



III. A.

690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

Architectural Review Board Staff Report

Project Type: Amended Site Development Section Plan

Meeting Date: April 11, 2013

From: John Boyer
Senior Planner

Location: Justus Pointe at Chesterfield Village

Applicant: RGL Design, Boland-Medinian and Volz Engineers Inc,

Description: **Justus Pointe at Chesterfield Village:** An Amended Site Development Section Plan, Landscape Plan, Architectural Elevations, and Architect's Statement of Design for a 1.132 acre tract of land zoned "R-6" Residential District with "PEU" Planned Environment Unit District located on the north side of Milbridge Drive, approximately 300 feet west of Justus Pointe Road.

PROPOSAL SUMMARY

The request is for a modification in an existing development for the construction of three (3) single-family residences and one four (4) unit attached dwelling for a total of seven (7) units. The subject site is zoned PEU and is governed under the terms and conditions of City of Chesterfield Ordinance #2021. The exterior building materials of the planned units will comprise of a mixture of masonry, brick, and fiber-cement or vinyl siding.

HISTORY OF SUBJECT SITE

On July 17, 1973, St. Louis County approved Ordinances #6814 and #6815 which changed the zoning of the subject site from "NU" Non-Urban District to an "R-6" PEU Residential District. This Ordinance was amended by St. Louis County Ordinances #10,240, #12,717, and #12,755. On August 19th, 1996, the City of Chesterfield approved Ordinance #2021 which incorporates a series of amendments to the original Ordinance into one new Ordinance showing the prior amendments to the St Louis County Ordinance.

On November 25, 2005, the City approved a Site Development Concept and Section Plan for the Justus Pointe subdivision consisting of 2.26 acres. This development plan approved 32 multi-family units, of which only 16 were constructed (see figure 1). The proposed development would complete the remaining section of this plan.



Figure 1: Site Photo

STAFF ANALYSIS

General Requirements for Site Design:

A. Site Relationships

An additional 16 units were approved associated with the Site Development Concept Plan. The developer wishes to construct seven (7) units (3 single-family and one attached 4 unit dwelling). Scale of these proposed units would be smaller to the previously approved multi-family units; however, similar in nature to uses in the area.

B. Circulation System and Access

Slight changes in access are proposed in this plan. The previous plan adopted less direct access points which would allow internal access to the multi-family units. The Amended Development Section Plan indicates the units will have direct access off Midland Drive (private) totaling five (5) driveway cuts.

C. Topography

No major changes to topography are being proposed.

D. Retaining Walls

No retaining walls are being proposed with these elevations.

General Requirements for Building Design:

A. Scale

- **Single-Family:** One (1) story units are proposed with this amendment. Versus what was originally approved in this area (8 units buildings), the new proposed single-family structures scale is a bit smaller, but will be compatible with surrounding units in the area (The Oaks to the southwest and Sycamore to the east) which have both one (1), one and one half (1-1/2) and two (2) story options. The Sycamore (east) subdivision incorporates detached single-family with The Oaks (south and west) being attached single-family units.

- **Muulti-Family:** Proposed is a two (2) story multi-family (4 units) dwelling. The scale of this building is slightly smaller in scale than previously approved multi-family units associated with the completed section to the east, but generally consistent with surrounding dwellings. As mentioned above with the single-family section, the surrounding developments incorporate both detached and attached single-family dwellings.

B. Design

The proposed elevations differ from previously approved elevations (as mentioned earlier) which move to single and multi-family units. The single-family units will allow for both a two (2) car and three (3) car attached garage options with the multi-family structure providing two (2) double car attached garages along its frontage. Both unit types will provide direct access off Milbridge Drive.

C. Materials and Color

Slight changes exist from the previously approved colors and materials. Materials include vinyl and fiber-cement siding options with brick and masonry design elements. Proposed colors represent a more earth-tone element over existing units within the complete section of Justus Pointe. These color changes represent a more compliant appearance with surrounding units within the area.

D. Landscape Design and Screening

A new landscaped plan is submitted associated with the changes in proposed buildings. Plans indicate a combination of deciduous and flowering trees with multiple bushes around the foundations of the planned units.

E. Signage

No signage is proposed with this development.

F. Lighting

Lighting will be residential in nature.

DEPARTMENTAL INPUT

Staff has reviewed the Amended Architectural Elevations and Architect's Statement of Design and has found the application to be in conformance with all applicable Zoning Ordinance requirements. Staff requests action on the Amended Architectural Elevations for Justus Pointe.

MOTION

The following options are provided to the Architectural Review Board for consideration relative to this application:

- 1) "I move to forward the Amended Site Development Section Plan, Landscape Plan, Architectural Elevations, and Architect's Statement of Design, for Justus Pointe, as presented, with a recommendation for approval (or denial) to the Planning Commission."
- 2) "I move to forward the Amended Site Development Section Plan, Landscape Plan, Architectural Elevations, and Architect's Statement of Design, for Justus Pointe, to the Planning Commission with the following recommendations..."

Attachments

1. Architectural Review Packet Submittal



ARCHITECTURAL REVIEW BOARD
Project Statistics and Checklist

Date of First Comment Letter Received from the City of Chesterfield 02-19-2013

Project Title: THE COVE AT JUSTUS POINTE Location: Milbridge Drive

Developer: Hardesty Homes LLC Architect: RJL Design Engineer: Volz Engineers Inc.
Martin T. Knobloch Boland-Medinian Group

PROJECT STATISTICS:

Size of site (in acres): 1.132 Total Square Footage: 49,310 Building Height: 29'-0" - 30'-0" Cottage Homes

Proposed Usage: Single Family Homes 4-Family 43'-0"

Exterior Building Materials: Brick, Stone, Siding

Roof Material & Design: Asphalt Shingles

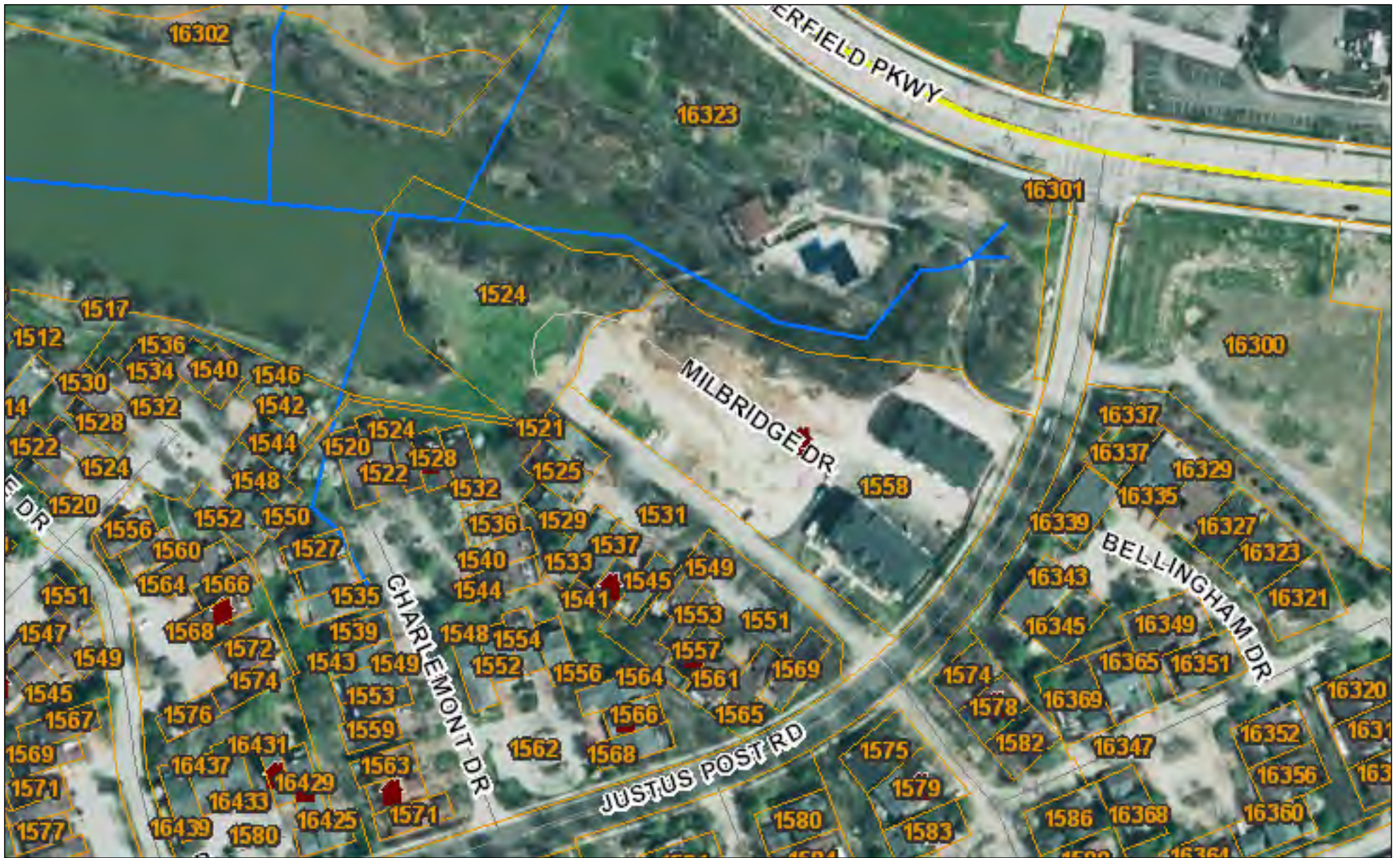
Screening Material & Design: None

Description of art or architecturally significant features (if any): None

ADDITIONAL PROJECT INFORMATION:

Checklist: Items to be provided in an 11" x 17" format

- Color Site Plan with contours, site location map, and identification of adjacent uses.
- Color elevations for all building faces.
- Color rendering or model reflecting proposed topography.
- Photos reflecting all views of adjacent uses and sites.
- Details of screening, retaining walls, etc.
- Section plans highlighting any building off-sets, etc. (as applicable)
- Architect's Statement of Design which clearly identifies how each section in the Standards has been addressed and the intent of the project.
- Landscape Plan.
- Lighting cut sheets for any proposed building lighting fixtures. (as applicable)
- Large exterior material samples. (to be brought to the ARB meeting)
- Any other exhibits which would aid understanding of the design proposal. (as applicable)
- Pdf files of each document required.

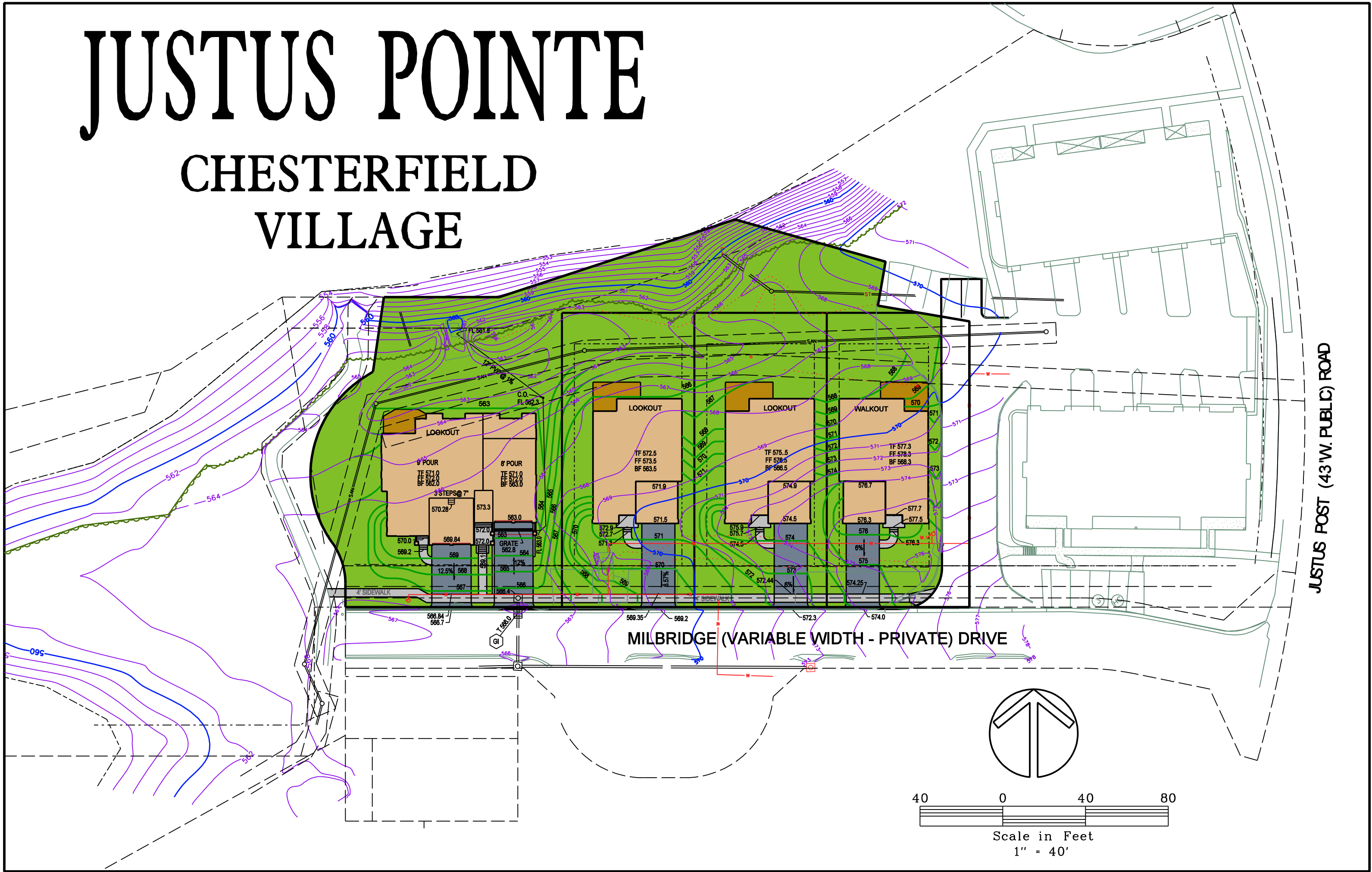


St. Louis County Property Viewer

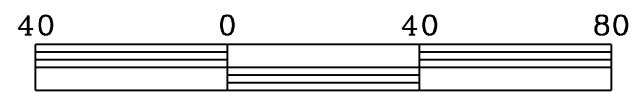
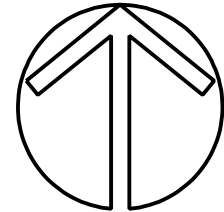
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JUSTUS POINTE

CHESTERFIELD VILLAGE



JUSTUS POST (43' W. PUBLIC) ROAD



Scale in Feet
1" = 40'

LAKE, DETENTION AREA, IS LOCATED DOWNSTREAM FROM THE PROPOSED DEVELOPMENT WHICH MAY, IN THE OPINION OF PUBLIC WORKS, BE IMPACTED BY DEVELOPMENT OF SUBJECT SITE. A BOND, IN A FORM ACCEPTABLE TO THE CITY OF CHESTERFIELD, SHALL BE POSTED TO ASSURE COMPLIANCE WITH THIS SECTION. THE DEVELOPER SHALL PERFORM PRECONSTRUCTION AND POST-CONSTRUCTION SURVEYS OF THESE FACILITIES AND DETERMINE ANY CHANGED CONDITION. PRECONSTRUCTION SURVEYS SHALL BE PERFORMED PRIOR TO ANY CLEARING, GRADING, DEMOLITION OR OTHER CONSTRUCTION RELATED TO THE PROPOSED DEVELOPMENT. POST-CONSTRUCTION SURVEYS SHALL BE PERFORMED WITHIN TWELVE (12) MONTHS OF THE COMPLETION OF THE PROPOSED DEVELOPMENT OR TWO (2) YEARS FROM THE START OF THE DEVELOPMENT, WHICHEVER IS GREATER. THE DEVELOPER SHALL RETURN AFFECTED FACILITIES TO THEIR PRECONSTRUCTION CONDITION WITHIN 3 MONTHS OF THE POST-CONSTRUCTION SURVEY. IF THE OWNER/OPERATOR OF POTENTIALLY IMPACTED FACILITIES WILL NOT GRANT THE DEVELOPER THE NECESSARY EASEMENTS TO COMPLETE THE SURVEYS AND/OR RESTORATIVE WORK, THE REQUIREMENTS IN THIS PARAGRAPH ARE NULL AND VOID. THE REQUIRED BOND AND PRECONSTRUCTION SURVEY OF DOWNSTREAM FACILITIES SHALL BE SUBMITTED PRIOR TO APPROVAL OF A GRADING PERMIT OR IMPROVEMENT PLANS.

GENERAL NOTES:
THIS SITE IS IN THE FOLLOWING DISTRICTS:

METROPOLITAN ST. LOUIS SEWER DISTRICT
 MONARCH FIRE PROTECTION DISTRICT
 PARKWAY SCHOOL DISTRICT
 BONHOMME CREEK WATERSHED

THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:
 ST. LOUIS COUNTY WATER COMPANY
 LAKEDE GAS COMPANY
 AMEREN UE COMPANY
 SOUTHWESTERN BELL TELEPHONE COMPANY
 CHARTER COMMUNICATION (CABLE TV)

SANITARY SEWER CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT.

STORMWATER MANAGEMENT SHALL BE DESIGNED PURSUANT TO THE CITY OF CHESTERFIELD AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT.

THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL CONDITIONS AND SHALL BE INDICATED ON THE LOCATION SHALL BE DETERMINED BY FIELD IMPROVEMENT PLANS.

GRADING SHALL BE PER CITY OF CHESTERFIELD STANDARDS

BE ADVISED, A GRADING PERMIT OR IMPROVEMENT PLAN APPROVAL WILL NEED TO BE OBTAINED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES ON THE SITE.

SHOULD ANY MODIFICATION BE MADE TO THIS SITE DEVELOPMENT PLAN OR SITE DEVELOPMENT CONCEPT PLAN THE DEVELOPER MUST NOTIFY THE TRUSTEES OF THE OAK AND SYCAMORE SUBDIVISIONS PRIOR TO BEING PLACED ON A PLANNING COMMISSION AGENDA.

PROJECT NOTES:

LOCATOR NUMBER: 195431943

OWNER OF RECORD: MARTIN T KNOBLOCH
 16355 JUSTUS POST ROAD
 CHESTERFIELD, MO 63017

PREPARED BY: VOLZ Incorporated

PREPARED FOR: MARTIN T KNOBLOCH
 10849 INDIANHEAD IND. BLVD
 ST. LOUIS, MISSOURI 63132
 314.426.6212 MAIN - 314.8901250 FAX

EXISTING ZONING: "R-6 P.E.U." MULTI FAMILY RESIDENTIAL

AREA OF SITE: 1.132 Acres

PROPOSED USES: 3-SINGLE FAMILY & 4-CONDOMINIUM

NUMBER OF UNITS: 7

TOTAL PARKING REQUIRED & PROPOSED: 3 SINGLE FAMILY x 2 SPACES = 6 SPACES
 4 CONDO x 1.5 SPACE = 6 SPACES

- RECORD PLAT WILL BE REQUIRED TO BE REVIEWED BY THE CITY.
- FRONT BUILDING SETBACK - 20'
- SIDE BUILDING SETBACK - 6'
- REAR BUILDING SETBACK - 15'

TWO EXISTING CONDOMINIUM BUILDINGS & PARKING

16 UNITS | GARAGE PARKING 2 SPACES PER UNIT - 32 SPACES | 6 ONSITE SPACES

BY ORDER OF MARTY KNOBLOCH, WE HAVE PREPARED A SITE DEVELOPMENT SECTION PLAN, THE RESULTS OF WHICH ARE CURRENTLY REPRESENTED ON THIS DRAWING, WHICH IS A SITE DEVELOPMENT SECTION PLAN - NOT FOR CONSTRUCTION AND WAS PREPARED FOR THE SOLE LIMITED PURPOSE OF PROVIDING A CONCEPT FOR THE PROPOSED DEVELOPMENT OF THE TRACT, AND IS INTENDED ONLY FOR THE PRELIMINARY USE OF GOVERNMENTAL REVIEWING AUTHORITIES FOR THE PURPOSE OF OBTAINING APPROVAL OF A CONCEPT, AND IS SUBJECT TO SUCH COMMENTS, RECOMMENDATIONS OR REVISIONS AS MAY BE DEEMED NECESSARY OR APPROPRIATE IN FURTHERANCE OF SUCH PURPOSES.

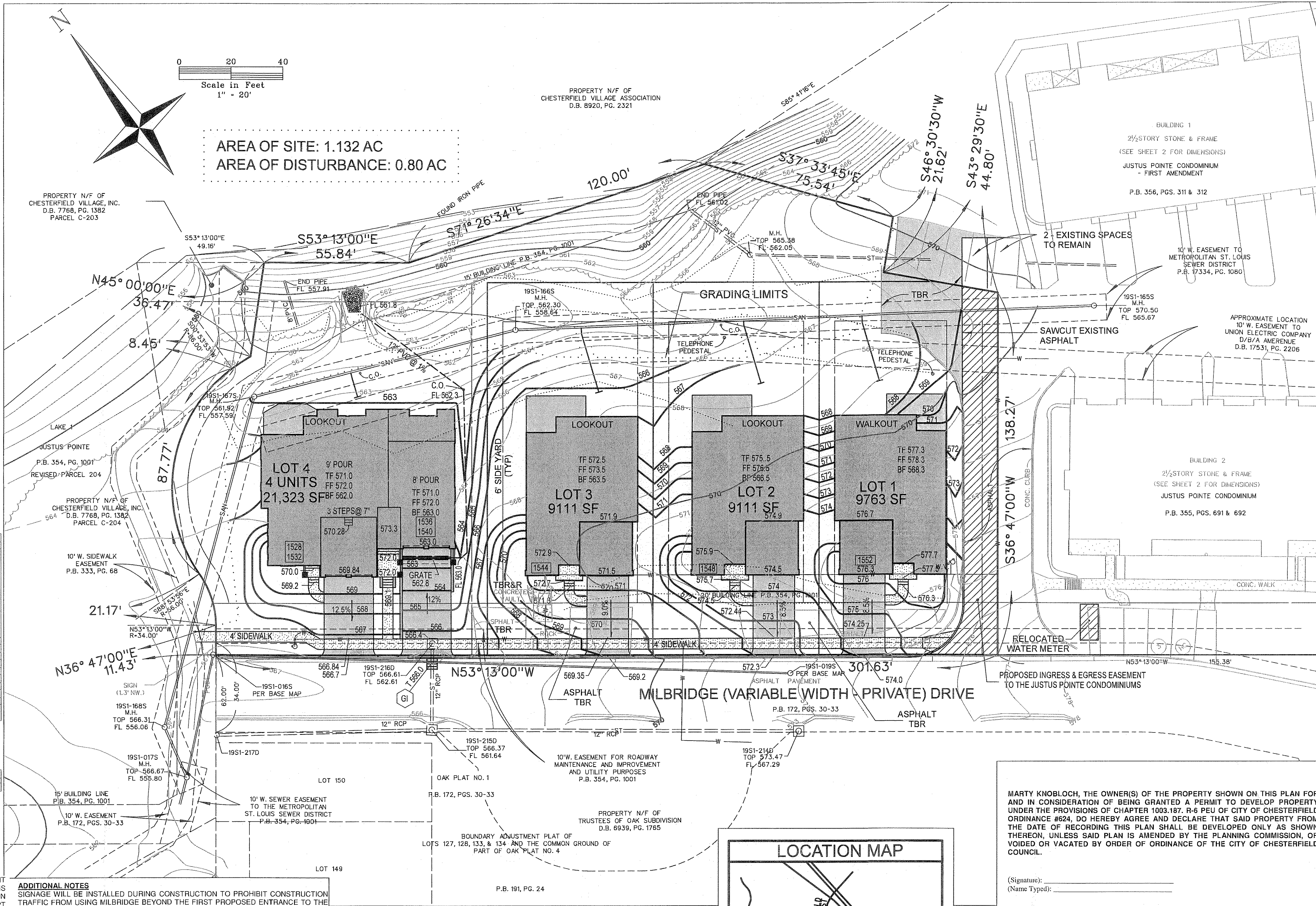
IN THE PREPARATION OF THIS PLAN, NO GRADING BALANCE HAS BEEN DONE AND THIS PARTIAL FINAL DEVELOPMENT PLAN IS SUBJECT TO THAT WHICH A MORE DETAILED EVALUATION MAY INDICATE. SOILS AND SUBSURFACE INFORMATION HAVE NOT BEEN MADE AVAILABLE AND HENCE NOT TAKEN INTO ACCOUNT. BOUNDARY LINES HAVE BEEN PREPARED FROM INFORMATION SUPPLIED BY THE CLIENT WITHOUT BENEFIT OF TITLE SEARCH OR FIELD SURVEYS. TOPOGRAPHIC DATA HAS BEEN TAKEN FROM EXISTING MAPS AND NOT VERIFIED BY PHYSICAL ELEVATIONS. ZONING DENSITY IS ASSUMED AND THE LOCATION, CAPACITY AND AVAILABILITY OF UTILITIES ARE TAKEN FROM AVAILABLE INFORMATION WITHOUT VERIFICATION. ACCORDINGLY, THE UNDERSIGNED DISCLAIMS RESPONSIBILITY FOR THE ACCURACY OF THE AFORESAID MATTERS AND FOR THE DILIGENCE THAT WOULD BE NECESSARY TO ADDRESS ALL OTHER ISSUES OF DEVELOPMENT. THIS PLAN IS A CORRECT REPRESENTATION OF THE EXISTING AND PROPOSED LAND DIVISIONS THIS SITE DEVELOPMENT CONCEPT PLAN, PRELIMINARY PLANS AND/OR CONSTRUCTION.

CALL MISSOURI ONE CALL SYSTEMS INC. TWO FULL WORKING DAYS IN ADVANCE OF STARTING

THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, OR NONEXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD, SHOWN OR NOT SHOWN, PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.

SMITH J MEYER P.E. PROFESSIONAL ENGINEER E-24665

ERIC J KIRBY P.L.S. PROFESSIONAL LAND SURVEOR P.L.S. #2005000074



ADDITIONAL NOTES
 SIGNAGE WILL BE INSTALLED DURING CONSTRUCTION TO PROHIBIT CONSTRUCTION TRAFFIC FROM USING MILBRIDGE BEYOND THE FIRST PROPOSED ENTRANCE TO THE SITE.

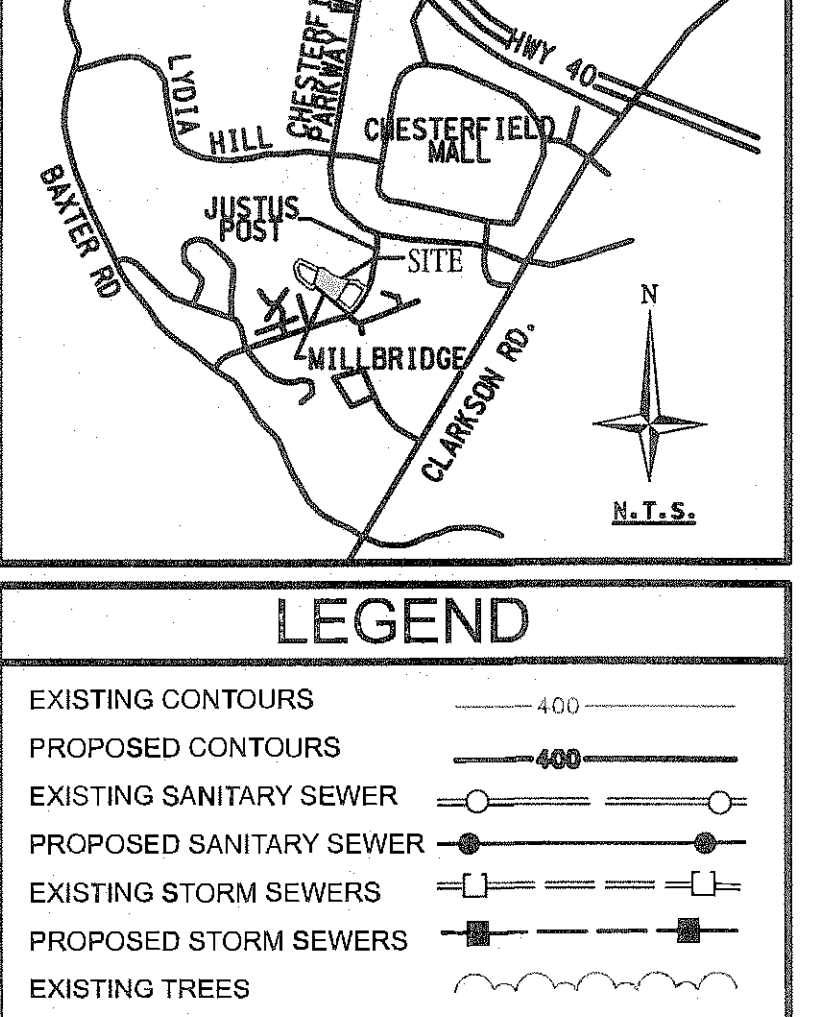
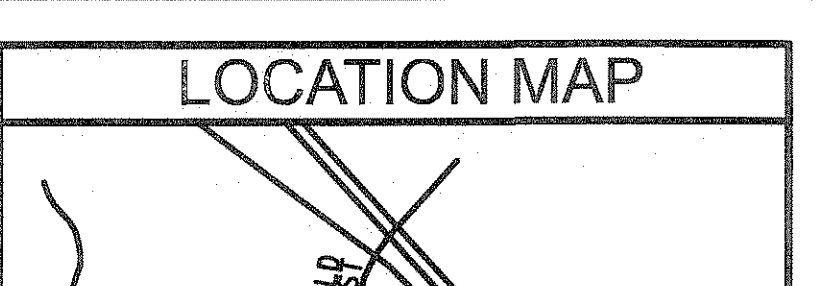
NO CONSTRUCTION PARKING ON MILBRIDGE. PROVIDE ADEQUATE OFF-STREET STABILIZED PARKING AREA(S) FOR CONSTRUCTION EMPLOYEES AND A WASHDOWN STATION FOR CONSTRUCTION VEHICLES ENTERING AND LEAVING THE SITE IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEE VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVING CONDITIONS. THE STREETS SURROUNDING THIS DEVELOPMENT AND ANY STREET USED FOR CONSTRUCTION ACCESS THERETO SHALL BE CLEANED THROUGHOUT THE DAY. THE DEVELOPER SHALL KEEP THE ROAD CLEAR OF MUD AND DEBRIS AT ALL TIMES.

