



Interoffice Memorandum

APPROVED BY ORANGE
COUNTY BOARD OF COUNTY
COMMISSIONERS

BCC Mtg. Date: November 15, 2016

October 21, 2016

TO: Mayor Teresa Jacobs
and Board of County Commissioners

FROM: Mark V. Massaro, P.E., Director, Public Works Department

CONTACT PERSON: Ruby Dempsey Rozier, Manager
Traffic Engineering

PHONE NUMBER: (407) 836-7890

SUBJ: Installation of Traffic Control Devices and "No Parking" signs in
Devalk Subdivision (aka Arbor Chase)

Our staff recommends that the following traffic control devices be installed in Devalk Subdivision (aka Arbor Chase):

Install "STOP" signs on:
Arbor Trail Way at Curry Ford Road

The Fire Marshal recommends that the following "No Parking" signs be installed in Devalk Subdivision (aka Arbor Chase):

Install "NO PARKING" signs on:
Arbor Trail Way

Action Requested: Approval of Traffic Control Devices and "No Parking" sign installations in Devalk Subdivision (aka Arbor Chase). District 4.

MVM/RDR/AHW/nad

Attachments

ARBOR CHASE
A PORTION OF SECTION 12 - TOWNSHIP 23 SOUTH - RANGE 30 EAST
ORANGE COUNTY, FLORIDA
DISTRICT # 4

STOP/STREET

<u>(1)</u>	(Ft S)	on Arbor Trail Way (9 inch)	2700
		at Curry Ford Road (9 inch)	8600

SPEED LIMIT 25 MPH

<u>(2)</u>	(Ft S)	on Arbor Trail Way
		at Curry Ford Road

NO OUTLET

<u>(3)</u>	(Ft S)	on Arbor Trail Way
		at Curry Ford Road

END OF ROAD TREATMENT

<u>(4)</u>	(Ft S)	on Arbor Trail Way
		at Curry Ford Road

NO PARKING with arrows

<u>(5)</u>	on Arbor Trail Way from Curry Ford Road to the cul-de-sac
	on the east side

ahw/

10/21/16



PUBLIC WORKS DEPARTMENT

JOSEPH C. KUNKEL, P. E., *Deputy Director*

4200 South John Young Parkway ■ Orlando, Florida 32839-9205

407-836-7972 ■ Fax 407-836-7766

e-mail: Joe.Kunkel@ocfl.net

July 1, 2015

Mr. John Valantasis
KB Home Orlando, LLC
9102 Southpark Central Loop, Suite 100
Orlando, Florida 32819

Subject: **Issuance of Certificate of Completion**
Devalk Subdivision (aka Arbor Chase)

Dear Mr. Valantasis:

This letter verifies that on June 29, 2015 the County Engineer issued a Certificate of Completion for the construction of Devalk Subdivision (aka Arbor Chase), Plat Book 84, Pages 4-5, Orange County Records.

Please be advised that this certificate does not relieve the developer of responsibility for the materials, workmanship, structural integrity, functioning, and maintenance of the required public improvements during the one (1) year period following issuance of the Certificate of Completion, or at the time the County Engineer issues the Approval for Maintenance.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph C. Kunkel".

Joseph C. Kunkel, P.E.

JCK/sa

Enclosure

ORANGE COUNTY
JUL 10 2015
TRAFFIC ENGINEERING

cc: Robert Dudas, Utilities Distribution Section Manager
Jorge Reyes, Utilities Supervisor, Field Services Division
Brian Matejcek, Project Manager, Field Services Division
Brad Bell, Chief Utilities Inspector, Utilities Engineering Division
County Surveyor, Survey Section, Public Works Engineering Division
✓ Arthur Woods, Traffic Engineering Division
Maricela Torres, Roads and Drainage Division
George Shupp, Roads and Drainage Division (As-Built)
Mirian Haughee, Stormwater Management Division
Engineer of Record
SJR/SF Water Management District

DATE June 29, 2015

DISTRICT 4

CERTIFICATE OF COMPLETION

THIS IS TO CERTIFY THAT THE FACILITIES CONSTRUCTED BY:

DEVELOPER: KB Home Orlando, LLC

ADDRESS: c/o John Valantasis, 9102 Southpark Central Loop, Suite 100, Orlando FL 32819

IN THE DEVELOPMENT OF: Devalk Subdivision (aka Arbor Chase)

PROJECT NUMBER: 14-S-023

S-T-R 12-23-30

AS RECORDED IN PLAT BOOK 84, PAGES 4 - 5, ORANGE COUNTY RECORDS HAVE BEEN COMPLETED IN FORM AND MANNER ACCEPTABLE FOR FUTURE MAINTENANCE BY ORANGE COUNTY, FLORIDA.

