



Design Review Board





DRB25-00023 4062 E Main





Request

- Design Review
- To allow for 137-unit attached singleresidence development

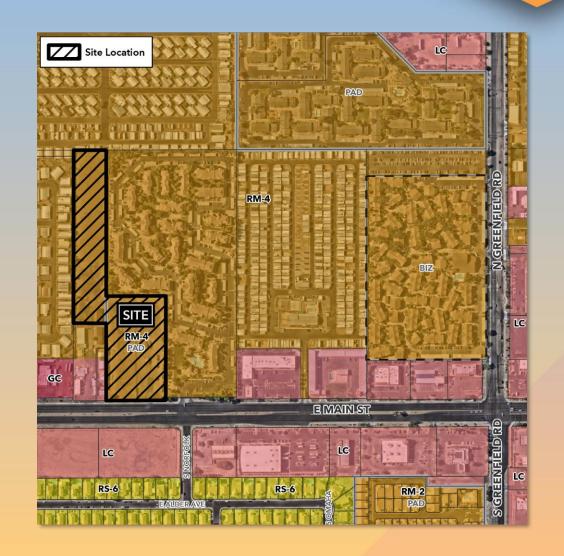






Location

- West of Greenfield Road
- North side of Main Street







Site Photo



Looking northwest towards the

cito





Site Photo



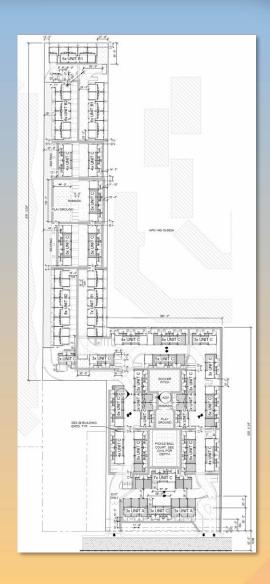
Looking northeast towards the site





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)

