



**BOARD OF ALDERMEN
Meeting Minutes**

September 13, 2021

7:00 PM 1 GOVERNMENT CTR. BALLWIN, MO 63011

THE MINUTES ARE PREPARED IN SUMMARY TO REFLECT THE OVERALL DISCUSSIONS, NOT VERBATIM QUOTES.

The meeting was called to order by Mayor Pogue at 7:00 p.m.

ROLL CALL

Present

- Mayor Tim Pogue
- Alderman Mike Utt
- Alderman Michael Finley
- Alderman Kevin M. Roach
- Alderman Mark Stallmann
- Alderman Frank Fleming
- Alderman Jim Leahy
- Alderman Ross Bullington
- Alderman Raymond Kerlagon
- City Administrator Eric Sterman
- City Attorney Robert Jones

Absent

MINUTES

The minutes from the August 9, 2021, Board of Aldermen meeting were submitted for approval. A motion was made by Alderman Fleming and seconded by Alderman Bullington to approve the minutes from the August 9, 2021 Board of Aldermen meeting as submitted. A voice vote was taken with unanimous affirmative result and the motion passed.

The minutes from the August 9, 2021 Board of Aldermen closed meeting were submitted for approval. A motion was made by Alderman Fleming and seconded by Alderman Bullington to approve the minutes from the August 9, 2021 Board of Aldermen closed meeting as submitted. A voice vote was taken with unanimous affirmative result and the motion passed.

CITIZEN COMMENTS

John Kasperek, 14563 Manchester Rd., addressed the Board. He is opposed to the apartment project and feels greenspace is being cut more and more. He also suggested possibly using strip centers which are becoming vacant for the complex.

Mary Marcinkiewicz, 274 Oak Pass Ct., addressed the Board. While she is not opposed to the apartment project, she is opposed to locating it in Vlasik Park. There are other places in Ballwin for the complex and asked that Vlasik Park remain as it is.

Connie Oster, 743 Stoney Creek Ln., addressed the Board. Ms. Oster stated her comments were based on facts mostly found on the City's website. She shared that parking for the complex is short and overflow parking has not been addressed. She spoke of fire department ladder trucks which would be unable to reach the top floors of the complex. She also stated that, in numerous plans and studies, Ballwin residents have stated they would like more greenspace/town center. Her questions for the Board included how this is considered mixed use space when only one percent is retail, what the plan is to replace greenspace lost to the new government center and would Ballwin residents have to pay for new ladder trucks for fire departments.

Walter Young, 634 Lemonwood Dr., addressed the Board. Mr. Young is a former alderman and mayor for Ballwin. He feels the Board is not looking at the comprehensive plan carefully. He stated he remembers the Board supporting a plan to make this area an amphitheater. He also expressed a concern regarding the shortage of parking and that previous commercial plans have had to have enough parking before the Board would pass them.

Barb Ryan, 113 Holly Green Dr., addressed the Board. Ms. Ryan had several questions for the Board as she felt Ballwin residents were not given much opportunity to view presentations or hear discussions regarding the apartment project. She asked if things could be delayed so residents can talk with the developers and ask questions. She also asked if there are similar projects that she could view.

Shane Earley, 415 Gatehall Ln., addressed the Board. Mr. Earley prefers and enjoys all the common ground and greenspace in the area and doesn't feel the apartments are necessary. He feels greenspace is more important and that this space should be used for something beneficial to the community.

Judith Fister, 313 Bellerive Dr., addressed the Board. Ms. Fister is concerned about the apartment project in Vlasis Park; she is also concerned about the traffic issues it will cause. She feels it is a mistake to put the complex in the park. She also feels more greenspace is needed and that an amphitheater would be a more logical choice for the space.

James Wilding, 587 Twigwood Dr., addressed the Board. He feels this is taking away park space that we can never get back. He is concerned about the parking, the entrance which encroaches on the park and the height of the building.

Therese Wegan, 11 Sweet Meadows, addressed the Board. She stated she was encouraged to move to Ballwin 26 years ago by family already residing here. She is concerned about greenspace as well as the same concerns expressed by other speakers.