BENCHMARK
 12-49 598.05 - "SQ" ON NORTHEAST CORNER OF SIGNAL CONTROL BOX AT SOUTHEAST CORNER OF CHESTERFIELD VILLAGE PARKWAY AND LYDIA HILLS DR.

Survey Description:

A tract of land being part of Revised Parcel 203 of "Justus Pointe", a subdivision according to the plat thereof recorded in Plat Book 354 page 1001 of the St. Louis County records and being also part of the property described in "Declaration of Condominium Ownership for Justus Pointe at Chesterfield Village: A Condominium" recorded in Deed Book 17685 page 2747 of the St. Louis County records, in U.S. Survey 2002, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as:

Beginning at a point in the Southwest line of said Revised Parcel 203, distant North 53 degrees 13 minutes 00 seconds West 155.38 feet from its intersection with the Northwest line of Justus Post Road, 43 feet wide; thence Northwestwardly along said Southwest line of Revised Parcel 203, North 53 degrees 13 minutes 00 seconds West 301.63 feet to a point in the Southeast line of Revised Parcel 204 of said "Justus Pointe"; thence Northeastwardly along said Southeast line of Revised Parcel 204 the following courses and distances: North 36 degrees 47 minutes 00 seconds East 11.43 feet, along a curve to the left whose radius point bears North 53 degrees 13 minutes 00 seconds West 34.00 feet from the last mentioned point, a distance of 21.17 feet, along a curve to the right whose radius point bears South 88 degrees 53 minutes 56 seconds East 56.00 feet from the last mentioned point, a distance of 87.77 feet, along a curve to the right whose radius point bears South 0 degrees 53 minutes 53 seconds West 86.00 feet from the last mentioned point, a distance of 8.45 feet and North 45 degrees 00 minutes 00 seconds East 36.47 feet to a point in the Southwest line of "Boundary Adjustment Plat Of Lake Post Commons Recreation Facility And Tracts Of Land In U.S. Survey 2002, T. 45 N. - R. 4 E., St. Louis County, Missouri", according to the plat thereof recorded in Plat Book 196 page 77 of the St. Louis County records, being also a point in the Northeast line of aforesaid Revised Parcel 203; thence Southeastwardly and Eastwardly along the dividing line between said Boundary Adjustment Plat and said Revised Parcel 203, South 53 degrees 13 minutes 00 seconds East 55.84 feet and South 71 degrees 26 minutes 34 seconds East 120.00 feet to a point; thence South 37 degrees 33 minutes 45 seconds East 75.54 feet to a point; thence South 46 degrees 30 minutes 30 seconds West 21.62 feet to a point; thence South 43 degrees 29 minutes 30 seconds East 44.80 feet to a point; thence South 36 degrees 47 minutes 00 seconds West 138.27 feet to the point of beginning and containing 1.132 acres according to a survey by Volz Incorporated dated April 6, 2011.



MARTY KNOBLOCH, THE OWNER(S) OF THE PROPERTY SHOWN ON THIS PLAN FOR AND IN CONSIDERATION OF BEING GRANTED A PERMIT TO DEVELOP PROPERTY UNDER THE PROVISIONS OF CHAPTER 1003.187, R-6 PEU OF CITY OF CHESTERFIELD ORDINANCE #624, DO HEREBY AGREE AND DECLARE THAT SAID PROPERTY FROM THE DATE OF RECORDING THIS PLAN SHALL BE DEVELOPED ONLY AS SHOWN THEREON, UNLESS SAID PLAN IS AMENDED BY THE PLANNING COMMISSION, OR VOIDED OR VACATED BY ORDER OF ORDINANCE OF THE CITY OF CHESTERFIELD COUNCIL.

(Signature):
 (Name Typed):

STATE OF MISSOURI)
) SS.
 COUNTY OF ST. LOUIS)

ON THIS ____ DAY OF _____, A.D., 2013, BEFORE ME PERSONALLY APPEARED _____ AND _____ HIS WIFE, TO ME KNOWN TO BE THE PERSON(S) DESCRIBED IN, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE THAT HE, SHE OR THEY EXECUTED THE SAME AS HIS, HERS, OR THEIR FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN _____ THE DAY AND YEAR LAST ABOVE WRITTEN. MY TERM EXPIRES _____

(Notary Public)

THIS AMENDED SITE DEVELOPMENT CONCEPT PLAN WAS APPROVED BY THE CITY OF CHESTERFIELD PLANNING COMMISSION AND DULY VERIFIED ON THE ____ DAY OF _____ 20 ____ BY THE CHAIRPERSON OF SAID COMMISSION, AUTHORIZING THE RECORDING OF THIS SITE PLAN PURSUANT TO CHESTERFIELD ORDINANCE NUMBER 200, AS ATTESTED TO BY THE PLANNING AND DEVELOPMENT SERVICES DIRECTOR AND THE CITY CLERK.

PLANNING AND DEVELOPMENT SERVICES DIRECTOR
 CITY CLERK

RECEIVED
 City of Chesterfield
 APR - 5 2013
 Department of Public Services

MARTIN T KNOBLOCH
 16355 JUSTUS POST ROAD
 CHESTERFIELD, MO 63017

VOLZ Incorporated
 VOLZ INCORPORATED
 10849 INDIANHEAD IND. BLVD
 ST. LOUIS, MISSOURI 63132
 314.426.6212 MAIN
 314.8901250 FAX

REVISED 4-4-2013

PARTIAL FINAL DEVELOPMENT PLAN
JUSTUS POINTE @ CHESTERFIELD VILLAGE

SITE DEVELOPMENT SECTION PLAN

Design By: G.A.S.
 Drawn By: G.A.S.
 Checked By: T.A.J.

Base Map No. 18-5
 10945-1

1-29-2013

QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE
3	Sugar Maple	<i>Acer Saccharum</i>	2 1/2" Cal.
5	Dwarf Hameln Grass	<i>Pennisetum Abreccuroids 'Hameln'</i>	2 Gal
2	Columnar Hornbeam	<i>Carpinus Betulus 'fastigiata'</i>	2 1/2" Cal.
3	Red Maple	<i>Acer Rubrum</i>	2 1/2" Cal.
12	Dwarf Boxwood	<i>Baxus 'Green Velvet'</i>	15"
6	Blue Star Juniper	<i>Juniperus Squamata 'Blue Star'</i>	3 Gal
12	Sella Daylily	<i>Hemerocallis x 'Stella de Oro'</i>	1 Gal
4	Butterfly Bush	<i>Buddleia 'Blue Chip' or 'Purple Haze'</i>	2 Gal
3	Blue Holly 'Blue Princess'	<i>Ilex x Meserveae</i>	5 Gal
1	Dogwood	<i>Cornus Florida</i>	2 1/2" Cal.
7	Dwarf Gold Spirea	<i>Spirea x Bumalda 'Goldmound'</i>	2 Gal
3	Dwarf Red Barberry	<i>Berberis thunbergii 'Crimson Pymy'</i>	2 Gal
1	Evergreen Holly	<i>Ilex x 'Nellie R Stevens'</i>	7 Gal
4	Gold Cypress	<i>Chamaecyparis Pisifera 'Fillara 'Mops'</i>	2 gal
1	Dwarf Flowering Crab	<i>Malus 'Coralburst'</i>	2 1/2"

OPEN SPACE: 29270 SF / 49310 SF - 60%

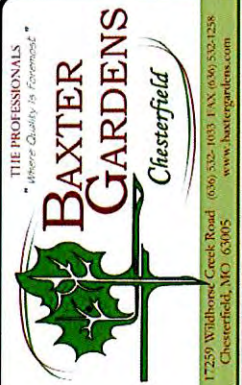
RECEIVED
City of Chesterfield

APR - 5 2013

Department of Public Services



DESIGNED BY: **Scott Gamblin**
 ORIGINAL DATE: February 13, 2013
 REVISION DATE:
 GRAPHIC ART: BAT / MHS

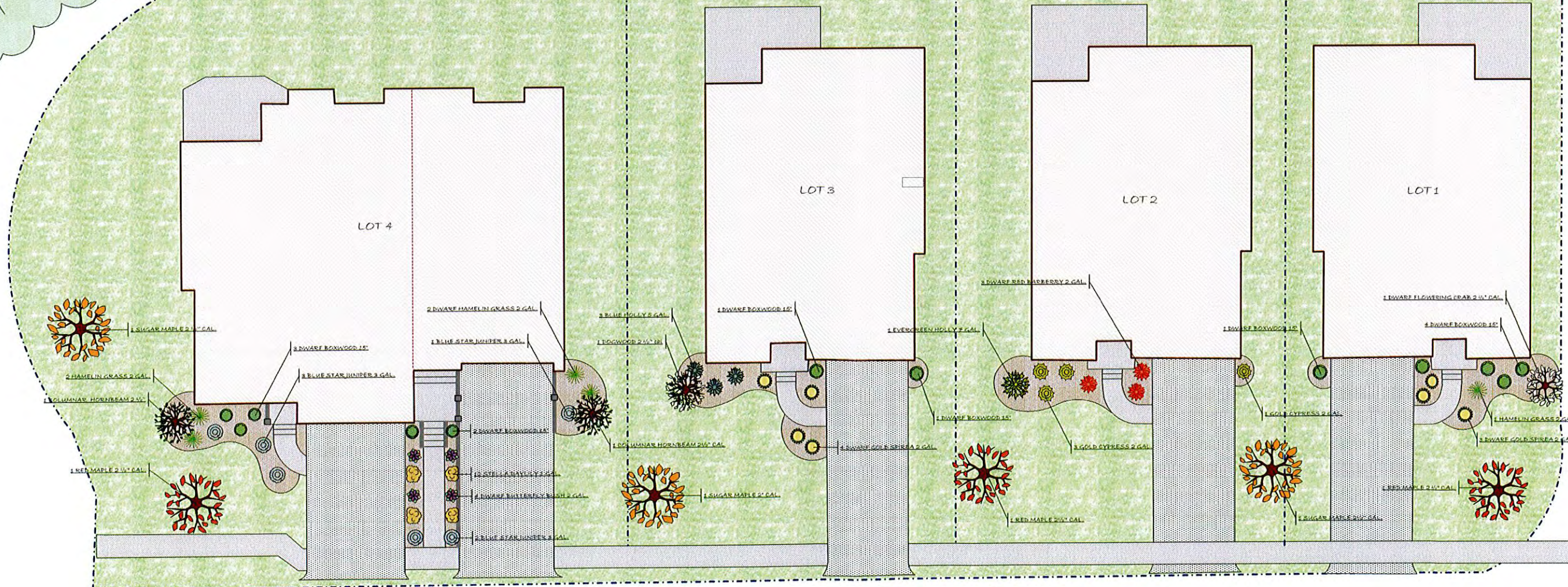
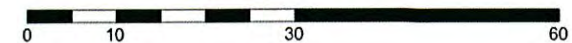


This plan is the sole property of Baxter Gardens Of Chesterfield. All rights reserved.

LANDSCAPE DEVELOPMENT PLAN FOR
HARDESTY HOMES
 Job: Justus Pointe @ Chesterfield Village
 Email: jlowery@hardestyhomes.com

L1

SCALE: 1" = 10' 0"





View to the Northeast from Cottage Home #1 at the curb on Milbridge at the Eastern edge of the site



View of the existing building from Milbridge



View across the street from the existing Justus Pointe Condo building facing Southeast



Same view but facing more Southwest



View across the street from the proposed Cottage Home lots



View across the street from the proposed Cottage Home lots facing more Southwest



View looking North across the middle Cottage Home lot



View looking West from Cottage Home #2 out over Cottage Home lot 3 and the proposed 4 unit condo building lot



View of the existing water valve box that serves the existing condos to the East



View of the 4 unit condo lot facing West



View from the 4 unit Condo lot facing North showing the existing drainage discharge point



View facing east across the 3 Cottage Home lots towards the existing Justus Pointe Condos



View from the proposed Cottage Lots looking to the South



Same as above taken a little towards the West from the previous location



Same as above looking South



Same as above looking Southeast



View from looking South directly across from the Eastern edge of the Proposed 4 unit Condo building



Same as above looking Southwest



This is a view directly across the street from the 4 unit Condo building



This is an existing Cottage Home that was built in the Reserve at Chesterfield Village which is the same as what is proposed for Justus Pointe



Another Cottage home example



And yet another Cottage Home example



And yet another



And another



The back of a typical Cottage Home



Another view of a rear elevation of a Cottage Home



And another view



A $\frac{3}{4}$ rear facing view of a Cottage Home



A side elevation view of a Cottage Home



The Cove at Justus Pointe

City of Chesterfield Design Guidelines

March 15, 2013

The Cove at Justus Point
Hardesty Homes, LLC and Marty Knobloch

Chapter One / Site Layout

A. Physical Features:

1. Site improvements have been designed to minimize changes to the existing topography given the overall grade changes on site.
2. The site was also designed to maintain as much green space as possible.
3. Natural site amenities are maintained per the existing site. Careful consideration was given to the layout of the site in order to preserve the natural features such as natural slopes and existing cove of the lake. Natural slopes and topography have been retained as much as possible. Grading contours at the perimeter of the site are well coordinate with adjacent properties. Some minor retaining walls of high quality are proposed adjacent to the 4 unit condo building to allow for ingress and egress at the easternmost driveway.
4. The opportunity exists for 2 of the Cottage Homes to have a 3 car garage option with the 3rd car garage door slightly offset from the same plane as the 2 car garage door, providing for another architectural element to be added to the front elevation.

B. Vegetation

1. Site improvements have been designed to minimize changes to the existing topography and maintain the natural environment as much as possible.
2. Landscaping will be incorporated in the construction of each home.

C. Site Relationship of Design:

1. The Seven (7) homes are oriented logically, facing the street in the development.
2. The building design will not impair any adjacent properties. Front yards will face the street, with private rear yards to the back of each home.
3. No unattractive project elements such as storage areas or trash enclosures are proposed.



BOLAND MERDINIAN GROUP

Architecture & Interiors

4. The site plan provides for adequate planting and safe pedestrian movement by way of a sidewalk to be constructed across the fronts of all of the lots. Yard areas are very generous. Rear yard fencing of high quality will be an available option.
5. Generous common ground is included in the development of this site.
6. Phased construction is not proposed for this site.

D. Pedestrian and Vehicular Circulation

1. Circulation patterns are safe and obvious. There is no possibility of "short cuts" through yards.
2. Owner parking is provided for all structures in 2 or 3 car front entry garages. Guest parking is provided for on the proposed driveways to all proposed structures.
3. Pedestrian travel includes a sidewalk adjacent to the street, and a sidewalk from each driveway to the front door of each home. Safe separation has been designed between vehicular and pedestrian traffic.
4. This is not a large commercial development.
5. Bicycles are an ancillary use in this type of development.
6. Shared driveways are not proposed in this residential development.
7. The visual impact of parking is minimized. Cottage Homes will have 2 or 3 car garages. Condo Building has integral garage parking.
8. No separate parking areas are proposed.

E. Pedestrian Orientation

1. Pedestrian scale is incorporated in the design of each type of home.
2. Pedestrian activity is encouraged in the development with continuous sidewalks adjoining walking trails located along the Western portion of the site
3. The existing pedestrian open spaces are not impacted throughout this development.
4. No signage is proposed.
5. No parking lots or service alleys are proposed.

Chapter Two / Buildings

A. General Architectural Guidelines



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1. The three detached single family home models and the four family condo building are attractive, very high quality homes.

B. Scale

1. The scale of each proposed home style is one and two story. Cottage homes to have a maximum height of approximately 29 to 35 feet and 42 to 43 feet for the Condominium Building.
2. The design of each home achieves a sense of human scale.
3. The design of each home compliments surrounding building types.

C. Design

1. Each single family home is unique, with very high quality design features.
2. No linear, repetitive streetscape facades are proposed.
3. No corporate or franchise style is associated with this design.
4. No parapet wall or this type of construction is proposed.
5. All building elevations have been considered to achieve the desired design intent.
6. Harmony and continuity of design is considered in the exterior design of each home.
7. No roof top equipment is proposed.
8. Building entries provide protection from the elements and create a sense of entry / arrival.
9. The building design considers energy conservation.
10. Phased construction is not proposed for this development.

D. Relations to Adjacent Development

1. This development respects, compliments and improves architectural features of the existing neighboring developments.
2. The architectural design respects, compliments and improves features of neighboring developments.
3. Each home built on this site will be visually cohesive.
4. Building colors proposed are subdued and will not compete with neighboring structures.
5. Each house is sited to create a functional and livable small neighborhood of homes.

E. Materials / Colors:

1. Materials (brick/stone veneer, fiber cement siding or vinyl siding etc.) are of excellent architectural character, durable and compatible with the adjoining properties.
2. Material and color changes will be consistent, subtle and define each home.
3. Architectural consistency will be provided on all building elevations.



BOLAND MERDINIAN GROUP

Architecture & Interiors

4. Driveways will not be a large portion of the front elevation.
5. Soffits and other architectural elements will be finished compatibly with each of the other exterior materials.

II. Residential Architecture

A. General Residential Architecture

1. The Cottage Home buildings are an appropriate use for the site.
2. This residential development is sensitively designed to respect existing residential patterns and surrounding development.
3. The architectural design of these homes does not overly dominate the natural landscape.
4. Design consideration has been given to all elevations.

B. Multiple-Family Architecture

1. The 4 unit condo building is an appropriate use for the site
2. This residential development is sensitively designed to respect existing residential patterns and surrounding development.
3. The architectural design of these homes does not overly dominate the natural landscape.
4. Design consideration has been given to all elevations.

III. Non-Residential Architecture Not Applicable

Chapter Three / Landscape Design

1. Landscaping is designed to keep in and character with the residential nature of the project.
2. Consistency is displayed in the maintaining of existing species and strengthened by the proposed plantings.
3. There are no ancillary parking areas; however, the street and individual home sites will be landscaped to soften any impact on the residential nature of the developments.
4. No art work or sculptures are planned for this residential development.
5. Landscaping is "consistent" throughout the development.
6. In this residential development, lighting enhancements will be in the form of existing street lights and front door entry lighting. Coach lights on either side of the cottage home garage doors are an available option. Fencing on private lots may be offered – consistent with typical architectural standards in the neighborhood. There will be no trash enclosures.
7. Landscaping is "consistent" throughout the development and the interior plantings have been selected accordingly.



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Architecture & Interiors

8. The developer is utilizing the services of contractors experienced in residential irrigation. Each home site will be regulated by individual controls.

Chapter Four / Miscellaneous

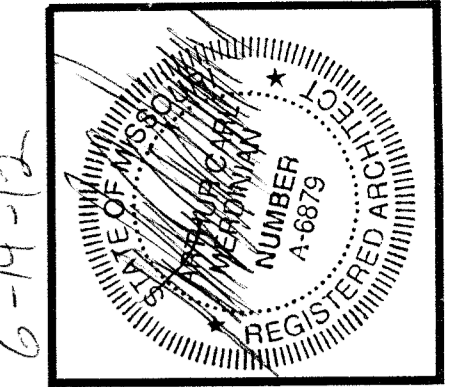
- A. Signage
Not applicable
- B. Lighting
Not applicable
- C. Utilities
 1. All on-site utilities shall be installed underground.
- D. Storm Water Drainage
 1. In a fashion typical to residential development, roof drainage will be discharged into lawn areas.
 2. Storm water drainage will be conveyed via the existing storm sewer system and existing drainage discharge points.
- E. Energy Conservation
 1. Building orientation, design and materials will be in accordance with the principles of good energy conservation, utilizing low maintenance and environmentally conscious materials, energy efficient appliances, upgraded ceiling insulation, low-e windows, low flow toilets and faucets, and high efficiency HVAC equipment.
- F. Screen (Fences and Walls)
 1. Fencing on private lots may be offered, consistent with typical architectural standards in the neighborhood.

Sincerely,

As relating to the 3 Cottage
Boland-Merdinian Group L.L.C.

By 
Arthur Merdinian, Owner





6-14-12

REV.	REVISION	DATE	DRWN

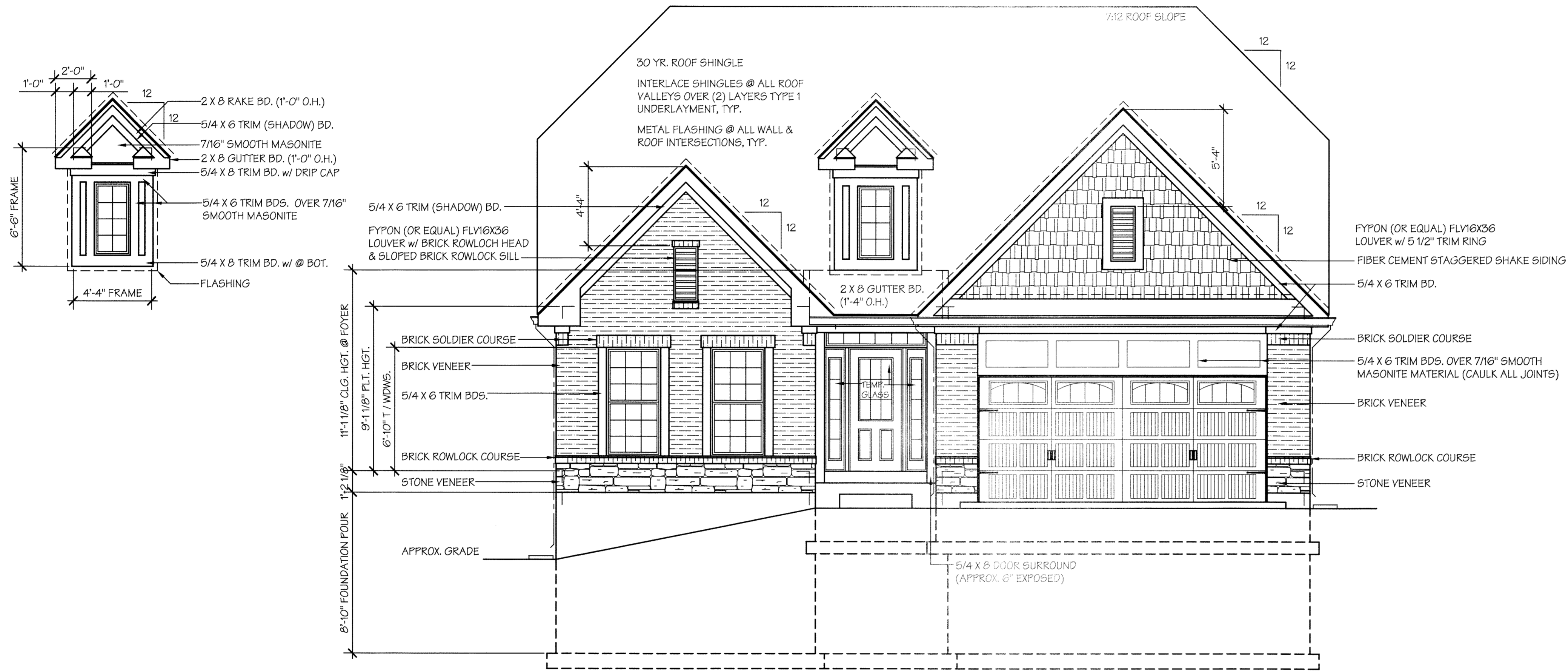
BOLAND-MERDIAN GROUP, LLC
 Architecture & Interiors
 34 Heather Hill Lane
 St. Louis, MO 63132
 arthur@bmgarchitects.com
 314-280-6674

HARDESTY BUILDING COMPANY, LLC
 232 CHESTERFIELD INDUSTRIAL BLVD.
 CHESTERFIELD, MO 63005
 PHONE: (636) 530-9777
 FAX: (636) 530-0831

SHEET NAME:
 FRONT ELEVATION "A"

