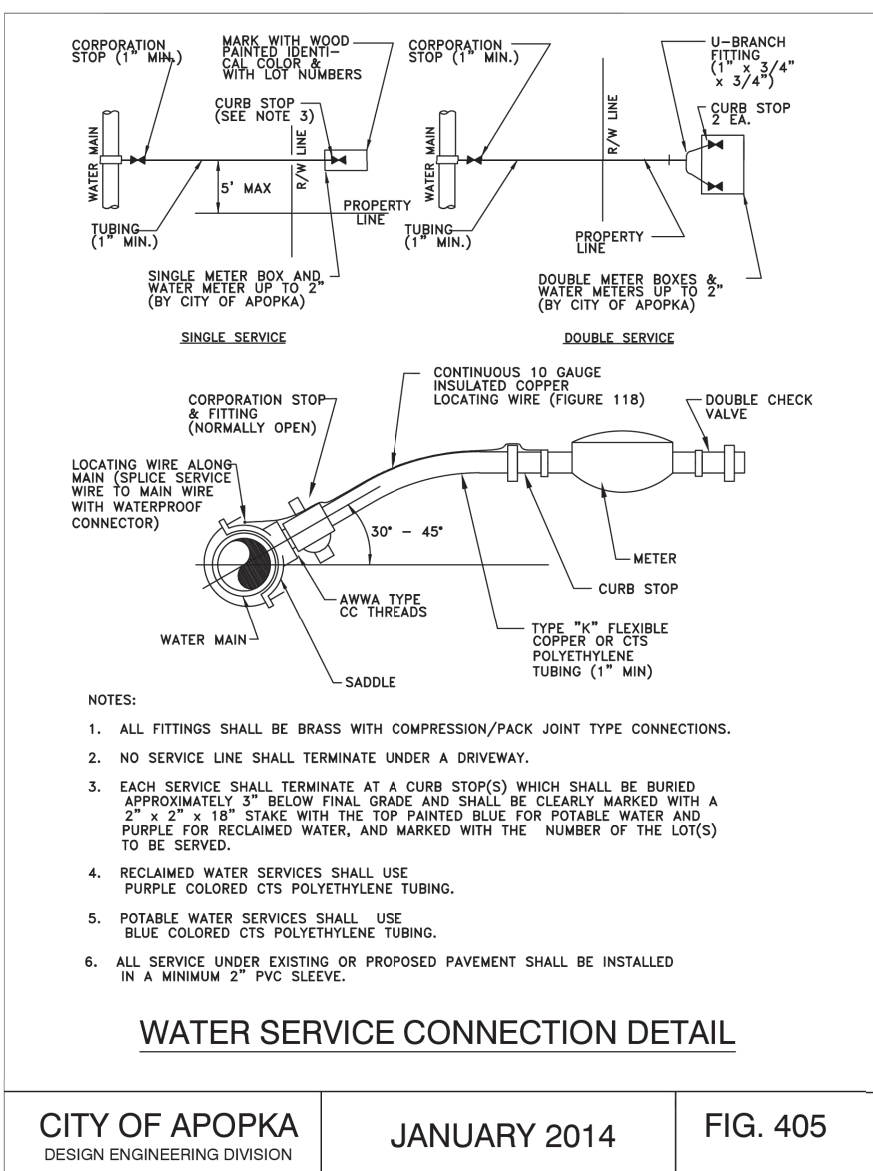
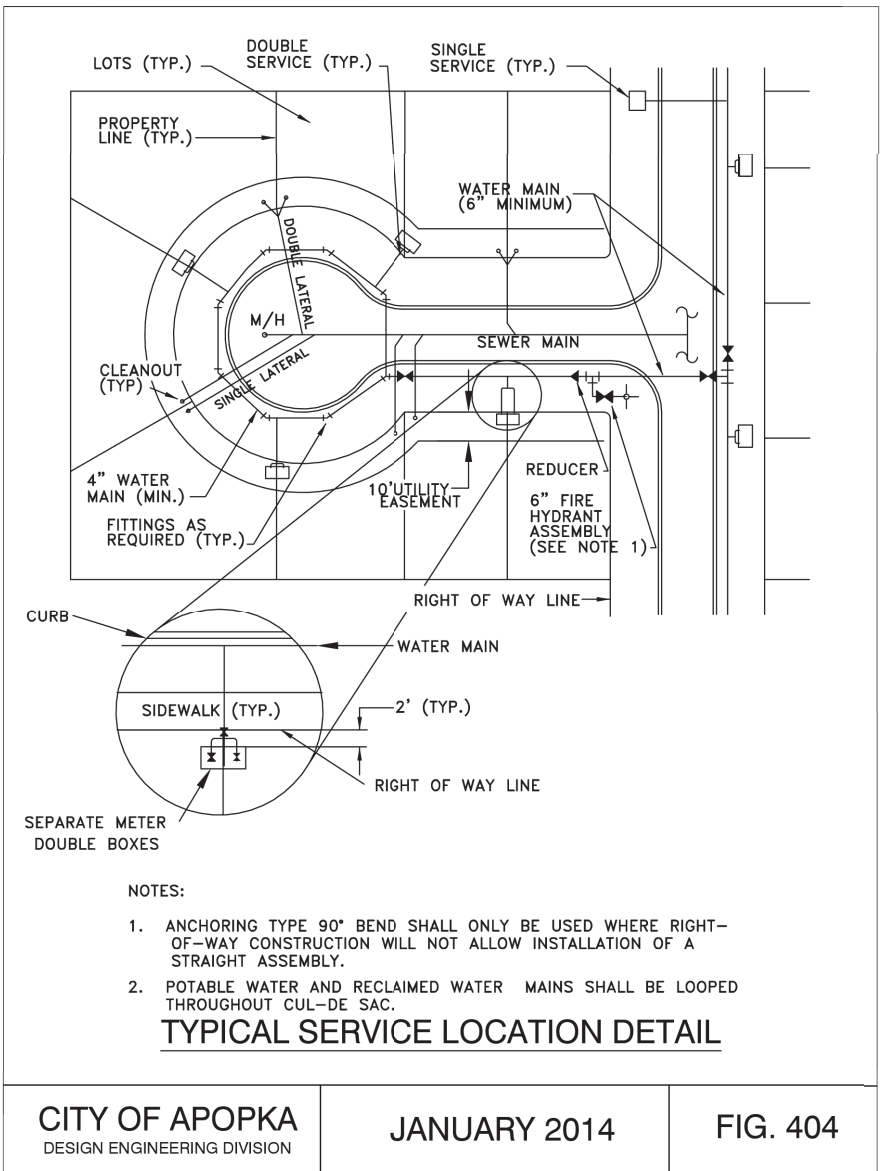
