



DESIGN GUIDELINES

General Building Design Standards

December 15, 2009

Overview and Intent

Design Guidelines are a means to preserve the individuality, quality, integrity and enduring value expected by every homeowner within a community.

Kelby Creek's Design Guidelines provide a design "theme" for every home. They are written to inspire innovative and creative home designs, but are not intended to be used as a restrictive set of rules. These Design Guidelines will remain flexible over time, creating the opportunity to respond to market trends, buyer tastes, property owners' association needs, and economic market cycles.

The Guidelines are a framework that provides the homeowner with a method of directing their builders and designers, while maintaining consistent quality design throughout the neighborhood. In addition, the Kelby Creek landscape standards become the theme that visually unites the community and its evolving character.

Community Planning of Kelby Creek

The goal of the Kelby Creek design team is to establish a community that is sensitively integrated into the natural beauty of the land, therefore, the developer's land plan embraces a balance of land uses. Residential areas have been planned to maximize exposure to the natural views as well as to work in harmony with the topography. The personality of the community is continually reinforced by the weaving together of neighborhoods into the fabric of the natural landscape.

Basic Guidelines

The Kelby Creek Design Review Board (KCDRB) requires drawings that can be easily understood. All designs must reflect traditional or transitional architecture. The KCDRB will consider all designs on an individual basis. Plans, which are not designed by licensed architects, will require special approval from the KCDRB. The Board will have full approval authority over all construction plans and their ruling will be final. By way of illustration, but without limitation, the following improvements require submission to the KCDRB for approval:

- New construction or exterior additions/modifications of any kind.
- Installation or modification of landscaping.
- Changes or other improvements subsequent to original approvals.

Approval of any project by the KCDRB does not waive the requirement for permits from the City of Nixa, State of Missouri or any other governmental agency having jurisdiction in Kelby Creek.

Size of Residences

Size restrictions are based upon the type of neighborhood in which the home is located. It is expected that the main level of all residences will have a minimum area of heated space as follows:

- Custom I - Phase 1,2,4,5 – 2000 square feet
- Custom II - Phase 3, 6 – 2500 square feet

A basement, the attic space, screened porches, decks, verandas, patios, garages, etc. are not included in minimum square footage requirements, even if the areas are heated.

Setbacks

Residences shall adhere to minimum setback requirements established by governmental regulations or as prescribed by the Design Guidelines, whichever is more restrictive. Please use the following chart to determine what is appropriate for your specific lot.

LOT TYPE	PHASE	FRONT YARD SETBACKS	SIDE YARD SET BACKS	REAR YARD SET BACKS	AVERAGE BUILDING ENVELOPE
CUSTOM I Min. Home Size, 2000 SF	I, II, IV, V	R-1: 30'/35'	10'	R-1: 35'	(6500 SF)
CUSTOM II Min. Home Size, 2500 SF	III, VI	R-1: 50'/55'	15'	R-1: 50'	(8000 SF)

*Side yard setbacks at street intersection is 25'- 0" for all lots

NOTE: Lot sizes indicated are based upon average lot sizes. Building envelopes will vary depending on actual lot size. Refer to the Final Plat Map and your individual home site plat for lot specific setbacks that exceed those indicated above. Setbacks are determined and measured from the building's wall structure.

Garages and Parking Spaces

Each residence shall contain parking space within the site for at least two automobiles in a private, fully enclosed garage with functional doors. The interior walls of any garage must be finished like other rooms of the building. No carports will be allowed. No more than two garage doors may exist on the same plane. The minimum offset on third or fourth garage doors is 3 feet. The walls beside a garage door should be a minimum of two feet wide. Integrated garages should be visually removed to reduce the impact to the street scene. The garage door design should be representative of the home design. Embossed panel garage doors are not allowed.

Driveways

All driveways shall be constructed of either concrete or other equivalent material as approved by the KCDRB. Property owners shall be responsible to extend their driveway to the edge of the street pavement. All curb cuts and subsequent repairs, due to driveway connection to the street, are the responsibility of the property owner. The driveway must be extended to the streets edge once the street is paved.