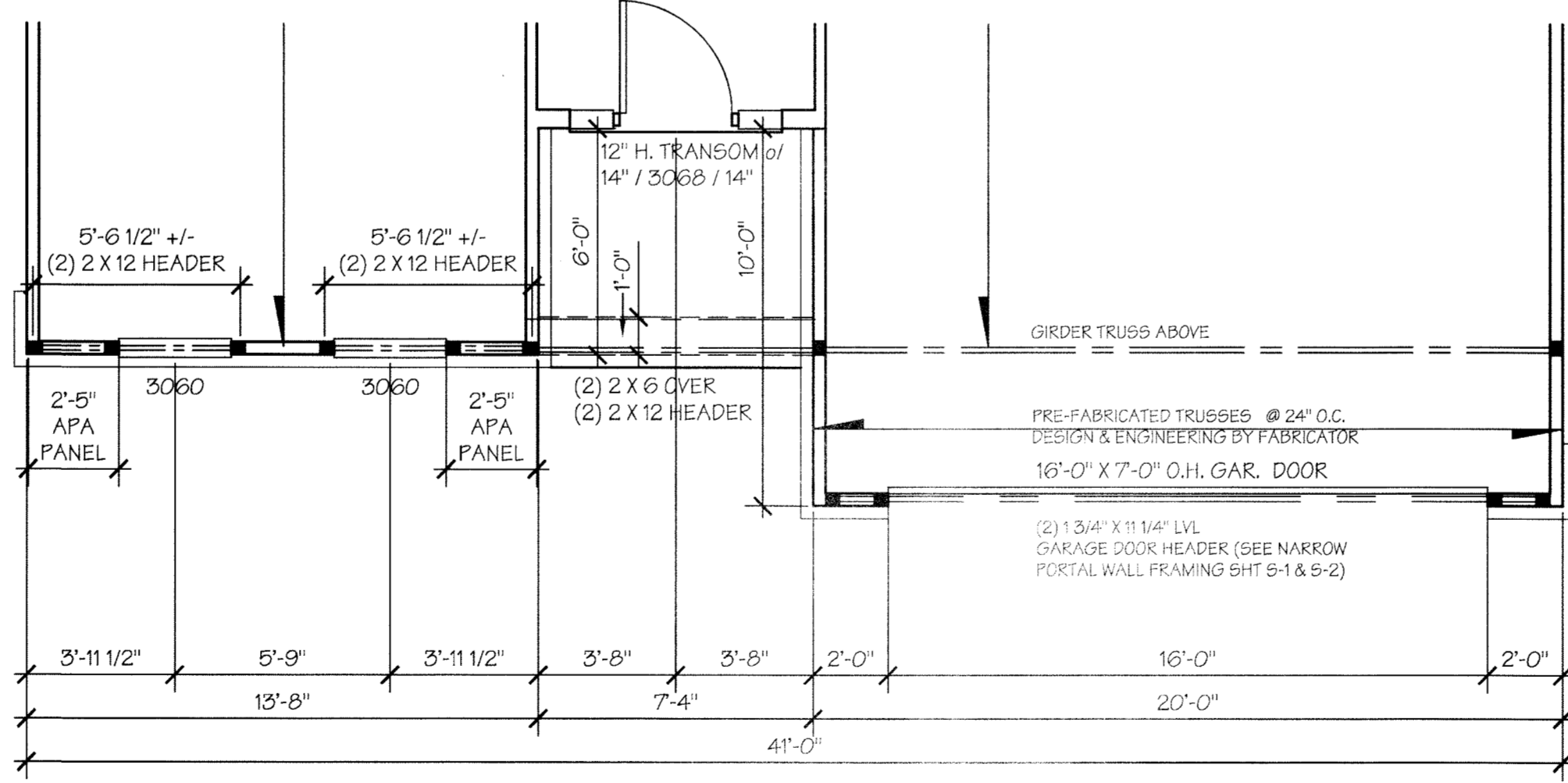
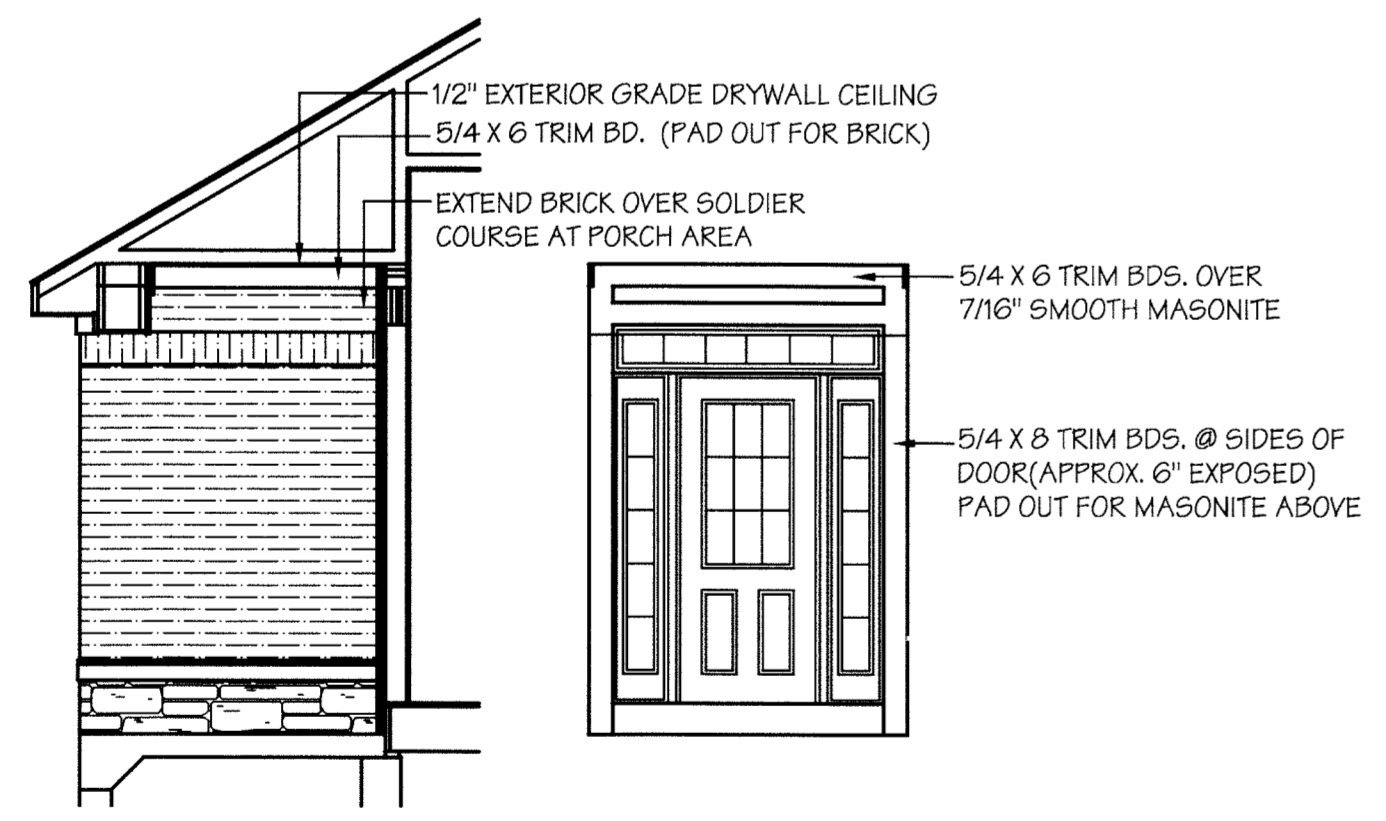
PLAN NAME:
 THE RESERVE
 PLAN "A" "THE AUGUSTA"

SHEET NO.
A3a
 OF



FRONT ELEVATION "A"
 SCALE: 1/4" = 1'-0"

- GENERAL ELEVATION NOTES:**
1. ALL DOOR & WINDOW HEADERS TO BE (2) 2X10 UNLESS OTHERWISE NOTED.
 2. 30 YR. ROOF SHINGLE, TYPICAL.
 3. INTERLACE SHINGLES AT ALL ROOF VALLEYS OVER (2) LAYERS TYPE 1 UNDERLAYMENT (15# ROOF FELT)
 4. METAL FLASHING AT ALL WALL AND ROOF INTERSECTIONS, TYPICAL.
 5. 5/4 x 6 PREFINISHED CORNER BOARDS AT FRONT ELEVATION (TRIM COLOR) WHERE APPLICABLE WITH ALL SIDING MATERIAL. 5/4 x 6 PREFINISHED CORNER BOARDS AT SIDES AND REAR ELEVATIONS (SIDING COLOR) WITH PREFINISHED FIBER-CEMENT SIDING.
 6. 2x8 GUTTER BOARDS (1'-4" OVERHANG) TYP. WRAPPED IN ALUM. MATERIAL WITH VENTED VINYL SOFFIT SYSTEM.
 7. 2x8 RAKE BOARDS (1'-4" OVERHANG) TYP. WRAPPED IN ALUM. MATERIAL WITH VENTED VINYL SOFFITS.
 8. 5" ALUM. GUTTERS - DOWNSPOUTS WITH SPLASH BLOCKS BELOW.(TYPICAL)
 9. STANDARD FIBER CEMENT PREFINISHED 3/4" HORIZONTAL LAP SIDING.
 10. STANDARD JELD-WEN BUILDERS SERIES VINYL WINDOWS (PREFINISHED WHITE)
- SEE GENERAL SPECIFICATIONS FOR ADDITIONAL INFORMATION.



PARTIAL PLAN FRONT ELEVATION "A"
 SCALE: 1/4" = 1'-0"



Ken Robinson 15200



6-14-12

REV.	REVISION	DATE	DRWN

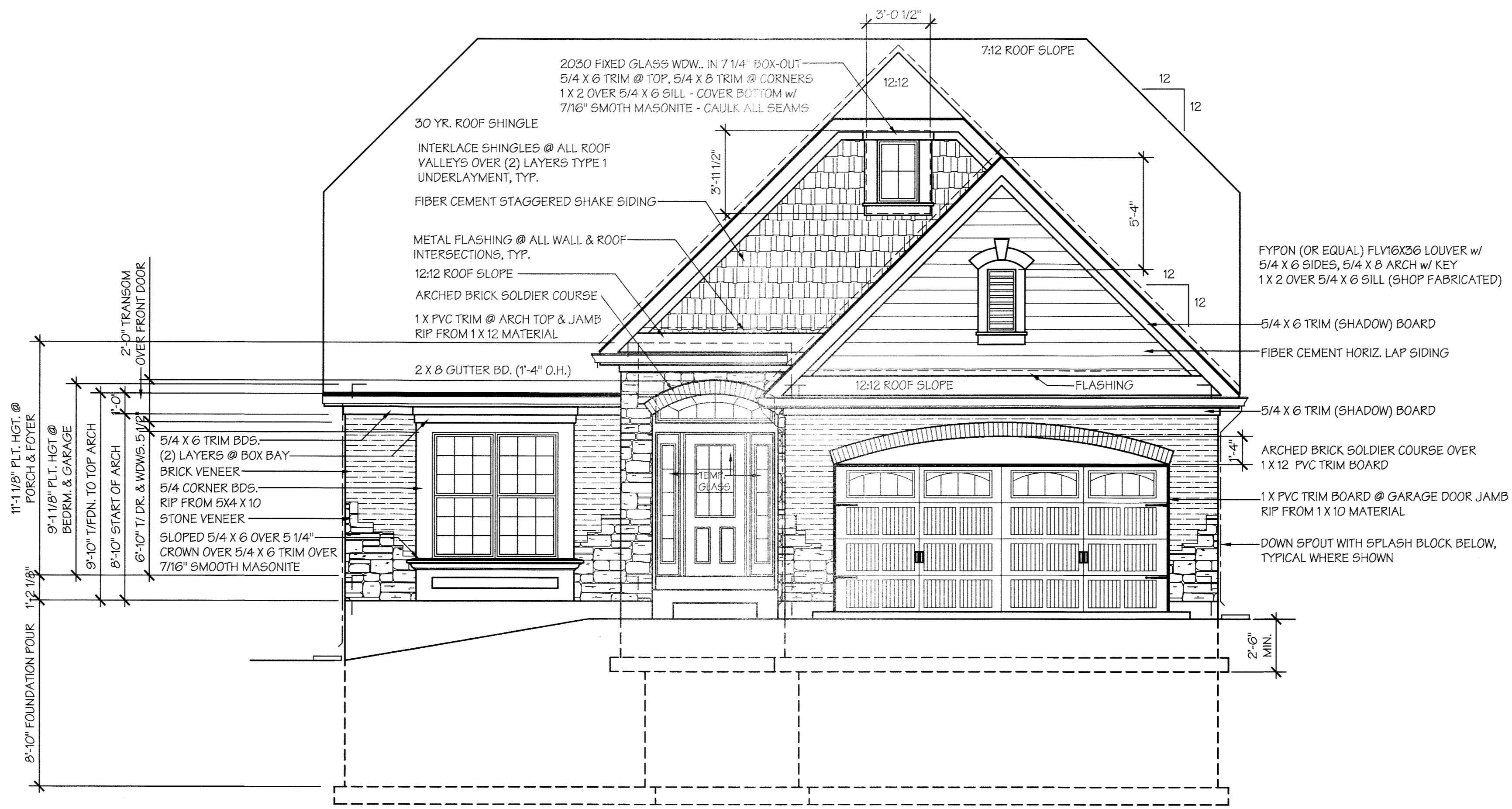
BOLAND-MERDIAN GROUP, LLC
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 arthur@bmgarchitects.com
 314-280-6674

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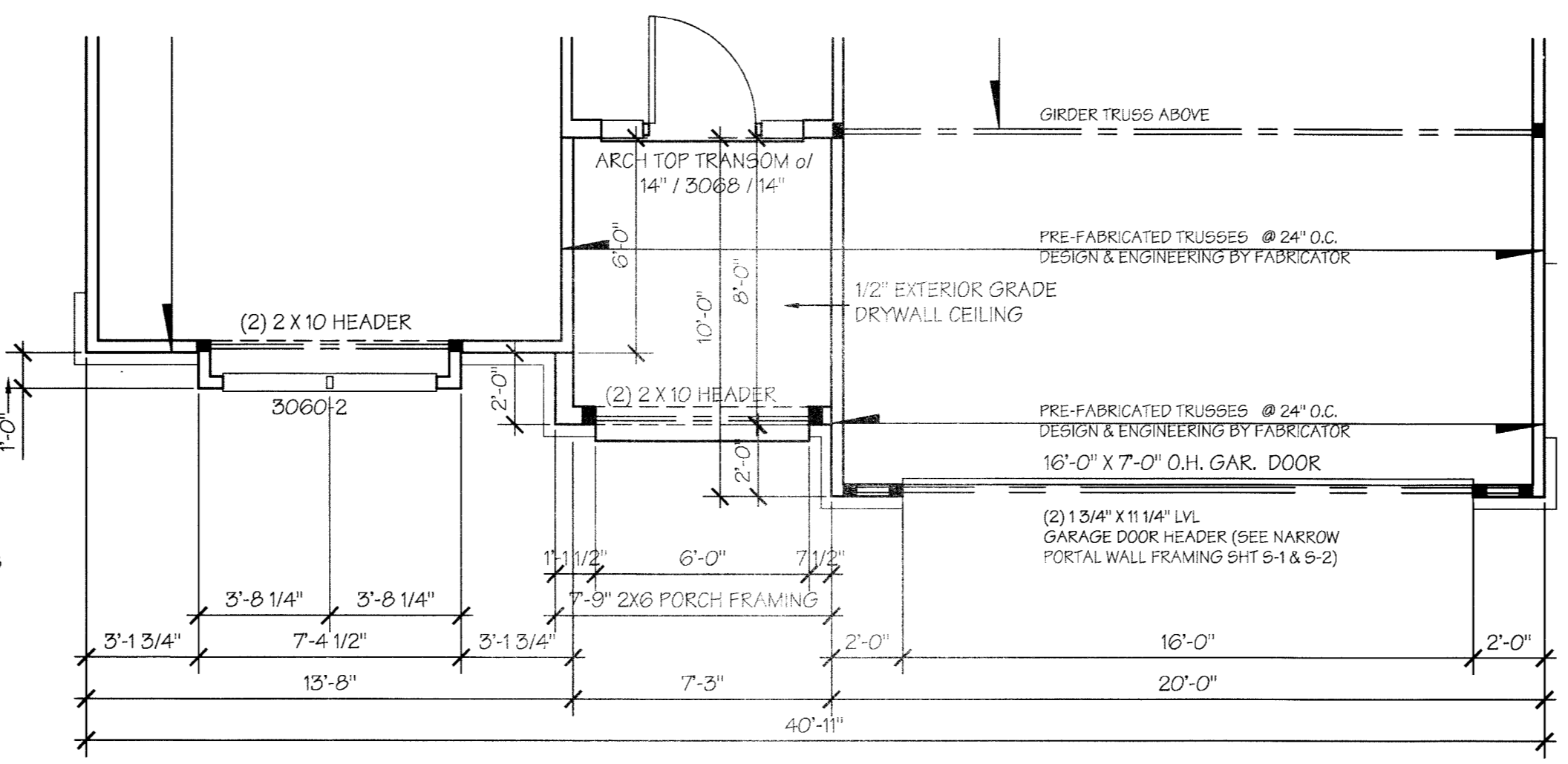
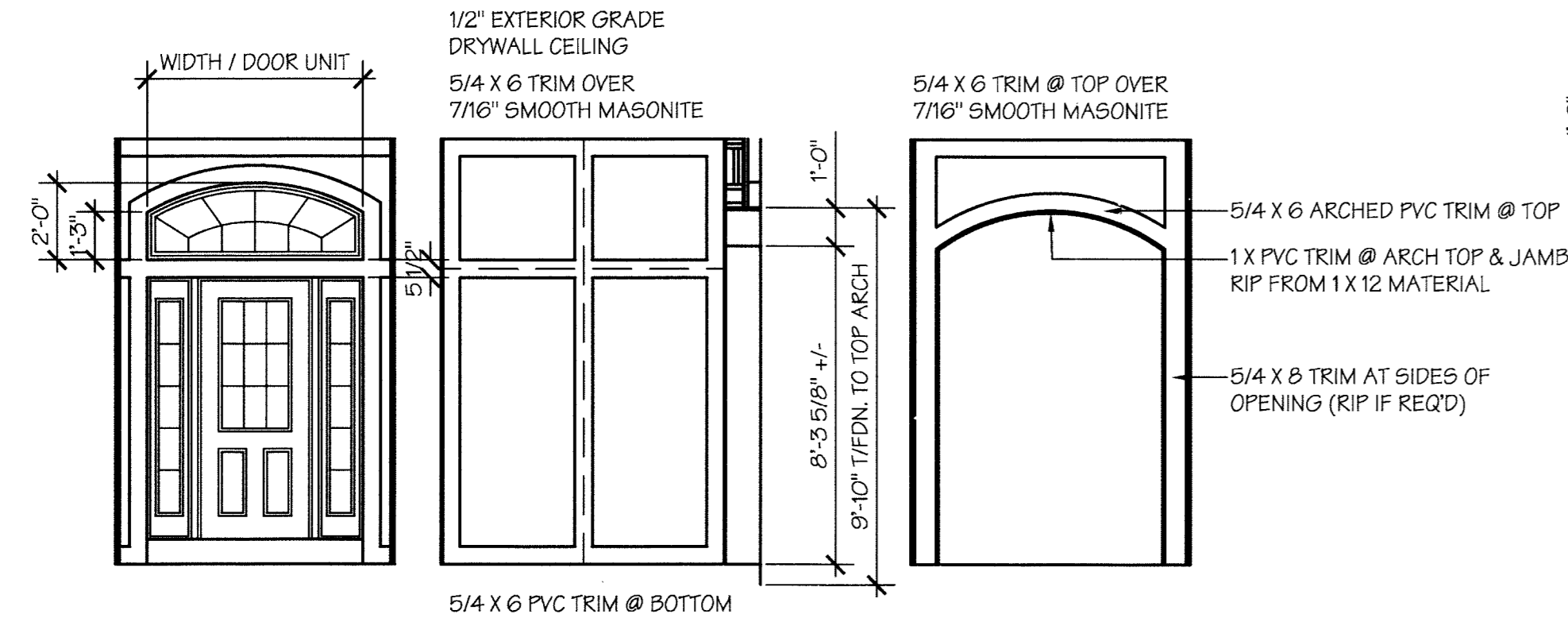
SHEET NAME:
FRONT ELEVATION "B"

PLAN NAME:
**THE RESERVE
 PLAN "A" "THE AUGUSTA"**

SHEET NO.
A3b
 OF



FRONT ELEVATION "B"
 SCALE: 1/4" = 1'-0"

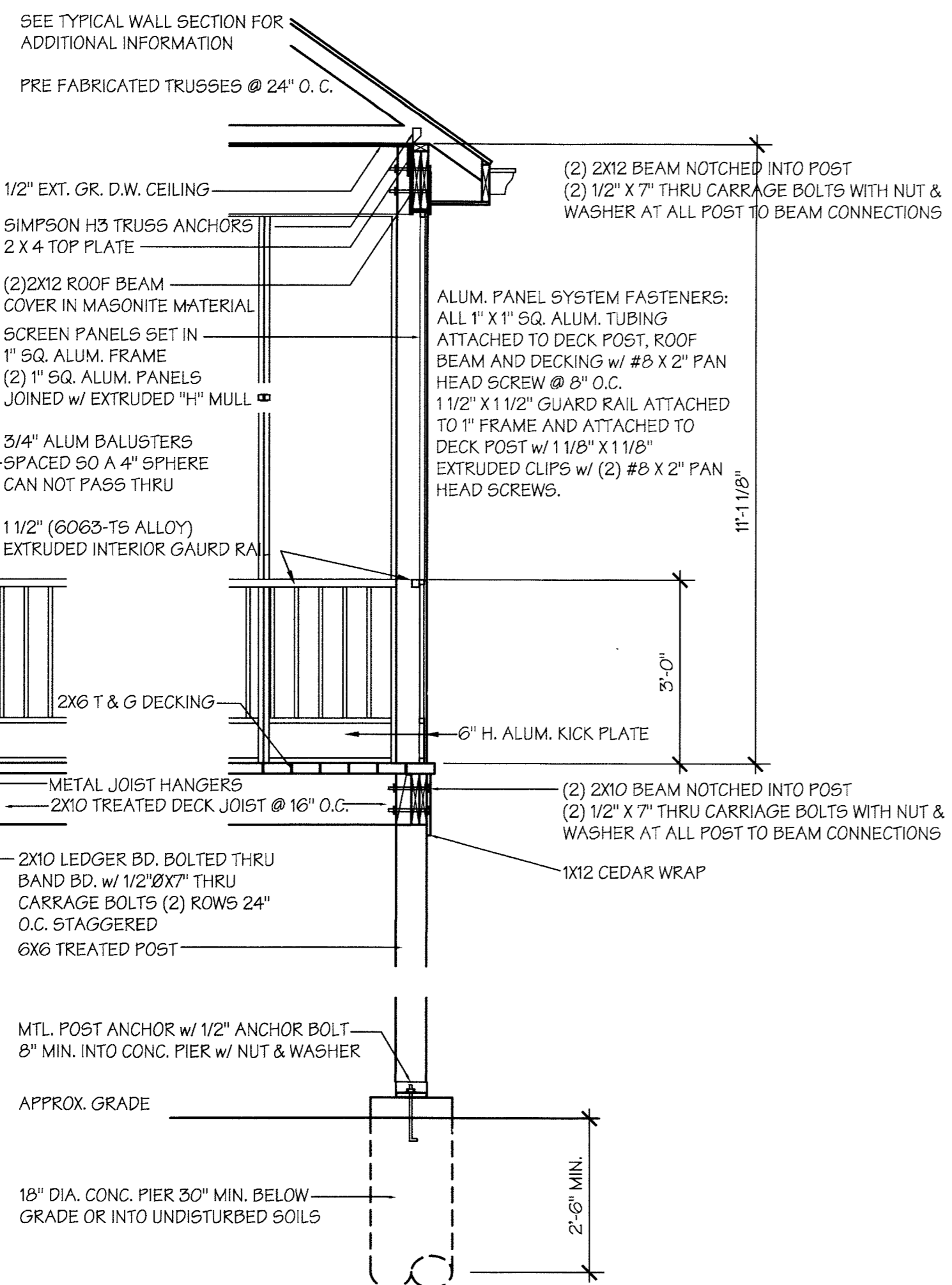


PARTIAL PLAN FRONT ELEVATION "B"
 SCALE: 1/4" = 1'-0"

- GENERAL ELEVATION NOTES:**
1. ALL DOOR & WINDOW HEADERS TO BE (2) 2X10 UNLESS OTHERWISE NOTED.
 2. 30 YR. ROOF SHINGLE, TYPICAL.
 3. INTERLACE SHINGLES AT ALL ROOF VALLEYS OVER (2) LAYERS TYPE 1 UNDERLAYMENT (15# ROOF FELT)
 4. METAL FLASHING AT ALL WALL AND ROOF INTERSECTIONS, TYPICAL.
 5. 5/4 x 6 PREFINISHED CORNER BOARDS AT FRONT ELEVATION (TRIM COLOR) WHERE APPLICABLE WITH ALL SIDING MATERIAL. 5/4 x 6 PREFINISHED CORNER BOARDS AT SIDES AND REAR ELEVATIONS (SIDING COLOR) WITH PREFINISHED FIBER-CEMENT SIDING.
 6. 2x8 GUTTER BOARDS (1'-4" OVERHANG) TYP. WRAPPED IN ALUM. MATERIAL WITH VENTED VINYL SOFFIT SYSTEM.
 7. 2x8 RAKE BOARDS (1'-4" OVERHANG) TYP. WRAPPED IN ALUM. MATERIAL WITH VENTED VINYL SOFFITS.
 8. 5" ALUM. GUTTERS - DOWNSPOUTS WITH SPLASH BLOCKS BELOW, (TYPICAL)
 9. STANDARD FIBER CEMENT PREFINISHED @ 1/4" HORIZONTAL LAP SIDING.
 10. STANDARD JELD-WEN BUILDERS SERIES VINYL WINDOWS (PREFINISHED WHITE)
- SEE GENERAL SPECIFICATIONS FOR ADDITIONAL INFORMATION.

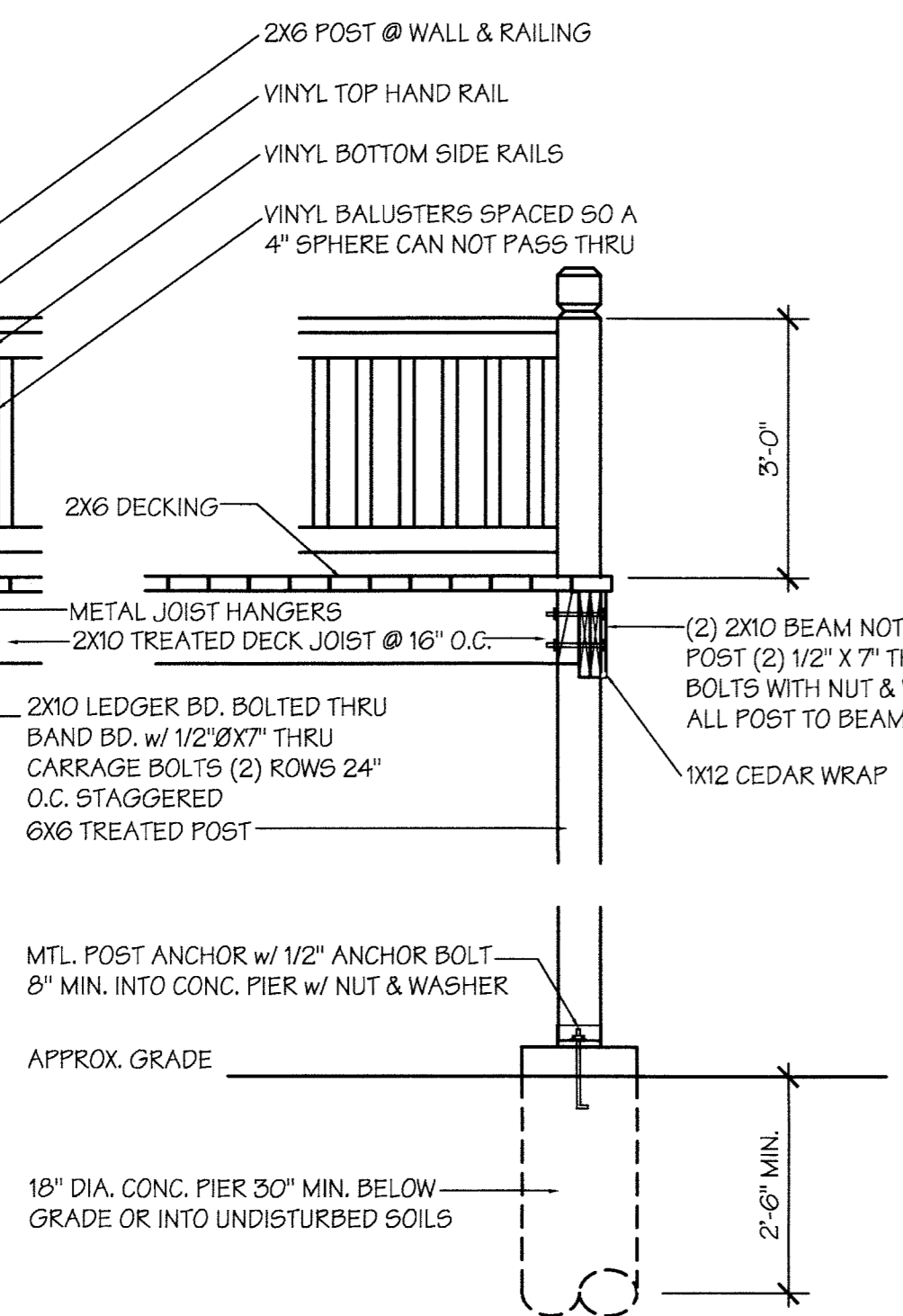
LOT # 57 OF THE RESERVE - PLAN "A" "THE AUGUSTA"
 BUILD AS DRAWN - RIGHT HAND

Revised Plans



SCREEN PORCH SECTION
SCALE: 1/2" = 1'-0"

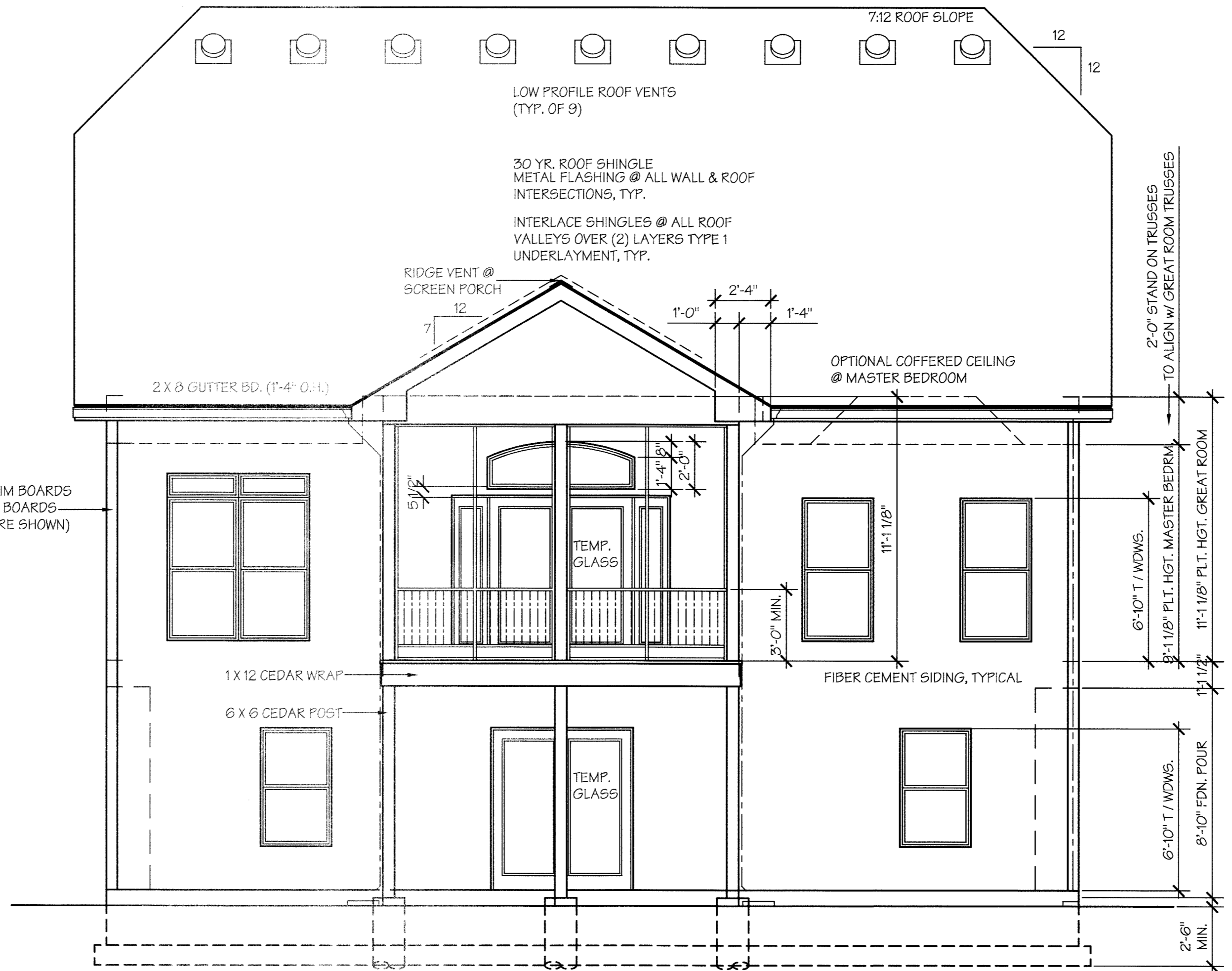
METAL FLASHING (MATCHING SIDING COLOR) AT TOP OF LEDGER BOARD
2X SOLID BLOCKING BETWEEN JOIST WHERE LEDGER BOARD THRU BOLT OCCUR



DECK RAILING SECTION
SCALE: 1/2" = 1'-0"

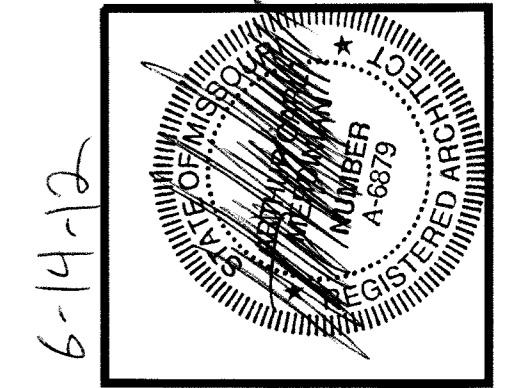
METAL FLASHING (MATCHING SIDING COLOR) AT TOP OF LEDGER BOARD
2X SOLID BLOCKING BETWEEN JOIST WHERE LEDGER BOARD THRU BOLT OCCUR

- GENERAL ELEVATION NOTES:**
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 9. STANDARD FIBER CEMENT PREFINISHED 3/4" HORIZONTAL LAP SIDING.
 10. STANDARD JELD-WEN BUILDERS SERIES VINYL WINDOWS. (PREFINISHED WHITE)
- SEE GENERAL SPECIFICATIONS FOR ADDITIONAL INFORMATION.



