



# Design Review Board



# DRB25-00023

## 4062 E Main



# Request

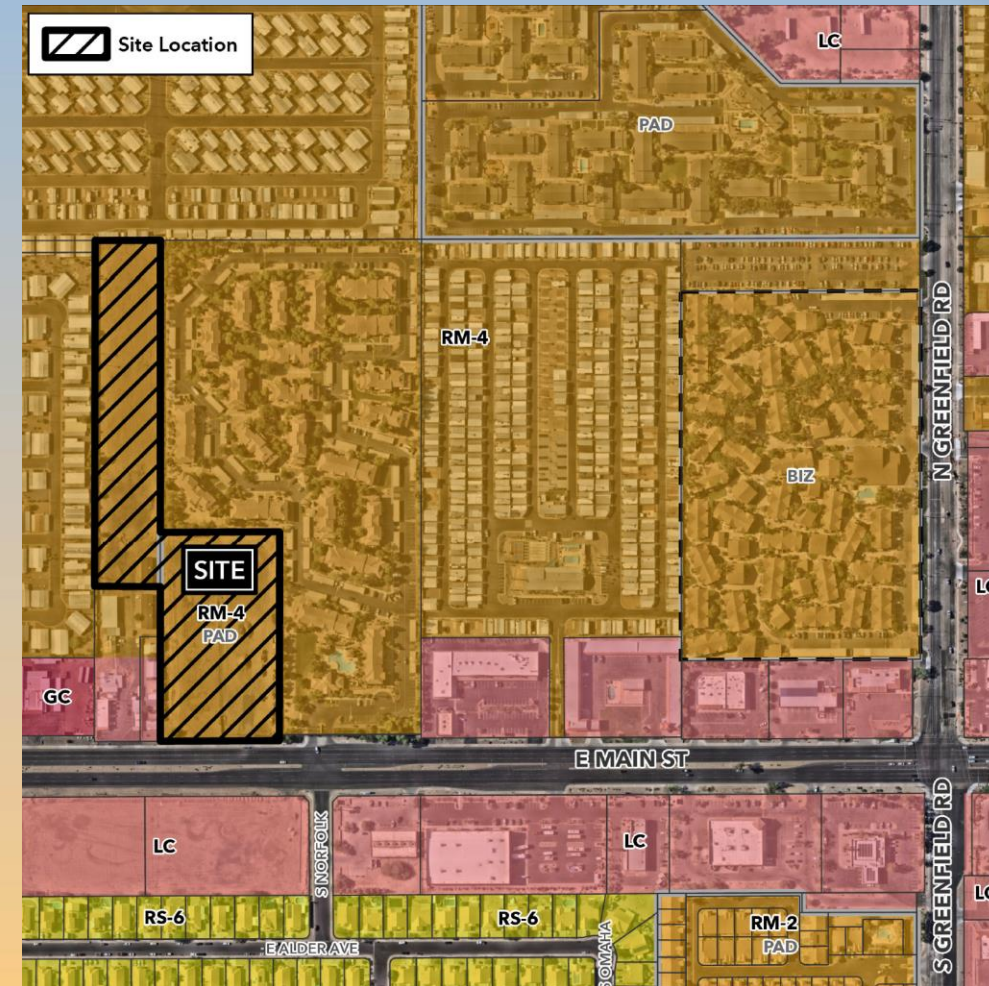
- Design Review
- To allow for 137-unit attached single-residence development





