

2007 P053



# Community Master Plan Amendment SIENNA HILLS

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

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EXPIRES 12/31/2012

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# SIENNA HILLS COMMUNITY MASTER PLAN AMENDMENT

## I. INTRODUCTION

The original Tesota Hills Community Master Plan (CMP) was approved by Town Council in April of 2004. A CMP Amendment, prepared by Pulte Home Corporation (Pulte), was subsequently approved, in February of 2006. With the CMP Amendment approved, Pulte prepared and received approval of the Preliminary Plat for a portion of the development under the new name of Fireside at Sienna Hills. This preliminary plat did not include work related to the Estate Residential Parcels. Individual Final Plats for some of the parcels were submitted to the Town, which vested the Preliminary Plat; however, no Final Plats were recorded. A Map of Dedication for that portion of McDowell Road adjacent to the development and Fireside Parkway (the development's collector road) was approved by the Town and recorded with Maricopa County. The parcels located in the southeastern portion of the development have been mass graded while the northern parcels remain in their natural state.

SLV Sienna Hills, LLC (SLV) purchased the property from Pulte in December 2009 and is moving the project forward under the name to Sienna Hills. The intent of this document is to outline the proposed minor modification to the existing CMP and CMP amendment and request approval by the Town. The original CMP, CMP Amendment, and this CMP Amendment are intended to provide a comprehensive master planned community, consistent with the Town's regulations and General Plan.

The documents presented within this amendment provide a detailed description of the residential land uses, trail and open space concepts, and infrastructure requirements for the community. Sienna Hills provides single family detached homes, viable and usable open space, and community amenities that will meet the needs for Town residents.

## II. ORIGINAL CMP and CMP AMENDMENT ENTITLEMENTS

### A. Existing CMP and CMP Amendment

The original CMP was approved by the Town in April 2004 with a CMP Amendment subsequently approved in February 2006.

Table 1 is a summary of the entitlements and land uses approved for Tesota Hills in April of 2004:

**TABLE 1 – 2004 CMP ENTITLEMENTS**

<b>Land Use Designation</b>	<b>Gross Acreage</b>	<b>Number of Units*</b>	<b>Max Units Allowed</b>
Residential – Estate	57.3	85	103
Residential – Low Density	96.9	235	289
Residential – Low & Medium	184.1	754	1,102
Residential – High Density	30.4	228	243
Commercial/Business Center	2.5	N/A	N/A
Public	2.0	N/A	N/A
Open Space	6.5	N/A	N/A
Special Planning Area	64.1	N/A	N/A
<b>Total</b>	<b>443.8</b>	<b>1,302</b>	<b>1,737</b>

\*Note: Number of Units = Dwelling Units allowed without a Density Transfer

Table 2 is a summary of the entitlements and land uses approved via amendment for Tesota Hills in 2006:

**TABLE 2 – 2006 CMP AMENDMENT ENTITLEMENTS**

<b>Land Use Designation</b>	<b>Gross Acreage</b>	<b>Number of Units*</b>	<b>Max Units Allowed</b>
Residential – Estate	57.8	82	84
Residential – Low Density	161.3	527	555
Residential – Low & Medium	73.2	332	347
Residential – Medium Density	29.0	210	216
Commercial	4.0	N/A	N/A
Public	2.0	N/A	N/A
Open Space	107.2	N/A	N/A
McDowell Road R/W	3.2	N/A	N/A
<b>Total</b>	<b>443.8</b>	<b>1,151</b>	<b>1,202</b>

\*Note: Number of Units = Dwelling Units allowed without a Density Transfer

**III. GOALS AND OBJECTIVES**

SLV Sienna Hills, LLC, along with their Design Team, is committed to creating a community which balances the needs of the development while respecting the natural amenities associated with the land. The original CMP (with the subsequent approved amendment) is providing a solid foundation for this community. Additional minor modifications as noted within this CMP Amendment are providing the opportunity to further enhance the development while still maintaining the original intent approved by the Town.

The following is a list of items and goals addressed in this Amendment:

- Reflect the current development team, land ownership, land planning and infrastructure.

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- Reflect necessary changes to the land plan with respect to street alignments, lots sizes, and lot configurations.
- Implement text changes which are consistent with the goals of SLV Sienna Hills, LLC and the Town of Buckeye.
- Illustrate the proposed modifications to the site plans for the Estate and Low Density Residential Parcels. These modifications are designed to preserve additional wash corridors, which increase and enhance the amount of useable open space for all the Sienna Hills residences.
- Identify infrastructure design criteria and standards for the CMP.
- Clarify that any alteration to project phasing will not warrant a CMP amendment.
- Identify additional landscaping general standards.
- Make minor adjustments to outdated development standards outlined in the CMP.
- Remove the identified model-home-complex location.
- Remove the public land use designation from Parcel 2 South.
- Adjust Court/Cluster Home product to a 50-ft x 90-ft wide product.
- Clarify retention/detention requirements.
- Allow waterline line easements for waterline looping.
- Provide a safe community which encourages neighborhood interaction and outdoor enjoyment
  - o Safety through Environmental Design - increasing the amount of open space, especially wash corridors, provides the opportunity to utilize view fencing along the rear property lines. The home owner will not only enjoy the benefit of viewing the natural wash corridors, but it also promotes a level of safety by having eyes on the open space.
  - o Outdoor enjoyment will be achieved through the use of connective open space leading to the larger open space tract in the northwest corner of the site.
  - o Improved drivability for the residences located in the northern and western portions of the development. Open ended cul-de-sacs have been utilized

to expand the view of hillside areas. The local collector road has been extended to the west, reducing the amount of traffic traveling along the lots fronting the roadway.

#### IV. PROPOSED CMP AMENDMENTS

##### A. Land Use and Land Use Plan Adjustments

###### 1. Land Use Plan

The 444-acre Sienna Hills site has been re-designed to provide 1,108 total dwelling units (a nearly 200 dwelling unit decrease from the 2004 CMP; a nearly 100 unit decrease from the 2006 Amendment) within an overall gross density of 2.5 dwelling units per acre (including existing dedicated right-of-way). The site's maximum dwelling unit count, however, shall be consistent with the 2006 CMP amendment total of 1,202. This re-design effort will significantly enhance the site's ability to capture natural open space and pedestrian circulation, especially within the hillside areas. Refer to Figure 1 for the Sienna Hills Conceptual Land Use Plan, which identifies the land use locations within the site.

The revised land plan for Sienna Hills, primarily within the hillside and custom home parcels, respects the natural amenities of the site. Preservation of wash corridors and using hillside to its advantages creates a community and theme that provides natural open space, view corridors, and beauty for its residents. This modification promotes natural space preservation while still providing activity and amenities for the community. The land plan maintains multi-use trail corridors, open space, and common area facilities; while adjusting to the effects of recent market conditions.

Another land plan modification relates to adjustments made to Parcels 2 North and 5 South. This component of this CMP Amendment changes the original cluster product to a more conventional 50-ft x 90-ft housing product. In addition to providing improved circulation, this product will create lot uniformity for the community.

As stated in the original CMP Amendment, all community quality control will be established and maintained through master governance tools, such as design guidelines, architectural control, covenants, conditions and restrictions, and a homeowners' association.

**2. Land Use Designations**

The Land Use Budget from the 2006 CMP amendment identified the density ranges, maximum density, and target densities allowed within each parcel. This CMP amendment proposes minor adjustments to the Land Use Budget and development standards, Figure 2, based on the revised land plan. Final lot counts may vary during final platting based upon engineering constraints such as, topography, open space, retention, market conditions, and/or customer preference; however, the maximum density (du/ac) for each parcel will not change.