Minimum driveway width is 12'-0" with a maximum width to accommodate a three-car garage access.

Walks & Sidewalks

Sidewalks minimum width is 4 feet, constructed of concrete or other equivalent material approved by the KCDRB. Vertical, exposed concrete steps are not allowed, with the exception of stained or stamped concrete, if approved by the KCDRB.

Exterior Walls

Exterior walls must be substantially brick, stone, stucco or synthetic plaster (Ex. - Dryvit). Wood may also be used in a well-chosen combination of brick, stone, stucco or as an accent material. A combination of no more than three different materials may be used. The KCDRB reserves the right to deny approval of any exterior plans.

Color combinations are required for approval by the KCDRB.

The main entry should contain more detail than other openings but remain consistent in styling.

Masonry or stone facing used in combination as a veneer material on the front of the residence should return around a corner to a logical point of termination such as an inside corner or a minimum of 2'.

Gutters and downspouts shall be used at all eave lines unless deemed inappropriate and should be either colored aluminum or copper material. Galvanized material is not permitted.

Elevations that face public views must have at least an 80% to 20% split of two different materials. This would include front elevation, back elevations that face a street or common areas, side elevations on corner lots, etc. We understand that certain architectural styles may not correspond with this rule and will review those situations on an individual basis.

Exterior window and door details are encouraged.

Venting

No form of venting shall be located or placed on the front elevation or any elevation where such can be seen from the street.

Skylights are not permitted on front elevations.

Antenna/Satellite Dishes

No exterior antennae are allowed.

Satellite dish placement must be submitted to the KCDRB and will be reviewed and approved on an individual basis.

Solar Panels

The use of solar panels will be reviewed on an individual basis by the KCDRB and the type and placement of any solar panels is subject to the approval, in writing, of the Board.

Screening

Mechanical equipment, meters, trash containers, etc. shall not be located in front of any residence and will be fully screened from the view of the public, both street and all common areas, in a manner and at a location approved in writing by the KCDRB.

Roofs

The main structure must have a minimum pitch of 10 to 12 or greater, unless dictated otherwise by a specific architectural style.

The roof must incorporate material such as a minimum 30-year architectural high definition asphalt or fiberglass shingles.

No galvanized flashing materials are permitted on any roof.

Standard three tab shingles are not permitted.

Combinations of earth tones to gray tones are preferred.

Windows

Elevations that face the street must be casement style windows. Single-hung windows / storm windows are not allowed.

Mailboxes

The Developer will control the selection of all mailboxes and posts. A community standard has been established and no other style will be accepted.

Walls and Fences

Walls and fences should reflect the architecture of the residence. All walls and fences should be designed to flow with the total surrounding area and NOT to block views. Special consideration should be given to the design, placement and view of the wall or fence from neighboring home sites. Fences and walls should be considered only as design elements to enclose and define courtyards, pool and other private spaces, and rear yard areas. All walls and fences must be approved by the KCDRB prior to installation. It is recommended that walls be constructed of solid masonry or wrought iron style columns, using the same materials as found in the architecture of the residence. No chain link or welded wire fencing will be permitted. Privacy fencing is not permitted on the property boundary lines. Privacy fencing may be used for certain screening purposes only, as approved by the Board.

Four foot, black iron or aluminum rail fence with three horizontal rails, or Shadow-Box style wood fencing with 8" pickets is the only fencing allowed on interior lots. Interior lots are defined as lots that back up to another lot. Interior lot fencing may not extend beyond the rear corner of the home.

Four foot, black iron or aluminum rail fence with three horizontal rails is the only fencing allowed on public view lots. Public view lots are defined as lots that either back up to or have a side yard to any open common areas or a public street.

No fencing will be allowed within 25' of any side property line that faces the street. Retaining walls shall be constructed of a natural type material. No masonry block or diamond block is permitted. Retaining walls that attach to the residence should utilize the same materials as the wall that they adjoin.

