



Interoffice Memorandum

December 16, 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
Hilltop Reserve Phase II (aka Marden Road Phase 2)**

Our staff recommends that the following traffic control devices be installed in Hilltop Reserve Phase II (aka Marden Road Phase 2):

Install "STOP" signs on:

Maypole Drive (W) at Grand Hilltop Drive
Maypole Drive (E) at Grand Hilltop Drive
Hilltop Park Court at Grand Hilltop Drive

The Fire Marshal recommends that the following "No Parking" signs be installed in Hilltop Reserve Phase II (aka Marden Road Phase 2):

Install "NO PARKING" signs on:

Grand Hilltop Drive
Maypole Drive
Hilltop Park Court

**Action Requested: Approval of Traffic Control Devices and "No Parking" sign
installations in Hilltop Reserve Phase II (aka Marden Road
Phase 2). District 2.**

MVM/RDR/AHW/nad

Attachments

HILLTOP RESERVE PHASE II
LOCATED IN SECTION 21, TOWNSHIP 21 SOUTH, RANGE 28 EAST
ORANGE COUNTY, FLORIDA
DISTRICT # 2

STOP/STREET

<u>(1)</u>	(Ft E)	on Maypole Drive (W) at Grand Hilltop Drive	00 00
<u>(2)</u>	(Ft W)	on Maypole Drive (E) at Grand Hilltop Drive	00 00
<u>(3)</u>	(Ft W)	on Hilltop Park Court at Grand Hilltop Drive	00 00

END OF ROAD TREATMENT

<u>(4)</u>	(FtN)	on Grand Hilltop Drive at Maypole Drive (W)
<u>(5)</u>	(FtN)	on Grand Hilltop Drive at Maypole Drive (E)
<u>(6)</u>	(FtW)	on Hilltop Park Court at Grand Hilltop Drive
<u>(7)</u>	(FtE)	on Grand Hilltop Drive at Hilltop Park Court

NO PARKING with arrows

<u>(8)</u>	on Grand Hilltop Drive from Hilltop Reserve Lane extending north to Maypole Drive (W) on the west side and from Maypole Drive (E) extending 525ft south on the west and south sides
<u>(9)</u>	on Maypole Drive from Grand Hilltop Drive extending east to Grand Hilltop Drive on the north side
<u>(10)</u>	on Hilltop Park Court from Grand Hilltop Drive extending west to the cul-de-sac on the south side

ahw/

12/16/2016



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 27, 2016

Mr. Ed Kassick

K. Hovnanian at Hilltop Reserve, LLC

151 Southhall Lane, Suite 12

Maitland, Florida 32751

**Subject: Issuance of Certificate of Completion
Hilltop Reserve Phase 2 (aka Marden Road Phase 2)**

Dear Mr. Kassick:

This letter verifies that on July 20, 2016 the County Engineer issued a Certificate of Completion for the construction of Hilltop Reserve Phase 2 (aka Marden Road Phase 2), Plat Book 88, Pages 105-108, 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,

Joseph C. Kunkel, P.E.

JCK/sa

Enclosure

cc: Robert Dudas, Utilities Distribution Section Manager
Jorge Reyes, Utilities Supervisor, Field Services Division
Brian Matejcek, Project Manager, Field Services 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

ORANGE COUNTY

AUG 01 2016

TRAFFIC ENGINEERING

DATE July 14, 2016

DISTRICT 2

CERTIFICATE OF COMPLETION

THIS IS TO CERTIFY THAT THE FACILITIES CONSTRUCTED BY:

DEVELOPER: K Hovnanian Homes

ADDRESS: 151 S. Hall Lane, Suite 120, Maitland, Florida 32751

IN THE DEVELOPMENT OF: HILLTOP RESERVE PHASE 2 (aka Marden Road Phase 2)

PROJECT NUMBER: 15-S-049

S-T-R 21-21-28

AS RECORDED IN PLAT BOOK 88, PAGES 105-108, ORANGE COUNTY RECORDS HAVE BEEN COMPLETED IN FORM AND MANNER ACCEPTABLE FOR FUTURE MAINTENANCE BY ORANGE COUNTY, FLORIDA.