CONTRACTOR: Sun Road

FACILITIES AND IMPROVEMENTS COMPLETE

REQUIRED DOCUMENTS

<u>YES</u>	<u>NOT REQUIRED</u>		<u>YES</u>	<u>NOT REQUIRED</u>	
X		STREETS	X		ENGINEER CERTIFICATION
X		DRAINAGE FACILITIES	X		SURVEYOR CERTIFICATION
X		WATER SYSTEM		X	LETTER OF CREDIT
X		SANITARY SYSTEM	X		CASH GUARANTEE
	X	RECLAIMED WATER SYSTEM	X		"AS-BUILT" DRAWINGS
	X	EXTERNAL SIDEWALKS		X	APPROVAL OF AUDIO-OVERRIDE DEVICE
X		SCREENING	X		RETENTION POND MAINTENANCE GUARANTEE
X		ELECTRICAL SERVICE		X	UNDERDRAIN CERTIFICATION AND PERFORMANCE GUARANTEE
	X	UNDERDRAINS	X		CERTIFIED UTILITY COST AND "BILL OF SALE"
	X	ENVIRONMENTAL SWALES	X		PAYMENT FOR STREET AND TRAFFIC SIGNS
			X		VALUE OF TRANSFERRED PROPERTY FORM

ROADWAY CATEGORY

New Construction

Lane Miles

Roadway Type

- ☐ Arterial
☐ Collector
☒ Subdivision (local)
☐ Alternative Surface

- ____ Single lane miles
____ Single lane miles
☒ Single lane miles
____ Single lane miles


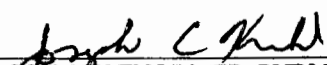
- ☐ Private
☐ Private
☐ Private
☐ Private

- ☐ Public
☐ Public
☒ Public
☐ Public

0.45 TOTAL LANE MILES


SENIOR INSPECTOR

MANAGER, DEVELOPMENT ENGINEERING


CHIEF ENGINEER

COUNTY ENGINEER, PUBLIC WORKS

ARBOR CHASE

A PORTION OF SECTION 12 - TOWNSHIP 23 SOUTH - RANGE 30 EAST
ORANGE COUNTY, FLORIDA

SHEET 1 of 2

PLAT BOOK 84 PAGE 4

ARBOR CHASE DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that the undersigned being the owner in fee simple of the lands described in the foregoing caption to this plat, does hereby dedicate and plat for the uses and purposes therein expressed and declares the above, and all interests, easements and Trusts shown hereon to the perpetual use of the public.

Tract D (UK Station Tract) is dedicated in fee simple to Orange County without any restrictions whatsoever upon Orange County, County Commissioners of Tract D and any improvements thereon vest upon approval of this plat by the Board of County Commissioners of Orange County, Florida. The recording of this plat in the Public Records of Orange County, Florida shall not be construed to the County. No further instrument shall be necessary to vest fee simple title in the County as aforementioned.

IN WITNESS WHEREOF, has caused these presents to be signed and addressed by the person(s) named below on December 23, 2014.

BY KB HOME ORLANDO, LLC, a Delaware limited liability company.

By Michael J. ... Title Director of Land

Print Name: Michael J. ...

Signed and Stated in the presence of:

Witness: ... Witness: ...

Print Name: ... Print Name: ...

STATE of Florida COUNTY of Orange

The foregoing Dedication was acknowledged before me this 23 day of December, 2014 by KB HOME ORLANDO, LLC, a Delaware limited liability company, on behalf of the company.

He (is personally known to me) (has produced as trustworthy).

HONORARY PUBLIC Michael J. ...

My Commission Expires: ...
Commission Number: ...

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a Licensed Land Surveyor, registered in the State of Florida, does hereby certify that the survey of the lands as shown in the foregoing plat, that said plat is a correct representation of the lands therein described and plotted or subdivided, and that the plat was prepared under his responsible direction and supervision and that the plat complies with all requirements of Chapter 177, Florida Statutes.

...
CAROL CARLSON, SURVEYOR, 400
JANSEN, WILSON & ASSOCIATES, INC.
400 WEST BAYVIEW STREET, SUITE 200
ORLANDO, FLORIDA 32801-1000

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER

Examined and Approved: ... Date: 12-23-14

By ... County Engineer

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, that on 12-23-14 the foregoing plat was approved by the Board of County Commissioners of Orange County, Florida.

By ... Clerk of the Board

By ... County Surveyor

UPON A REVIEW, this Plat conforms to the requirements of Chapter 177, Florida Statutes.

