



Interoffice Memorandum

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

March 24, 2014

MAY 06 2014 NP/KH

TO: Mayor Teresa Jacobs
and Board of County Commissioners

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

CONTACT PERSON: Ruby Dempsey Rozier, Manager *RDR*
Traffic Engineering

PHONE NUMBER: (407) 836-7890

SUBJ: **Installation of Traffic Control Devices and "No Parking" signs in Lake Reams Neighborhood PD Sharp Property Phase 5B (aka Windermere Trails Phase 5B)**

Our staff recommends that the following traffic control devices be installed in Lake Reams Neighborhood PD Sharp Property Phase 5B (aka Windermere Trails Phase 5B).

Install "STOP" signs on:
Outlook Rock Trail at Gray Rock Trail
Horizon Pointe Trail at Outlook Rock Trail

As requested by the Fire Marshal our staff recommends that "No Parking" signs be installed in Lake Reams Neighborhood PD Sharp Property Phase 5B (aka Windermere Trails Phase 5B).

Install "NO PARKING" signs on:
Gray Rock Trail (EB)
Horizon Pointe Trail (NB)
Reflection Pointe Drive (NB)
Outlook Rock Trail (NB)

Action Requested: Approval of Traffic Control Devices and "No Parking" sign installations in Lake Reams Neighborhood PD Sharp Property Phase 5B (aka Windermere Trails Phase 5B). District 1.

MVM/RDR/AHW/ns

Attachments

**WINDERMERE TRAILS PHASE 5B
A PORTION OF SECTION 36, TOWNSHIP 23 SOUTH, RANGE 27 EAST,
ORANGE COUNTY, FLORIDA
DISTRICT # 1**

STOP/STREET

(1)	(Ft S)	on Outlook Rock Trail at Gray Rock Trail	9000 11700
(2)	(Ft N)	on Horizon Pointe Trail at Outlook Rock Trail	9100 1200

NO PARKING (R8-3a)

- * (3)** on Gray Rock Trail between Reams Road and Horizon Pointe Trail extending 825ft west on the south side
- * (4)** on Horizon Pointe Trail between Gray Rock Trail and Outlook Rock Trail extending 1080ft south on the east side
- * (5)** on Reflection Pointe Drive between Horizon Pointe Trail and Gray Rock Trail extending 1080ft north on the east side
- * (6)** on Outlook Rock Trail between Horizon Pointe Trail and Gray Rock Trail extending 1780ft north on the east side