# Location

- West of Greenfield Road
- North side of Main Street





# Site Photo



Looking northwest towards the  
site



# Site Photo

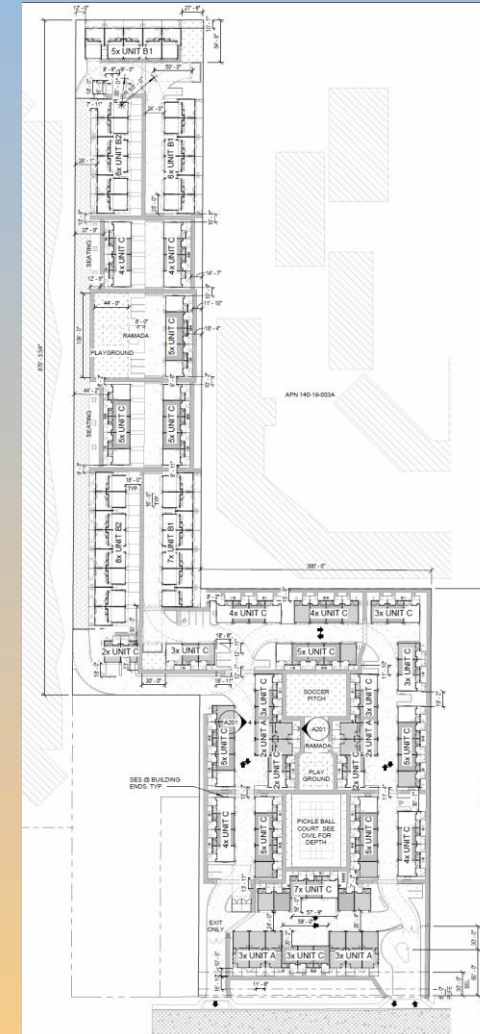


Looking northeast towards the  
site



# Site Plan

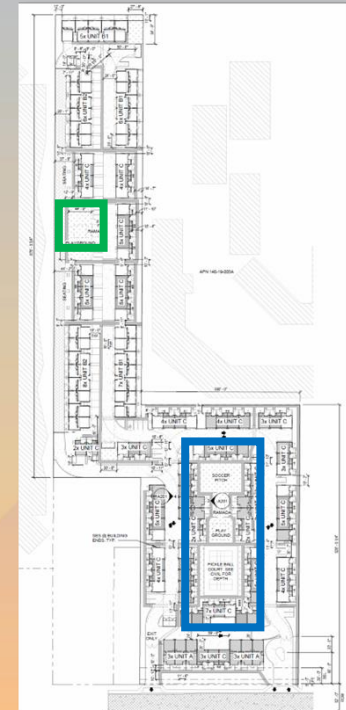
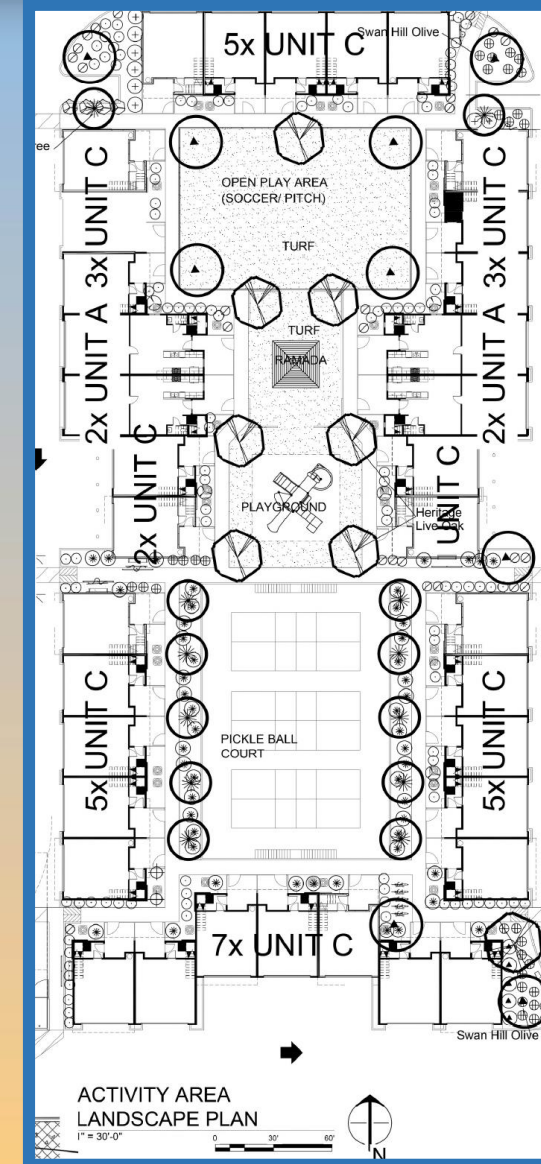
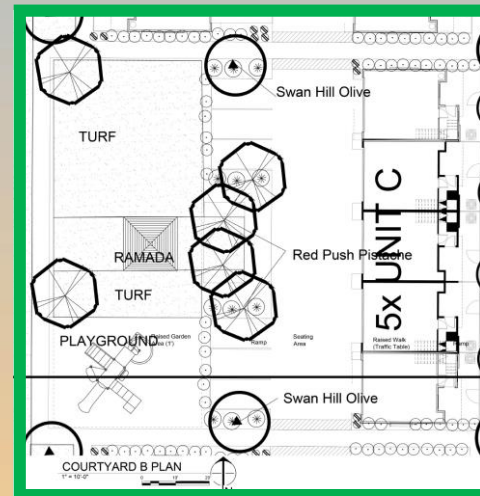
