

**CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATION**

CC: 15C
Amend No. _____

Date Prepared: October 19, 2010

Council Meeting Date: December 7, 2010

TO: Carl Swenson, City Manager
THROUGH: Susan J. Daluddung, Deputy City Manager
FROM: Scott Whyte, Economic Development Services Director
SUBJECT: Final Plat of Trilogy at Vistancia - Parcel C12, Vistancia Blvd and Trilogy Blvd (Project No. R080061)

RECOMMENDATION:

Discussion and possible action to approve a Final Plat of Trilogy at Vistancia - Parcel C12, located on Trilogy Blvd west of Vistancia Blvd, 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 – R080061
Final Plat – Trilogy at Vistancia – Parcel C12
Vistancia Boulevard and Trilogy Boulevard
December 7, 2010
Page: 2

SUMMARY:

The purpose of the Final Plat is to establish a subdivision for residential use. This development is within the City's water/sewer service area. This final plat creates a total of 100 new lots within the Trilogy at Vistancia (Village C) Community. All internal roadways are private roadways, and as such, maintained by the Trilogy HOA.

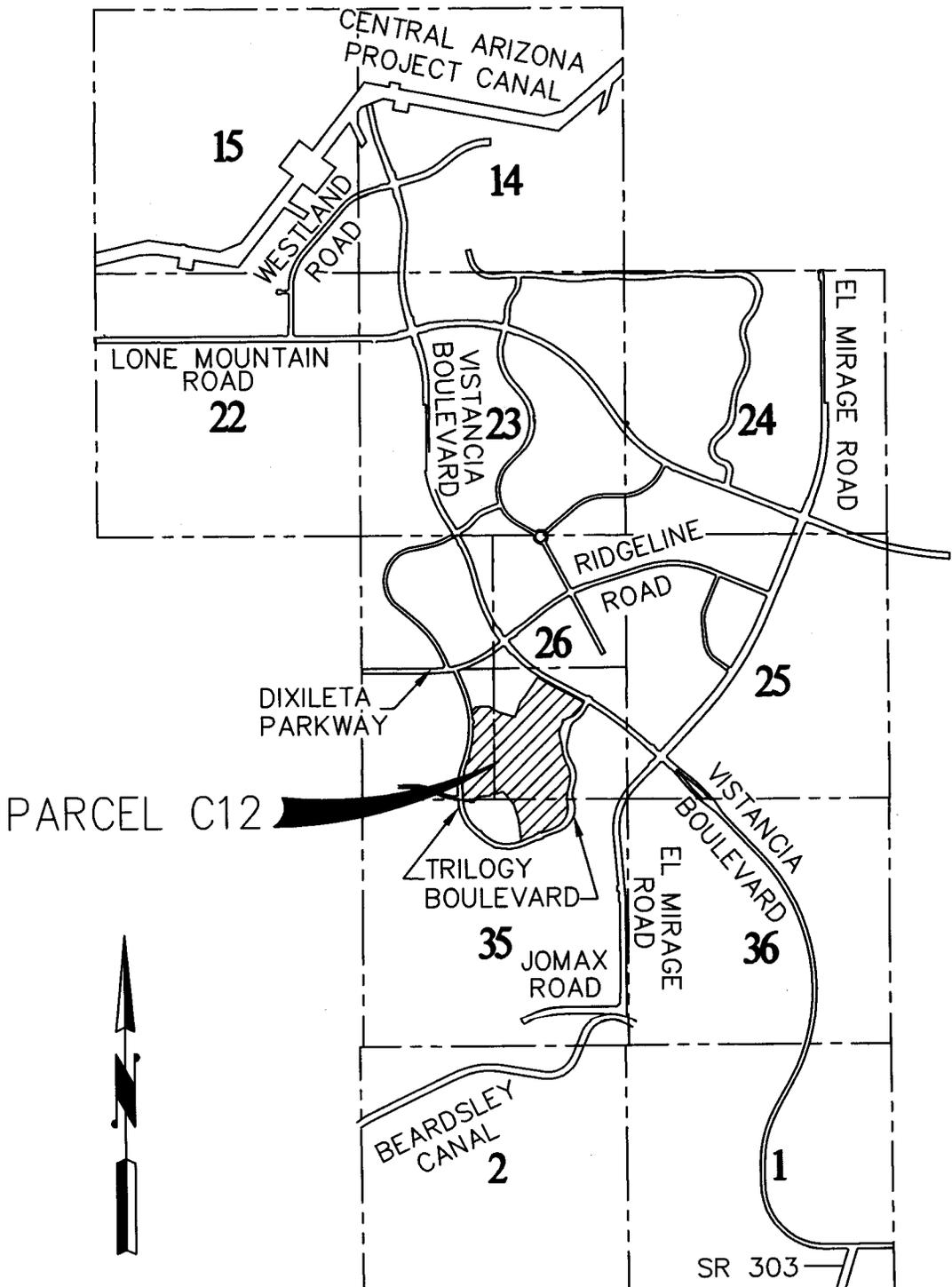
The platting layout is inline with many of the subdivisions located within the Trilogy Community. The preliminary plat was reviewed by the City and completed in March 2006 and no changes were made to the proposed Final Plat.