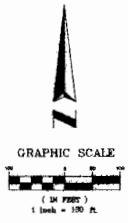
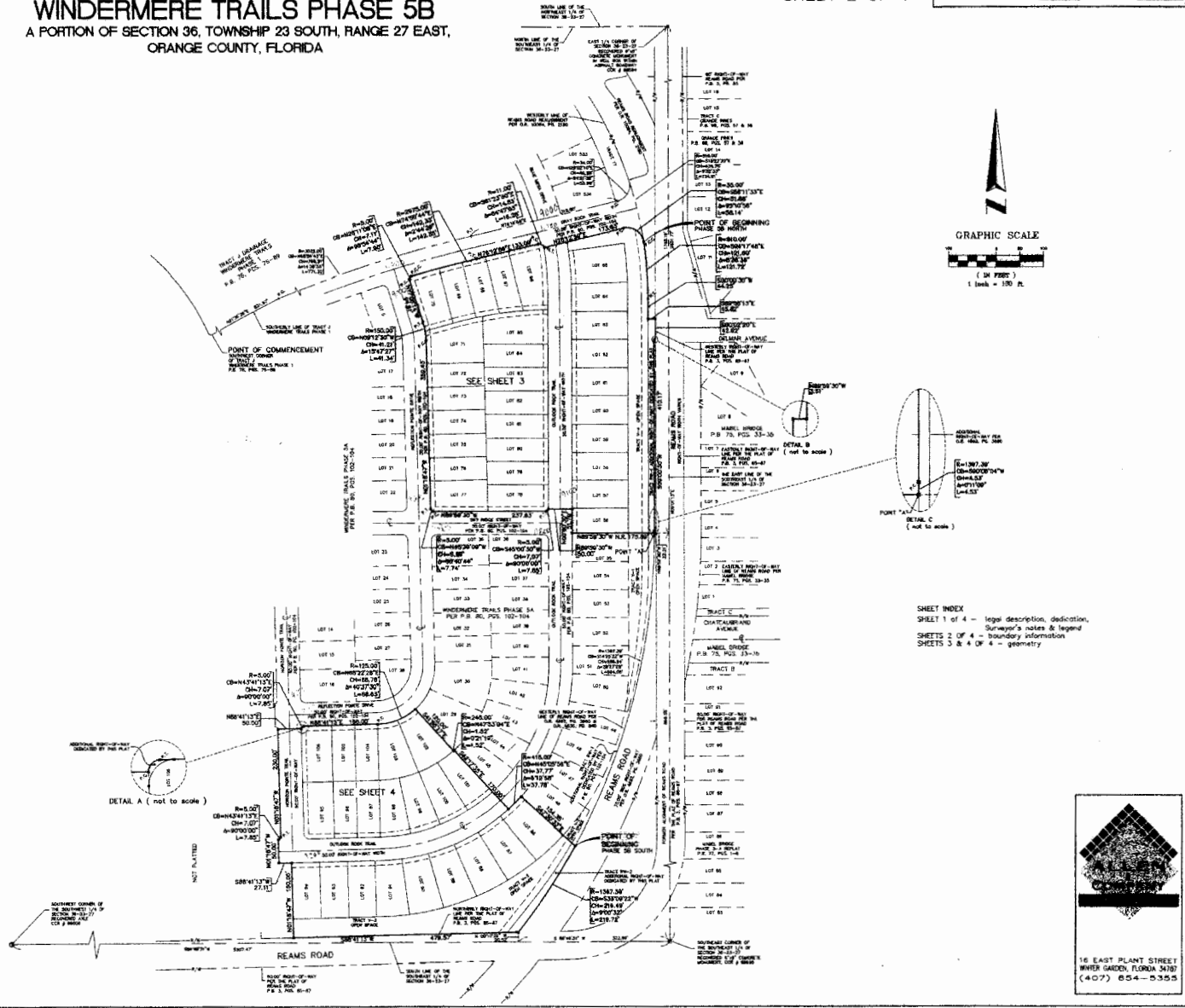
***Reference master subdivision signing plan Phases 5A and 5B**

ahw/

3/24/2014

WINDERMERE TRAILS PHASE 5B

A PORTION OF SECTION 36, TOWNSHIP 23 SOUTH, RANGE 27 EAST,
ORANGE COUNTY, FLORIDA

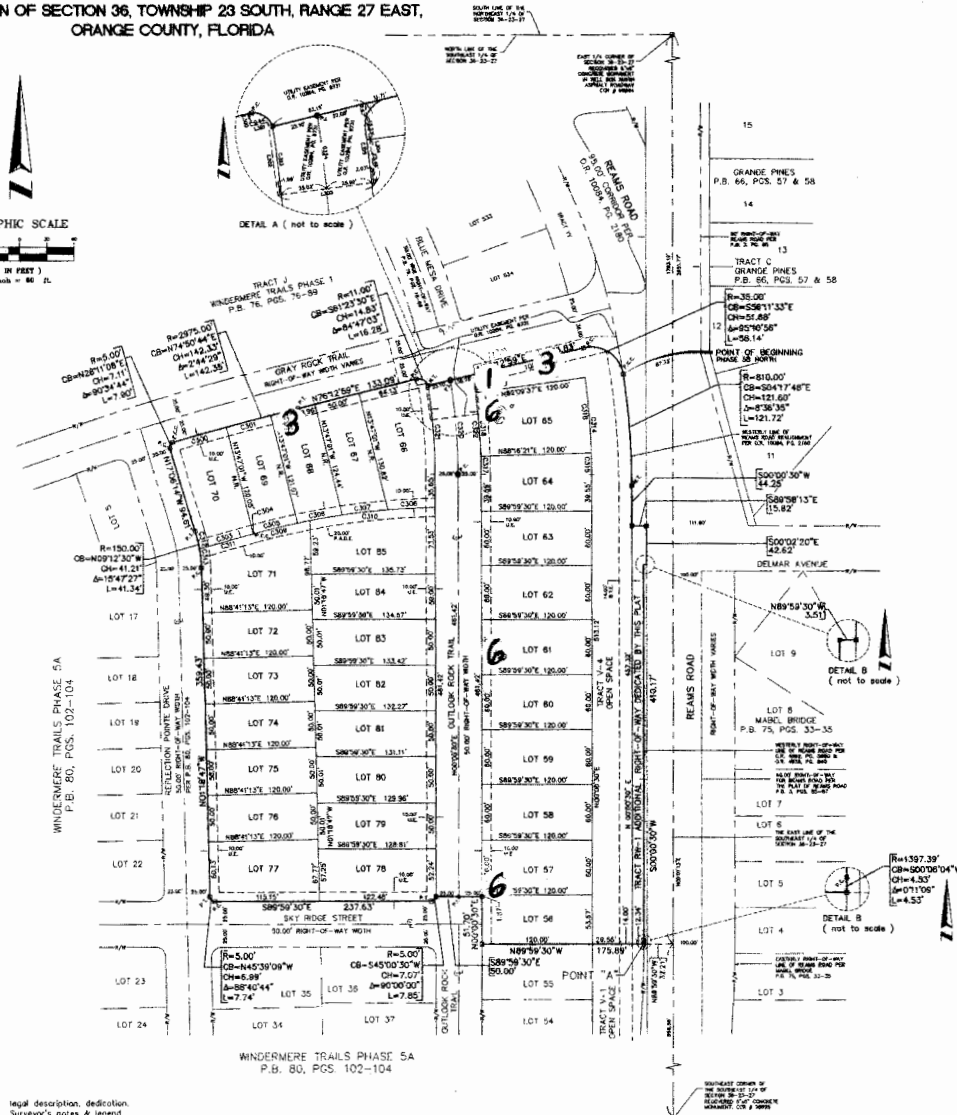
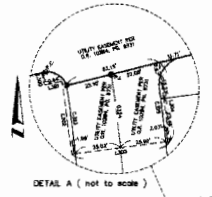
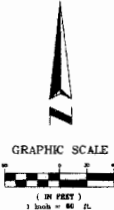