REAR ELEVATION
SCALE: 1/4" = 1'-0"

16" DIA. CONC. PIER 2'-6" MIN. BELOW GRADE OR INTO UNDISTURBED SOILS



6-14-12

REV.	REVISION	DATE	DRWN
01	11' C.L.G. HGT. SCREEN PORCH	05/21	

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CHESTERFIELD, MO. 63005
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FAX: (636) 530-0831

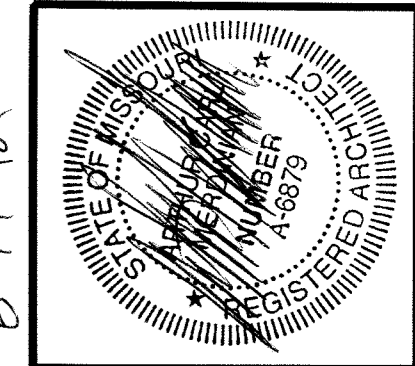
SHEET NAME:
REAR ELEVATION (WALK-OUT)

PLAN NAME:
THE RESERVE
PLAN "A" "THE AUGUSTA"

SHEET NO.
A5
OF

LOT # 57 OF THE RESERVE - PLAN "A" "THE AUGUSTA"
BUILD AS DRAWN - RIGHT HAND

Revised Plans



6-11-12

REV.	REVISION	DATE	DRAWN
01	11' CLG. HGT. SCREEN PORCH	05/21	

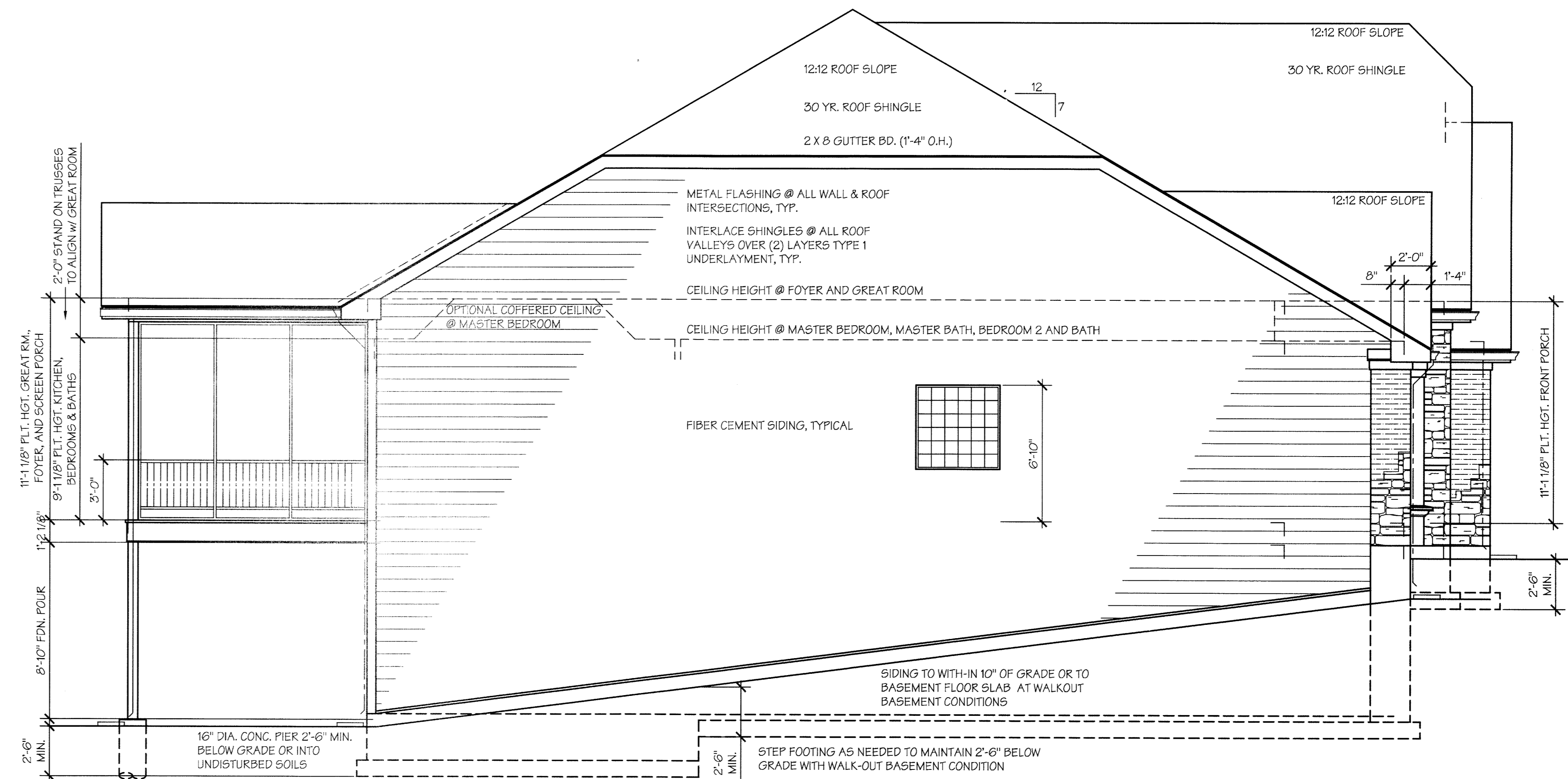
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 arthur@bmgarchitects.com
 314-280-6674

HARDESTY BUILDING COMPANY, LLC
 232 CHESTERFIELD INDUSTRIAL BLVD
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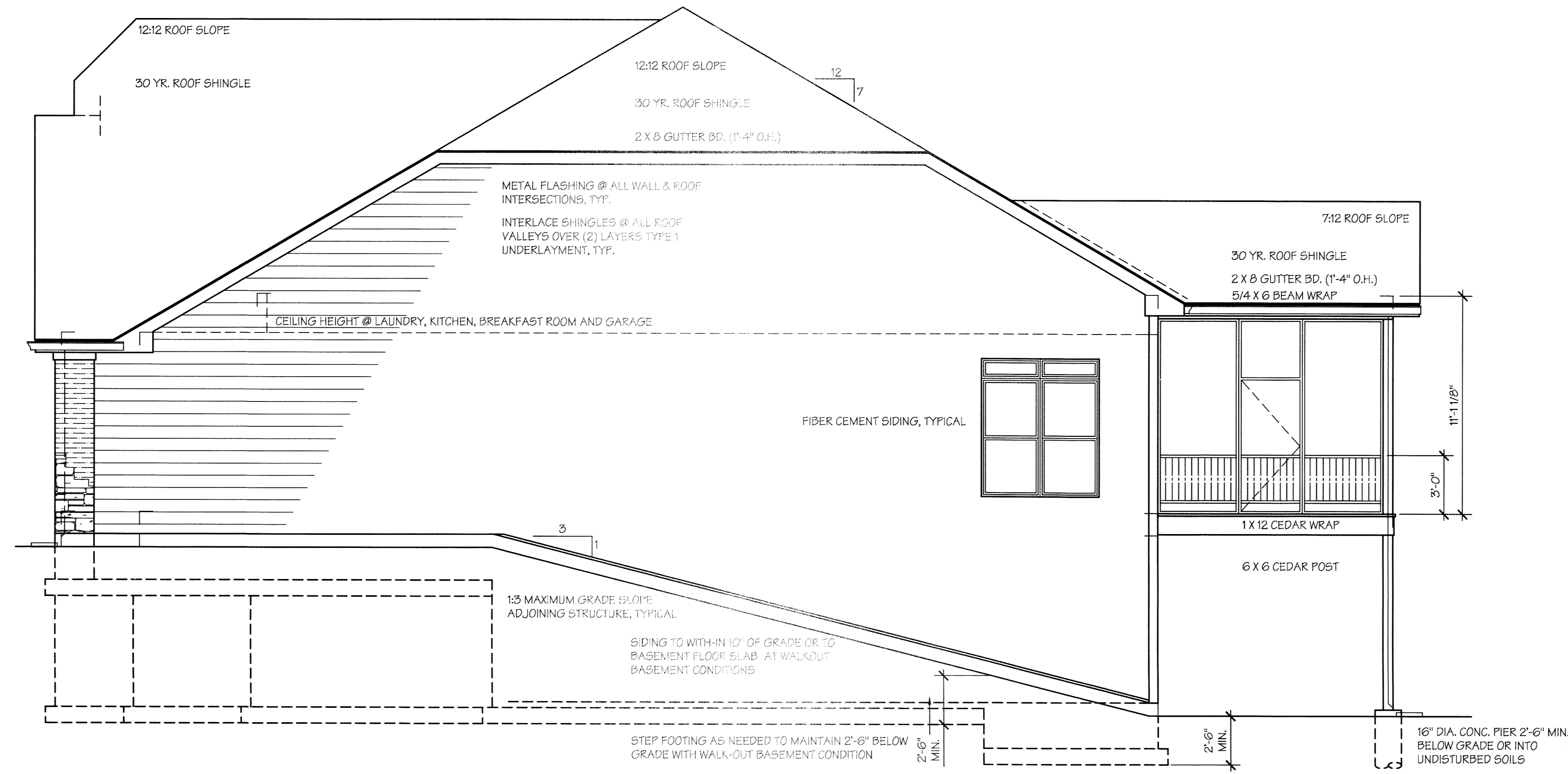
SHEET NAME:
 ELEVATION "B"
 SIDE ELEVATIONS

PLAN NAME:
 THE RESERVE
 PLAN "A" "THE AUGUSTA"

SHEET NO.
A4b
 OF



LEFT SIDE ELEVATION "B"
 SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION "B"
 SCALE: 1/4" = 1'-0"

GENERAL ELEVATION NOTES:

1. ALL DOOR & WINDOW HEADERS TO BE (2) 2x10 UNLESS OTHERWISE NOTED.
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7. 2x8 RAKE BOARDS (1'-4" OVERHANG) TYP. WRAPPED IN ALUM. MATERIAL WITH VENTED VINYL SOFFIT SYSTEM.
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9. STANDARD FIBER CEMENT PREFINISHED 8 1/4" HORIZONTAL LAP SIDING.
10. STANDARD JELD-WEN BUILDER SERIES VINYL WINDOWS (PREFINISHED WHITE)

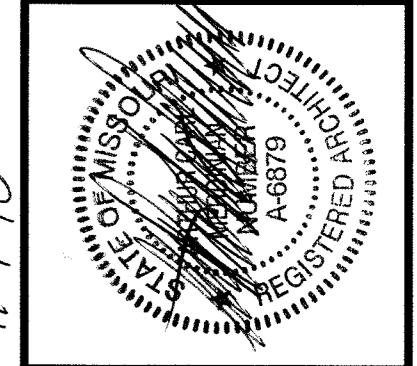
SEE GENERAL SPECIFICATIONS FOR ADDITIONAL INFORMATION.

LOT # 57 OF THE RESERVE - PLAN "A" "THE AUGUSTA"
 BUILD AS DRAWN - RIGHT HAND

Revised Plans







11-1-10

REV.	REVISION:	DATE	DRWN
	BID SET	7/22/10	

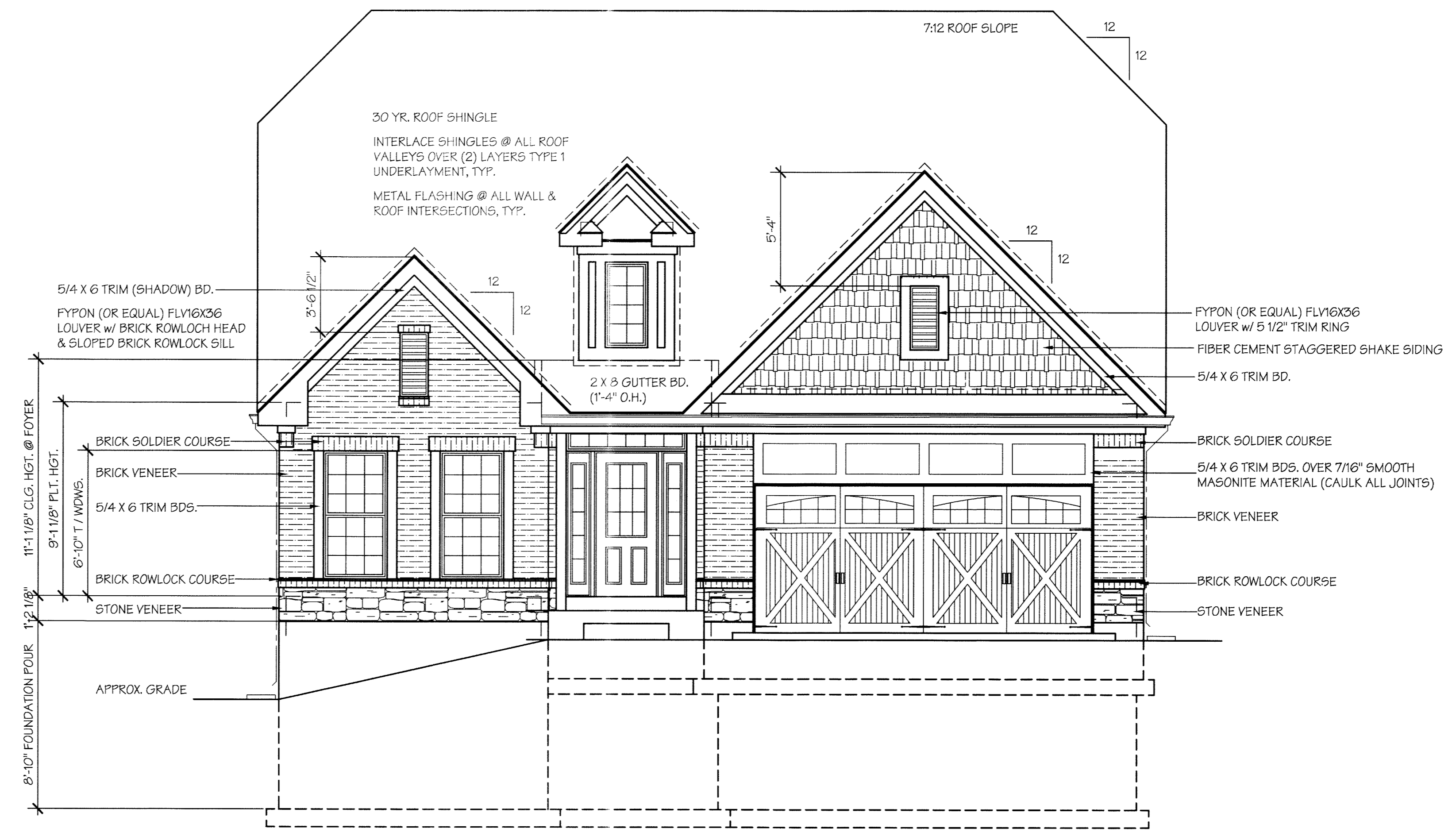
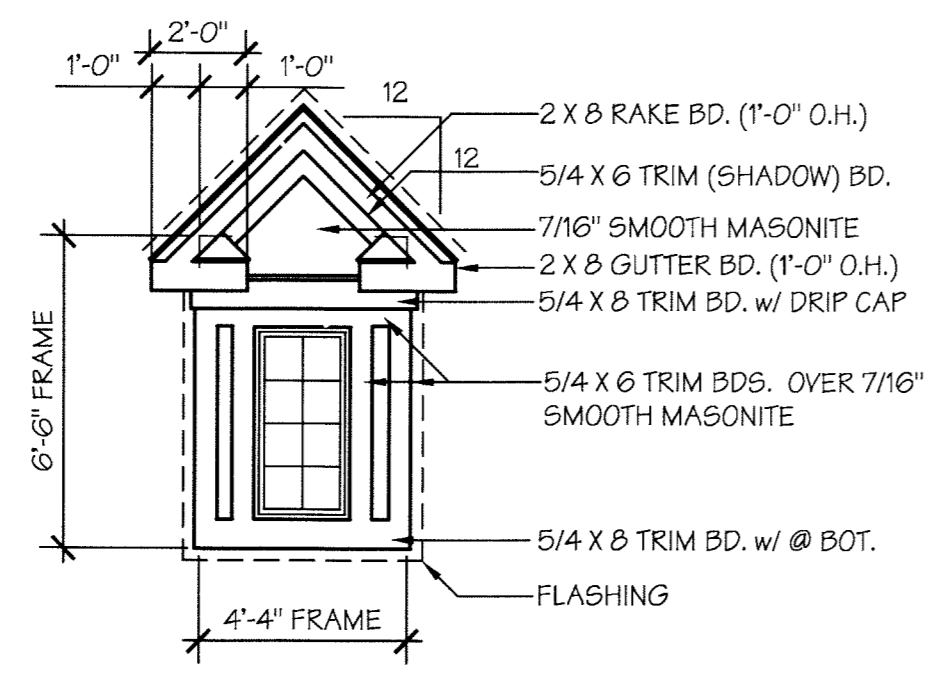
BOLAND-MERDINIAN GROUP, LLC
 Architecture & Interiors
 727 Old Frontenac Square
 St. Louis, MO 63131
 314-991-3222
 F 314-991-3260

HARDESTY BUILDING COMPANY, LLC
 232 CHESTERFIELD INDUSTRIAL BLVD.
 CHESTERFIELD, MO 63005
 PHONE: (636) 530-9777
 FAX: (636) 530-0831

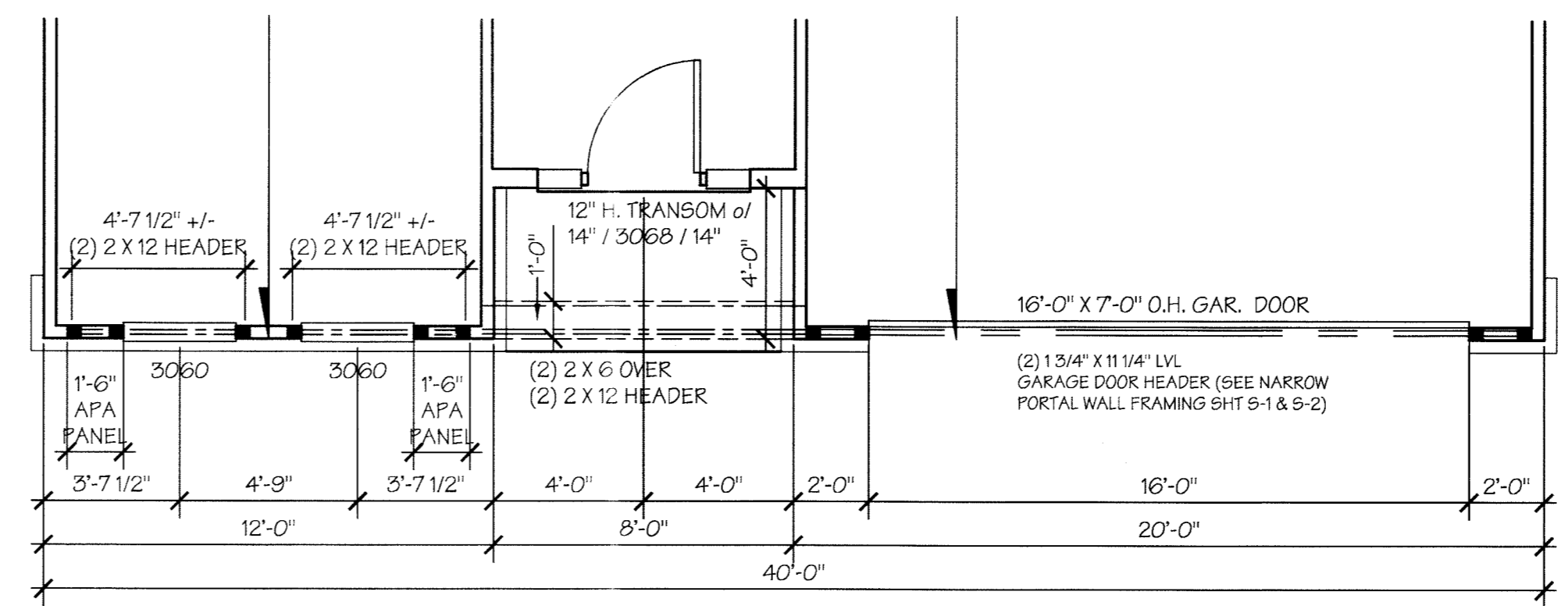
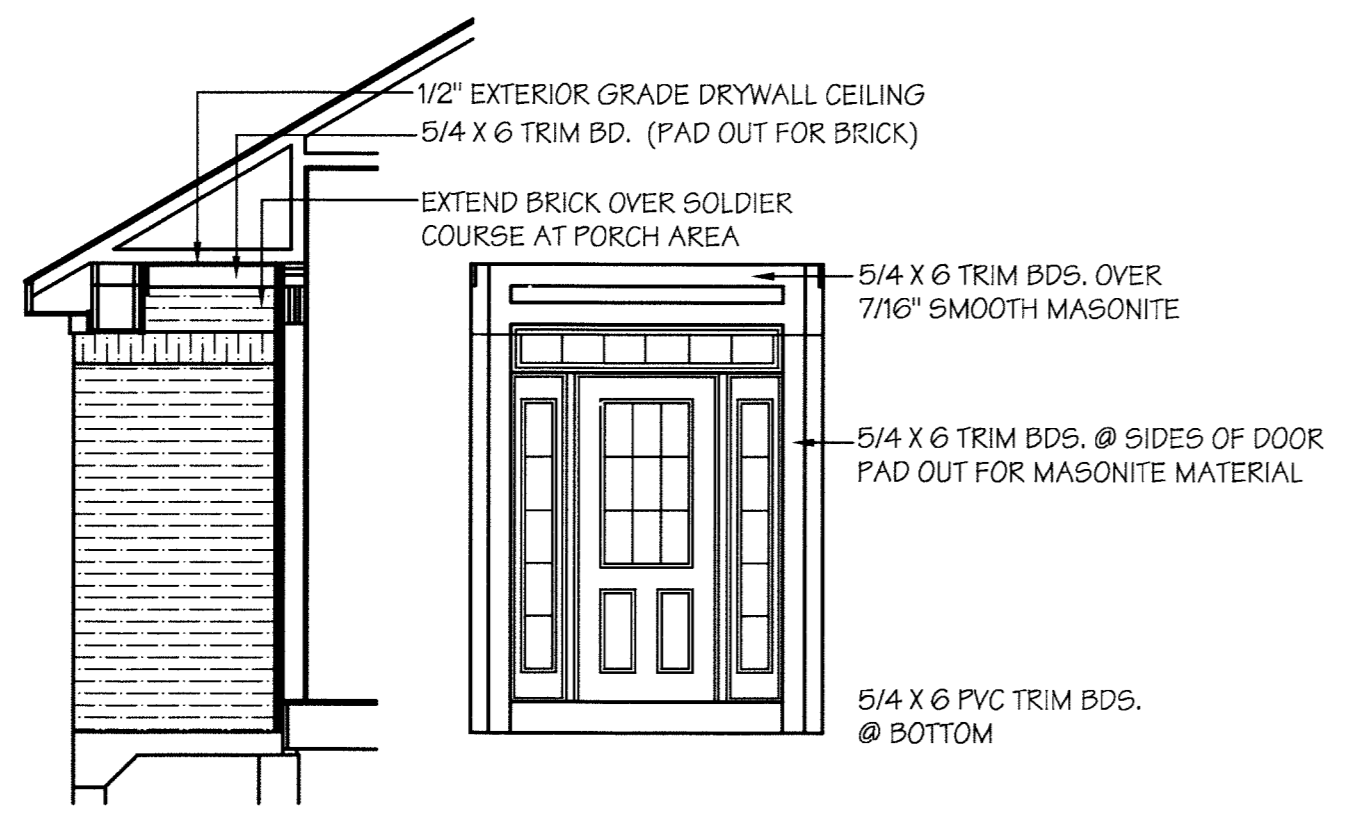
SHEET NAME:
 FRONT ELEVATION "A"

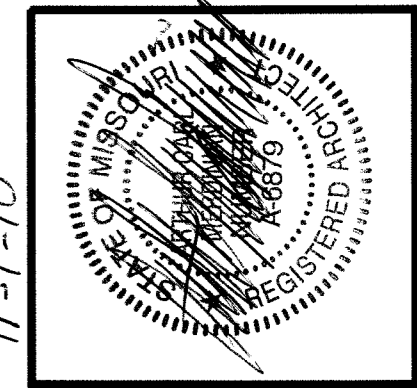
PLAN NAME:
 THE RESERVE
 PLAN "B" - "THE BOURDEAUX"

