FINAL SITE PLAN FOR SOUTH MOUNTAIN MODERN
A DETACHED SINGLE- FAMILY PLANNED RESIDENTIAL DEVELOPMENT (PRD)
SUBJECT TO SINGLE FAMILY DESIGH REVIEW

PHOENIX ZONING ORDINANCE G-7418

1. THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE SITE PLAN DATE STAMPED JUNE 2, 2025 AND THE LANDSCAPE PLAN DATE STAMPED JUNE 24, 2025 AS MODIFIED BY THE FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
2. BUILDING ELEVATIONS SHALL BE PRESENTED FOR REVIEW AND COMMENT TO THE SOUTH MOUNTAIN VILLAGE PLANNING COMMITTEE PRIOR TO PRELIMINARY SITE PLAN APPROVAL.
3. PRIOR TO PRELIMINARY PLAT APPROVAL, DOCUMENTATION SHALL BE PROVIDED THAT DEMONSTRATES PARTICIPATION IN THE ENVIRONMENTAL PROTECTION AGENCY'S WATERSENSE CERTIFICATION PROGRAM, OR AN EQUIVALENT PROGRAM, AS APPROVED BY THE PLANNING AND DEVELOPMENT AND WATER SERVICES DEPARTMENTS.
4. A WATERSENSE INSPECTION REPORT FROM A THIRD-PARTY VERIFIER SHALL BE SUBMITTED THAT DEMONSTRATES SUCCESSFUL PARTICIPATION IN THE ENVIRONMENTAL PROTECTION AGENCY'S WATERSENSE CERTIFICATION PROGRAM, OR AN EQUIVALENT PROGRAM, PRIOR TO CERTIFICATE OF OCCUPANCY, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
5. ONLY LANDSCAPE MATERIALS LISTED IN THE PHOENIX ACTIVE MANAGEMENT AREA LOWWATER-USE/DROUGHT-TOLERANT PLANT LIST SHALL BE UTILIZED IN THE COMMON AREAS AND WITHIN THE FRONT YARDS OF INDIVIDUAL RESIDENTIAL LOTS, AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
6. NATURAL TURF SHALL ONLY BE UTILIZED ON INDIVIDUAL SINGLE-FAMILY LOTS (BEHIND THE FRONT YARD); REQUIRED RETENTION AREAS (BOTTOM OF BASIN); AND FUNCTIONAL TURF AREAS WITHIN COMMON AREAS, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
7. PRESSURE REGULATING SPRINKLER HEADS AND/OR DRIP LINES SHALL BE UTILIZED IN ANY TURF AREAS TO REDUCE WATER WASTE.
8. A MINIMUM OF TWO GREEN INFRASTRUCTURE (GI) TECHNIQUES FOR STORMWATER MANAGEMENT SHALL BE IMPLEMENTED PER THE GREATER PHOENIX METRO GREEN INFRASTRUCTURE AND LOW-IMPACT DEVELOPMENT DETAILS FOR ALTERNATIVE STO RMWATER MANAGEMENT, AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
9. PARTICIPATION IN THE CITY OF PHOENIX HOMEOWNER'S ASSOCIATION WATER EFFICIENCY PROGRAM SHALL BE INCORPORATED INTO TO COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE SUBDIVISION, PRIOR TO FINAL SITE PLAN APPROVAL.
10. SWIMMING POOLS ON INDIVIDUAL SINGLE-FAMILY LOTS SHALL BE LIMITED TO 600 SQUARE FEET IN SIZE.
11. A MINIMUM 50 FEET OF RIGHT-OF-WAY SHALL BE DEDICATED AND CONSTRUCTED FOR THE FULL WIDTH OF 20TH LANE FOR THE FULL LENGTH OF THE SUBJECT SITE, CONNECTING TO THE SOUTHERN ADJACENT PARCEL.
12. A MINIMUM 50-FOOT RADIUS EASEMENT SHALL BE DEDICATED AND A MINIMUM 45-FOOT RADIUS TEMPORARY TURNAROUND SHALL BE CONSTRUCTED AT THE SOUTHERN TERMINUS OF 20TH LANE. ALTERNATIVELY, A PERMANENT TURN AROUND DESIGN MAY BE CONSIDERED AND SHALL INCLUDE A CENTER LANDSCAPED ISLAND, DESIGNED TO CITY OF PHOENIX STANDARDS, AS APPROVED BY THE STREET TRANSPORTATION DEPARTMENT.
13. ALL STREETS WITHIN AND ADJACENT TO THE DEVELOPMENT SHALL BE CONSTRUCTED WITH PAVING, CURB, GUTTER, SIDEWALK, CURB RAMPS, STREETLIGHTS, MEDIAN ISLANDS, LANDSCAPING AND OTHER INCIDENTALS, AS PER PLANS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. ALL IMPROVEMENTS SHALL COMPLY WITH ALL ADA ACCESSIBILITY STANDARDS.
14. THE PROPERTY OWNER SHALL RECORD DOCUMENTS THAT DISCLOSE THE EXISTENCE, AND OPERATIONAL CHARACTERISTICS OF PHOENIX SKY HARBOR AIRPORT TO FUTURE OWNERS OR TENANTS OF THE PROPERTY. THE FORM AND CONTENT OF SUCH DOCUMENTS SHALL BE ACCORDING TO THE TEMPLATES AND INSTRUCTIONS PROVIDED WHICH HAVE BEEN REVIEWED AND APPROVED BY THE CITY ATTORNEY.
