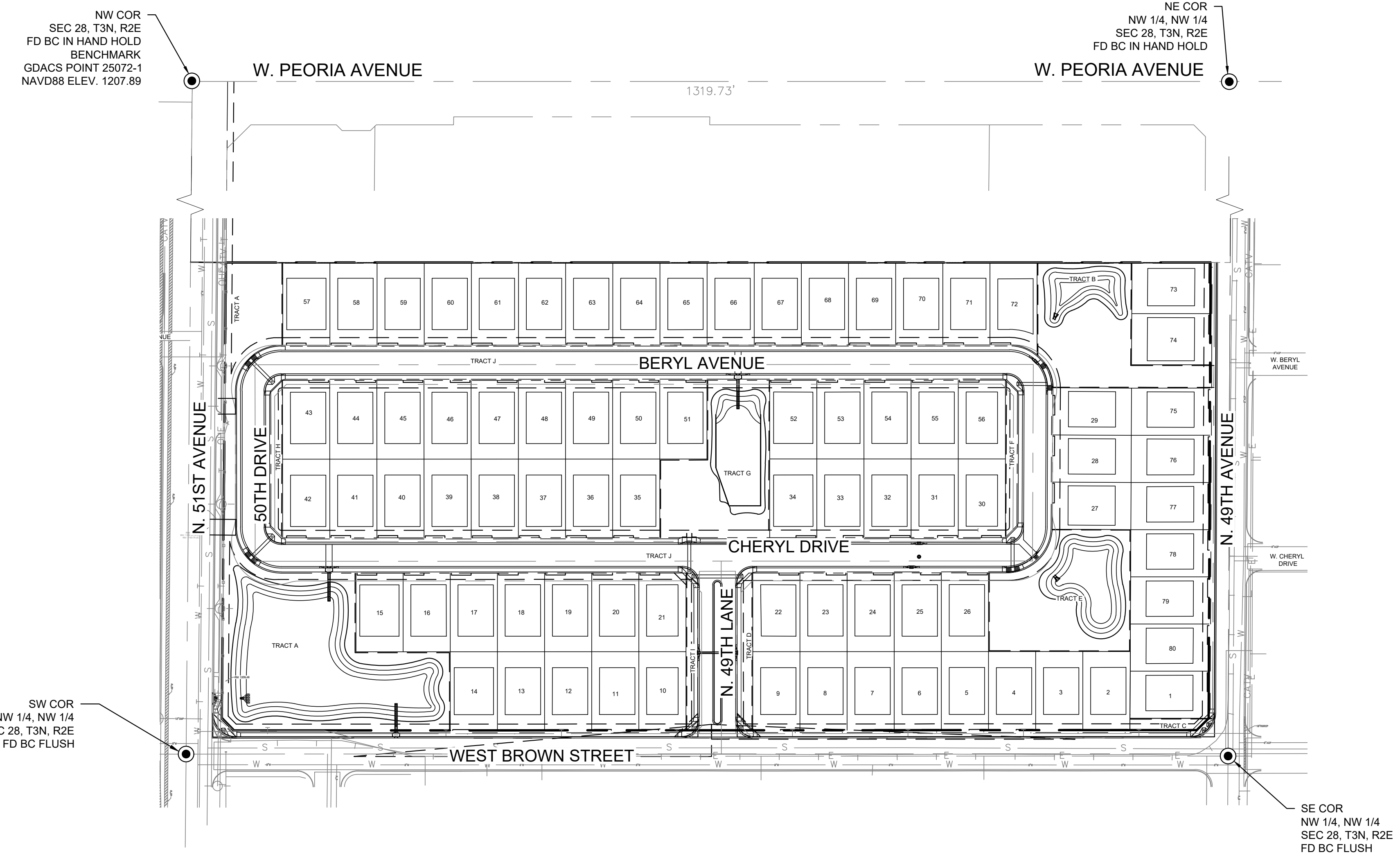