SHEET NO.
A3a
 OF

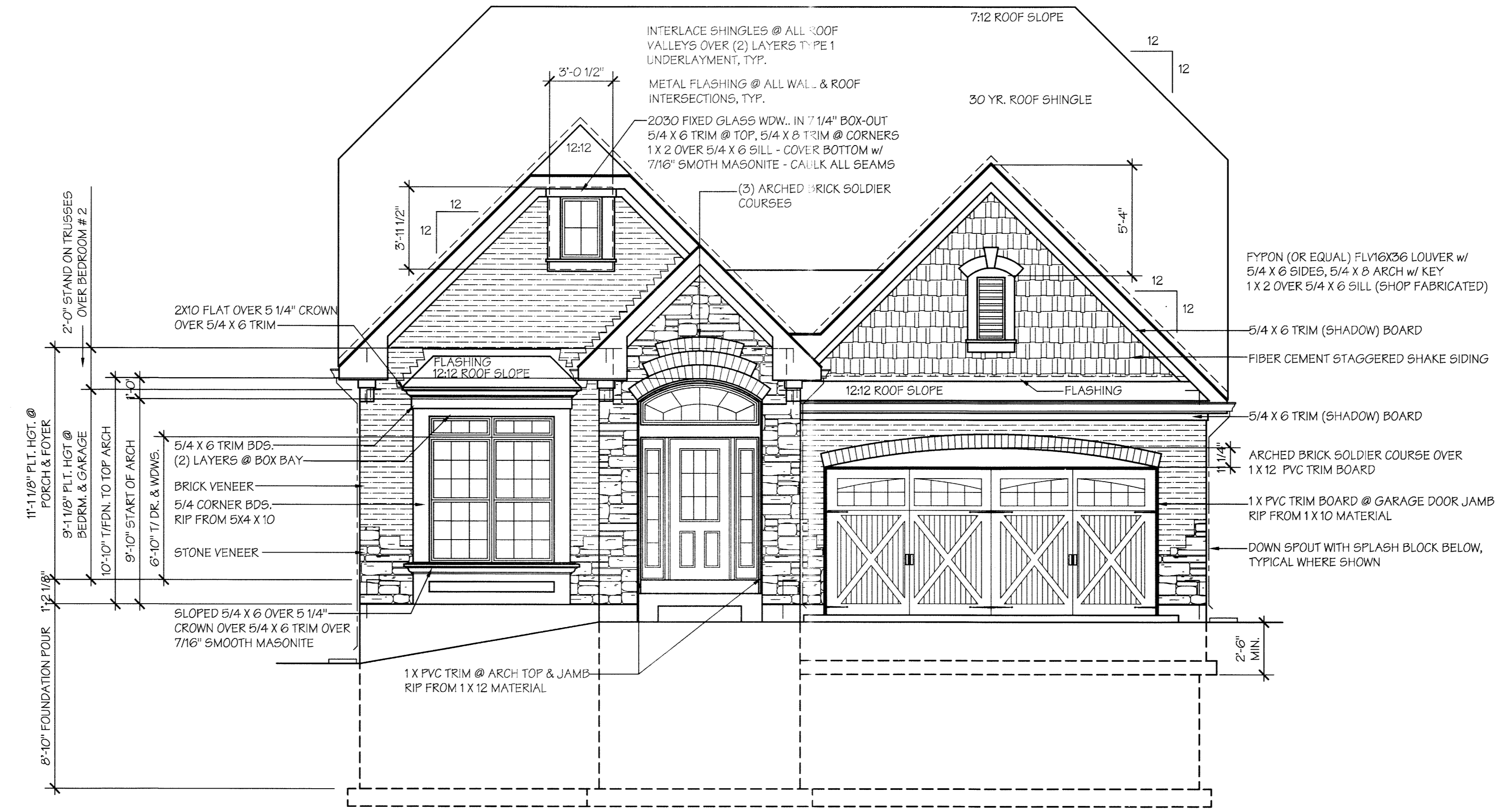


FRONT ELEVATION "A"
 SCALE: 1/4" = 1'-0"

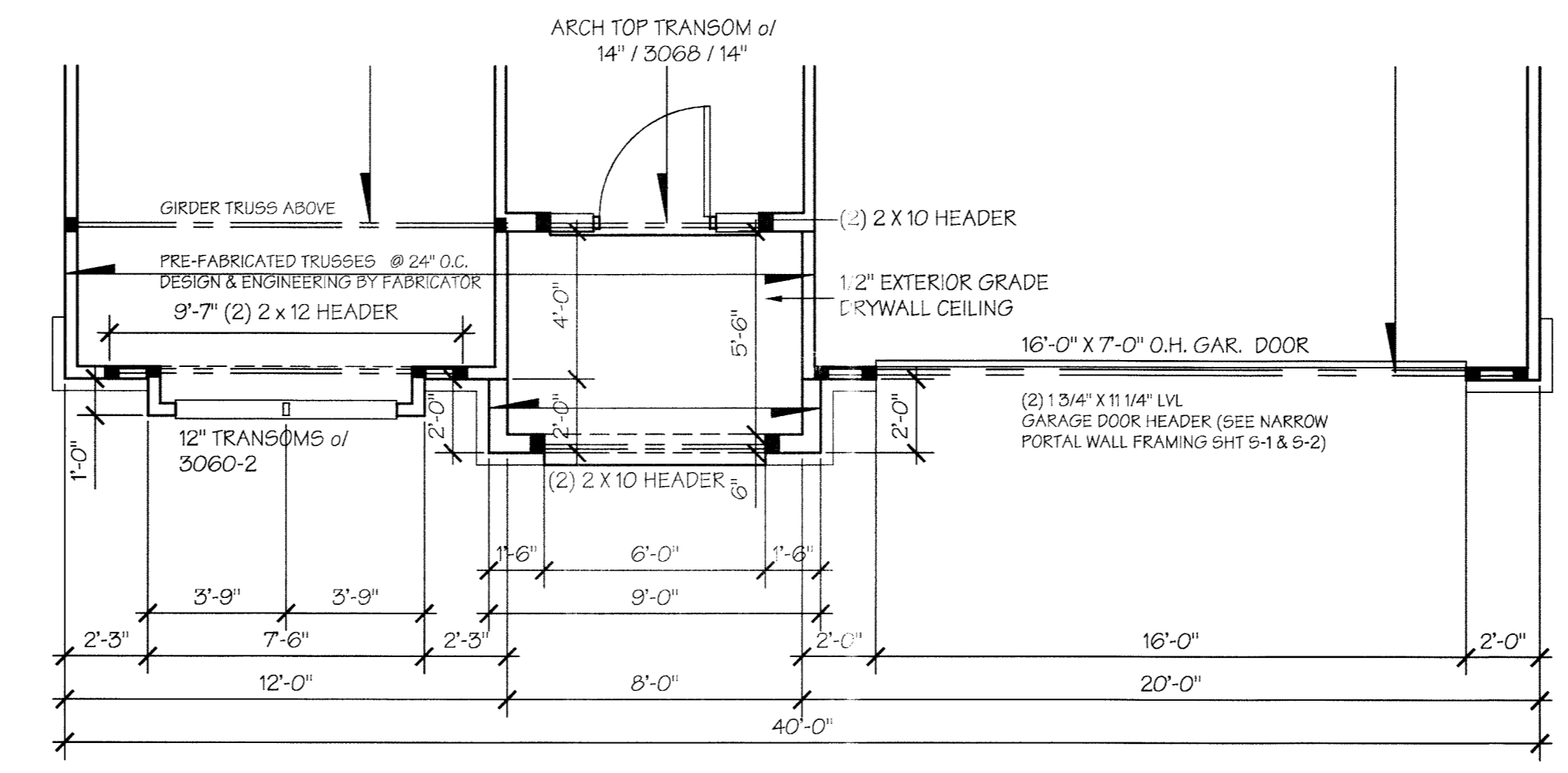
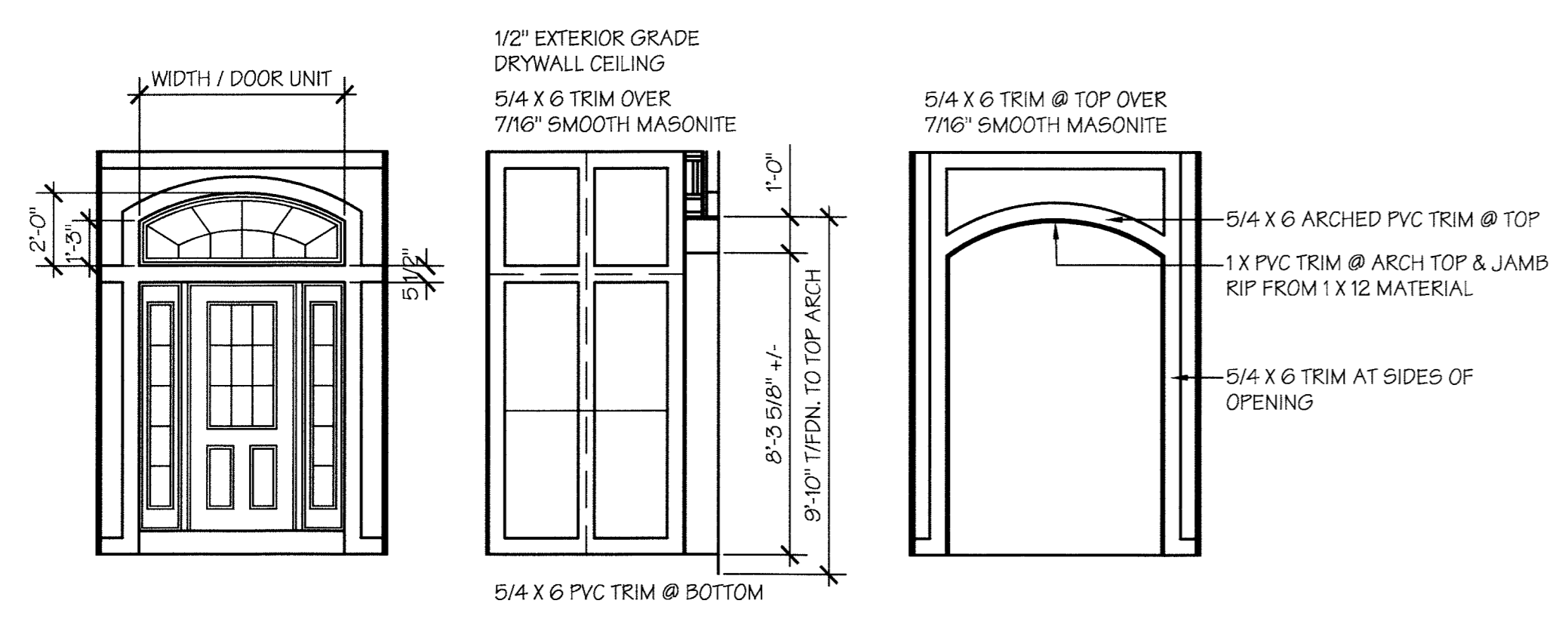




11-1-10



FRONT ELEVATION "B"
SCALE: 1/4" = 1'-0"



PARTIAL PLAN FRONT ELEVATION "B"
SCALE: 1/4" = 1'-0"

- GENERAL ELEVATION NOTES:**
1. ALL DOOR & WINDOW HEADERS TO BE (2) 2x10 UNLESS OTHERWISE NOTED.
 2. 30 YR. ROOF SHINGLE, TYPICAL.
 3. INTERLACE SHINGLES AT ALL ROOF VALLEYS OVER (2) LAYERS TYPE 1 UNDERLAYMENT (15# ROOF FELT)
 4. METAL FLASHING AT ALL WALL AND ROOF INTERSECTIONS, TYPICAL.
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 9. STANDARD FIBER CEMENT PREFINISHED 8 1/4" HORIZONTAL LAP SIDING.
 10. STANDARD JELD-WEN BUILDERS SERIES VINYL WINDOWS (PREFINISHED WHITE)
- SEE GENERAL SPECIFICATIONS FOR ADDITIONAL INFORMATION.

REV.	REVISION:	DATE	DRWN
	BID SET	7/22/10	

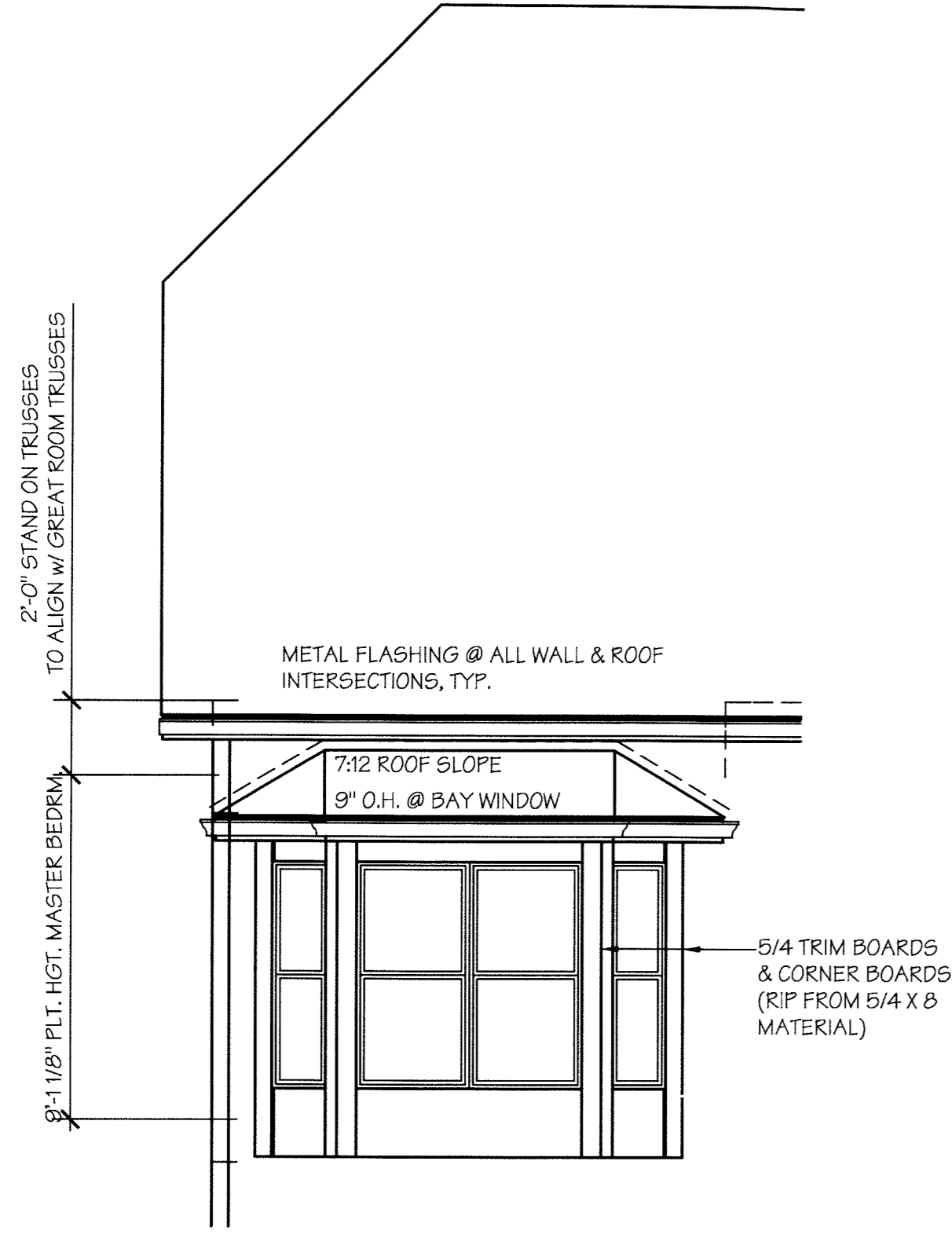
BOLAND-MERIDIAN GROUP, LLC
Architecture & Interiors
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St. Louis, MO 63131
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F 314-991-3260

HARDESTY BUILDING COMPANY, LLC
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CHESTERFIELD, MO. 63005
PHONE: (636) 530-9777
FAX: (636) 530-0831

SHEET NAME:
FRONT ELEVATION "B"

PLAN NAME:
THE RESERVES
PLAN "B" - "THE BOURDEAUX"

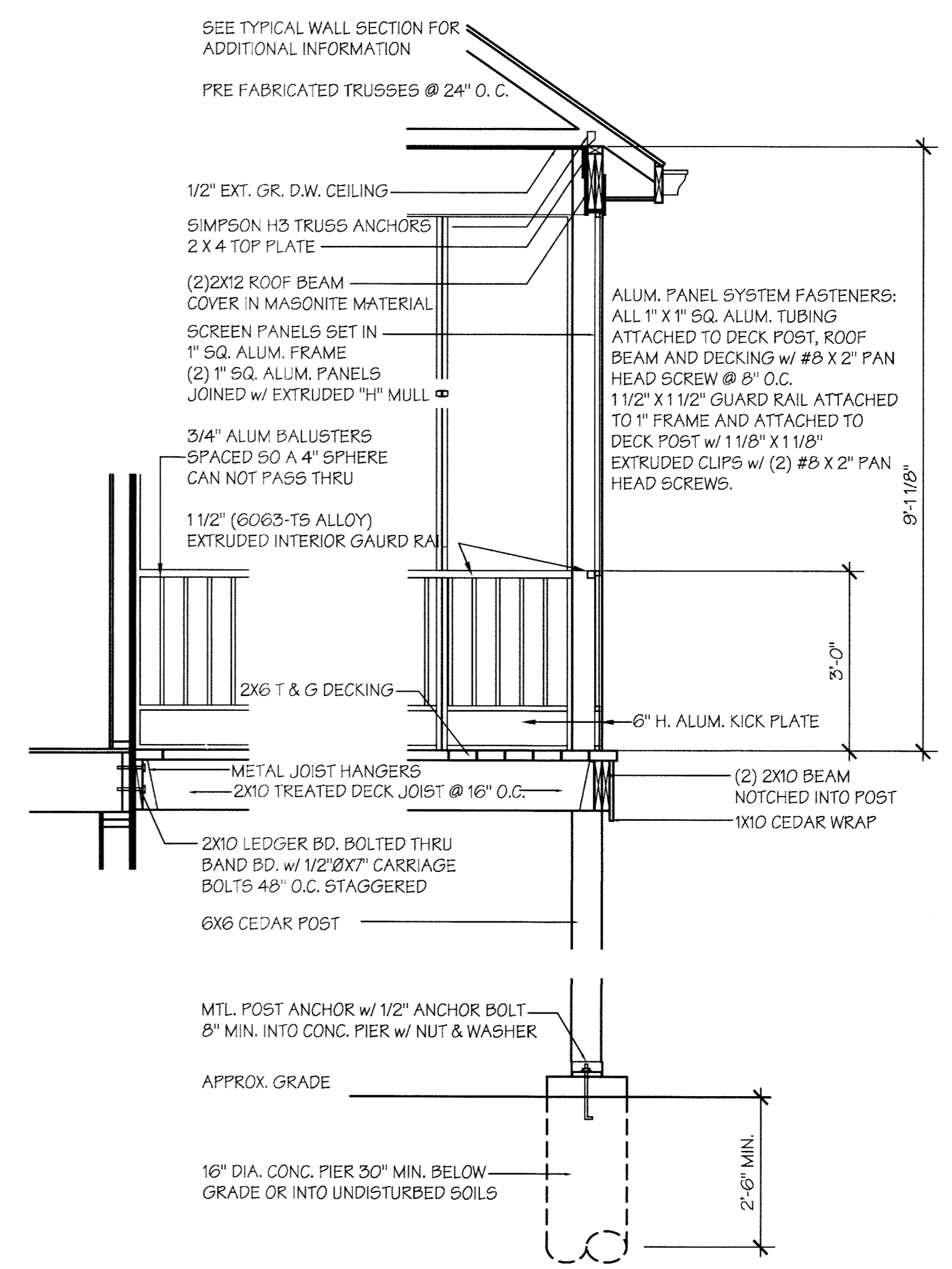
SHEET NO.
A3b
OF



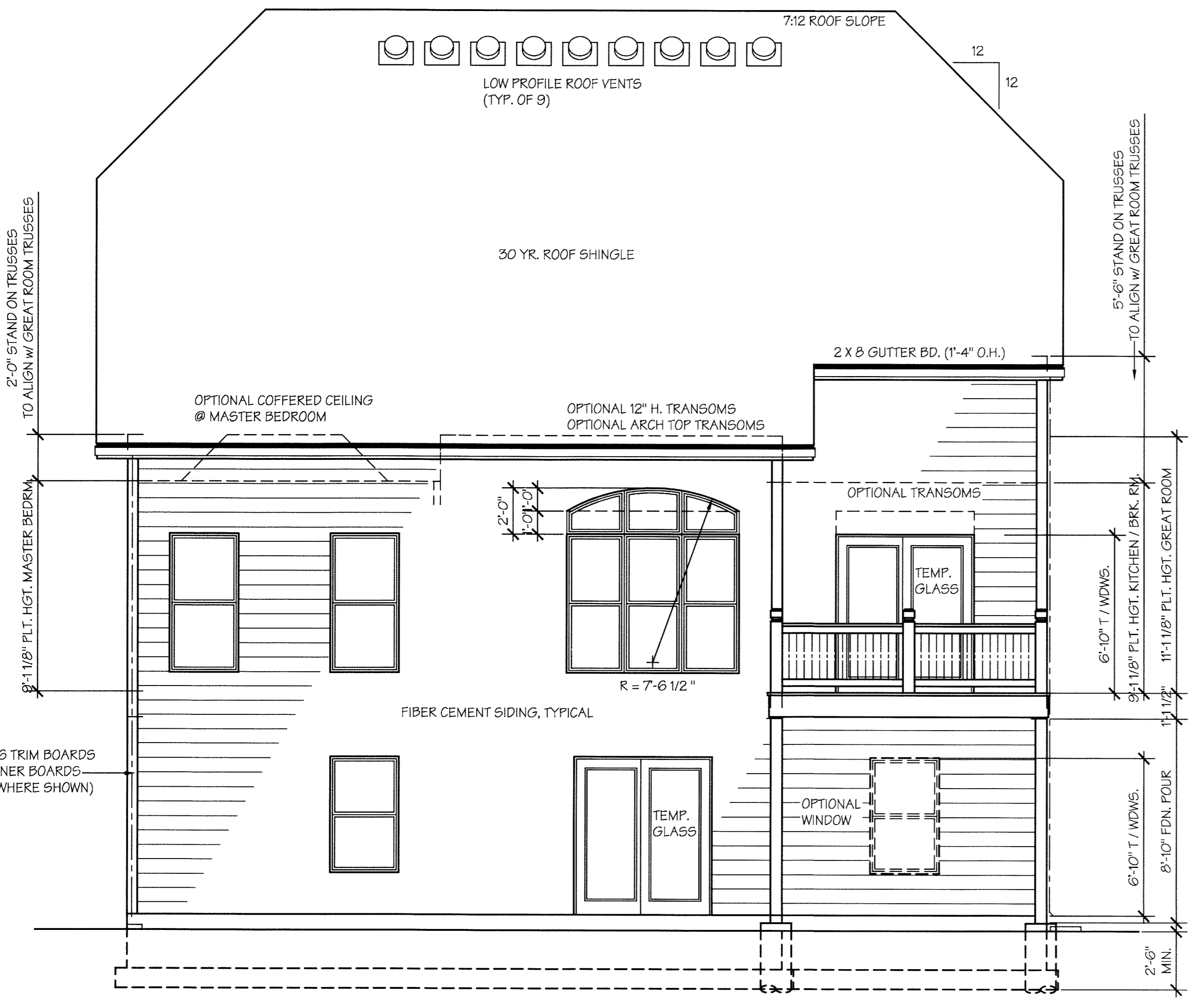
REAR ELEVATION - OPTIONAL BAY
SCALE: 1/4" = 1'-0"

- GENERAL ELEVATION NOTES:**
1. ALL DOOR & WINDOW HEADERS TO BE (2) 2x10 UNLESS OTHERWISE NOTED.
 2. 30 YR. ROOF SHINGLE, TYPICAL.
 3. INTERLACE SHINGLES AT ALL ROOF VALLEYS OVER (2) LAYERS TYPE 1 UNDERLAYMENT (15# ROOF FELT)
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 10. STANDARD JELD-WEN BUILDERS SERIES VINYL WINDOWS. (PREFINISHED WHITE)

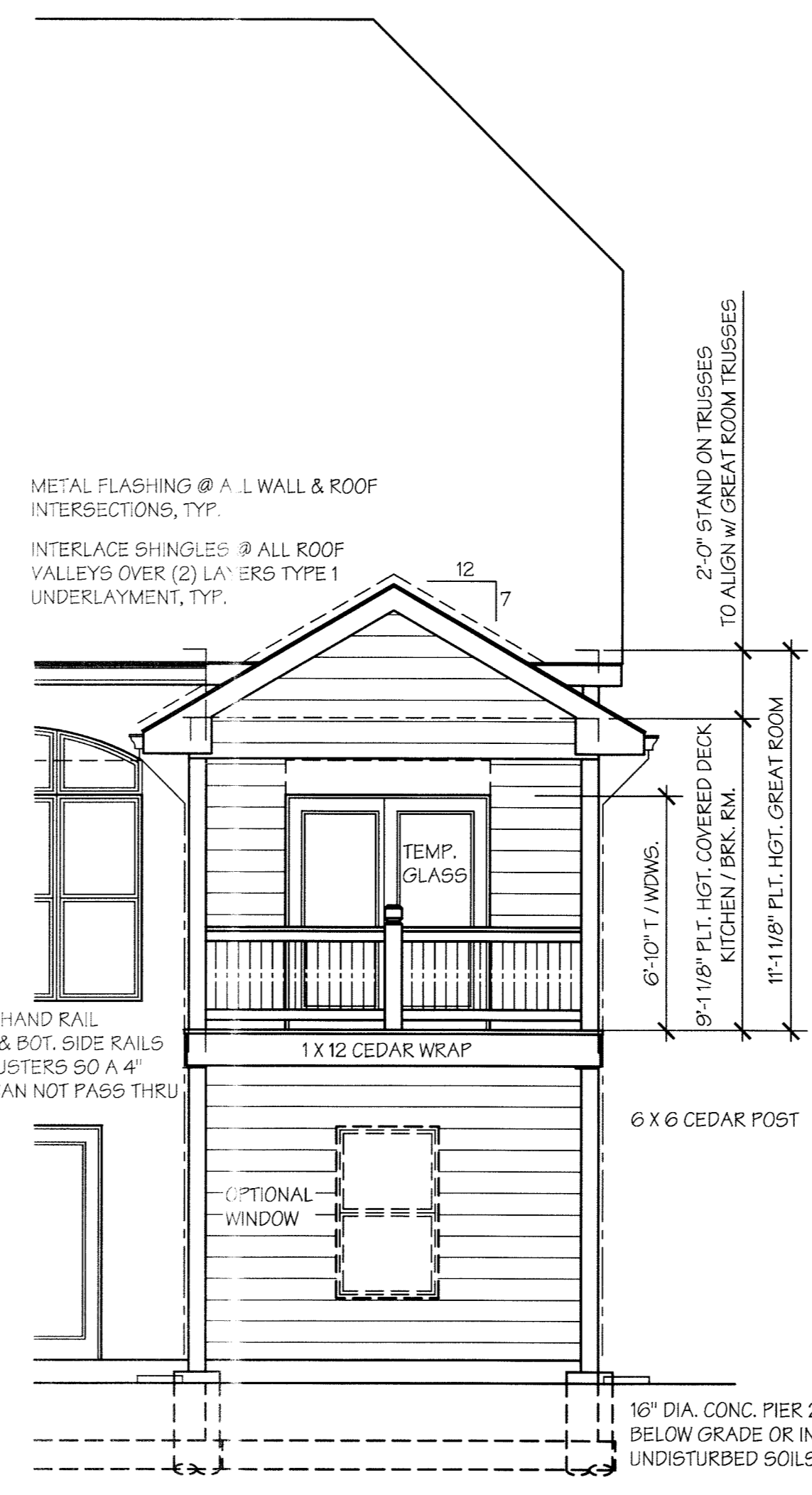
SEE GENERAL SPECIFICATIONS FOR ADDITIONAL INFORMATION.