SHEET INDEX
 SHEET 1 of 4 - legal description, dedication,
 Surveyor's notes & legend
 SHEETS 2 of 4 - boundary information
 SHEETS 3 & 4 of 4 - geometry.



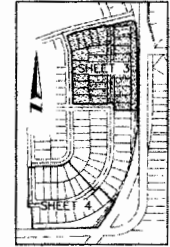
WINDERMERE TRAILS PHASE 5B

A PORTION OF SECTION 36, TOWNSHIP 23 SOUTH, RANGE 27 EAST,
ORANGE COUNTY, FLORIDA



CURVE TABLE					
CHAIN	ANGLES	CHORDS	CHORDS	CHORDS	DELTA
C101	273.00'	61.57'	61.57'	123.14'	179.50'
C102	273.00'	58.32'	58.32'	116.64'	172.89'
C103	273.00'	55.08'	55.08'	110.16'	166.29'
C104	273.00'	51.83'	51.83'	103.67'	159.69'
C105	273.00'	48.58'	48.58'	97.18'	153.09'
C106	273.00'	45.34'	45.34'	90.69'	146.49'
C107	273.00'	42.09'	42.09'	84.20'	139.89'
C108	273.00'	38.84'	38.84'	77.71'	133.29'
C109	273.00'	35.59'	35.59'	71.22'	126.69'
C110	273.00'	32.34'	32.34'	64.73'	120.09'
C111	273.00'	29.09'	29.09'	58.24'	113.49'
C112	273.00'	25.84'	25.84'	51.75'	106.89'
C113	273.00'	22.59'	22.59'	45.26'	100.29'
C114	273.00'	19.34'	19.34'	38.77'	93.69'
C115	273.00'	16.09'	16.09'	32.28'	87.09'
C116	273.00'	12.84'	12.84'	25.79'	80.49'
C117	273.00'	9.59'	9.59'	19.30'	73.89'
C118	273.00'	6.34'	6.34'	12.81'	67.29'
C119	273.00'	3.09'	3.09'	6.32'	60.69'
C120	273.00'	0.84'	0.84'	1.63'	54.09'

LINE TABLE		
LINE	LENGTH	BEARING
L30	8.87'	N52°00'00"W
L31	8.87'	S78°23'00"E
L32	24.00'	N85°30'30"E
L33	45.30'	S57°33'00"W



16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 554-5355

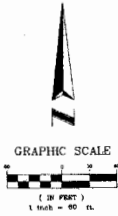
SHEET INDEX
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WINDERMERE TRAILS PHASE 5B