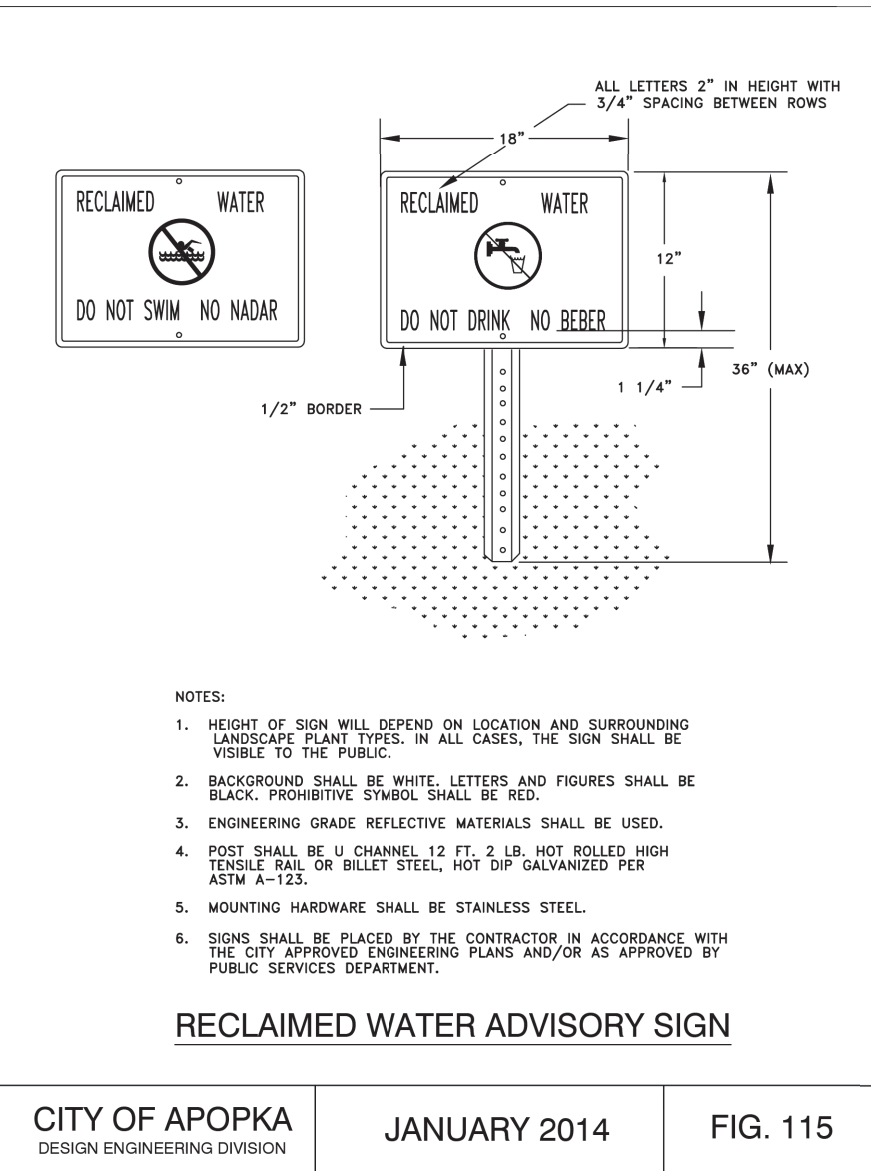
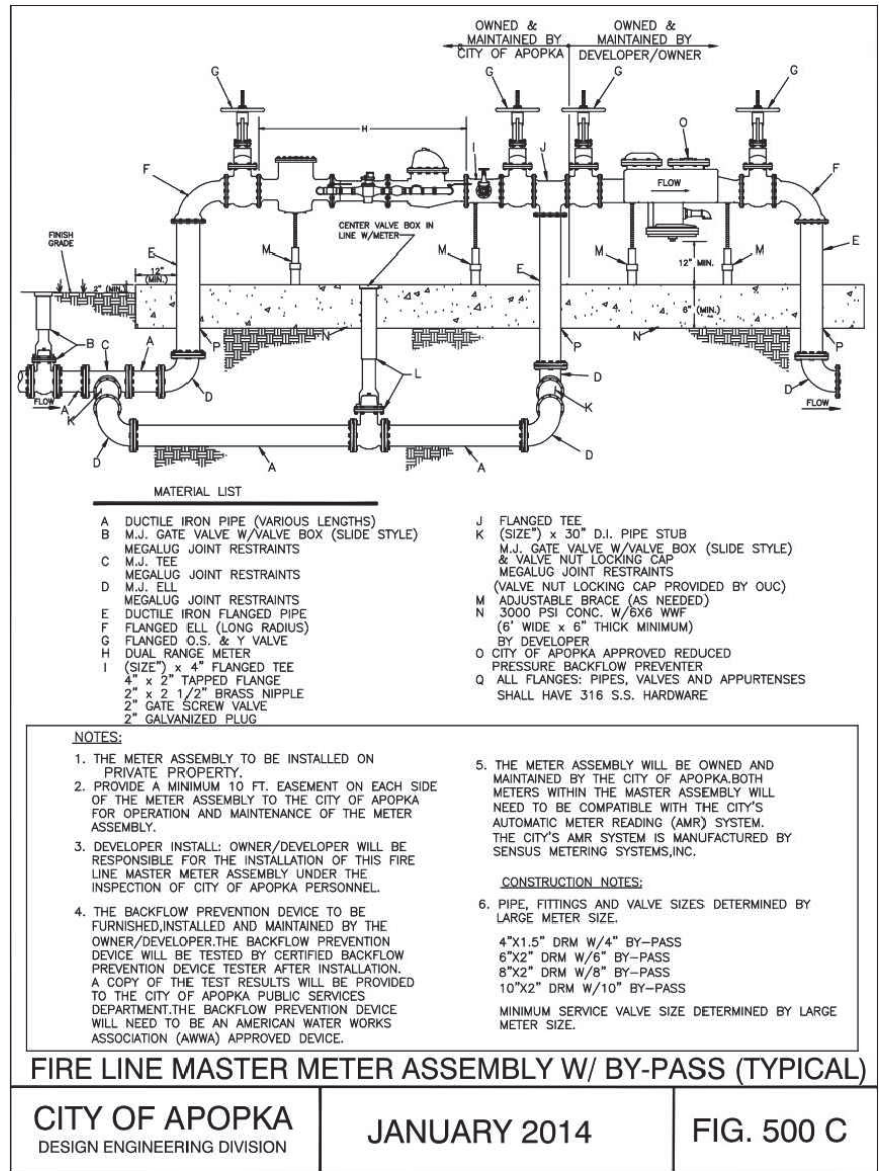
