

## **FRONTENAC SQUARE AND THE GROVE IN FRONTENAC**

POWERPOINT PRESENTATION – PLANNING COMMISSION MEETING  
NOVEMBER 12, 2014  
STOCK PROJECT NO. (213-5219 & 214-5285)

### **ITEM A –**

### **CHANGES TO FRONTENAC SQUARE & THE GROVE IN FRONTENAC PRELIMINARY PLAN:**

- 1.) INCREASED THE SIZE OF THE TOWNHOMES FROM A  
MINIMUM OF 1,523 S.F. TO 1,890 S.F.
  
- 2.) REVISED THE LAYOUT OF THE TOWNHOMES. OPEN SPACE  
CHANGED FROM 57.3% TO 55.4%.
  
- 3.) LOWERED THE FINISH FLOOR OF THE ASSISTED LIVING  
FROM 596.50 TL 593.50.
  
- 4.) PARKING ALONG THE NORTH SIDE WAS FLIPPED TO ALLOW  
FOUR FEET (4') ADDITIONAL GREENSPACE.

5.) ADDED ROUND-A-BOUT TO SPOEDE ROAD AS APPROVED  
BY MODOT.

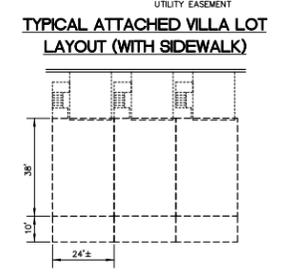
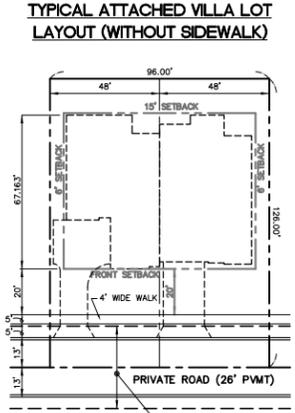
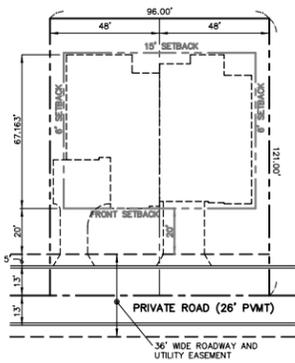
6.) PHOTOS OF TOWNHOMES.

7.) ARCHITECTURAL PERSPECTIVES ON THE GROVE.

# FRONTENAC SQUARE AND THE GROVE IN FRONTENAC

A TRACT OF LAND BEING  
LOCATED IN U.S. SURVEY 2675, TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN  
CITY OF FRONTENAC, ST. LOUIS COUNTY, MISSOURI

