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Preliminary Plat Narrative

SIENNA HILLS

PARCELS: 4 NORTH, AND 7A NORTH

NWC McDowell Road and the 211th Avenue Alignment
Buckeye, Arizona
Submitted July 25, 2011

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ENGINEER / PLANNER
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EXPIRES 12/31/2012

PROJECT TEAM

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PROJECT NARRATIVE

Executive Summary

On behalf of SLV Sienna Hills, LLC (SLV), Hoskin-Ryan Consultants, Inc. (HRC) respectfully submits this preliminary plat for Parcels 4 North, and 7A North of the project referred to as "Sienna Hills". The overall Sienna Hills site is a proposed subdivision of approximately 444 acres. The portion associated with preliminary plat application is approximately 62 acres. The following narrative, in conjunction with the preliminary plat package, provides a brief description of this portion of the project, its intent, and describes current conditions and characteristics of the site.

Previously entitled by Pulte Homes under the names Tesota Hills and Fireside at Sienna Hills, the Sienna Hills site is located approximately 26 miles west of the Phoenix Metropolitan Area and is adjacent to the southwest of the Verrado Master Planned Community. The project site is bound by McDowell Road to the south, the Dean Road alignment to the west, and Verrado to the north and east.

Sienna Hills will add value to the Town of Buckeye by providing gracious open spaces, low gross residential density, active and passive amenity, park, and recreational connectivity, various parcel sizes intended for all markets, and a landscape palette that will provide a sense of community for its residents.

Overall Site Data

The majority of the 444-acre Sienna Hills site exists in a mass-graded graded condition. During prior entitlement and design processes, the project underwent at-risk mass-grading, completing initial rough-grade for the parcels planned east and south of the Flood Control District's FRS Number 3. The parcels north and west of the FRS were left undisturbed for future development.

The mass-graded areas of the site can be characterized as having gentle sloped areas, while the native parcels are located within the White Tank Mountain foothills with much steeper slopes. Most notable are slopes associated with hillside at northwest corner of the site and the two small knolls located towards the north/northeast portion of the site. These hillside areas contain slopes that exceed 15%, creating natural features and amenities for the community.

The site also contains several Army Corps of Engineers 404 Jurisdictional Washes. Delineations were previously completed under the original entitlements and 404 permits have been issued and extended by SLV. No additionally planned disturbances are anticipated.

The overall site can be considered as low Sonoran Desert with elevations ranging from 1,750 at the northwest to 1,120 at the southeast. On-site slopes range from one (1) percent to twenty-five (25) percent, with approximately half of the site sloping less than five (5) percent.

In its current condition, the site is bound by the White Tank Mountains/State Land to the west, the Verrado Master Planned Community to the north and east, and vacant desert land to the east and south. The Flood Control District's Buckeye FRS Number 3 also bisects a portion of the site. Based on coordination with Staff, there are no other planned communities adjacent to the Sienna Hills Project.

Access and Circulation

Access to Sienna Hills is provided by McDowell Road, which currently exists as a designed and partially completed dirt roadway from Verrado Parkway to the site's southeast corner. As part of an original joint-development agreement with Pulte and DMB, McDowell Road will be designed by DMB and constructed by SLV.

A map-of-dedication for both McDowell Road and Fireside Parkway was recorded under the original development plan. Based on recent coordination with Town Staff, the future McDowell Road Parkway plan will affect the current McDowell Road right-of-way dedication, requiring a larger right-of-way section. The current McDowell Road ½ right-of-way section is 51.5-feet from centerline to right-of-way while the ultimate parkway ½ section requires 67.5-feet from centerline. This new section has been considered within the proposed preliminary plat; however, as a consideration to this request, we will build the ultimate curb and provide only 28-feet from face-of-curb to edge-of-pavement to allow for two-way, and fire-lane traffic.

Circulation patterns for the project will be consistent with the original entitlements, having traffic from metropolitan Phoenix traveling west to Verrado Way, then north to McDowell Road and west to the Fireside Parkway entrance. All improvements shall adhere to the Traffic Study completed by Task Engineering. An electronic copy of this report has been included as part of this application.

As determined during previous entitlements, Sienna Hills Parkway (previously Fireside Parkway) provides adequate ingress/egress for the anticipated traffic demands of the Sienna Hills project. Additional ingress/egress points on McDowell Road will be provided both east and west of Sienna Hills Parkway within individual phased parcels.

Airport and Flight Patterns

According to original entitlement documents, the Buckeye Municipal Airport and Luke Air Force Base do not produce enough noise or flight patterns to adversely affect the site. The project is located under the return flight path from the Goldwater Ranch and planes can be as low as 1,000 feet. Therefore, noise disclosures will be included as part of the lot sale documentation.

Purpose of Request

The purpose of this application is to request Preliminary Plat approval for the associated parcels within this portion of the development. Sienna Hills falls within the Town’s jurisdictional limits and is subject to the Town’s zoning and planning requirements.