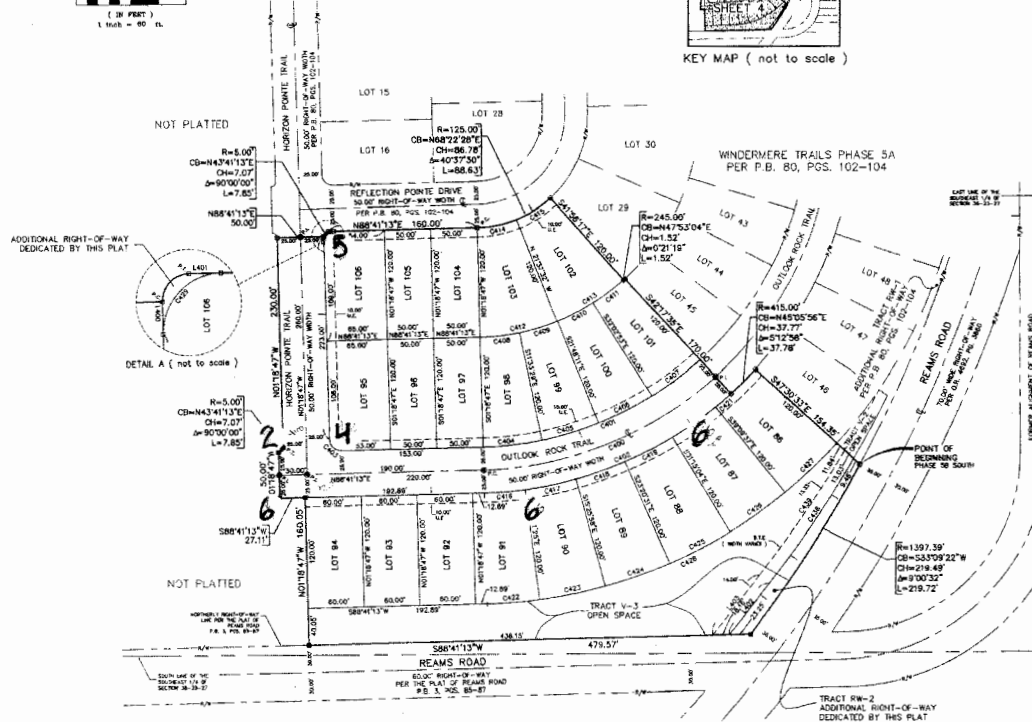
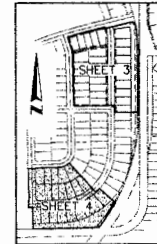
A PORTION OF SECTION 36, TOWNSHIP 23 SOUTH, RANGE 27 EAST,
ORANGE COUNTY, FLORIDA