## PRELIMINARY PLAN



**PERTINENT DATA**

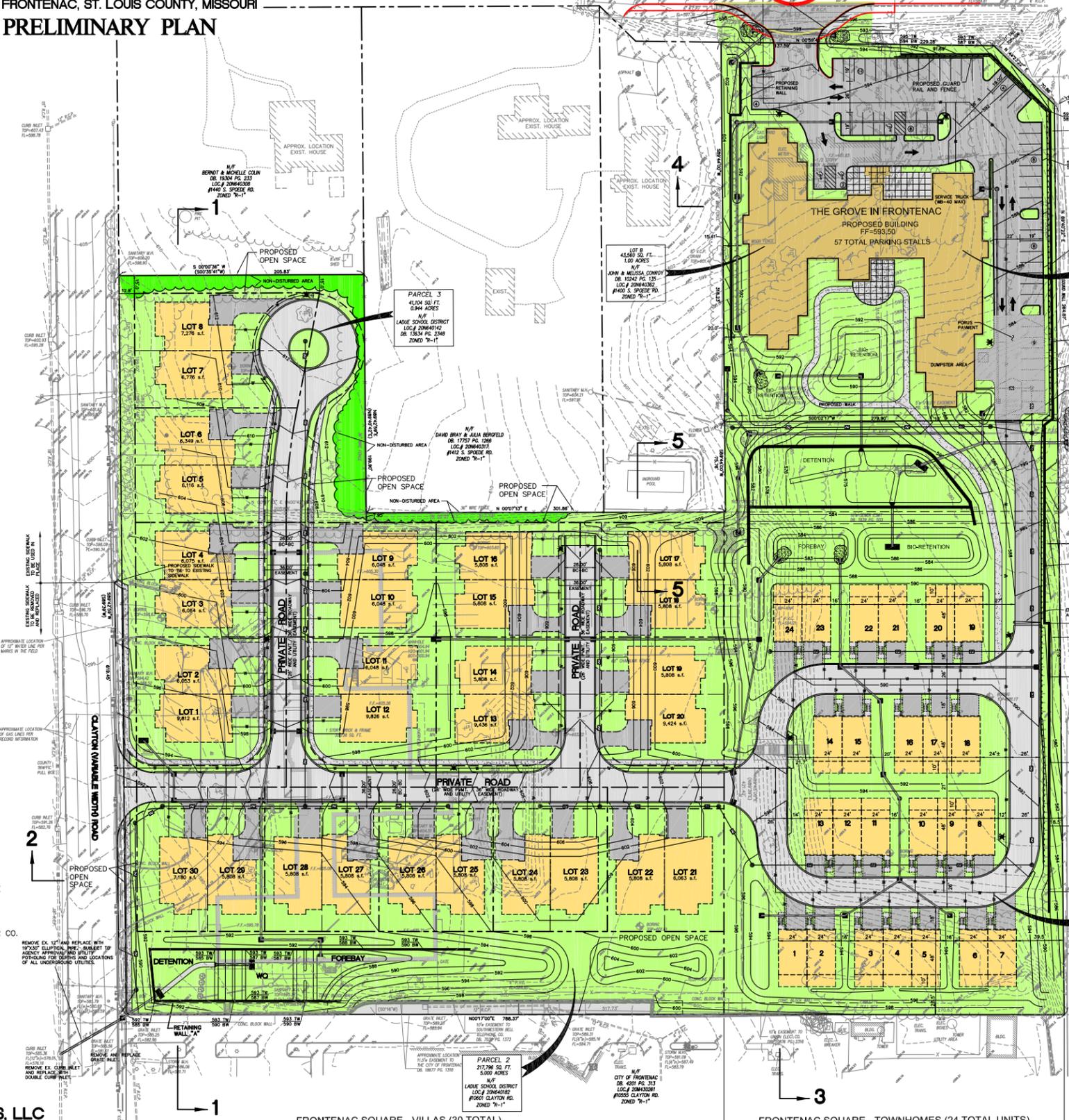
LOCATOR NUMBER	= 20N640142, 20N640182, 20N640261, 20N640362, 19N120280
OVERALL AREA	= 11,049 Acres ±
EXISTING ZONING	= R-1, ONE ACRE RESIDENCE
PROPOSED ZONING	= "PD" DISTRICT
SEWER DISTRICT	= MSD
TELEPHONE SERVICE	= AT&T
GAS SERVICE	= LACLEDE GAS COMPANY
WATER SERVICE	= MISSOURI AMERICAN WATER CO.
ELECTRIC SERVICE	= AMEREN
FIRE DISTRICT	= CITY OF FRONTENAC
SCHOOL DISTRICT	= LADUE SCHOOL DISTRICT
F.I.R.M. No.	= 29189C0168 J
PROPOSED USE	= VILLA'S AND TOWNHOMES SENIOR LIVING

**ST. LOUIS COUNTY BENCHMARK**

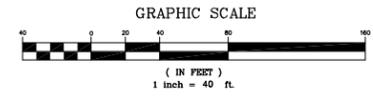
BENCHMARK # 13-214  
ELEV.=575.16  
"STANDARD ALUMINUM DISK" STAMPED SL-43 1992 DISK IS SET ALONG THE NORTH SIDE OF CLAYTON ROAD IN FRONT OF LE CHATEAU VILLAGE SHOPPING CENTER, 140' WEST OF THE EAST ENTRANCE, APPROXIMATELY 0.3 MILES WEST OF LINDBERGH BOULEVARD.