Janice Viazanko, 809 Westwood Dr., addressed the Board. She stated the new government center is the former site of ballfield two. She shared information from the Ballwin Comprehensive Plan from 2019 and that people were very clear that Parks needed more attention; more parks were needed and less development. She feels the apartment complex does not meet the comprehensive goals for Ballwin.

Wesley Wu, 1026 Anna Meadows Ln., addressed the Board. He does not feel there will be any concerns with traffic and/or parking with the new complex as it is well within walking distance to area shopping. He also feels the new complex will be high quality housing.

LEGISLATION

Bill 4099 - AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF BALLWIN TO ENTER INTO AN AGREEMENT ON BEHALF OF THE CITY WITH THE CITY OF MANCHESTER RELATING TO THE PROVIDING OF POLICE DISPATCHING SERVICES FOR THE CITY OF MANCHESTER.

A motion was made by Alderman Fleming and seconded by Alderman Kerlagon for a first reading of Bill 4099. A voice vote was taken with unanimous affirmative result and Bill 4099 was read for the first time.

Discussion:

Alderman Roach asked about any changes made to the agreement; City Attorney Jones replied the only changes are monetary; he also shared the City of Manchester has not yet considered this agreement, but will be doing so at their meeting on September 20. Alderman Stallmann asked how long this agreement has been in place; we have been providing this service for decades.

A motion was made by Alderman Roach and seconded by Alderman Stallmann for a second reading of Bill 4099. A voice vote was taken with unanimous affirmative result and Bill 4099 was read for the second time.

A roll call vote was taken for passage and approval of Bill 4099 with the following results:

Ayes – Aldermen Finley, Utt, Roach, Stallmann, Fleming, Leahy, Bullington, Kerlagon

Nays -- None.

Bill No. 4099 was approved and became Ordinance No. 21-16

Bill 4100 - AN ORDINANCE PROVIDING FOR THE APPROVAL OF A SUBDIVISION PLAT FOR THE PARC PLACE AT VLASIS CONSOLIDATION SUBDIVISION AS PROVIDED IN CHAPTER 25 OF THE CODE OF ORDINANCES OF THE CITY OF BALLWIN, MISSOURI.

A motion was made by Alderman Fleming and seconded by Alderman Stallmann for a first reading of Bill 4100. A voice vote was taken with unanimous affirmative result and Bill 4100 was read for the first time.

Discussion:

Mayor Pogue stated there are three bills concerning this development and he asked the petitioner to come forward with their presentation and answer as many questions from residents as possible.

George Restovich, attorney representing the Landau Group and Brent Evans, addressed the Board and audience. He stated the presentation this evening was on the mixed use development leading into the park, which they believe will make Ballwin stand out among neighboring communities. He stated he also feels this project meets the goals outlined in the 2019 Comprehensive Plan. He briefly spoke of the three components to be discussed: the application to unify 14811, 14819 and 14821 Manchester Rd, the change in zoning from PA to C1 and to ask for the unified parcel to become Manchester Road overlay district. He then introduced Brent Evans.

Mr. Evans is a resident of Ballwin and a former state representative for Ballwin and Manchester. Since leaving office, he has participated in the revitalization of several downtown areas (lofts, etc.). He stated he is in Vlasik Park nearly every day and believes this project will help Ballwin. He also stated this commercial property is not part of the park and this project will provide market rate housing, purposely designed.

Gabe McKee, architect with V Three Studios, 2717 Sutton Blvd., made a presentation on the apartment project. This project would consolidate three parcels of land into 197 units of market rate apartments. He stated the site has been challenging with 25+ feet of grade change between Manchester Rd. and the lots. There are two levels of parking nested into the hillside. Originally, they had been looking at 1.2 as the parking multiplier, but have been able to change that to 1.4 or 1.5. There are five levels of actual apartments; four will be visible. Retail space such as a coffee shop, will overlook the park. A food truck park is planned for the smaller parcel. Amenity decks overlooking the park will be available for residents. This will be accessed through Andrews Parkway, off Seven Trails Dr.; two entrances are already there. They have worked with the fire department to create a fire lane on the southern side of the building between the retaining wall and the building. They are currently working with MoDot to expand the right of ways to allow for fire truck circulation. They have worked with the fire department to ensure the building is in compliance with their ladder trucks and it will be safe and serviceable in the event of an

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emergency. The smaller lot to the west would be a food truck park on the weekends and would also allow for extra parking during the day and overflow parking in the evenings. Forty-two surface parking spaces have been added.