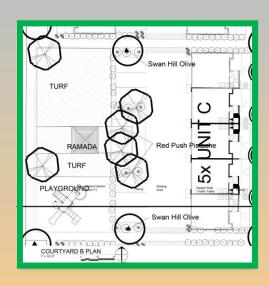


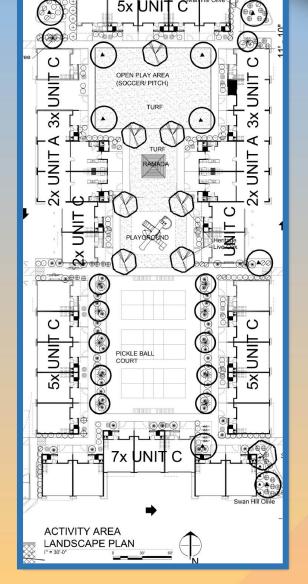




Site Plan -Amenities

- Pickleball Courts
- Play Field
- Two Playgrounds
- Ramadas





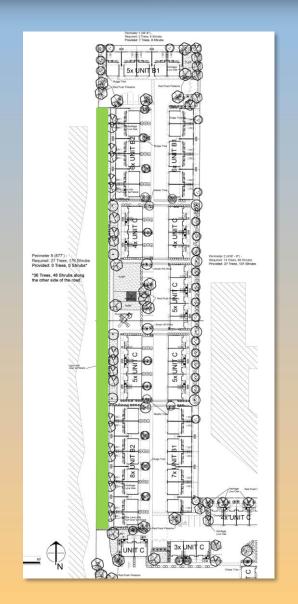






Site Plan – Fire Lane

 Fire lane comprised of turf block



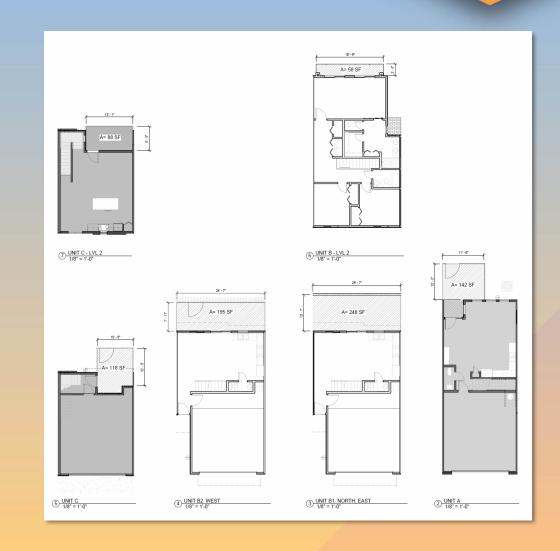






Site Plan -Units

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



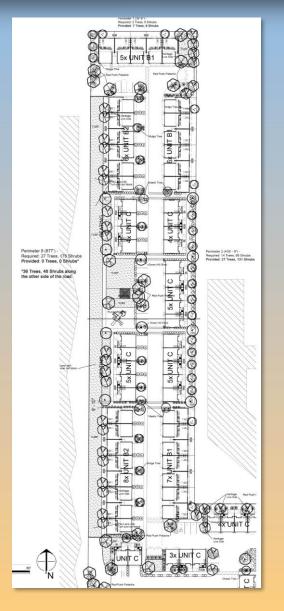


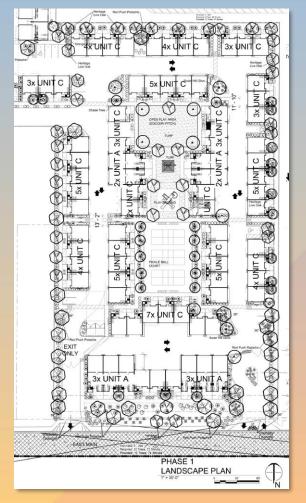


Landscape Plan

KEY SYMBOL TREES	BOTANICAL/COMMON NAME	SIZE (Height,Canopy,& Caliper)	QUAN PH1		(11)
	Oleg europgeg 'Swan Hill'	36" Boy 15' 10' 3"	9	0	12
	Olea europaea 'Swan Hill' Swan Hill Olive	36" Box 15' 10' 3" Double—Staked Typ.	9	U	MEDIL
2	Pistacia a. 'Red Push' Red Push Pistache	36" Box 12' 8' 3" 24" Box 10' 4' 1.5' Double-Staked Typ.	8 19	9	(13)
					14
3 (Pistacia lentiscus Mastic Tree	36" Box 12' 8' 3" Double-Staked Typ.	3	12 0	(15)
(A)	Vitex anhus—castus	24" Box 9' 4' 1.25 36" Box 13' 10' 2.5" Double-Staked Typ.	5" 16	2	16
	Chase Tree		1	ō	GROU
5	Acacia aneura Mulga	24" Box 7' 4' 1.5" Double-Staked Typ.	10	52	(17)
	Quercus virginiana Heritage Live Oak	24" Box 9' 4' 1.25 Double-Staked Typ.	5" 34	30	(18)
(A)					(19)
SMALL PALMS_				_	ACCE
7 4	Cycas revoluta Sago Palm	5 Gallon	7	0	20
LARGE SHRUBS				_	LAND
⑧ ℘	Photina frasieri Photina	5 Gallon	25	27	(21)
9	Leucophyllum laevigatum Chihuahuan Sage	5 Gallon	59	9	22
10 (*)	Olea europaea "Little Olie" Little Olie	5 Gallon	90	53	23)
11)	Nerium o. 'Petite Pink' Petite Pink Oleander	5 Gallon	73	81	(24)
12	Xylosma congestum 'compacta'	5 Gallon	16	15	(25)

