



Town & Country Grove

# Town Square Plaza

- Approximately 1 Acre Open Space
  - Curved checkerboard pattern.
- Base Proposal Includes Standard Grey Concrete
  - Alternates for checkerboard pattern and colors.
  - No pergolas as shown on drawings.
- 4" Base with 6" Concrete
- Discovery Art Moved to More Prominent Location
- Decorative Light Fixtures (14 total)
- Four Sources of Water
- Four Sources of Electricity



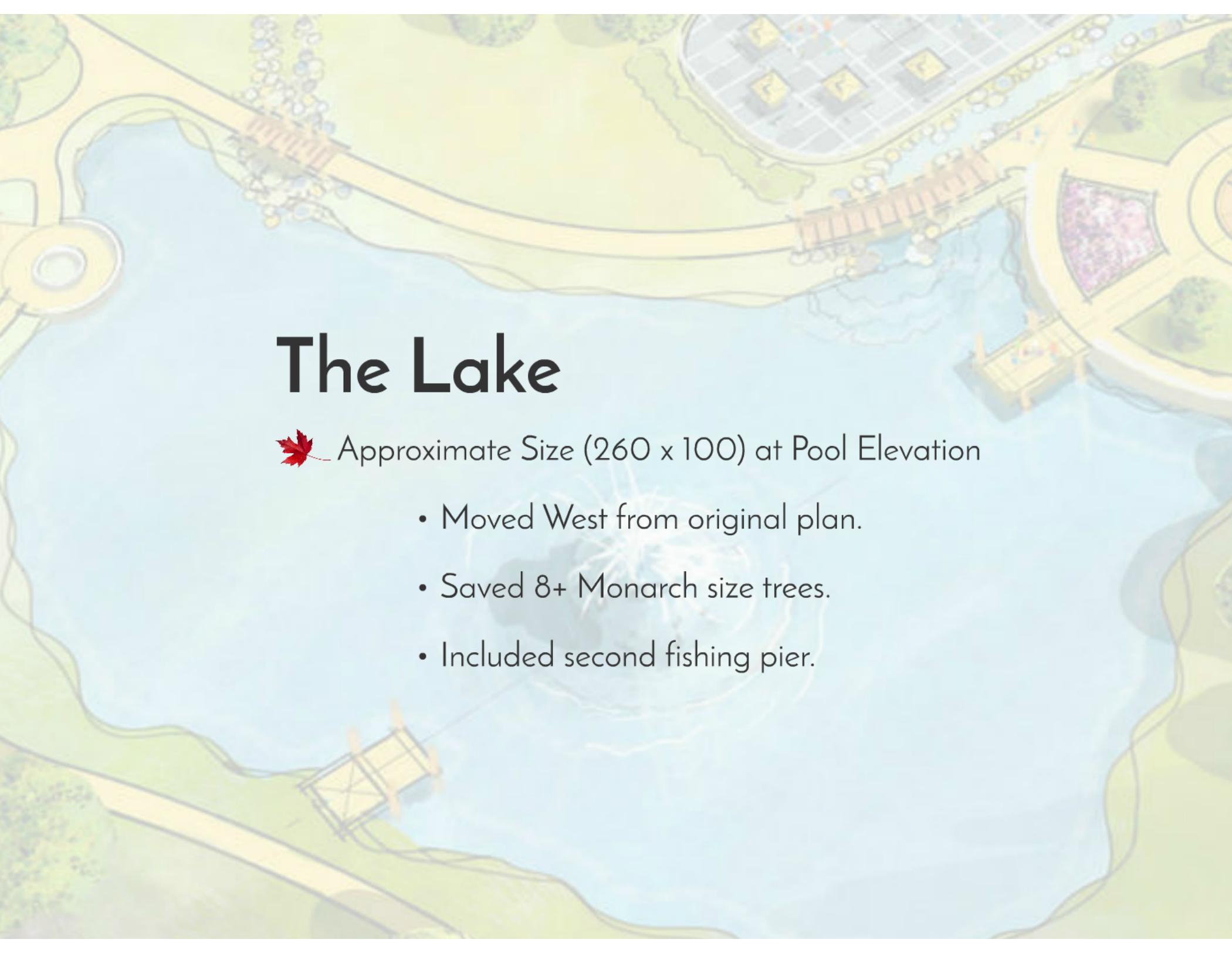
# Trail Systems

As Shown on Original Plan

- Can be rearranged.

