

APOPKA DEVELOPMENT REVIEW COMMITTEE AGENDA

July 23, 2025 9:00 AM

Apopka City Hall Council Chambers

SPECIAL EVENTS

PLAT

1. PL-25-7 Oaks at Kelly Park Ph 4 - Plat (PL), 1st Submittal

SITE PLAN:

CONSTRUCTION SITE PLAN

1. CSP-25-23 Ryder TNS Apopka Remodel - Construction Site Plan (CSP), 1st Submittal
2. CSP-25-22 Wyld Oaks Infrastructure and Mass Grading - Construction Site Plan (CSP) Revision, 1st Submittal

SUBDIVISION:

CONSTRUCTION SITE PLAN

1. **CSP-25-13 Lisa Lane Subdivision - Construction Site Plan (CSP), 2nd Submittal**
Owner(s): SFL Partners LLC
Applicant(s): SFL Partners - Albert Iglesias
Location: 860 East Lisa Lane
Proposed Use: Residential Single Family Homes
Project Manager: Amer Hamza
Presented by: Amer Hamza, Planner
2. **CSP-25-16 4101 Golden Gem Residential - Construction Site Plan (CSP), 2nd Submittal**
Owner(s): Kelly Park VB Development LLC
Applicant(s): Kimley-Horn and Associates, Inc. - Mackenzie Cerjan
Location: East of Golden Gem Road and north of Capital Reef Way
Proposed Use: Residential 54 single-family lots
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.

OAKS AT KELLY PARK PHASE 4

REPLATING TRACT FD-2 OF "OAKS AT KELLY PARK PHASE 3A",
PLAT BOOK 113, PAGES 72 THROUGH 76
CITY OF APOPKA, ORANGE COUNTY, FLORIDA
AND A PORTION OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 28 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

Legal Description

Tract FD-2 of plat of "Oaks at Kelly Park Phase 3A" as recorded in Plat Book 113, Pages 72 through 76 of the Public Records of Orange County, Florida and a parcel of land lying within the South half (1/2) of Section 7, Township 20 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

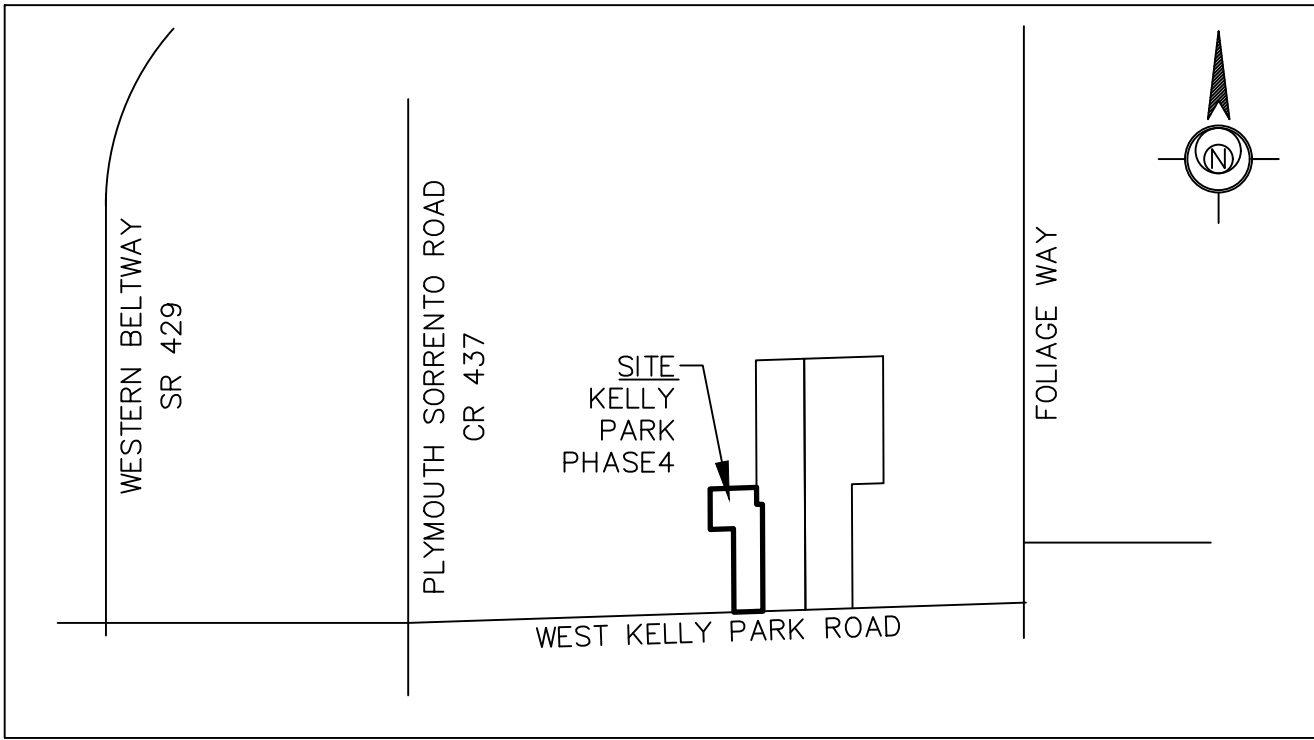
Begin at the Southeast corner of said Tract FD-2, thence along the boundary of said Tract FD-2 for the following ten (10) courses: run S88°06'28"W for 68.08 feet; thence S87°58'47"W for 242.11 feet; thence N00°16'28"W for 870.40 feet; thence S87°58'47"W for 242.11 feet; thence N00°16'28"W for 422.43 feet; thence N88°02'04"E for 484.21 feet; thence S00°16'28"E for 177.31 feet; thence N89°43'32"E for 53.05 feet to the point of curvature of a curve concave to the Southwest, having a radius of 15.00 feet; thence Southeast along the arc of said curve through a central angle of 90°00'00" for 23.56 feet to the point of tangency; thence S00°16'28"E for 1,098.15 feet to the Point of Beginning.

Containing 11.266 acres (490,751 square feet), more or less.

NOTES:

- Bearings shown hereon are based on the South line of the Southeast 1/4 of Section 7-20-28 being a bearing of N88°06'27"E.
- All lot lines are radial, unless otherwise noted non-radial (N.R.)
- All platted utility easements shall also be easements for the construction, installation, maintenance and operation of cable television services; provided, however, no such construction, installation, maintenance and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas or other public utility. Such construction, installation, maintenance and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.
- Tract RW-1 (Right-of-Way) is hereby dedicated to the City of Apopka.
- Tract RW-5 (Private Right-of-Way) is hereby dedicated to THE OAKS AT KELLY PARK HOMEOWNERS ASSOCIATION, INC. (the "Association") and maintained according to the Declaration of Covenants, Conditions and Restrictions of THE OAKS AT KELLY PARK HOMEOWNERS ASSOCIATION, INC. recorded in Document# 20200168519 of the Public Records of Orange County, Florida and any supplements and/or amendments thereto (the "Declaration").
- Tracts OS-1 and OS-4 (Open Space), are hereby dedicated to the Association and will be maintained according to the Declaration.
- Tract RW-5 (Right-of-Way) is a common area per the Declaration and shall be owned by the Association and is reserved for the exclusive use and benefit of the following entities and for the following purposes; (I) for the purpose of exercising all powers and responsibilities delegated to the Association pursuant to the Declaration (II) the owners of the lots within the property for purposes of access to and from public streets and lots lying adjacent to such alley tracts and (III) city of Apopka and its employees and agents solely for the purpose of performing municipal and government functions reasonably necessary to provide for and protect the health, safety and welfare of the property and owners thereof or residents thereon, as well as such owner's guests and invitees, including but not limited to, police, fire and emergency medical services. Any access improvements and appurtenances and related facilities constructed within Tract RW-5 is not dedicated to the public, but is private and shall be maintained by the Association.
- According to the Chicago Title Insurance Company Plat Property Information Report, Order No. 12355468, dated June 9, 2025, this property is subject to the following items:
 - Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Oaks at Kelly Park Phase 1, recorded in Plat Book 102, Page 79-82.
 - Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Oaks at Kelly Park Phase 3A, recorded in Plat Book 113, Page 72-76.
 - Easement to Florida Power Corporation, recorded in Official Records Book 2017, Page 399. (Plotted)
 - Easement to Florida Power Corporation, recorded in Official Records Book 2017, Page 405. (Plotted)
 - School Concurrence Mitigation Agreement, recorded in Official Records Instrument No. 20230047486.
 - Restrictions, covenants, conditions and easements, as contained in that certain Declaration of Covenants, Conditions and Restrictions recorded in Official Records Instrument No. 20200168519; and Official Records Instrument No.20210108273, First Supplemental Declaration recorded in Official Records Instrument No. 20210153939, Second Supplemental Declaration recorded in Official Records Instrument No. 20230619638, Third Supplemental Declaration recorded in Official Records Instrument No. 20240021456, Notice of recording of joint resolution of the Architectural Review Committee recorded in Official Records Instrument No. 20240686381.
 - Oil, gas, mineral, canal and reclamation reservations contained in Deed from Trustees of the Internal Improvement Fund of the State of Florida recorded December 8. 1943, in Deed Book 618, Page 292.
 - Assignment of Water, Sewer, Transportation, School and all other Impact Fee Credits or Reservations, and other Development Rights and Property recorded April 3, 2018 in Instrument No. 20180195931.
 - School Mitigation Agreement for Capacity Enhancement recorded May 17, 2018 in Instrument No. 20180295497; First Amendment to School Mitigation Agreement for Capacity Enhancement recorded March 1, 2019 in Instrument No. 20190125828.
 - Assignment of Water, Sewer, Transportation, School and all other Impact Fee Credits or Reservations and Other Development Rights and Property recorded April 3, 2018 in Instrument No. 20180195934, as Corrective Assignment of Water, Sewer, Transportation, School and all other Impact Fee Credits or Reservations and Other Development Rights and Property recorded February 21, 2019 in Instrument No. 20190109467.
 - Terms, conditions, and provisions of Resolution, recorded in Official Records Instrument No. 20210291310 and Official Records Instrument No. 20200539730.
 - Owner/Developer/Builder Agreement recorded as Official Record Instrument No. 20230168991 and First Amendment to Owner/Developer/Builder Agreement recorded in Official Records Book 20240291905.
 - Assignment of Impact Fees, Permits and Approvals, recorded in Official Records Instrument No. 20190478008.
 - Collateral Assignment of Declarant's and Developer's Rights recorded in Official Records Instrument No. 20240079024.
 - Recorded Notice of Environmental Resource Permit recorded in Official Records Instrument No. 20230269882.

VICINITY MAP



(NOT TO SCALE)

ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL
ESE Consultants, Inc.
2966 Commerce Park Drive • Suite 100 • Orlando, FL 32819
T: 407-345-6050
(LB #7508)

Index of Sheets

- Sheet 1 – Dedication, Notes, Legend and Legal Description
Sheet 2 – Detail Sheet

SHEET 1 OF 2

PLAT BOOK PAGE

LEGEND

CL = CENTERLINE
(N.R.) = NON-RADIAL
C.C.R. = CERTIFIED CORNER RECORD
ID = IDENTIFICATION
LB = LICENSED BUSINESS
ORB = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
P.C. = POINT OF CURVATURE
P.I. = POINT OF INTERSECTION
P.O.B. = POINT OF BEGINNING
P.T. = POINT OF TANGENCY
PGS. = PAGES
R/W = RIGHT-OF-WAY
SEC. = SECTION
U.E. = UTILITY EASEMENT
R = RADIAL
Δ = CENTRAL ANGLE
L = ARC LENGTH
CL = CHORD LENGTH
CB = CHORD BEARING

■ = SET OR RECOVERED 4"x4" CONCRETE MONUMENT
WITH NAIL AND DISK
STAMPED "PRM LB 7508"

● = SET NAIL AND DISK
STAMPED "PCP LB 7508"

□, ○ = FOUND MONUMENTATION, SEE LABEL FOR DESCRIPTION

CERTIFICATE OF APPROVAL BY
CITY ENGINEER

Examined
and
Approved

Vladimir Simonovski, P.E.

Date

CERTIFICATE OF APPROVAL BY
PLANNING COMMISSION

Examined
and
Approved

Chairman

Date

CERTIFICATE OF APPROVAL BY
MUNICIPALITY

THIS IS TO CERTIFY, that on _____ the foregoing plat was approved by the City Council of the City of Apopka, Orange County, Florida.

Mayor of Apopka, Bryan Nelson

Date

Attest:

City Clerk, Susan M. Bone

Date

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY, that the foregoing plat was recorded in the Orange County Official Records on _____, as DOC # _____

County Comptroller in and for Orange County, Florida

By: _____

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, that I the undersigned, being a licensed surveyor and mapper, do hereby certify that on April 18, 2023 I completed the survey of the lands as shown in the foregoing plat or plan: that said plat is a true and correct representation of the lands surveyed and platted. This plat was prepared under my direction and supervision; that permanent reference monuments have been placed as shown thereon; and this plat complies with all the survey requirements of Chapter 177, Florida Statutes; and that said land is located in the City of Apopka, Orange County, Florida.

Noah Catha
Professional Survey and Mapper
Florida Certificate No. 6873

Date

ESE Consultants, Inc.
2966 Commerce Park Drive
Suite 100
Orlando, FL 32819
Certificate No. 7508

CERTIFICATE OF SURVEYOR REVIEW FOR THE CITY

Pursuant to Section 177.081, Florida Statutes, I have reviewed this plat for conformity to Chapter 177, Part 1 of the Florida Statutes, and find that said plat complies with the technical requirements of that Chapter; provided however, that my review does not included field verification of any of the coordinates, points or measurements shown on this plat.

Signed:
Edwin Munoz, Jr., P.S.M.
Florida Certificate No. 7288

Date

OAKS AT KELLY PARK PHASE 4
DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That DRP FL 5, LLC., a Delaware limited liability company, being the owner in fee simple of all the lands described in the foregoing caption to the plat, hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates the utility easements and the streets to the perpetual use of the public.

Tract RW-1 (Right-of-Way) is hereby dedicated in fee simple to the City of Apopka without any restriction whatsoever. City ownership of this tract and any improvements thereon vest upon approval of this plat by the City Council of the City of Apopka. Recording of this plat shall act as conveyance to the City and no further instrument shall be necessary to vest fee simple title as aforementioned.

IN WITNESS WHEREOF, the undersigned, DRP FL 5, LLC, a Delaware limited liability company, has caused these present to be executed and acknowledged by its undersigned Officer thereunto duly authorized on this _____ day of _____, 2025.

DRP FL 5, LLC, a Delaware limited liability company

Signature of Witness

By: DW General Partner, LLC, a Delaware limited liability company, its Manager

Printed Name of Witness

Signature of Witness

By: Name

Printed Name of Witness

Print Name

Title

(CORPORATE SEAL)

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [_____] physical presence or [_____] online notarization, this _____ day of _____, 2025 by _____ as _____ of DW General Partner, LLC, a Delaware limited liability company, the Manager of DRP FL 5, LLC, a Delaware limited liability company, on behalf of such company. He/She is personally known to me or has produced _____ as identification.

Signature of Notary Public

Printed Name of Notary Public

Notary Public in and for the State of _____

My Commission Expires: _____

Commission Number: _____

IN WITNESS WHEREOF, the undersigned, THE OAKS AT KELLY PARK HOMEOWNERS ASSOCIATION INC., has caused these present to be executed and acknowledged by its undersigned Officer thereunto duly authorized on this _____ day of _____, 2025.

THE OAKS AT KELLY PARK HOME OWNERS ASSOCIATION, INC.

Signature of Witness

Printed Name of Witness

Signature of Witness

By: Name

Printed Name of Witness

Print Name

Title

(CORPORATE SEAL)

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [_____] physical presence or [_____] online notarization, this _____ day of _____, 2025 by _____ as _____ of THE OAKS AT KELLY PARK HOMEOWNERS ASSOCIATION INC. He/She is personally known to me or has produced _____ as identification.

