

Interoffice Memorandum

July 17, 2017

TO:

Mayor Teresa Jacobs

and Board of County Commissioners

FROM:

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

CONTACT PERSON:

Christine N. Lofye, P. E., Acting Manager

Traffic Engineering Division

PHONE NUMBER:

(407) 836-7890

SUBJ:

Installation of Traffic Control Devices and "No Parking" signs in

Creekstone Reserve (aka Bishop Landing) Phase 1

Our staff recommends that the following traffic control devices be installed in Creekstone Reserve (aka Bishop Landing) Phase 1:

Install "STOP" signs on:

Phifer Lane at Bishop Landing Way Bishop Landing Way at Ward Road Broadlands Lane at Phifer Lane Broadlands Lane at Ward Road

The Fire Marshal recommends that the following "No Parking" signs be installed in Creekstone Reserve (aka Bishop Landing) Phase 1:

Install "NO PARKING" signs on:

Bishop Landing Way

Phifer Lane Yacobian Place Broadlands Lane

Action Requested:

Approval of Traffic Control Devices and "No Parking" sign

installations in Creekstone Reserve (aka Bishop Landing)

Phase 1. District 4.

MVM/CNL/AHW/nad

Attachments

BISHOP LANDING PHASE 1

LYING WITHIN SECTION 33, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA DISTRICT # 4

ST	OP	/ST	RE	ЕT
\mathbf{r}	\mathbf{v}	/ DI	LV.	

<u>(1)</u>	(Ft S)	on Phifer Lane at Bishop Landing Way	14000 3800
<u>(2)</u>	(Ft W)	on Bishop Landing Way at Ward Road	3800 15200
<u>(3)</u>	(Ft W)	on Yacobian Place at Phifer Lane	3800 14000
<u>(4)</u>	(Ft E)	on Broadlands Lane at Phifer Lane	3800 14100
<u>(5)</u>	(Ft W)	on Broadlands Lane at Ward Road	3900 15300

SPEED LIMIT 25 MPH

<u>(6)</u>	(Ft W)	on Broadlands Lane	
		at Ward Road	

(Ft W) on Bishop Landing Way at Ward Road

END OF ROAD TREATMENT

<u>(8)</u>	(Ft W)	on Bishop Landing Way at Unnamed Street
<u>(9)</u>	(Ft S)	on Unnamed Street at Bishop Landing Way
<u>(10)</u>	(Ft W)	on Yacobian Place at Unnamed Street
<u>(11)</u>	(Ft N)	on Unnamed Street at Yacobian Place
<u>(12)</u>	(Ft S)	on Phifer Lane at Broadlands Lane

NO PARKING with arrows

<u>(13)</u>	on Bishop Landing Way from Ward Road extending 980ft east on the north side
<u>(14)</u>	on Phifer Lane from Bishop Landing Way extending 860ft south on the east side
<u>(15)</u>	on Yacobian Place from Phifer Lane extending 290ft west on the north side
<u>(16)</u>	on Broadlands Lane from Ward Road extending west to Phifer Lane on the north side

ahw/

7/17/2017



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: Joc.Kunkel@ocfl.net

December 29, 2016

Mr. John Valantasis D.R. Horton 6200 Lee Vista Boulevard Orlando, Florida 32822

Subject: Issuance of Certificate of Completion

Creekstone Reserve (aka Bishop Landing) Phase 1

Dear Mr. Valantasis:

This letter verifies that on December 29, 2016 the County Engineer issued a Certificate of Completion for the construction of Creekstone Reserve (aka Bishop Landing) Phase 1, Plat Book 90, Pages 90-92, 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

STATE OF FLORIDA COUNTY OF ORANGE

of Occupation, 2016, by Joseph C. Kunkel, P.E., Deputy Director, Orange County Public Works, who is personally known to me and who did not take an oath.