Alderman Stallmann asked if it was possible to get to the 1.5 ratio for parking and retain green space; Mr. McKee responded the 1.5 multiplier applied only to the building. They can get to 1.5 by excavating more. Retail space has its own overflow parking. For the food truck area specifically, they are looking at a grass paver system to double as overflow parking for daytime and evening. Alderman Stallmann also wanted to be clear that this is strictly market based rent and there are no plans for subsidized or any assisted rentals; Mr. McKee responded that is correct and there is no HUD housing. Alderman Stallmann stated that the developers are asking for no assistance and that this is strictly privately financed; Mr. McKee replied that is correct.

Alderman Fleming asked to follow up on the parking. Mr. McKee responded that there are 10 spots next to the café/retail space. They have allocated an additional 12 spots in what is currently utility space. Sixteen spots have been added as a grass paver system and four parallel parking spots have been added near the sidewalk.

Alderman Bullington stated the current plan shows only one retail spot and asked if they are committed to adding more retail. Mr. McKee responded they are and that the space on the western end could be additional retail space.

Mayor Pogue wanted to clarify that they could reach the 1.5 ratio and that 42 surface spots have been added; Mr. McKee stated that an additional 32 spots were added to make a total of 42 surface spots and that to reach the 1.5 ratio, they would excavate more into the hillside. Mayor Pogue also asked Mr. McKee to give more detail on the accommodations made for the house adjacent to the food truck area to attach to the sewer system. Scott Goforth, civil engineer with G & W Engineering, 138 Weldon Pkwy, stated they are working with MSD to get a connection to the sewer system and have presented the layout to the sanitary sewer. Alderman Stallmann asked if MSD had approved the plans yet; Mr. Goforth replied that final approval would not come until the final plans are drawn up. He stated they reach out to MSD with conceptual plans so they are aware the product is coming and they can provide early preliminary comments about addressing storm water runoff. City Attorney Jones shared that the house and food truck space were once under common ownership which we believe as the trustees have informed us there is a leach field for the septic system which happened years ago.

Alderman Roach asked if there was any way to make the south side of the building look more pleasing. Mr. McKee replied that there is no space for landscaping due to the grade change. The adjacent development built the sidewalk and retaining wall along Manchester as part of a previous development plan. If MoDOT would allow it, trees could be planted in their right of way, which would in time, create a more shaded space along that corridor. He also stated part of this development is to renovate/redo the marquee sign in front, which would beautify that area. Alderman Roach also asked about adjusting the percent of finishing materials; Mr. McKee stated they could look at other options for finishing materials for apartment buildings which would meet the requirements for windows/balconies. Alderman Roach asked if the marquee conceptual drawing is final; Mr. McKee stated it is not a final design and they would work with the City to enhance the current sign/area.

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Mayor Pogue clarified that normally the building would be closer to Manchester Rd., but due to topography issues, they had to get a variance to set it back off of Manchester. Alderman Fleming followed up the Mayor's comment, stating the variance was for the fire department's request that they be able to go all the way around the building.

Alderman Fleming stated that comments indicate everyone believes more parking would be beneficial. He asked City Attorney Jones how to best handle any suggestions for changes in the list of requirements in Bill 4102. Mr. Jones responded that if the Board feels changes need to be made, a motion should be made to amend the bill. Mr. Jones also pointed out a date error in the bill and that would need a motion for change as well. Alderman Stallmann asked if an amendment could be made that any parking would not cut into greenspace/park. Mr. Jones responded it could and also if the Board wanted to impose a higher percentage of retail space as well. He also stated any future changes would require approval from Planning and Zoning and the Board.

