

**CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATION**

cc: 12C
Amend No. _____

Date Prepared: August 31, 2010

Council Meeting Date: October 5, 2010

TO: Carl Swenson, City Manager

THROUGH: Susan J. Daluddung, Deputy City Manager

FROM: Scott Whyte, Economic Development Services Director

SUBJECT: Re-Plat of Terramar Parcel 9B, Terramar Boulevard, north of Happy Valley Road

RECOMMENDATION:

Discussion and possible action to approve a Re-Plat of Terramar Parcel 9B, located on Terramar Boulevard, north of Happy Valley Road, and authorize the Mayor and City Clerk to sign and record the Final Plat with the Maricopa County Recorder's Office subject to the following stipulations:

1. All civil and landscape/irrigation plans must be approved by the City of Peoria (City) prior to recordation of the Final Plat.
2. An approval of design from the City Engineering Department for the necessary improvements in accordance with the City Subdivision Regulations, as determined by the City Engineer, must be obtained prior to recording the Final Plat.
3. The developer must provide a financial assurance in the amount agreed upon by the City Engineer and an Agreement to Install for construction of the infrastructure improvements in accordance with the City Subdivision Regulations, prior to recordation of the Final Plat.
4. In the event that the Final Plat is not recorded within 60 days of Council approval, the Final Plat will become void. The developer may request re-approval from the City, with the understanding that the City has the option of imposing additional requirements or stipulations.

CITY CLERK USE ONLY:

- Consent Agenda
- Carry Over to Date: _____
- Approved
- Unfinished Business (Date heard previous: _____)
- New Business
- Public Hearing: No Action Taken

ORD. # _____ RES. # _____
LCON# _____ LIC. # _____
Action Date: _____

Council Communication – R07008
RePlat – Terramar Parcel 9B
Terramar Boulevard north of Happy Valley Road
October 5, 2010
Page: 2

SUMMARY:

The purpose of the Re-Plat is to establish a subdivision for residential use. This development has dedicated all required rights-of-way and is within the City's water\sewer service area. This replat adjusts lot lines, and creates 28 lots (32 lots currently) within the Terramar Subdivision.

The Final Plat for 9B was originally recorded in 1998. At that time, the Final Plat did not identify the location of either the Floodplain or the related Erosion Hazard Setback. The floodplain and setback line were required as part of the re-plat and resulted in areas of the parcel that were deemed undevelopable. Therefore, the owner has shifted lot lines and decreased the number of lots within the subdivision.

In addition, a Conditional Letter of Map Revision (CLOMR) is currently being renewed by FEMA in order to allow fill to be placed within the floodplain limits thus enabling proposed lots 14, 15, 16 & 17 to be developed. All internal roadways are public roadways.

ATTACHMENTS:

1. Re-Plat
2. Vicinity Map

CONTACT:

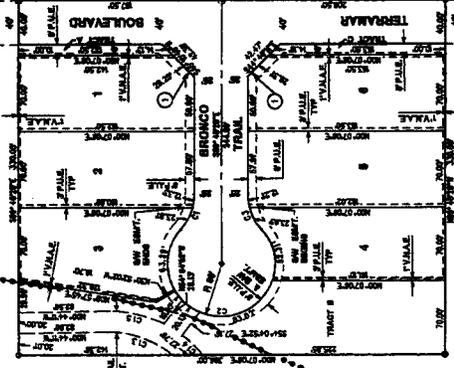
Jodi Breyfogle, P.E., Civil Engineer: 623-773-7577, Jodi.Breyfogle@peoriaaz.gov



TERRAMAR PARCEL 10A
BOOK 819, PAGE 28

TERRAMAR PARCEL 14 REPLAT
BOOK 819, PAGE 48

TERRAMAR
BOOK 486, PAGE 41



LOT AREAS

LOT 1	11.248
LOT 2	11.248
LOT 3	11.248
LOT 4	11.248
LOT 5	11.248
LOT 6	11.248
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LOT 100	11.248