Signature of Notary Public

Printed Name of Notary Public

Notary Public in and for the State of _____

My Commission Expires: _____

Commission Number: _____

OAKS AT KELLY PARK PHASE 4

REPLATING TRACT FD-2 OF "OAKS AT KELLY PARK PHASE 3A",
PLAT BOOK 113, PAGES 72 THROUGH 76
CITY OF APOPKA, ORANGE COUNTY, FLORIDA
AND A PORTION OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 28 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SHEET 2 OF 2

PLAT BOOK

PAGE

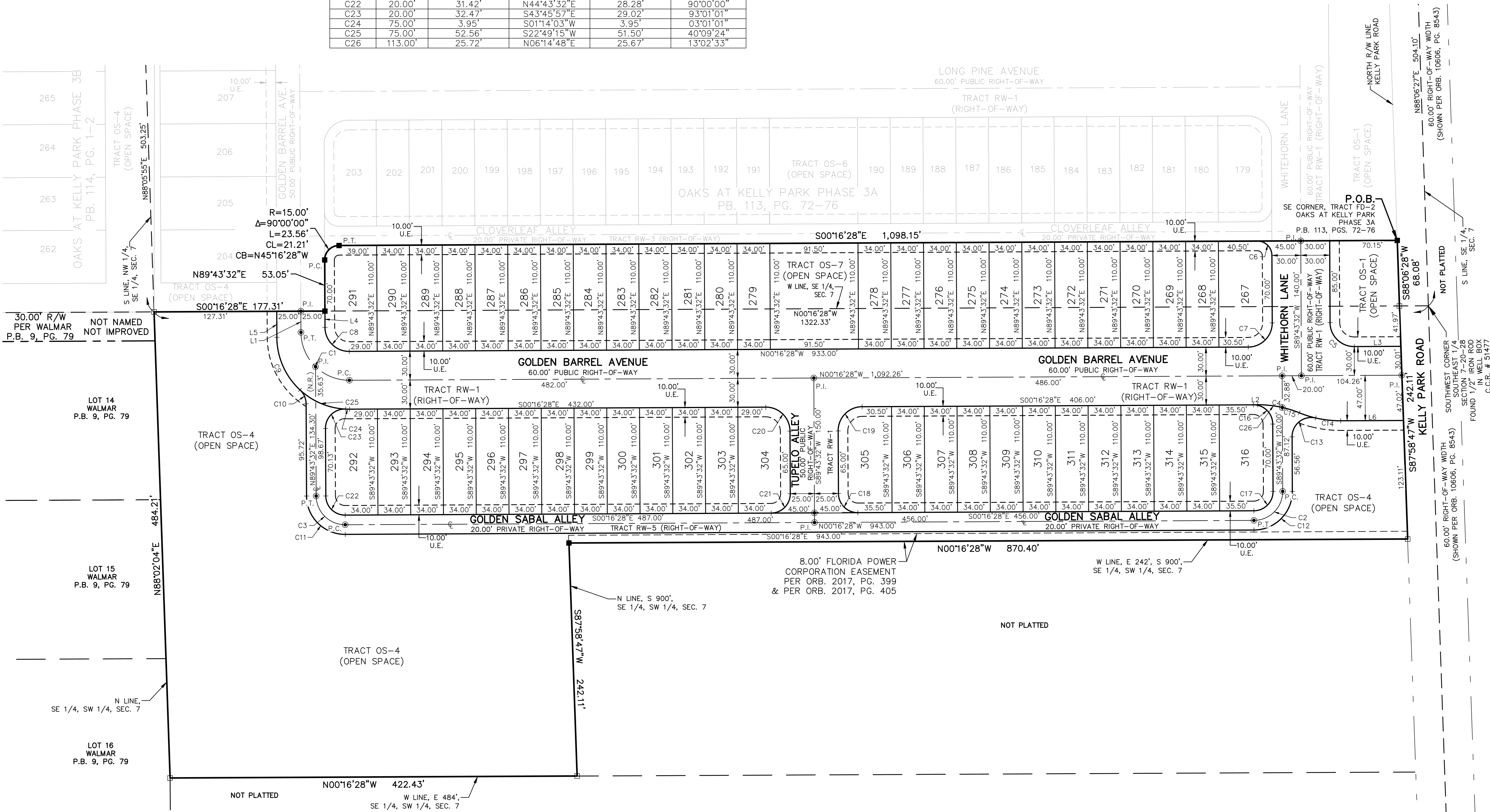
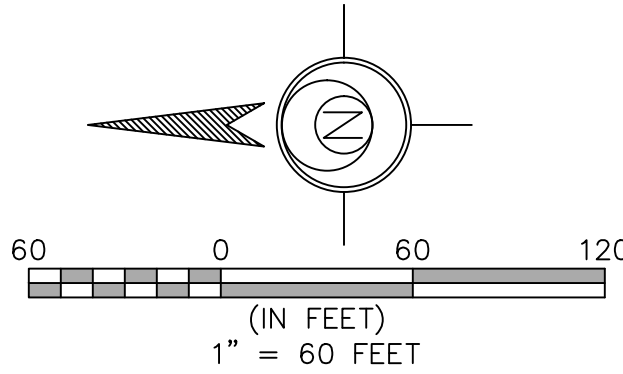
Index of Sheets

Sheet 1 — Dedication, Notes, Legend and Legal Description

Sheet 2 — Detail Sheet

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C1	50.00'	78.54'	N44°43'32"E	70.71'	90°00'00"
C2	30.00'	47.12'	N45°16'28"W	42.43'	90°00'00"
C3	30.00'	47.12'	N44°43'32"E	42.43'	90°00'00"
C4	113.00'	44.15'	N17°26'26"E	43.87'	22°23'15"
C5	25.00'	39.27'	N44°43'32"E	35.36'	90°00'00"
C6	15.00'	23.56'	S44°43'32"W	21.21'	90°00'00"
C7	25.00'	39.27'	N45°16'28"W	35.36'	90°00'00"
C8	25.00'	39.27'	N44°43'32"E	35.36'	90°00'00"
C9	75.00'	61.30'	S66°18'44"W	59.60'	46°49'35"
C10	20.00'	16.35'	S66°18'44"W	15.89'	46°49'35"
C11	40.00'	62.83'	S44°43'32"W	56.57'	90°00'00"
C12	40.00'	62.83'	S45°16'28"E	56.57'	90°00'00"
C13	20.00'	36.06'	S38°37'45"E	31.37'	103°17'25"
C14	113.00'	26.21'	S06°22'15"W	26.15'	13°17'25"
C15	113.00'	18.43'	N17°26'26"E	18.41'	09°20'42"
C16	20.00'	31.42'	S44°43'32"W	28.28'	90°00'00"
C17	20.00'	31.42'	N45°16'28"W	28.28'	90°00'00"
C18	20.00'	31.42'	N44°43'32"E	28.28'	90°00'00"
C19	25.00'	39.27'	S45°16'28"E	35.36'	90°00'00"
C20	25.00'	39.27'	S44°43'32"W	35.36'	90°00'00"
C21	20.00'	31.42'	N45°16'28"W	28.28'	90°00'00"
C22	20.00'	31.42'	N44°43'32"E	28.28'	90°00'00"
C23	20.00'	32.47'	S43°45'57"E	29.02'	93°01'01"
C24	75.00'	5.95'	S01°14'03"W	5.95'	03°01'01"
C25	75.00'	52.56'	S22°49'15"W	51.50'	40°09'24"
C26	113.00'	25.72'	N06°14'48"E	25.67'	13°02'33"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°43'32"E	21.95'
L2	S00°16'28"E	4.50'
L3	N00°16'28"W	48.35'
L4	N89°43'32"E	16.95'
L5	S89°43'32"W	26.95'
L6	S00°16'28"E	65.12'



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(LB #7508)

Jason A Lewis
Ph.D. | Assistant Professor
Duke University
jason.lewis@duke.edu | 919.286.1448
Mar. 2025 - Mar. 2024



4661 AOPKA LOGISTICS PKWY
AOPKA, FLORIDA 32712
MAY 2025

FOLIO ID: 35-20-27-0455-03-000

PROJECT TEAM:

DEVELOPER/OWNER:
HYDER SYSTEM INC.
2888 PORCE DE LEAN 4700
CORAL GABLES, FL 33134
PHONE 864.082.1954
CONTACT MICHAEL BOY

ARCHITECT:
RICHARD L. BOWEN AND
ASSOCIATES INC.
3005 CENTER STREET, SUITE 500
CLEVELAND, OHIO 44115
PHONE 281-6500 P-1

UTILITY PROVIDERS

WATER/WASTEWATER:
CITY OF APOKA
748 EAST CLEVELAND STREET,
APOKA, FLORIDA 32708
APOLAK.MD, 407.708.6600

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
100 SOUTH KENTUCKY AVENUE
LAKELAND, FL 33601
TEL. (888) 704-4702
CONTACT: JASON L. SMITH, PE

GENERAL CONTRACTOR
O'BRIEN CONSTRUCTION, INC.
3085 SOLON RD. UNIT 1
SOLON, OH 44089
PHONE 440.393.3848

ELECTRIC
DUKE ENERGY
452 E. CROWN POINT RD.
WINTER GARDEN, FL 34707
PHONES: 407/805-3370



PROJECT SITE

VICINITY MAP

N.T.S.

SECTION: 35
TOWNSHIP: 20 S
RANGE: 27 E

VERTICAL DATUM
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)



COVER SHEET

046213001	DATE	05-2025	SCALE AS SHOWN	DESIGNED BY HJM	DRAWN BY HJM	CHECKED BY JAL
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Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
109 SOUTH KENTUCKY AVENUE, LAUREL, FL 33801
PHONE: 863-701-8702
WWW.KIMLEY-HORN.COM REG NO.: 35106

Jason A. Lewis, PE State of
Florida, Professional
Engineer, License No. 62572
This item has been digitally
signed and sealed by Jason
A. Lewis, PE on 08/09/2025.
Printed Copies of this
document are not
considered signed and the
signature must be verified on

RYDER TNS
APOPKA - REMODEL
PREPARED FOR
RYDER SYSTEM INC.
CITY OF APOPKA
FLORIDA

NO.	REVISIONS	DATE	BY

Kimley-Horn
 109 SOUTH KIMLEY-HORN AVENUE, SUITE 200
 KIMLEY-HORN AND ASSOCIATES, INC.
 WWW.KIMLEY-HORN.COM REG. NO.: 35108

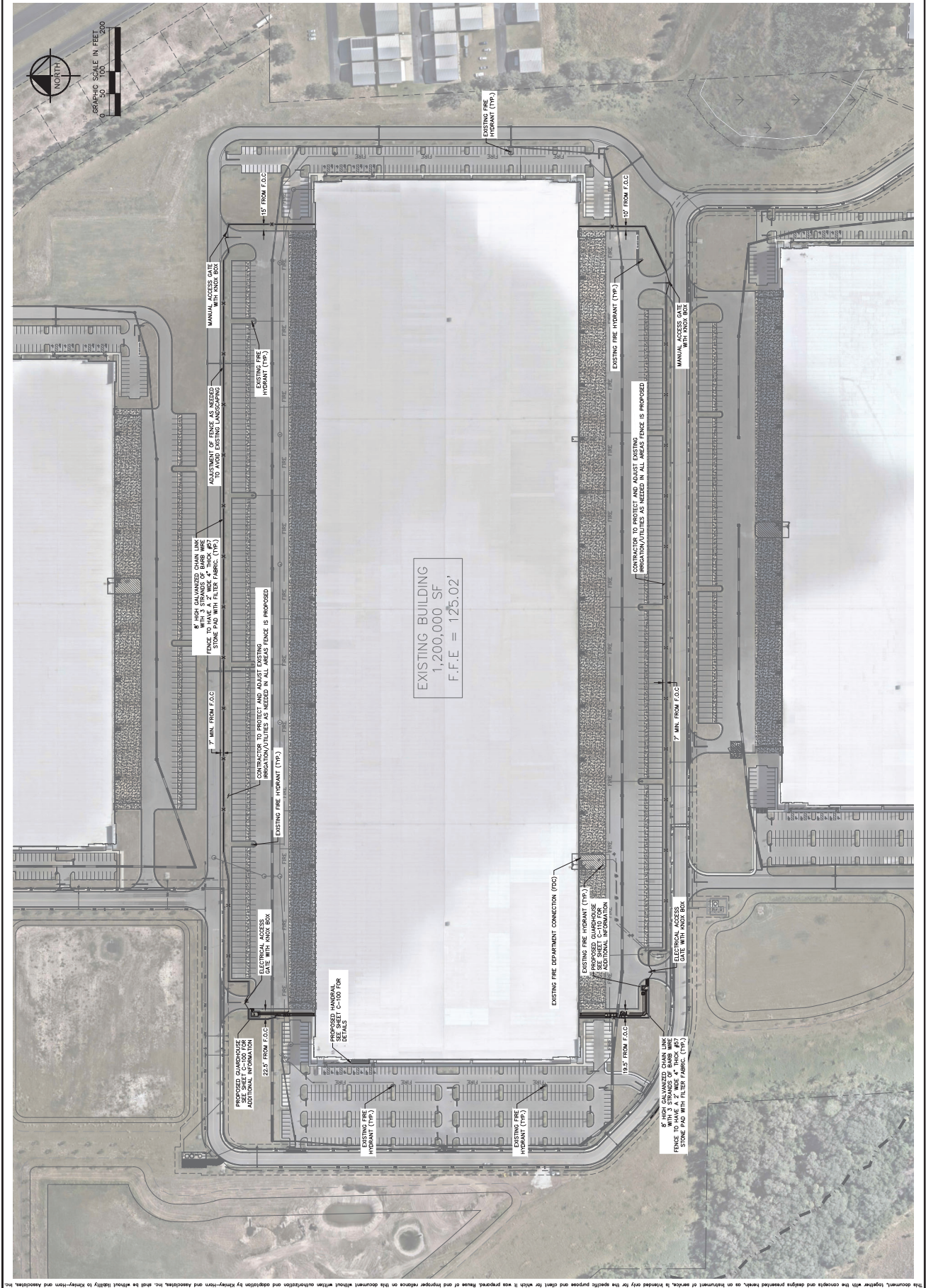
Jason A. Lewis, P.E. State of Florida Professional Engineer
 License No. 12552
 This plan has been digitally signed by Jason A. Lewis, P.E.
 A. Lewis, P.E. on 06/06/2025
 Printed Copies of this plan must be signed and the signature must be verified on the project website.