(11)		(+)	Petite Pink Oleander	o outon	, .	٠.
12	•		Xylosma congestum 'compacta' Xylosma	5 Gallon	16	15
MEDIL	JM AND	SMALL	SHRUBS			_
13	\oplus		Carissa grandiflora Green Carpet Natal Plum	5 Gallon	129	34
14)		\oplus	Rosmarinus officinalis 'Prostratus' Dwarf Rosemary	5 Gallon	40	33
15)	\odot		Callistemon c. 'Little John' Little John Bottle Brush	5 Gallon	185	7
16		×	Muhlenbergia capillaris "Regal Mist" Regal Mist Deer Grass	5 Gallon	25	0
GROU	INDCOVE	RS				_
(17)		Ø	Ruellia brittoniana 'Katie' Katie Ruellia	1 Gallon	0	15
(18)	Ø		Lantana m. 'New Gold' New Gold Lantana	1 Gellen	137	5
19		0	Nandina d.'Nana Compacta' Nana Nana Bamboo	1 Gallon	0	2
ACCE	NTS					_
20	0		Tecoma 'Orange Jubilee' Orange Jubilee	5 Gallon	5	0
LAND	SCAPE	MATERIA	LS			_
(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





GRASS CRETE



ASPHALT SHINGLE



VERTICAL WOOD SIDING



STUCCO - SMOOTH FINISH





Elevations







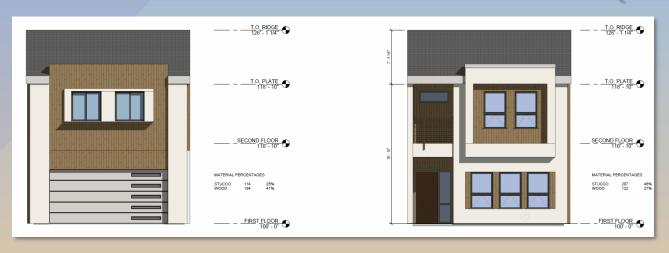
Elevations







Elevations – Unit A (10 units)











Elevations – Unit B (32 units)



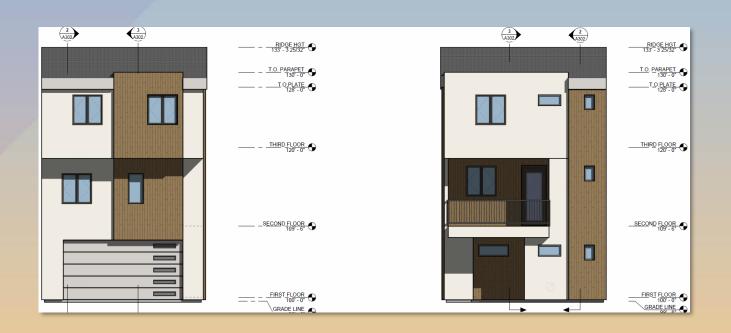


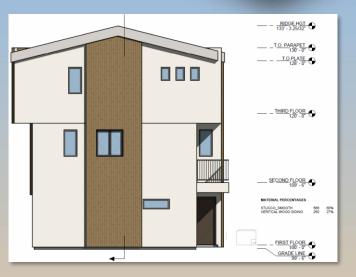






Elevations – Unit C (95 units)