**PREPARED FOR:**  
**PULTE HOMES OF ST. LOUIS, LLC**  
17107 CHESTERFIELD AIRPORT ROAD  
SUITE 120  
CHESTERFIELD, MO 63005

**THE GROVE ASSISTED LIVING, LLC**  
c/o WM. BIERMANN COMPANY, LLC  
16650 CHESTERFIELD GROVE RD.  
SUITE 100  
CHESTERFIELD, MO 63005



<b>FRONTENAC SQUARE - VILLAS (30 TOTAL)</b>	<b>FRONTENAC SQUARE - TOWNHOMES (24 TOTAL UNITS)</b>
TOTAL SITE: 5.82 Acres	TOTAL SITE: 3.23 Acres
TOTAL OPEN SPACE: 1.18 Acres ±	TOTAL OPEN SPACE: 1.79 Acres ±
-OPEN SPACE FOR "FRONTENAC SQUARE" DOES NOT INCLUDE GREEN AREAS ON EACH INDIVIDUAL LOT	



**TOTAL TRACT DESCRIPTION:**  
A TRACT OF LAND BEING LOCATED IN U.S. SURVEY 2675, TOWNSHIP 45 NORTH, RANGE 5 EAST, IN THE CITY OF FRONTENAC, ST. LOUIS COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF A TRACT OF LAND AS CONVEYED TO THE CITY OF FRONTENAC BY INSTRUMENT RECORDED IN BOOK 4201, PAGE 313 OF THE ST. LOUIS COUNTY RECORDS FROM WHICH A FOUND CUT CROSS BEARS SOUTH 03 DEGREES 21 MINUTES 24 SECONDS EAST, 2.36 FEET, SAID POINT ALSO BEING LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF CLAYTON ROAD, VARIABLE WIDTH, THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 89 DEGREES 42 MINUTES 59 SECONDS WEST (SOUTH 89 DEGREES 39 MINUTES WEST), 619.45 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND AS CONVEYED TO COLIN W AND MICHELLE A BERNDT BY INSTRUMENT RECORDED IN BOOK 19304, PAGE 233 OF THE ABOVE SAID RECORDS, FROM WHICH A FOUND CONCRETE MONUMENT BEARS SOUTH 8 DEGREES 02 MINUTES 01 SECONDS WEST, 0.89 FEET; THENCE ALONG THE EAST LINE OF SAID BERNDT TRACT, NORTH 00 DEGREES 00 MINUTES 36 SECONDS EAST (NORTH 00 DEGREES 35 MINUTES 41 SECONDS EAST), 205.83 FEET TO THE NORTHEAST CORNER OF SAID BERNDT TRACT, SAID POINT ALSO BEING LOCATED ON SOUTH LINE OF A TRACT OF LAND AS CONVEYED TO DAVID G BRAY AND JULIA DRUM BERGFELD BY INSTRUMENT RECORDED IN BOOK 17757, PAGE 1266 OF ABOVE SAID RECORDS, FROM WHICH A FOUND IRON PIPE BEARS SOUTH 51 DEGREES 38 MINUTES 00 SECONDS WEST, 0.25 FEET; THENCE ALONG SAID SOUTH LINE, NORTH 89 DEGREES 42 MINUTES 59 SECONDS EAST (NORTH 89 DEGREES 40 MINUTES 42 SECONDS EAST), 199.90 FEET TO THE SOUTHWEST CORNER OF SAID DAVID G BRAY AND JULIA DRUM BERGFELD TRACT FROM WHICH A FOUND CONCRETE MONUMENT BEARS SOUTH 15 DEGREES 30 MINUTES 03 SECONDS WEST, 0.36 FEET; THENCE ALONG THE EAST LINE OF SAID DAVID G BRAY AND JULIA DRUM BERGFELD TRACT AND THE EAST LINE OF A TRACT OF LAND AS CONVEYED TO THOMAS AND SHARI CULLETON, BY INSTRUMENT RECORDED IN BOOK 7856, PAGE 251 OF ABOVE SAID RECORDS, NORTH 00 DEGREES 07 MINUTES 13 SECONDS EAST (NORTH 00 DEGREES 07 MINUTES EAST), 301.86 FEET TO A FOUND IRON PIPE AT NORTHEAST CORNER OF SAID CULLETON TRACT; THENCE ALONG THE NORTH LINE OF SAID CULLETON TRACT, SOUTH 89 DEGREES 44 MINUTES 00 SECONDS WEST, 393.99 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH SPODE ROAD, VARIABLE WIDTH; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 00 DEGREES 59 MINUTES 42 SECONDS EAST, 229.28 FEET AND NORTH 44 DEGREES 23 MINUTES 22 SECONDS EAST, 70.86 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 40, VARIABLE WIDTH; THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 89 DEGREES 40 MINUTES 22 SECONDS WEST, 264.87 FEET AND NORTH 89 DEGREES 38 MINUTES 00 SECONDS EAST, 498.36 FEET TO A FOUND CONCRETE MONUMENT LOCATED ON THE WEST LINE OF ABOVE SAID CITY OF FRONTENAC TRACT; THENCE ALONG SAID WEST LINE, SOUTH 00 DEGREES 17 MINUTES 00 SECONDS WEST (SOUTH 0 DEGREES 15 MINUTES WEST), 788.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 481,330 SQUARE FEET OR 11.049 ACRES.