Notary Public



BISHOP LANDING PHASE 1

LYING WITHIN SECTION 33, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA

LEGAL DESCRIPTION

MEST HALF (M)/2) OF THE SOUTHMEST QUARTER (SW 1/4) (LESS NORTH 825 FEET AND LESS SOUTH 495 FEET) AND LESS THE EAST 30 FEET OF THE SOUTHMEST QUARTER (SW 1/4) OF THE SOUTHMEST QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 24 SOUTH, RANGE 30 EAST, GRANGE COUNTY, RORDER

MOST PARTICULARLY RESPIEED AS

CONDENSE AT THE SUMMINIST CONCINCT OF SECTION 33, TOWNING TO SEAT, CRAIMST CONTITY, FORDIA, TABLEZ EN MOST ANT TA ALONG THE SUMMINIST CONTINUES IN A OF SEAD SECTION 33, ALSO BENIET FOR LAST CHILD OF WITHOUT AND THE SECTION TO THE PROPERTY OF THE PROPERTY

CONTAINING 45,770 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SECTION 33, TOWNSHIP 24 SOUTH, RANGE 30 EAST, HAVING A BEARING OF NOTH A 41 F. ASSINED.

2. ALL CURVILINEAR LOT LINES ARE RADIAL UNLESS NOTED AS NON-RADIAL (NR).

, tracts "d" and "g" (park), comion area as defined by the declaration of convenants, conditions and restrictions (the declaration") shall be owned and maintained by bishop landing homeowners association, inc. (the "association").

5. TRACT "E" (CONSERVATION AND CONSERVATION BUFFER AREA) SHALL BE OWNED BY THE ASSOCIATION WITH DEVELOPMENT RICHTS DEDICATED TO GRANCE COUNTY, RORDA NO CONSTRUCTION, LIZARNIC, GRAIDING OR ALTERATION IS PERMITTED WITHIN TRACT "E" WITHOUT THE PRICE APPROVAL OF GRANCE COUNTY, RORDA AMONG ALL OWNER AMSOCIOTOMAL ACTIONS.

8. TRACTS "F" (OPEN SPACE/UPLAND PRESERVATION) AND TRACT "H" (OPEN SPACE) SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.

- 7. TRACT "FD-1" (FUTURE DEVELOPMENT) SHALL BE OWNED BY D.R. HORTON INC., THEIR SUCCESSORS, AND/OR ASSIGNS.
- B. WALL EASEMENTS SHOWN HEREON SHALL BE DEDICATED TO AND MAINTAINED BY THE ASSOCIATION.

ABBREVIATIONS AND SYMBOLS LEGEND

- SET PRIM (PERMANENT REFERENCE MONUMENT) 4"X4" CONCRETE MONUMENT, LBJ6393 IN ACCORDANCE WITH CHAPTER



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CONTROL MACE
CHOOL (SCHANCE)
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COUNTY ROAD

NOT TO SCALE
IDENTIFICATION
CRETTED COMMER RECORD
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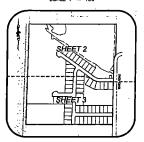
NOTICE THE PROPERTY SHOWN HEREON REPRESENTS A PORTION OF THE LANDS INCLUDED IN THE BESTOP PREJUMNARY OF THE LAMBS INCLUDED IN THE BISHOP PRELIMINARY SUBDINSION PLAN (CASE) PSP-14-02-022) AS APPROVED BY THE ORANGE COUNTY BOARD OF COUNTY COMPSIONERS ON AUGUST 18, 2014 AND THE NON-SUBSTANTIAL CHANGE DETERMINATION APPROVED BY THE ORANGE COUNTY DEVELOPMENT REVIEW COMMITTEE ON MAY 11, 2015.

NOTICE NOTICE
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TO ANGRAFI NOS PLAY MAY BE GRECTIONABLE. SEE
DECLARATION OF COVENNY AND MANEY RECORDED IN
DOCUMENT (20160215133 AND AMENOED IN DOCUMENT
20160382278 OF THE PUBLIC RECORDS
OF ORANGE COUNTY, FLORIDA.

NOTICE THIS PLAT, AS RECORDED IN 115 GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBMINISED LANDS DESORRED IN MAIN AND SESSORED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, THORE MAY OF ADDITIONAL RESPRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. VICINITY MAP



KEY MAP.



CERTIFICATE OF REVIEW BY COUNTY SURVEYOR

This plot has been reviewed for conformity with Chopter 177, Florida Stotuena.

William Manager Dorts

County Surveyor Dorts

CERTIFICATE OF SURVEYOR This plot was prepared under my direction and supervision.
This plot compiles with all of the survey requirements of Chapter 177, Horida Statutes.

