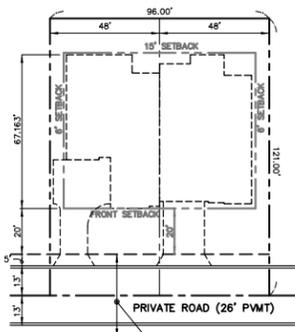


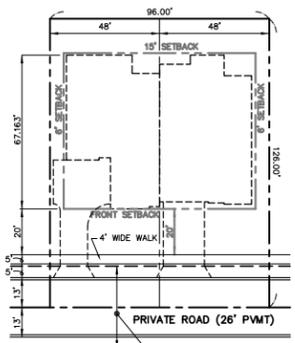
FRONTENAC SQUARE AND THE GROVE IN FRONTENAC

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

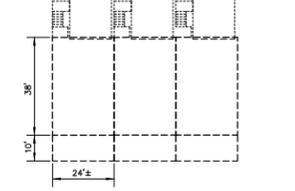
PRELIMINARY PLAN



TYPICAL ATTACHED VILLA LOT LAYOUT (WITHOUT SIDEWALK)



TYPICAL ATTACHED VILLA LOT LAYOUT (WITH SIDEWALK)



TYPICAL TOWNHOME

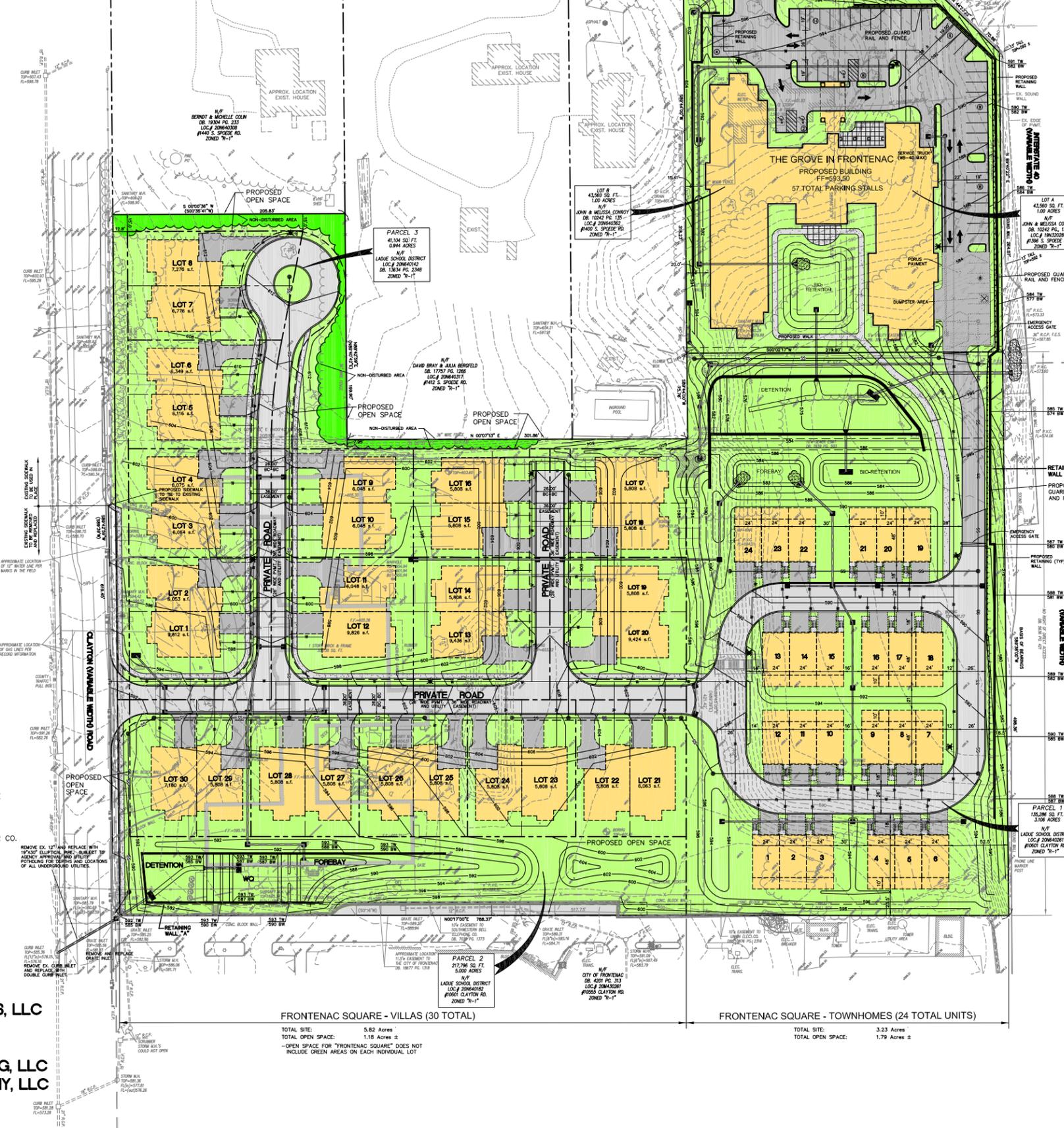
PERTINENT DATA

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



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 SOUTHEAST 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