- Gated subdivision accessed from Main Street
- 27 buildings
- Two- and Three-Stories
- 137 Attached Single-Residence Units
- 27 visitor parking spaces provided (0 required)





# Site Plan - Amenities

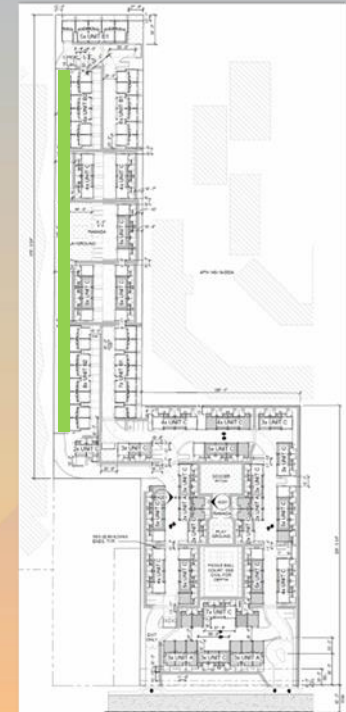
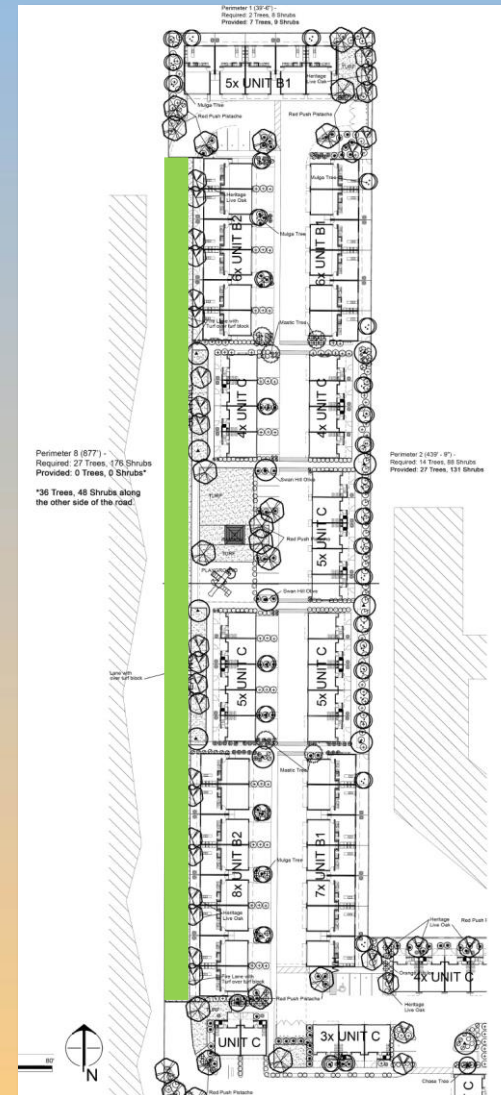
- Pickleball Courts
- Play Field
- Two Playgrounds
- Ramadas





