

## **Marlowe**

4850 West Brown Street  
Glendale, AZ

## **PRELIMINARY PLAT NARRATIVE SR21-0093**

PREPARED BY:

SCAPEGOAT DESIGN STUDIO  
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AND

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ON BEHALF OF:

LANDSEA HOMES  
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# Narrative

**The developer would like to revise the existing plat for Sarival Farms (now Marlowe) to include 80 residential lots served by private streets and communal open space. This would include the removal of the multi-use and benefit easements from the rear yards and side yards of the final platted lots.** It is our understanding that this revision would change the distribution of open space within the community of the 15% open space requirement set forth in the R1-6 zoning. To meet that open space requirement, several lots will be converted to new amenity areas and open space tracts created. With this plat revision, there will be a change in amenity plan to replace the pool with new suitable amenities in a centralized location that will enhance gathering spaces in the community and provide diversity in amenity offerings of different age groups. By reintroducing private yards, each homeowner will have space for individual private pools. The gross site area is 19 acres, and the proposed net project area would be 17.13 acres. The attached preliminary plat describes the intent.

With the revision to the open space system, the revised plan provides passive and active recreation opportunities and gathering areas for the residents that are strategically designed throughout the Project, providing recreation amenities within walking distance of each home. Amenities are being planned under this scenario and may include but are not limited to:

- Play Structure
- 20' x 20' Ramada with lighting
- Picnic tables for gathering
- Pet Area
- An outdoor grilling area
- Benches
- Grass turf play area

**STREET NETWORK:** Based on previous discussions with the City of Glendale and the previously approved and platted plan, the plan remains consistent with 60' rights-of-way for both W. Brown Street and 55' rights-of-way for N. 49<sup>th</sup> Avenue. Those rights-of-way are in keeping with the residential nature of the area and provides circulation and a street scene character that is compatible with surrounding residential uses. Local traffic will enter and exit onto Brown Street. An emergency access has been provided to 49<sup>th</sup> Avenue for the second point of access.

**DRAINAGE:** The site will be designed to meet the City of Glendale drainage requirements. The site generally slopes to the southwest. Retention facilities will be created locations with the main retention in the southwest corner of the site. These retention areas will be integrated into the site in way that allows site amenities on the same tracts. The front of the lots will drain to the streets with drainage being conveyed within the street section to the retention basins.

**UTILITIES:** The project will be served by City of Glendale for water and sewer. The water connections are proposed as a 6" water line in 49<sup>th</sup> Avenue and an 8" water line in Brown Street. The sewer connection will be made into an existing 8" sewer line in Brown Street near the southwest corner of the site.

**SCHOOL DISTRICTS:** Glendale Unified School District – Sunset Elementary School will provide elementary public education to Sarival Farms. Apollo is the high school serving the area.