A mixture of lot sizes was an objective of the original CMP. SLV agrees with this planning concept. For this amendment, SLV has revised the overall land plan to include the following lot size products, as shown in Table 3:

**TABLE 3 – LOT SIZE PRODUCTS**

<b>Width (ft)</b>	<b>Depth (ft)</b>
48	110
48	115
50	90
50	110
50	115
50	120
60	115
60	120
70	120
85	125

With nine (9) product options, this amendment is consistent with the current CMP's variety of product and provides numerous product options to homebuyers.

Notwithstanding, SLV Sienna Hills wishes to retain flexibility with the final diversity of lots sizes which will be adhere to the maximum density criteria of each parcel. The lot sizes shown within this amendment may change; however, it will require Town Staff approval and must adhere to the maximum density criteria of each parcel.

The 2006 CMP amendment discussed the use of an anticipated model home complex within Parcel 3A North. This amendment proposes to remove the model home complex location from the CMP. Model complexes will be determined by the homebuilder within each phased parcel.

**3. Maximum Density**

The following maximum densities shown within each land use designation shall replace the maximum densities shown within Section II.A of the 2004 CMP and Section III.C of the 2006 CMP Amendment:

- **ESTATE RESIDENTIAL (ER)** Max. Density = 1.7 DU/AC
- **LOW DENSITY RESIDENTIAL (LDR)** Max. Density = 4.0 DU/AC
- **LOW/MED. DENSITY RESIDENTIAL (MDR)** Max. Density = 5.0 DU/AC
- **MEDIUM DENSITY RESIDENTIAL (MDR)** Max. Density = 8.0 DU/AC

**4. Commercial (COM)**

Parcel 10 North will remain designated as commercial land use; however, shall allow use of some public/institutional uses including:

- Botanical Garden
- Museum
- Library
- Safety Facility
- Assembly/Religious/Country Club/Social Facility
- School

The site planning, site design review and final design will be separate from this CMP and will be prepared once an end-user has been engaged. All Parcel 10 North design documents will be processed and approved through the Town separate of the CMP.

**5. Open Space (OS)**

Per the 2006 CMP Amendment and its Figure 9, Parcel 9 North (which is approximately six (6) acres) is designated as a potential neighborhood park site. The final design for the neighborhood park will be prepared in accordance with the Town's guidelines and review procedures. Figure 10 of the 2006 Amendment also depicts concepts of interior pocket parks, which will be designed and constructed with their respective parcel developments.

With the use of open space parcels, tracts, and park areas, the new Land Use Plan results in over fifty (50) percent open space and increases the amount of preserved natural amenities. The site requires 7 acres/1000 dwelling units of useable open space, which equates to 7.76 acres for the current land plan.

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Providing over fifty (50) percent open space provided on-site, SLV well exceeds the Town's requirement. Refer to Figure 3 for a depiction of the Conceptual Open Space and Trails System Plan

### **6. Public**

Based upon the 2006 CMP Amendment Parcel 2 South, was designated for public use as a Fire Station unless it was subsequently determined that a fire station would be redundant. If determined to be redundant, the area associated with Parcel 2 South would convert to an L/MDR land use.

The Town of Buckeye has determined that Sienna Hills will be serviced from the Town's existing fire station within Verrado. Therefore, the area associated with Parcel 2 South is now L/MDR and included within Parcel 1 South.

Fire suppression systems will be installed, as documented within the Second Amendment to the Development Agreement.

### **B. Adoption Via Development Agreement**

An amended Development Agreement has been signed with anticipated August 2011 approval. This development agreement is associated with of this CMP Amendment.

### **C. Land Splits**

Section IV.A.3.b of the 2004 CMP is hereby removed.

### **D. Preliminary Plat**

A preliminary plat for Fireside at Sienna Hills, which included Parcels 1 North, 2 North/5 South, 3A North, 3B North, 1 South, 3 South, 4 South, 6 South, 8 North, 9 North, 10 North, 11A North, 11B North, 11C North, and 12 North, is validated and vested as provided for in Section IV.A.4.a.2 of the 2004 CMP because of the submittals of final plats for portions of the area covered by the preliminary plat. A Revised preliminary plat(s) will be submitted in conjunction with and/or subsequent to this CMP Amendment. Its/their approval will be valid for a period of 24-months from the date of Council approval of such preliminary plat(s) and are validated and vested upon the submittal of a final plat on the entire area or a portion of the area covered by the preliminary plat. The developer may apply for one or more 1-year extensions of the revised preliminary plat(s) approval if a final plat on the entire area or a portion of the area covered by the preliminary plat is not submitted within the 24-month approval period. If a revised preliminary plat is not timely validated or extended in accordance with the above, the failure to do so has no effect on the previously validated and vested preliminary plat for Fireside at Sienna Hills.

**E. Subdivision Design Standards**

The following language shall replace Section IV.A.6 of the 2004 CMP:

- All subdivisions within Sienna Hills shall meet or exceed the minimum development standards set forth in the CMP, as amended, unless otherwise approved by the Town.

**F. Amendments to the Community Master Plan**

CMP amendments shall not be necessary to accommodate site constraints, topography, market conditions, and/or meet the requirements of potential users or builders, relative to land use plans, traffic impact studies, drainage, utility infrastructure, phasing, and/or increases in lot product options.

**G. Access and Circulation**

Entry to Sienna Hills is provided via McDowell Road, which is currently an unimproved dedicated right-of-way from Verrado Way to the site's southeast corner. McDowell Road from Verrado Way to the site will be upgraded to a half-arterial, as previously designed and approved by the Town.

The primary circulation pattern for Sienna Hills remains consistent with the 2006 CMP Amendment, with anticipated traffic from Metropolitan Phoenix traveling west on Interstate 10 and exiting on the Verrado Way/Airport Road Exit. Traffic will then travel 1/8 of a mile north on Verrado Way to McDowell Road and then 3/4 of a mile west to the Sienna Hills entrance.

Referring to Figure 4, primary on-site circulation is provided via the main collector roadway, being renamed Sienna Hills Parkway, which continues north through the site from McDowell Road and reduces to a local street once it reaches the northern parcels. The revised land plan also provides secondary circulation corridors through the individual parcels to assist with emergency and community circulation.

The revised land plan is designed in accordance with the recommendations established in the Tesota Hills Traffic Impact Study prepared by Task Engineering dated November 2005. An electronic copy of the report is submitted separately with this CMP amendment. At this time it is not anticipated that modifications to the study will be necessary.

In reference to Figure 5, typical roadway cross sections for the on-site residential collector and on-site local roads are shown. The single collector roadway provides adequate ingress/egress for the projected traffic of the site. A right-of-way bump-out has been provided at the southern cul-de-sac of Parcel 7A North to allow for a

potential emergency connection in the future when development occurs, on what is currently State Land, to the south.

As stated in the 2006 CMP Amendment, the existing 40-foot roadway easement along the eastern property line from McDowell Road north to the Encanto Boulevard alignment which then runs west to the Sienna Hill's property line will be abandoned. A request for abandonment of this roadway easement will be included as part of the Final Plat of the first phase parcels which will be submitted and reviewed by the Town.

The developer has worked with the Town to accommodate the future roadway cross section for McDowell Road. McDowell Road will conform to the MAG Transportation Plan with respect to right-of-way and back-of-curb location requirements of a median-divided parkway section. Refer to Figure 6 for cross-section.

McDowell Road design has accommodated for crossing of the Buckeye FRS#3 Structure. This was completed and approved by the Town prior to this CMP Amendment and will be adhered to when final documents are prepared. Coordination with the Arizona State Land Department and Flood Control District of Maricopa County may be required.

#### H. Regional Drainage Patterns

The Sienna Hills development is adjacent to and encompasses the eastern end of the existing Flood Control District of Maricopa County's (FCDMC) Buckeye Flood Retarding Structure (FRS) #3 and emergency spillway. The FRS collects drainage from the White Tanks Mountain foothills which are located directly north and west of the development. The FRS is designed to protect Interstate 10 and the downstream properties by collecting the storm water runoff from the White Tank Mountains and conveying the flow to the southwest.