# Site Plan – Fire Lane

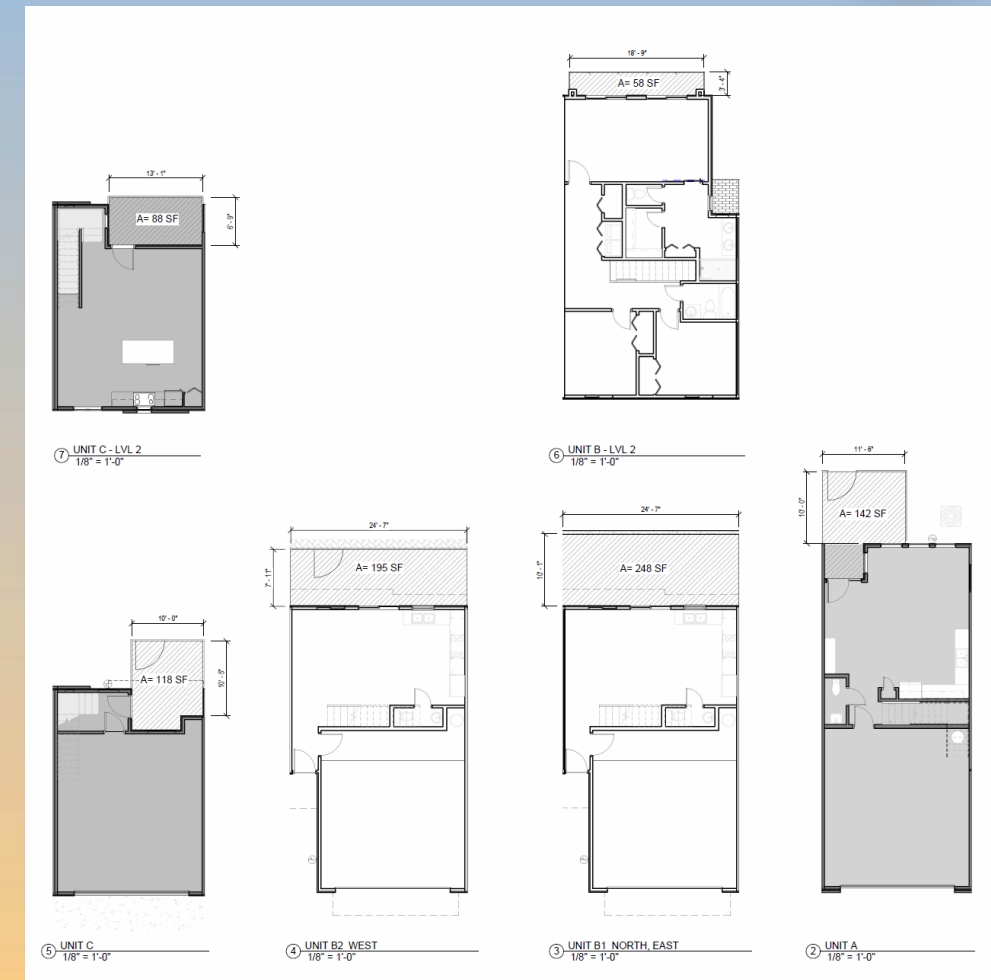
- Fire lane comprised of turf block





# Site Plan - Units






- Each Unit has three-bedrooms and two+ bathrooms
- Two-car garage on ground level
- 142+ square feet of private open space (120 sq. ft. required)

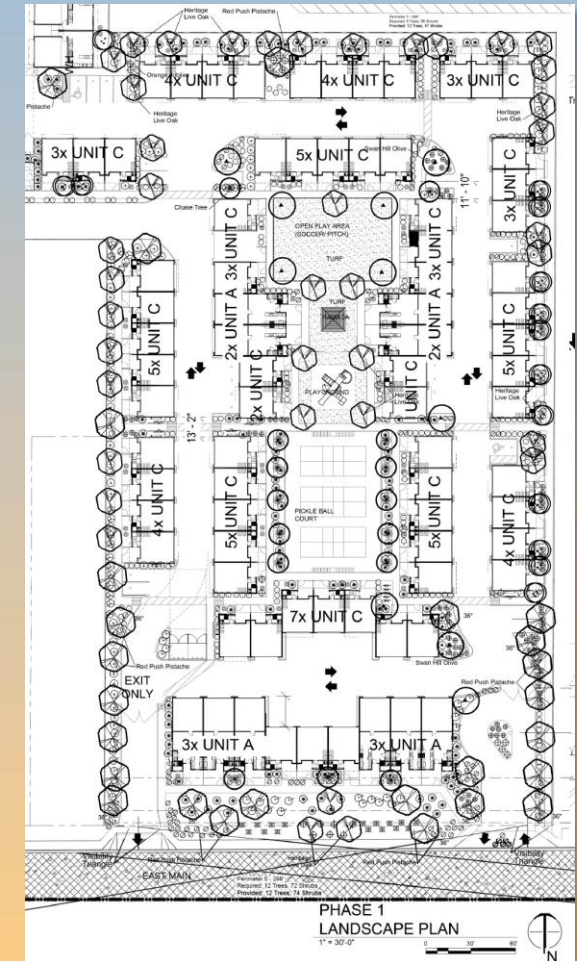
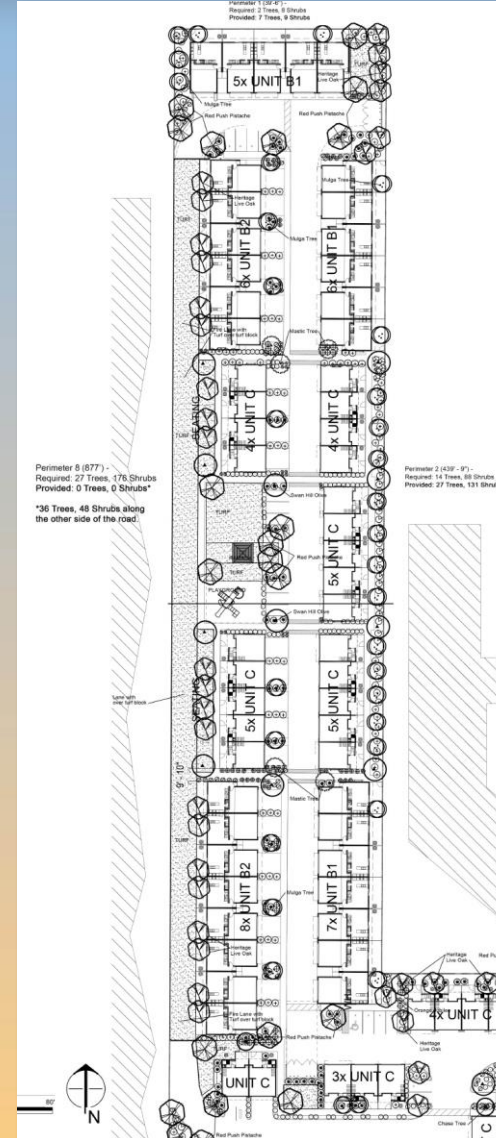