CONTRACTOR: John M. Hall

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

<input type="checkbox"/>	Arterial
<input type="checkbox"/>	Collector
<input checked="" type="checkbox"/>	Subdivision (local)
<input type="checkbox"/>	Alternative Surface

	Single lane miles
	Single lane miles
0.98	Single lane miles
	Single lane miles

<input type="checkbox"/>	Private
<input type="checkbox"/>	Private
<input type="checkbox"/>	Private
<input type="checkbox"/>	Private

<input type="checkbox"/>	Public
<input type="checkbox"/>	Public
<input checked="" type="checkbox"/>	Public
<input type="checkbox"/>	Public

0.98 TOTAL LANE MILES

SENIOR INSPECTOR

CHIEF ENGINEER

MANAGER, DEVELOPMENT ENGINEERING

COUNTY ENGINEER, PUBLIC WORKS

HILLTOP RESERVE PHASE II

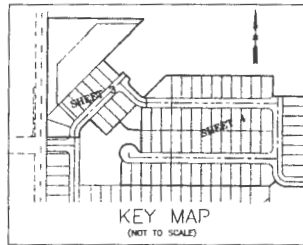
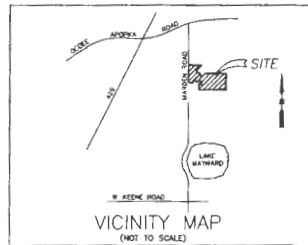
LOCATED IN SECTION 21, TOWNSHIP 21 SOUTH, RANGE 28 EAST
ORANGE COUNTY, FLORIDA

LEGAL DESCRIPTION:

A Parcel of land being a portion of Section 21, Township 21 South, Range 28 East, Orange County, Florida being more fully described as follows:

Commence at the Southwest corner of the Northwest 1/4 of Section 21, Township 21 South, Range 28 East, Orange County, Florida; thence South 89°48'51" East along the South line of said Northeast 1/4 a distance of 30.00 feet to a point on the East Right of Way line of Marden Road; thence leaving said South line run North 02°15'47" East along said East Right of Way line, 708.11 feet to the Northwest corner of HILLTOP RESERVE PHASE I, according to the Plat thereof, as recorded in Plat Book 84, Pages 129 through 131, public records of Orange County, Florida and the POINT OF BEGINNING; thence continue North 02°15'47" East 805.15 feet to a point on the North line of the Southwest 1/4 of said Northeast 1/4 of Section 21, Township 21 South, Range 28 East, Orange County, Florida; thence South 44°23'52" West 286.53 feet; thence South 45°36'08" East 115.00 feet; thence North 44°23'52" East 24.51 feet; thence South 45°36'08" East 50.00 feet to the beginning of a non-tangent curve concave to the Northeast having a radius of 25.00 feet and a chord bearing of South 02°38'08" East; thence run along the arc of said curve through a central angle of 80°00'00" a distance of 38.27 feet to a point of tangency; thence South 45°36'08" East 65.62 feet to the beginning of a tangent curve concave to the Northeast having a radius of 50.00 feet and a chord bearing of South 82°11'52" East; thence run along the arc of said curve through a central angle of 29°11'28" a distance of 23.47 feet to a point of non-tangency; thence North 44°23'52" East 157.84 feet; thence South 89°43'23" East 538.87 feet; thence South 02°16'37" West 90.00 feet to the beginning of a tangent curve concave to the Northeast having a radius of 25.00 feet and a chord bearing of South 10°12'47" West; thence run along the arc of said curve through a central angle of 29°54'18" a distance of 13.05 feet to a point of non-tangency; thence South 89°43'23" East 188.69 feet to the East line of said Southwest 1/4 of said Northeast 1/4 of Section 21, Township 21 South, Range 28 East, Orange County, Florida; thence South 02°25'18" West along said East line 270.19 feet to the North line of the Southwest 1/4 of the Northeast 1/4 of said Section 21; thence South 02°07'01" West 130.88 feet; thence South 12°37'28" East 51.36 feet; thence North 89°43'23" West 100.14 feet to the beginning of a tangent curve concave to the Northeast having a radius of 75.00 feet and a chord bearing of North 84°06'58" West; thence run along the arc of said curve through a central angle of 51°06'53" a distance of 68.91 feet to a point of non-tangency; thence South 51°23'30" West 40.44 feet to the Northeast corner of HILLTOP RESERVE PHASE I; thence run along the Northern boundary of said HILLTOP RESERVE PHASE I the following courses: North 89°43'23" West 143.61 feet; thence North 02°16'37" East 115.89 feet; thence North 38°48'51" East 12.66 feet to the beginning of a non-tangent curve concave to the Southwest having a radius of 47.00 feet and a chord bearing of North 53°36'14" East; thence run along the arc of said curve through a central angle of 20°34'33" a distance of 170.28 feet to a point of reverse curvature of a curve concave to the Northeast having a radius of 25.00 feet and a chord bearing of South 49°46'18" East; thence run along the arc of said curve through a central angle of 54°19'37" a distance of 23.70 feet to a point of non-tangency; thence North 02°16'37" East 114.38 feet; thence North 89°08'55" West 67.43 feet; thence North 45°36'08" West 56.75 feet; thence South 44°23'52" West 55.02 feet; thence North 45°36'08" West 115.00 feet; thence South 44°23'52" West 54.48 feet to the beginning of a tangent curve concave to the East having a radius of 50.00 feet and a chord bearing of South 22°20'15" West; thence run along the arc of said curve through a central angle of 44°07'15" a distance of 38.50 feet to a point of tangency; thence South 02°16'37" West 19.33 feet; thence North 89°43'23" West 165.26 feet to the POINT OF BEGINNING.