By ... Date: 12/23/14

Print Name: ... Registration No. ...

CERTIFICATE OF APPROVAL BY
BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, that on 12-23-14 the foregoing plat was approved by the Board of County Commissioners of Orange County, Florida.

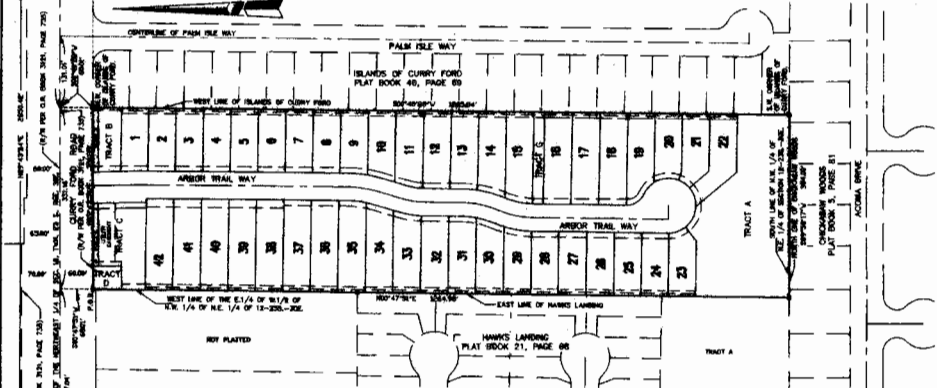
By ... Clerk of the Board

By ... County Surveyor

DESCRIPTION:

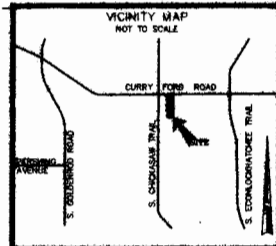
A portion of Section 12, Township 23 South, Range 30 East, Orange County, Florida, being more particularly described as follows:
Commence at the North 1/4 corner of said Section 12, thence run N89°43'54"E, along the north line of said Section 12, a distance of 487.04 feet to the west line of the East 1/4 of the West 1/2 of the Northeast 1/4 of said Section 12; thence run S00°47'31"W, along said west line, a distance of 60.01 feet to a point on the south right of way line of Curry Ford Road and the POINT OF BEGINNING; thence run N89°43'54"E, along said south right of way line, a distance of 331.39 feet to the northeast corner of ISLANDS OF CURRY FORD, according to the plat thereof as recorded in Plat Book 40, Page 98, Public Records of Orange County; thence run S00°47'31"W, along the west line of said ISLANDS OF CURRY FORD, a distance of 1283.54 feet to the southeast corner of said ISLANDS OF CURRY FORD, said corner being on the north line of CHICKASAW WOODS, according to the plat thereof as recorded in Plat Book 5, Page 81, Public Records of Orange County; thence run S89°52'17"E, along said north line, a distance of 334.00 feet to the abutted west line of the East 1/4 of the West 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 12; thence run N00°47'31"E, along said west line, a distance of 1264.00 feet to the POINT OF BEGINNING.

Containing 0.882 Acres



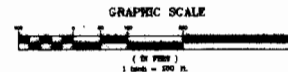
NOTES:

- Bearings shown hereon are based on the north line of the Northeast 1/4 of Section 12, Township 23 South, Range 30 East being North 89°43'54" East, NAD 83, Florida East Zone.
- There is a 10.00 foot Private Drainage Easement along the rear of all lots that is hereby dedicated to the Arbor Chase Property Owners Association, Inc. and shall be maintained in accordance with the Declaration of Covenants and Restrictions for Arbor Chase.
- The 5.00 foot Fence/Wall Easement along the rear of Lots 1 through 42, inclusive, that is hereby dedicated to the Arbor Chase Property Owners Association, Inc. and shall be maintained in accordance with the Declaration of Covenants and Restrictions for Arbor Chase.
- Tracts B and C are Park Tracts and Common Area and are to be owned and maintained by the Arbor Chase Property Owners Association, Inc.
- Tract G is Open Space and Common Area and is to be owned and maintained by the Arbor Chase Property Owners Association, Inc.
- Tracts E and F are Wall, Sign and Landscape Tracts and Common Areas and are to be owned and maintained by the Arbor Chase Property Owners Association, Inc.
- All Platted Utility Easements shall provide that such 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. (Per Chapter 177, Florida Statutes)
- THE PROPERTIES DELINEATED ON THIS PLAT ARE SUBJECT TO AIRCRAFT NOISE THAT MAY BE OBJECTIONABLE.



NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

HANSON, WALTER & ASSOCIATES, INC. ENGINEERS, SURVEYORS & PLANNERS
400 W. EMMETT STREET KISSIMMEE, FL (407) 847-9433
PROFESSIONAL SURVEYING CERTIFICATE OF REGISTRATION NO. 48 3870



LEGEND

P.T.	POINT OF BEGINNING	S	SECTION
P.C.	POINT OF CURVATURE	D.A.	DEED RECORD
P.L.	POINT OF INTERSECTION	SEC.	SECTION
P.R.C.	POINT OF REVERSE CURVE	SET	SET 0.5" HIGH AND WITH CAP
OR DOG	OR DOG	MIN.	MIN. - 1/8" 1/2"
		PERMANENT REFERENCE MONUMENT	
LA	LANDSCAPE	CONCRETE MONUMENT (C.M.)	
R.P.	RANGE POINT	AND ONE (1) AS PER (P.M.)	
R.L.	REVERSE LINE SURVEY	NOT OVER 6" DIA. & DIA. 1/8" 1/2"	
TRAIL	TRAIL	CONCRETE MONUMENT (C.M.)	
WALL	WALL	AND ONE (1) AS PER (P.M.)	
R/W	RIGHT OF WAY	CONCRETE MONUMENT (C.M.)	
P.B.C.	POINT OF BEGINNING	AND ONE (1) AS PER (P.M.)	
P.O.B.	POINT OF BEGINNING	CONCRETE MONUMENT	

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY that the foregoing plat was recorded in the Orange County, Florida Official Records on January 5, 2015 as File No. 20150003181.

County Comptroller in and for Orange County, Florida

By ...

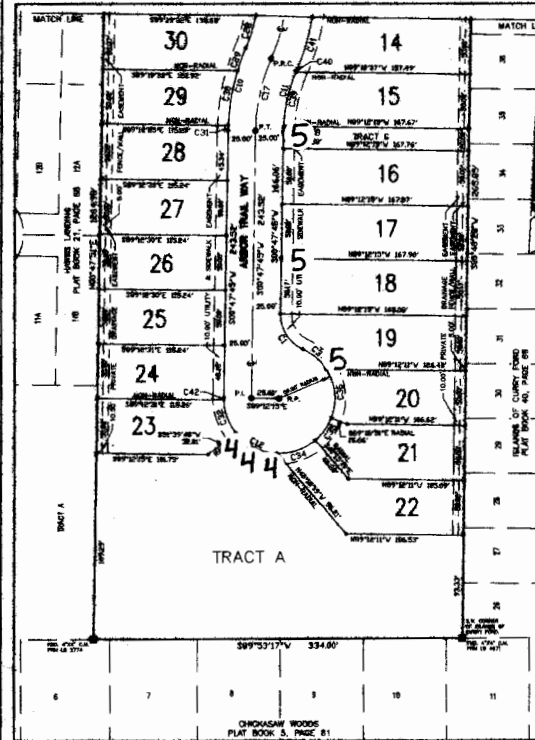
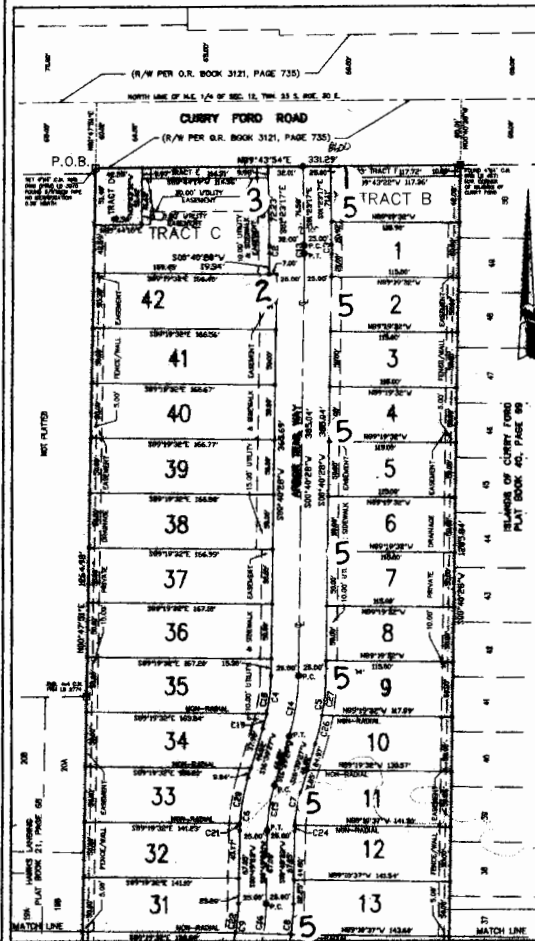
ARBOR CHASE