ATTACHMENTS:

1. Final Plat
2. Vicinity Map

CONTACT:

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



VICINITY MAP

NTS

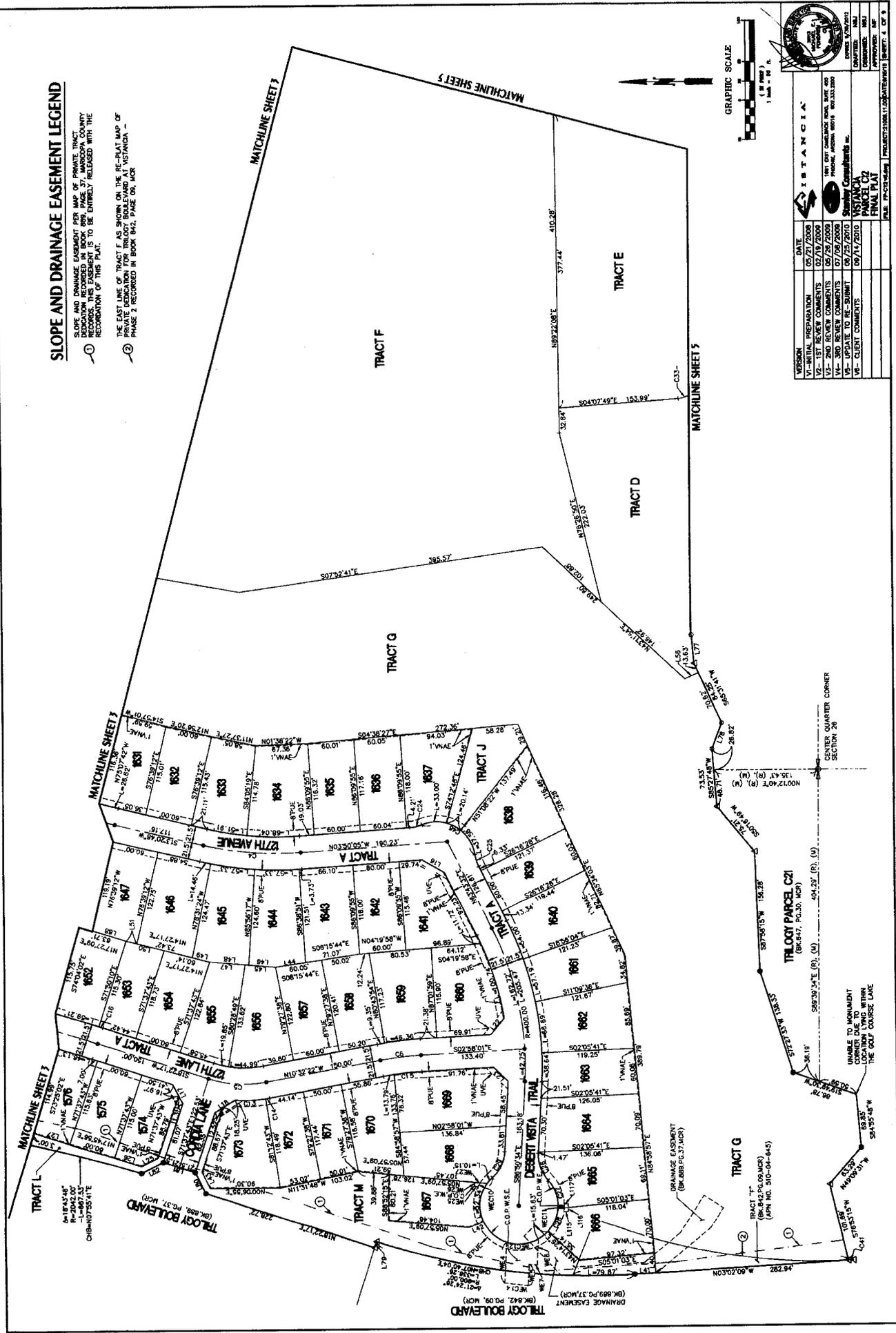
Vistancia


 A Stanley Group Company
Stanley Consultants INC. Engineering, Environmental and Construction Services - Worldwide

SLOPE AND DRAINAGE EASEMENT LEGEND

① SLOPE AND DRAINAGE EASEMENT FOR MAP OF PRIVATE TRACT DEDICATION RECORDED IN BOOK 899, PAGE 37, MARICOPA COUNTY RECORDS. THIS EASEMENT IS TO BE ENTIRELY RELEASED WITH THE RECORDED OF THIS PLAT.

② THE EAST LINE OF TRACT F AS SHOWN ON THE RE-PLAT MAP OF PRIVATE DEDICATION FOR TRILORY BOULEVARD AT VISTANCIA - PHASE 2 RECORDED IN BOOK 842, PAGE 09, MCR



| VERSION | DATE | DESCRIPTION |
|---|------------|-------------|
| V1-INITIAL PREPARATION | 05/21/2008 | |
| V2-1ST REVIEW COMMENTS | 07/19/2008 | |
| V3-2ND REVIEW COMMENTS | 07/29/2008 | |
| V4-3RD REVIEW COMMENTS | 07/29/2008 | |
| V5-UPDATE TO RE-SUBMIT | 08/25/2010 | |
| V6-CLIENT COMMENTS | 09/14/2010 | |
| VISTANCIA SUBMITTER: VISTANCIA FINAL PLAT FILE: P1-C21-04-000 PROJECT: VISTANCIA TRILORY BOULEVARD PHASE 2 OF 3 | | |

VISTANCIA
 1801 EAST CHANDLER ROAD, SUITE 400
 PHOENIX, ARIZONA 85024
 SUBMITTER: VISTANCIA
 PREPARED BY: [Name]
 DATE: 05/21/2008
 APPROVED BY: [Name]
 TITLE: [Title]

GRAPHIC SCALE
 1 inch = 50 ft.

TRILORY PARCEL C21
 (BK.842, PG.09, MCR)
 494.25' (R), (M)
 589.20' (R), (M)
 58.15'