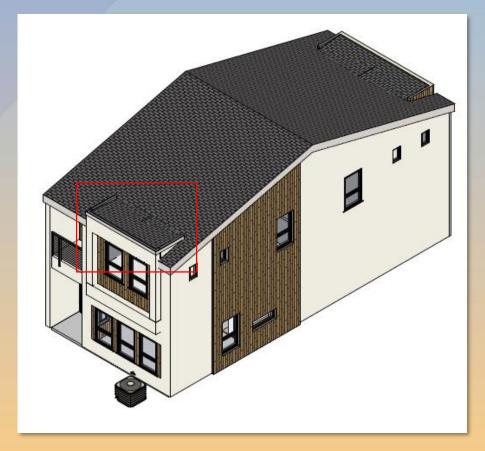








Renderings - Unit A

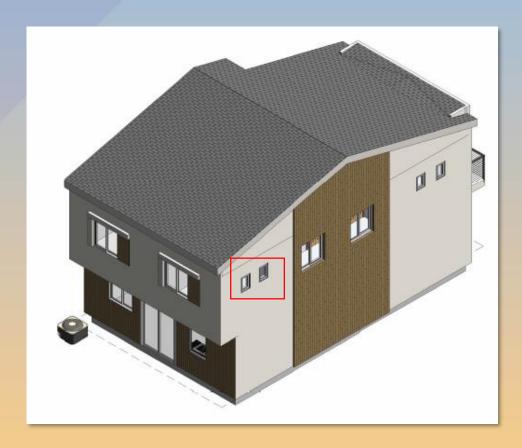








Renderings – Unit B

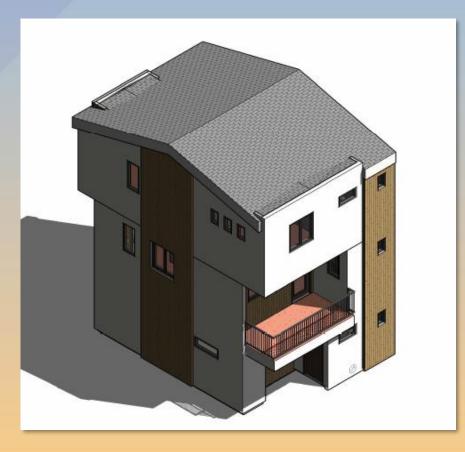








Renderings – Unit C



































Findings

Staff is seeking your review and recommendation on the following:

✓ Proposed building elevations and landscape design

Staff welcomes any feedback



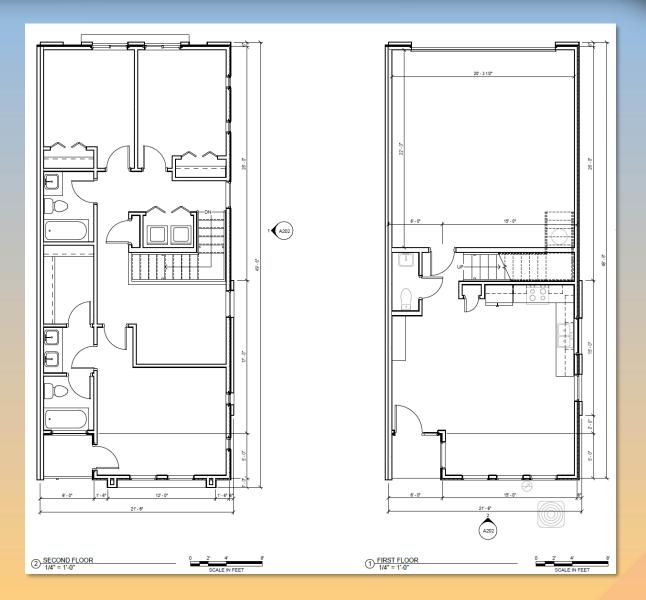


Design Review Board





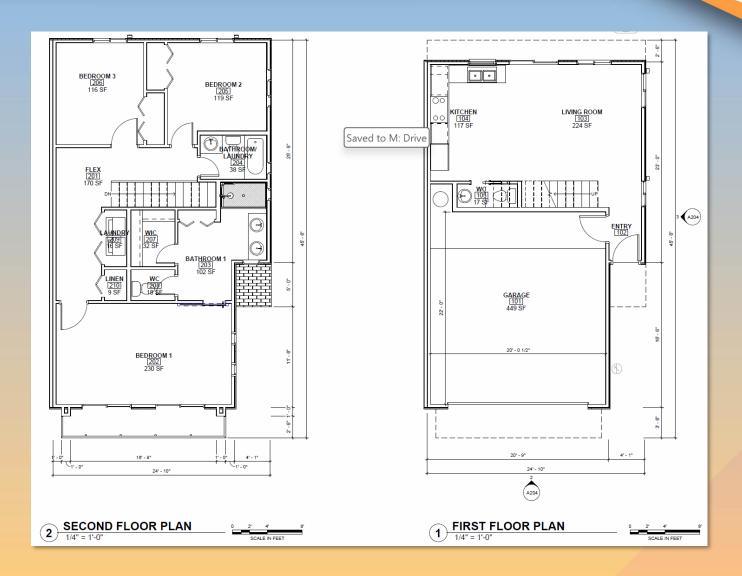
Floor Plans Unit A







Floor Plans Unit B







Floor Plans - Unit C