Base Proposal 4" Rock Base with 3" Asphalt

- Alternate proposal for Concrete, Colored Concrete and Granite Chips with Ryerson Edging.

An aerial illustration of a lake. The lake is light blue and occupies the central and lower-left portions of the frame. In the upper right, there is a grey grid-patterned area representing a parking lot or building complex. A long, curved wooden bridge spans across the top of the lake. To the right, there is a circular structure with a purple interior, possibly a gazebo or a small building. In the lower left, there is a wooden pier extending into the water. A fountain with a starburst pattern is located in the center of the lake. The surrounding land is green with some trees and a yellow path.

# The Lake

 Approximate Size (260 x 100) at Pool Elevation

- Moved West from original plan.
- Saved 8+ Monarch size trees.
- Included second fishing pier.

# Pedestrian Tunnel

- ❁ Per the Original Proposal
- ❁ Minimizing Wing Walls
- ❁ Based on Good Soils Conditions (no soils report)
- ❁ Utility Allowance in Base Proposal
- ❁ Corrugated Steel Construction

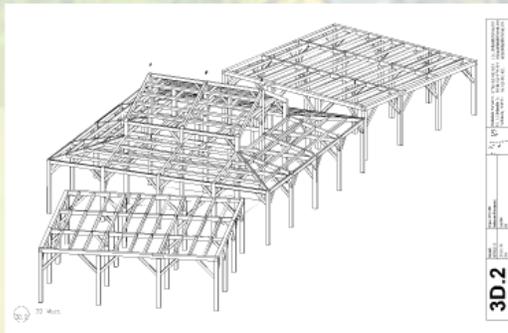


# Retaining Walls & Grade Changes

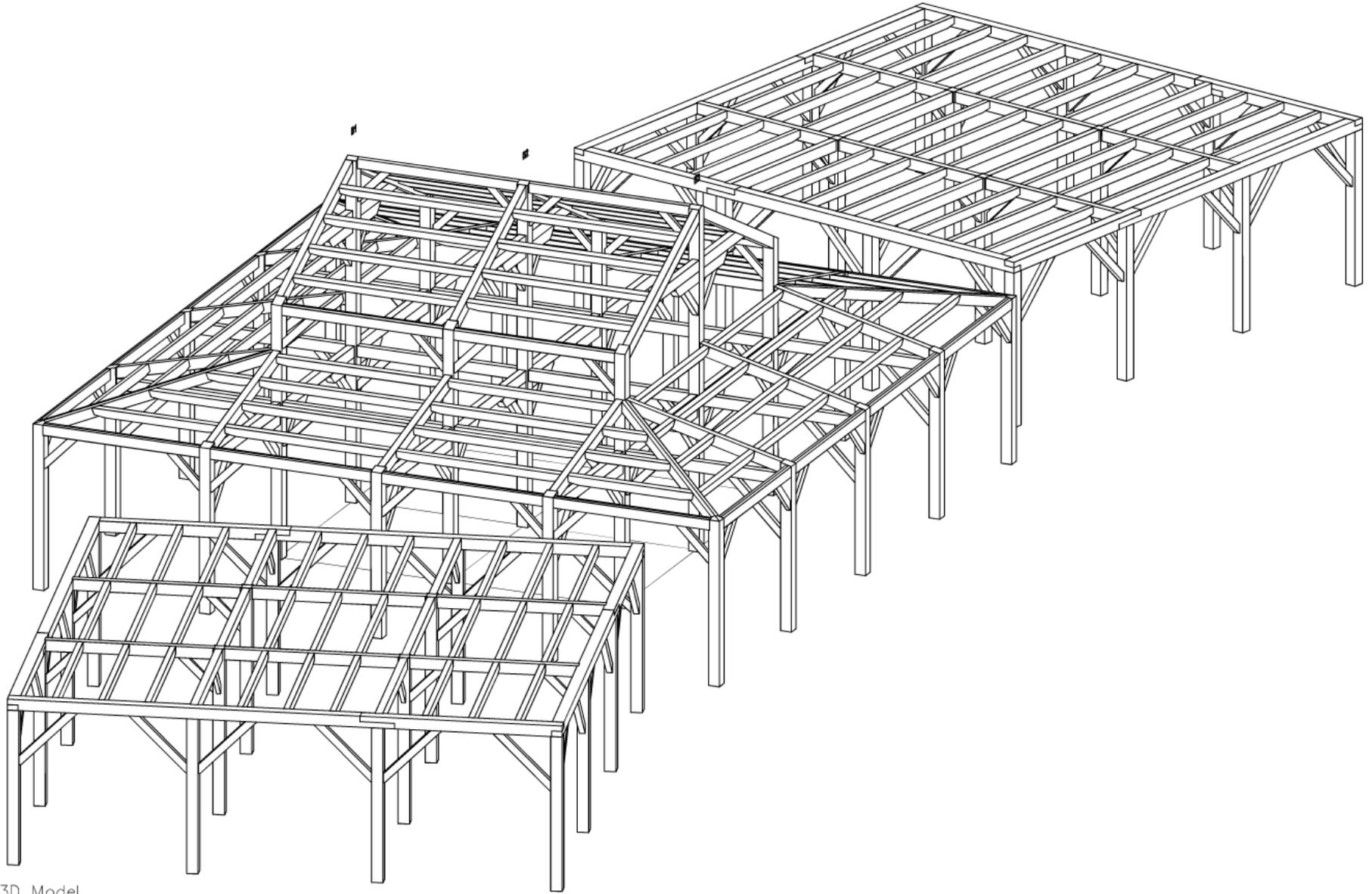
- Removed 90% of Retaining Walls
- Move Lake to the West to Salvage Monarch Trees
- Flattened Site to Reduce Storm Pipe and Provide for Water Quality
- Stone Walls Remain at Fishing Dock and Retail Patio
- Babbling Brook Moved to West Side of Compass Rose
- Access to Adjoining Developments
- Provided for Truck Access to Straub's

# Retail Development

- Developed Area Approximately One Acre
- Parking for 151 Spaces (189 with expansion)
