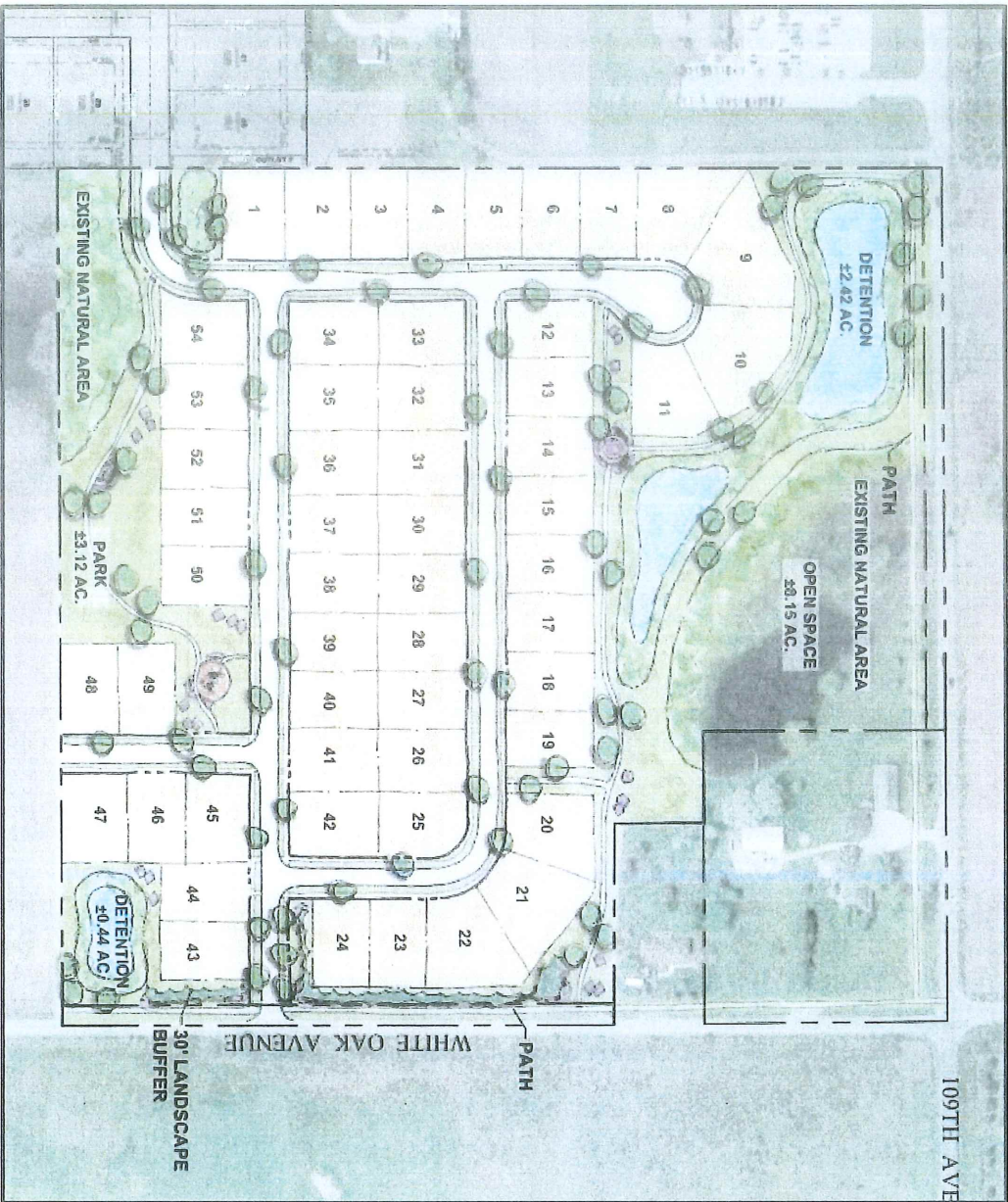


EXHIBIT A
8-11-22 DCSS



STREAMSIDE

St. John Plan Commission Workshop Meeting
August 17, 2022



Path removed from between
 the detention pond and
 wetlands
 Path added south of 109th
 thru the wetlands