- NOTES:**
- BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
  - SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD), ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP NUMBER 29189C0168 J WITH A MAP REVISION DATE OF AUGUST 23, 2000.
  - GRADING AND STORM WATER PER CITY OF FRONTENAC, M.S.D., MODOT AND ST. LOUIS COUNTY STANDARDS AND SPECIFICATIONS. STORM WATER TO DISCHARGE AT AN APPROPRIATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
  - NO SLOPE GREATER THAN 3:1 ALLOWED WITHOUT CITY AND GEOTECH. APPROVAL. GRADING SHALL FOLLOW GEOTECHNICAL RECOMMENDATIONS.
  - ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
  - ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
  - THE APPLICANT SHALL SUBMIT IMPROVEMENT PLANS FOR REVIEW BY THE CITY OF FRONTENAC.
  - PLAN SUBJECT TO CHANGE DURING AGENCY REVIEW & APPROVALS. THIS PLAN IS NOT FOR CONSTRUCTION.
  - ALL GREEN AREA, EXCEPT WOODED AREAS, INCLUDING PARKING LOT LANDSCAPING FOR COMMERCIAL USES, VILLAS AND TOWNHOMES SHALL BE IRRIGATED.
  - TRASH DUMPSTER IN SERVICE AREA OF SENIOR LIVING. INDIVIDUAL UNIT TRASH PICKUP FOR THE VILLAS AND TOWNHOMES.