Drainage

A proper drainage plan for individual home sites is an important part of the overall plan for the community. Water runoff from each individual building site must be handled by adequately sloping all areas so that runoff is directed to the natural drainage areas or storm drainage facilities of each lot owner. A drainage plan must be incorporated when the site plan is submitted for approval. Directional arrows may be used on the site plan to illustrate the drainage plan.

Temporary and permanent erosion control measures are intended to prevent the erosion of soil at Kelby Creek. The placement of barriers such as erosion fabric fences, straw bales, or curb-like diversions along the perimeter of construction areas is considered a temporary measure to prevent excessive run-off.

Run-off from construction areas must be directed away from any sensitive natural areas. Permanent measures include the use of plant material to hold soil in place and the proper grading of the site. Drainage facilities shall use natural systems wherever possible. Pervious surfaces rather than hard surfaces are encouraged to promote ground percolation.

Decks

Decks and their supports should use materials that relate to the residence. Support columns must be 6" X 6" minimum. The deck railing design should reflect creative detail. All decks over 6' above the lowest point of finish grade will be required to have 18" square masonry columns for support.

Patios

Patios should reflect creative design and detail. The floor (walking surface) should use materials that relate to the residence.

Outside Equipment

All boats and recreational vehicles must be kept in a garage or other structure designed in keeping with the architecture of the residence. The KCDRB must approve the locations of all recreation equipment, playground sets or yard structures before installation. Yard structures of any type (i.e., statues, furniture, etc.) are not permitted in the front or side yards. In the case of a corner lot or lot bordering common areas, any equipment to be installed in the rear yard must be screened from public view by landscaping or approved fencing.

If any garage space is insufficient for the storage of trash containers, outside enclosures must be provided and screened by fencing or landscaping.

The KCDRB will review each residence for aesthetic quality and may request further drawings or materials to explain the design intent.

Landscaping Criteria

The following residential landscape design criteria are provided to enhance the definition of each homesite. The primary goal is to protect and maximize individual property values through the implementation of a minimal but generous landscape treatment. This criteria must be followed to successfully receive the approvals required by the KCDRB.

Sod is required in all public view areas and yards that back up to open common areas.

No trees 8" or over in caliper size can be removed within 25' of the boundary of any common areas without the permission of the Developer.

Rear yards of homes adjacent to any open common areas require landscape treatment commensurate with that of the front yard.

All grassed areas shall be provided with underground irrigation systems.

Should a significant number of existing site trees be able to be retained, and thrive after construction, the requirement for additional tree plantings may be waived. The KCDRB will determine which trees will be considered significant and retained.

Trees Requirements:

- Front and side yards on corner lots: Shade Trees 1¾" minimum caliper, 8' tall, 1 per 1000 square feet and 1 ornamental accent tree.
- Rear yard: Shade Trees 1¾" minimum caliper, 8' tall, 1 per 2000 square feet and 1 ornamental accent tree.
- *All areas are based on irrigated areas only.*

Lots that do not back up to property that is a part of Kelby Creek will be reviewed by KCDRB on an individual basis.

The following shade/street and ornamental trees may be used pending approval from the KCDRB:

Bald Cypress	Japanese Maple
Shademaster Honeylocust	White Bud
London Plane Tree	Star Magnolia
Aristocrat Pear	Northway Spruce
Caddo Sugar Maple	White Oak
Northern Red Oak	Scarlet Oak
English Oak	Shumard Oak
Chanticleer Pear	Canadian Hemlock
White Pine	Willow Oak
Saw Tooth Oak	River Birch
White Spire Birch	Bur Oak
Tulip Poplar	Ash
Norway Maple	Pin Oak
Red Maple	Sweetgum
Easter Redbud	Russian Olive
Flowering Dogwood	Smoke Tree
Amur Maple	Foster Holly
Keteleeri Juniper	Purple-Leaf Plum
Flowering Crabapple	Cornelian Cherry
Serviceberry	

Please Note: Bradford Pear trees are not permitted. Additional tree species will be considered by the Board upon request.