The previous land plan took considerable steps to eliminate potential effects to the FRS, and was designed so that the FRS would not restrict the development. The site was also designed to accommodate flow that would exceed the emergency spillway, in addition to convey flow safely through the site during a Potential Maximum Flood (PMF) situation. Revisions to the land plan associated with this CMP amendment do not adversely affect drainage conveyance. Specifically, the adjustments made to Parcel 3 South actually improve drainage conveyance at the site's outfall locations.

→ no flow "exceeds" emergency spillway

#### I. Retention of Storm Drainage

The following language shall replace Section III.C.6.b of the 2004 CMP:

- Retention basin sizing will provide the necessary volume for the 100-year, 2-hour rainfall event with the exceptions listed within Section V.F.3.c.

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Based on Section V.F.3.c of the 2004 CMP, retention basin sizing will provide necessary volume for the 100-year 2-hour rainfall event, except for parcels located directly behind the Buckeye FRS#3, parcels above the 5 percent slope line, and parcels that discharge into an established wash. For these parcels it will be necessary to demonstrate that post development peak runoff does not exceed the pre-development peak runoff.

Based on the current land plan, 100-year 2-hour retention will be provided within parcels that do not apply to the statement above; however, for Parcels 4 North, 5 North, 6 North, 7A North, and 7B North will provide retention will equal to less than the 100-year 2-hour requirement but will meet the post development runoff criteria. 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.

### J. Landscaping

The following language shall replace the last paragraph in Section III.A of the 2004 CMP:

- In addition to the trails system planned for the community, open space will also include a larger neighborhood park, and several pocket parks, all strategically located so they benefit the pedestrian circulation patterns. The various components of the Open Space and Trails System are identified and described below:

The following language shall replace Section III.A.1.a.1 and Section III.A.1.a.2 of the 2004 CMP:

1. Pedestrian Pathway (sidewalk), a minimum of 4-ft to 8-ft and paved or granular.
2. Bike lanes, a minimum of 52-inches to 6-ft and paved, within the road right-of-way.

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The following language shall replace Section V.G.1c of the 2004 CMP and the second point of Section IV.F of the 2006 CMP Amendment:

- Except in those areas where the site native material is unsuitable for topping (as determined by a Registered Landscape Architect), all landscaped areas shall be finished with a natural topping material which may include, but not limited to the following: turf, groundcover, planting, decomposed granite (onsite native material varying in size from ¼" to 12"), river run rock, expanded shale, or bark. Areas where non-native material is utilized may be treated with a pre-emergent herbicide.

The following language shall replace Section V.G.1d of the 2004 CMP:

- Landscaped areas along street frontages are encouraged to be contoured or bermed to provide variations in grade, visual relief, parking lot screening, and a more pleasing aesthetic value. All on-site commercial parking areas shall be screened from street view.

The following language shall replace Section V.G.3 of the 2004 CMP:

- Each street's rights-of-way contiguous with the proposed development site not used for street pavement, curbs, gutters, sidewalks, or driveways shall be landscaped, top dressed, or native.

The following language shall replace Section V.G.5.a of the 2004 CMP:

- The installation of street trees, shrubs, and vegetative groundcover shall be required for all applicable projects in an amount equal to or greater than one (1) tree and three (3) shrubs for each forty (40) feet of street frontage, and vegetative ground cover occupying a minimum of forty (40) percent of the total street frontage landscaped area. This minimum quantity of trees, shrubs, and vegetative ground cover shall be located in the street right-of-way landscaped area, or within the front twenty-five (25) feet of the on-site landscaped areas, and shall be designed and located to enhance the proposed development project and the streetscape.

The following language shall replace Section V.G.6 of the 2004 CMP:

- All developments that back or side onto a street and which have a six (6) foot screening wall constructed on the property line shall install within the street right-of-way contiguous with the property three (3) water conserving shrubs and one (1) water conserving variety tree for every thirty (30) feet of such double frontage. All such trees and shrubs shall be provided with an automatic drip or soaker irrigation system. Ground cover shall be decomposed granite or other material approved by the Town Manager, or

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his designee without plastic liners. A pre-emergent herbicide shall be applied to the ground prior to and after the placement of natural surface materials in any landscape area to prevent weed growth. The foregoing requirement shall apply in lieu of the street frontage landscape requirements.

The following language shall replace Section V.G.7 of the 2004 CMP:

- The following provisions apply to development of those portions of Sienna Hills established as hillside areas outside of the graded building envelope. The landscaping elements of the hillside development area will be specified at the preliminary plat or development site plan review state. Non-Native/Indigenous trees in excess of twenty-five (25) feet, in mature height, will not be permitted. At a minimum, the landscape palette will be based upon the approved Arizona Department of Water Resources Low Water Use Plant List. The plant palette may expand upon this list to allow greater flexibility in design concepts while ensuring environmental sensitivity. The landscape palette will appropriately provide for botanical diversity given the regional context of the project site. All landscaping improvements shall include a suitable method of irrigation.

Refer to Figure 7 for the Sienna Hills Plat List.

### **K. Screening**

The following language shall replace Section V.K.3a of the 2004 CMP and Section IV.G.a of the 2006 CMP Amendment:

- All roof mounted equipment, with the exception of solar equipment, shall be completely screened from view from ground level or adjacent property. The parapet, if provided, shall be architecturally compatible with the primary building.

### **L. Driveways**

Maximum driveway widths shall be twenty-eight (28) feet for garages with three car garages. Where appropriate, driveways may be shared between lots for mutual benefit between lots. Maintenance, ownership, and responsibility shall be recorded within project CC&Rs.

### **M. Fire Hydrants**

The following language shall replace Section V.P.7c of the 2004 CMP:

- The proposed fire hydrant spacing for Sienna Hills is 600-feet, based on Town approval and the project's Development Agreement.

**N. Improvement/Facilities Districts**

The developer reserves the right to create Street Light Improvement Districts (SLID), Maintenance Improvement Districts (MID), and Community Facilities Districts (CFD) for each phase.

**V. MASTER PLANS AND REPORTS**

**A. Master Public Facilities Plan**

**1. Schools**

Sienna Hills is located within the Saddle Mountain Unified School District (SMUSD). SLV is investigating the possibility of modifying the school district boundaries to annex into adjacent districts to provide elementary and high school services.

**2. Fire and Emergency Services**

As previously discussed, the existing emergency services infrastructure has adequate capacity to service Sienna Hills. There is no longer a need for an on-site emergency services facility.

**B. Master Drainage Plan and Report**

The Master Drainage Report for Fireside at Sienna Hills, approved by the Town on May 25, 2007, and the Drainage Report for Fireside at Sienna Hills Phases 1 & 2 – Mass Grading, prepared in February 2007, shall be the basis of all drainage design for the project.

Detailed drainage reports will be required for subsequent preliminary and final plats, and shall be completed in accordance with the previously approved reports and in accordance with Town and Maricopa County standards and regulations.

**C. Master Street and Circulation Plan and Traffic Report**

The Master Street and Circulation Plan for Sienna Hills is set forth in Figure 4, and roadway classifications for McDowell Road, collector roads, and local road are set forth in Figures 5 and 6. Traffic analysis shall be based on the Master Traffic Analysis, prepared by Task Engineering.

**D. Master Potable Water System Plan and Study**

Conceptual location and sizes of the water infrastructure needed to support Sienna Hills have been approved as part of the original CMP. In addition, Verrado has

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provided water connections to Verrado at three (3) locations: McDowell Road; along the eastern boundary of the site; and along the northern boundary of the site. Verrado has also accommodated water storage for Sienna Hills within the Verrado Storage Tank.