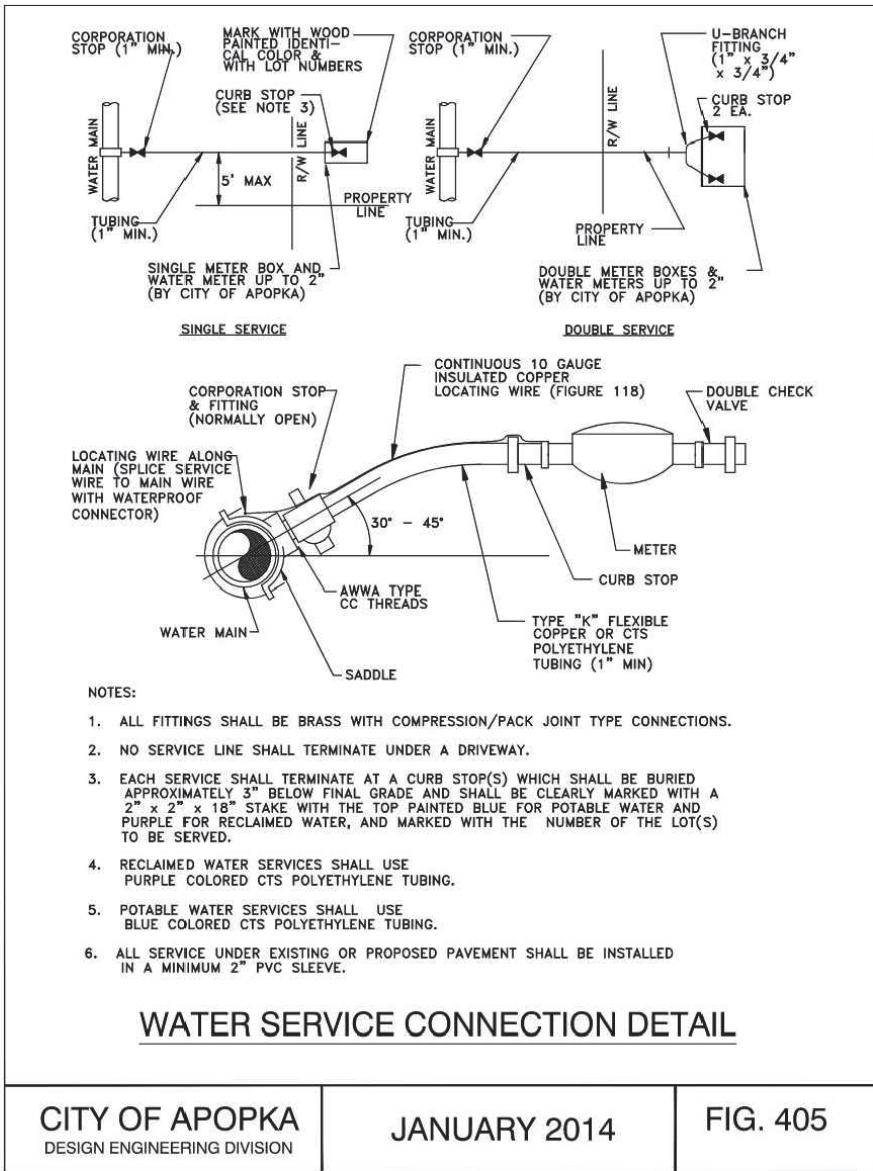
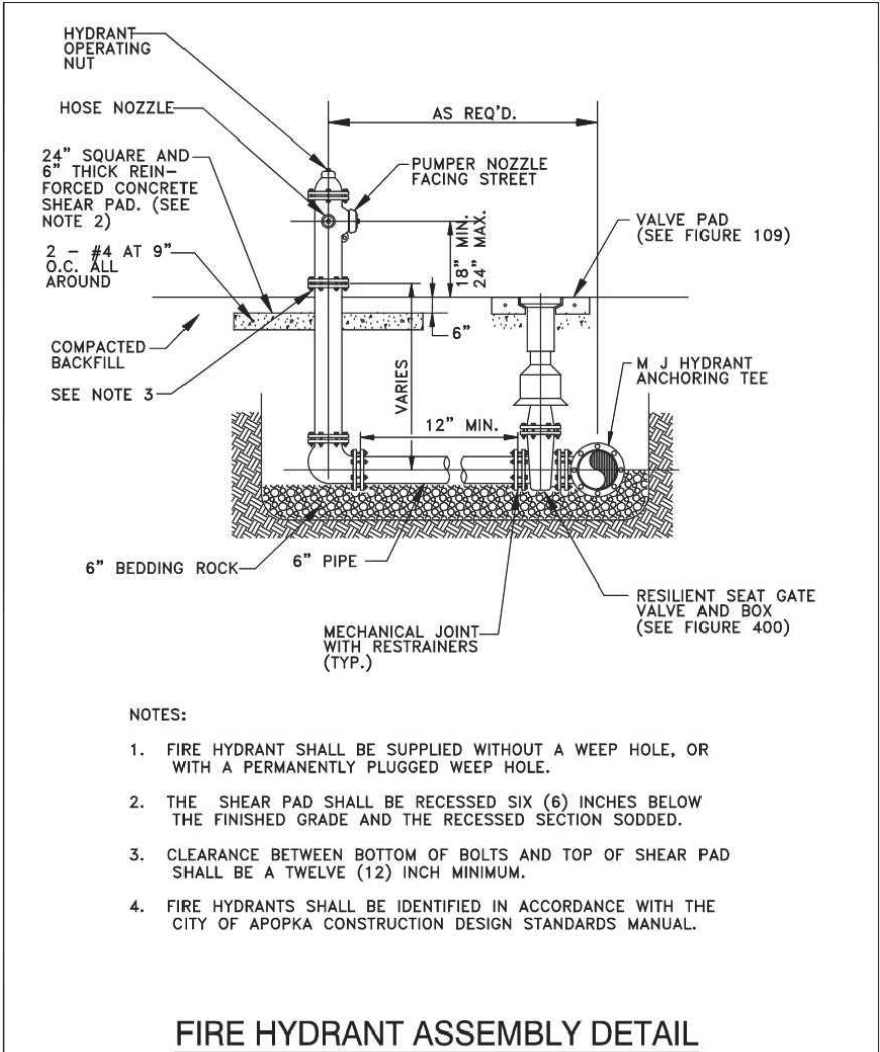