**SITE INFO:**

**PROPOSED VILLA'S (FRONTENAC SQUARE)**

OVERALL AREA	= 5.82 Acres ±
TOTAL LOTS	= 30 LOTS (5,808 s.f. MIN.)
TOTAL PARKING	= 2 SPACES PER LOT (2 CAR GARAGE)
ROADWAY/UTILITY EASEMENT	= 1.02 Acres ± (36' WIDE EASEMENT)
OPEN SPACE	= 1.18 Acres ± (INCLUDES GREEN AREAS, WALKING TRAILS, SIDEWALKS AND DETENTION AREAS)

**PROPOSED TOWNHOMES (FRONTENAC SQUARE)**

OVERALL AREA	= 3.23 Acres ±
TOTAL UNITS	= 24
TOTAL PARKING	= 2 SPACES PER UNIT (2 CAR GARAGE)
OPEN SPACE	= 1.79 Acres ± (INCLUDES GREEN AREAS, WALKING TRAILS, SIDEWALKS AND DETENTION AREAS)

**PROPOSED SENIOR LIVING (THE GROVE IN FRONTENAC)**

OVERALL AREA	= 2.00 Acres ±
TOTAL BEDS	= 86
TOTAL PARKING	= 57 SPACES (INCLUDES 3 H.C.)
OPEN SPACE	= 0.77 Acres ± (INCLUDES GREEN AREAS, WALKING TRAILS, SIDEWALKS AND DETENTION AREAS)



**UTILITY NOTE:**  
UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND, THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD 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.

MISSOURI ONE-CALL  
1-800-344-7483

PREPARED BY:  
PRELIMINARY PLAN FOR:

### FRONTENAC SQUARE THE GROVE IN FRONTENAC

FRONTENAC, MO.



11/12/2014  
GEORGE M. STOCK E-25116  
CIVIL ENGINEER  
CERTIFICATE OF AUTHORITY  
NUMBER: 000996

**REVISIONS:**

1	6/3/14	REVISED PLAN
2	8/21/14	REVISED TOWNHOMES
3	9/23/14	REVISED TOWNHOMES
4	10/03/14	REVISED
5	10/14/14	REVISED
6	10/16/14	REVISED
7	11/12/2014	REVISED