15. IN THE EVENT ARCHEOLOGICAL MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION, THE DEVELOPER SHALL IMMEDIATELY CEASE ALL GROUND-DISTURBING ACTIVITIES WITHIN A 33-FOOT RADIUS OF THE DISCOVERY, NOTIFY THE CITY ARCHEOLOGIST, AND ALLOW TIME FOR THE ARCHEOLOGY OFFICE TO PROPERLY ASSESS THE MATERIALS.
16. PRIOR TO FINAL SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS FORM. THE WAIVER SHALL BE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE AND DELIVERED TO THE CITY TO BE INCLUDED IN THE REZONING APPLICATION FILE FOR RECORD.
17. THE DEVELOPMENT SHALL BE LIMITED TO A MAXIMUM OF 16 UNITS.
18. A MINIMUM OF 50% OF BUILDING ELEVATIONS SHALL INCLUDE COVERED PORCHES IN THE FRONT YARD AND REAR YARD AT A MINIMUM OF 60 FEET EACH AND AT A DEPTH OF AT LEAST 6 FEET, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
19. THE MAXIMUM BUILDING HEIGHT FOR 80% OF THE LOTS SHALL BE LIMITED TO ONE STORY AND 26 FEET, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. TWO-STORY LOTS SHALL BE SOUTH OF LOTS 5 AND 14, AS SHOWN ON THE SITE PLAN DATE STAMPED FEBRUARY 21, 2025.
20. A MINIMUM OF 8% OF THE GROSS PROJECT AREA SHALL BE RETAINED AS COMMON AREA, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
21. BUILDING ELEVATIONS SHALL CONTAIN MULTIPLE COLORS, EXTERIOR ACCENT MATERIALS AND TEXTURAL CHANGES THAT EXHIBIT QUALITY AND DURABILITY SUCH AS BRICK, STONE, COLORED TEXTURED CONCRETE OR STUCCO, OR OTHER MATERIALS TO PROVIDE A DECORATIVE AND AESTHETIC TREATMENT, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
22. ALL STREET-FACING GARAGE DOORS LENGTHS SHALL BE LESS THAN 50% OF THE TOTAL WIDTH OF THE FAÇADE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
23. FRONT SETBACKS FOR COVERED BUILDING ELEMENTS SHALL BE STAGGERED BY A MINIMUM OF 5 FEET, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
24. THE LOT WIDTHS SHALL BE A MINIMUM OF 55 FEET.
25. THE SOUTHERN END OF THE STREET SHALL HAVE LANDSCAPING AND WROUGHT IRON VIEW FENCING TO ENHANCE THE VIEW OF SOUTH MOUNTAIN, UNTIL 20TH LANE IS CONSTRUCTED TO THE SOUTH OF THE PROPERTY, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
26. A RETAINING WALL SHALL BE PROVIDED ALONG THE NORTHERN BOUNDARY OF TRACT A AND TRACT B, AS DEPICTED ON THE SITE PLAN DATE STAMPED FEBRUARY 21, 2025, AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
27. THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE SITE PLAN DATE STAMPED FEBRUARY 21, 2025, AS MODIFIED BY THE ABOVE STIPULATIONS AND AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
28. TRACT C, AS DEPICTED ON THE SITE PLAN DATE STAMPED FEBRUARY 21, 2025, SHALL INCLUDE SEATING FEATURES WITH A MINIMUM OF 50 PERCENT SHADING THROUGH THE USE OF TREES OR A STRUCTURE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
29. ALL PEDESTRIAN PATHWAYS (INCLUDING SIDEWALKS) SHALL BE SHADED BY A STRUCTURE, LANDSCAPING, OR A COMBINATION OF THE TWO TO PROVIDE A MINIMUM OF 75% SHADE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
30. RURAL STYLE FENCING, SUCH AS A SPLIT RAIL FENCING, SHALL BE PROVIDED ALONG THE EAST SIDE OF TRACT A AND THE WEST SIDE OF TRACT B, AS DEPICTED ON THE SITE PLAN DATE STAMPED FEBRUARY 21, 2025, TO PROVIDE A DECORATIVE AND AESTHETIC TREATMENT CONSISTENT WITH THE BUILDING ELEVATIONS, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

LEGAL DESCRIPTION

THE NORTH 595.00 FEET OF THE WEST HALF OF THE WEST HALF OF FARM UNIT H, MORE PARTICULARLY DESCRIBED AS THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA.