## PLANT MATERIAL LEGEND

LARGE SHRUBS				
(8)		Photinia fraseri Photinia	5 Gallon	25 27
(9)		Leucophyllum laevigatum Chihuahuan Sage	5 Gallon	59 9
(10)		Olea europaea 'Little Olie' Little Olie	5 Gallon	90 53
(11)		Nerium o. 'Petite Pink' Petite Pink Oleander	5 Gallon	73 81
(12)		Xylosma congestum 'compacta'	5 Gallon	16 15

LANDSCAPE MATERIALS			
(21)		Decomposed Granite Desert Gold	1/2" size screened 2" Deep
(22)		Surface Select Granite Boulders	5 tons of various size boulders
(23)		Concrete Header	4" x 6", Curbstyle 2" Deep
(24)		Midiron Bermuda	Sod
(25)		FIRE LANE Midiron Bermuda over a Turf Block Base	Sod





# Color & Material Board

## COLORS & MATERIALS



BENJAMIN MOORE  
**SWISS COFFEE**  
OC 45



BENJAMIN MOORE  
**ANGELICA**  
AF-665



GRASS CRETE



ASPHALT SHINGLE



VERTICAL WOOD SIDING



STUCCO - SMOOTH FINISH



# Elevations



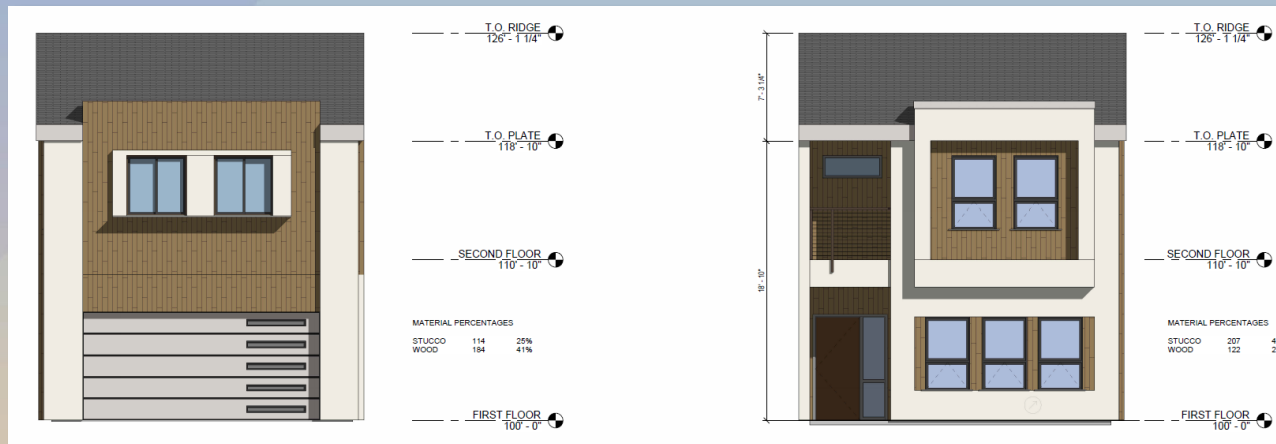


# Elevations



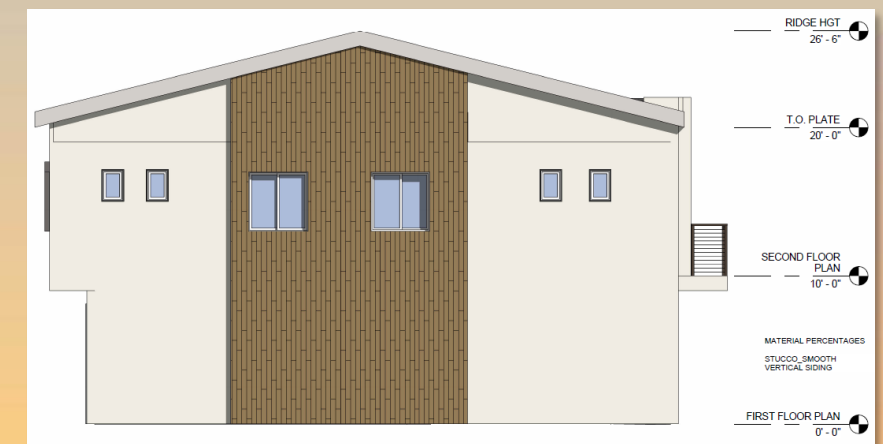
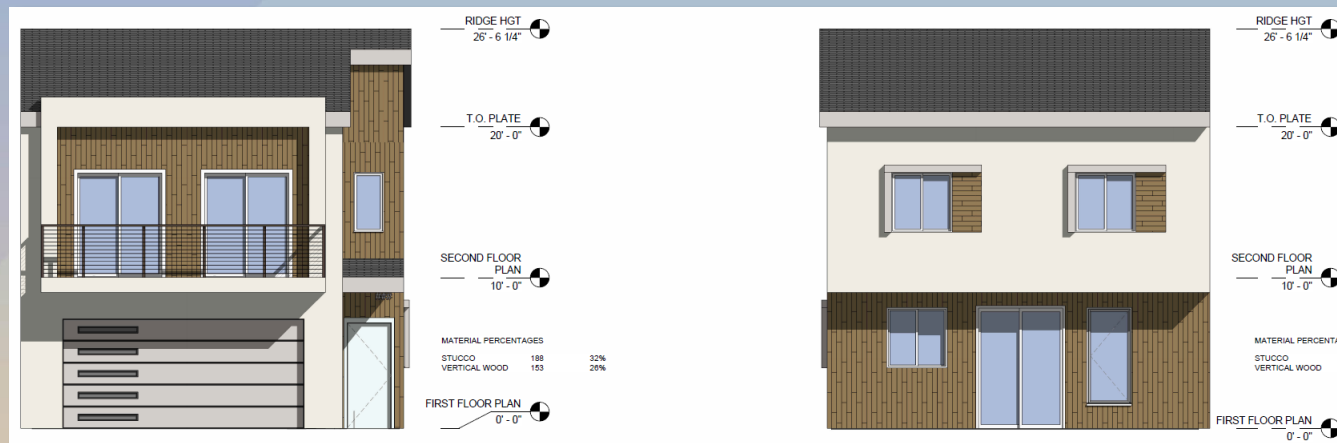