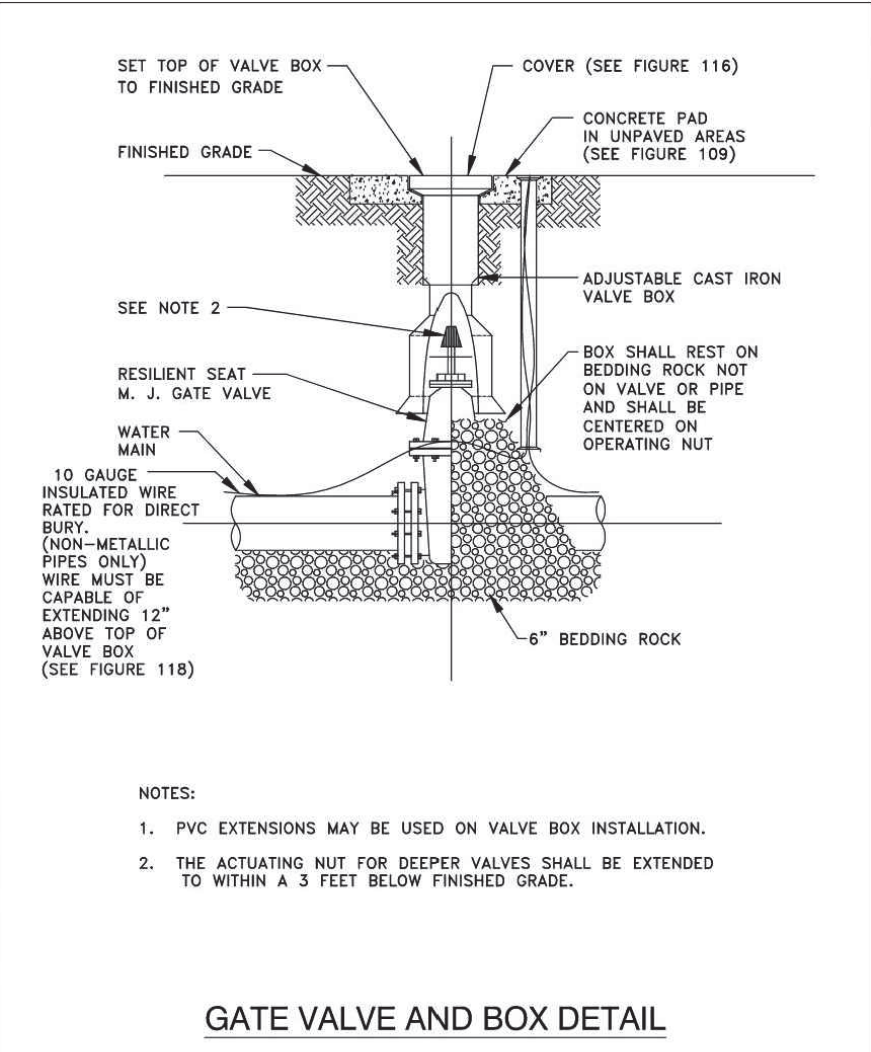
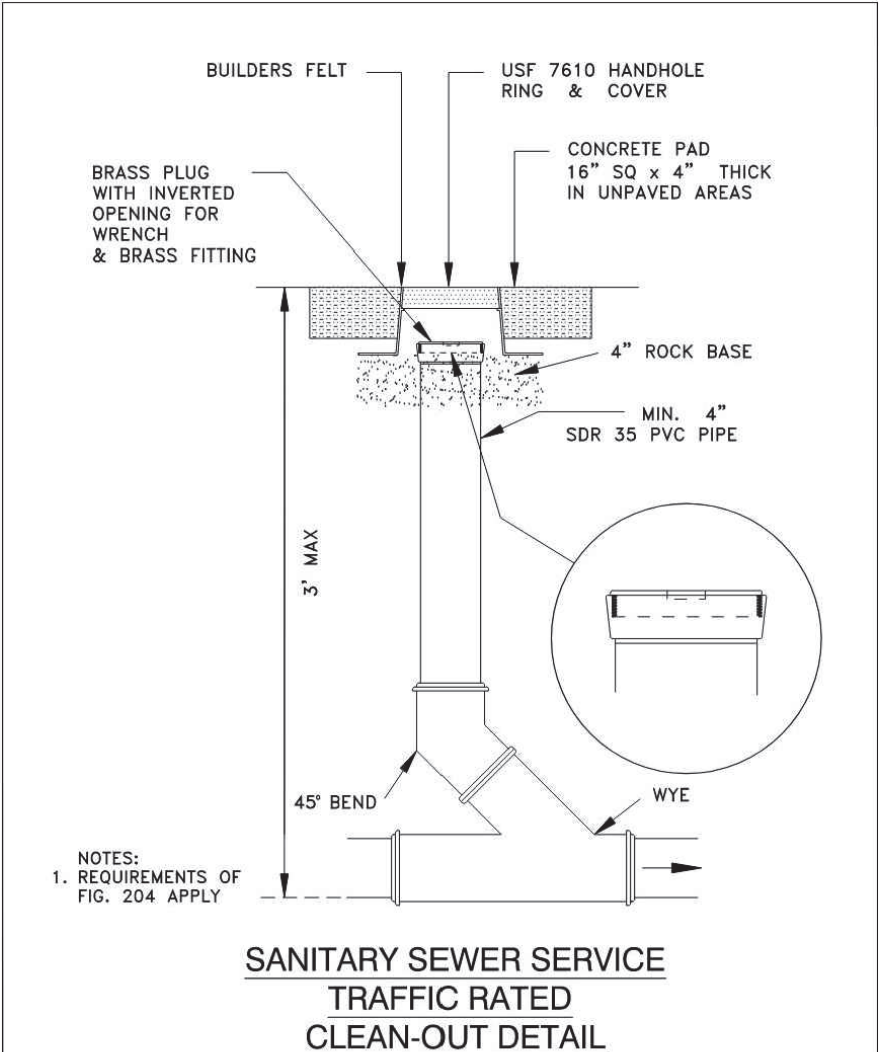
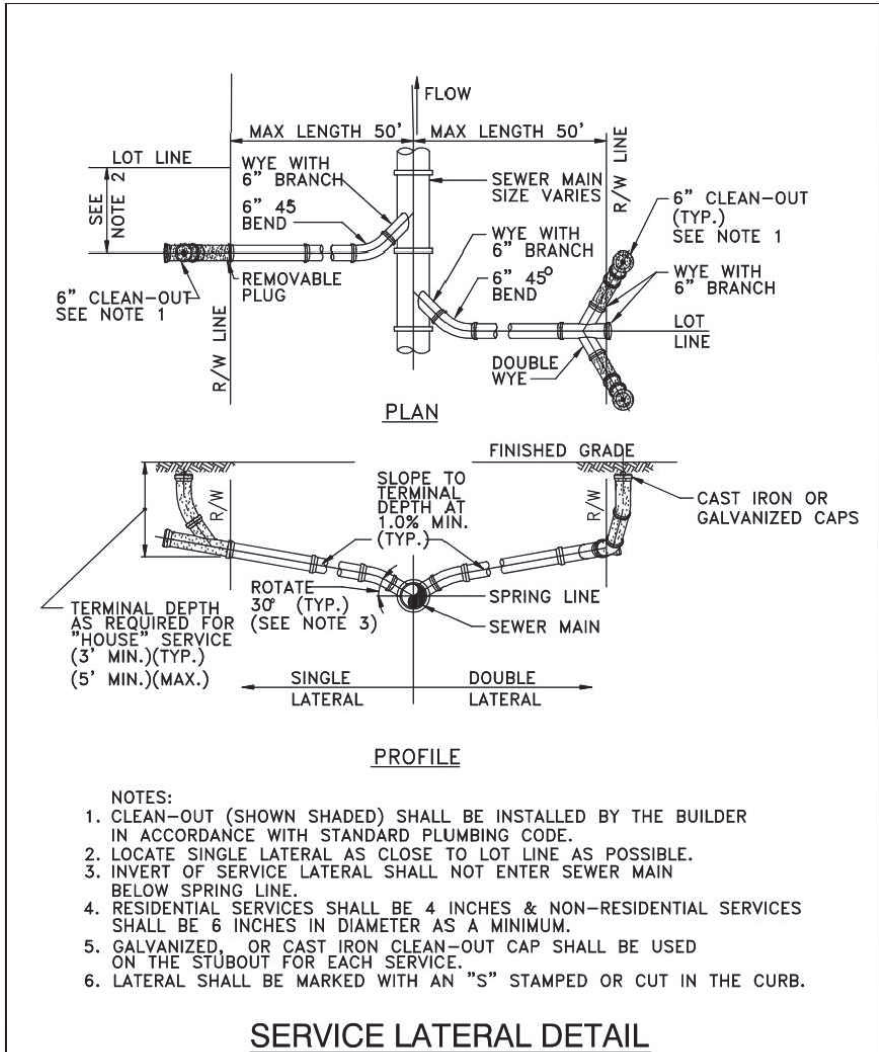