Containing 15.870 acres, more or less.



NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 28 EAST, AS BEING NORTH 15°47'E (ASSUMED).
- ALL LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED AS (NR) = NON-RADIAL.
- TRACT H (OPEN SPACE), COMMON AREA, SHALL BE OWNED AND MAINTAINED BY THE HILLTOP RESERVE HOMEOWNERS ASSOCIATION, INC.
- THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ENCUMBERING THE LANDS SHOWN ON THIS PLAT IS RECORDED IN OFFICIAL RECORDS BOOK 10901, PAGE 4152 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND ANY SUPPLEMENTS AND/OR AMENDMENTS THERETO (DECLARATION).
- 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 PARAGRAPH SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. FURTHER, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- VEHICULAR ACCESS INGRESS TO MARDEN ROAD, FROM LOTS 50 AND 51, ARE CONTROLLED BY ORANGE COUNTY, FLORIDA AND PERMITTED THROUGH THE ORANGE COUNTY, FLORIDA PERMITTING PROCESS.
- THE WALL EASEMENT, A COMMON AREA, LOCATED ALONG THE REAR OF LOTS 50 AND 51 SHOWN HEREON SHALL BE DEDICATED TO AND MAINTAINED BY THE HILLTOP RESERVE HOMEOWNERS ASSOCIATION, INC.
- THE 15.00' WIDE PRIVATE DRAINAGE EASEMENT, A COMMON AREA, LOCATED ALONG THE REAR OF LOTS 62 THROUGH 78 AND LOTS 89 THROUGH 111, SHOWN HEREON SHALL BE DEDICATED TO AND MAINTAINED BY THE HILLTOP RESERVE HOMEOWNERS ASSOCIATION, INC.
- THE 5.00' WIDE PRIVATE DRAINAGE EASEMENT, A COMMON AREA, LOCATED ALONG THE REAR OF LOTS 85 THROUGH 97, SHOWN HEREON SHALL BE DEDICATED TO AND MAINTAINED BY THE HILLTOP RESERVE HOMEOWNERS ASSOCIATION, INC.
- THE WALL, SEWAGE AND UTILITY EASEMENT, A COMMON AREA, LOCATED ON LOT 50 SHOWN HEREON SHALL BE DEDICATED TO AND MAINTAINED BY THE HILLTOP RESERVE HOMEOWNERS ASSOCIATION, INC.