KHA PROJECT
 DATE 05-2025
 SCALE AS SHOWN
 DESIGNED BY HJM
 DRAWN BY HJM
 CHECKED BY JAL

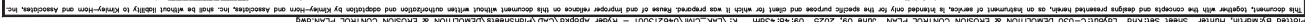
AERIAL PLAN

RYDER TNS
APOPKA - REMODEL
PREPARED FOR
RYDER SYSTEM INC.
 FLORIDA

SHEET NUMBER
C-020



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 this document without written authorization and approval by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

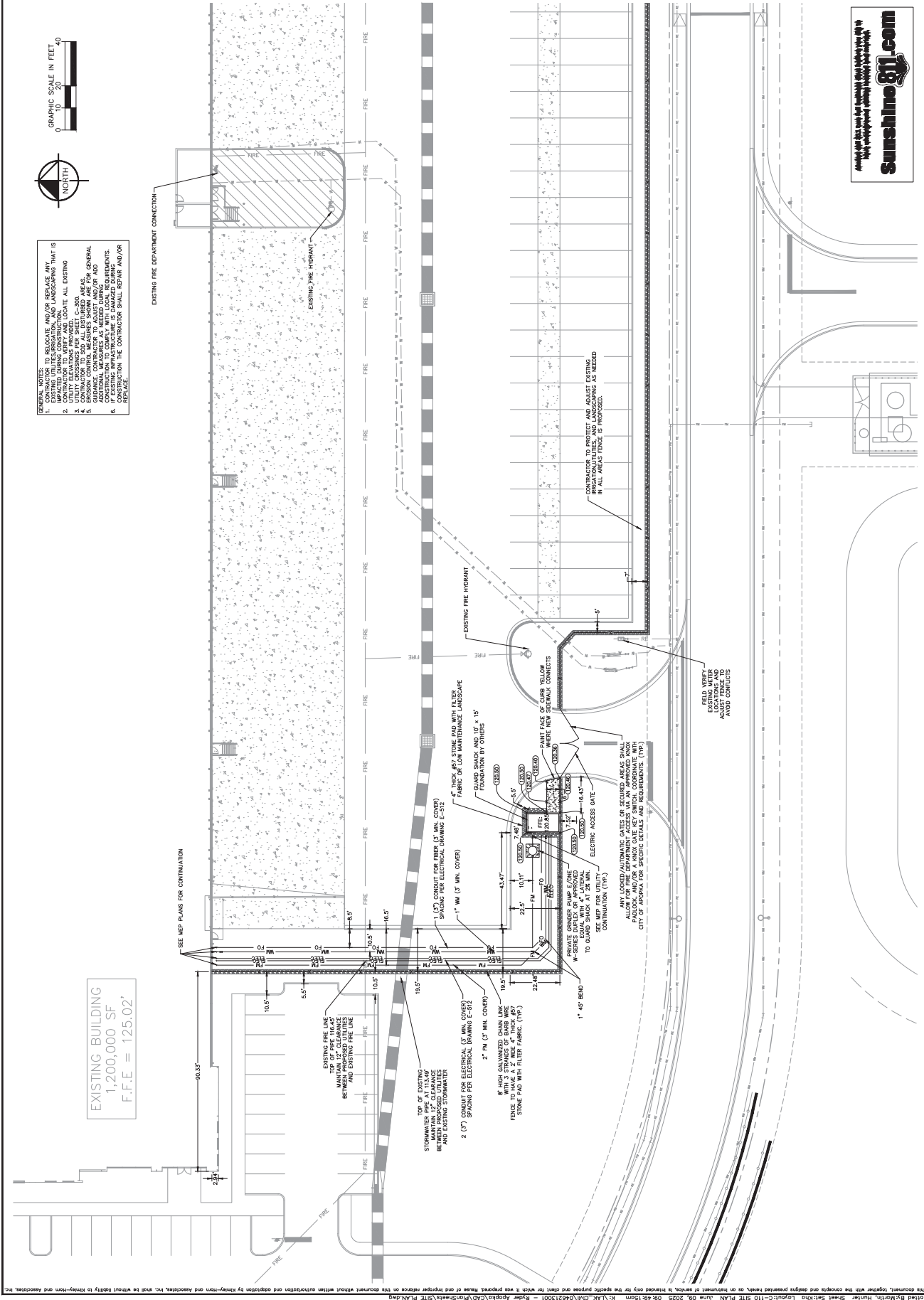


SITE PLAN

KHA PROJECT	046213001	DATE	05-2025	SCALE AS SHOWN	DESIGNED BY HJM	DRAWN BY HJM	CHECKED BY JAL
-------------	-----------	------	---------	----------------	-----------------	--------------	----------------

Jason A. Lewis, PE State of
Florida, Professional
Engineer License No. 62572
This item has been digitally
signed and sealed by Jason
A. Lewis, PE on 06/09/2025.
Printed Copies of this
document are not
considered signed and the
signature must be verified on
any electronic copies

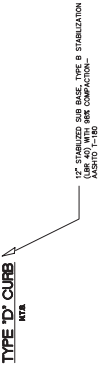
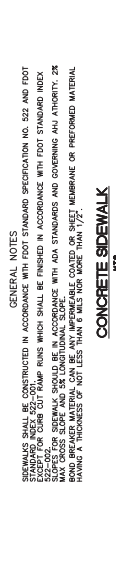
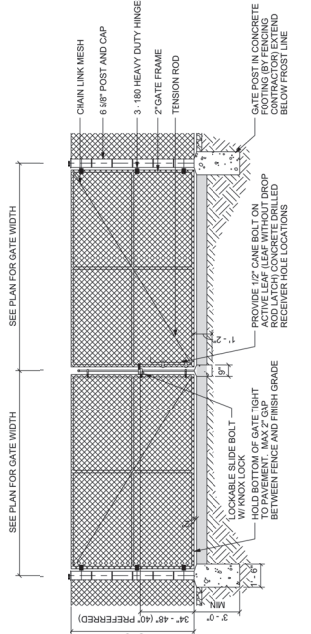
Kimley-Horn & Associates, Inc.
109 SOUTH KENTUCKY AVENUE, LAKELAND, FL 33801
PHONE: 863-701-8702
WWW.KIMLEY-HORN.COM REG. NO.: 35106

[illegible]

This document, together with the concepts and designs presented herewith, is intended only for the specific purpose and client for which it was prepared. Review of and improper reliance on this document without written authorization and adoption by Kinney-Horn and Associates, Inc. shall be without liability to Kinney-Horn and Associates, Inc.

Jason A. Lewis, PE State of Florida, Professional Engineer, License No. 06272 This item has been digitally signed and sealed by Jason A. Lewis, PE on 06/09/2025. Printed Copies of this document are not considered signed and the signature must be verified on any electronic copies.	KHA PROJECT	DATE	046213001
	SCALE AS SHOWN		
	DESIGNED BY HJM		
	RANK BY HJM		
	CHECKED BY JAL		

RYDER TNS APOPKA - REMODEL PREPARED FOR RYDER SYSTEM INC. CITY OF APOPKA FLORIDA	SHEET NUMBER C-200
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[illegible]

KHA PROJECT	046213001	DATE	05-2025	SCALE AS SHOWN	DESIGNED BY	HJM	DRAWN BY	HJM	CHECKED BY	JAL
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Kimley-Horn  **Kimley-Horn and Associates, Inc.**
109 SOUTH KENTUCKY AVENUE, LAKELAND, FL 33601
PHONE: 863-701-8702
WWW.KIMLEY-HORN.COM REG. NO. 35106

[illegible]

CITY OF APOPKA	JANUARY 2014	FIG. 116
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CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 116
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CROSSING PIPE DEFLECTION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 117
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GATE VALVE AND ROY DETAIL

CITY OF AOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 400
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ON THE STUBOUT FOR EACH SERVICE.
LATERAL SHALL BE MARKED WITH AN "S" STAMPED OR CUT IN

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 204
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SANITARY SEWER SERVICE
TRAFFIC RATED

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 205
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[illegible]

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TYPE "B" BEDDING AND OPEN-CUT DETAIL

CITY OF AOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 100
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TYPE "A" BEDDING AND OPEN-CUT DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 101
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VALVE BOX

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 109
---	--------------	----------

MINIMUM PRESSURE RATING				
PSI	DI FITTINGS ≤ 24"	PPC MATERIAL*		FORCE MAIN**
		PVC DI HOPE	GATE VALVE** ≤ 12" > 12"	
100				PVC HOPE
150				
200				
250				
300				

PIPE AND APPURTENANCES PRESSURE RATING

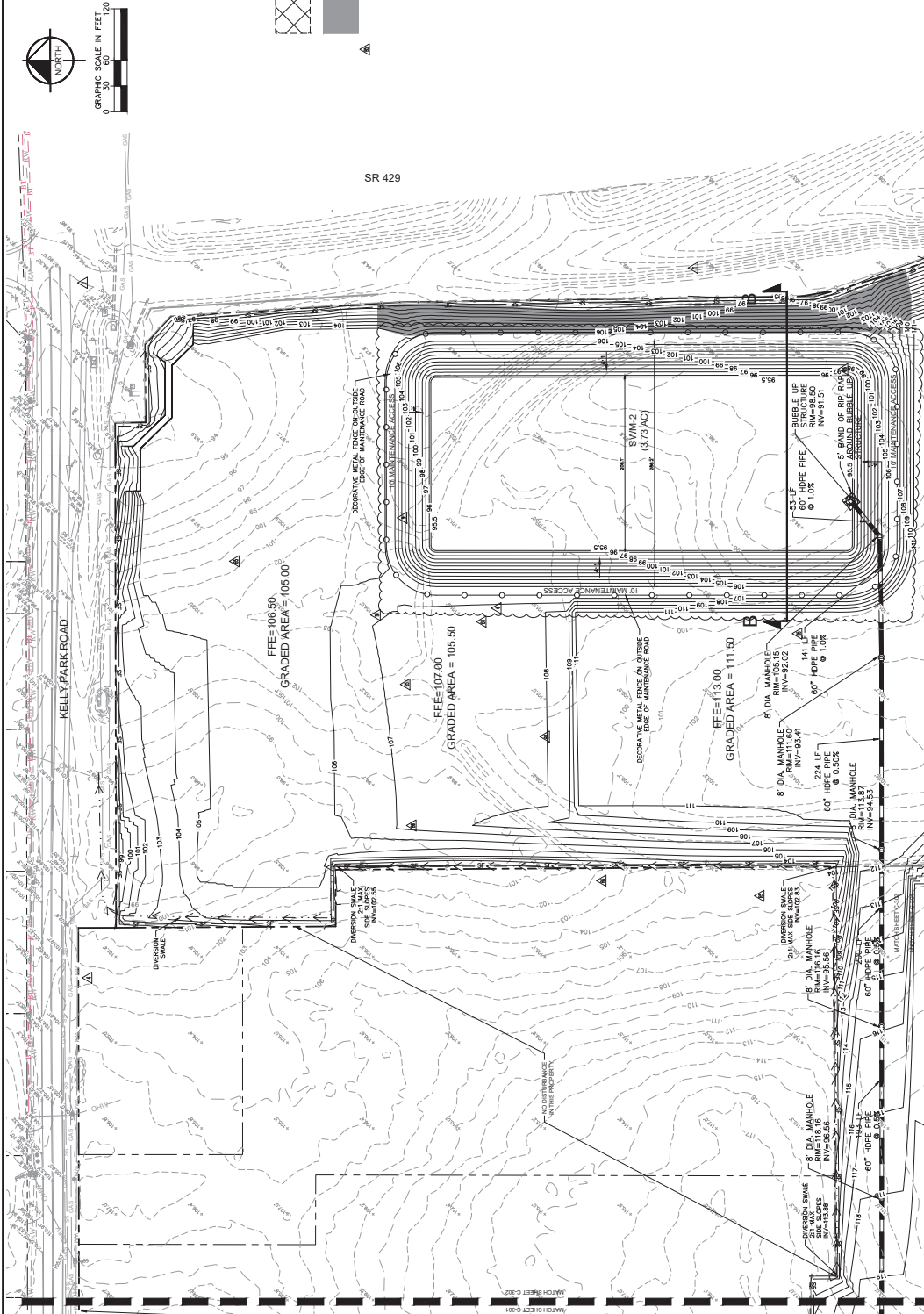
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 110
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MASS GRADING PLAN

8/05/2025

Kimley»Horn

No.	REVISIONS	DATE	BY
1	SPRMD COMMENTS	01/24/23	GIS
2	BID ISSUANCE	5/8/23	ESM
3	BID QUESTIONS	5/31/23	ESM
4	BID REVISION	7/12/23	ESM
5	BID REVISIONS	12/06/23	GIS
6	REV 2 CITY COMMENTS	02/09/24	GIS
7	GRADING REVISIONS	5/3/24	MIR
8	MASS GRADING REVISIONS	08/26/24	MIR
9	MASS GRADING REVISIONS	05/22/25	TPC



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WYLD OAKS MASS
GRADING
PREPARED FOR
DOUBLE B DEVELOPMENT, LLC
CITY OF APOPKA
FLORIDA

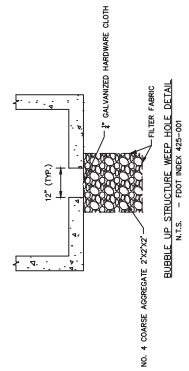
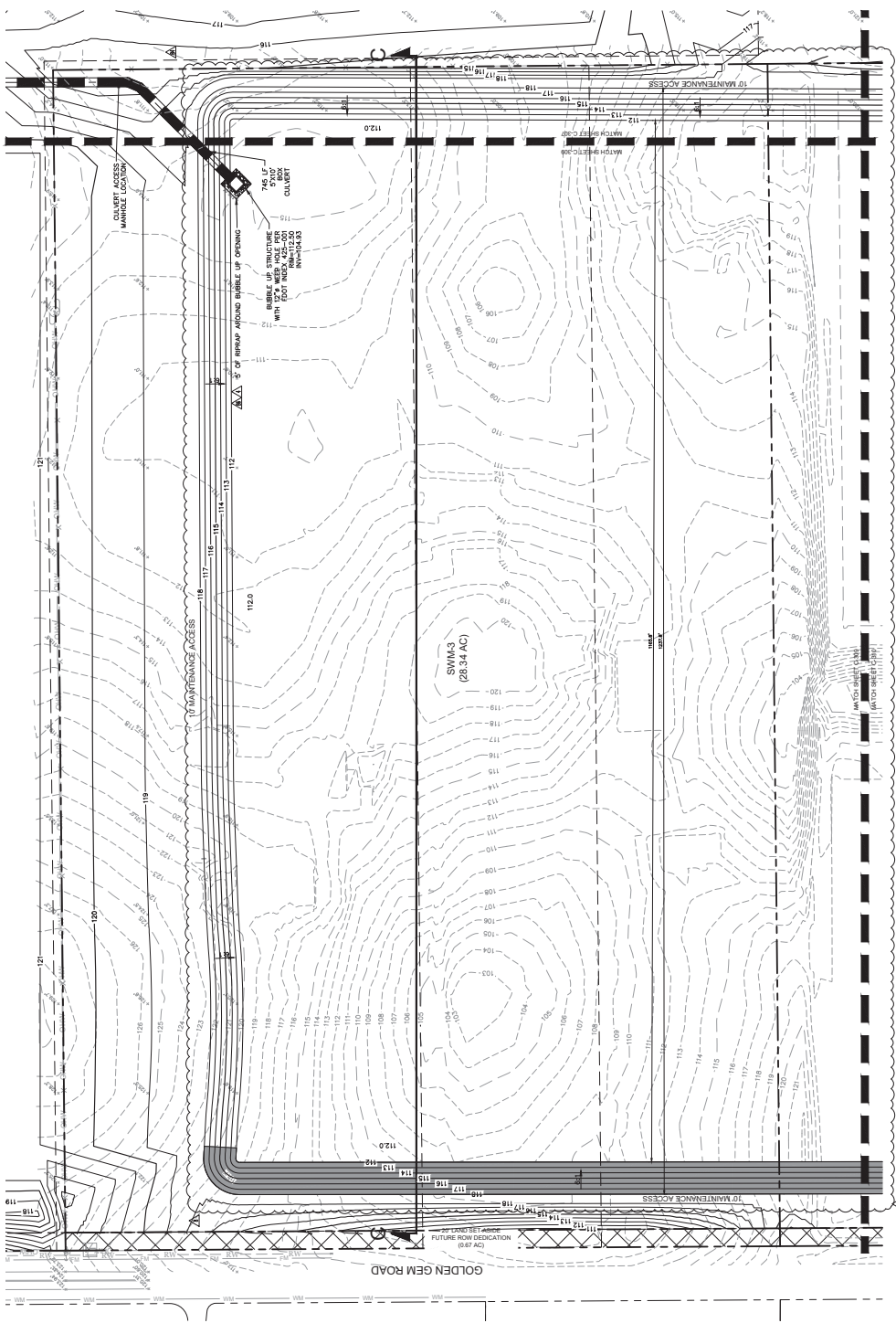
MASS GRADING PLAN

KHA PROJECT
147864000
DATE
9/16/2022
SCALE AS SHOWN
DESIGNED BY ESM
CHECKED BY KMR



Kimley-Horn
© 2022 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
1	MASS GRADING REVISIONS	05/22/23	TFC
2	REVISIONS	12/06/23	OTIS
3	REVISED CITY COMMENTS	02/08/24	OTIS
4	REVISIONS	12/31/24	TLC