Based on the preliminary plat, these parcels within Sienna Hills propose 84 single-family residential units. Table 1 displays proposed development data for this portion of Sienna Hills:

Table 1 – Development Table

Parcel	Land Use	Area (ac)	Lots	Min Lot Dimensions	SETBACKS			
					Front to Livable	Front to Garage	Rear	Side
4 N	ER	28.9	41	80' x 125'	12'	20'	15'	5' & 10' – 15' Total
7A N	ER	32.4	43	80' x 125'	12'	20'	15'	5' & 10' – 15' Total
TOTAL		61.3	84					

Notes:

- (1) Lot depth may be decreased by 10-ft on cul-de-sac and knuckle lots as long as minimum lot area is maintained.
- (2) Building Setback line is the required distance between the property line and the closest point of any building. A minimum 20-foot tract along arterial streets.
- (3) The rear yard setback applies only to enclosed livable areas; other projections such as patios or balconies shall have a minimum 10-foot setback.
- (4) The front loaded garage setback is the required distance between the face of the garage and the back of the sidewalk.
- (5) Maximum driveway width shall be 28-feet for garages with three (3) car garages. Where appropriate, shared driveways can be used for mutual benefit. Maintenance to be covered within CC&R's.

Gross Project Density

The overall projected gross density for the parcels within this portion of Sienna Hills is approximately 1.4 dwelling units per acre.

Parks and Open Space

Sienna Hills will provide its open space via dedicated open space parcels, landscape tracts, storm water retention storage basins, drainage channels and corridors, recreational areas and natural preserve areas. As shown on the preliminary plat, the open space will provide the community with active and passive opportunity for recreational enjoyment.

All retention basins having play areas shall have slopes no greater than 4:1. Drywells, if used, will be placed outside of usable recreation areas.

All landscaped areas will be maintained by a Homeowners’ Association. Conceptual landscape design has been included as part of this preliminary plat package and will be designed based upon Town of Buckeye guidelines.

Water, Fire and Wastewater Services

Arizona American Water Company has expressed that capacity is available for the site and will provide water and wastewater service. As part of the project's original entitlement, master water and master wastewater designs and reports were prepared; however, amendments to those reports have been included as part of this preliminary plat application.

Due to topographic characteristics, Sienna Hills contains multiple water pressure zones. Connections to existing water infrastructure within McDowell Road and Verrado are planned in order to provide domestic, irrigation and fire service to the development. Each phase of construction will be required to have two points of water connection.

Wastewater connection will tie into the system provided within the separate developments associated with Sienna Hills. Ultimate outfall is located at the southeast corner of the entire site within McDowell Road.

Sienna Hills falls within the Town of Buckeye's fire response area limits. The water infrastructure will be designed to accommodate Town fire standards. Based upon coordination with Town staff, fire suppression systems will be installed per the project's development agreement, and will allow fire hydrant spacing to be 600-ft.

Dry Utility Service

SLV intends to provide private utilities to the Sienna Hills development. Anticipated utilities include telephone, cable, electricity, and natural gas. The utility providers are Qwest, Cox, APS, and Southwest Gas, respectively. Coordination with these utility providers will be completed throughout final design processes.

Drainage Patterns & Requirements

Sienna Hills is bound by the White Tank Mountain foothills along the west and the north, and wraps around the Buckeye FRS Number 3. The FRS is designed to protect Interstate 10 and downstream agricultural lands from storm water runoff from the White Tank Mountains. The FRS Number 3 conveys the 100-year, 6-hour storm to the southwest.

No, see NRCS design requirements.

Through the previous entitlement and design processes, considerable steps were taken to eliminate any possible effect the development of this property will have on FRS No. 3. Therefore, the presence of the FRS Number 3 does not restrict development on the Sienna Hills site. In addition, hydraulic modeling was completed to assure major damage to downstream housing structures would not occur from spillway outflow during a PMF flood event. Improvements to the flow path within these areas have been made, which will aid in passing emergency spillway flow through the site.

Future homeowners will receive disclosure of the potential effects of living adjacent to a flood control structure, in compliance with the Flood Control District of Maricopa County regulations.

Drainage Patterns from northwest to southeast will be maintained and offsite drainage will be routed through the site and discharged at its historical locations.

Based on Section V.F.3.c of the 2004 CMP, 100-year 2-hour retention capture for parcels located directly behind the Buckeye FRS#3, parcels above the 5 percent slope line, and parcels that discharge into an established wash is not required. The parcels within this preliminary plat fall within that category; however, the preliminary drainage report shows proposed basins and demonstrates that post development peak runoff does not exceed the pre-development peak runoff.

The Project Team met with the FCDMC on July 14, 2011 and discussed the retention of these parcels. These parcels provide retention that reduces the runoff that reaches the FRS and associated washes, and therefore, will not adversely affect the FRS or washes. All basins will still be required to drain in thirty-six (36) hours. Preferred methods of draining will be via basin bottom infiltration and/or drywells; however, basin bleed-off into approved drainage ways via orifice control or other method, will be allowed.

First Flush (first 1/2 inch of rainfall) retention requirements for these parcels will be met as a means to remove siltation and pollutants from reaching washes and/or the FRS. Homeowners' Association will be responsible for maintenance of these basin facilities, which will be documented within the CC&R's.

In addition to Town review, the FCDMC will review and approve drainage reports associated with preliminary and final plats for this project.

An overall preliminary drainage report has been prepared as part of this application.

★ need copy.

Phasing

Development will occur in multiple phases. At this time, estimated phase lines have been shown on the preliminary plat; however, ultimate phasing will be determinate on changing residential real estate market conditions, industry factors and/or business considerations. Any such modification to the phases shall not necessitate an amendment to the preliminary plat; however, the Town shall retain a copy of the revised phasing on file.

Conclusion

SLV and HRC appreciate your review of this submission and look forward to working with your staff and enhancing the Town of Buckeye. Subsequent to the preliminary plat approval, HRC will evaluate staff recommendations and begin work on the first phase of final design. If you have any questions or concerns, please do not hesitate to contact Hoskin Ryan Consultants, Inc. at 602.252.8384.