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

SITE PLAN NOTES

DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES

ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND

STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'

ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE

NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE

OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS

ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT

ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS

BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS

ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.

32.35.A.2.H: ALL ELECTRIC LINES 12.5KV AND SMALLER SHALL BE INSTALLED UNDERGROUND

I CONSENT TO THE REPRODUCTION OF THIS SITE PLAN PROVIDED THAT IF MODIFICATIONS ARE MADE, THE PROFESSIONALS WHO MAKE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE MODIFIED PORTIONS OF THE PLAN.

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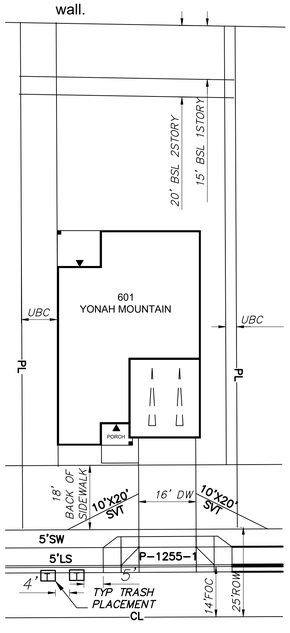
JOHN FOX

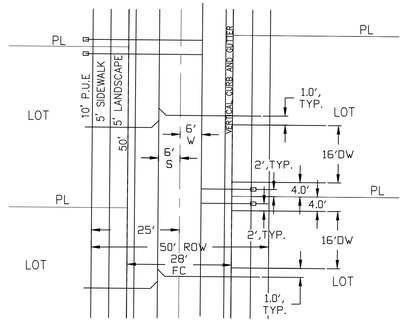
Table 611.A
R1-10 Development Options
Single-Family Detached Development

Standards	*Planned Residential Development*	*South Mountain Modern*
Minimum lot width	45' minimum	55' minimum
Minimum lot depth	None, except 110' adjacent to freeway or arterial	None,
Dwelling unit density	3.5; 4.5 with bonus	3.55
Minimum perimeter building setbacks	Property line (rear): 15' (1-story), 20' (2-story); Property line (side): 10' (1-story), 15' (2-story)	Property line (rear): 15' (1-story), 20' (2-story); Property line (side): 10' (1-story), 15' (2-story)
Minimum interior setbacks	Established by Building Code	Established by Building Code
Minimum building separation	None	None
Minimum garage setback	18' from back of sidewalk	18' from back of sidewalk
Maximum garage width	For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum	For lots 50% of front elevation
Maximum height	Refer to ordiance G-7418 this page	Refer to ordiance G-7418 this page
Lot coverage	50% plus an additional 10% for an ADU and/or attached shade structures Total: 60%	50% plus an additional 10% for an ADU and/or attached shade structuresTotal: 60%
Common areas	Minimum 5% of gross area	Minimum 8% of gross area
Allowed development	Single-family detached	Single-family detached
Required review	Development review per Section 507, and subdivision to create 4 or more lots	Development review per Section 507, and subdivision to create 4 or more lots
Street standards	Public street or private accessway	Public street
Landscape standards	Perimeter common: trees spaced a maximum of 20 to 30 feet on center (based on species) or in equivalent groupings, and 5 shrubs per tree.	Perimeter common: trees spaced a maximum of 20 to 30 feet on center (based on species) or in equivalent groupings, and 5 shrubs per tree.

Minimum garbage can storage space is 18 square feet (3' X 6') and should be screened from street view either in garage or behind a wall.