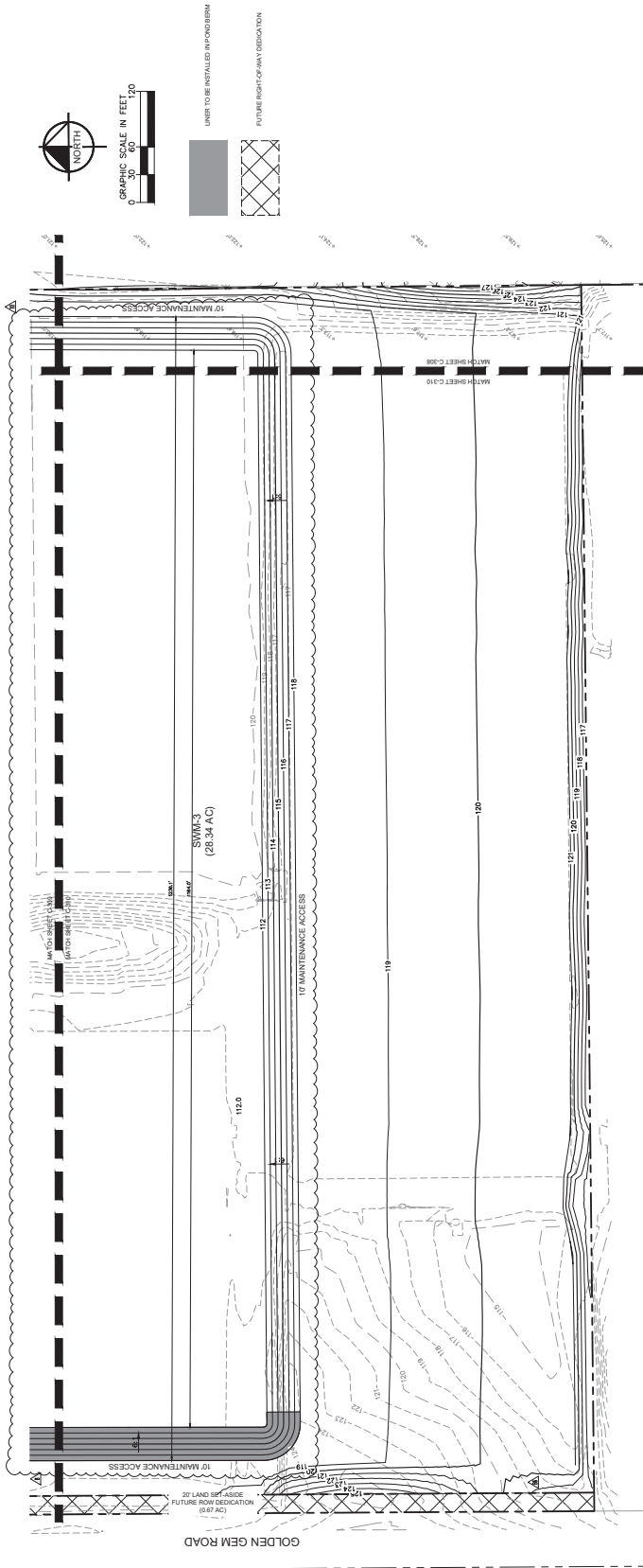
WYLD OAKS MASS
GRADING
PREPARED FOR
DOUBLE B DEVELOPMENT, LLC
CITY OF APOPKA
FLORIDA

KHA PROJECT	147864000
DATE	9/16/2022
SCALE AS SHOWN	
DESIGNED BY	ESM
DRAWN BY	ESM
CHECKED BY	KMR



Kimley»Horn

No.	REVISIONS	DATE	BY
1	BID REVISIONS	12/06/23	GTS
2	POND LINER REVISIONS	7/31/24	T.L.
3	MASS GRADING REVISIONS	05/22/25	TPC



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Sheet Set Kelly Park Moss Grading Layout C-400 POND CROSS SECTIONS May 27, 2025 10:11:32am K:\WB\TDEV\147864000_Kelly Park, opoko\CAD\plan sheets\C-400 MISCELLANEOUS DETAILS.dwg

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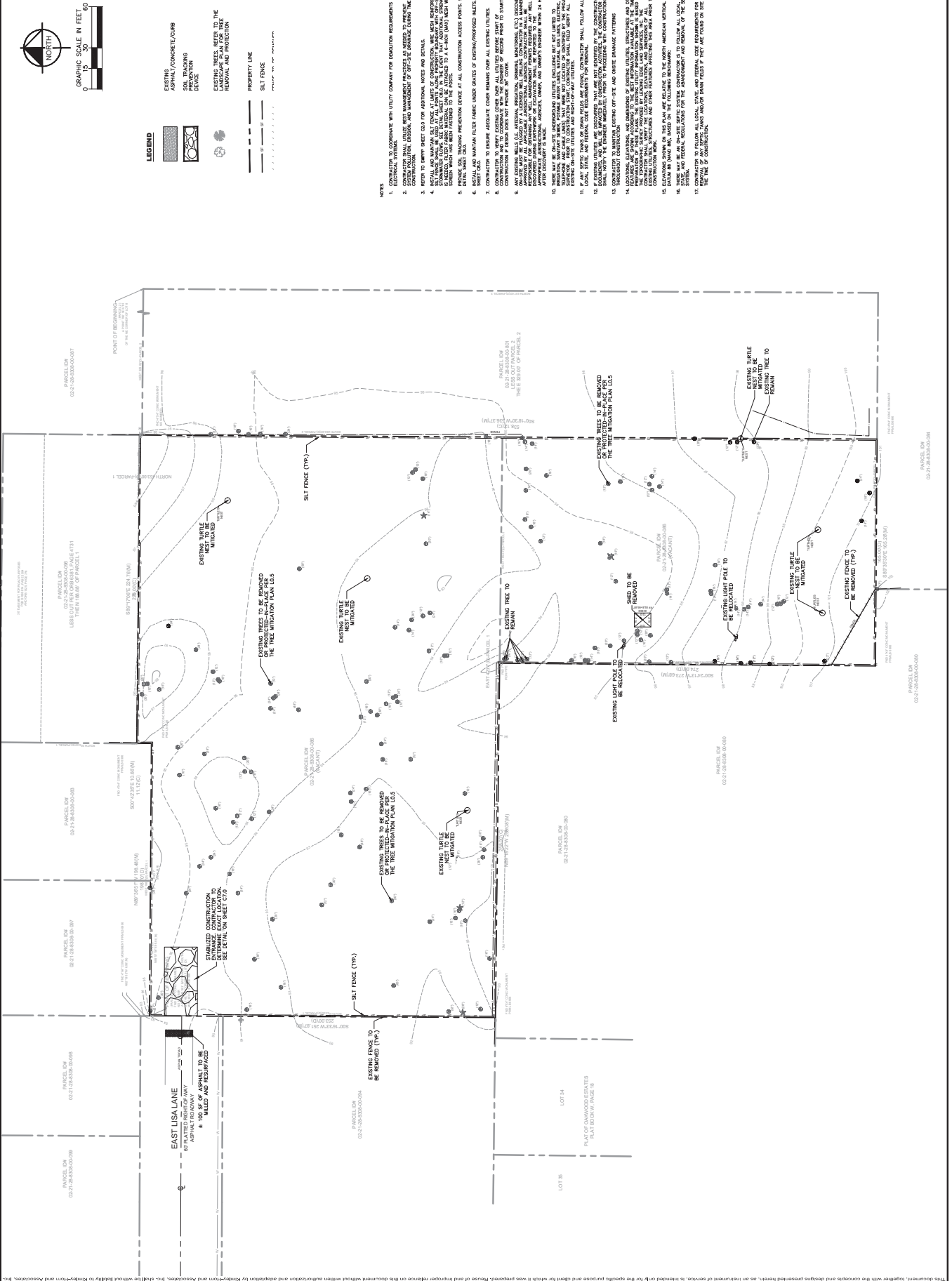
STORMWATER POLLUTION PREVENTION PLAN

[illegible]

	DATE	JME
	CHECKED BY	JME
	DESIGNED BY	DVS
	DESIGNED BY	DVS
	SCALE	AS SHOWN
DATE		3/21/2025
KHA PROJECT		249661000

WWW.KIMLEY-HORN.COM REGISTRY NO. 35106
PHONE: (407) 898-1511
300 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL

No.	REVISIONS	DATE	BY
A	UPDATE PER MDP COMMENTS	06-17-25	DVS



	DATE	JME
	CHECKED BY	JME
	DESIGNED BY	DVS
	DESIGNED BY	DVS
	SCALE	AS SHOWN
	DATE	3/21/2025
	DATE	2/4/2025

	DATE	JME
	CHECKED BY	JME
	DESIGNED BY	DVS
	DESIGNED BY	DVS
	SCALE	AS SHOWN
	DATE	3/21/2025
	DATE	2/4/2025

300 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL
PHONE: (407) 898-1511
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

No.		REVISIONS	DATE	BY
UPDATE PER MDP COMMENTS	06-17-23	DAS		

NOTES:

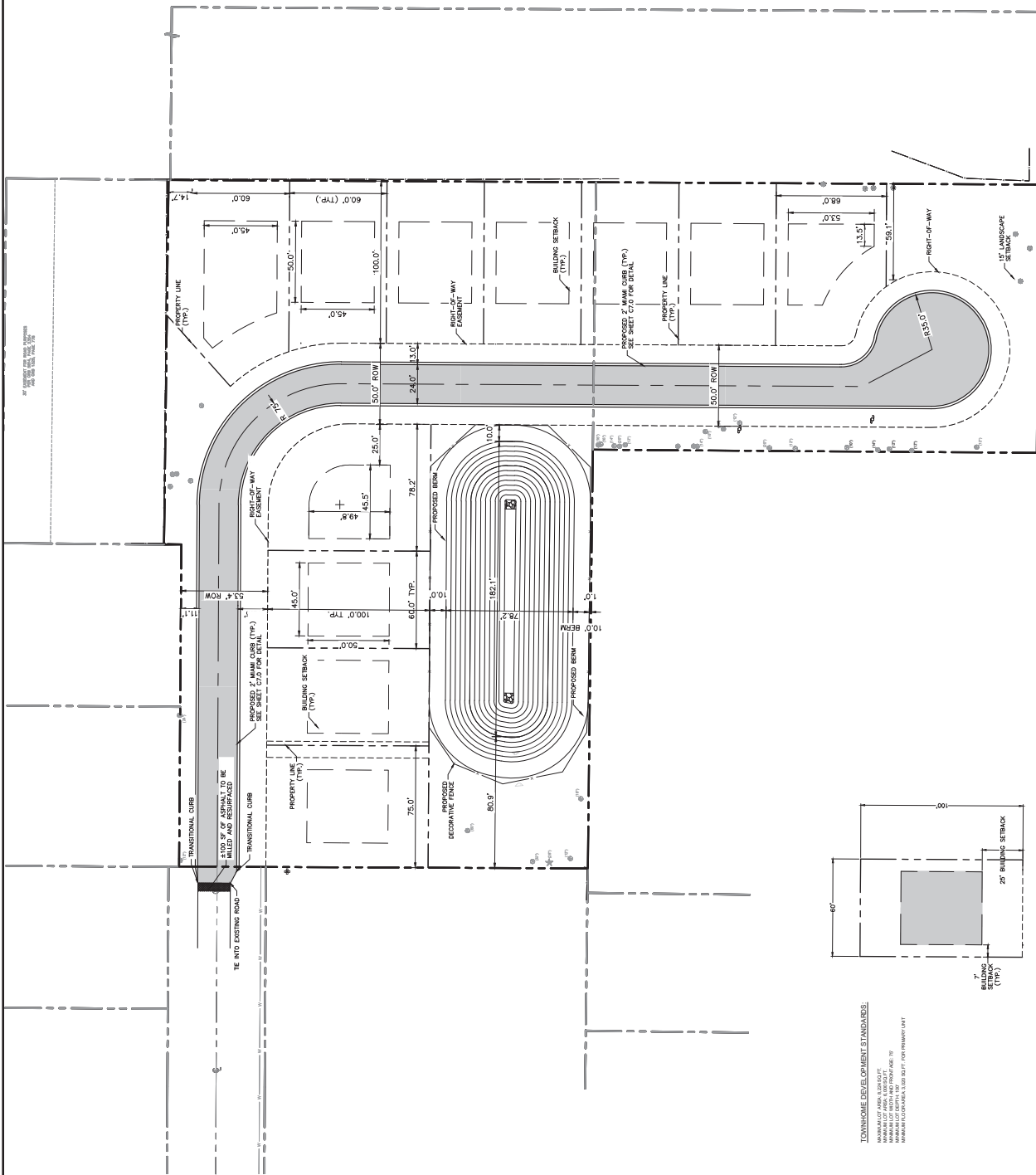
1. CONTRACTOR TO USE FIELD NATURAL GRADE ELEVATIONS AS TIE IN GRADES. CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD IF ANY DISCREPANCY CREATES A SLOPE LESS THAN 1% OR GREATER THAN 3%.

GREEN BUILDING STANDARDS

[illegible]

SITE DATA TABLE

GENERAL SITE DATA	
PROJECT ADDRESS	8121 N. 14TH AVE.
ZONING	RESIDENTIAL, TWO-FAMILY (R2F)
TOTAL LOT AREA (SQ. FT.)	RESIDENTIAL MEDIUM DENSITY (RMU)
TOTAL IMPROVED AREA	5,916 ACRES
TOTAL PROPERTY AREA	5.67 AC / 243,553 SF / 13.3%
STORMWATER DETENTION AREA	0.56 AC / 24,455 SF / 10.3%
PERMEABLE PAVEMENT AREA	0.00 AC / 0 SF / 0.0%
IMPERVIOUS PAVEMENT AREA	0.56 AC / 24,455 SF / 10.3%
OPEN SPACE	0.67 AC / 29,000 SF / 14.8%
LOTS	11 TOTAL LOTS
TYPICAL LOT THICKNESS	30'
MIN. LOT THICKNESS	7.5'
MAX. LOT THICKNESS	30'
BLACK	0
WHITE	0
GRAY	0
RED	0
GREEN	0
BLUE	0
BROWN	0
PINK	0
PURPLE	0
YELLOW	0
ORANGE	0
TEAL	0
PALM GREEN	0
FLORIDA GREEN	0
FLORIDA BLUE	0
FLORIDA BROWN	0
FLORIDA RED	0
FLORIDA YELLOW	0
FLORIDA ORANGE	0
FLORIDA PURPLE	0
FLORIDA PINK	0
FLORIDA TEAL	0
FLORIDA BROWN	0
FLORIDA RED	0
FLORIDA YELLOW	0
FLORIDA ORANGE	0
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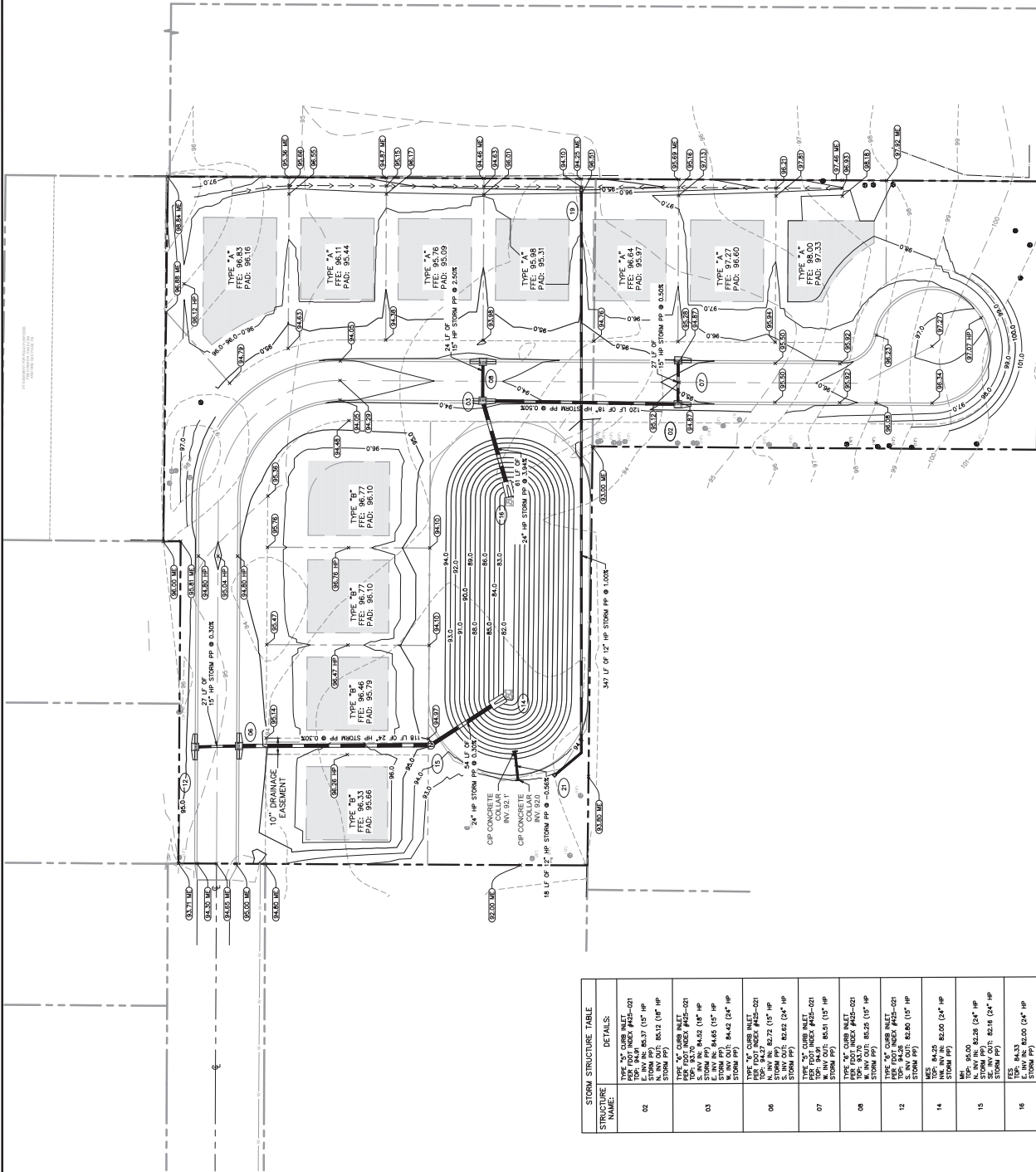