UNABLE TO MONUMENT
 CORNER DUE TO WITHIN
 THE GOLF COURSE LAKE

LEGEND

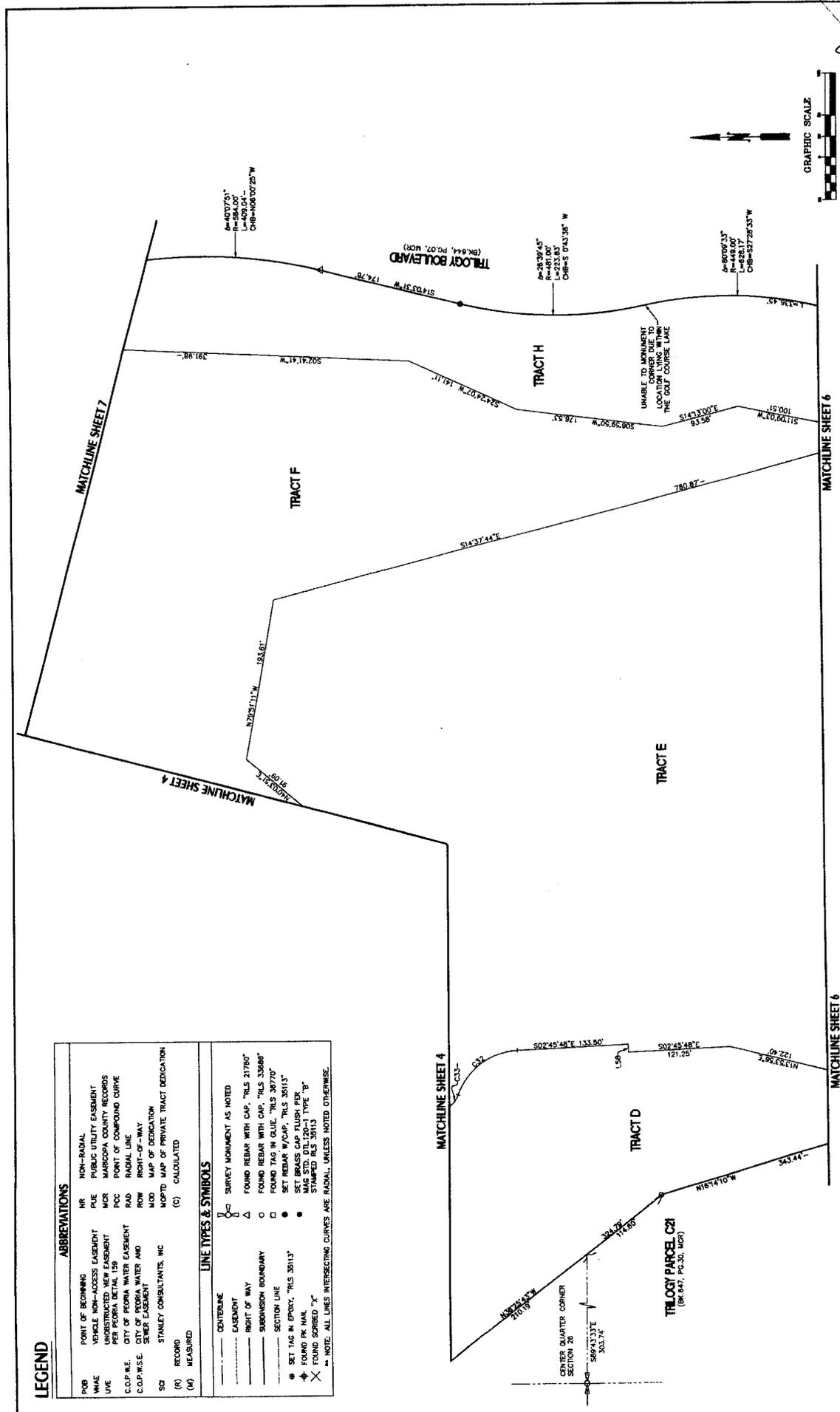
ABBREVIATIONS

| | | | |
|--------------|--|-------|---------------------------------|
| POB | POINT OF BEGINNING | NR | NON-RADIAL |
| VAHE | VEHICLE NON-ACCESS EASEMENT | PUE | PUBLIC UTILITY EASEMENT |
| UNRE | UNRESTRICTED NEW EASEMENT | MCR | MARICOPA COUNTY RECORDS |
| WVE | WATER VESTING EASEMENT | PCC | POINT OF COMPOUND CURVE |
| C.O.P.M.E. | CITY OF FEDERAL WATER EASEMENT | ROD | RADIAL LINE |
| C.O.P.W.S.E. | CITY OF FEDERAL WATER AND SEWER EASEMENT | ROW | RIGHT-OF-WAY |
| MOOD | MAP OF DEDICATION | MOPTD | MAP OF PRIVATE TRACT DEDICATION |
| SC | STANLEY CONSULTANTS, INC | (C) | CALCULATED |
| (R) | RECORD | | |
| (M) | MEASURED | | |