Planting Beds:

Front yards must have 10% of irrigated areas covered with landscaping beds. Side yards and corner lots must have 5% of irrigated areas covered with beds.

Please Note: Lots which are back-to-back within the development shall require a minimum of 3 % of irrigated areas to be covered with landscaping beds and those that back up to public views or open common areas shall require a minimum of 5 %. Lots that do not back up to Kelby Creek property will be reviewed by the KCDRB on an individual basis.

The following shrub specimens are appropriate in the community of Kelby Creek:

Potentilla	Rose of Sharon/Althea	Anthony Waterer Spirea
Compact Amur Maple	Redtwig Dogwood	Little Princess Spirea
Common Lilac	Forsythia	Blue Mist Spirea
Cistena Plum	Old Golf Juniper	Redleaf Barberry
Golf Tip Juniper	Nana Procumber	Blue Pacific Juniper
Capitata Yew	Hicks Yew	Potentilla
China Girl Holly	Dwarf Korean Lilac	Hydrangia
Mentor Barberry	Golden Barberry	Crape Myrtle
Purpleleaf Smoketree	Snowmound Spirea	
Persian Lilac	Mint Julep Juniper	
Andorra Juniper	Densifomis Yew	

Blue Princess Holly	Emerald Gaiety Euonymus
Emerald Cushion Euonymus	Sarcoxia Euonymus
Boxwood	Lodense Privet
Crimson Pygmy Barberry	Glossy Abelia
Pink Flowering Almond	Compact Burning Bush
Pussy Willow	Dwarf Burford Holly
Girard Azalea	PJM Rhododendron
Emerald Isle Juniper	Bar Harbor Juniper
Japanese Flowering Quince	Vanhoutte Spirea

Please Note: Additional species will be considered by the Board upon request.

Landscape bedding ground covers should be a natural-like cover of mulch, creek gravel, etc. Materials such as Lava Rock, white rock, masonry block or diamond landscape blocks are considered inappropriate for the community of Kelby Creek.

Retaining Walls – In some instances it may be necessary to provide retaining structures to protect trees near roadways and other graded areas. Such retaining structures should have a natural appearance using natural materials, such as stone, wood ties, etc.

Surface Drainage – The surface drainage system shall consist primarily of on-grade pervious systems. Hardscape materials are permitted when no other options are available. The use of underground storm drains should be minimized. Drainage of individual properties must work with the existing topography and be directed toward the natural open space or drainage swale systems, developed in conjunction with the roadways. Community landscape areas and amenities must be protected during all construction operations through the use of fencing or other barriers. Adequate provision must be made to prevent any surface waters from damaging public or private property, or to excavation areas and fill slopes, both during and after construction.

Swimming and Spa Pools

No above ground swimming pools are allowed. All in-ground swimming pools must be designed and engineered in compliance with applicable codes. Swimming pools should be visually connected to the residence through walls or courtyards and screened or separated from direct view of the street, common areas, or of neighboring properties. Backwash water, from swimming pools and spas, is not permitted to be discharged into any part of the sewer system, wash over or erode adjoining property.

Tennis Courts

Tennis courts are not allowed.

Underground Wiring

All exterior wiring shall be installed underground. Electric transformer, phone and cable TV pedestals should be landscaped in a manner to shield such facilities from view.

Builders Please Note: A portable lavatory is required every 100 to 150 feet on building sites. You are required to keep and maintain at least one at all times. If you are sharing a portable lavatory with another builder, please specify the name of the builder on your Design Review Application.

Internal Phone Wiring

Fiber optic phone wiring has been installed through out the community of Kelby Creek. When prewiring for phones in your home, CAD-5 wire should be installed as opposed to conventional copper lines.

These Guidelines are provided to summarize the general building standards of Kelby Creek. It is highly recommended that you obtain a copy of the Declaration of Restrictions for additional detailed rules and regulations of the community.