SHEET 4 OF 4

PLAT BOOK **81** PAGE **35**

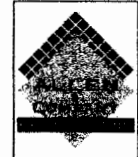


LINE	LENGTH	BEARING
L400	5.00'	N82°13'41" W
L401	5.00'	N82°13'41" E
L402	71.90'	S38°52'05" W
L403	84.37'	N42°55'05" E



CHAIN	RADIUS	CURVE TABLE	BEARING	DIST. TO
C400	180.00'	215.84'	S73.04'	60.56' (W)
C401	265.00'	281.08'	S25.54'	159.11' (W)
C402	418.00'	399.65'	S05.52'	62.93' (E)
C403	7.00'	3.90'	S49.37'	50.90' (W)
C404	180.00'	55.77'	S83.58'	127.44' (E)
C405	283.00'	55.77'	S83.58'	127.44' (E)
C406	418.00'	55.77'	S83.58'	127.44' (E)
C407	245.00'	55.77'	S83.58'	127.44' (E)
C408	245.00'	55.77'	S83.58'	127.44' (E)
C409	245.00'	55.77'	S83.58'	127.44' (E)
C410	245.00'	55.77'	S83.58'	127.44' (E)
C411	245.00'	55.77'	S83.58'	127.44' (E)
C412	245.00'	55.77'	S83.58'	127.44' (E)
C413	245.00'	55.77'	S83.58'	127.44' (E)
C414	245.00'	55.77'	S83.58'	127.44' (E)
C415	245.00'	55.77'	S83.58'	127.44' (E)
C416	245.00'	55.77'	S83.58'	127.44' (E)
C417	245.00'	55.77'	S83.58'	127.44' (E)
C418	245.00'	55.77'	S83.58'	127.44' (E)
C419	245.00'	55.77'	S83.58'	127.44' (E)
C420	245.00'	55.77'	S83.58'	127.44' (E)
C421	245.00'	55.77'	S83.58'	127.44' (E)
C422	245.00'	55.77'	S83.58'	127.44' (E)
C423	245.00'	55.77'	S83.58'	127.44' (E)
C424	245.00'	55.77'	S83.58'	127.44' (E)
C425	245.00'	55.77'	S83.58'	127.44' (E)
C426	245.00'	55.77'	S83.58'	127.44' (E)
C427	245.00'	55.77'	S83.58'	127.44' (E)
C428	245.00'	55.77'	S83.58'	127.44' (E)
C429	245.00'	55.77'	S83.58'	127.44' (E)
C430	245.00'	55.77'	S83.58'	127.44' (E)
C431	245.00'	55.77'	S83.58'	127.44' (E)
C432	245.00'	55.77'	S83.58'	127.44' (E)
C433	245.00'	55.77'	S83.58'	127.44' (E)
C434	245.00'	55.77'	S83.58'	127.44' (E)
C435	245.00'	55.77'	S83.58'	127.44' (E)
C436	245.00'	55.77'	S83.58'	127.44' (E)
C437	245.00'	55.77'	S83.58'	127.44' (E)
C438	245.00'	55.77'	S83.58'	127.44' (E)
C439	245.00'	55.77'	S83.58'	127.44' (E)
C440	245.00'	55.77'	S83.58'	127.44' (E)
C441	245.00'	55.77'	S83.58'	127.44' (E)
C442	245.00'	55.77'	S83.58'	127.44' (E)
C443	245.00'	55.77'	S83.58'	127.44' (E)
C444	245.00'	55.77'	S83.58'	127.44' (E)
C445	245.00'	55.77'	S83.58'	127.44' (E)
C446	245.00'	55.77'	S83.58'	127.44' (E)
C447	245.00'	55.77'	S83.58'	127.44' (E)
C448	245.00'	55.77'	S83.58'	127.44' (E)
C449	245.00'	55.77'	S83.58'	127.44' (E)
C450	245.00'	55.77'	S83.58'	127.44' (E)

- LOT 91
- LOT 90
- LOT 89
- LOT 88
- LOT 87
- PHASE 5B - A REPLAT
- P.B. 77, PGS. 1-6
- LOT 86
- LOT 85
- LOT 84
- LOT 83



10 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 634-0355

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CERTIFICATE OF COMPLETION

THIS IS TO CERTIFY THAT THE FACILITIES CONSTRUCTED BY:

DEVELOPER: Beazer Homes Corporation

ADDRESS: c/o Jeremy Camp, 2600 Maitland Center Parkway, Suite 200, Maitland, Florida 32751

IN THE DEVELOPMENT OF: Lake Reams Neighborhood PD Sharp Prop (aka Windermere Trails) Ph 5B

PROJECT NUMBER: 13-S-018

S-T-R 36-23-27

AS RECORDED IN PLAT BOOK 81, Page 32, ORANGE COUNTY RECORDS HAVE BEEN COMPLETED IN FORM AND MANNER ACCEPTABLE FOR FUTURE MAINTENANCE BY ORANGE COUNTY, FLORIDA.

CONTRACTOR: Hughes Brothers Construction, Inc.

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		SURVERYOR CERTIFICATION
X		WATER SYSTEM	X		LETTER OF CREDIT (16 Feb 2015)
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
- 0.68 Single lane miles
- Single lane miles

- Private
- Private
- Private
- Private

- Public
- Public
- Public
- Public

0.68 TOTAL LANE MILES

Fred Hines

SENIOR INSPECTOR

Diana M. Almodovar
MANAGER, DEVELOPMENT ENGINEERING

[Signature]

CHIEF ENGINEER

[Signature]
COUNTY ENGINEER, PUBLIC WORKS



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

February 18, 2014

ORANGE COUNTY

FEB 19 2014

TRAFFIC ENGINEERING

Mr. Jeremy Camp
Beazer Homes Corporation
2600 Maitland Center Parkway, Suite 200
Maitland, Florida 32751

Subject: **Issuance of Certificate of Completion
Lake Reams Neighborhood PD Sharp Property
(aka Windermere Trails) Phase 5B**

Dear Mr. Camp:

This letter verifies that on February 4, 2014 the County Engineer issued a Certificate of Completion for the construction of Lake Reams Neighborhood PD Sharp Property (aka Windermere Trails) Phase 5B, Plat Book 81, Page 32, 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 that reads "Joseph C. Kunkel".

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
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
David Gionet, Roads and Drainage Division (As-Built)
Mirian Haughee, Stormwater Management Division
Engineer of Record
SJR/SF Water Management District