# Elevations – Unit A (10 units)



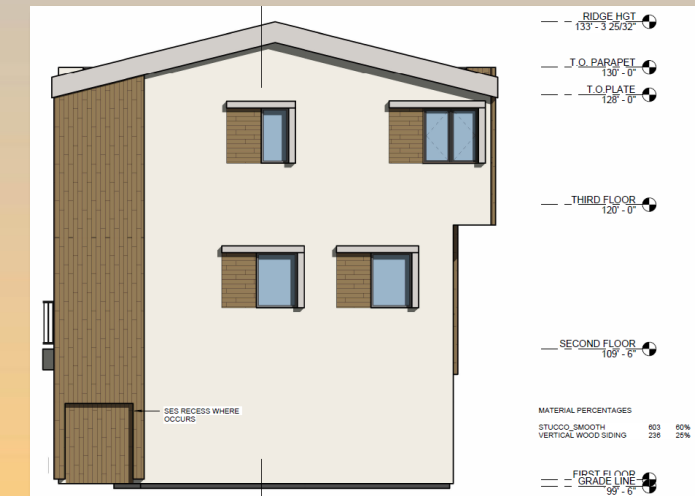


# Elevations – Unit B (32 units)



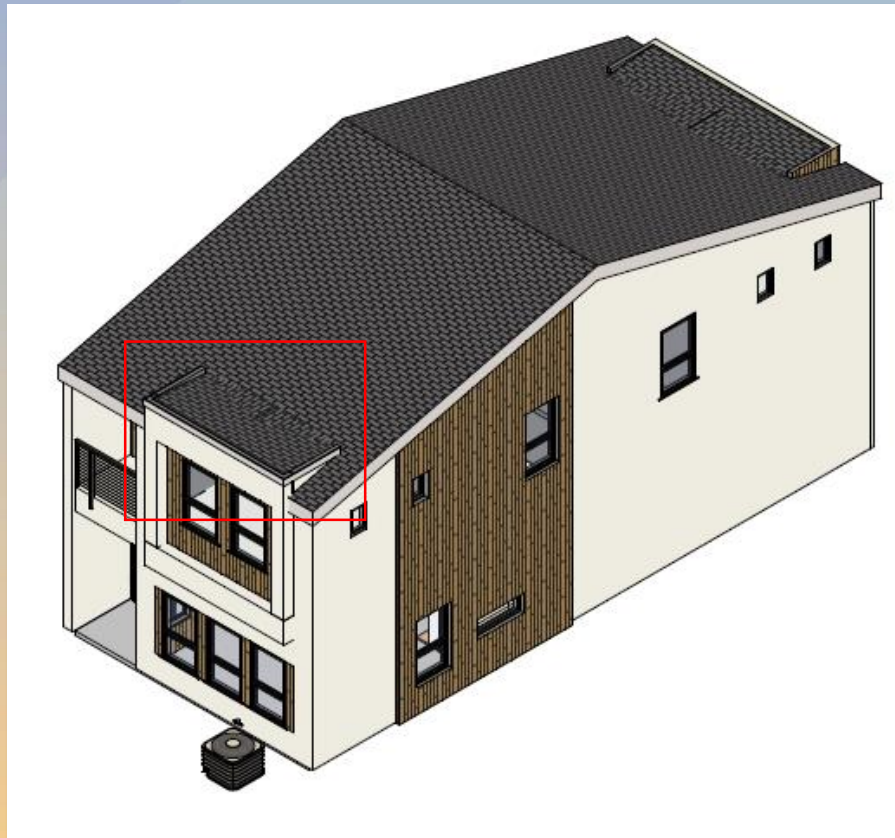


# Elevations – Unit C (95 units)



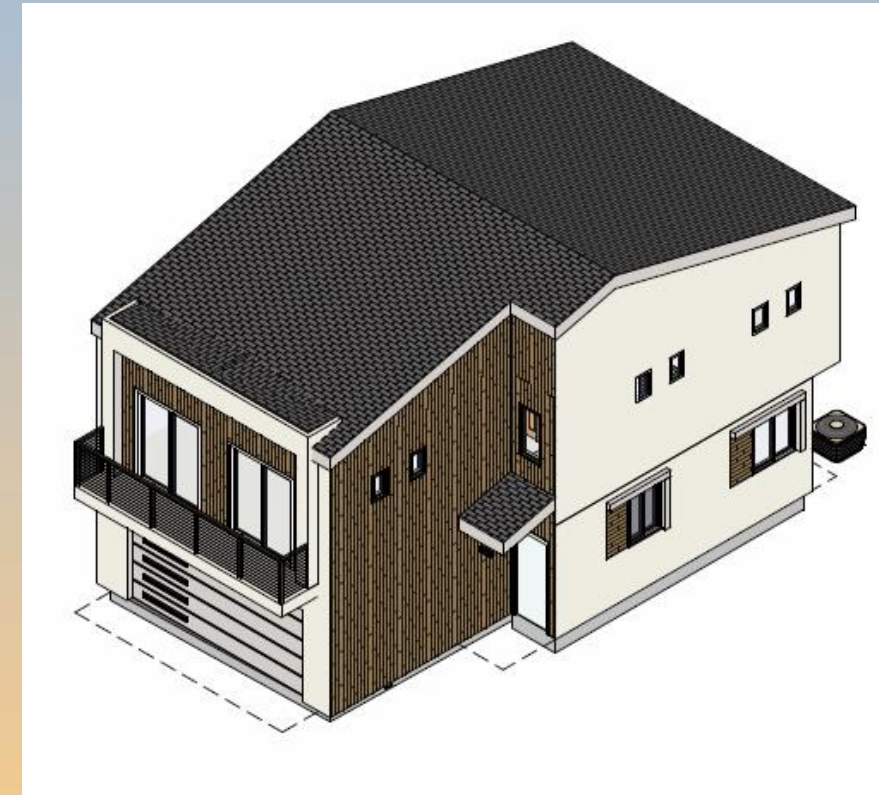
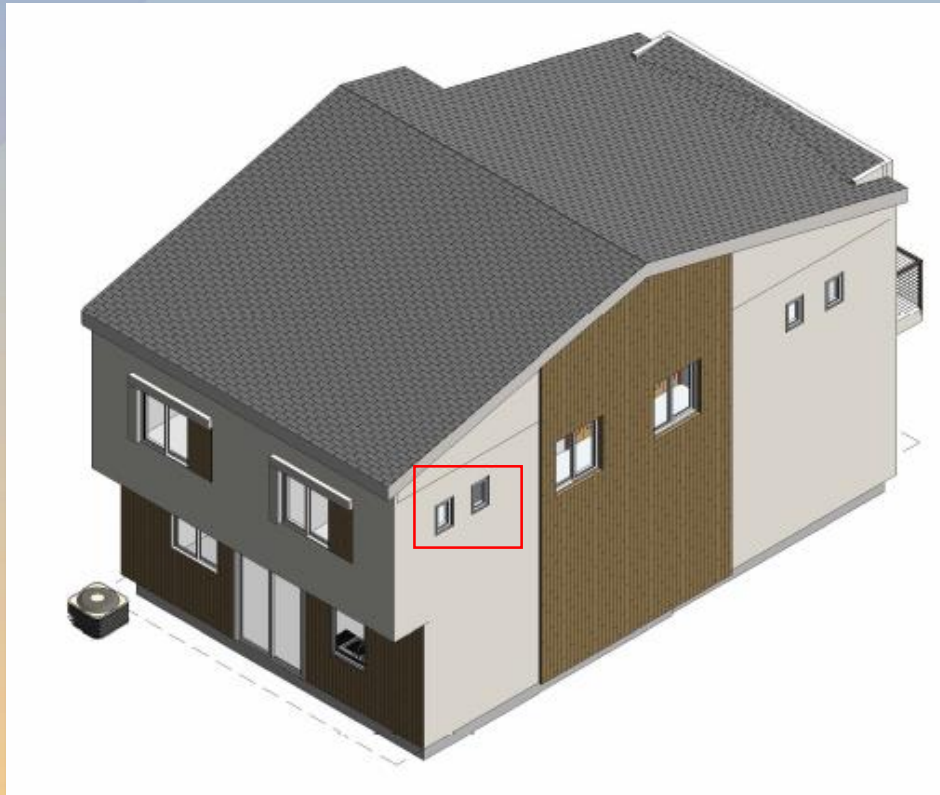