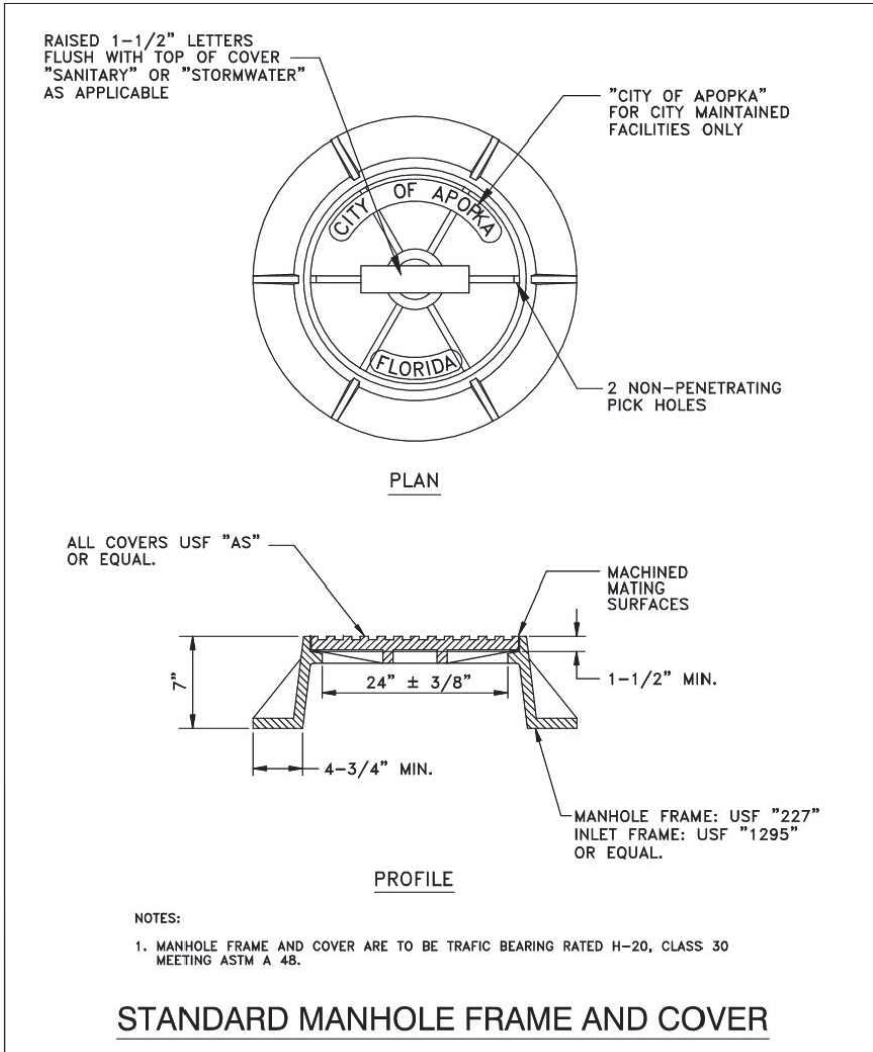
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4101 GOLDEN GEM RESIDENTIAL PREPARED FOR DOUBLE B DEVELOPMENT APOPKA