- Retail with One Restaurant. 90 - 130 Required
- Timber Construction Reminiscent of Early 1900's Similar to State Parks Like Pere Marquette and Babler State Park
- Isometric of Retail







3D.2

3D Model

Issued:  
9/29/2016  
Drawn By:  
ERIC

Project: 2016\_065  
Brinkmann Restaurant  
Location:  
MO



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**3D.2**

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# Wirth Blacksmith Shop

- 🍁 Upgraded Pavilion from Original Plan
- 🍁 Reminiscent of Original Building Here 1880
- 🍁 Gathering Place for Residents
- 🍁 Includes Stone Fireplace, Anvils & Tools to Memorialize History
- 🍁 Place to Barbecue
- 🍁 Timber Construction
- 🍁 Wood Ceilings
- 🍁 Men & Women's Restrooms



# Restaurant

🍁 Only One in the Development

🍁 Family Oriented

🍁 Multiple Price Points





An aerial site plan background showing a central green area with various trees and structures. A blue lake is on the left, and a building complex is on the top right. A winding path or road is visible on the right side.

# Miscellaneous Site Improvements

-  Fountain at the Lake
-  Babbling Brook with Stones
-  Stone Walls at Retail & Fishing Dock
-  Landscaping & Irrigation for Entire Site
  - Perennials.
  - Allowance for two garden clubs.



# Alternates

- One Additional Pavilion in the Town Square Area
- Concrete Walkway in Lieu of Asphalt
  - Integral color in walkways.
- Crushed Granite Walkways
- Checkerboard Pattern in Lieu of One Color in Town Square
- Provide Smaller Pavilion in Southwest Corner
- Eliminate Sodding and Providing Seed



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