LINE TYPES & SYMBOLS

| | | | |
|-----------|-------------------------------|---|---|
| — | CENTERLINE | ⊕ | SURVEY MONUMENT AS NOTED |
| - - - - - | EASEMENT | △ | FOUND REBAR WITH CAP, "RLS 21760" |
| — | RIGHT OF WAY | □ | FOUND REBAR WITH CAP, "RLS 33686" |
| — | SUBMISSION BOUNDARY | ○ | FOUND TAG IN GULCH, "RLS 30770" |
| — | SECTION LINE | ● | SET REBAR W/CAP, "RLS 35113" |
| — | SET TAG IN EPOCH, "RLS 35113" | ● | SET BRASS CAP FLUSH PER STANLEY RLS 35113 |
| — | FOUND P.N. MARK | × | FOUND SPORED "X" |

NOTE: ALL LINES INTERSECTING CURVES ARE RADIAL, UNLESS NOTED OTHERWISE.



DISTANCIA

1 inch = 200 feet

GRAPHIC SCALE

| VERSION | DATE |
|------------------------|------------|
| V1-INITIAL PREPARATION | 02/27/2009 |
| V2-1ST REVIEW COMMENTS | 02/19/2009 |
| V3-2ND REVIEW COMMENTS | 05/28/2009 |
| V4-3RD REVIEW COMMENTS | 07/09/2009 |
| V5-UPDATE TO RE-SUBMIT | 09/25/2010 |
| V6-CLIENT COMMENTS | 09/15/2010 |

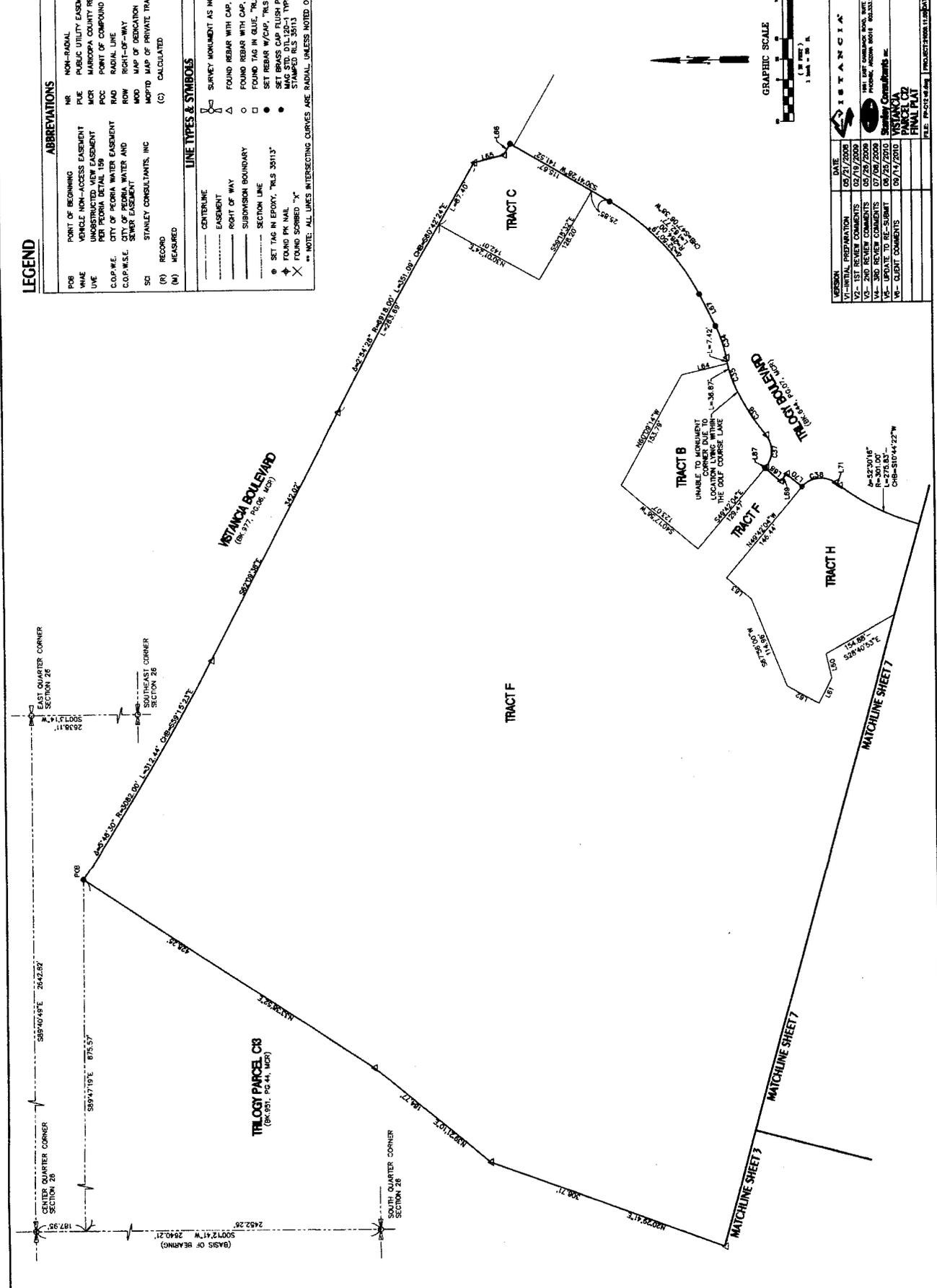
PROJECT: DISTANCIA
 SHEET: 1 OF 8
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