SHEET 2 OF 2
ONE A MAN LOO
CITY OF PEORIA, ILL.
PLAT NO. 1478, STREET
AND 1479, STREET
BOOK 819, PAGE 28

TERRAMAR PARCEL 10 - REPLAT - C.V.L. JOB# 886830017103

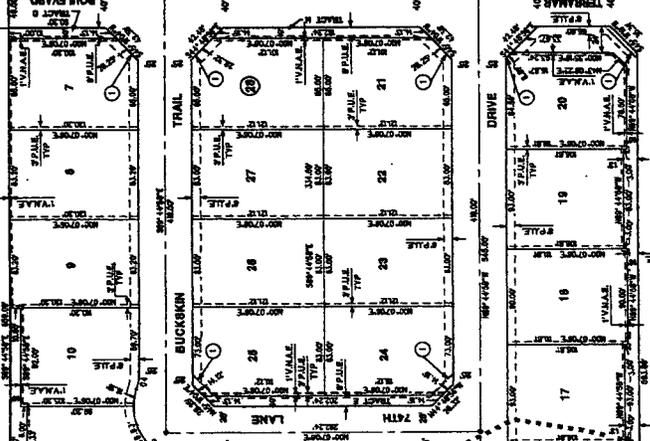
MATCH LINE SEE LOWER RIGHT

UNSUBDIVIDED

TERRAMAR PARCEL 14 REPLAT
BOOK 819, PAGE 48

TERRAMAR
BOOK 486, PAGE 41

TERRAMAR PARCEL 1A
BOOK 474, PAGE 44



THE ESTATES AT HAPPY VALLEY
BOOK 715, PAGE 16

SOUTH QUARTER CORNER
SECTION 1
T.4 N. R.1 E.
FOURTH CITY OF PEORIA BRASS
CAP IN HANDHOLE

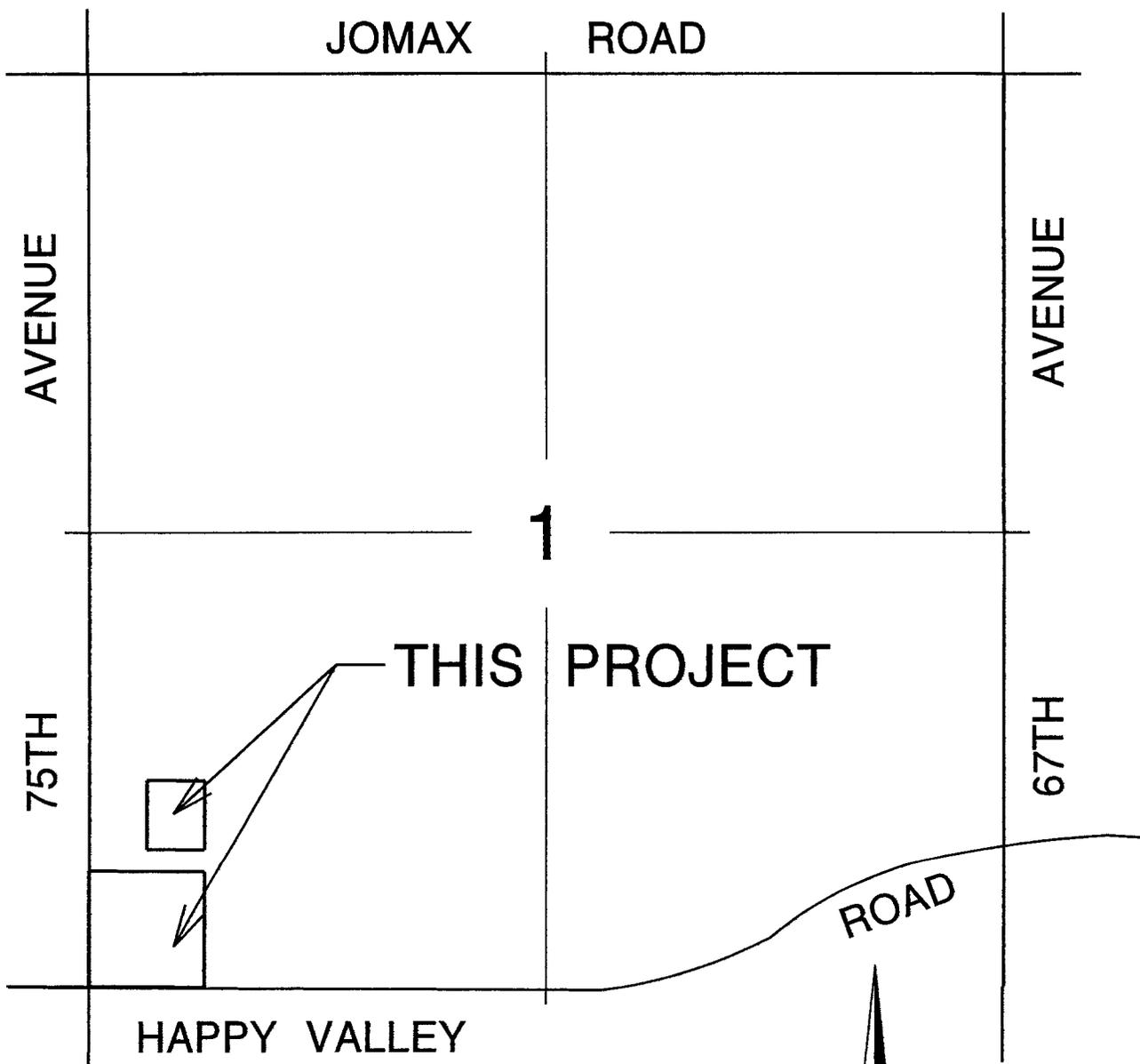
CURVE TABLE

NO.	RADIUS	ARC	DELTA	CHORD	CHORD-BEHALING
1	10	10	180	10	10
2	20	10	171.43	19.61	19.61
3	30	10	161.57	29.24	29.24
4	40	10	152.99	38.57	38.57
5	50	10	145.26	47.63	47.63
6	60	10	138.19	56.38	56.38
7	70	10	131.61	64.86	64.86
8	80	10	125.37	73.11	73.11
9	90	10	119.41	81.17	81.17
10	100	10	113.71	89.00	89.00
11	110	10	108.24	96.64	96.64
12	120	10	102.97	104.13	104.13
13	130	10	97.87	111.41	111.41
14	140	10	92.92	118.53	118.53
15	150	10	88.11	125.44	125.44
16	160	10	83.43	132.19	132.19
17	170	10	78.87	138.83	138.83
18	180	10	74.43	145.31	145.31
19	190	10	70.10	151.68	151.68
20	200	10	65.87	157.99	157.99
21	210	10	61.73	164.19	164.19
22	220	10	57.67	170.33	170.33
23	230	10	53.68	176.46	176.46
24	240	10	49.76	182.54	182.54
25	250	10	45.90	188.62	188.62
26	260	10	42.10	194.69	194.69
27	270	10	38.36	200.71	200.71
28	280	10	34.68	206.74	206.74
29	290	10	31.05	212.76	212.76
30	300	10	27.47	218.74	218.74

SOUTHWEST CORNER SECTION 1
T.4 N. R.1 E.
FOURTH CITY OF PEORIA BRASS
CAP IN HANDHOLE

THE ESTATES AT HAPPY VALLEY
BOOK 715, PAGE 16

THE ESTATES AT HAPPY VALLEY
BOOK 715, PAGE 16



VICINITY MAP

(NOT TO SCALE)