TYPICAL LOT SECTION

TOWNHOME DEVELOPMENT STANDARDS:

MAXIMUM LOT AREA: 8,224 SQ. FT.
 MINIMUM LOT AREA: 6,000 SQ. FT.
 MINIMUM LOT WIDTH AND FRONTAGE: 75'
 MINIMUM LOT DEPTH: 100'
 MINIMUM FLOOR AREA: 3,000 SQ. FT. FOR PRIMARY UNIT

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STRUCTURE NAME:	STORM STRUCTURE TABLE	DETAILS:
02	TYPE "W" CUBES W/ALT TDS 8.04 HP S.W. IN/10 84.63 (15" HP) S.W. OUT/10 85.12 (15" HP) STORM HP	TYPE "W" CUBES W/ALT TDS 8.04 HP S.W. IN/10 84.63 (15" HP) S.W. OUT/10 85.12 (15" HP) STORM HP
03	TYPE "W" CUBES W/ALT TDS 8.57 HP S.W. IN/10 84.62 (15" HP) S.W. OUT/10 84.63 (15" HP) E-W IN/10 84.63 (15" HP) E-W OUT/10 84.62 (15" HP) STORM HP	TYPE "W" CUBES W/ALT TDS 8.57 HP S.W. IN/10 84.62 (15" HP) S.W. OUT/10 84.63 (15" HP) E-W IN/10 84.63 (15" HP) E-W OUT/10 84.62 (15" HP) STORM HP
06	TYPE "TOD" INDEX #452-021 TDS 10.00 HP S.W. IN/10 82.72 (15" HP) S.W. OUT/10 82.75 (15" HP) STORM HP	TYPE "TOD" INDEX #452-021 TDS 10.00 HP S.W. IN/10 82.72 (15" HP) S.W. OUT/10 82.75 (15" HP) STORM HP
07	TYPE "TOD" INDEX #452-021 TDS 10.00 HP S.W. IN/10 82.72 (15" HP) S.W. OUT/10 82.75 (15" HP) STORM HP	TYPE "TOD" INDEX #452-021 TDS 10.00 HP S.W. IN/10 82.72 (15" HP) S.W. OUT/10 82.75 (15" HP) STORM HP
08	TYPE "W" CUBES W/ALT TDS 8.57 HP S.W. IN/10 84.63 (15" HP) S.W. OUT/10 85.12 (15" HP) STORM HP	TYPE "W" CUBES W/ALT TDS 8.57 HP S.W. IN/10 84.63 (15" HP) S.W. OUT/10 85.12 (15" HP) STORM HP
12	TYPE "W" CUBES W/ALT TDS 8.42 HP S.W. IN/10 84.26 (15" HP) S.W. OUT/10 82.50 (15" HP) STORM HP	TYPE "W" CUBES W/ALT TDS 8.42 HP S.W. IN/10 84.26 (15" HP) S.W. OUT/10 82.50 (15" HP) STORM HP
14	MES TDS 8.57 HP S.W. IN/10 82.00 (24" HP) STORM HP	MES TDS 8.57 HP S.W. IN/10 82.00 (24" HP) STORM HP
15	TDS 95.00 S.W. IN/10 82.00 (24" HP) S.W. OUT/10 82.16 (24" HP) STORM HP	TDS 95.00 S.W. IN/10 82.00 (24" HP) S.W. OUT/10 82.16 (24" HP) STORM HP
16	TDS 94.33 S.W. IN/10 82.00 (24" HP) STORM HP	TDS 94.33 S.W. IN/10 82.00 (24" HP) STORM HP
19	TDS 19.00 S.W. IN/10 91.00 (12" HP) STORM HP	TDS 19.00 S.W. IN/10 91.00 (12" HP) STORM HP
21	TDS 80.43 S.W. IN/10 82.32 (15" HP) STORM HP	TDS 80.43 S.W. IN/10 82.32 (15" HP) STORM HP

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KHA PROJECT	249661000	DATE	3/21/2025	SCALE	AS SHOWN	DESIGNED BY	DVS	DRAWN BY	DVS	CHECKED BY	JME
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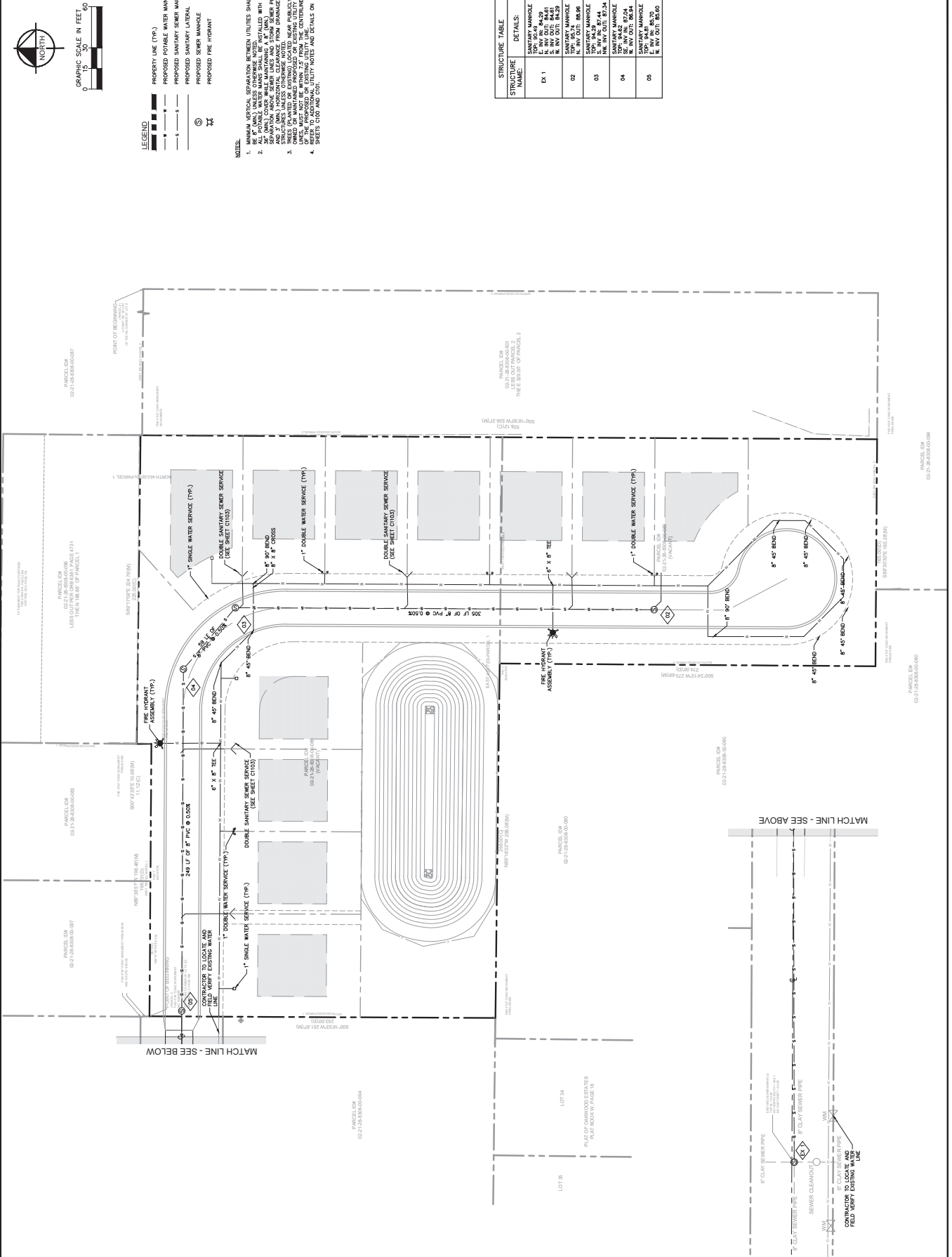
STRUCTURE TABLE		DETAILS:
STRUCTURE NAME:		
Ex 1	SANTARY MANHOLE	
	E. INV IN: 84.29	
	N. INV IN: 84.61	
	S. INV OUT: 84.61	
	E. INV OUT: 84.29	
02	SANTARY MANHOLE	
	E. INV IN: 85.96	
	N. INV IN: 85.96	
	S. INV OUT: 85.96	
	E. INV OUT: 85.96	
03	SANTARY MANHOLE	
	E. INV IN: 87.44	
	N. INV IN: 87.44	
	S. INV OUT: 87.34	
	E. INV OUT: 87.34	
04	SANTARY MANHOLE	
	E. INV IN: 87.04	
	N. INV IN: 87.04	
	S. INV OUT: 86.94	
	E. INV OUT: 86.94	
05	SANTARY MANHOLE	
	E. INV IN: 85.70	
	N. INV IN: 85.70	
	S. INV OUT: 85.70	
	E. INV OUT: 85.70	

KHA PROJECT	DATE	3/21/2022	SCALE	AS SH	DESIGNED BY	DRAWN BY	CHECKED BY
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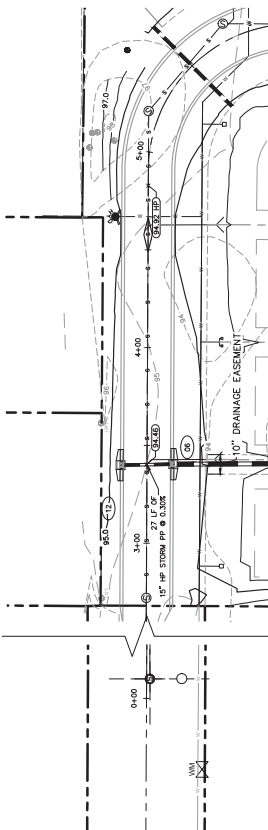
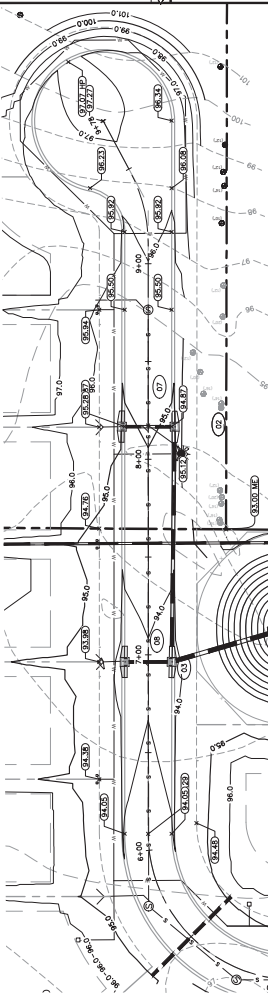
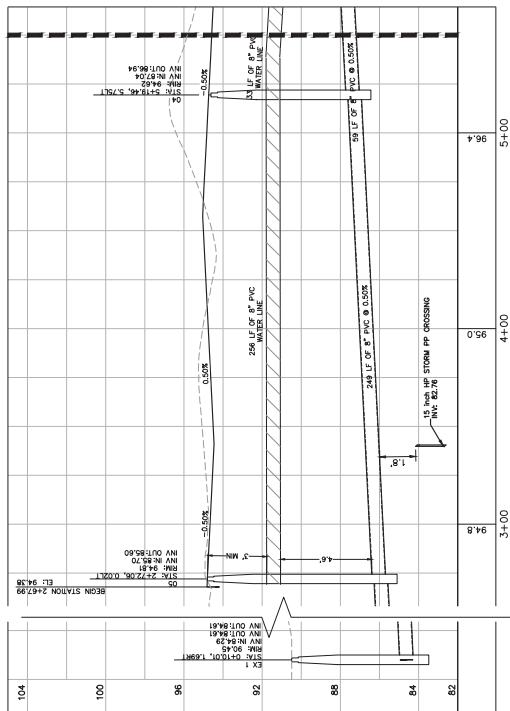
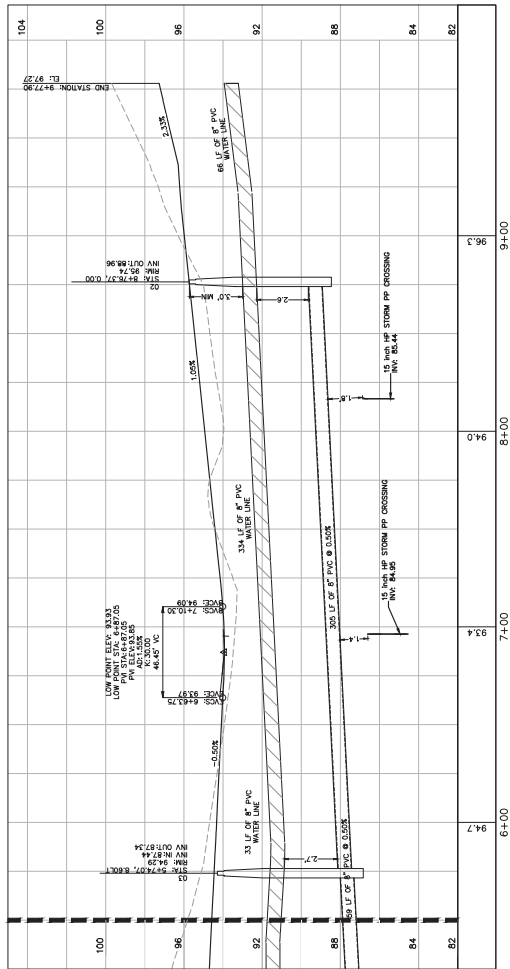
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300 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL
PHONE: (407) 898-1511
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

No.	REVISIONS	DATE	BY
1	UPDATE PER MDP COMMENTS	06-17-25	DVS



	DATE	JME
	CHECKED BY	
	DESIGNED BY	DVS
	SCALE	AS SHOWN
	DATE	3/12/2025
KHA PROJECT		249661000

Kimley»Horn

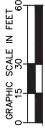
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EAST LISA LANE CONSTRUCTION DETAILS		CITY OF APOPKA SHEET NUMBER C8.1	
KHA PROJECT 240661000 DATE 3/17/2025 SCALE AS SHOWN DRAWN BY DVS CHECKED BY JME DATE		KIMLEY-HORN & ASSOCIATES, INC. 200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801 PHONE: (407) 898-1511 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106	
KIMLEY-HORN & ASSOCIATES, INC.		REVISIONS DATE BY	
UPDATE PER MAP COMMENTS 06-17-25 DVS		NO.	