10/25/16

PLAT BOOK

SHEET 1 OF 3

90

PAGE 90

BISHOP LANDING PHASE 1 DEDICATION

KNOW ALL MEM BY THESE FRESENTS That D.R. MORTOM, N.C., Delicrous exponentian ("Deser"), being the come in fee storpts of PARS 1, located in Company ("Deser"), being the come in fee storpts of PARS 1, located in Orroge County, Flatfor, lamply decided and indict and jets for the uses and purposes them supressed, and educious roted A and B (Stormerty, the Drickogo Commenta, URBN ("Coementa, and the streets shown herson to the people of the PARS 1.

Toot C (LIH Stotlen) is hereby disdocted in fee simple to Orange County without our restriction whotever to Orange County. County ownership of this Thoot and only improvements thereon County, and the County of the stotled thereon County, the County of the stotled thereon County is consistent of Dronge County, Recording of this just shall act an emergence to the County on for their instrument shall be necessary to west fee simple title in the County or offerment/orange.

Constant 2016.

D.R. HORTON, N.C., o Delaware corporation

By: Lan 2 Popular Name: Dance L. Pepe Title: Vice President, Co-tral Fronte Live Dicerso

WILLIAMS WRONN
Printed Nome Minora Nicole Divenzo

STATE OF FLORIDA COUNTY OF ORANGE

COUNTY OF GRANCE

The foreign platrament was admostinged before the thin 24-m of the foreign platrament was admostinged before the thin 24-m of the foreign platrament of the

CERTIFICATE OF APPROVAL OF COUNTY ENGINEER

Approved: County Engineer 10-27-16 Date

CERTIFICATE OF APPROVAL BY ZONING DIRECTOR

10-22-16

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

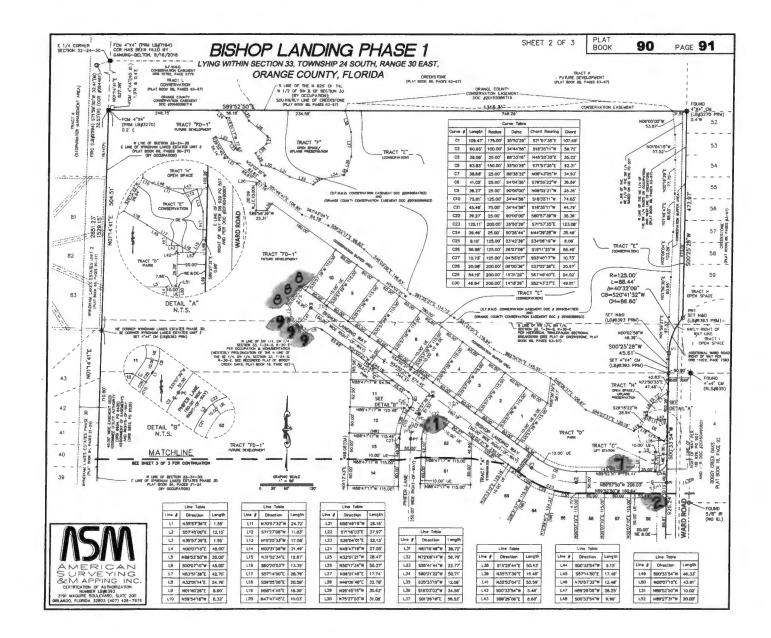
HIS IS TO CERTIFY, That on October 27, Selb.