SLV has entered into an MXA with Arizona American Water Company (AAWC) for this development. AAWC will be assisting with any Certificate of Assured Water Certificate applications. For looped connectivity of water lines within Sienna Hills, waterline easements shall be allowed where right-of-way is not available.

The Master Water Study completed for Verrado, including Tesota Hills, shall be the basis for the Sienna Hills infrastructure. In addition, the water analyses prepared in conjunction with the vested preliminary plat shall also be used as a basis for Sienna Hills. Updated water reports shall be submitted concurrently with any updated preliminary plats and/or improvement plans to confirm adequate infrastructure is designed. Reports shall be reviewed by the Town and Arizona American Water Company, or its successor.

All site water services and meter requirements shall be subject to the Development Agreement.

### **E. Master Wastewater System Plan and Study**

Conceptual location and sizes of the wastewater infrastructure needed to support Sienna Hills have been approved as part of the original CMP. In addition, Verrado has upgraded the downstream sewer treatment facilities to accommodate the Sienna Hills development.

The Master Wastewater Study completed as part of Verrado, shall be utilized as a basis for Sienna Hills design. Updated wastewater reports shall be submitted concurrently with any updated preliminary plats and/or improvement plans to confirm adequate infrastructure is designed. Reports shall be reviewed by the Town and Arizona American Water Company, or its successor.

### **F. Master Phasing Plan**

Sienna Hills, including the infrastructure, public facilities, and other community amenities, is intended to be carried out in phases over a number of years. Development is contemplated to progress in phases that may or may not develop concurrently, and/or phases that may not be contiguous; however, each phase shall be designed to stand-alone with regard to phased infrastructure.

For the purposes of this CMP amendment, a lot transfer comparison (based on the 2006 CMP Amendments phasing) has been completed to show the minor change that

## SIENNA HILLS COMMUNITY MASTER PLAN AMENDMENT

the revised land plan produces. Referring to Table 4, the revised land plan has a reduction in two phases and a minor increase in one phase:

**TABLE 4 – LOT TRANSFER COMPARISON**

Phase	Parcels	2006 CMP Amendment Units (without Transfer)	Revised Land Plan Units (without Transfer)	% Differential
1	1S, 4S, 5S, 2N, 3AN	556	527	-2.5%
2	3S, 6S, 1N	312	296	-1.4%
3	3BN, 4N, 5N, 6N, 7AN, 7BN	283	285	0.2%
	<b>Total</b>	<b>1,151</b>	<b>1,108</b>	<b>-3.7%</b>

NOTE: % Differential (Revised Plan minus 2006 CMP) / (CMP Total)

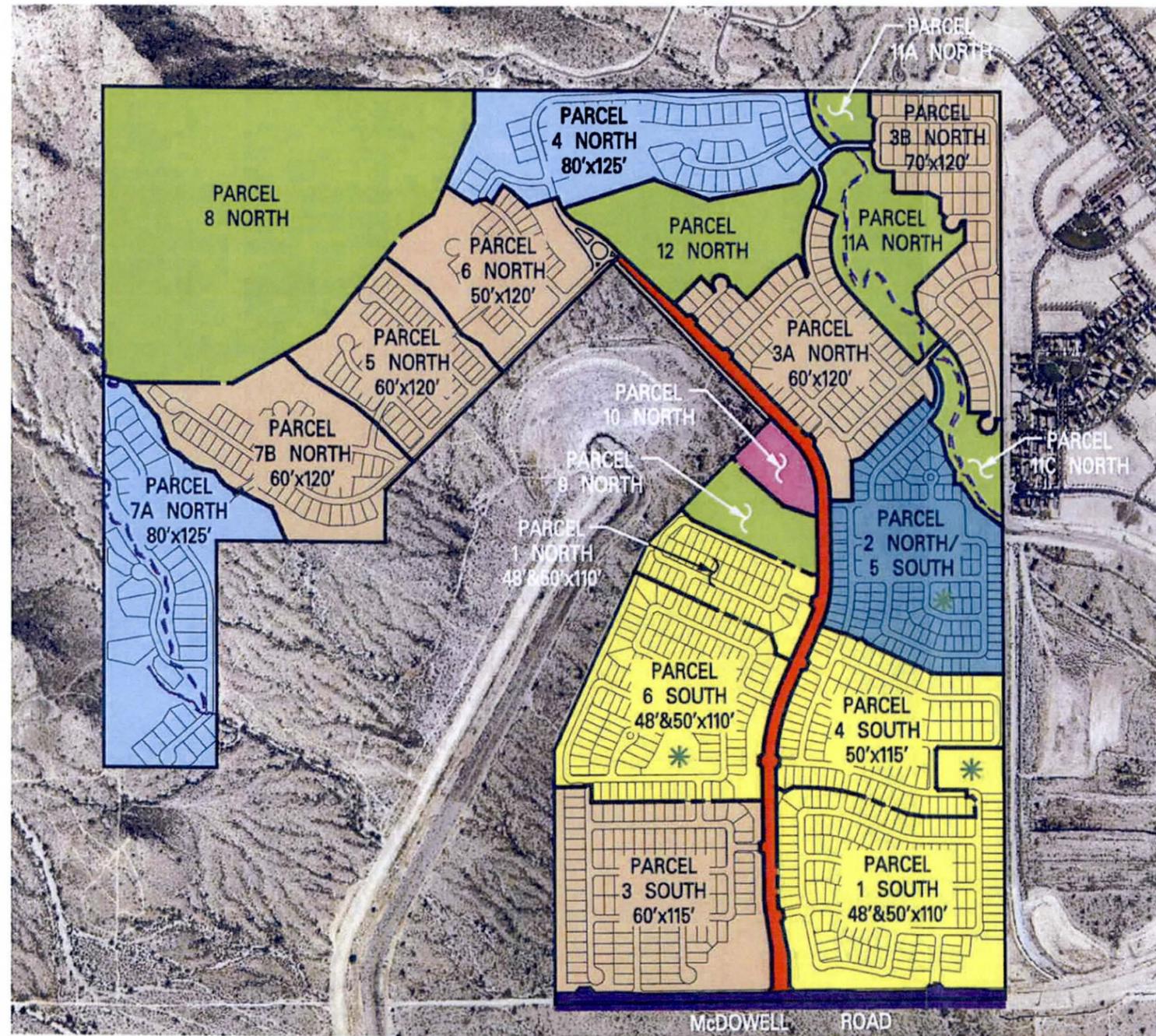
It is anticipated Sienna Hills will be developed in phases with each phase designed to include fifty (50) to one hundred (100) dwelling units. Each phase will be created to provide the necessary infrastructure, utilities, and proper access for emergency and service type vehicles. Phases and sequence of development is subject to change and shall not warrant an amendment to the CMP or associated preliminary plat.

The boundaries of each phase, and the sequence for development of the infrastructure and amenities, shall be identified in the preliminary plat. The phases, when determined, shall be subject to modification by the Project Team based upon 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 CMP or associated preliminary plat; however, the Town shall retain a copy of the revised phasing on file. Figure 8 shows the currently anticipated phasing plan for Sienna Hills at the time of preparing this CMP Amendment.

## VI. CONCLUSION

The modifications requested in this 2011 CMP Amendment are relatively minor in nature, decrease the total number of dwelling units, improve the development's open space and aesthetics, and generally "modernize" the development to match market demand and homebuyer needs. SLV looks forward to enhancing the Town of Buckeye and respectfully requests Town approval of this CMP Amendment.