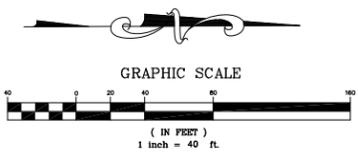
- BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
- SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD), ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP NUMBER 29189C0168 J WITH A MAP REVISION DATE OF AUGUST 23, 2000.
- 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 = 0.70 Acres ± (INCLUDES GREEN AREAS, WALKING TRAILS, SIDEWALKS AND DETENTION AREAS)



PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.
291 Chesterfield Business Parkway
Chesterfield, MO 63005
Tel: 636.861.1300
Fax: 636.861.1300
E-mail: general@stockand.com
Web: www.stockand.com

PRELIMINARY PLAN FOR:

**FRONTENAC SQUARE
THE GROVE IN FRONTENAC**
FRONTENAC, MO.



12/05/2014
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
8	12/03/2014	REVISED
9	12/05/2014	REVISED

DATE:	T.P.S.:	DECODED BY:	G.M.S.
5/5/2014			5219/5285
SCALE:			BASE MAP #
S.L.C. H&T #			H&T SUP #
MARK #			
SHEET NO.:			

PRELIMINARY SITE PLAN

SHEET NO.:

SDP-11



MISSOURI ONE-CALL
1-800-344-7483

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.

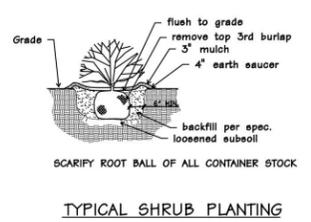
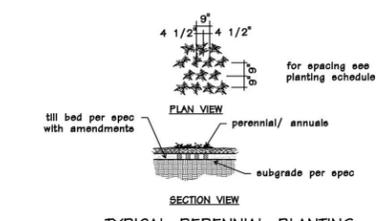
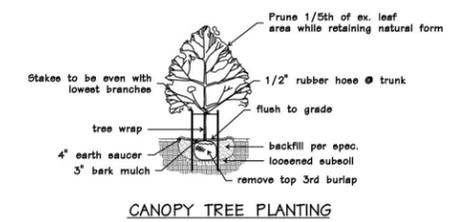
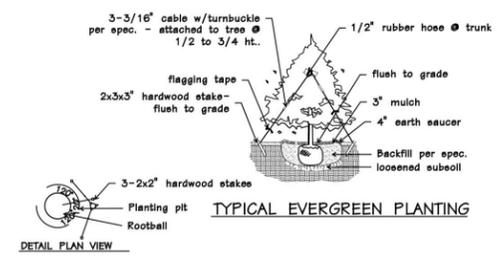


Jerald Saunders - Landscape Architect
 MO License # LA-007154

Consultants:

Frontenac Square The Grove in Frontenac

Frontenac, MO



SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
DECIDUOUS TREES				
A	35	<i>Acer x freemanii</i> 'Armstrong'	Armstrong Maple	2.5' cal
B	21	<i>Tilia cordata</i>	Littleleaf Linden	2.5' cal
C	18	<i>Gleditsia triacanthos f. inermis</i> 'Skycole'	Skyline Honeylocust	2.5' cal
D	18	<i>Quercus bicolor</i>	Swamp White Oak	2.5' cal
E	20	<i>Zelkova serrata</i> 'Green Vase'	Green Vase Zelkova	2.5' cal
F	25	<i>Cercis canadensis</i>	Redbud	2' cal
G	21	<i>Malus 'Spring Snow'</i>	Spring Snow Crabapple	2' cal
H	25	<i>Amelanchier arborea</i>	Serviceberry	2' cal
J	33	<i>Cornus florida</i>	Dogwood	2' cal
K	19	<i>Malus 'Prairiefire'</i>	Prairiefire Crabapple	2' cal
EVERGREEN TREES				
L	64	<i>Pinus strobus</i>	White Pine	Ø'
M	90	<i>Picea abies</i>	Norway Spruce	Ø'
N	50	<i>Thuja 'Green Giant'</i>	Green Giant Arborvitae	Ø'
P	25	<i>Juniperus chinensis 'Hetzil Columnaris'</i>	Hetzil Columnar Juniper	4'
4,973ef		Bioretention plantings		

Revisions:		
Date	Description	No.
8-22-14	Base Revision	1
11-12-14	Base Revision	2
12-5-14	Base Revision	3

Drawn: LWH
 Checked: JAS

loomisAssociates

Landscape Architects/Planners
 1001 N. 1st St., Suite 100
 St. Louis, MO 63102
 Phone: 314.433.8800
 Fax: 314.433.8801
 Email: info@loomisassociates.com

Loomis Associates Inc.
 Missouri State Certificate of Authority # LAC #000018

Sheet Title: Landscape Plan

Sheet No: L-1

Date: 05/05/14
 Job #: 935,006



Clayton Road



Clayton Road



Clayton Road

David Ruiz Art