SHEET 2 of 2

PLAT BOOK

84

PAGE 5

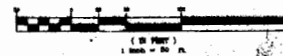
A PORTION OF SECTION 12 - TOWNSHIP 23 SOUTH - RANGE 30 EAST
ORANGE COUNTY, FLORIDA

Curve #	Length	Bearing	Dist	Chord Bearing	Chord Distance
C1	48.13	33.00°	89.61'±	S89°54'47"±	37.95'
C2	6.08	148.90°	252.74'	N89°53'25"±	6.08'
C3	8.10	288.90°	205.44'	N89°53'25"±	8.10'
C4	48.82	175.00°	175.00'±	N89°53'25"±	48.82'
C5	89.77	155.00°	155.00'±	N89°53'25"±	89.77'
C6	48.97	175.00°	175.00'±	S89°54'25"±	48.97'
C7	34.03	155.00°	155.00'±	S89°54'25"±	34.03'
C8	77.35	155.00°	155.00'±	N89°53'25"±	77.35'
C9	57.66	155.00°	155.00'±	N89°53'25"±	57.66'
C10	77.35	155.00°	155.00'±	S89°54'25"±	77.35'
C11	58.42	155.00°	155.00'±	S89°54'25"±	58.42'
C12	214.42	90.00°	214.42'±	N89°53'25"±	214.42'
C13	7.37	205.00°	7.37'±	N89°53'25"±	7.37'
C14	29.79	205.00°	29.79'±	N89°53'25"±	29.79'
C15	44.42	180.00°	44.42'±	S89°53'25"±	44.42'
C16	47.84	175.00°	47.84'±	N89°53'25"±	47.84'
C17	87.84	175.00°	87.84'±	S89°53'25"±	87.84'
C18	34.89	175.00°	34.89'±	N89°53'25"±	34.89'
C19	13.89	175.00°	13.89'±	N89°53'25"±	13.89'
C20	43.13	175.00°	43.13'±	N89°53'25"±	43.13'
C21	6.27	175.00°	6.27'±	S89°53'25"±	6.27'
C22	28.87	175.00°	28.87'±	S89°53'25"±	28.87'
C23	17.91	205.00°	17.91'±	S89°53'25"±	17.91'
C24	5.32	155.00°	5.32'±	N89°53'25"±	5.32'
C25	58.24	155.00°	58.24'±	N89°53'25"±	58.24'
C26	38.69	155.00°	38.69'±	N89°53'25"±	38.69'
C27	38.12	225.00°	38.12'±	N89°53'25"±	38.12'
C28	24.67	155.00°	24.67'±	N89°53'25"±	24.67'
C29	26.72	205.00°	26.72'±	N89°53'25"±	26.72'
C30	58.97	205.00°	58.97'±	N89°53'25"±	58.97'
C31	4.92	205.00°	4.92'±	N89°53'25"±	4.92'
C32	32.27	205.00°	32.27'±	N89°53'25"±	32.27'
C33	45.04	205.00°	45.04'±	N89°53'25"±	45.04'
C34	27.14	205.00°	27.14'±	N89°53'25"±	27.14'
C35	55.69	205.00°	55.69'±	N89°53'25"±	55.69'
C36	48.82	155.00°	48.82'±	S89°54'25"±	48.82'
C37	38.38	155.00°	38.38'±	S89°54'25"±	38.38'
C38	4.92	155.00°	4.92'±	S89°54'25"±	4.92'
C39	27.32	155.00°	27.32'±	S89°54'25"±	27.32'
C40	2.58	155.00°	2.58'±	S89°54'25"±	2.58'
C41	48.42	155.00°	48.42'±	S89°54'25"±	48.42'
C42	1.82	30.00°	1.82'±	N89°53'25"±	1.82'

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400 W. EMMETT STREET KISSIMEE, FL (407) 847-9433
PROFESSIONAL SURVEYING CERTIFICATE OF AUTHORIZATION NO. LA 8470

GRAPHIC SCALE



14-5-023

= Piking

N.T.S.

ISLANDS OF CURRY FORD
PLAT BOOK 48, PAGE 39

PARCEL 2

STREET A

PARCEL 1

STREET B

NOT PLATTED
P12-12-22-30-0000-00-048

HAWKES LANDING
PLAT BOOK 21, PAGE 68

BLVD A

SPARROWHAWK COURT

PIGEON HAWK COURT

RED KITE POINT

CHOCOLATE WOODS
PLAT BOOK 5, PAGE 61

CURRY FORD ROAD
EAST OF HWY 100

CATION MAP



N.T.S.