G:\Projects\11\11-005 Sienna Hills\01 -Engineering\E-CMP FIG1.dgn  
7/22/2011



### LAND USE

- LOW DENSITY RESIDENTIAL (LDR)
- LOW/MEDIUM DENSITY RESIDENTIAL (L/MDR)
- MEDIUM DENSITY RESIDENTIAL (MDR)
- ESTATE RESIDENTIAL (ER)
- OPEN SPACE (OS)
- COMMERCIAL (COM)

\* POTENTIAL LOCATION OF POCKET PARKS

PARCEL	APPROXIMATE GROSS ACRES	LOTS
1 NORTH	10.0	45
2 NORTH/5 SOUTH	27.1	166
3A NORTH	23.8	94
3B NORTH	19.5	62
4 NORTH	28.9	41
5 NORTH	16.8	49
6 NORTH	18.3	39
7A NORTH	32.4	43
7B NORTH	22.8	51
1 SOUTH	35.4	159
3 SOUTH	32.1	120
4 SOUTH	22.4	108
6 SOUTH	29.6	131
8 NORTH	66.7	-
9 NORTH	5.9	-
10 NORTH	3.5	-
11A NORTH	2.4	-
11B NORTH	12.8	-
11C NORTH	4.9	-
12 NORTH	14.9	-
EX R/W	13.3	-
<b>TOTAL</b>	<b>443.5</b>	<b>1108</b>

  
SCALE: 1" = 800'

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### LEGEND

- BOUNDARY LINE
- PARCEL LINE
- ARTERIAL STREET
- COLLECTOR STREET
-  WASH LIMITS

**SIENNA HILLS**  
CONCEPTUAL LAND USE PLAN

FIGURE 1

LAND USE BUDGET							
Parcel	Land Use Designation	Approximate Gross Acres	Minimum Lot Dimensions (Width x Depth)	Maximum Density (DU/AC)	Maximum Dwelling Units Allowed (Per 2006 CMP Amendment)	NEW Land Plan Density (DU/AC)	NEW Land Plan Dwelling Units
1 North	L/MDR	10.0	48' & 50' x 110'	5.0	50	4.5	45
2 North/5 South	MDR	27.1	50' x 90'	8.0	216	6.1	166
3A North	LDR	23.8	60' x 120'	3.9	94	3.9	94
3B North	LDR	19.5	70'x120'	3.8	74	3.2	62
4 North	ER	28.9	80' x 125'	1.4	41	1.4	41
5 North	LDR	16.8	60' x 120'	2.9	49	2.9	49
6 North	LDR	18.3	50' x 120'	2.1	39	2.1	39
7A North	ER	32.4	80' x 125'	1.3	43	1.3	43
7B North	LDR	22.8	60' x 120'	2.2	51	2.2	51
1 South	L/MDR	35.4	48' & 50' x 110'	4.5	160	4.5	159
3 South	LDR	32.1	60' x 115'	4.3	139	3.7	120
4 South	LDR	22.4	48' x 50' x 115'	4.9	109	4.8	108
6 South	L/MDR	29.6	48' & 50' x 110'	4.6	137	4.4	131
<b>RESIDENTIAL TOTAL</b>	-	<b>319.1</b>	-	-	<b>1202</b>	<b>3.5</b>	<b>1108</b>
8 North	OS	66.7	-	-	-	-	-
9 North	OS	5.9	-	-	-	-	-
10 North	COM	3.5	-	-	-	-	-
11A North	OS	2.4	-	-	-	-	-
11B North	OS	12.8	-	-	-	-	-
11C North	OS	4.9	-	-	-	-	-
12 North	OS	14.9	-	-	-	-	-
<b>Ex. McDowell Road &amp; Fireside Parkway</b>	R/W	<b>13.3</b>	-	-	-	-	-
<b>Sienna Hills Overall Total</b>		<b>443.5</b>				<b>2.5</b>	<b>1108</b>

Parcel Numbers	SINGLE FAMILY MINIMUM DEVELOPMENT STANDARDS												
	1 North	2 North/5 South	3A North	3B North	4 North	5 North	6 North	7A North	7B North	1 South	3 South	4 South	6 South
Land Use Designations	L/MDR	MDR	LDR	LDR	ER	LDR	LDR	ER	LDR	L/MDR	LDR	LDR	L/MDR
Typical Lot Sizes	48' & 50' x 110'	60' x 90'	60' x 120'	70'x120'	80' x 125'	80' x 120'	50' x 120'	80' x 125'	60' x 120'	48' & 50' x 110'	60' x 115'	48' & 50' x 115'	48' & 50' x 110'
Minimum Lot Area (sq. ft.)	5,280	4,500	7,200	8,400	10,000	7,200	6,000	10,000	7,200	5,280	6,800	5,520	5,280
Minimum Lot Width	48' (1)	60'	60'	70'	80'	60'	50'	80'	60'	48' (1)	60'	50'	48' (1)
Minimum Lot Depth(2)	110'	90'	120'	120'	125'	120'	120'	125'	120'	110'	115'	115'	110'
<b>Minimum Building Setbacks(3)</b>													
Living Front Yard	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'
Rear Yard(4)	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'
Street Side Yard	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'
Side Yard	5' & 8'	5' & 10'	5' & 10'	5' & 10'	5' & 10'	5' & 10'	5' & 10'	5' & 10'	5' & 10'	5' & 8'	5' & 10'	5' & 8', 5' & 10'	5' & 8'
	13' Total	15' Total	15' Total	15' Total	15' Total	15' Total	15' Total	15' Total	15' Total	13' Total	15' Total	13' Total, 15' Total	13' Total
Minimum Building Separation	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'
<b>Minimum Garage Setback</b>													
Front Loaded(5)	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'
Side Loaded	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'
Maximum Garage Width(7)	48' - 2 Car Widths 50' - 3 Car Widths	3 - Car Widths	3 - Car Widths	3 - Car Widths	No Maximum	3 - Car Widths	3 - Car Widths	No Maximum	3 - Car Widths	48' - 2 Car Widths 50' - 3 Car Widths	3 - Car Widths	3 - Car Widths	48' - 2 Car Widths 50' - 3 Car Widths
Maximum Structure Height(8)	30' (2 Stories)	30' (2 Stories)	30' (2 Stories)	30' (2 Stories)	30' (2 Stories)	30' (2 Stories)	30' (2 Stories)	30' (2 Stories)	30' (2 Stories)	30' (2 Stories)	30' (2 Stories)	30' (2 Stories)	30' (2 Stories)
Maximum Lot Coverage	60%	55%	55%	55%	40%	55%	55%	40%	55%	60%	55%	55%	60%
Minimum Parking Requirement	2 per unit	2 per unit	2 per unit	2 per unit	2 per unit	2 per unit	2 per unit	2 per unit	2 per unit	2 per unit	2 per unit	2 per unit	2 per unit

- Notes:**
- (1) No more than 25% of the total number of lots within Sienna Hills shall be less than 50-feet wide
  - (2) Lot depth may be decreased by 10-ft on cul-de-sac and knuckle lots as long as minimum lot area is maintained
  - (3) 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. Tract shall be in common ownership
  - (4) The rear yard setback applies only to enclosed livable areas; other projections such as patios or balconies shall have a minimum 10-foot setback
  - (5) Unless an adjacent 5-foot landscape tract has been provided, then minimum setback shall be 5-feet
  - (6) The front loaded garage setback is the required distance between the face of the garage and the back of the sidewalk
  - (7) 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
  - (8) Except for hillside lots, as shown in Figure 1, Hillside Measurements in the 2004 Tesota Hills CMP.