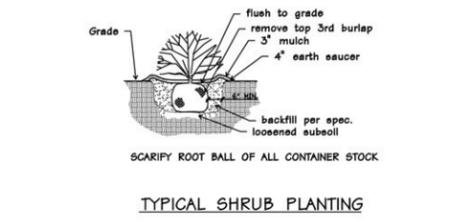
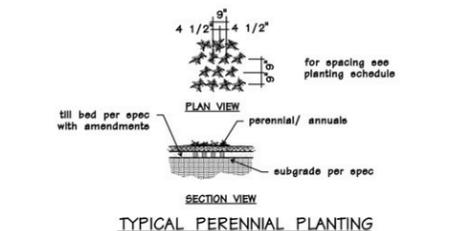
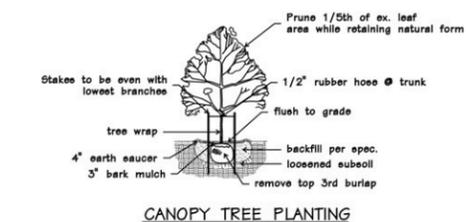
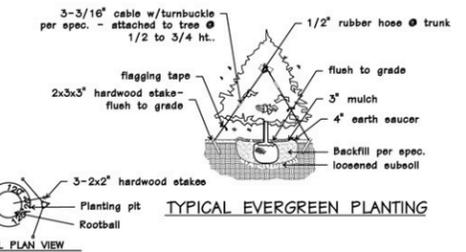
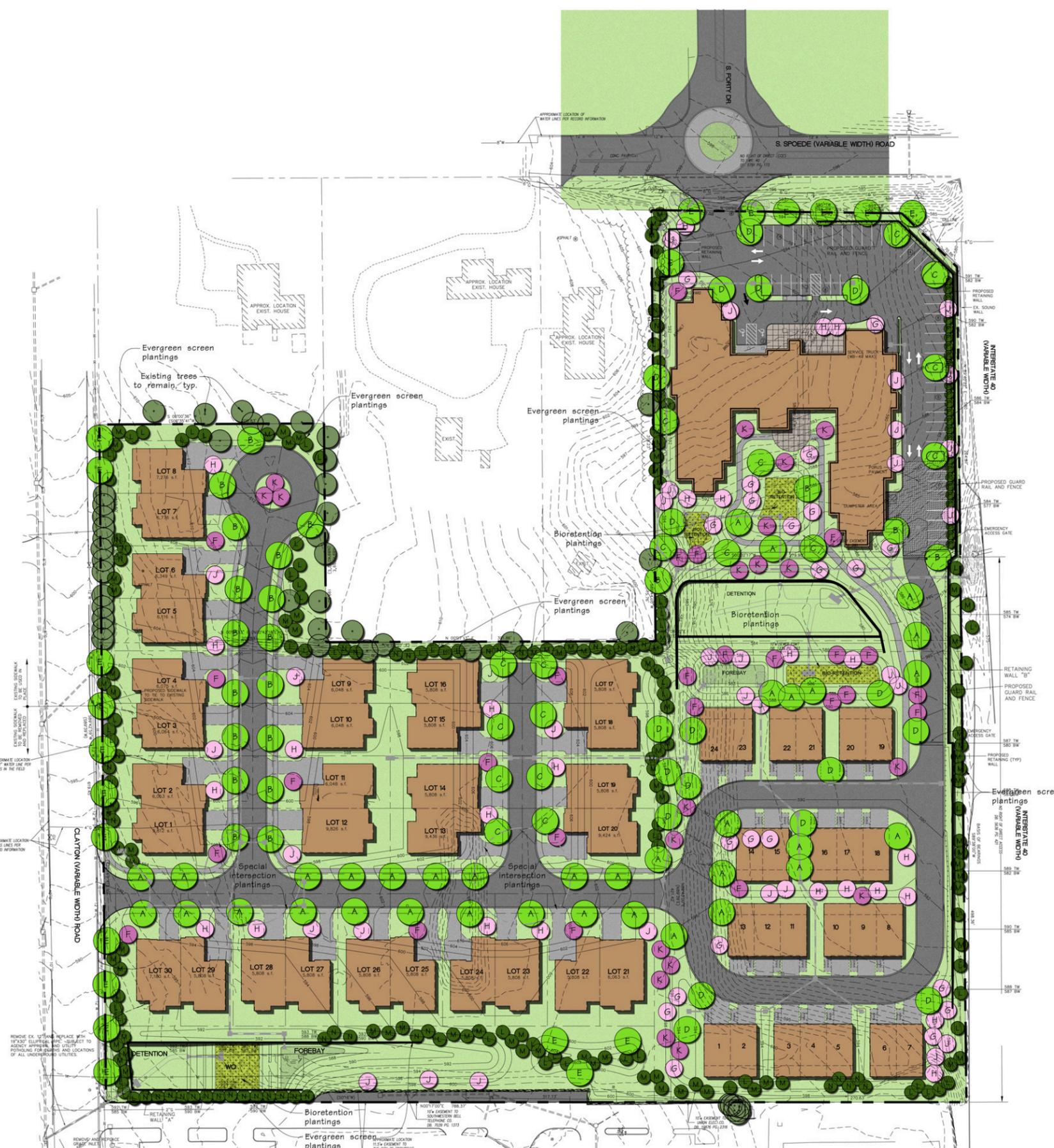
DATE:	T.P.S.:	DESIGNED BY:	G.M.S.
5/5/2014		5219/5285	
SCALE:	DATE:	DATE:	DATE:
1"=40'	5/5/2014	5/5/2014	5/5/2014
SHEET NO.:	MO-00		

**PRELIMINARY SITE PLAN**

SHEET NO.:  
**SDP-11**

295 Chesterfield Business Parkway  
St. Louis, MO 63017  
Tel: 314.961.1000  
Fax: 314.961.1001  
E-mail: gstock@stockandassociates.com  
Web: www.stockandassociates.com