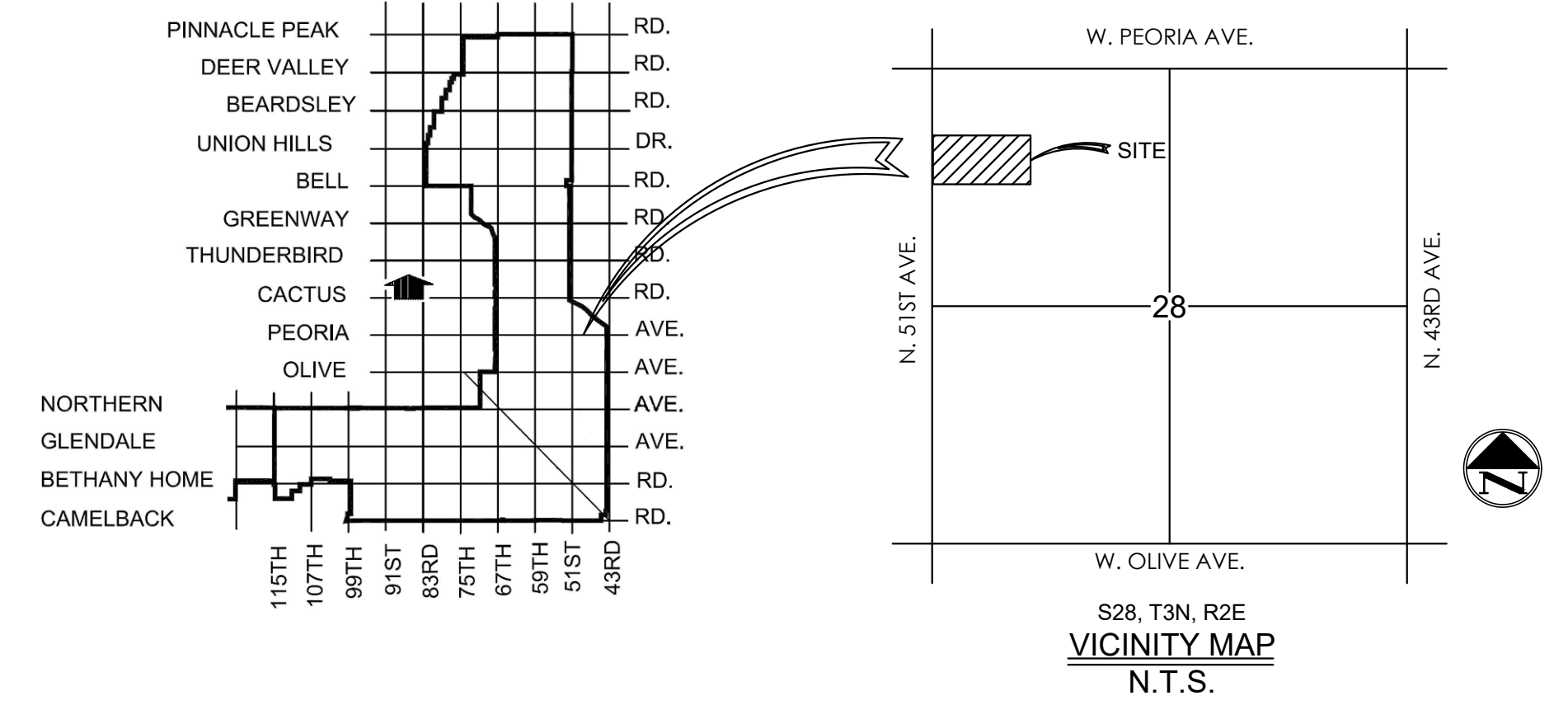