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**SIENNA HILLS  
LAND USE BUDGET &  
DEVELOPMENT STANDARDS**

# CONCEPTUAL OPEN SPACE & TRAILS SYSTEM PLAN SIENNA HILLS

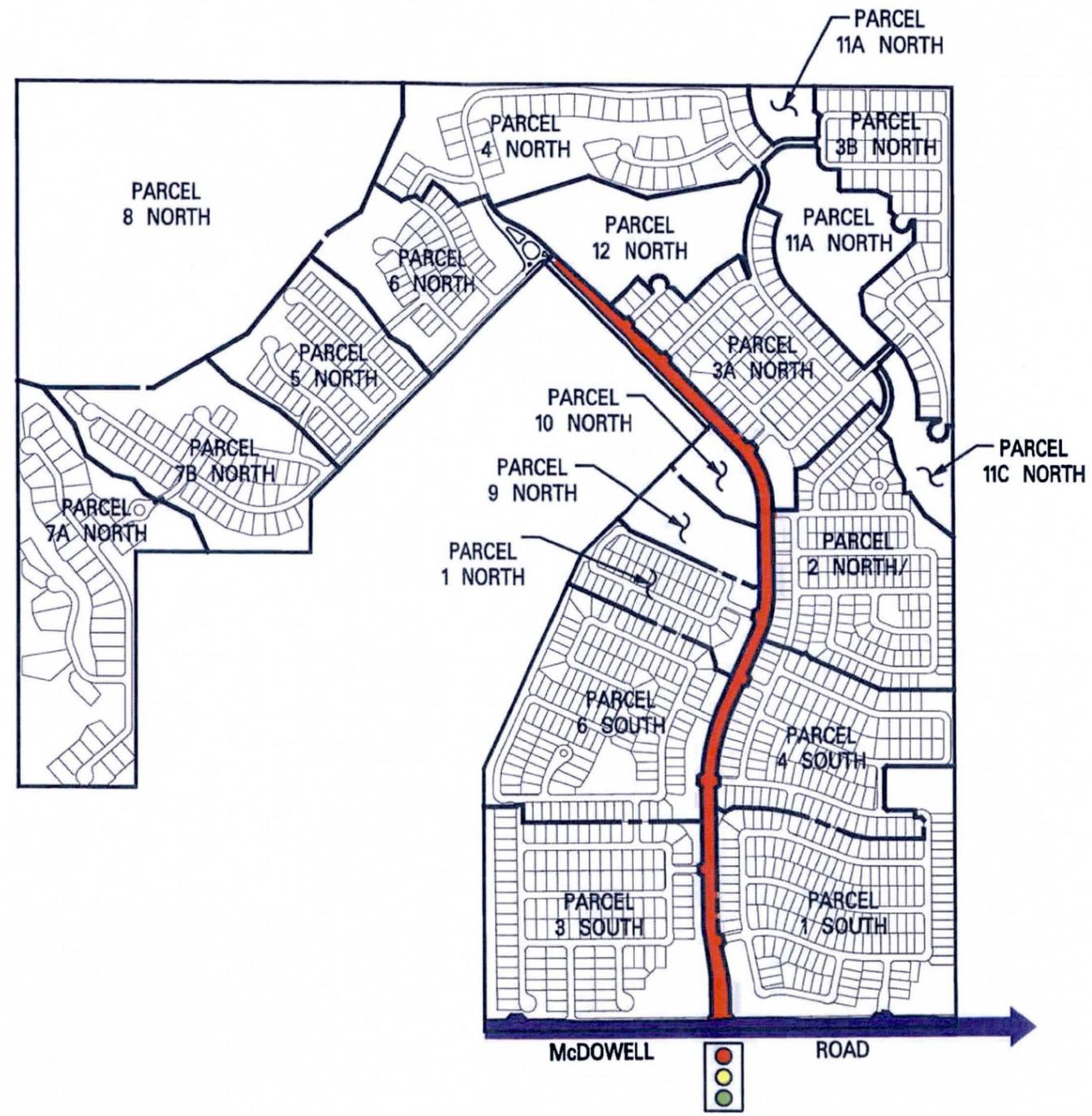
FIGURE 3

## LEGEND

symbol	description
	LOOKOUT POINT
	TRAIL HEAD
	POCKET PARK
	GRANULAR TRAIL



C:\Projects\11-005 Sienna Hills\01 - Engineering\E-CMP FIG4.dgn 7/22/2011



SOURCE: TESOTA HILLS TRAFFIC  
IMPACT STUDY,  
TASK ENGINEERING  
YEAR 2020 ANALYSIS

  
SCALE: 1" = 800'

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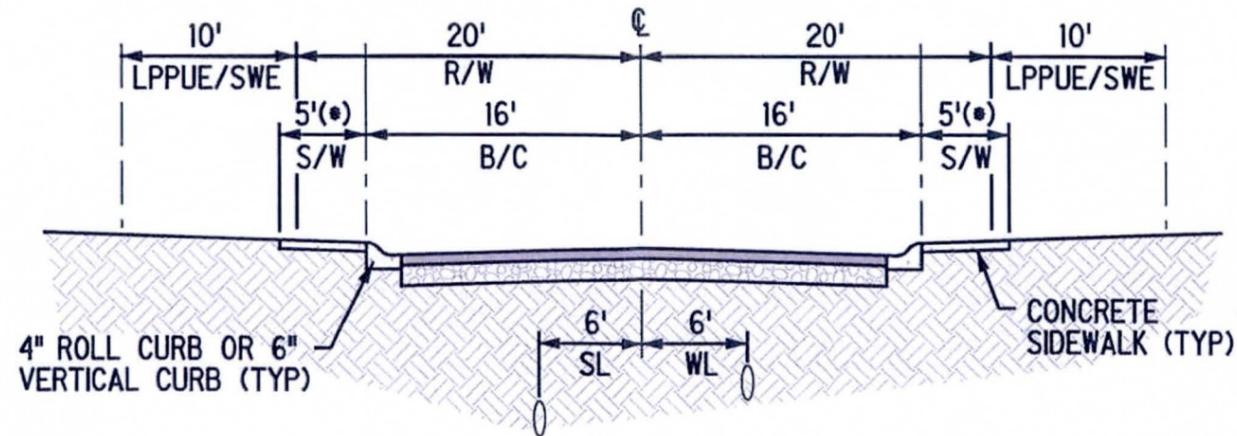
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**LEGEND**

	BOUNDARY LINE		TRAFFIC SIGNAL (WHEN TRAFFIC DEMAND WARRANTS INSTALLATION)
	PARCEL LINE		
	ARTERIAL STREET		
	PRIMARY COLLECTOR		