THE PROPERTY SHOWN HEREON REPRESENTS A PORTION OF THE LANDS INCLUDED IN THE MARDEN ROAD PLANNED DEVELOPMENT/MARDEN ROAD PRELIMINARY SUBDIVISION PLAN AS APPROVED BY THE ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS ON OCTOBER 3, 2006, AND THE SUBSTANTIAL CHANGE AS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS ON FEBRUARY 19, 2008.

ATLANTIC SURVEYING, LLC
308 S. DILLARD STREET
WINTER GARDEN, FLORIDA 34787
(407) 656-4993/FAX (407) 656-4437
LICENSED BUSINESS #8060

NOTICE:
This plat is recorded in the public records of the State of Florida in accordance with the provisions of Chapter 177, Florida Statutes, and it is the responsibility of the person or persons who prepare this plat to ensure that it is accurate and that it complies with all applicable laws and regulations. The person or persons who prepare this plat are not responsible for any errors or omissions in this plat, and they are not responsible for any damages or losses resulting from the use of this plat.

SHEET INDEX:

- SHEET 1 OF 4 - LEGAL DESCRIPTION, DEDICATION, NOTES
SHEET 2 OF 4 - OVERALL PLAT BOUNDARY INFORMATION, KEY SHEET AND LEGEND AND ABBREVIATIONS
SHEET 3 OF 4 - GEOMETRY PLAT DETAIL
SHEET 4 OF 4 - GEOMETRY PLAT DETAIL

CERTIFICATE OF APPROVAL ZONING DIRECTOR

EXAMINED
AND
APPROVED: *Carol R. Rupp* 4-7-16
DATE

CERTIFICATE OF APPROVAL COUNTY ENGINEER

EXAMINED
AND
APPROVED: *Joseph C. Kelly* 4-5-16
DATE

CERTIFICATE OF REVIEW BY COUNTY SURVEYOR

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES.

Willie R. Marshall Jr. 4/5/16
COUNTY SURVEYOR DATE

PLAT
BOOK

88

PAGE 105

SHEET 1 OF 4

HILLTOP RESERVE PHASE II

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That DRP FL I, LLC a Delaware limited liability company, being the owner in the simple of the lands described in the foregoing portion of this plat, hereby dedicates said lands and part for the uses and purposes herein expressed and dedicates Tract "G", utility easements, drainage easements, and the right of way shown hereon to the perpetual use of the public.

In witness whereof, the undersigned has caused these presents to be signed and acknowledged by the officer named below on date April 7, 2016.

DRP FL I, LLC
a Delaware limited liability company

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

By: *Shawn Singh*
The Authorized signatory

Meaghan Mahoney *Benjamin Galt*
Witness Witness

State of *New York*
County of *Westchester*

The foregoing instrument was acknowledged before me this 13th day of *April*, 2016, by Shawn Singh, the Authorized Signatory of DRP FL I, LLC, a Delaware limited liability company, its manager of DRP FL I, LLC, a Delaware limited liability company, who (✓) is personally known to me or () has produced *no* identification.

Notary Public: *Elizabeth Rytkin*
Print name: *Elizabeth Rytkin*

My Commission Expires: *06/15/2019*
Commission # *118Y6326230*

QUALIFICATION AND STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, DOES HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLES WITH ALL THE CURRENT REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THAT SAID LAND IS LOCATED IN ORANGE COUNTY, FLORIDA.

Steven E. Blankenship
STEVEN E. BLANKENSHIP
REGISTRATION NO. 5361
ATLANTIC SURVEYING, LLC
308 S. DILLARD STREET
WINTER GARDEN, FL 34787
LICENSED BUSINESS #8060

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON *4-8-16*, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY, FLORIDA.

4/2/2016
ORANGE COUNTY
ATTEST: *Matthew J. Hayes*
CLERK OF BOARD
By: *Paul S. Sull* D.C.

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY, THAT THE FOREGOING PLAT WAS RECORDED IN THE ORANGE COUNTY OFFICIAL RECORDS ON *4/11/16*

AS FILE NO. *2016-0178050*

COUNTY COMPTROLLER IN AND FOR ORANGE COUNTY, FL

By: *Meaghan Mahoney* D.C.