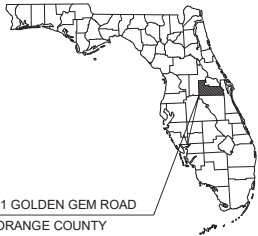
KHA PROJECT	249661000	DATE	3/21/2025	SCALE	AS SHOWN	DESIGNED BY	DVS	DRAWN BY	DVS	CHECKED BY	JME	DATE
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PHONE: (407) 898-1511
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[illegible]

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4101 GOLDEN GEM ROAD
ORANGE COUNTY

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DEVELOPER
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GEOTECHNICAL CONSULTANT
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KIMLEY-HORN AND ASSOCIATES, INC.
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APOPKA, FL 32713
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STORMWATER
ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT
4445 REED STREET
PALATKA, FL 32917
(888) 324-6550

WATER AND SANITARY SEWER
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APOPKA, FL 32713
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CONTACT: VLADIMIR SIMONOVSKI

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CITY OF APOPKA FIRE DEPARTMENT
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APOPKA, FL 32713
(407) 703-1754
CONTACT: JEREMY HOLDERFIELD

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CONTACT: PAMELA RICHMOND

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LUMIN (CENTURYLINK)
555 LANE BORDEN DR
APOPKA, FL 32713
(407) 703-1731
CONTACT: VLADIMIR SIMONOVSKI

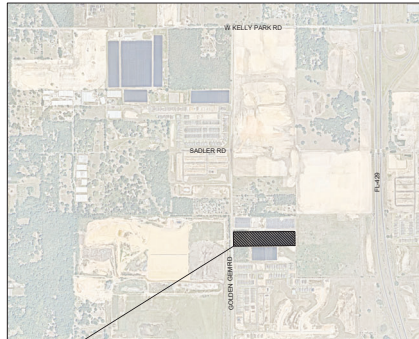
CABLE PROVIDER
SPECTRA
3301 E. STATE RD. 438
APOPKA, FL 32713
(407) 532-8509

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

ELECTRIC PROVIDER
TDSB ENERGY
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APOPKA, FL 32713
(407) 703-1739
CONTACT: KRISTIN CONDELL

RECLAIMED WATER
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748 E. CLEVELAND ST
APOPKA, FL 32713
(407) 703-1731
CONTACT: VLADIMIR SIMONOVSKI

PROJECT LOCATION



VICINITY MAP
N.T.S.

PROJECT SCOPE

THIS PROJECT INCLUDES THE DEVELOPMENT OF 54 SINGLE FAMILY DETACHED LOTS. CONSTRUCTION IS EXPECTED TO BE COMPLETED IN A SINGLE PHASE. THIS PROJECT IS PART OF THE LARGER DEVELOPMENT, WILD DAWGS (KIM KELLY PARK CROSSINGS). THIS APPLICATION (4101 GOLDEN GEM RESIDENTIAL, ALSO REFERRED TO AS ONK) IS PART OF THE NEIGHBORHOOD DISTRICT IDENTIFIED ON THE WILD DAWGS 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.

LEGAL DESCRIPTION

BEG NW COR. OF SW 1/4 OF SW 1/4 RUN E 30 FT S 336.20 FT TO POB TH RUN E 320 FT N 44 FT E 72 FT S 44 FT E 931.91 FT S 337.02 FT W 1324.38 FT N 336.20 FT TO POB & (LESS COMM AT SW COR. OF LOT 2 KELLY PARK CROSSINGS 111/322 TH NO-26-17W 57/3.3 FT TO POB TH S89-30-21W 1504.36 FT TH NO-21-3W 1037 FT TH N89-30-20E 1301.75 FT TH S0-29-47E 1037 FT TO POB PER DOC 20240348059)

CONSTRUCTION SITE PLANS

FOR

4101 GOLDEN GEM ROAD RESIDENTIAL

LOCATED AT

APOPKA, FL 32712

SECTION 13, TOWNSHIP 20S, RANGE 27E

Sheet List Table

Sheet Number	Sheet Title
C-000	COVER SHEET
C-100	GENERAL NOTES
C-150	OVERALL PLAN
C-200	DEMOLITION AND EROSION CONTROL PLAN
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
C-402	PAVING AND DRAINAGE PLAN
C-403	PAVING AND DRAINAGE PLAN
C-404	PRIVATE NORTH ROAD PLAN & PROFILE
C-405	PRIVATE NORTH ROAD PLAN & PROFILE
C-406	PUBLIC PLAN & PROFILE
C-407	PUBLIC PLAN & PROFILE
C-408	PUBLIC PLAN & PROFILE
C-409	PRIVATE PLAN & PROFILE
C-410	PRIVATE PLAN & PROFILE
C-411	PRIVATE SOUTH PLAN & PROFILE
C-412	PRIVATE SOUTH PLAN & PROFILE
C-413	DRAINAGE PROFILE
C-414	DRAINAGE PROFILE
C-415	DRAINAGE PROFILE
C-500	UTILITY PLAN
C-501	UTILITY PLAN
C-510	UTILITY PROFILE
C-520	LIFT STATION PLAN
C-550	UTILITY DETAILS
C-551	UTILITY DETAILS
C-600	TRUCK MOVEMENT PLAN
C-700	GOLDEN GEM ROADWAY IMPROVEMENT

Kimley-Horn
KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200, VERO BEACH, FL 32909
WWW.KIMLEY-HORN.COM REGISTRY NO. 251006



COVER SHEET
DATE: 12/17/2019
SCALE: AS SHOWN
DESIGNED BY: MNC
CHECKED BY: MNC

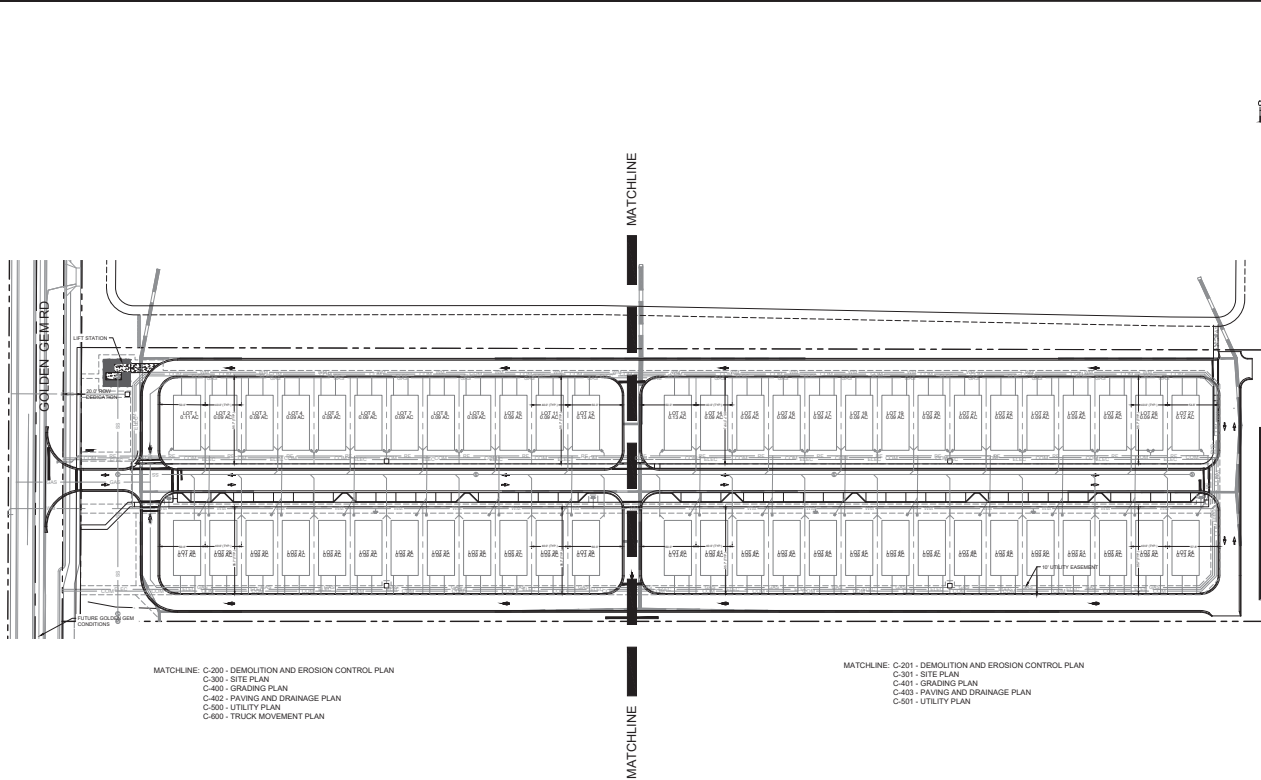
COVER SHEET

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

SHEET NUMBER
C-000



Project: 4101 Golden Gem Residential - Double B Development
Sheet: C-150 - Overall Plan
Date: 08/24/2016
Scale: 1" = 40'-0"

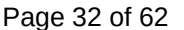


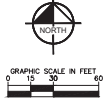
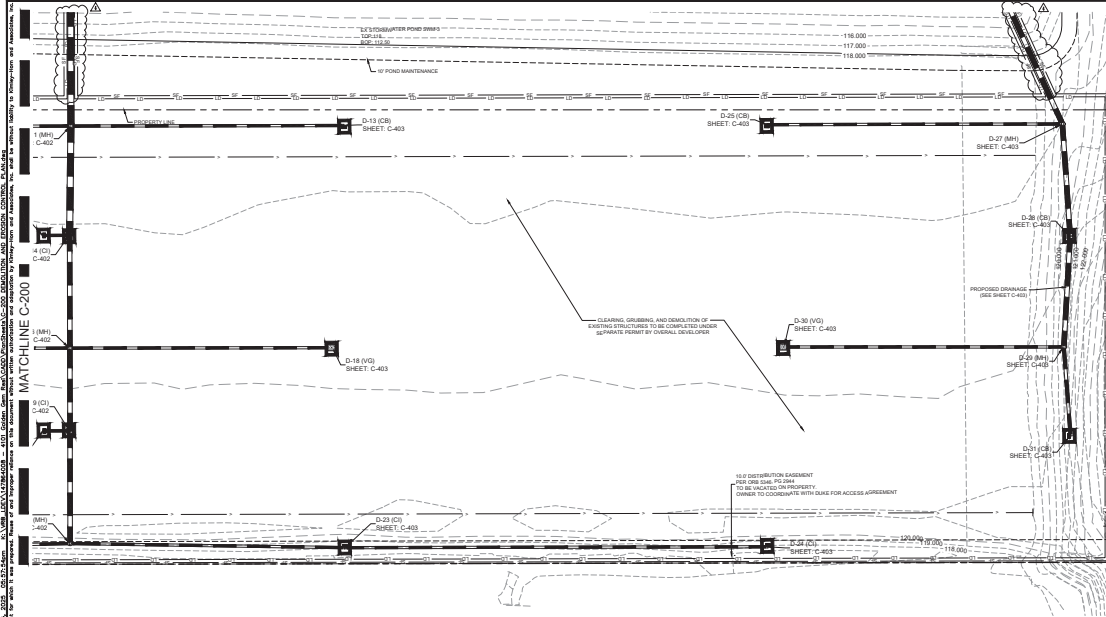
Sunshine811.com

THE PRESENCE OF OBSTRUCTIONS SHALL BE ANTICIPATED BY THE PROJECT CONTRACTORS. SEE SHALL INCLUDE CONSIDERATION FOR OBSTRUCTIONS THIS ISSUE.

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

4101 GOLDEN GEM RESIDENTIAL PREPARED FOR DOUBLE B DEVELOPMENT	OVERALL PLAN	Kimley»Horn KIMLEY-HORN ASSOCIATES, INC. 440 24TH STREET, SUITE 200, WEST BEACH, FL 33506 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106	DATE	BY
			REVISIONS	DATE
SHEET NUMBER C-150		APCPA		





- LEGEND**
- — — — — PROPERTY LINE
 - — — — — EXISTING WATERMAIN
 - — — — — EXISTING SANITARY SEWER
 - — — — — EXISTING DRAINAGE
 - — — — — EXISTING FORCE MAIN
 - — — — — EXISTING RECLAIMED WATER
 - — — — — EXISTING OVERHEAD WIRE
 - — — — — LIMITS OF DISTURBANCE
 - — — — — SILT FENCE/TREE PROTECTION FENCE
 - — — — — SILT DIKE
 - — — — — TEMPORARY WINDOW
 - — — — — CURB TO REMAIN
 - — — — — SWPPP INFORMATION SIGN
 - — — — — CONSTRUCTION ENTRANCE
 - — — — — INLET PROTECTION

NOTES

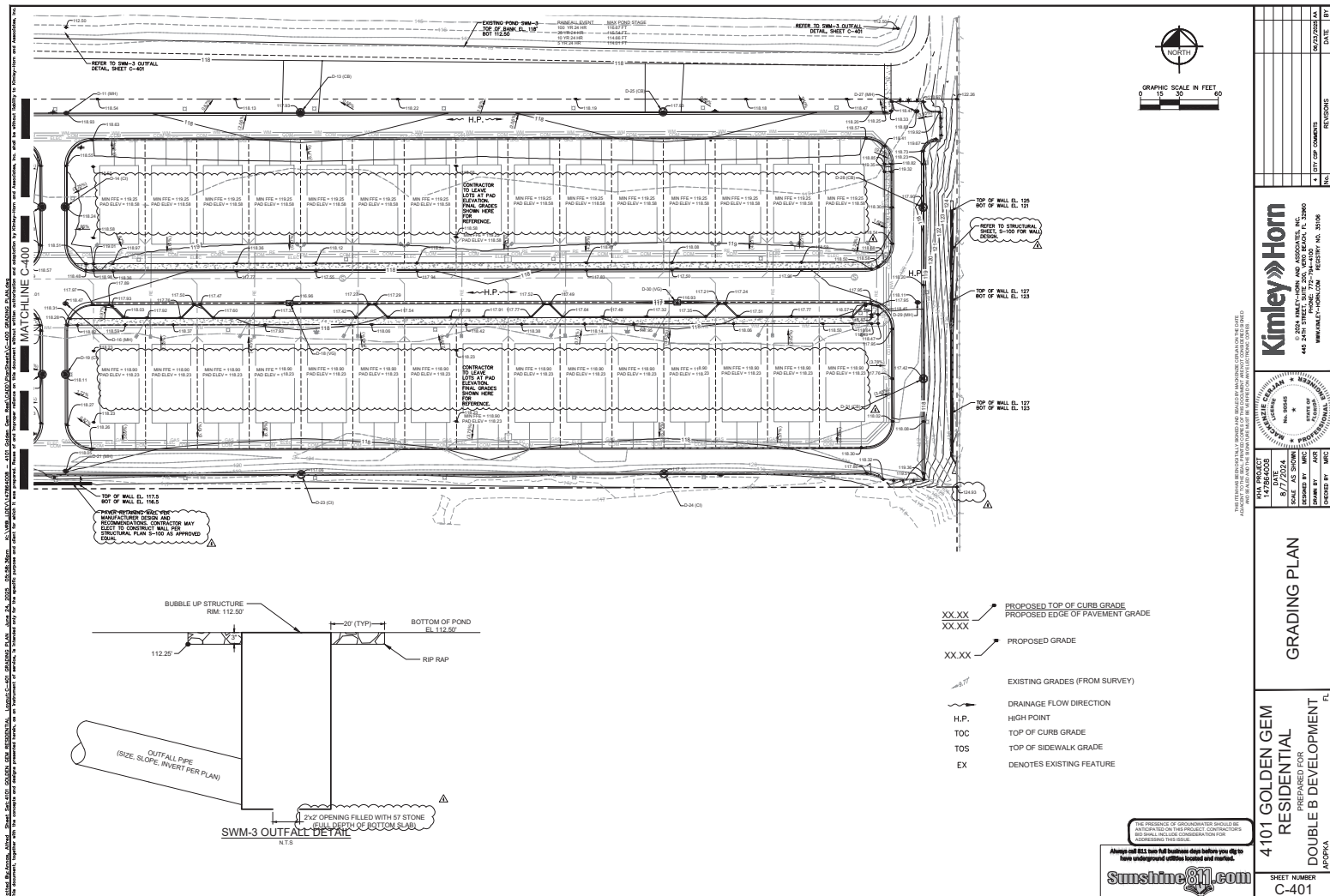
1. SEE SHEET C-200 FOR DEMOLITION NOTES.
2. SEE SHEET C-200 FOR DEMOLITION NOTES, DEWATERING NOTES, AND SEQUENCE OF CONSTRUCTION.