**SIENNA HILLS  
MASTER STREET &  
CIRCULATION PLAN**

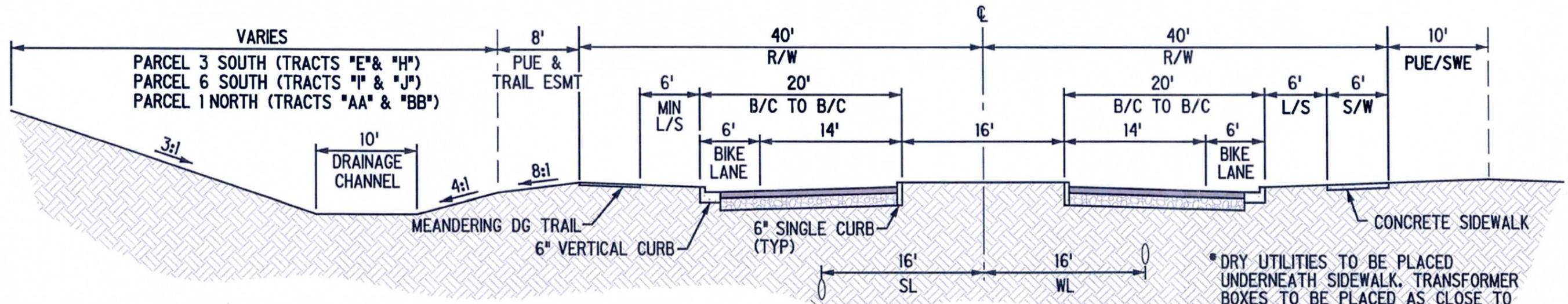
**FIGURE 4**



**TYPICAL LOCAL STREET**

LOOKING NORTH AND EAST

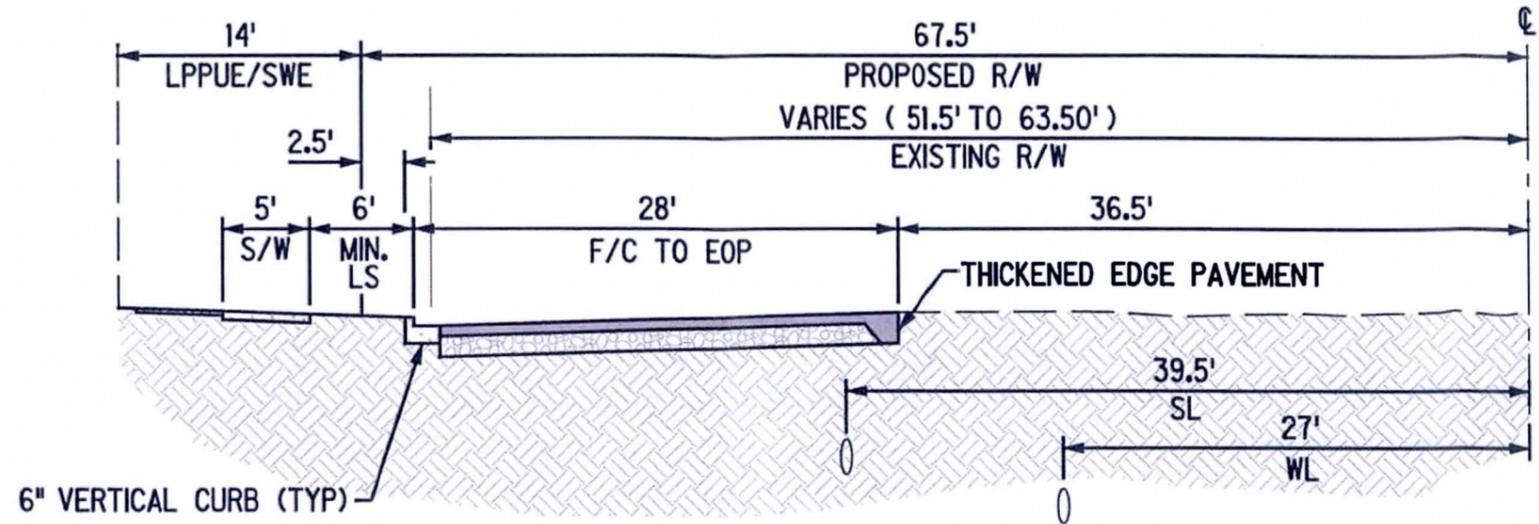
- 4' S/W FOR PHASE I- PARCEL 1 SOUTH
- NOT TO SCALE



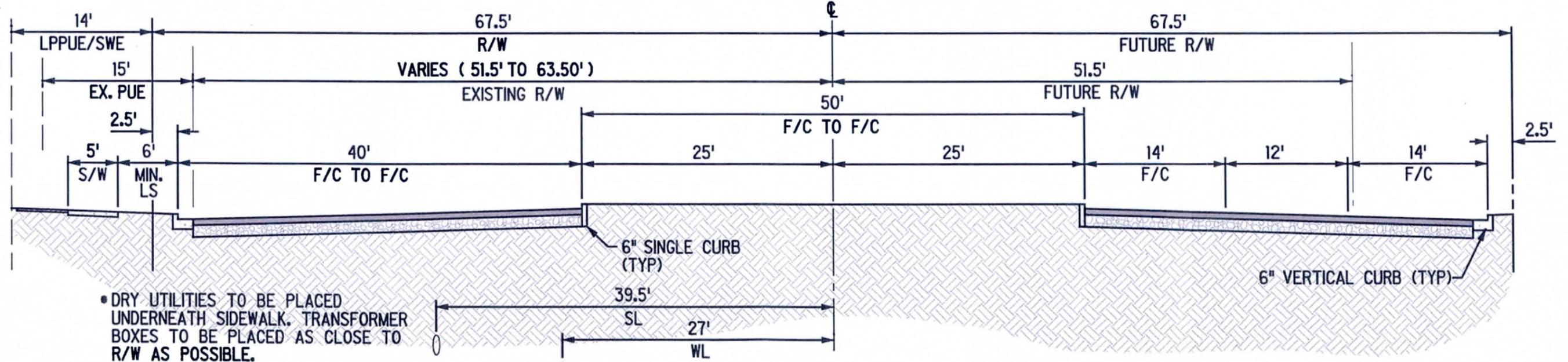
**ULTIMATE SIENNA HILLS PARKWAY**

LOOKING NORTH  
NOT TO SCALE

G:\Projects\11-005 Sienna Hills\01 - Engineering\B-CMP FIG5.dgn  
7/25/2011



**INTERIM MCDOWELL ROAD**  
 LOOKING EAST  
 NOT TO SCALE



• DRY UTILITIES TO BE PLACED UNDERNEATH SIDEWALK. TRANSFORMER BOXES TO BE PLACED AS CLOSE TO R/W AS POSSIBLE.

**6 LANE SECTION  
 ULTIMATE MCDOWELL PARKWAY - BY OTHERS**  
 LOOKING EAST  
 NOT TO SCALE

G:\Projects\11\11-005 Sienna Hills\01 -Engineering\E-CMP FIG6.dgn  
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SIENNA HILLS  
 TYPICAL ROADWAY CROSS SECTION  
 MCDOWELL ROAD

FIGURE 6

### Sienna Hills Plant List

Botanical Name	Common Name	Native	Transition	Parks/Residential
<b>TREES</b>				
Acacia aneura	Mulga		X	X
Acacia greggii	Catclaw Acacia	X	X	X
Acacia salicina	Willow Acacia		X	X
Acacia smallii (farnesiana)	Sweet Acacia		X	X
Caesalpinia crotolaria	Casahuate		X	X
Chilopsis linearis	Desert Willow		X	X
Dalbergia sissoo	Sissoo Tree		X	X
Fraxinus velutina	Fertex Ash		X	X
Oleaya tesota	Ironwood	X	X	X
Parkinsonia floridum	Blue Palo Verde	X	X	X
Parkinsonia hybrid	Desert Museum Palo Verde		X	X
Parkinsonia microphyllum	Foothills Palo Verde	X	X	X
Pithecellobium mexicanum	Mexican Ebony		X	X
Prosopis alba	Argentine Mesquite		X	X
Prosopis chilensis	Chilean Mesquite	X	X	X
Prosopis velutina	Velvet Mesquite	X	X	X
Quercus virginiana	Live Oak		X	X
Sophora secundiflora	Texas Mountain Laurel		X	X
Ulmus parvifolia	Evergreen Elm		X	X
Vitex agnus castus	Chaste Pepper Tree		X	X
<b>DAECYLIACENTS</b>				
Agave species	Agave	X	X	X
Aloe species	Aloe		X	X
Aclepias subulata	Desert Milkweed	X	X	X
Carnegiea gigantea	Saguaro	X	X	X
Chamaerops humilis	Mediterranean Fan Palm		X	X
Dasylium acrotiche	Green Desert Spoon		X	X
Dasylium wheeleri	Desert Spoon	X	X	X
Echinocereus engelmannii	Engelmann's Hedgehog	X	X	X
Echinocactus grusonii	Golden Barrel Cactus		X	X
Ferocactus wislizenii	Fishhook Barrel	X	X	X
Fouquieria splendens	Ocotillo	X	X	X
Hesperaloe parviflora	Red Hesperaloe	X	X	X
Mammillaria microcarpa	Pin cushion Cactus	X	X	X
Opuntia acanthocarpa	Buckhorn Cholla	X	X	X
Opuntia bigelovii	Teddybear Cholla	X	X	X
Opuntia engelmannii	Engelmann's Prickly Pear	X	X	X
Opuntia fulgida	Chainfruit Cholla	X	X	X
Pedilanthus macrocarpus	Lady Slipper		X	X
Penstemon species	Penstemon	X	X	X
Yucca species	Yucca		X	X