PRELIMINARY PLAT FOR
MARLOWE
 A REPLAT OF SARIVAL FARMS
 NEC OF N. 51ST AVENUE AND WEST BROWN STREET
 GLENDALE, ARIZONA, 85302
 GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



PROPERTY OWNER / SUBDIVIDER

LS-51 PEORIA, LLC
 7800 E. DOUBLETREE RANCH ROAD, SUITE 240
 SCOTTSDALE, ARIZONA 85258

CONTACT: SARAH ANDREWS
 PHONE: 480-629-4111
 EMAIL: SANDREWS@LANDSEAHOMES.COM

APPLICANT / PLANNER

SCAPEGOAT DESIGN STUDIOS
 4026 N. MILLER RD., SUITE 100
 SCOTTSDALE, ARIZONA 85251

CONTACT: JASON HADLEY
 PHONE: 602-584-9697
 EMAIL: JHADLEY@SCAPEGOATDS.COM

LANDSCAPE ARCHITECT

COLLECTIV LANDSCAPE ARCHITECTS
 1426 NORTH 2ND STREET SUITE 200
 PHOENIX, ARIZONA 85004

CONTACT: RYAN WILT, R.L.A.
 PHONE: 602-358-7711
 EMAIL: RYANW@COLLECTIVLA.COM

CIVIL ENGINEER

TERRASCAPE CONSULTING, LLC
 645 E. MISSOURI AVE., SUITE 160
 PHOENIX, ARIZONA 85012

CONTACT: DAVID WEST, PE
 PHONE: (602) 297-8732
 EMAIL: DWEST@TERRASCAPE.US

BENCHMARK

3" GLENDALE BRASS CAP IN HAND HOLE, STAMPED
 N597° LOCATED AT THE INTERSECTION OF PEORIA AVE.
 & 51ST AVE. GDACS POINT 25072-1, NAVD88 ELEVATION
 1207.89.

BASIS OF BEARING

N 90°00'00" E - BEING THE NORTH LINE OF THE NORTHWEST
 QUARTER OF THE NORTHWEST QUARTER OF SECTION 28,
 3 N., R 2 E., GILA AND SALT RIVER MERIDIAN, MARICOPA
 COUNTY ARIZONA.

FLOOD ZONE

FLOOD ZONE DESIGNATION "X" PER F.E.M.A. FLOOD
 INSURANCE RATE MAP, MAP NUMBERS 04013C1710L,
 PANEL 1710 OF 4425, DATED 10/16/2013.

 ZONE "X" - AREAS OF 0.2% ANNUAL CHANCE FLOOD;
 AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE
 DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE
 AREAS LESS THAN 1 SQUARE MILE; AND AREAS
 PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE
 FLOOD.

PLANS ACCEPTANCE
 THE CITY OF GLENDALE ACCEPTS THESE PLANS FOR
 CONSTRUCTION, AS BEING IN GENERAL COMPLIANCE WITH PLAN
 PREPARATION REQUIREMENTS OF THE CITY. RESPONSIBILITY
 FOR THE COMPLETENESS AND ACCURACY OF THE PLANS AND
 RELATED DESIGNS RESIDES WITH THE ENGINEER AND THE
 ENGINEERING FIRM OF RECORD.

LAND DEVELOPMENT ENGINEER _____ DATE _____
 TRANSPORTATION ENGINEER _____ DATE _____

RECORD DRAWING
 I CERTIFY THAT THE LOCATIONS, ELEVATIONS, DEPTHS,
 AND RECORD DRAWING COMMENTS ACCURATELY
 REFLECT THE EXISTING FIELD CONDITIONS AND MATERIALS
 ACTUALLY USED DURING CONSTRUCTION. THIS CERTIFICATION
 IS BASED ON INFORMATION OBTAINED UNDER MY DIRECT
 SUPERVISION AND IS CORRECT AND COMPLETE TO THE BEST OF
 MY KNOWLEDGE AND BELIEF.

NAME _____ DATE _____
 REGISTRATION NO. _____ EXP. DATE _____

REVD. BY: _____
 ENGINEERING DEPARTMENT

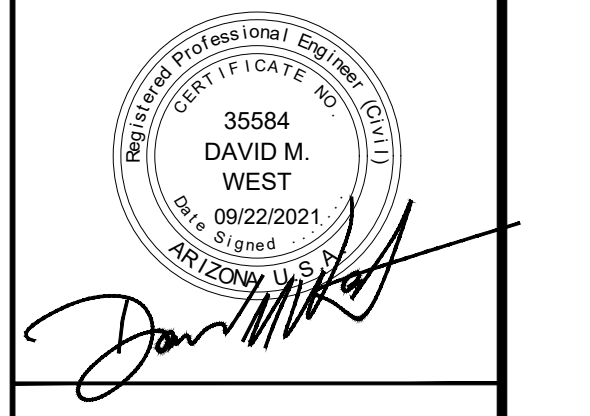
UTILITY/AGENCY	PLANS SUBMITTED TO (NAME)	PLANS REVIEWED BY (NAME)	CONFLICT RESOLUTION DATE
GAS	SOUTHWEST GAS CORPORATION		
ELECTRIC	SRP - ELECTRICAL		
IRRIGATION	SRP - IRRIGATION		
TELEPHONE	CENTURY LINK		
CATV	COX COMMUNICATIONS		
WATER	CITY OF GLENDALE		
SEWER	CITY OF GLENDALE		