UTILITY DETAILS

4101 GOLDEN GEM RESIDENTIAL PREPARED FOR DOUBLE B DEVELOPMENT APOPKA

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REGISTERED PROFESSIONAL ENGINEER
STATE OF FLORIDA
No. 90545

PROJECT
147864008

DATE
8/7/2024

SCALE
AS SHOWN

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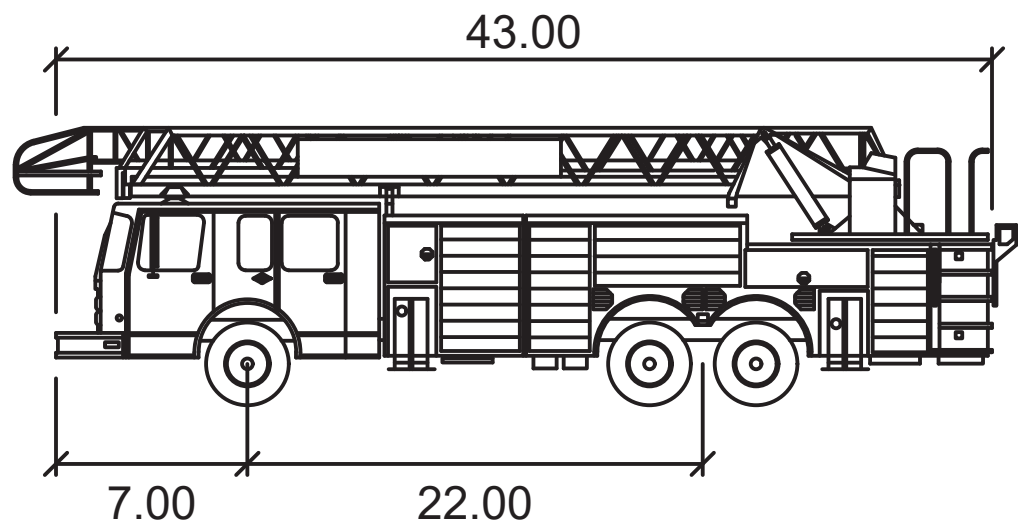
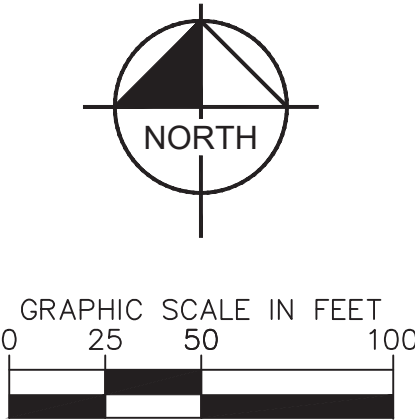
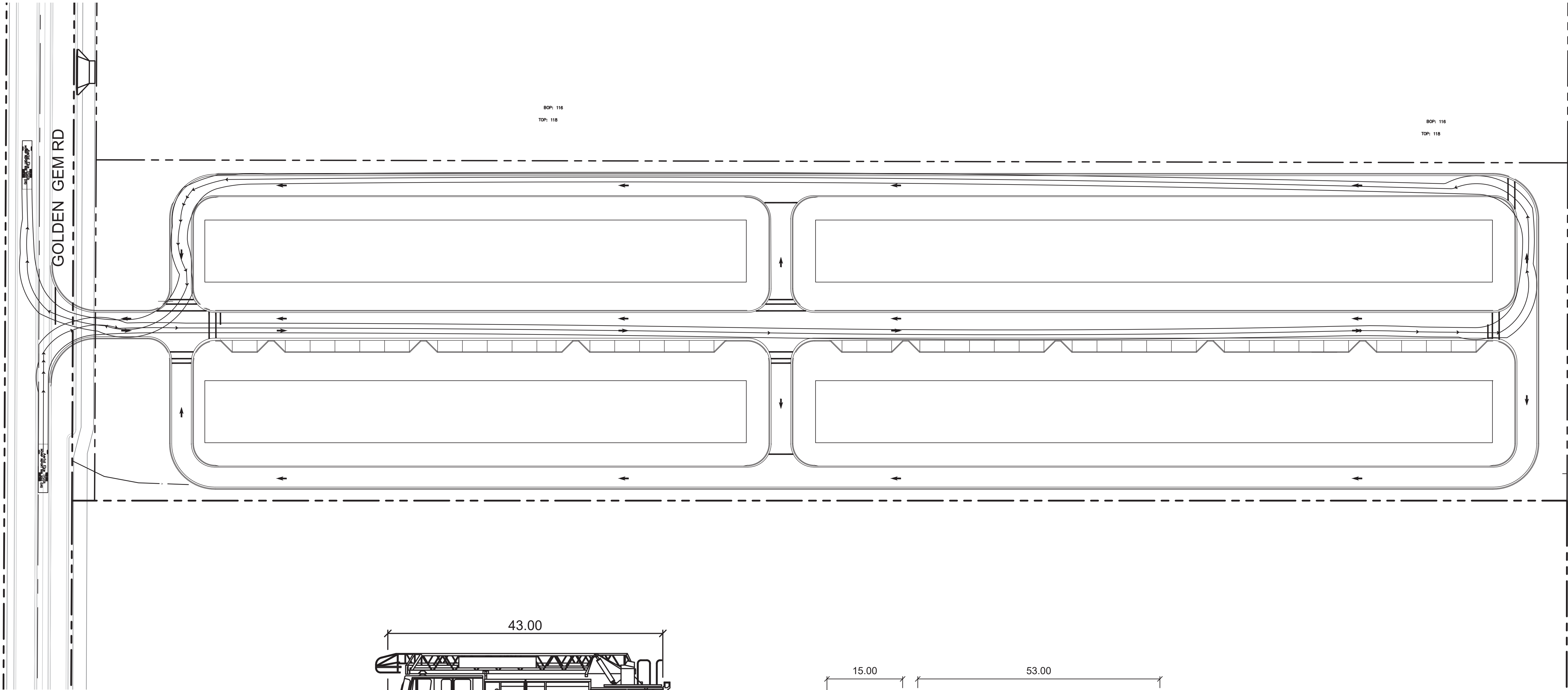
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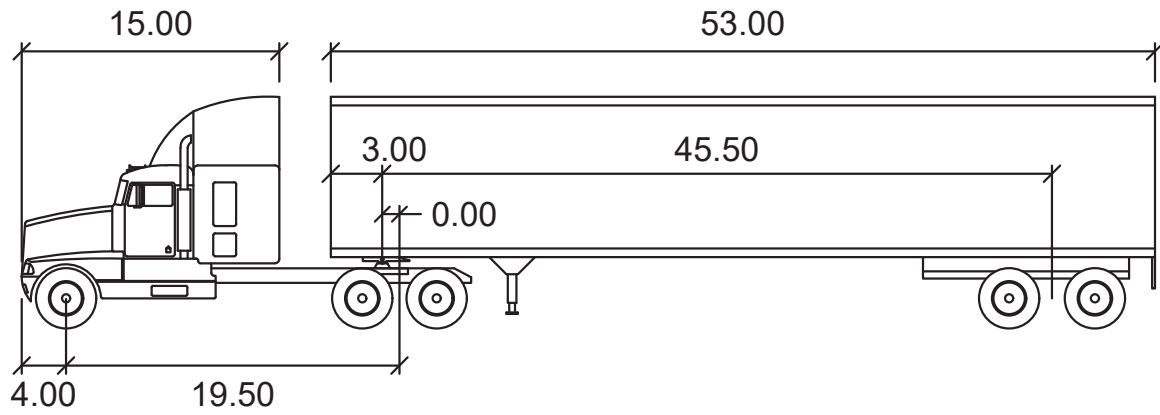
SHEET NUMBER
C-551