# Renderings - Unit A



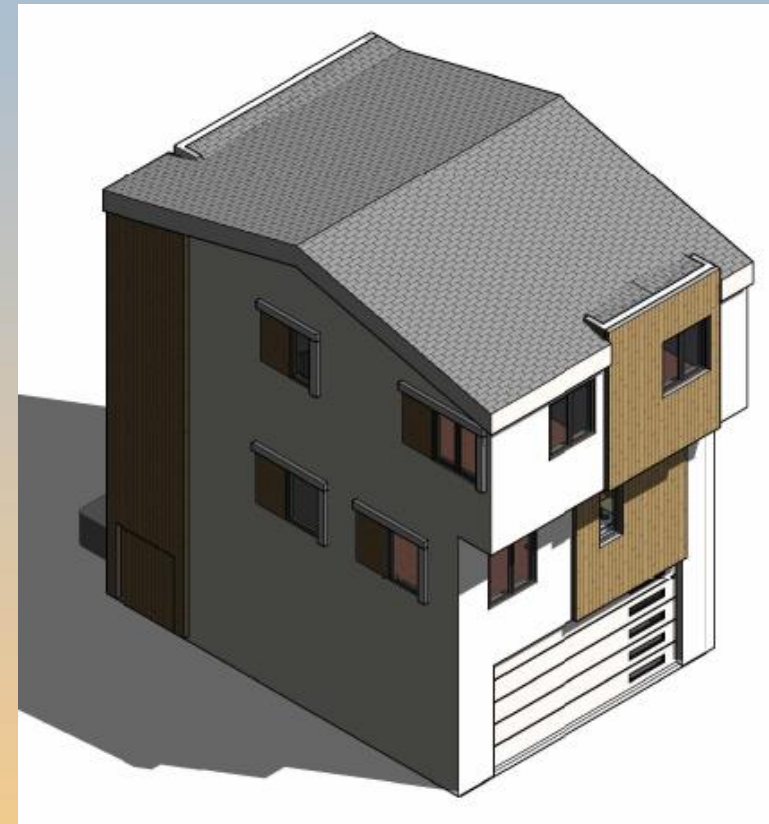
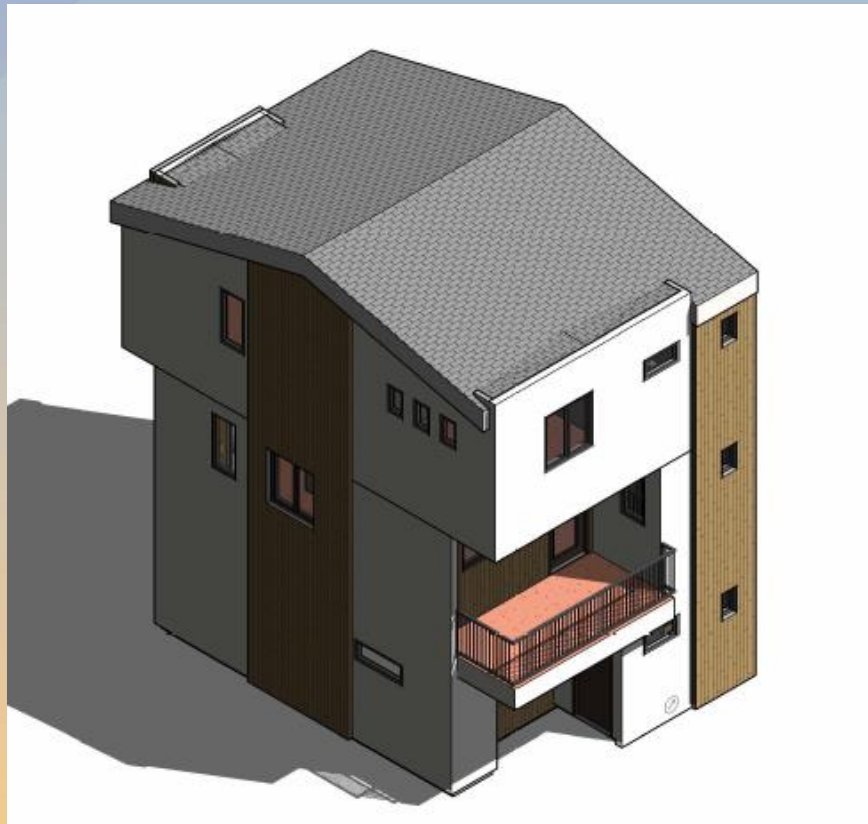