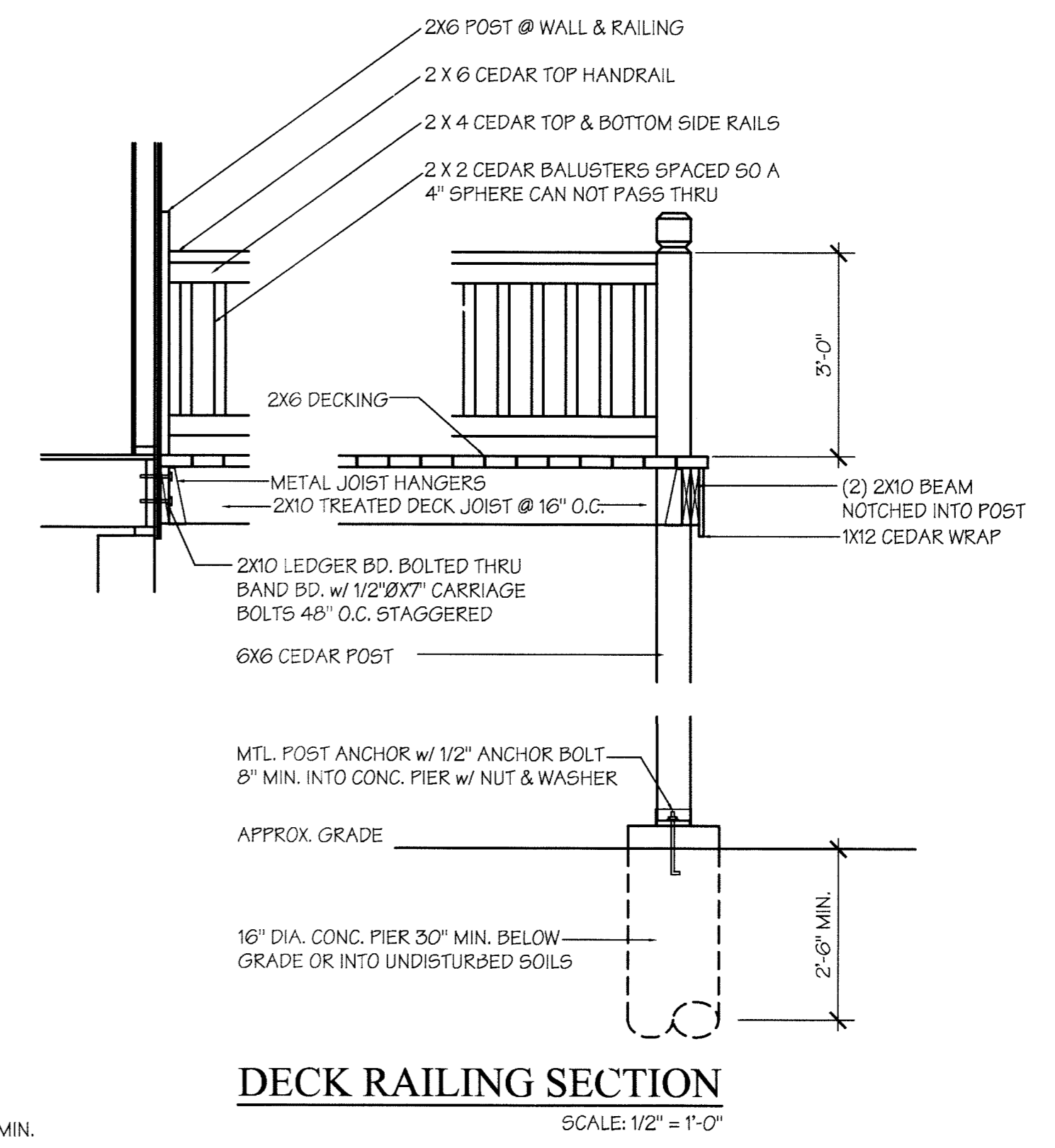
COVERED PORCH SECTION
SCREEN PORCH SECTION
SCALE: 1/2" = 1'-0"



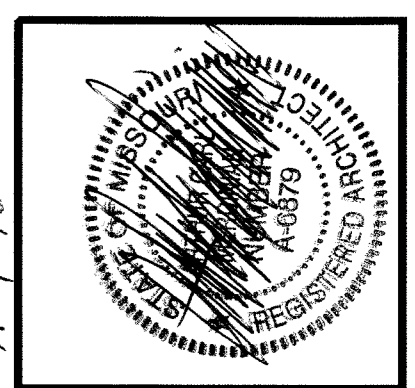
REAR ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION - COVERED DECK
SCALE: 1/4" = 1'-0"



DECK RAILING SECTION
SCALE: 1/2" = 1'-0"



REV.	REVISION:	DATE	DRWN
BID SET		7/22/10	

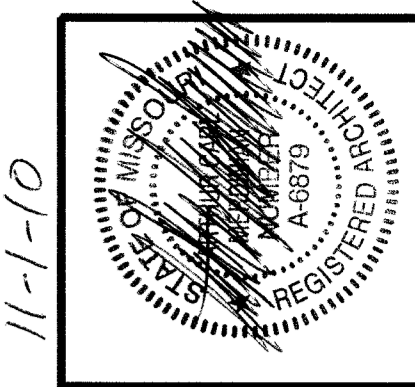
BOLAND-MERIDIAN GROUP, LLC
Architecture & Interiors
727 Old Frontenac Square
St. Louis, MO 63131
314-991-3222
F 314-991-3260

HARDESTY BUILDING COMPANY, LLC
232 CHESTERFIELD INDUSTRIAL BLVD
CHESTERFIELD, MO. 63005
PHONE: (636) 630-9777
FAX: (636) 530-0831

SHEET NAME:
REAR ELEVATION (WALK-OUT)

PLAN NAME:
THE RESERVE
PLAN "B" - "THE BOURDEAUX"

SHEET NO.
A5
OF



11-1-10

REV.	REVISION	DATE	DRWN
	BID SET	7/22/10	

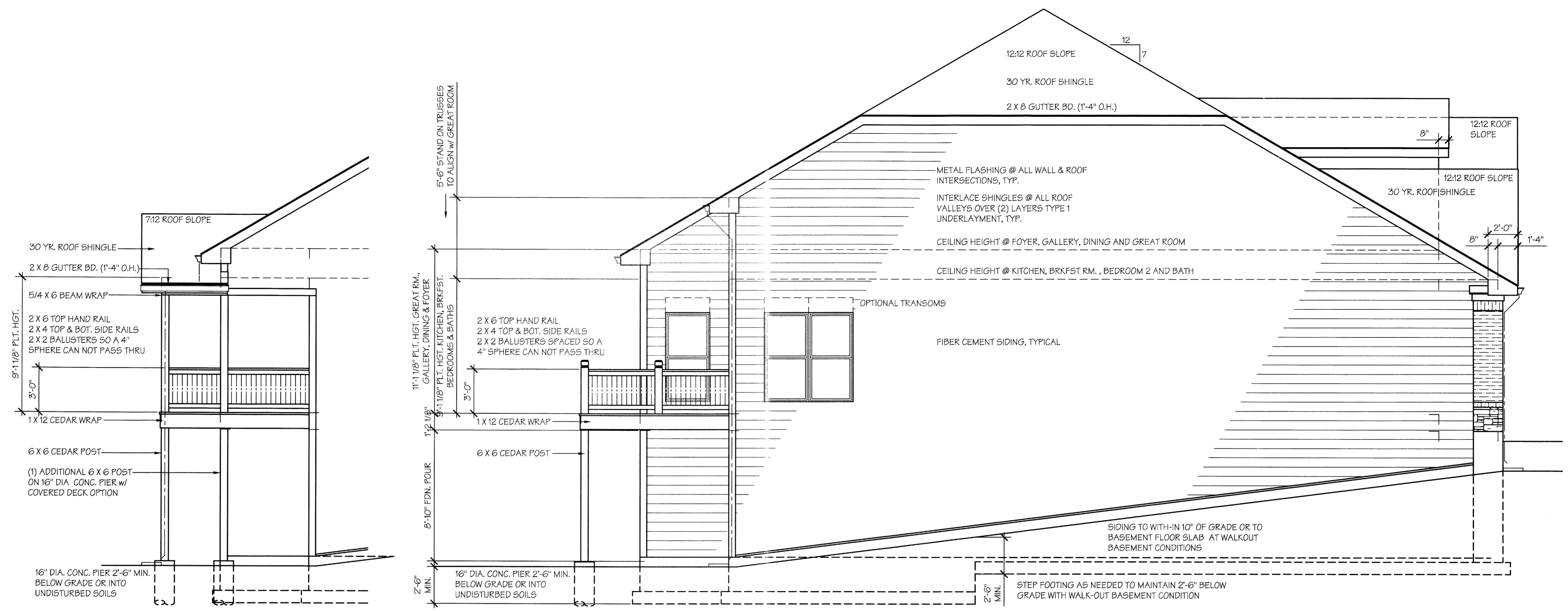
BOLAND-MERIDIAN GROUP, LLC
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HARDESTY
 BUILDING COMPANY, LLC
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 CHESTERFIELD, MO. 63005
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SHEET NAME:
 ELEVATION "A"
 SIDE ELEVATIONS

PLAN NAME:
 THE RESERVES
 PLAN "B" THE BOURDEAUX"

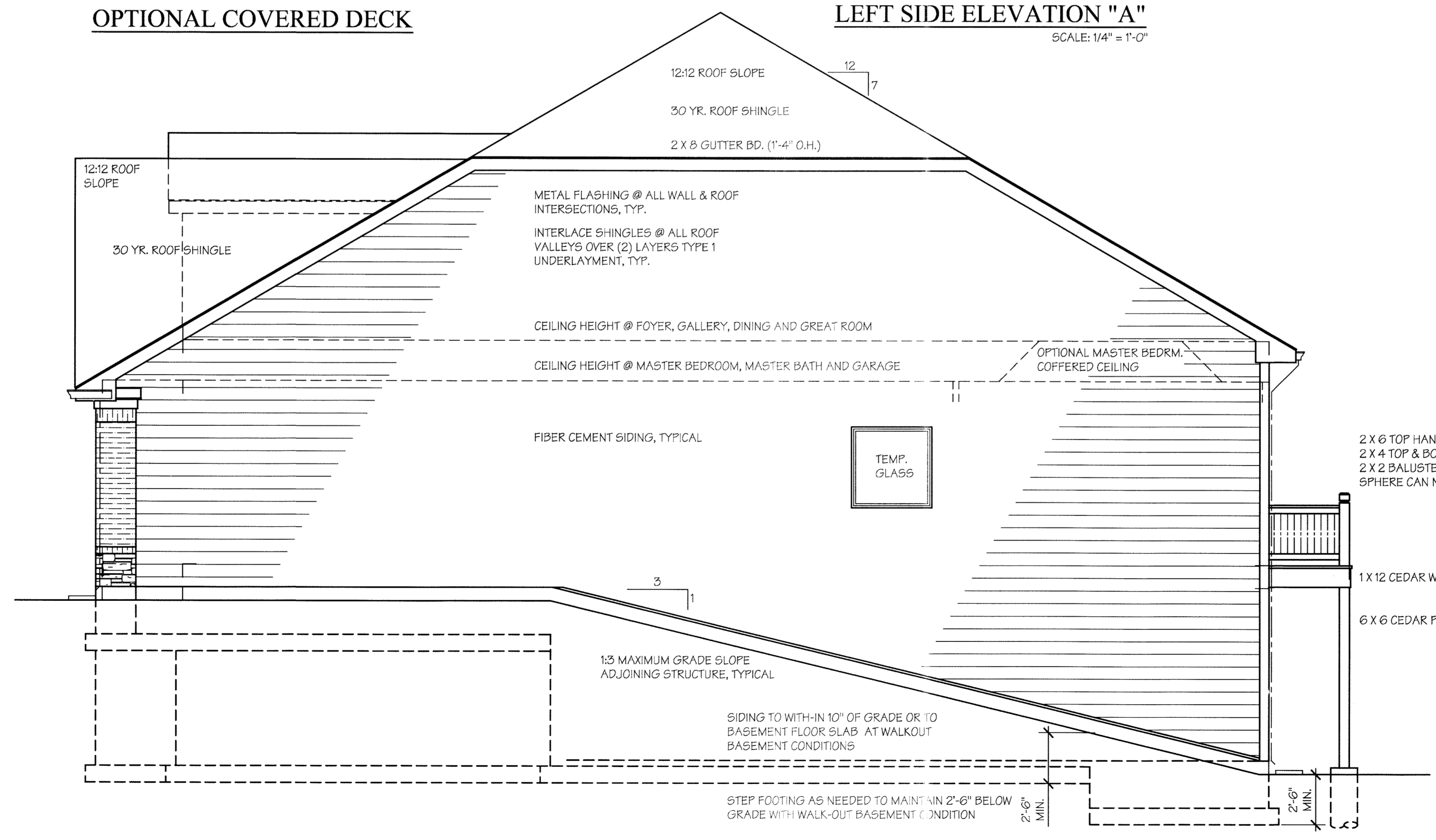
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A4a
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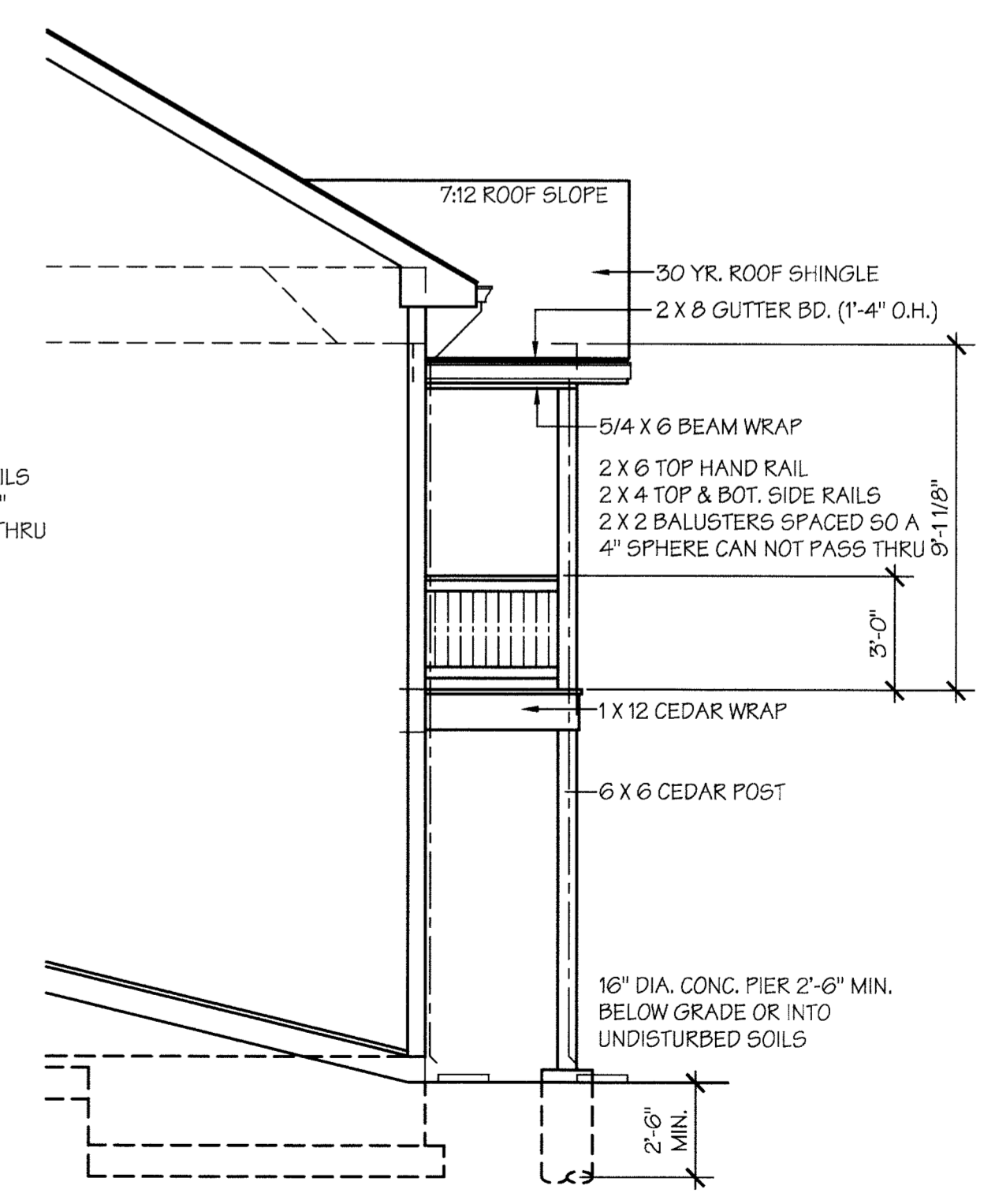
OPTIONAL COVERED DECK

LEFT SIDE ELEVATION "A"
 SCALE: 1/4" = 1'-0"

- GENERAL ELEVATION NOTES:**
1. ALL DOOR & WINDOW HEADERS TO BE (2) 2X10 UNLESS OTHERWISE NOTED.
 2. 30 YR. ROOF SHINGLE, TYPICAL.
 3. INTERLACE SHINGLES AT ALL ROOF VALLEYS OVER (2) LAYERS TYPE 1 UNDERLAYMENT (15# ROOF FELT)
 4. METAL FLASHING AT ALL WALL AND ROOF INTERSECTIONS, TYPICAL.
 5. 5/4 x 6 PREFINISHED CORNER BOARDS AT FRONT ELEVATION (TRIM COLOR) WHERE APPLICABLE WITH ALL SIDING MATERIAL. 5/4 x 6 PREFINISHED CORNER BOARDS AT SIDES AND REAR ELEVATIONS (SIDING COLOR) WITH PREFINISHED FIBER-CEMENT SIDING.
 6. 2x8 GUTTER BOARDS (1'-4" OVERHANG) TYP. WRAPPED IN ALUM. MATERIAL WITH VENTED VINYL SOFFIT SYSTEM.
 7. 2x8 RAKE BOARDS (1'-4" OVERHANG) TYP. WRAPPED IN ALUM. MATERIAL WITH VENTED VINYL SOFFITS.
 8. 5" ALUM. GUTTERS - DOWNSPOUTS WITH SPLASH BLOCKS BELOW (TYPICAL)
 9. STANDARD FIBER CEMENT PREFINISHED 8 1/4" HORIZONTAL LAP SIDING.
 10. STANDARD JELD-WEN BUILDER SERIES VINYL WINDOWS (PREFINISHED WHITE)
- SEE GENERAL SPECIFICATIONS FOR ADDITIONAL INFORMATION.



RIGHT SIDE ELEVATION "A"
 SCALE: 1/4" = 1'-0"



OPTIONAL COVERED DECK

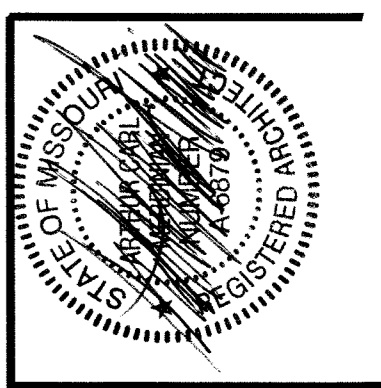


Tom Robinson 1/2000



Ken Robinson #3200

11-1-10



REV.	REVISION:	DATE	DRWN
	BID SET	8/12/10	

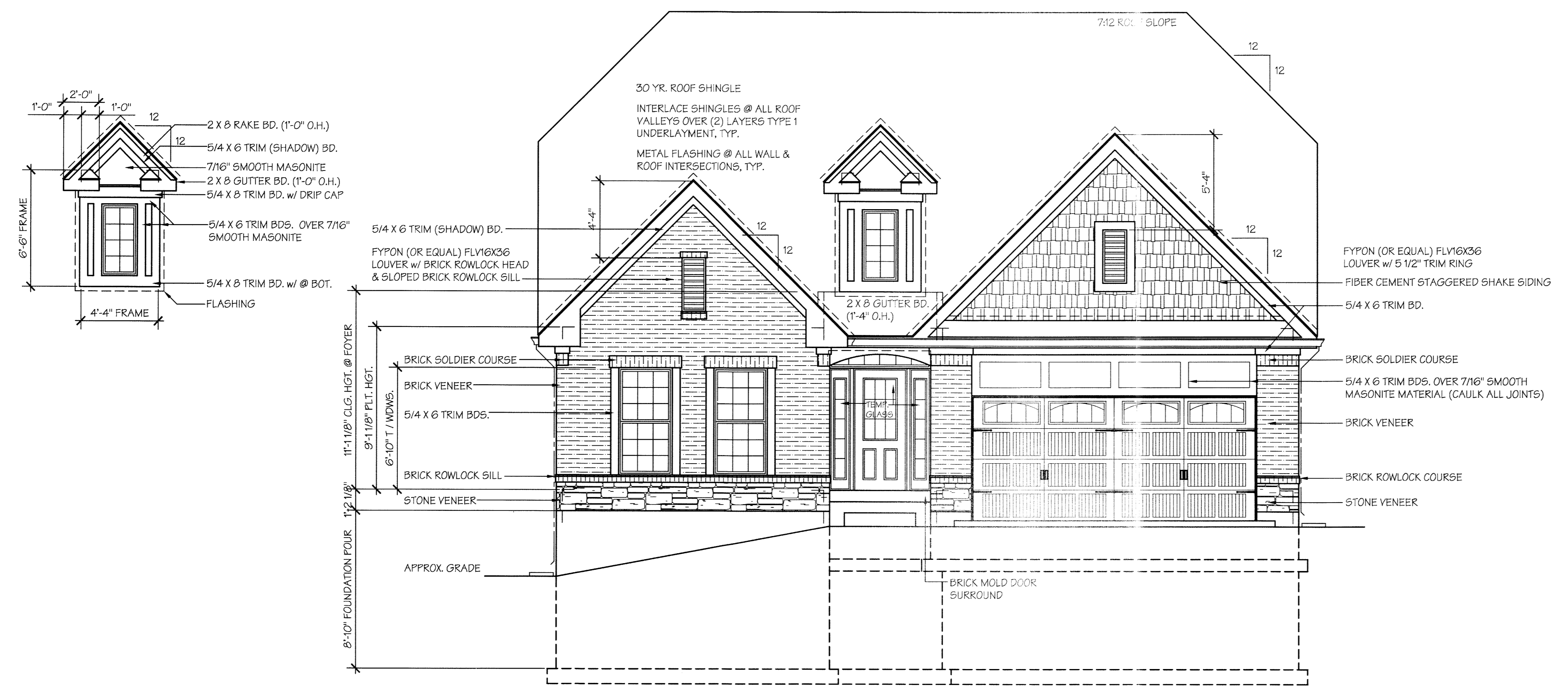
BOLAND-MERIDIAN GROUP, LLC
 Architecture & Interiors
 727 Old Frontenac Square
 St. Louis, MO 63131
 314-991-3222
 F 314-991-3260

HARDESTY BUILDING COMPANY, LLC
 282 CHESTERFIELD INDUSTRIAL BLVD.
 CHESTERFIELD, MO 63005
 PHONE: (636) 530-9777
 FAX: (636) 530-0831

PLAN NAME:
 THE RESERVE of CHESTERFIELD
 PLAN "C" "THE CABERNET"

SHEET NAME:
 FRONT ELEVATION "A"

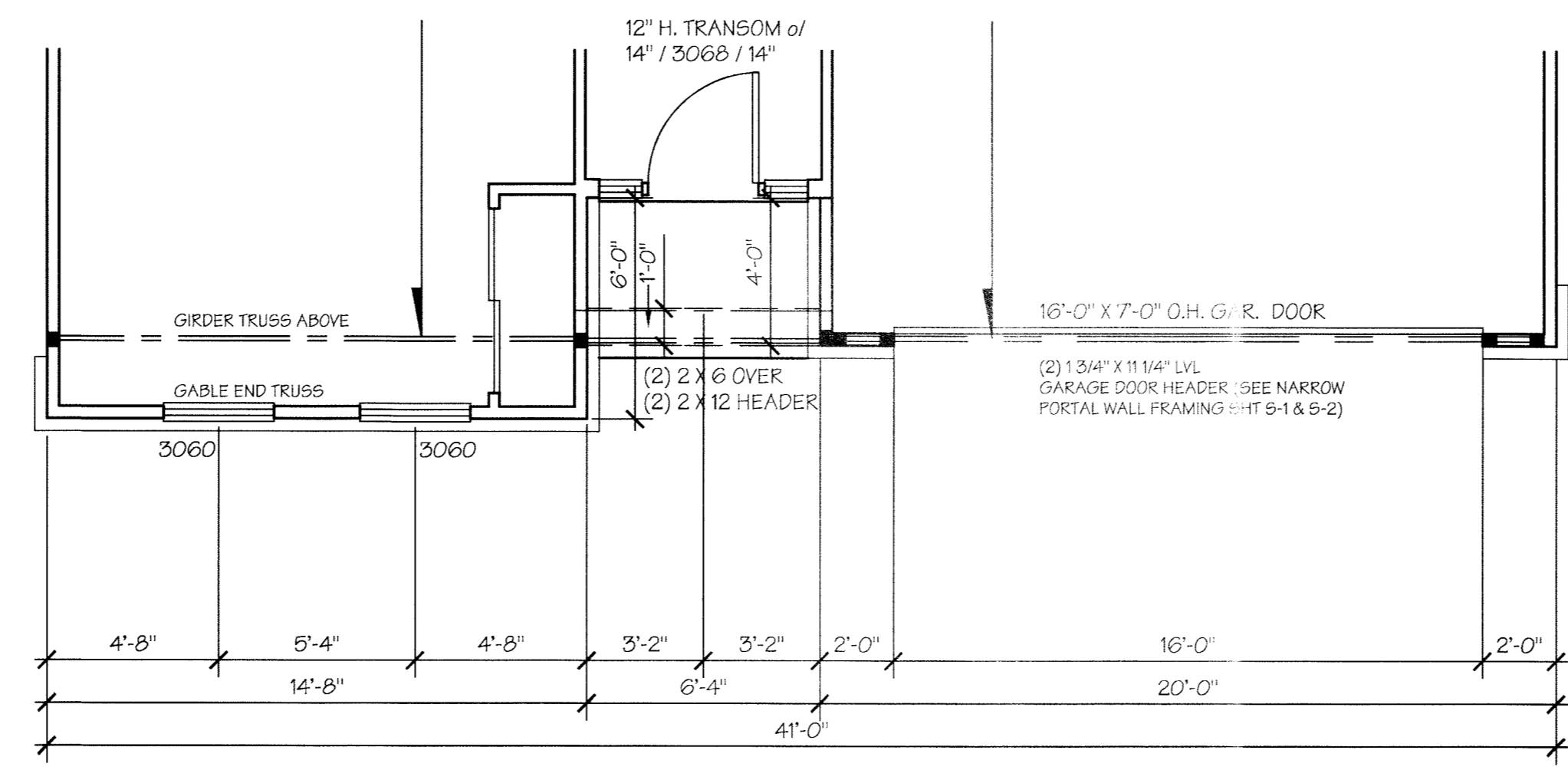
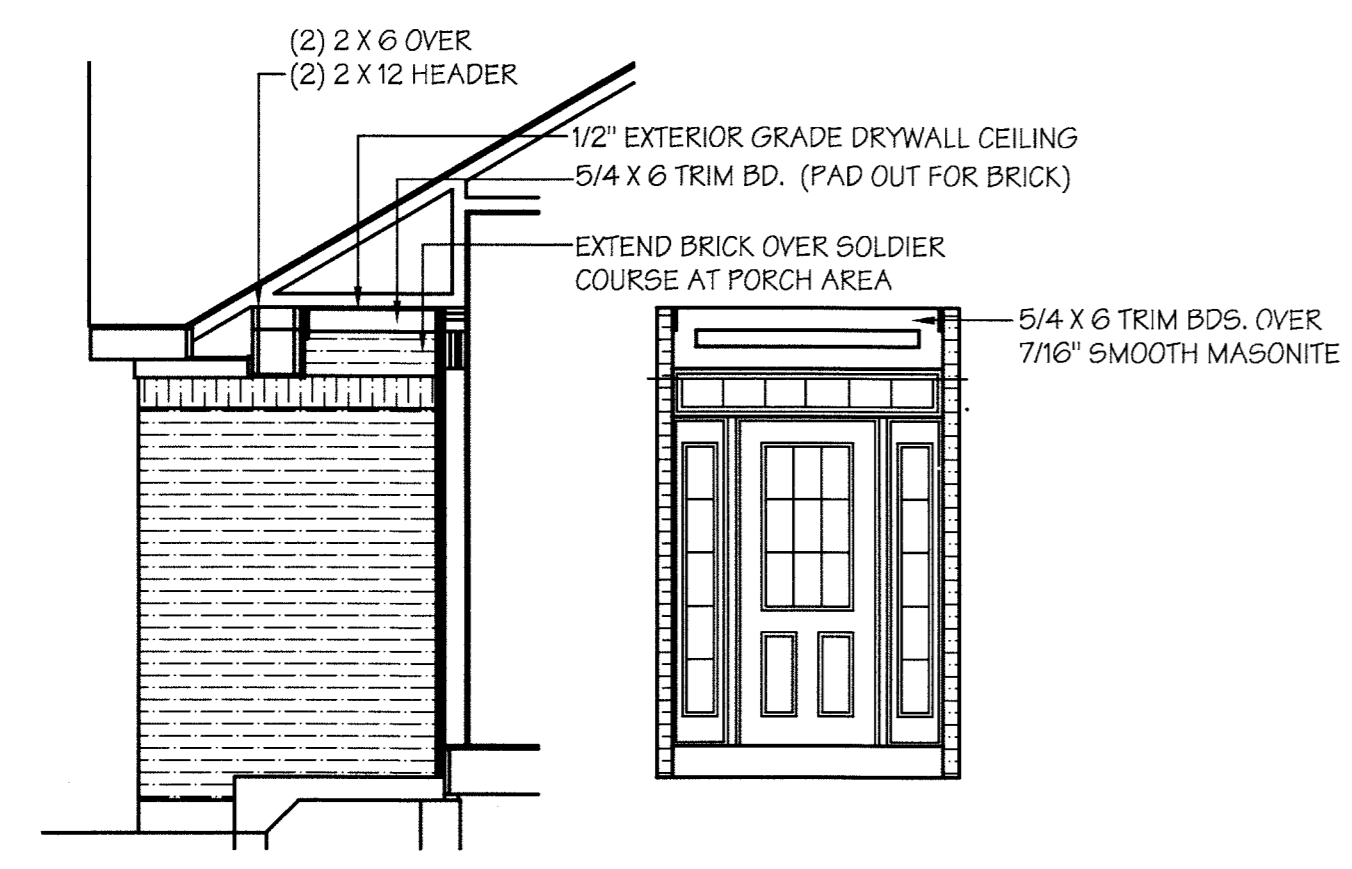
SHEET NO.
A3a
 OF