Alderman Stallmann asked Police Chief Doug Schaeffler if he anticipated additional coverage would be needed. Chief Schaeffler responded that, with an influx of population, you might expect that, but we are in a low crime area. Alderman Stallmann asked if there was any idea of assessed valuation of the completed project; the response was between \$50-70 million. Alderman Stallmann also clarified that no type of abatement was being sought; the response was that no TIFs or tax incentives are being pursued.

Alderman Roach asked how we would deal with retail space if the businesses are not successful. Mr. McKee stated he believes the space will do well because of the apartment residents and park patrons. Alderman Roach asked if a laundromat would meet the criteria of retail space; Mr. McKee responded that it would. Alderman Roach asked City Attorney Jones about the Exhibit 1, which was not part of the packet. Mr. Jones replied that is the subdivision plat of the three lots; there will be a subdivision plat that will be signed by the Mayor and attested by the City Clerk before it can be recorded.

Alderman Stallmann stated there have been many comments referencing the Comprehensive Plan. Shawn Edghill, Planning Technician, shared his findings from comparing the Plan and the new development. He shared that a goal that would not be met with new development was turning the space into an amphitheater or other type of greenspace. Goals he felt were being followed through on are that the City should support mixed-use development in connection with Manchester Rd., ensure parks and open spaces are within walking distance of all residents and following the recommendations of the Parks Master Plan for facilities. Through his evaluation, he feels this is in line with our Comprehensive Plan.

Alderman Stallmann asked City Administrator Eric Sterman about what happens with the building and cell tower if we don't move forward with this development and estimates of what it would cost the city. Mr. Sterman stated the cost to demolish the old building is approximately \$100,000 - \$150,000. The challenge is the cell tower. We have a lease for the tower, but server racks and other equipment that support the tower are located in the building which is a large part of the reason it hasn't been demolished yet. We are obligated by lease to have a facility for the equipment. The cost of building something for the equipment would be approximately \$200,000-\$400,000, on top of the building demolition. We could also look at buying out of the lease or relocating the tower. The lease would transfer to the developer once they purchased the parcel. Alderman Stallmann asked if this was ever part

of the park; Mr. Sterman replied that he was not aware of it being part of the park, rather, they are adjacent, separate parcels.

Alderman Roach asked what the developers' current plan is for the cell tower; the response was that Mr. Evans is working with the providers to get the tower relocated.

Alderman Finley asked if the slide presentation could be attached to the minutes. He also stated that there are items in Bill 4101 that they will need to make finding upon such as affecting the character of the immediate vicinity. Because of the fact that this is adjacent to the park, he feels it does adversely affect the character of the immediate vicinity. Also, he feels not enough evidence has been produced considering there's a synergistic effect of parking with traffic patterns associated with a park and that needs to be produced and has not been sufficiently proven. Another clause is whether it would negatively affect the community's health. He feels it would negatively affect because it is evident that the community does want the property for park services. He also referred to goals not met from the Comprehensive Plan and because of these reasons he plans to vote no on the bills. Alderman Utt echoed Alderman Finley's comments.

A motion was made by Alderman Fleming and seconded by Alderman Leahy for a second reading of Bill 4100. A voice vote was taken with unanimous affirmative result and Bill 4100 was read for the second time.

A roll call vote was taken for passage and approval of Bill 4100 with the following results:

Ayes – Aldermen Stallmann, Fleming, Leahy, Bullington, Kerlagon

Nays – Aldermen Finley, Utt, Roach

Bill No. 4100 was approved and became Ordinance No. 21-17

Bill 4101 - AN ORDINANCE AMENDING ORDINANCE NO. 557, KNOWN AS "THE ZONING ORDINANCE" OF THE CITY OF BALLWIN, AND AMENDING "THE DISTRICT MAP" BY CHANGING THE ZONING CLASSIFICATION OF CERTAIN LAND IN THE CITY OF BALLWIN FROM PA PUBLIC ACTIVITY DISTRICT TO C-1 COMMERCIAL.