Exterior Siding Colors



Surrendering White



Shadows of Cream



Sand Drift



Desert Stone



Queen Gray



Prairie Clay



Marshland Moss



Terra Brown



Lightened Saddle



Canyon Brown



Rustwood Red



Tundra Gray



Summit Blue



Cavern Steel

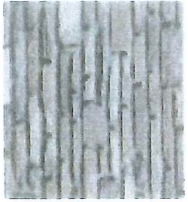


Ripples Blue

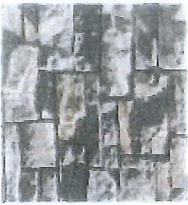


Abyss Black

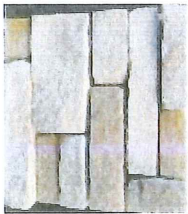
Masonry Selections



Storm Rustic
LedgeStone



Ashen Weather
LedgeStone



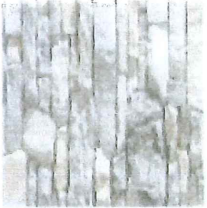
Glacier Country
LedgeStone



Frost Rustic
LedgeStone



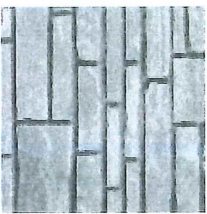
Bucks County
Country
LedgeStone



Prestige
LedgeStone



Steinhaus Stack
LedgeStone



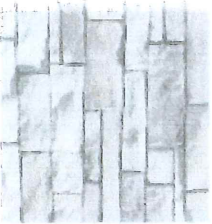
Lakeshore Linen



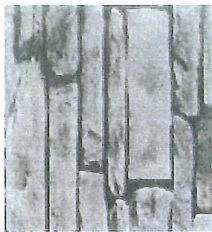
Sierra Gray Rustic
Ledge



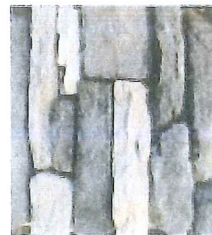
Echo Ridge
Southern
LedgeStone



Winter Point

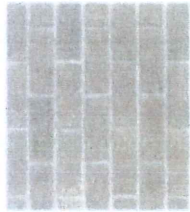


Gray Southern
LedgeStone

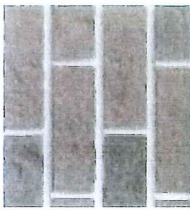


Onyx Rustic
LedgeStone

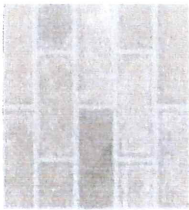
Brick Selections



Brownstone



Vintage Port



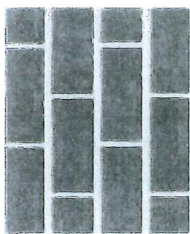
Bordeaux



Bourbon Trail



Whitestone

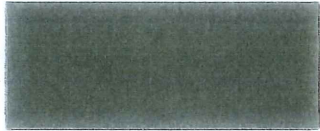


Domino

Shutters



Musket Brown



Black



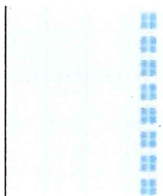
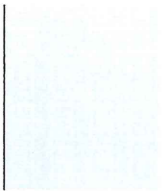
Tuxedo Gray

Trim Colors

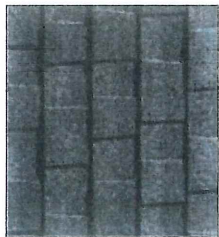
White

Linen

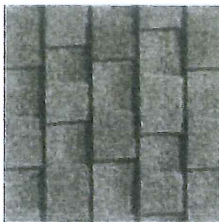
Sterling



Shingles



Charcoal

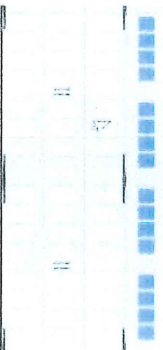


Weathered Wood

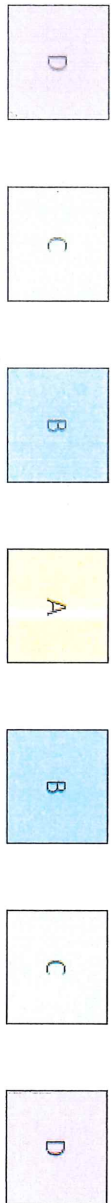


Barkwood

Garage Doors



Anti-Monotony Diagram



STREET



Lot A - Home cannot have the same floor plan nor can it have the same siding/masonry/trim color combination as the Subject Home