**STOCK & ASSOCIATES**  
Consulting Engineers, Inc.



SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
<b>DECIDUOUS TREES</b>				
A	35	Acer x freemanii 'Armstrong'	Armstrong Maple	2.5' cal
B	21	Tilia cordata	Littleleaf Linden	2.5' cal
C	16	Gleditsia triacanthos f. inermis 'Skycole'	Skyline Honeylocust	2.5' cal
D	16	Quercus bicolor	Swamp White Oak	2.5' cal
E	20	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2.5' cal
F	25	Cercis canadensis	Redbud	2' cal
G	21	Malus 'Spring Snow'	Spring Snow Crabapple	2' cal
H	25	Amelanchier arborea	Serviceberry	2' cal
J	33	Cornus florida	Dogwood	2' cal
K	19	Malus 'Prairiefire'	Prairiefire Crabapple	2' cal
<b>EVERGREEN TREES</b>				
L	64	Pinus strobus	White Pine	0'
M	90	Picea abies	Norway Spruce	0'
N	50	Thuja 'Green Giant'	Green Giant Arbovitae	0'
P	25	Juniperus chinensis 'Hetzil Columnaris'	Hetzil Columnar Juniper	4'
4,973sf		Bioretention plantings		

Revisions:

Date	Description	No.
8-22-14	Base Revision	1
11-12-14	Base Revision	2

Drawn: LWH  
 Checked: JAS

**loomisAssociates**  
 landscapeArchitects/planners  
 202 S. 4th Ave., Suite 105  
 St. Louis, MO 63102  
 P: 314.425.4525  
 F: 314.425.4526  
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 www.loomisassociates.com

Loomis Associates Inc.  
 Missouri State Certificate of Authority # LAC #000019

Sheet Title: Landscape Plan  
 Sheet No: L-1  
 Date: 05/05/14  
 Job #: 935.006

Frontenac Square  
 The Grove in Frontenac  
 Frontenac, MO



3-Story Product in Buckhead







1 CONCEPT ELEVATION WEST  
3/32" = 1'-0"



2 CONCEPT ELEVATION SOUTH  
3/32" = 1'-0"

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
500	REAL STONE VENEER
505	CEDAR SHAKES
506	PRE-FINISHED CEDAR LAP SIDING
507	PRE-FINISHED SHAKE SIDING
515	CLAD WINDOWS



# The Grove in Frontenac

Frontenac, Missouri

11.11.2014

Lantz - Boggio Architects, P.C.

PRELIMINARY - NOT FOR CONSTRUCTION



1 CONCEPT ELEVATION EAST  
3/32" = 1'-0"



2 CONCEPT ELEVATION NORTH  
3/32" = 1'-0"

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
500	REAL STONE VENEER
505	CEDAR SHAKES
506	PRE-FINISHED CEDAR LAP SIDING
515	CLAD WINDOWS



# The Grove in Frontenac

Frontenac, Missouri

11.11.2014

Lantz - Boggio Architects, P.C.

PRELIMINARY - NOT FOR CONSTRUCTION

GREEN VASE ZELKOVA (E) AS INDICATED ON LANDSCAPE PLAN ARE 60'-70' HIGH AND 40'-50' WIDE FULL GROWTH TREES. CONTINUOUS ALONG PROPERTY LINE AT SPOEDE ROAD.



☒ Spoede Road



# The Grove in Frontenac

(VIEW FROM U.S. ROUTE 40 OFF RAMP AT SPOEDE ROAD - LOOKING EAST)

Frontenac, Missouri

November 11, 2014

Lantz - **Boggio Architects, P.C.**

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ON LANDSCAPE PLAN ARE 60'-70' HIGH  
AND 40'-50' WIDE FULL GROWTH TREES.  
CONTINUOUS ALONG PROPERTY LINE AT  
SPOEDE ROAD.



# The Grove in Frontenac

(VIEW FROM U.S. ROUTE 40 OFF RAMP AT SPOEDE ROAD - LOOKING EAST)

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