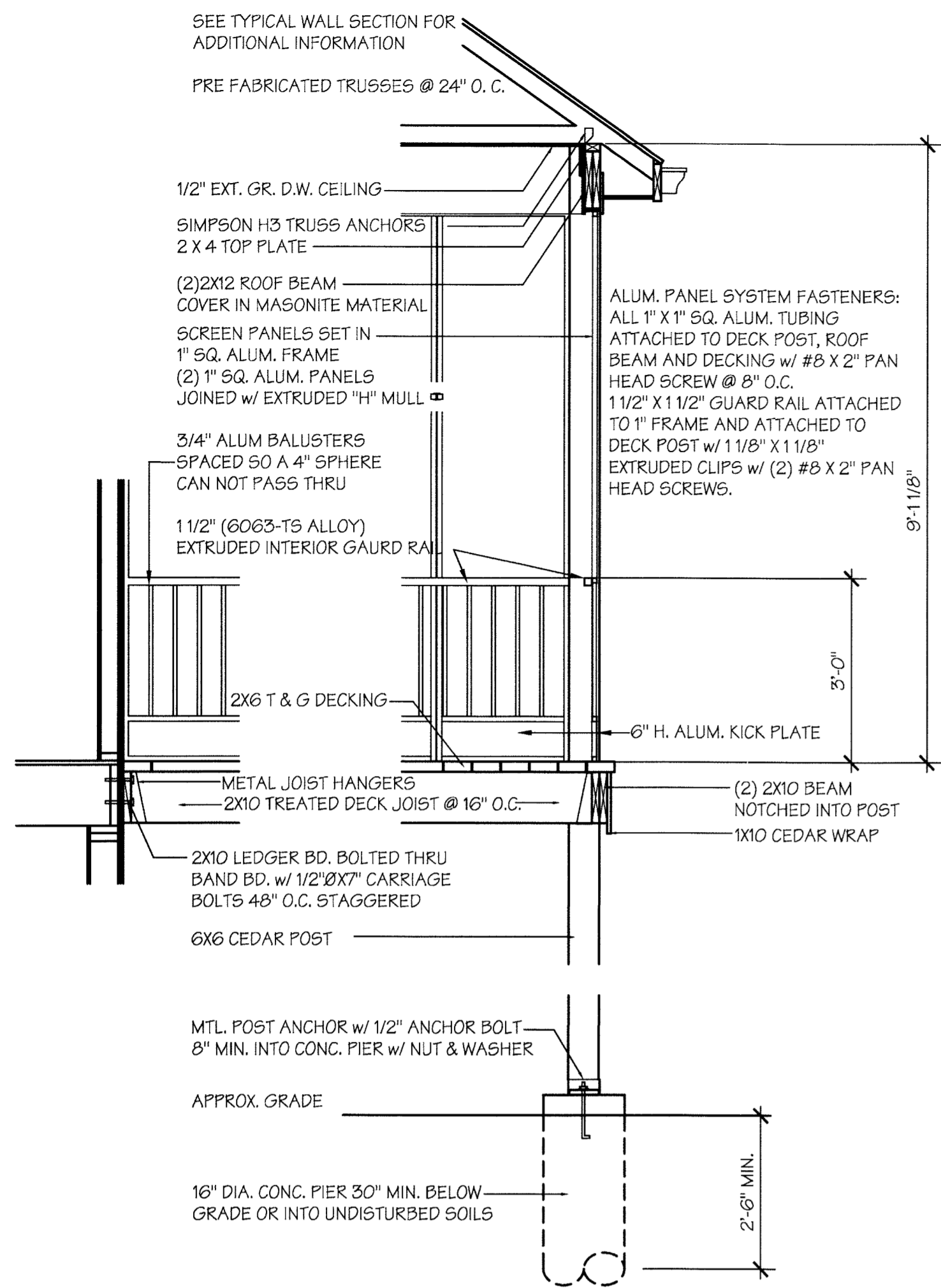
FRONT ELEVATION "A"
 SCALE: 1/4" = 1'-0"

- GENERAL ELEVATION NOTES:**
1. ALL DOOR & WINDOW HEADERS TO BE (2) 2x10 UNLESS OTHERWISE NOTED.
 2. 30 YR. ROOF SHINGLE, TYPICAL.
 3. INTERLACE SHINGLES AT ALL ROOF VALLEYS OVER (2) LAYERS TYPE 1 UNDERLAYMENT (15# ROOF FELT)
 4. METAL FLASHING AT ALL WALL AND ROOF INTERSECTIONS, TYPICAL.
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 6. 2x8 GUTTER BOARDS (1'-4" OVERHANG) TYP. WRAPPED IN ALUM. MATERIAL WITH VENTED VINYL SOFFIT SYSTEM.
 7. 2x8 RAKE BOARDS (1'-4" OVERHANG) TYP. WRAPPED IN ALUM. MATERIAL WITH VENTED VINYL SOFFITS.
 8. 5" ALUM. GUTTERS - DOWNSPOUTS WITH SPLASH BLOCKS BELOW.(TYPICAL)
 9. STANDARD FIBER CEMENT PREFINISHED 8 1/4" HORIZONTAL LAP SIDING.
 10. STANDARD JELD-WEN BUILDERS SERIES VINYL WINDOWS (PREFINISHED WHITE)

SEE GENERAL SPECIFICATIONS FOR ADDITIONAL INFORMATION.



PARTIAL PLAN FRONT ELEVATION "A"
 SCALE: 1/4" = 1'-0"



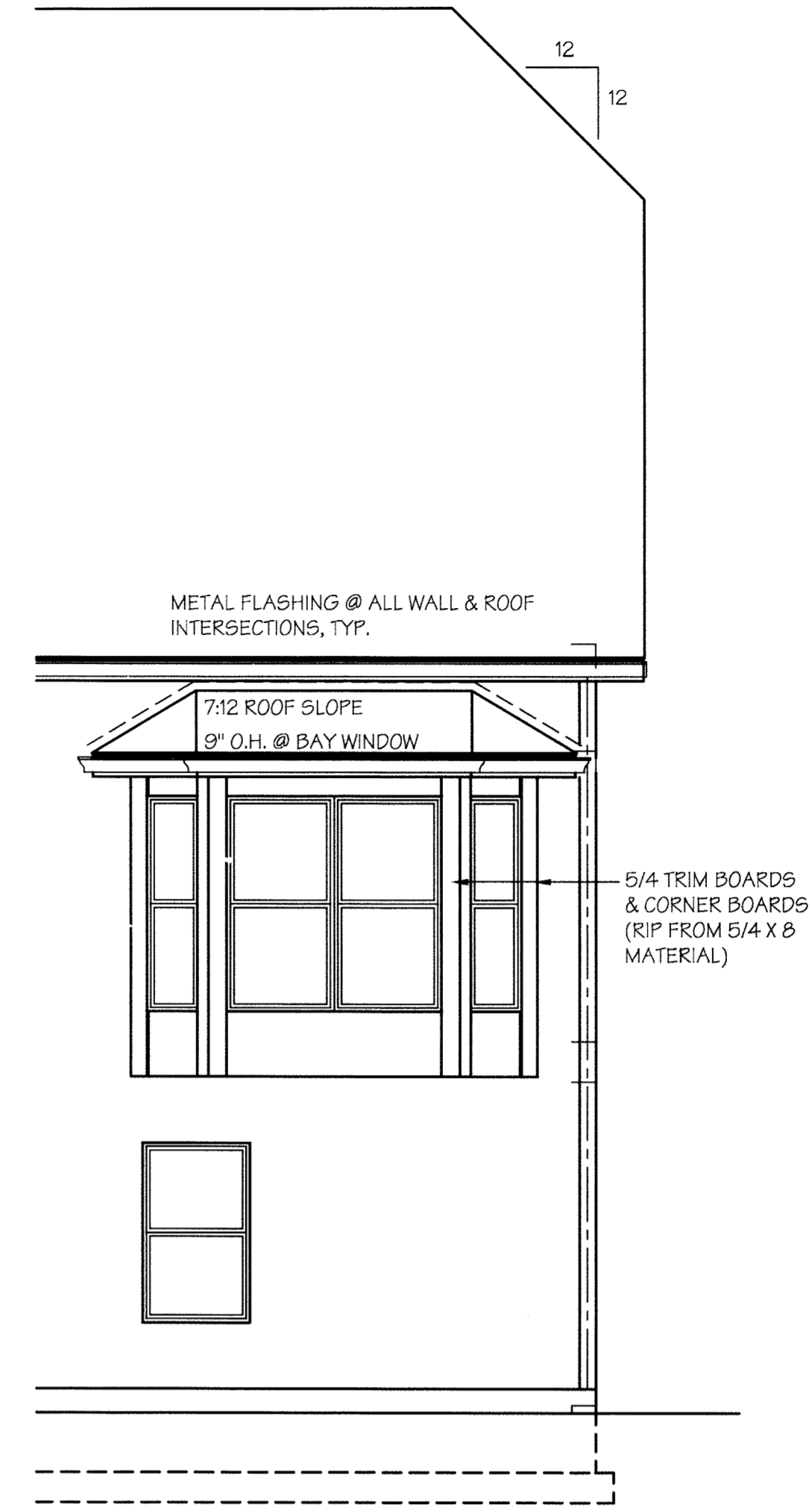
**COVERED PORCH SECTION
SCREEN PORCH SECTION**

SCALE: 1/2" = 1'-0"

GENERAL ELEVATION NOTES:

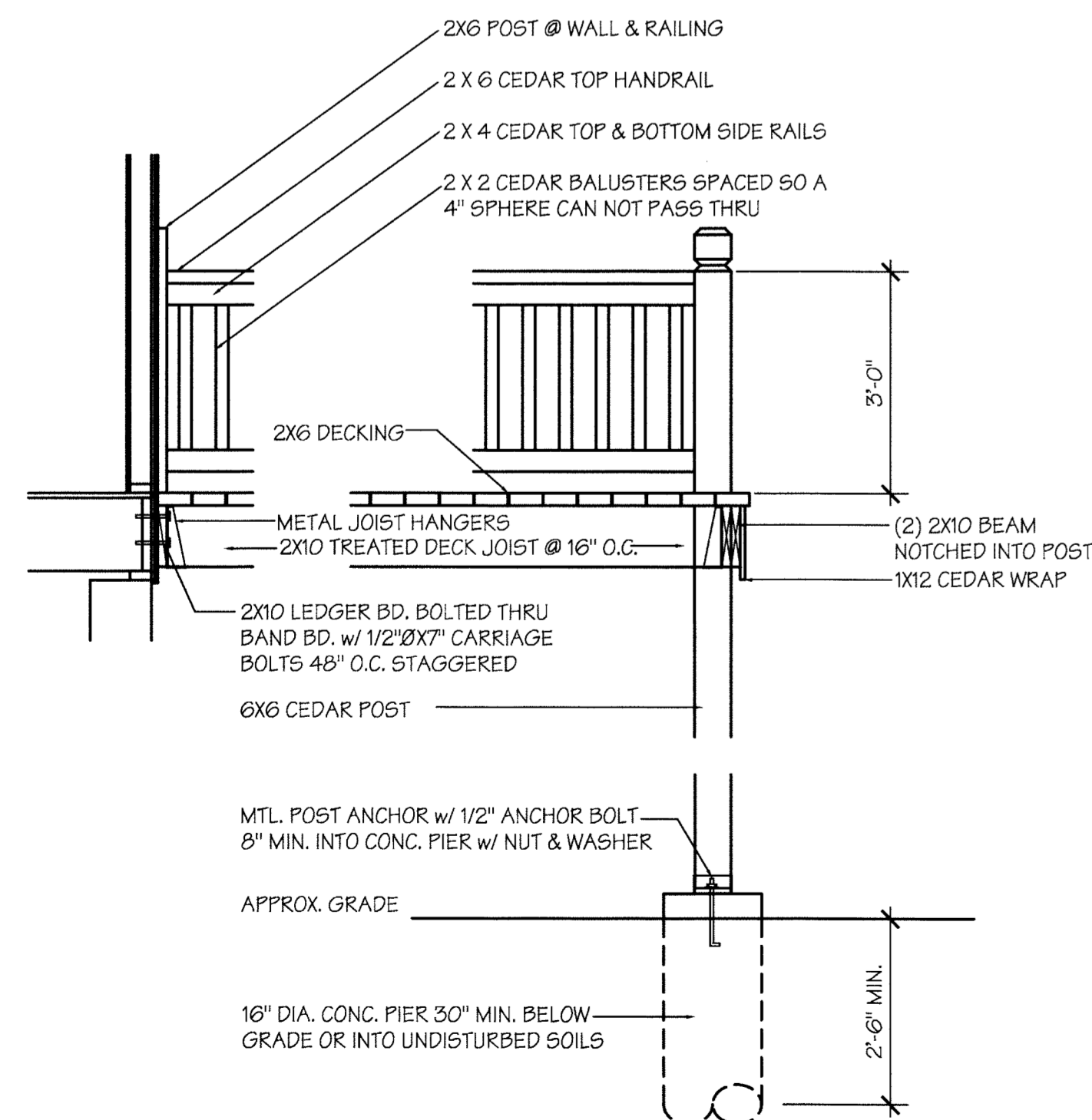
1. ALL DOOR & WINDOW HEADERS TO BE (2) 2x10 UNLESS OTHERWISE NOTED.
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7. 2x8 RAKE BOARDS (1'-4" OVERHANG) TYP. WRAPPED IN ALUM. MATERIAL WITH VENTED VINYL SOFFITS.
8. 5" ALUM. GUTTERS - DOWNSPOUTS WITH SPLASH BLOCKS BELOW.(TYPICAL)
9. STANDARD FIBER CEMENT PREFINISHED 8 1/4" HORIZONTAL LAP SIDING.
10. STANDARD JELD-WEN BUILDERS SERIES VINYL WINDOWS. (PREFINISHED WHITE)

SEE GENERAL SPECIFICATIONS FOR ADDITIONAL INFORMATION.



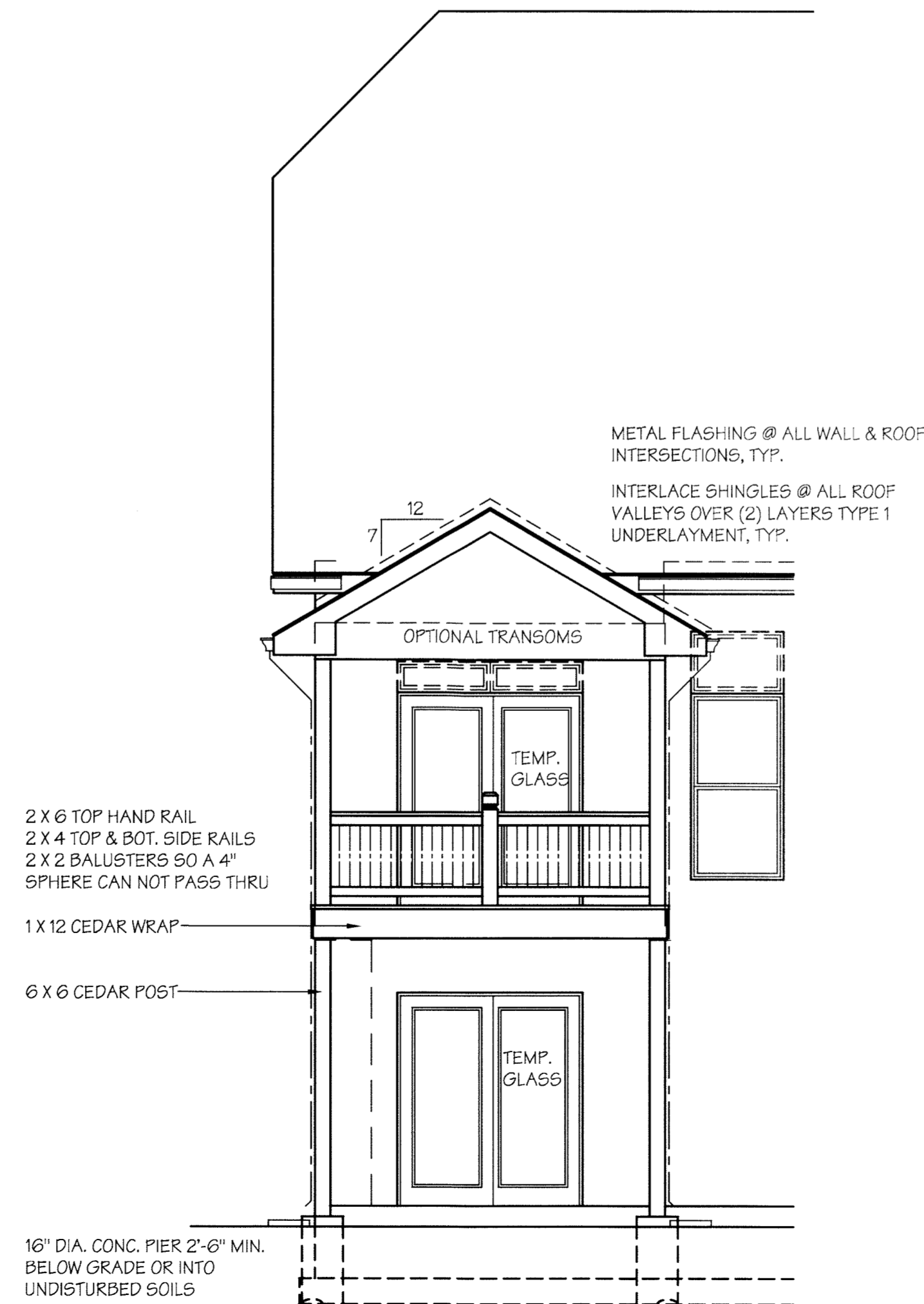
REAR ELEVATION - OPTIONAL BAY

SCALE: 1/4" = 1'-0"



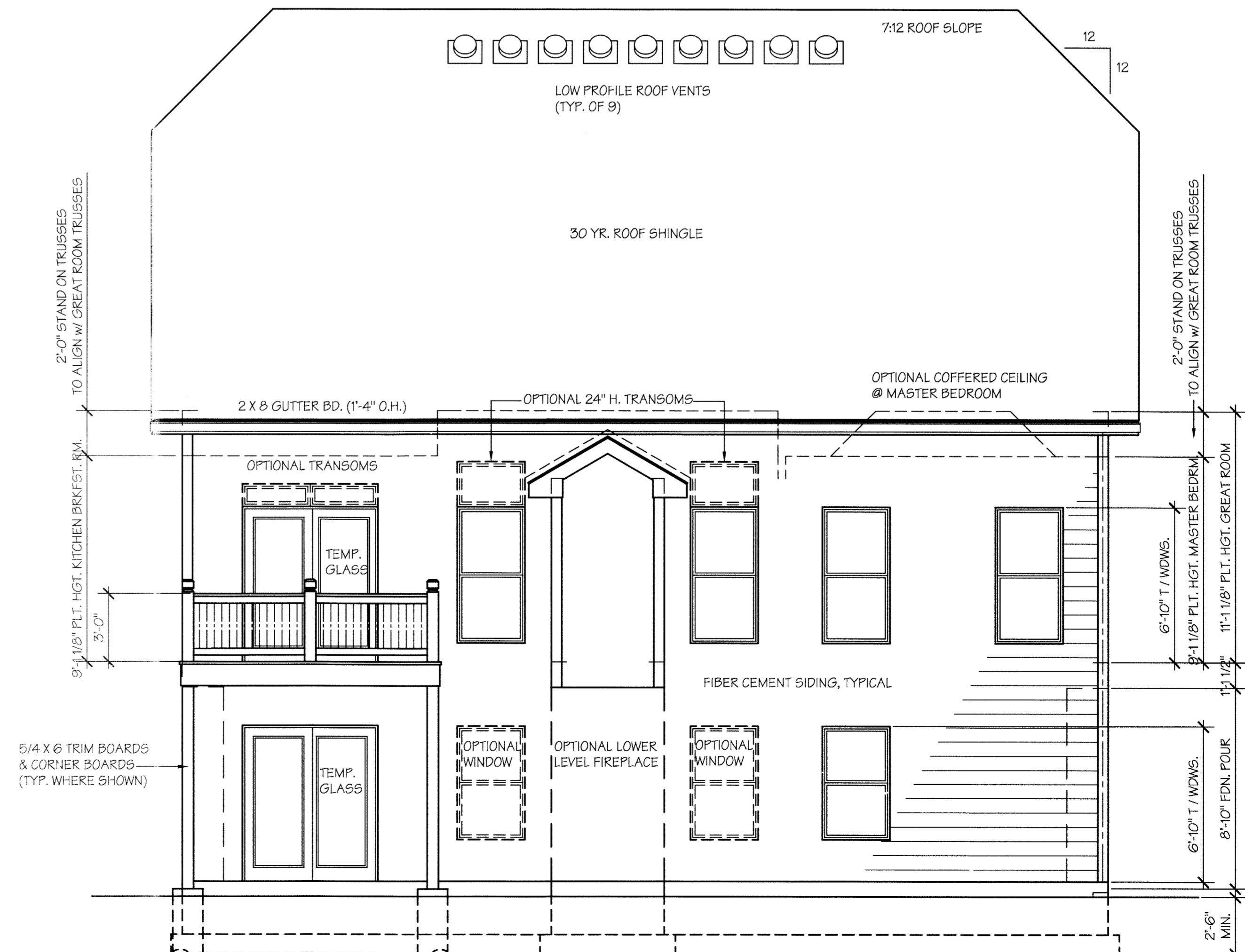
DECK RAILING SECTION

SCALE: 1/2" = 1'-0"



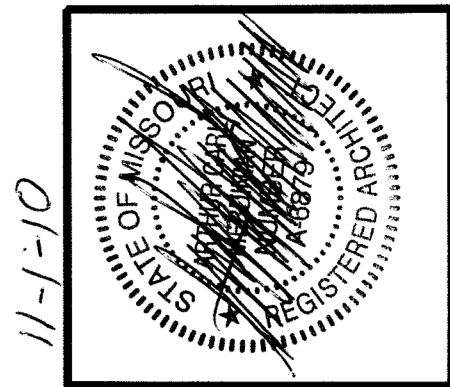
REAR ELEVATION - COVERED DECK

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



REV.	REVISION:	DATE	DRWN
7	BID SET	8/12/10	

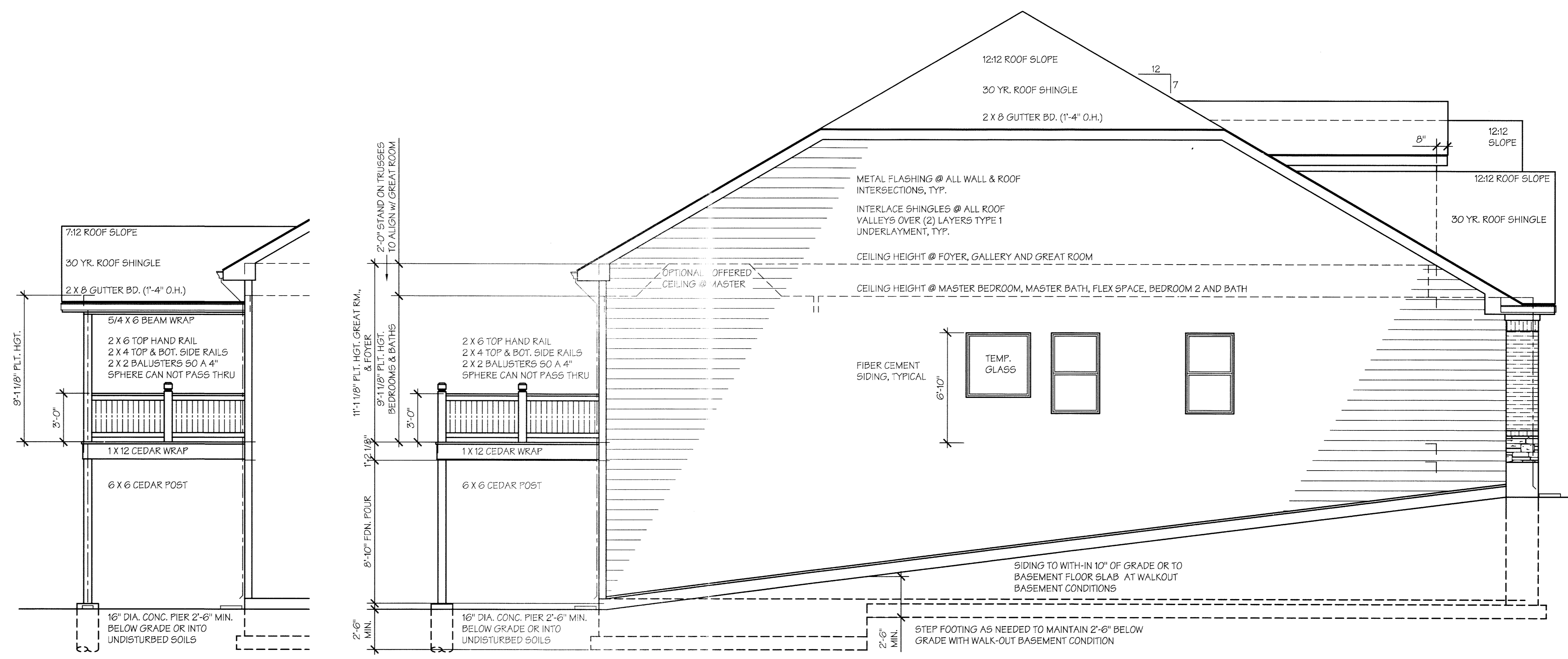
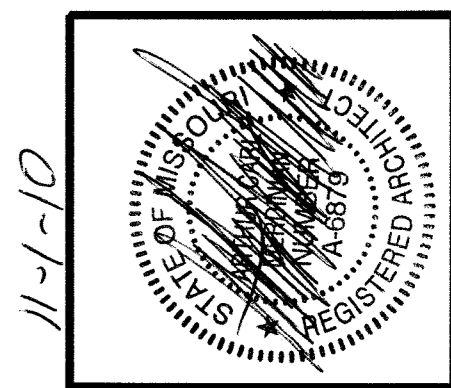
BOLAND-MERIDIAN GROUP, LLC
Architecture & Interiors
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St. Louis, MO 63131
314-991-3222
F 314-991-3260

HARDESTY BUILDING COMPANY, LLC
232 CHESTERFIELD INDUSTRIAL BLVD
CHESTERFIELD, MO. 63005
PHONE: (636) 530-9777
FAX: (636) 530-0831

SHEET NAME:
REAR ELEVATION (WALK-OUT)