PROJECT INFORMATION

ADDRESS:	NEC OF N. 51ST AVENUE AND WEST BROWN STREET GLENDALE, ARIZONA, 85302	PROPOSED ZONING:	R1-6
APN:	148-05-496 TO 148-05-578	MINIMUM LOT SIZE:	60' x 100'
GROSS AREA	19.00 AC (827,640 SF)	OPEN SPACE:	3.18 ACRES (18.56%)
NET AREA (PROPOSED)	17.13 AC (746,163 SF)	FRONT SETBACK:	15' LIVING AREA, 20' GARAGE
PROPOSED UNITS:	80 DWELLING UNITS	SIDE SETBACK:	5' & 10' (15' MIN. BUILDING SEPARATION BETWEEN ADJACENT LOTS)
DENSITY - GROSS:	4.21 DU/AC	STREET SIDE SETBACK:	10'
DENSITY - NET:	4.62 DU/AC	REAR SETBACK:	20'
EXISTING ZONING:	R1-6		

consulting
Terrascope
 civil engineering • surveying • urban planning

645 East Missouri Ave, Suite 160, Phoenix, Arizona 85012
 P: 602.297.8732 • info@terrascope.us • terrascopeconsulting.com



MARLOWE

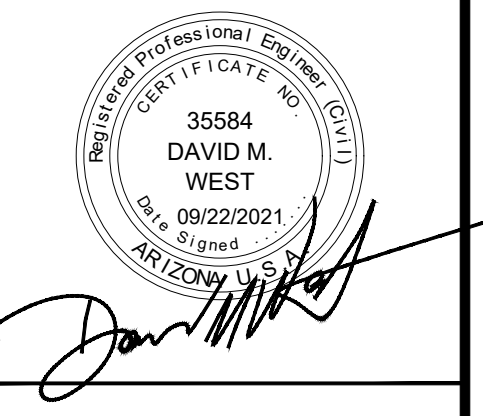
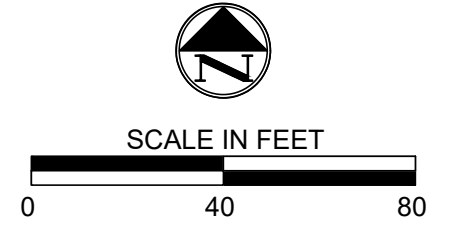
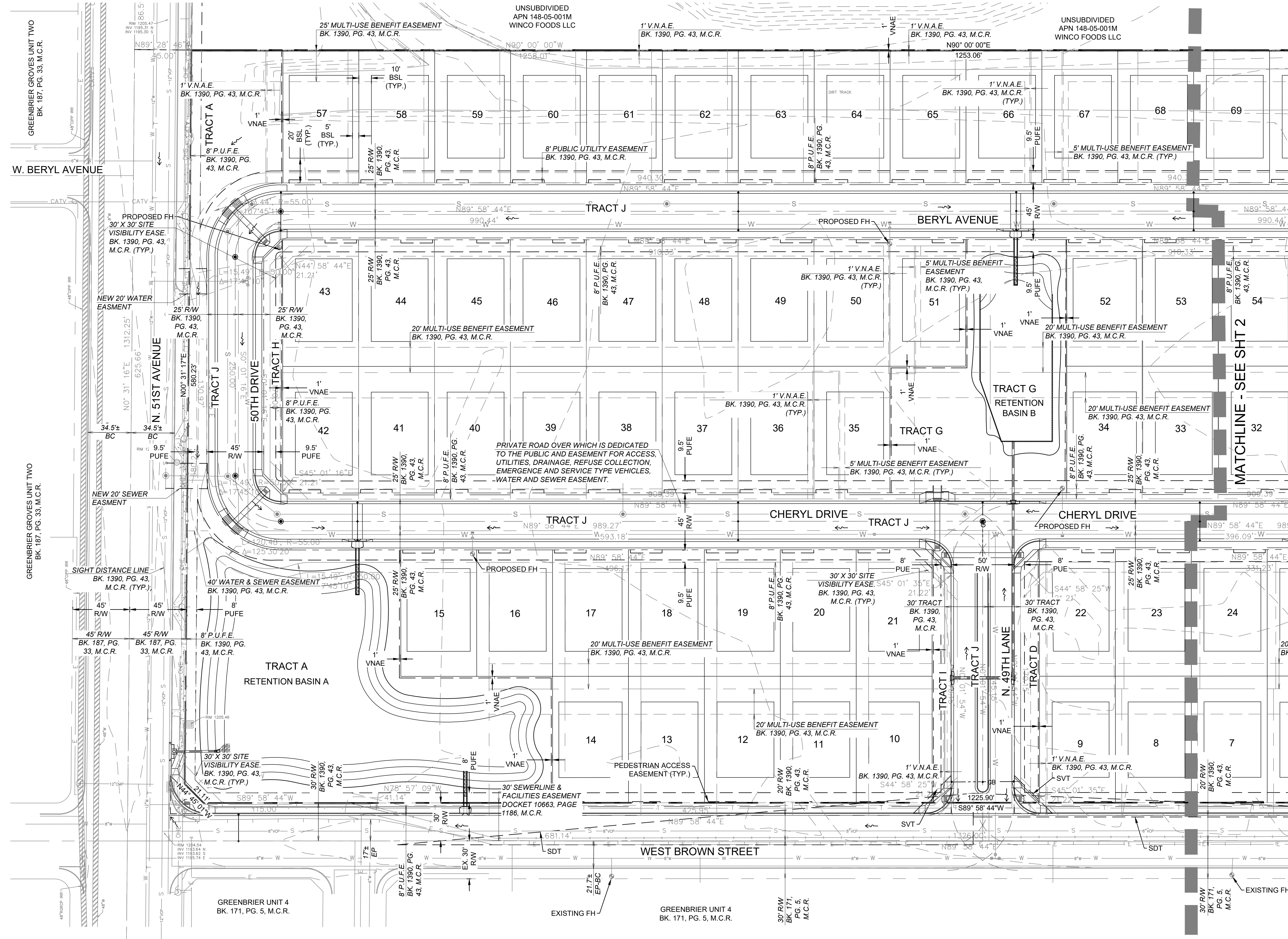
REPLAT OF SARIVAL FARMS



DATE	DESCRIPTION
08/06/2021	1ST SUBMITTAL
09/22/2021	2ND SUBMITTAL

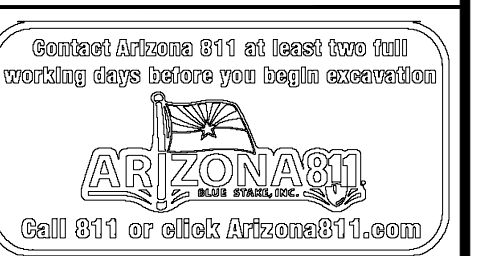
CHECKED BY: DMW
 DRAWN BY: DLB
 TITLE:
COVER
 SHEET No.
 1 of 4
 PROJECT No.
 1242

PRELIMINARY PLAT FOR
MARLOWE
 A REPLAT OF SARIVAL FARMS
 NEC OF N. 51ST AVENUE AND WEST BROWN STREET
 GLENDALE, ARIZONA, 85302
 GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



MARLOWE

REPLAT OF SARIVAL FARMS



DATE	DESCRIPTION
08/06/2021	1ST SUBMITTAL
09/22/2021	2ND SUBMITTAL

CHECKED BY: DMW

DRAWN BY: DLB

TITLE:
PRELIMINARY PLAT

SHEET No.

3 of 4

PROJECT No.
 1242