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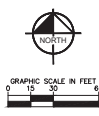
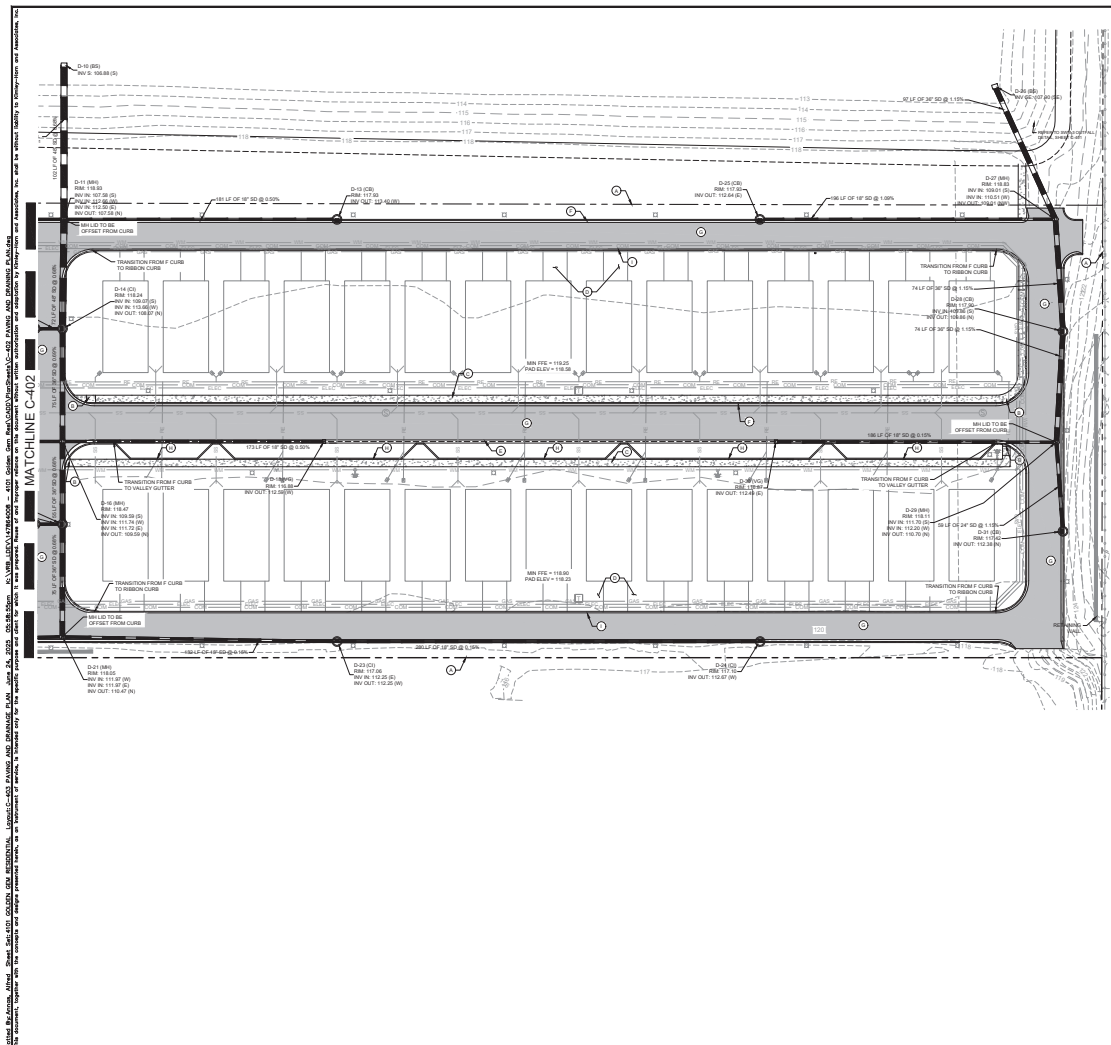
THE PRESENCE OF OBSTRUCTIONS SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTORS SHOULD INCLUDE CONSIDERATION FOR OBSTRUCTIONS THAT MAY BE PRESENT.

Kimley»Horn 440 24TH STREET, SUITE 200A, WEST PALM BEACH, FL 33409 WWW.KIMLEY-HORN.COM REGISTRY NO. 352506	
4101 GOLDEN GEM RESIDENTIAL PREPARED FOR DOUBLE B DEVELOPMENT	DEMOLITION AND EROSION CONTROL PLAN
SHEET NUMBER C-201	DATE 09/23/2024



Project: 4101 Golden Gem Residential, 4101 Golden Gem, South Beach, FL 33506. Date: 01/24/2024. Drawn by: J. Smith. Checked by: M. Jones. Title: Grading Plan. Scale: 1" = 10'-0".

Kimley-Horn 4101 GOLDEN GEM RESIDENTIAL PREPARED FOR DOUBLE B DEVELOPMENT	
SHEET NUMBER C-401	
DATE 01/24/2024	
REVISIONS	
CITY OF COMMENTS	
DATE	
BY	



LEGEND

- (A) PROPERTY LINE
- (B) ACCESSIBLE RAMP (SEE DETAIL SHEET C-450)
- (C) STANDARD CONCRETE SIDEWALK (SEE DETAIL SHEET C-450)
- (D) DRIVEWAYS BY BUILDING CONTRACTOR (TYP. 1 PER LOT)
- (E) 24" VALLEY GUTTER
- (F) FDOT TYPE "F" CURB (SEE DETAIL SHEET C-450)
- (G) STANDARD DUTY ASPHALT (SEE DETAIL SHEET C-450)
- (H) FDOT TYPE D CURB (SEE DETAIL SHEET C-450)
- (I) 12" RIBBON CURB
- (J) LIFT STATION ACCESS ROAD (REFER TO LIFT STATION PLAN, SHEET LS-1)

- EX DENOTES EXISTING FEATURE
- SD STORM DRAIN
- (G) STANDARD DUTY ASPHALT PAVEMENT
- (C) STANDARD CONCRETE SIDEWALK
- (CB) CATCH BASIN (CB) FDOT TYPE C
- (CI) CURB INLET (CI) FDOT TYPE 9
- (MH) MANHOLE (MH)
- (ME) MITERED END (ME)
- (VG) VALLEY GUTTER INLET (VG)

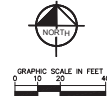
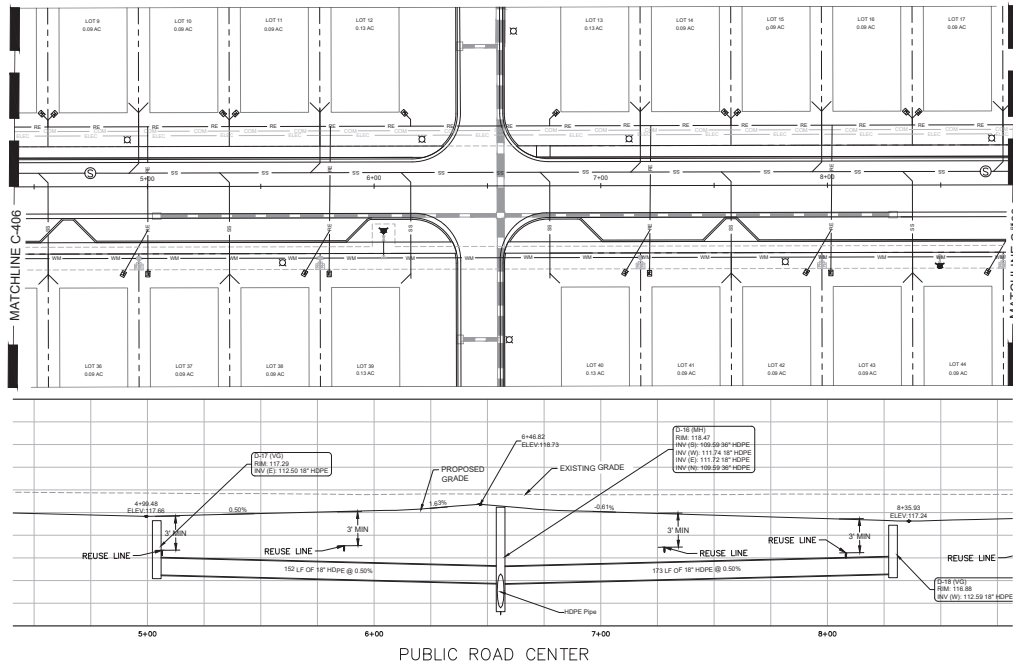
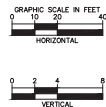
THE PRESENCE OF OBSTRUCTIONS SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTORS SHOULD INCLUDE CONSIDERATION FOR OBSTRUCTIONS IN THEIR BIDS.

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

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Kimley»Horn CIVIL ENGINEERS & ARCHITECTS, PC 445 24TH STREET, SUITE 200, WEST PALM BEACH, FL 33411 WWW.KIMLEY-HORN.COM REGISTRY NO. 35056	
PROJECT INFORMATION	REVISIONS
PROJECT NO. 2020-001	NO.
DATE 07/20/2020	DATE
BY [Signature]	BY
CHECKED BY [Signature]	CHECKED BY
APPROVED BY [Signature]	APPROVED BY
4101 GOLDEN GEM RESIDENTIAL PREPARED FOR DOUBLE B DEVELOPMENT, LLC	
SHEET NUMBER C-403	

Plotted by: [Name], Date: [Date], Scale: [Scale], Project: [Project Name], Location: [Location], Sheet: [Sheet Number] of [Total Sheets]. This drawing is the property of [Firm Name] and is not to be reproduced without written permission. All rights reserved.



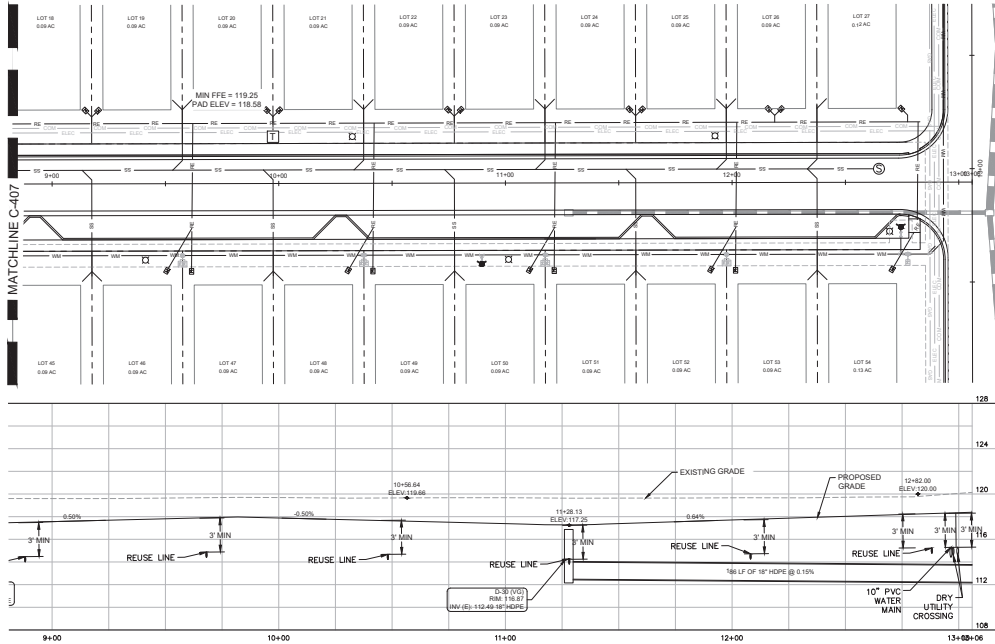
THE PRESENCE OF UNDERGROUND UTILITIES IS ANTICIPATED ON THIS PROJECT. CONTRACTORS SHALL INCLUDE CONSIDERATION FOR UNDERGROUND UTILITIES IN ALL DESIGN AND CONSTRUCTION PHASES.

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Kimley»Horn 440 24TH STREET, SUITE 200, VERO BEACH, FL 33506 WWW.KIMLEY-HORN.COM	
PUBLIC PLAN & PROFILE	
4101 GOLDEN GEM RESIDENTIAL PREPARED FOR DOUBLE B DEVELOPMENT	
SHEET NUMBER C-407	
DATE: 10/27/2020	BY: [Name]
SCALE: AS SHOWN	DESIGNED BY: [Name]
DATE: 10/27/2020	CHECKED BY: [Name]
DATE: 10/27/2020	APPROVED BY: [Name]
DATE: 10/27/2020	DATE: 10/27/2020

4101 GOLDEN GEM RESIDENTIAL PREPARED FOR DOUBLE B DEVELOPMENT
SUNSHINE 811.COM
DATE: 06/24/2020
BY: J. H. HARRIS
SCALE: 1"=40'-0"



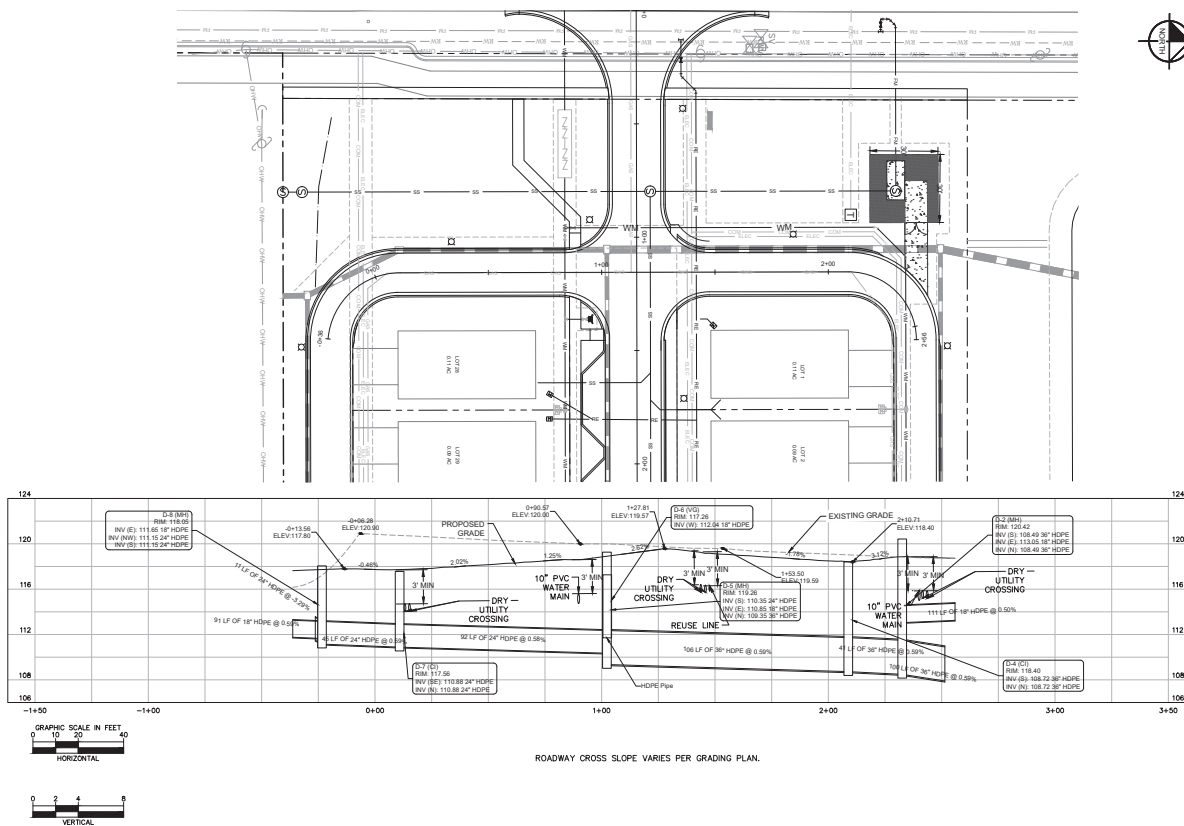
GRAPHIC SCALE IN FEET
0 10 20 40

GRAPHIC SCALE IN FEET
0 10 20 40
HORIZONTAL

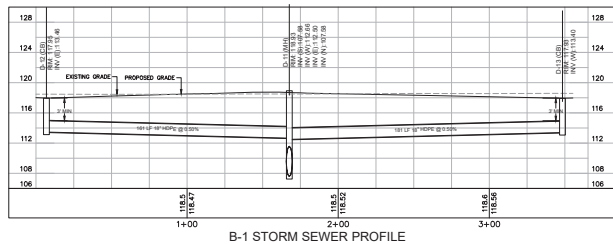
0 2 4 8
VERTICAL

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have underground utilities located and marked.