### Sienna Hills Plant List

Botanical Name	Common Name	Native	Transition	Parks/Residential
<b>SHRUBS</b>				
Ambrosia deltoidea	Bursage	X	X	X
Baileya multiradiata	Indian Marigold	X	X	X
Blue Hibiscus	Blue Hibiscus		X	X
Bougainvillea 'Barbara Karst'	Bougainvillea		X	X
Buddleia marrubifolia	Woolly Butterfly Bush		X	X
Caesalpinia mexicana	Mexican Bird of Paradise		X	X
Caesalpinia pulcherrima	Red Bird of Paradise		X	X
Calliandra californica	Red Fairy Duster		X	X
Calliandra eriophylla	Pink Fairy Duster	X	X	X
Cassia nemophila	Desert Cassia		X	X
Cassia oligophylla	Outback Cassia		X	X
Celtis pallida	Desert Hackberry	X	X	X
Dalea frutescens 'Sierra Negra'	Sierra Negra Dalea		X	X
Dalea pulchra	Indigo Bush		X	X
Dodonaea viscosa	Hopbush		X	X
Encelia farinosa	Brittlebush	X	X	X
Ephedra trifurca	Mormon Tea	X	X	X
Eriophylla glabra	Emu Bush		X	X
Eriophylla laricifolia	Turpentine Bush	X	X	X
Eriogonum fasciculatum	Buckwheat	X	X	X
Gaura lindheimeri	Gaura		X	X
Gutierrezia serotina	Snakeweed	X	X	X
Hymenoxis aurea	Angelita Delay		X	X
Hyptis emoryi	Desert Lavender	X	X	X
Ilex vomitoria	Dwarf Yaupon Holly		X	X
Justicia californica	Chuparose	X	X	X
Larrea tridentata	Crescote Bush	X	X	X
Leucophyllum frutescens 'Green Cloud'	Green Cloud Sage		X	X
Leucophyllum laevigatum	Chihuahuan Sage		X	X
Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage		X	X
Lotus rigidus	Deer Vetch	X	X	X
Lycium fremontii	Fremont Lycium	X	X	X
Muhlenbergia rigida 'Nashville'	Nashville Grass		X	X
Muhlenbergia capillaris 'Regal Mist'	Muhly		X	X
Muhlenbergia rigens	Deer Grass		X	X
Nerium oleander varieties	Petite Pink		X	X
Palafoxia species	Paperflower	X	X	X
Rosmarinus varieties	Rosemary		X	X
Ruellia peninsularis	Desert Ruellia		X	X
Salvia clevelandii	Chaparral Sage		X	X
Salvia greggii	Autumn Sage		X	X
Salvia leucantha	Mexican Bush Sage		X	X
Simmondsia chinensis	Jojoba	X	X	X
Sophora secundiflora	Texas Mountain Laurel		X	X
Sphaeralcea ambigua	Globe Mallow	X	X	X
Tecoma stans	Yellowbells		X	X
Tridax californica	Tridax	X	X	X
Vaqueria californica	Arizona Rosewood		X	X
Viguiera deltoidea	Goldeneye	X	X	X
Zizyphus obtusifolia	Graythorn	X	X	X

### Sienna Hills Plant List

Botanical Name	Common Name	Native	Transition	Parks/Residential
<b>GROUNDCOVERS</b>				
Baccharis confertifolia	Dwarf Coyote Bush		X	X
Baileya multiradiata	Desert Marigold	X	X	X
Chrysanthemum mexicanum	Damianita		X	X
Convolvulus mauritanicus	Ground Morning Glory		X	X
Dalea capitata 'Sierra Gold'	Sierra Gold Dalea		X	X
Dyoscorea pentachaeta	Golden Dyoscorea		X	X
Eriophylla prostrata	Outback Sunrize		X	X
Lantana speciosa	Lantana		X	X
Melampodium leucanthum	Blackfoot Daisy	X	X	X
Oenothera bielandii	Mexican Evening Primrose	X	X	X
Oenothera caespitosa	Evening Primrose	X	X	X
Senna covesii	Desert Senna	X	X	X
Tagetes lemmonii	M. Lemmon Marigold		X	X
Verbena gooddingii	Goodding's Verbena	X	X	X
Verbena pulchella	Moss Verbena		X	X
Zinnia acerosa	Desert Zinnia	X	X	X
<b>VINES</b>				
Antigonon leptopus	Queen's Wreath		X	X
Bougainvillea variegata	Bougainvillea		X	X
Cissus trifoliata	Native Grape Ivy		X	X
Ficus pumila	Fig Vine		X	X
Macfadyena unguicatali	Cat's Claw Vine		X	X
Mecynopsis macroptera	Yellow Orchid Vine		X	X
Podranea ricasoliana	Pink Trumpet Vine		X	X
Pyracantha variegata	Pyracantha	X	X	X
Rosa banksiae	Lady Bank rose		X	X
Vigna caracalla	Snail Vine		X	X

#### PROHIBITED PLANTS

Any species of tree or shrub with a mature height above 30' tall.  
 All Pines, Cypress, Cedar or Juniper  
 All Palms are prohibited except palms less than 6' at maturity, Date Palms and California Fan Palms  
 Olive Trees  
 Oleanders - except dwarf varieties  
 Fountain Grass  
 Common Bermuda Grass  
 Desert Broom

### Sienna Hills Plant List

Botanical Name	Common Name	Native	Transition	Parks/Residential
<b>PROHIBITED PLANTS</b>				
Hydroseed mix is recommended to be used in addition to supplemental planting to revegetate areas disturbed by construction.				
BOTANICAL NAME	COMMON NAME	LBS/ACRE		
Ambrosia deltoidea	Bursage	7		
Baileya multiradiata	Desert Marigold	1		
Cercidium microphyllum	Foothills Palo Verde	1		
Ephedra trifurca	Mormon Tea	0.5		
Eriophylla laricifolia	Turpentine Bush	2		
Escholtzia mexicana	Mexican Poppy	1		
Larrea tridentata	Crescote Bush	1		
Lycium exsertum	Thornbush	0.5		
Olyneya tesota	Ironwood	0.5		
Penstemon pseudospectabilis	Desert Penstemon	0.5		
Plantago insularis	Indian Wheat	1		
Palafoxia cooperi	Paper Flower	1		
Scleranthus barbatus	Scleranthus Grass	1		
Sienna covesii	Desert Sienna	0.5		
Simmondsia chinensis	Jojoba	1		
Sphaeralcea ambigua	Desert Globe Mallow	1		
Viguiera deltoidea	Goldeneye	1		
Zinnia acerosa	Desert Zinnia	0.5		
<b>Total Pounds per Acre</b>		<b>22</b>		

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7/22/2011



\* INFRASTRUCTURE PHASING WILL BE BASED UPON TOWN REQUIREMENTS FOR ACCESS AND UTILITIES.



SCALE: 1" = 800'

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LEGEND

	BOUNDARY LINE		PHASE 3		PHASE 7		PHASE 11
	PARCEL LINE		PHASE 4		PHASE 8		PHASE 12
	PHASE 1		PHASE 5		PHASE 9		PHASE 13
	PHASE 2		PHASE 6		PHASE 10		PHASE 14

SIENNA HILLS  
CONCEPTUAL PHASING PLAN

FIGURE 8