Lot B - Home cannot have the same floor plan/elevation combination nor can it have the same siding/masonry color combination as the Subject Home

Lot C - Home can be the same floor plan but must be a different elevation and it must have a different siding color as the Subject Home

Lot D - Home can have the same floor plan/elevation combination

Sec 24-130 – Design Regulations

Required minimum of 8 alternate facades

- Plan is for a minimum of 40 facade not repeated within next two houses adjacent

- Some and must be a different color

Facade not repeated across street and adjacent

- Ours cannot be across street and two over

One design element be varied



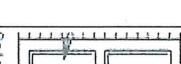

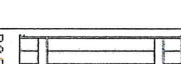

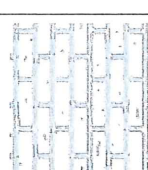
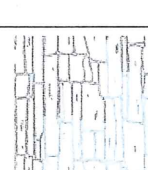
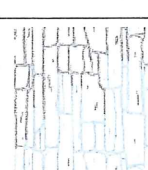

- More than one, often three design elements

(b) *Anti-monotony.* In subdivisions with eight (8) or more dwelling units, no less than eight (8) alternate front facades will be provided. The front facade of a house shall not be repeated within the next two (2) houses adjacent to it on both sides nor within the one house that is located more or less directly across the street, nor within the one house that is adjacent to that house across the street on both sides.

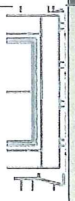
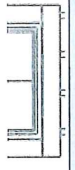
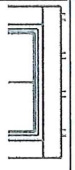

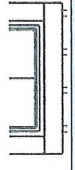
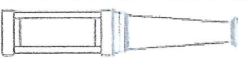
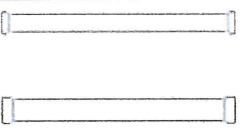
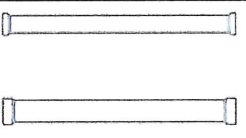
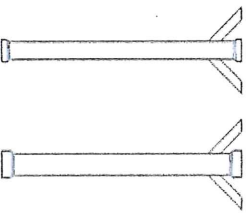
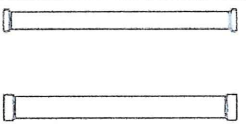

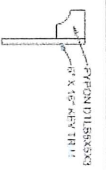
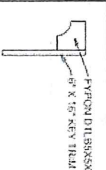
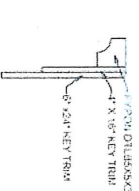
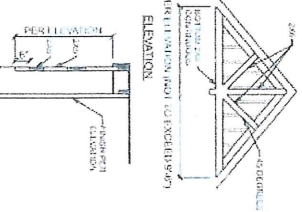
In determining whether the same front facade has been repeated, the Plan Commission shall consider the following design elements: roof pitch, entry location, window configuration, dormer placement, porch location, bay window configuration, balcony placement, garage orientation, building materials, and colors. In determining whether the same front facade has been repeated, the Plan Commission shall require at least one of the above design elements, but no more than four (4) of the above design elements, to be varied.

The anti-monotony plan shall be submitted and approved with the development plan. An interested party may file an appeal of the Plan Commission's decision with the Board of Zoning Appeals per section 24-614(e).