# Renderings – Unit B





# Renderings – Unit C





# Renderings





# Renderings





# Renderings





# Renderings





# Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape design

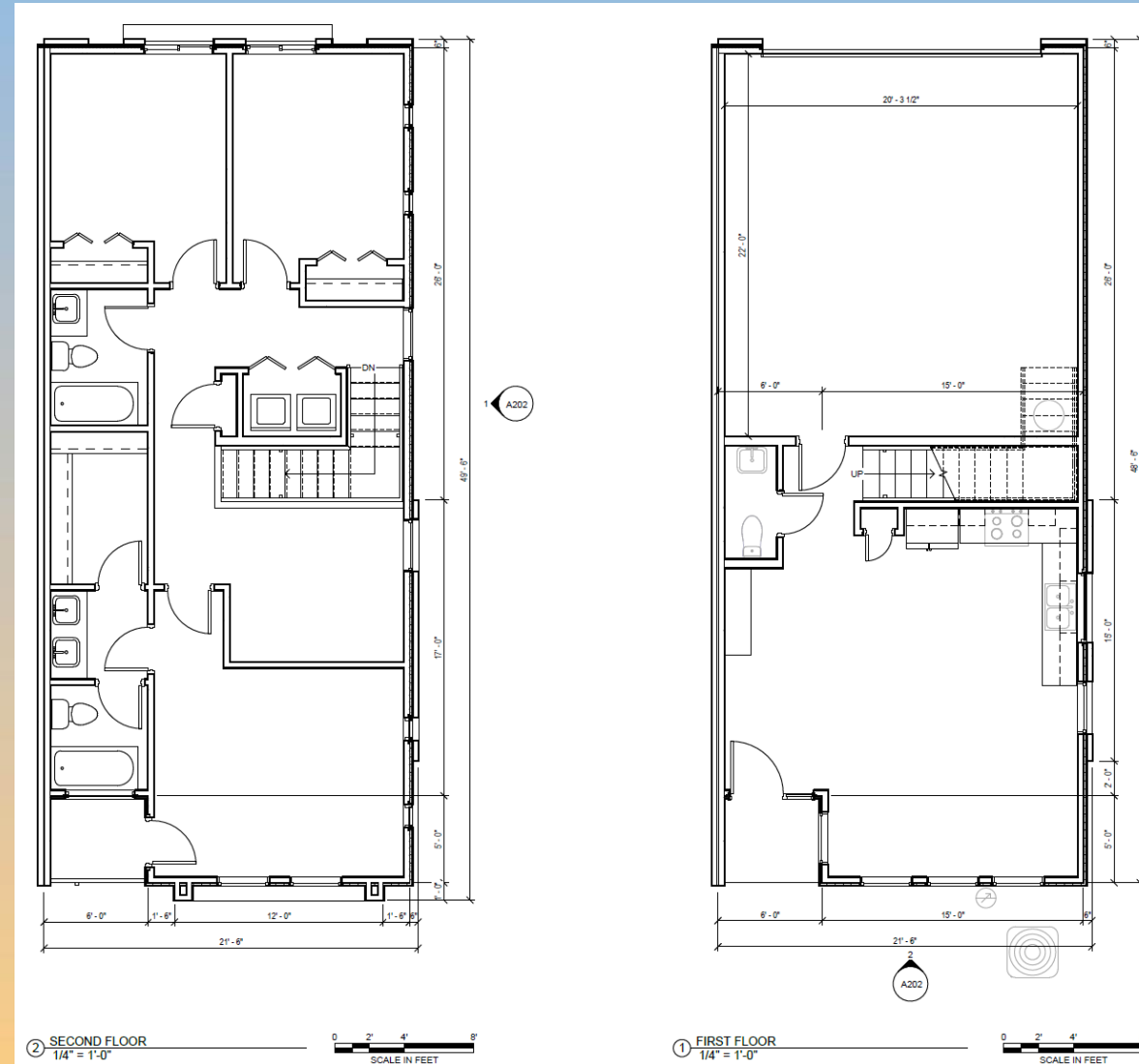
***Staff welcomes any feedback***



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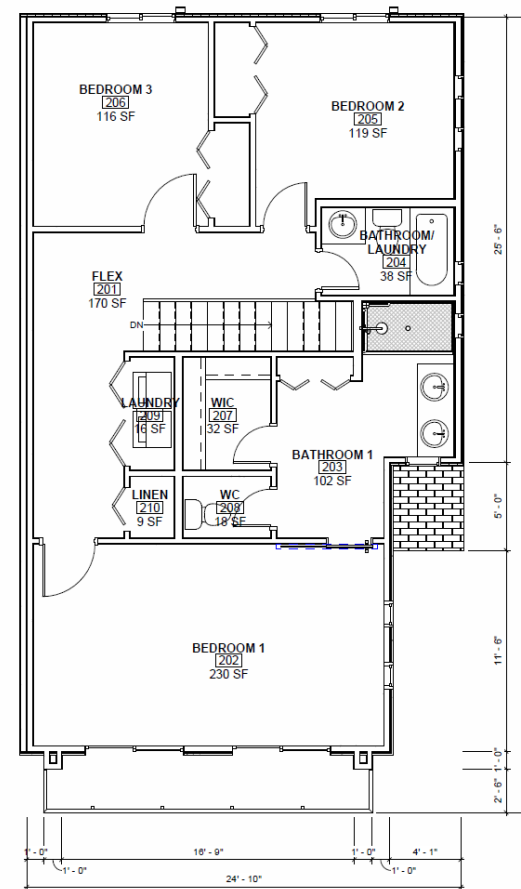


# Floor Plans - Unit A

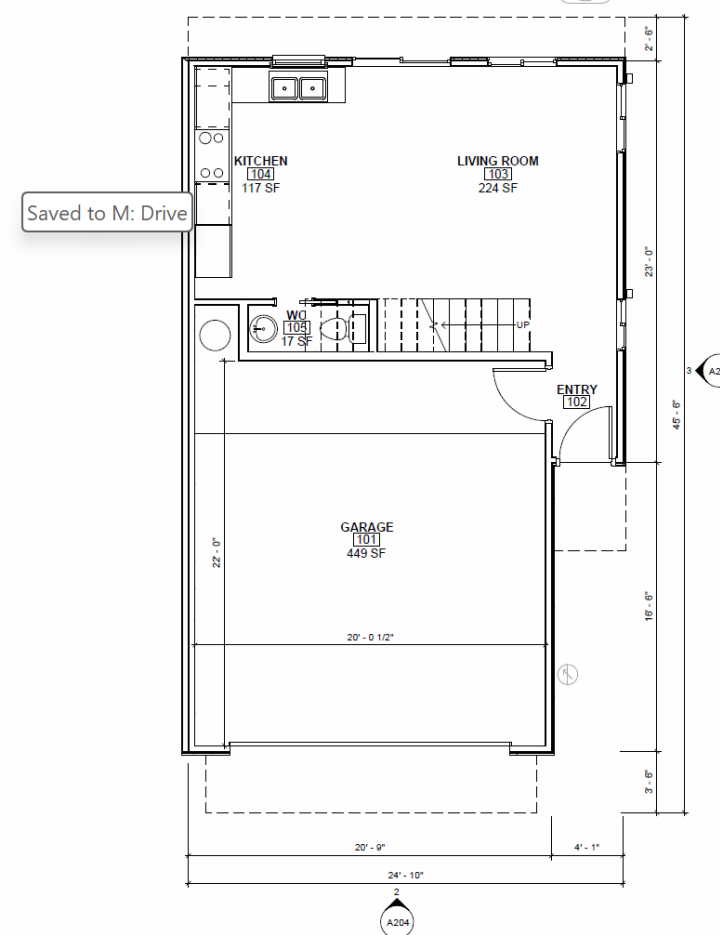
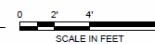




# Floor Plans - Unit B



**2 SECOND FLOOR PLAN**  
1/4" = 1'-0"



**1 FIRST FLOOR PLAN**  
1/4" = 1'-0"





# Floor Plans - Unit C