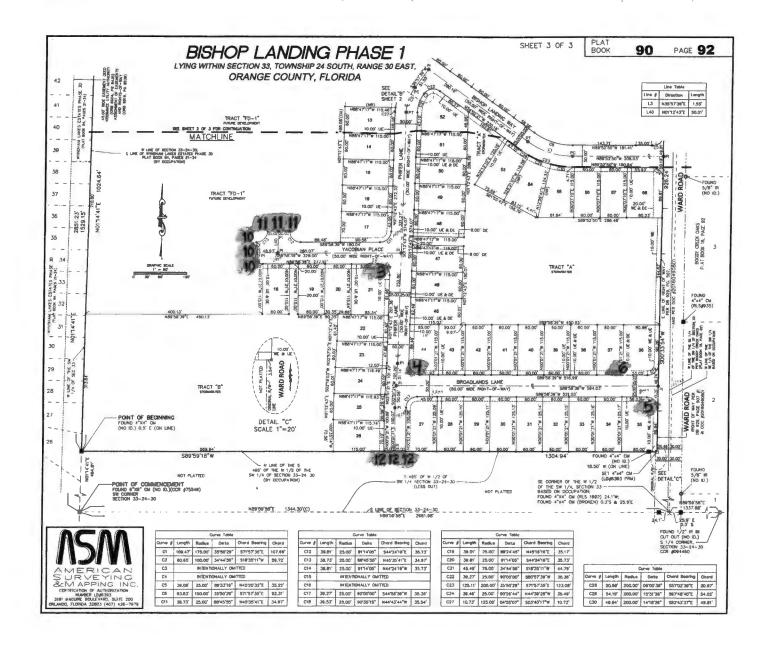
Mactha O. Haynie By Craig J. Stopysa

CERTIFICATE OF COUNTY COMPTROLLER

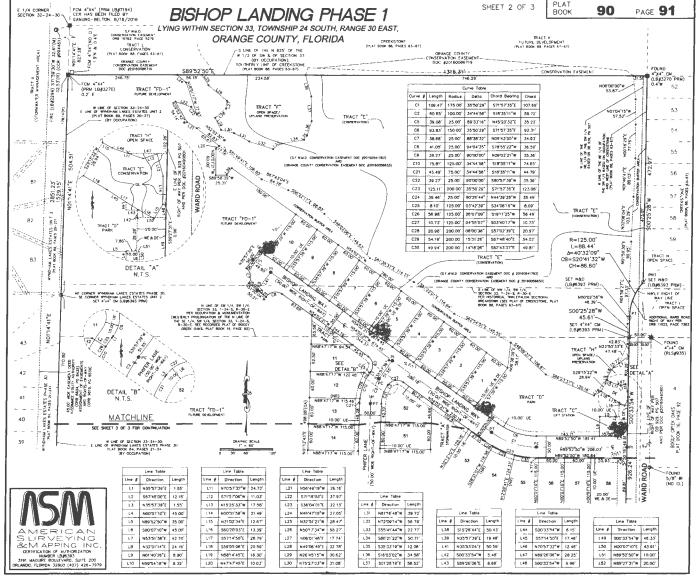
I HEREBY CERTIFY that the foregoing plot was recorded in the Grange County Official Records on Actober 28,2016 03 File No. 20160565339

County Comptroller and for Drange County, Florida SEAL By. P. D. Haulnah County





NO PARKING



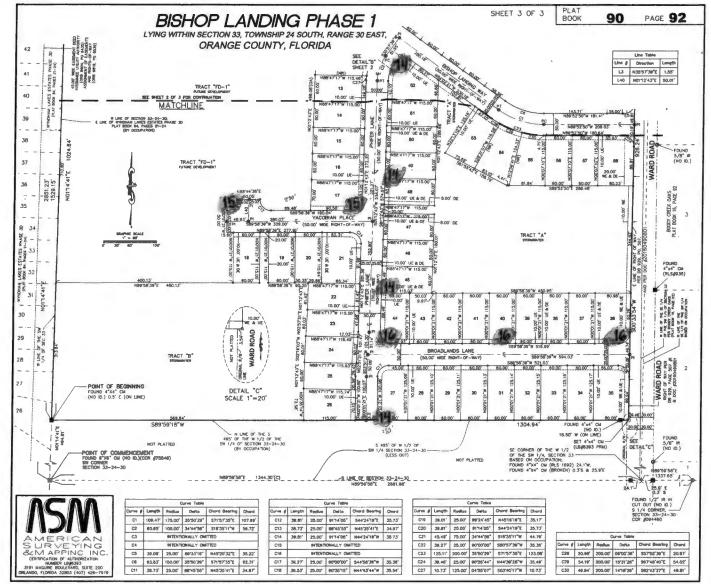
NO PARKING

NO PARKING

NO PARKING

20100395339 Page 3 of 3

NO PARKING



NO PARKING

NO PARKING