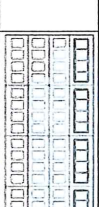

Styles or Design Elements

	C01	D01	D02	G01	H01
	CRAFTSMAN	TRADITIONAL	TRADITIONAL	SHINGLE	FARMHOUSE
FRONT ELEV SIDING STYLE (TYP)	horizontal	horizontal	horizontal	horizontal	horizontal
ACCENT SIDING (TYP)	shake and B&B	B&B	B&B	shake	B&B
TRIM	5" front, 4" sides/back	5" front, 4" sides/back	5" front, 4" sides/back	6" front, 4" sides/back	6" front, 4" sides/back
SHUTTER STYLE (TYP)	B&B 	Colonial 	Colonial 	B&B 	B&B 
MASONRY	Stone 	Brick 	Stone 	Stone 	Stone 

Styles or Design Elements

	C01	D01	D02	G01	H01
	CRAFTSMAN	TRADITIONAL	TRADITIONAL	SHINGLE	FARMHOUSE
WINDOW HEADERS (TYP)	 <p>Extended trim tops of windows</p>	 <p>2x4 trim piece @ top</p>	 <p>2x4 trim piece @ top</p>	 <p>flared trim (tops of windows)</p>	 <p>Straight</p>
COLUMNS (TYP)	 <p>Tapered - custom base</p>	 <p>Square - 8" or 10"</p>	 <p>Square - 8" or 10"</p>	 <p>Square (with 4x4 Angle Bracket)</p>	 <p>Square - 8" or 10"</p>
LIGHT FIXTURE	 <p>PYRAMIDAL GLASS 4" X 16" KEY TRIM 6" X 42" KEY TRIM</p> <p>GABLE BRACKET DETAIL "A" SCALE 1/2" = 1'-0"</p>	 <p>PYRAMIDAL GLASS 4" X 16" KEY TRIM 6" X 42" KEY TRIM</p> <p>GABLE BRACKET DETAIL "A" SCALE 1/2" = 1'-0"</p>	 <p>PYRAMIDAL GLASS 4" X 16" KEY TRIM 6" X 42" KEY TRIM</p> <p>GABLE BRACKET DETAIL "A" SCALE 1/2" = 1'-0"</p>	 <p>PYRAMIDAL GLASS 4" X 16" KEY TRIM 6" X 42" KEY TRIM</p> <p>GABLE BRACKET DETAIL "A" SCALE 1/2" = 1'-0"</p>	 <p>PYRAMIDAL GLASS 4" X 16" KEY TRIM 6" X 42" KEY TRIM</p> <p>GABLE BRACKET DETAIL "A" SCALE 1/2" = 1'-0"</p> <p>PERILLATION ELEVATION ACCENT TRUSS H01</p>
GABLE DIVIDES (TYP)					

Styles or Design Elements

	C01 CRAFTSMAN	D01 TRADITIONAL	D02 TRADITIONAL	G01 SHINGLE	H01 FARMHOUSE
GABLE STYLE PACKAGE (TYP)					
FRONT DOORS	TBD	TBD	TBD	TBD	TBD
GARAGE DOOR	Hill Crest (OPT windows)	Lincoln (OPT windows)	Lincoln (OPT windows)	Hill Crest (OPT windows)	Lincoln (OPT windows)
					