TYPICAL LOT LAYOUT



TYPICAL UTILITY LOCATIONS

PROJECT DESCRIPTION

PARCEL
APN 300-17-004Y
LOCATEDAPPROXIMATELY 710 FEET NORTH AND 305 FEET WEST OF THE NORTHWEST CORNER OF 20TH AVENUE AND SOUTH MOUNTAIN AVENUE

DEVELOPMENT
CONSTRUCT A 16 LOT SINGLE FAMILY DETACHED SUBDIVISION TO INCLUDE PAVING, SIDEWALKS, OPENSPACE, STORMWATER RETENTION AND UTILITIES.
LOT SALES "YES"
BUILDING HEIGHT >26'
OVERALL OPEN SPACE 17,131/196,051= 8.7% >8%

BONUS POINTS REQUIRED
DENSITY 3.55DU >3.5 DU ALLOWED
10 BONUS POINTS REQUIRED FOR EVER 0.1 INCREASE IN DENSITY
50 BONUS POINTS REQUIRED

TABLE 608.I.2.A.(1)
STREETSCAPE
20 POINTS - DETACHED SIDEWALK WITH PLANTING,1-24"BOX TREE PER LOT OR 5-5GAL SHRUBS
OPEN SPACE / RECREATION
18 POINTS- ADDITIONAL OPEN SPACE
OPEN SPACE REQUIRED (196,051SF)*8%=15,684SF
1% OPENS SPACE INCREASE =1,568 SF
1% INCREASE IN OPEN SPACE = 2PTS
CALCULATION
OPEN SPACE AREA "A" = 3,597SF
OPEN SPACE AREA "B" = 3,750 SF
OPEN SPACE AREA "C"= 9,784SF
OPEN SPACE SHOWN = 17,131 SF
REQUIRED 8% = -15,684 SF
EXTRA OPEN SPACE = 1,447 SF
EXTRA OPEN SPACE POINTS =1,447/1,568= 9.22%
9.22*2PTS=18 PTS
ARCHITECTURAL DESIGN
25 POINTS - PROVIDE HOUSE PLANS WHICH DEMONSTRATE AN ENHANCED LEVEL OF ARCHITECTURAL DESIGN AS APPROVED BY DESIGN ADVISOR

BONUS POINTS REQUIRED 50
BONUS POINTS PROVIDED 53

LOT COVERAGE
COVERAGE ALLOWED
GROSS / NET AREA OF PARCEL = 196,501 SF
LESS ROAD SURFACE 21,066SF
NET AREA 175,435SF

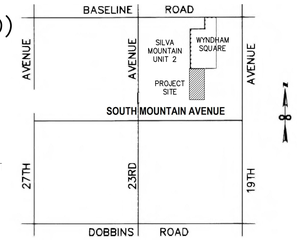
50% COVERAGE+10%(ADU)=60%
175,435SF*0.6= 105,261
16 LOTS+1=17
MAX LOT COVERAGE PER LOT=10,320SF

BUILDING FOOTPRINTS UNDER ROOF
MODEL YOHAN 2,566 SF
MODEL MT RAINER 1,980 SF
MODEL CRAWFORD 3,130SF
CONCLUSION = NONE OF THE BUILDING FOOTPRINTS EXCEED THE AVERAGE MAXIMUM COVERAGE

RETENTION CALCULATIONS
VOLUME REQUIRED FOR SITE DEVELOPMENT
A = 196,051 SF (4.5) ACRES
P = 2.23" (NOAA-14, 100YR-2HOUR)
WEIGHTED Cw = LOTS (R1-10) C=0.75 A=1 196,051 SF

Vr = C*P*A (0.75)(2.23/12) (196,051)
Vr = 27,324 CF
Vr = TOTAL VOLUME REQUIRED

TRACT A 15,669 CF
TRACT B 18,595 CF
TOTAL 34,264 CF>27,324 CF



VICINITY MAP
N.T.S.

OWNER
DOROTHY M HALLOCK
2050 W SOUTH MOUNTAIN AVE
PHOENIX AZ. 85041
PHONE#: 480-720-6854

CONSULTANT:
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PHOENIX AZ. 85022
PHONE#: 602-573-2895
WSCING@COX.NET

DEVELOPER:
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4050 E. COTTON CENTER BLVD, STE. 70,
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MESA, ARIZONA 85201
PHONE: (480) 355-1556
CONTACT: JOE PETRUCCI
EMAIL:
JOE.PETRUCCI@EPSGROUPINC.COM

UTILITIES:

WATER: CITY OF PHOENIX
SEWER: CITY OF PHOENIX
ELEC.: SRP
CABLE: COX
GAS: SOUTHWEST GAS
FIRE: CITY OF PHOENIX
POLICE: CITY OF PHOENIX
REFUSE: CITY OF PHOENIX
PHONE: QWEST

PROJECT NUMBERS
KIVA 24-140
SDEV 2400045
PAPP 2504801
QS# 01-24

SOUTH MOUNTAIN MODERN
2050 SOUTH MOUNTAIN NORTH
PHOENIX, MARICOPA COUNTY, AZ

REVISIONS

NO.	DATE	APP.	DESCRIPTION

DESIGNED:
DRAWN:
CHECKED:
DATE: AUG 24, 2025
SCALE
PROJECT
FILE NAME
SHT: SPI