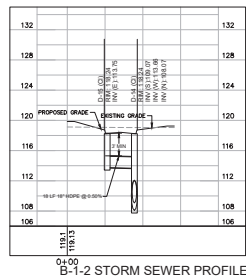
4101 GOLDEN GEM RESIDENTIAL PREPARED FOR DOUBLE B DEVELOPMENT		PUBLIC PLAN & PROFILE		Kimley»Horn KIMLEY-HORN ASSOCIATES, PC 440 24TH STREET, SUITE 200, WEST PALM BEACH, FL 33411 WWW.KIMLEY-HORN.COM		SHEET NUMBER C-408	
DATE 06/24/2020	BY J. H. HARRIS	SCALE 1"=40'-0"	DESIGNED BY J. H. HARRIS	CHECKED BY J. H. HARRIS	APPROVED BY J. H. HARRIS	REVISIONS	DATE 06/24/2020



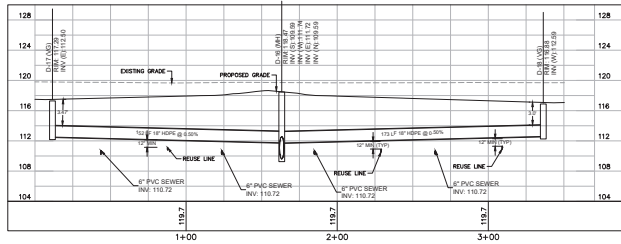
Project: 4101 Golden Gem Residential, Double B Development, 4101 Golden Gem Road, Jacksonville, FL 32216. Date: 06/20/2024. Drawn by: J. Smith. Checked by: M. Jones. Title: Drainage Profile. Scale: 1" = 10'.



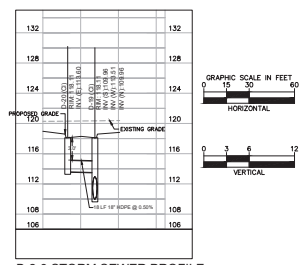
B-1 STORM SEWER PROFILE



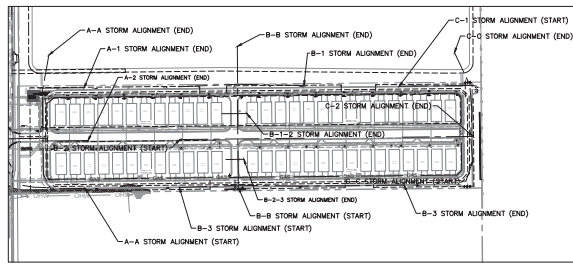
B-1-2 STORM SEWER PROFILE



B-2 STORM SEWER PROFILE



B-2-3 STORM SEWER PROFILE



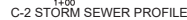
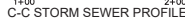
PROFILES ALIGNMENTS LAYOUT
N.T.S.

THE PRESENCE OF OBSTRUCTIONS SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTORS SHOULD INCLUDE CONSIDERATION FOR OBSTRUCTIONS IN THEIR BIDS.

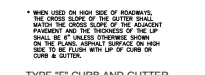
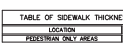
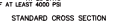
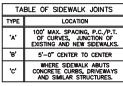
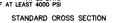
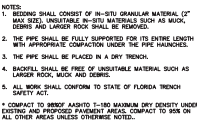
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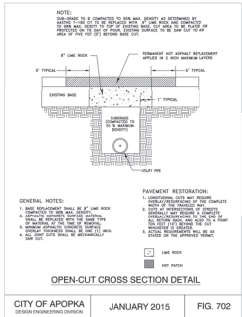
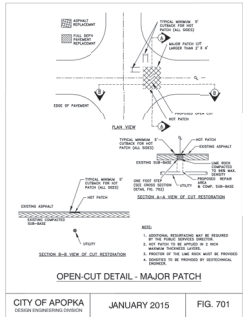
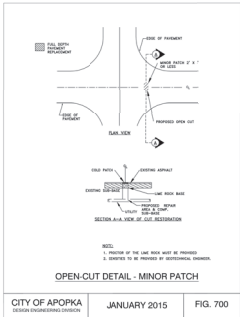
Kimley»Horn CIVIL ENGINEERS & ARCHITECTS, PC 440 24TH STREET, SUITE 200, VERO BEACH, FL 33590 WWW.KIMLEY-HORN.COM REGISTRY NO. 25106	DATE: 06/20/2024	BY: J. Smith	REVISIONS:	DATE:	BY:
	SCALE: AS SHOWN	DESIGNED BY: J. Smith	CHECKED BY: M. Jones		
4101 GOLDEN GEM RESIDENTIAL PREPARED FOR: DOUBLE B DEVELOPMENT	SHEET NUMBER: C-414				
	APPROVAL:				



Kimley»Horn
© 2014 KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200, VERO BEACH, FL 33960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

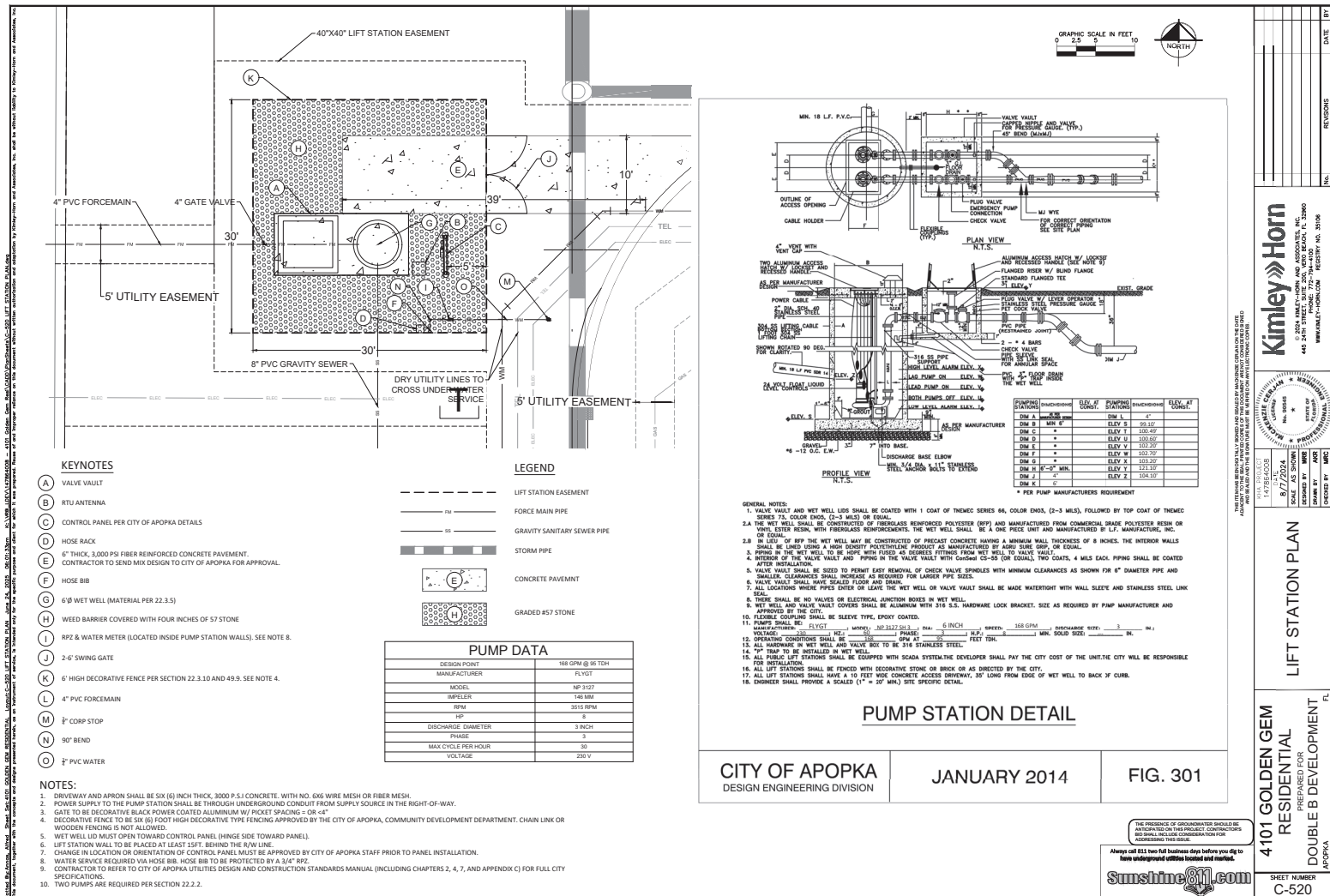


Project: 4101 Golden Gem Residential - Prepared for Double B Development, LLC. Date: 01/20/2015. Prepared by: J. H. Kimley-Horn & Associates, Inc. (JHK) and Kimley-Horn & Associates, Inc. (KHA).
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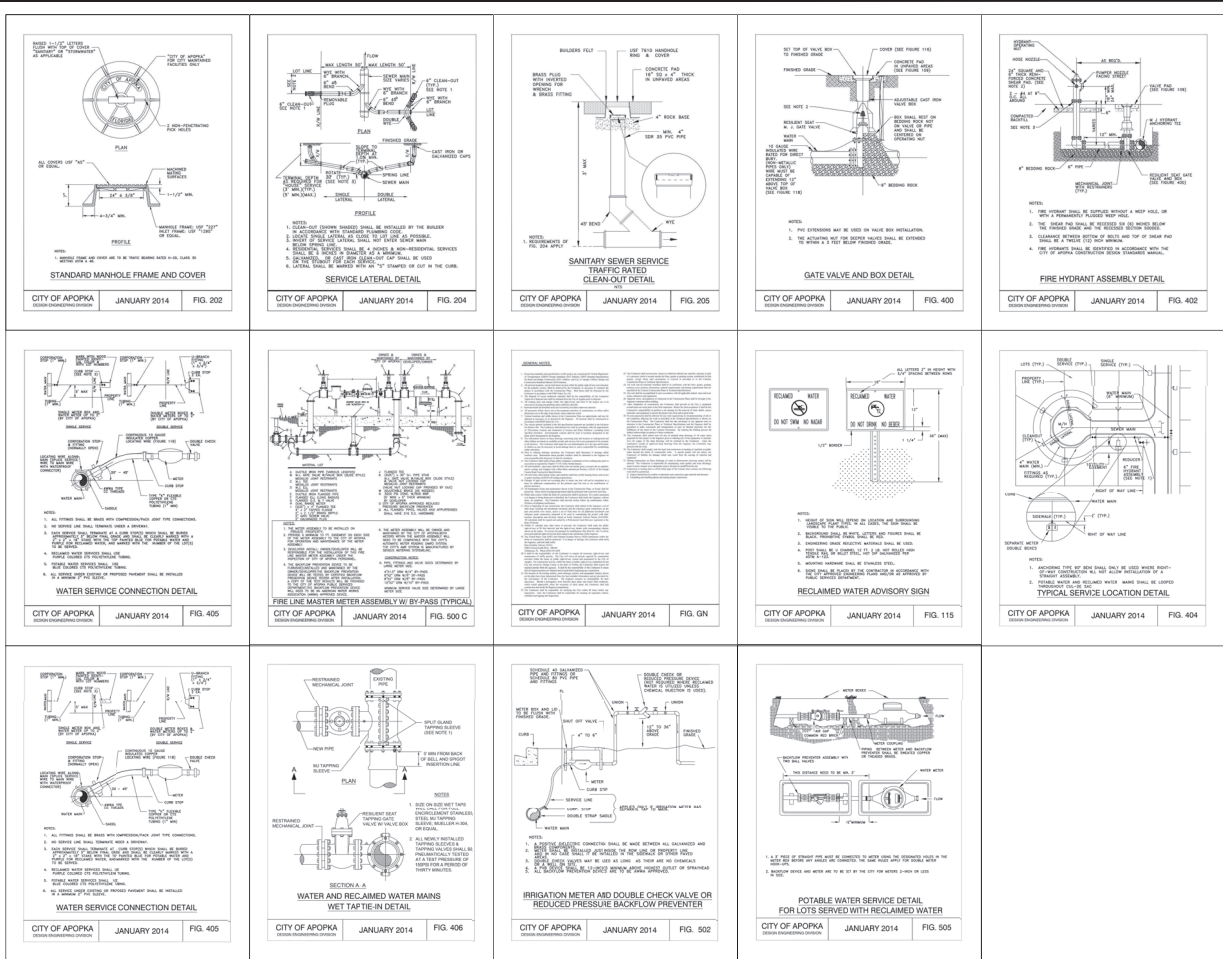


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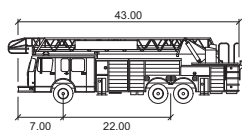
4101 GOLDEN GEM RESIDENTIAL PREPARED FOR DOUBLE B DEVELOPMENT APOPKA, FL	PAVING GRADING AND DRAINAGE DETAILS	KIMLEY-HORN & ASSOCIATES, INC. 440 24TH STREET, SUITE 200, WEST BEACH, FL 33506 WWW.KIMLEY-HORN.COM	DATE 01/20/2015	BY JHK	REVISIONS	DATE	BY



Project: 4101 Golden Gem Residential Prepared for Double B Development, Inc. Date: 10/14/2014. Drawn by: J. H. Smith. Checked by: J. H. Smith. Title: UTILITY DETAILS. Scale: AS SHOWN. City of Apopka, Florida. This drawing is the property of J. H. Smith & Associates, Inc. and shall remain the property of J. H. Smith & Associates, Inc. No part of this drawing may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage or retrieval system, without permission in writing from J. H. Smith & Associates, Inc.

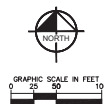


4101 GOLDEN GEM RESIDENTIAL PREPARED FOR DOUBLE B DEVELOPMENT APOPKA, FL		UTILITY DETAILS		Kimley-Horn 445 N. W. 10th Street, Suite 200, West Palm Beach, FL 33411 www.kimley-horn.com		REVISIONS		DATE	BY
SHEET NUMBER C-551									



Aerial Fire Truck

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



THIS ITEM HAS BEEN DIGITALLY SCANNED AND SEALED BY MACKENZIE CERRAN ON THE DATE
SUBSEQUENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SECURED



Kimley»Horn

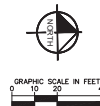
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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

TRUCK MOVEMENT PLAN

4101 GOLDEN GEM
RESIDENTIAL
PREPARED FOR
DOUBLE B DEVELOPMENT
POPKA

SHEET NUMBER
C-600

[illegible]



MILL THE FIRST 1.25" OF TOP LAYER FC AND RESURFACE WITH 1.25" OF FC-9.5 F.D.O.T APPROVED FRICTION COURSE

F.O.D.T. TYPE SP-12.5 STRUCTURAL COURSE
COMPACTED TO AT LEAST 90% OF THE MAXIMUM
THEORETICAL DENSITY, POURED IN (2) LIFTS

BASE ROCK/LIMESTOCK OR
CRUSHED CONCRETE BASE
COURSE WITH A MINIMUM LER OF
100 COMPACTED TO AT LEAST
98 PERCENT OF THE MODIFIED
PROCTOR (ASTM D1557) MAXIMUM
DRY DENSITY

TYPE B STABILIZED SUBGRADE WITH A
MINIMUM LER 60 COMPACTED TO AT LEAST
98 PERCENT OF THE MODIFIED PROCTOR
(ASTM D1557) MAXIMUM DRY DENSITY

STANDARD DUTY ASPHALT

N.T.S.

REFER TO GOLDEN GEM
IMPROVEMENT PLANS AND DETAILS
UNDER SEPARATE COVER

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

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

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[illegible]