LEGEND

| ABBREVIATIONS | |
|---------------|--|
| POB | NON-RURAL |
| WHILE | PUBLIC UTILITY EASEMENT |
| UNVE | HARRIS COUNTY RECORDS |
| UNVE | PORT OF HARBOR EASEMENT |
| UNVE | PORT OF HARBOR WATER EASEMENT |
| C.O.P.W.E. | CITY OF HOUSTON WATER AND SEWER EASEMENT |
| C.O.P.W.S.C. | STANLEY CONSULTANTS, INC |
| SD | STANLEY CONSULTANTS, INC |
| (R) | RECORDED |
| (M) | MEASURED |
| (C) | CALCULATED |

| LINE TYPES & SYMBOLS | |
|---------------------------------|--|
| --- CENTERLINE | SURVEY MONUMENT AS NOTED |
| --- EASEMENT | FOUND REBAR WITH CAP, "RLS 21760" |
| --- RIGHT OF WAY | FOUND REBAR WITH CAP, "RLS 3368B" |
| --- SUBDIVISION BOUNDARY | FOUND TAG IN GLUE, "RLS 30710" |
| --- SECTION LINE | SET REBAR W/CAP, "RLS 30113" |
| ○ SET TAG IN EPOXY, "RLS 30113" | SET BRASS CAP FLUSH PER STANDARD, "TYPE 'B'" |
| ● FOUND PAI NAIL | STANDARD, "TYPE 'B'" |
| ▲ FOUND SPORE "Y" | STANDARD, "TYPE 'B'" |
| × | FOUND SPORE "Y" |

NOTE: ALL LINES INTERSECTING CURVES ARE RADIAL, UNLESS NOTED OTHERWISE.



| REVISION | DATE | BY |
|------------------------|------------|----|
| V1-INITIAL PREPARATION | 05/21/2008 | |
| V2-1ST REVIEW COMMENTS | 05/19/2008 | |
| V3-2ND REVIEW COMMENTS | 05/29/2008 | |
| V4-3RD REVIEW COMMENTS | 07/09/2008 | |
| V5-UPDATE TO RE-SUBMIT | 08/25/2010 | |
| V6-CURRENT COMMENTS | 09/14/2010 | |

| | |
|--------------|------------------------------|
| PROJECT NO. | 08-00111 |
| PROJECT NAME | TRACT A, B, C, D, E, F, G, H |
| DATE | 09/14/2010 |
| SCALE | AS SHOWN |
| APPROVED | ME |
| DATE | 09/14/2010 |
| BY | ME |
| PROJECT NO. | 08-00111 |
| PROJECT NAME | TRACT A, B, C, D, E, F, G, H |
| DATE | 09/14/2010 |
| SCALE | AS SHOWN |
| APPROVED | ME |
| DATE | 09/14/2010 |
| BY | ME |