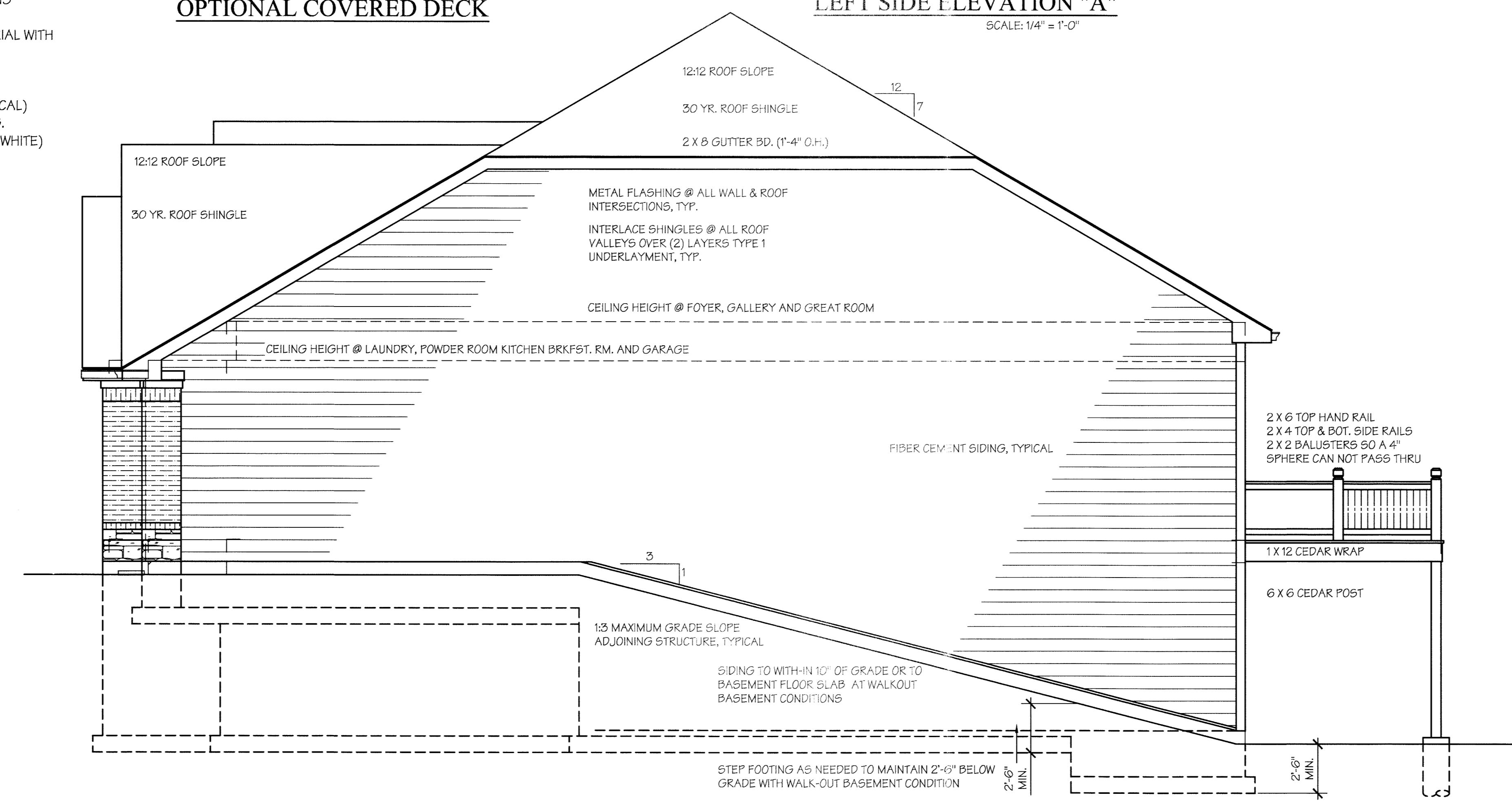
PLAN NAME:
THE RESERVE OF CHESTERFIELD
PLAN "C" "THE CABERNET"

SHEET NO.
A5
OF

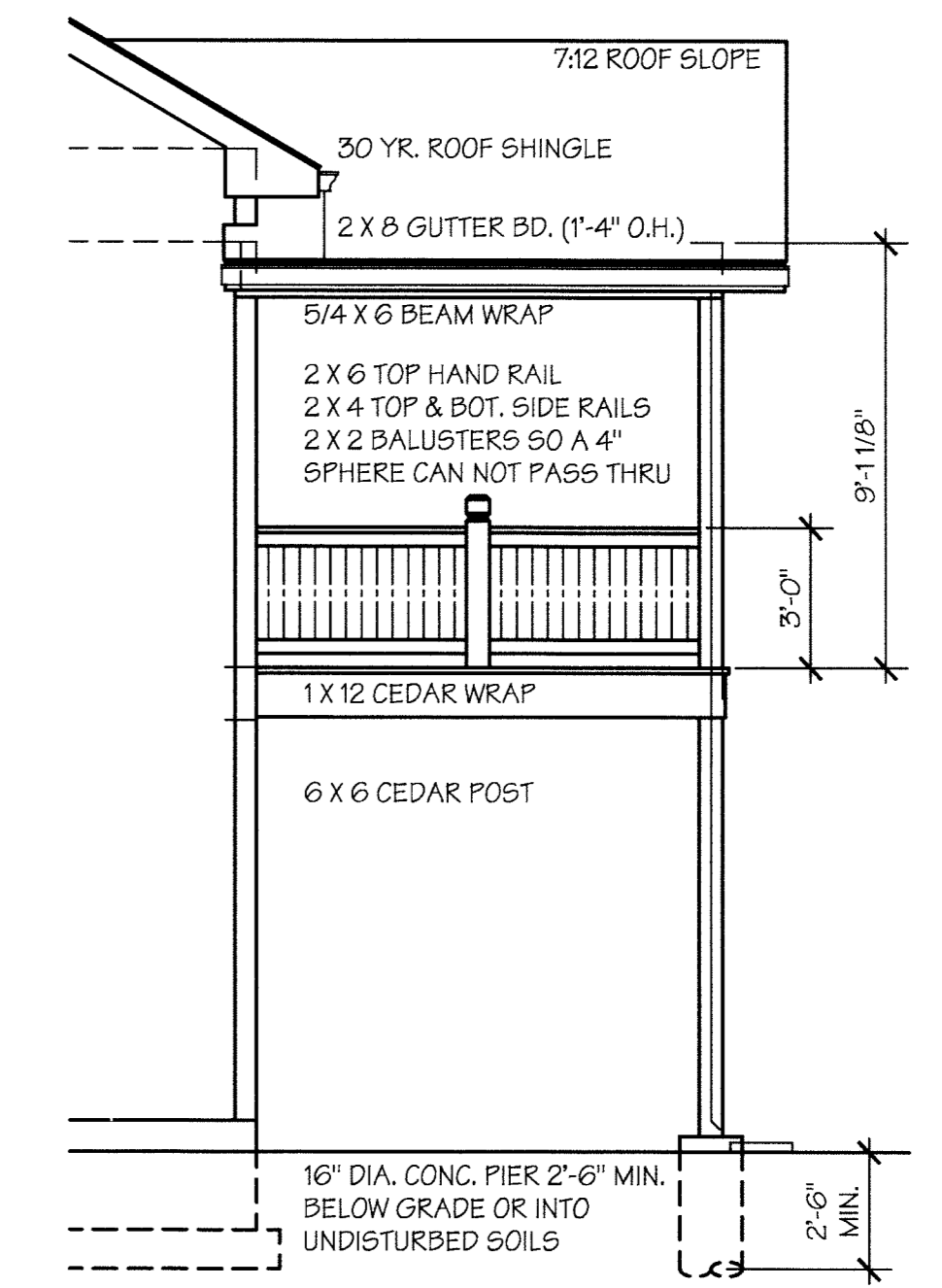


OPTIONAL COVERED DECK

LEFT SIDE ELEVATION "A"
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION "A"
SCALE: 1/4" = 1'-0"



OPTIONAL COVERED DECK

GENERAL ELEVATION NOTES:

1. ALL DOOR & WINDOW HEADERS TO BE (2) 2x10 UNLESS OTHERWISE NOTED.
2. 30 YR. ROOF SHINGLE, TYPICAL.
3. INTERLACE SHINGLES AT ALL ROOF VALLEYS OVER (2) LAYERS TYPE 1 UNDERLAYMENT (15# ROOF FELT)
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7. 2x8 RAKE BOARDS (1'-4" OVERHANG) TYP. WRAPPED IN ALUM. MATERIAL WITH VENTED VINYL SOFFITS.
8. 5" ALUM. GUTTERS - DOWNSPOUTS WITH SPLASH BLOCKS BELOW. (TYPICAL)
9. STANDARD FIBER CEMENT PREFINISHED 8 1/4" HORIZONTAL LAP SIDING.
10. STANDARD JELD-WEN BUILDER SERIES VINYL WINDOWS (PREFINISHED WHITE)

SEE GENERAL SPECIFICATIONS FOR ADDITIONAL INFORMATION.

REV.	REVISION:	DATE	DRWN
BID SET		8/12/10	

BOLAND-MERIDIAN GROUP, LLC
Architecture & Interiors
727 Old Frontenac Square
St. Louis, MO 63131
314-991-3222
F 314-991-3260

HARDESTY BUILDING COMPANY, LLC
232 CHESTERFIELD INDUSTRIAL BLVD
CHESTERFIELD, MO. 63005
PHONE: (636) 530-9777
FAX: (636) 530-0831

SHEET NAME:
ELEVATION "A"
SIDE ELEVATIONS

PLAN NAME:
THE RESERVE of CHESTERFIELD
PLAN "C" "THE CABERNET"

SHEET NO.
A4a
OF

REV.	REVISION	DATE	DRAWN

BOLAND-MERIDIAN GROUP, LLC
 Architecture & Interiors
 727 Old Frontenac Square
 St. Louis, MO 63131
 PHONE: (636) 630-9777
 FAX: (636) 630-0651

HARDESTY BUILDING COMPANY, LLC
 232 CHESTERFIELD INDUSTRIAL BLVD.
 CHESTERFIELD, MO. 63005
 PHONE: (636) 630-9777
 FAX: (636) 630-0651

SHEET NAME:
 FRONT ELEVATION "B"
 THREE CAR FRONT ENTRY GARAGE

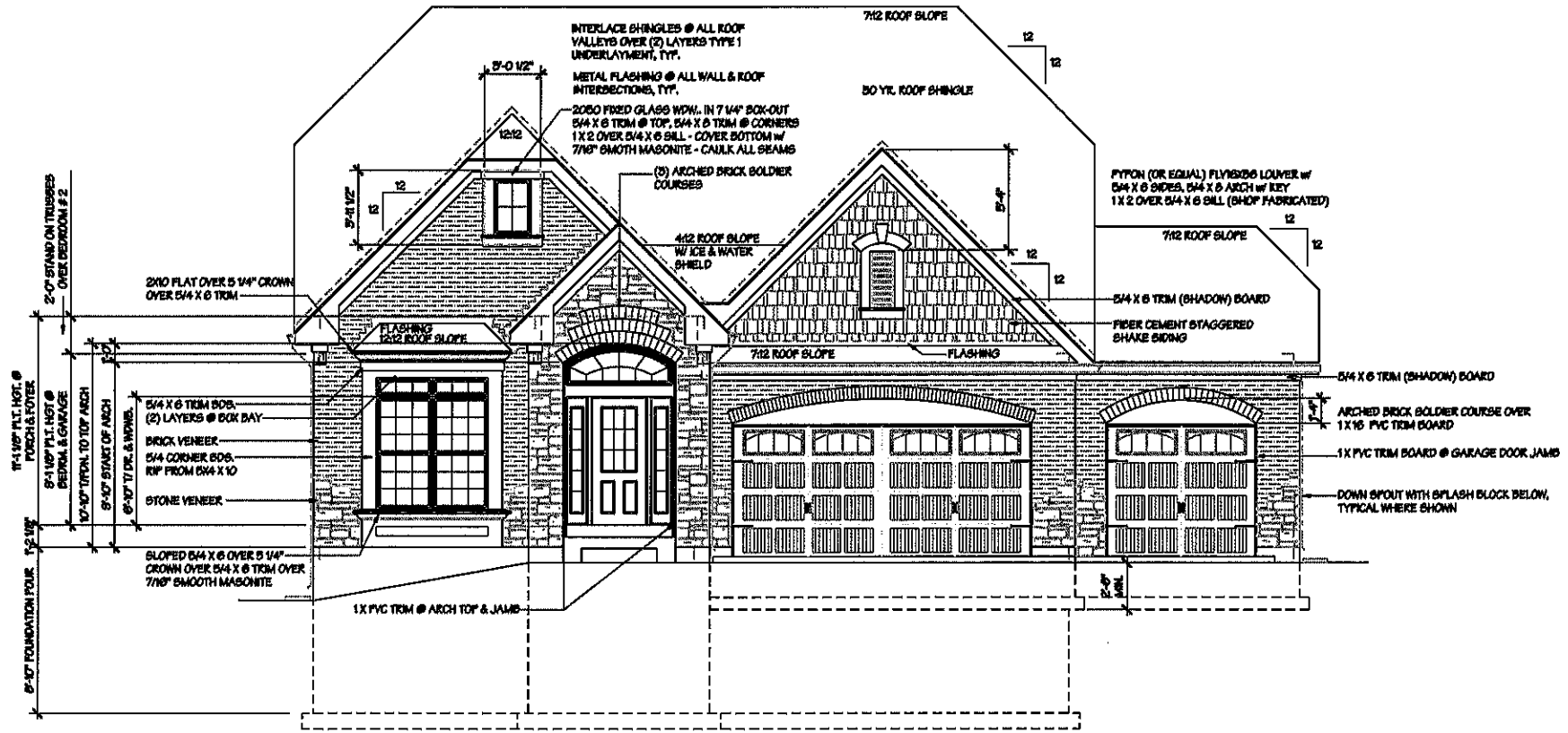
PLAN NAME:
 THE RESERVES
 PLAN "B" - "THE BOURDEAUX"

SHEET NO.
 A3b
 OF

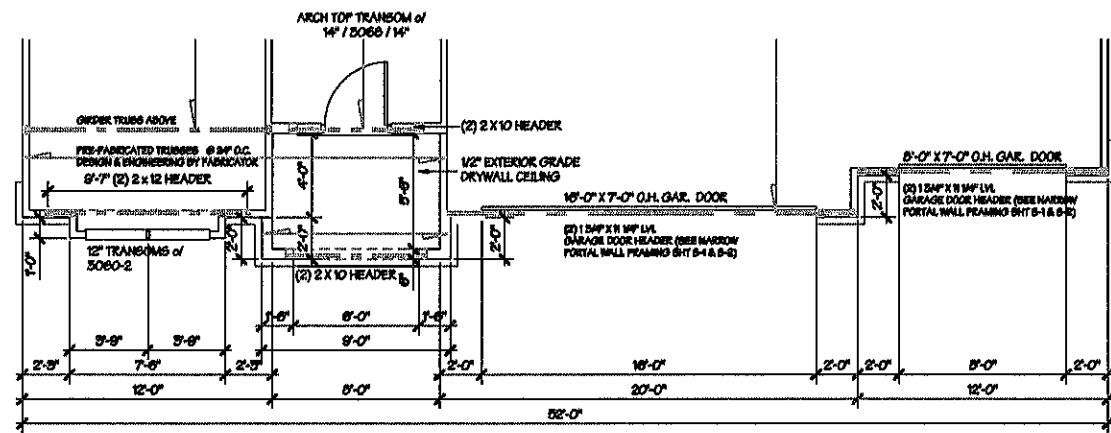
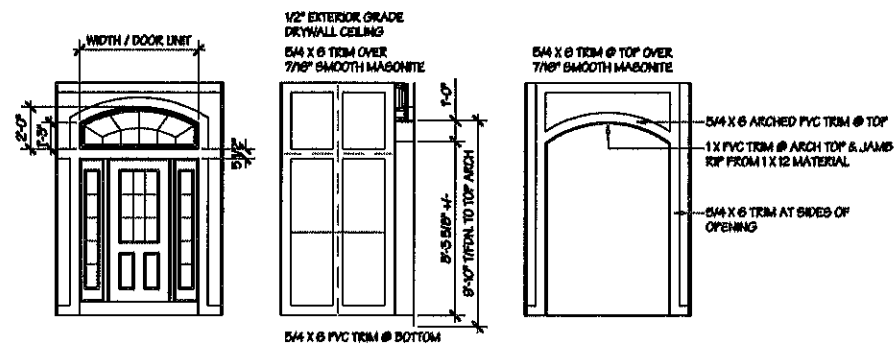
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7. 2x6 GUTTER BOARDS (1'-4" OVERHANG) TYP. WRAPPED IN ALUM. MATERIAL WITH VENTED VINYL SOFFIT SYSTEM.
8. 2x6 RAKE BOARDS (1'-4" OVERHANG) TYP. WRAPPED IN ALUM. MATERIAL WITH VENTED VINYL SOFFITS.
9. 6" ALUM. GUTTERS - DOWNSPOUTS WITH FLASH BLOCKS BELOW (TYPICAL)
10. STANDARD FIBER CEMENT PREFINISHED 5/16" HORIZONTAL LAP SIDING.
11. STANDARD JELD-WEN BUILDERS SERIES VINYL WINDOWS (PREFINISHED WHITE)

SEE GENERAL SPECIFICATIONS FOR ADDITIONAL INFORMATION.



FRONT ELEVATION "B"
 SCALE: 1/4" = 1'-0"



PARTIAL PLAN FRONT ELEVATION "B"
 SCALE: 1/4" = 1'-0"

The Cove at Justus Pointe

City of Chesterfield Design Guidelines Architects Statement of Compliance

March 15, 2013

The Cove at Justus Point
Hardesty Homes, LLC and Marty Knobloch

Chapter One / Site Layout

A. Physical Features:

1. Site improvements have been designed to minimize changes to the existing topography given the overall grade changes on site.
2. The site was also designed to maintain as much green space as possible.
3. Natural site amenities are maintained per the existing site. Careful consideration was given to the layout of the site in order to preserve the natural features such as natural slopes and existing cove of the lake. Natural slopes and topography have been retained as much as possible. Grading contours at the perimeter of the site are well coordinate with adjacent properties. Some minor retaining walls of high quality are proposed adjacent to the 4 unit condo building to allow for ingress and egress at the easternmost driveway.
4. The opportunity exists for 2 of the Cottage Homes to have a 3 car garage option with the 3rd car garage door slightly offset from the same plane as the 2 car garage door, providing for another architectural element to be added to the front elevation.

B. Vegetation

1. Site improvements have been designed to minimize changes to the existing topography and maintain the natural environment as much as possible.
2. Landscaping will be incorporated in the construction of each home.

C. Site Relationship of Design:

1. The Seven (7) homes are oriented logically, facing the street in the development.
2. The building design will not impair any adjacent properties. Front yards will face the street, with private rear yards to the back of each home.
3. No unattractive project elements such as storage areas or trash enclosures are proposed.
4. The site plan provides for adequate planting and safe pedestrian movement by way of a sidewalk to be constructed across the fronts of all of the lots. Yard areas are very generous. Rear yard fencing of high quality will be an available option.
5. Generous common ground is included in the development of this site.
6. Phased construction is not proposed for this site.

D. Pedestrian and Vehicular Circulation

1. Circulation patterns are safe and obvious. There is no possibility of "short cuts" through yards.
2. Owner parking is provided for all structures in 2 or 3 car front entry garages. Guest parking is provided for on the proposed driveways to all proposed structures.
3. Pedestrian travel includes a sidewalk adjacent to the street, and a sidewalk from each driveway to the front door of each home. Safe separation has been designed between vehicular and pedestrian traffic.
4. This is not a large commercial development.
5. Bicycles are an ancillary use in this type of development.
6. Shared driveways are not proposed in this residential development.
7. The visual impact of parking is minimized. Cottage Homes will have 2 or 3 car garages. Condo Building has integral garage parking.
8. No separate parking areas are proposed.

E. Pedestrian Orientation

1. Pedestrian scale is incorporated in the design of each type of home.
2. Pedestrian activity is encouraged in the development with continuous sidewalks adjoining walking trails located along the Western portion of the site
3. The existing pedestrian open spaces are not impacted throughout this development.
4. No signage is proposed.
5. No parking lots or service alleys are proposed.

Chapter Two / Buildings

A. General Architectural Guidelines

1. The three detached single family home models and the four family condo building are attractive, very high quality homes.

B. Scale

1. The scale of each proposed home style is one and two story. Cottage homes to have a maximum height of approximately 29 to 35 feet and 42 to 43 feet for the Condominium Building.
2. The design of each home achieves a sense of human scale.
3. The design of each home compliments surrounding building types.

C. Design

1. Each single family home is unique, with very high quality design features.
2. No linear, repetitive streetscape facades are proposed.
3. No corporate or franchise style is associated with this design.
4. No parapet wall or this type of construction is proposed.
5. All building elevations have been considered to achieve the desired design intent.
6. Harmony and continuity of design is considered in the exterior design of each home.
7. No roof top equipment is proposed.
8. Building entries provide protection from the elements and create a sense of entry / arrival.

9. The building design considers energy conservation.
10. Phased construction is not proposed for this development.

D. Relations to Adjacent Development

1. This development respects, compliments and improves architectural features of the existing neighboring developments.
2. The architectural design respects, compliments and improves features of neighboring developments.
3. Each home built on this site will be visually cohesive.
4. Building colors proposed are subdued and will not compete with neighboring structures.
5. Each house is sited to create a functional and livable small neighborhood of homes.

E. Materials / Colors:

1. materials (brick/stone veneer, fiber cement siding or vinyl siding etc.) are of excellent architectural character, durable and compatible with the adjoining properties.
2. Material and color changes will be consistent, subtle and define each home.
3. Architectural consistency will be provided on all building elevations.
4. Driveways will not be a large portion of the front elevation.
5. Soffits and other architectural elements will be finished compatibly with each of the other exterior materials.

II. Residential Architecture

A. General Residential Architecture

1. The Cottage Home buildings are an appropriate use for the site.
2. This residential development is sensitively designed to respect existing residential patterns and surrounding development.
3. The architectural design of these homes does not overly dominate the natural landscape.
4. Design consideration has been given to all elevations.

B. Multiple-Family Architecture

1. The 4 unit condo building is an appropriate use for the site
2. This residential development is sensitively designed to respect existing residential patterns and surrounding development.
3. The architectural design of these homes does not overly dominate the natural landscape.
4. Design consideration has been given to all elevations.

III. Non-Residential Architecture Not Applicable

Chapter Three / Landscape Design

1. Landscaping is designed to keep in and character with the residential nature of the project.
2. Consistency is displayed in the maintaining of existing species and strengthened by the proposed plantings.

3. There are no ancillary parking areas; however, the street and individual home sites will be landscaped to soften any impact on the residential nature of the developments.
4. No art work or sculptures are planned for this residential development.
5. Landscaping is "consistent" throughout the development.
6. In this residential development, lighting enhancements will be in the form of existing street lights and front door entry lighting. Coach lights on either side of the cottage home garage doors are an available option. Fencing on private lots may be offered – consistent with typical architectural standards in the neighborhood. There will be no trash enclosures.
7. Landscaping is "consistent" throughout the development and the interior plantings have been selected accordingly.
8. The developer is utilizing the services of contractors experienced in residential irrigation. Each home site will be regulated by individual controls.

Chapter Four / Miscellaneous

- A. Signage
Not applicable
- B. Lighting
Not applicable
- C. Utilities
1. All on-site utilities shall be installed underground.
- D. Storm Water Drainage
1. In a fashion typical to residential development, roof drainage will be discharged into lawn areas.
2. Storm water drainage will be conveyed via the existing storm sewer system and existing drainage discharge points.
- E. Energy Conservation
1. Building orientation, design and materials will be in accordance with the principles of good energy conservation, utilizing low maintenance and environmentally conscious materials, energy efficient appliances, upgraded ceiling insulation, low-e windows, low flow toilets and faucets, and high efficiency HVAC equipment.
- F. Screen (Fences and Walls)
1. Fencing on private lots may be offered, consistent with typical architectural standards in the neighborhood.

Sincerely,

As relating to the 4 Unit Condominium Building:
RJL Design and Architecture



Rick J. Lee

COLOR & MATERIALS

EXTERIOR WALL SIDING:
 FINISH: VINYL AND OR HARDY BOARD SIDING
 COLOR: "SANDSTONE BEIGE"

EXTERIOR TRIM:
 MATERIAL: PREFINISHED TRIM
 COLOR: OFF WHITE
 ALTERNATE CORNER BOARD COLOR:
 INTEGRAL VINYL COLOR

EXTERIOR STONE:
 STONE: "SOUTHERN LEDGESTONE"

DOOR/WINDOW
 FRAME: WOOD/VINYL
 TRIM: 2x6 PREFINISHED TRIM at FRONT
 ALTERNATE COLOR
 INTEGRAL VINYL COLOR

TRIM: 2x4 PREFINISHED at SIDE & REAR
 COLOR: OFF WHITE
 ALTERNATE COLOR
 INTEGRAL VINYL COLOR

ROOFING
 MATERIAL: "CERTAINTED" ASPHALT SHINGLE
 COLOR: "HEATHER BLEND"



REVISIONS	BY

RJL Design & ARCHITECTURE
 5358 LAKEWOOD TERRACE
 IMPERIAL, MISSOURI 63052
 (636) 467-9200
 RJL_Design@Hotmail.com

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 RJL-DESIGN

FRONT ELEVATION
 NEW
JUSTICE POINTE
 CHESTERFIELD, MISSOURI

DATE: 1/31/13
 SCALE: N.T.S.
 DRAWN BY: RJL
 JOB # 1125

SHEET
A-1



FRONT ELEVATION

COLOR & MATERIALS

EXTERIOR WALL SIDING:
 FINISH: VINYL AND OR HARDY BOARD SIDING
 COLOR: "SANDSTONE BEIGE"

EXTERIOR TRIM:
 MATERIAL: PREFINISHED TRIM
 COLOR: OFF WHITE
 ALTERNATE CORNER BOARD COLOR:
 INTEGRAL VINYL COLOR

EXTERIOR STONE:
 STONE: "SOUTHERN LEDGESTONE"

DOOR/WINDOW
 FRAME: WOOD/VINYL
 TRIM: 2x6 PREFINISHED TRIM at FRONT
 ALTERNATE COLOR
 INTEGRAL VINYL COLOR

TRIM: 2x4 PREFINISHED at SIDE & REAR
 COLOR: OFF WHITE
 ALTERNATE COLOR
 INTEGRAL VINYL COLOR

ROOFING
 MATERIAL: "CERTAINTED" ASPHALT SHINGLE
 COLOR: "HEATHER BLEND"



RIGHT SIDE ELEVATION

REVISIONS BY

REVISIONS	BY

RJL Design & ARCHITECTURE
 5358 LAKEWOOD TERRACE
 IMPERIAL, MISSOURI 63052
 (636) 467-9200
 RJL_Design@Hotmail.com

RJL Design & ARCHITECTURE

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RIGHT SIDE ELEVATION

NEW
 JUSTICE POINTE
 CHESTERFIELD, MISSOURI

DATE: 1/31/13

SCALE: N.T.S.

DRAWN BY: RJL

JOB # 1125

SHEET
A-2

COLOR & MATERIALS

EXTERIOR WALL SIDING:
 FINISH: VINYL AND OR HARDY BOARD SIDING
 COLOR: "SANDSTONE BEIGE"

EXTERIOR TRIM:
 MATERIAL: PREFINISHED TRIM
 COLOR: OFF WHITE
 ALTERNATE CORNER BOARD COLOR:
 INTEGRAL VINYL COLOR

EXTERIOR STONE:
 STONE: "SOUTHERN LEDGESTONE"

DOOR/WINDOW
 FRAME: WOOD/VINYL
 TRIM: 2x6 PREFINISHED TRIM at FRONT
 ALTERNATE COLOR
 INTEGRAL VINYL COLOR

TRIM: 2x4 PREFINISHED at SIDE & REAR
 COLOR: OFF WHITE
 ALTERNATE COLOR
 INTEGRAL VINYL COLOR

ROOFING
 MATERIAL: "CERTAINTED" ASPHALT SHINGLE
 COLOR: "HEATHER BLEND"



REVISIONS	BY

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LEFT SIDE ELEVATION
 NEW
 JUSTICE POINTE
 CHESTERFIELD, MISSOURI

DATE: 1/31/13
 SCALE: N.T.S.
 DRAWN BY: RJL
 JOB # 1125
 SHEET
A-3



LEFT SIDE ELEVATION

COLOR & MATERIALS

EXTERIOR WALL SIDING:
 FINISH: VINYL AND OR HARDY BOARD SIDING
 COLOR: "SANDSTONE BEIGE"

EXTERIOR TRIM:
 MATERIAL: PREFINISHED TRIM
 COLOR: OFF WHITE
 ALTERNATE CORNER BOARD COLOR:
 INTEGRAL VINYL COLOR

EXTERIOR STONE:
 STONE: "SOUTHERN LEDGESTONE"

DOOR/WINDOW
 FRAME: WOOD/VINYL
 TRIM: 2x6 PREFINISHED TRIM at FRONT
 ALTERNATE COLOR
 INTEGRAL VINYL COLOR

TRIM: 2x4 PREFINISHED at SIDE & REAR
 COLOR: OFF WHITE
 ALTERNATE COLOR
 INTEGRAL VINYL COLOR

ROOFING
 MATERIAL: "CERTAINTED" ASPHALT SHINGLE
 COLOR: "HEATHER BLEND"



REAR ELEVATION



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REAR ELEVATION
 NEW
 JUSTICE POINTE
 CHESTERFIELD, MISSOURI

DATE: 1/31/13

SCALE: 1/4"=1'-0"

DRAWN BY: RJL

JOB # 1125

SHEET
A-4