2897 Two-Story – Craftsman



2897 Two-Story – Traditional



2897 Two-Story – Traditional



2897 Two-Story – Shingle



2897 Two-Story – Farmhouse

Masonry Comparison



32% Masonry



44% Masonry



36% Masonry



42% Masonry

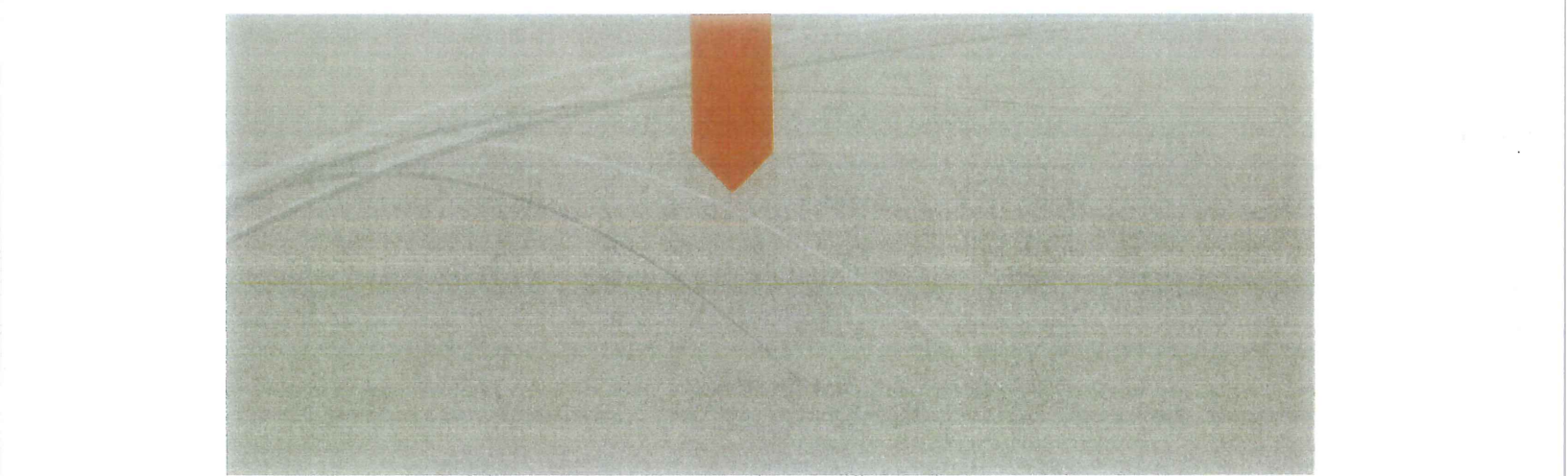
Sample of the
Styles available for
each floor plan.

All homes will be
required to have a
2.5 or 3 car garage
and 30% masonry.



Draft Covenants, Conditions, and Restrictions Language

Town of St. John. The covenants and conditions set forth in this Article V, Section 5.03 are intended to, and shall inure to the benefit of the Town of St. John. In the event that the Association, fails to perform any of its obligations required to be performed by it pursuant to the provisions of this Declaration and such delinquency shall exist on the part of the Association for a period of fifteen (15) days after the date of delivery by the Town to the Association or such Owner of written notice advising the Association of the existence and nature of such delinquency, the Town shall have the right, but not the obligation, to perform the obligations required to be performed by the Association pursuant to this Declaration. Notwithstanding the foregoing, in the case of an emergency involving an immediate threat to the health or safety of persons in, on or about the Property, the circumstances of which do not reasonably permit the use of the aforesaid process of notice and cure period, as determined in good faith by a Town official, the Town may undertake such remedial work as it is necessary to correct a condition involving a danger to the public health or safety upon such notice, in any, as is reasonable under the circumstances. In the event the Town elects to do so, the Association shall pay promptly to the Town the amount of the costs and expenses incurred by the Town in the performance of such work, including compensation for staff time and the use of Town equipment, as well as materials, outside services and attorney's fees. In the event the Town performs any of the Association's obligations and the Association fails to pay the Town any costs and expenses it incurred aforesaid, within thirty (30) days after the date of the Town's demand for payment or date of any statement, the Town shall have the right to levy an assessment on each Lot or Dwelling for the costs and expenses incurred by it in the performance of such work to the same extent and as fully as the Association might do pursuant to the provisions contained herein. Should any Owner fail to pay to the Town such Owner's portion of any assessment levied pursuant to this paragraph upon the due date thereof, then the Town shall have the right to exercise all rights, powers, privileges and remedies granted to the Association by this Declaration, and any other remedies provided by law. This paragraph is not a limitation on other remedies that may be pursued by the Town.



In developing this site as a RC-2 PUD, we are asking for a change to the standard R-2 zoning as outlined in the PUD document, this includes:

- Minimum Lot size of 12,600 sq ft vs. 15,000 sq ft (16% reduction)
- Minimum Lot width of 90' vs 100' (10% reduction)

In exchange, we are offering the following enhancements:

- 37% Open Space
- Extensive Landscaping, trails, and park amenities
- 2.5 car garage as standard
- Front yard irrigation
- A minimum of 30% masonry on the front elevation
- LP siding or fibrous cement vs. vinyl siding

The increased cost of the site amenities is over \$400,000.

The increase in home value over R-1 is between \$36,000 and \$70,000 per home.

In total, the additional value in this PUD would be between \$2,282,000 and \$4,173,000 more than if approved as a R-1 zoned site.



Thank you for your consideration....

Chip Krusemark

ckrusemark@cliffhoushomes.com

815.370.8811