APPOKA



Aerial Fire Truck

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 33.3

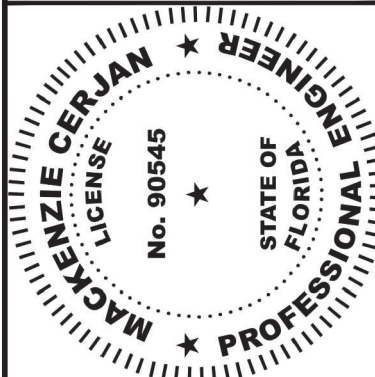


WB-67

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		

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TRUCK MOVEMENT PLAN

4101 GOLDEN GEM
RESIDENTIAL
PREPARED FOR
DOUBLE B DEVELOPMENT
APOPKA, FL

SHEET NUMBER
C-600

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THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

4101 GOLDEN GEM RESIDENTIAL PREPARED FOR DOUBLE B DEVELOPMENT APOPKA FL	SITE LIGHTING PLAN		KHA PROJECT 147864008		THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MACKENZIE CERJAN ON THE DATE 8/7/2024. ANY ALTERATIONS TO THIS DOCUMENT SHALL BE REDESIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.		Kimley»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960 WWW.KIMLEY-HORN.COM PHONE: 772-794-4100 REGISTRY NO. 35106			
	SHEET NUMBER SLC-01			DATE 8/7/2024	DESIGNED BY AS SHOWN	MACKENZIE CERJAN LICENSE No. 90545 STATE OF FLORIDA PROFESSIONAL ENGINEER		No.		REVISIONS