A motion was made by Alderman Fleming and seconded by Alderman Leahy for a first reading of Bill 4101. A voice vote was taken with unanimous affirmative result and Bill 4101 was read for the first time.

Discussion:

Alderman Stallmann asked if the restrictions previously discussed should be brought up at this point. City Attorney Jones stated those would be brought up in discussion of Bill 4102.

A motion was made by Alderman Fleming and seconded by Alderman Stallmann for a second reading of Bill 4101. A voice vote was taken resulting in seven aye votes and one nay vote. Bill 4101 will be held over.



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Bill 4102 - AN ORDINANCE ADOPTING A MANCHESTER ROAD REVITALIZATION OVERLAY DISTRICT FOR CERTAIN LAND COMMONLY KNOWN AS 14811, 14819 AND 14821 MANCHESTER ROAD IN THE CITY OF BALLWIN AND CURRENTLY ZONED C-1 COMMERCIAL.

A motion was made by Alderman Fleming and seconded by Alderman Stallmann for a first reading of Bill 4102. A voice vote was taken with unanimous affirmative result and Bill 4102 was read for the first time.

Discussion:

Mayor Pogue requested a motion to amend Section 1, paragraph 1. The date should be amended from November 1, 2010 to July 6, 2021. A motion was made by Alderman Stallmann and seconded by Alderman Bullington. A voice vote was taken with unanimous affirmative result and the motion passed.

Alderman Stallmann made a motion that the parking be the 1.5 ratio without any loss of greenspace as outlined in plans submitted by the petitioner. Alderman Fleming agreed with the 1.5 ratio for parking in the building and asked that the motion be clarified. Alderman Stallmann amended his motion to 1.5 ratio for parking in the building. Alderman Fleming seconded the motion. A voice vote was taken with unanimous affirmative result and the motion passed.

Alderman Bullington made a motion to amend the retail units to a minimum of two, totaling 4000 square feet. Alderman Stallmann seconded the motion. A voice vote was taken with unanimous affirmative result and the motion passed.

Alderman Fleming had a follow up on Section 1 which states that no portion of the building shall be taller than 86 feet above the primary finished floor of the building. He asked for clarification as to what a "floor" is. City Attorney Jones clarified building height from the city's code as vertical distance from grade to the highest point of the building. There was discussion regarding some parking being below grade and whether an amendment would read from grade rather than from finished floor. Mr. Jones stated we would encourage the developer to use parapets and other screening for equipment on top of the building; Alderman Fleming shared that screening on the roof does not count. Mr. McKee shared that if it was set as lowest level of parking, it would still fit the requirement. The primary level of the building would be the lowest floor level as grade varies. Mayor Pogue asked if Alderman Fleming would bring his amendment to the next meeting; he stated he would. Mayor Pogue noted Bill 4102 cannot be voted on at this meeting because Bill 4101 has been held over. A motion was made by Alderman Fleming and seconded by Alderman Stallmann to hold over Bill 4102.



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MAYOR'S REPORT

Mayor Pogue let the audience know discussion on the apartment development has concluded, but they were welcome to stay for the remainder of the meeting. An audience member asked for clarification on what has happened with the bills. Mayor Pogue explained that Bill 4100 passed; this was the consolidation of the parcels of land. Bill 4101 did not pass for a second reading so it is held over and Bill 4102 is held over as it cannot be voted on until Bill 4101 passes.

CITY ADMINISTRATOR'S REPORT

City Administrator Sterman shared that we need to pick an address for the new police department building. The building is on the southeast corner of Ballpark Dr. (the 100 block) and Kehrs Mill Rd. (the 300 block). An option from staff is 302 Kehrs Mill Rd., which is based on the badge number of Officer Michael Flamion. Mayor Pogue strongly encouraged the use of 302 Kehrs Mill Rd. A motion was made by Alderman Bullington and seconded by Alderman Utt to use 302 Kehrs Mill Rd. as the address for the new police department building. A voice vote was taken with unanimous affirmative result and the motion passed.

Mr. Sterman also reported that, according to the latest census, the population of Ballwin increased by 2.3% or about 700 residents and talked about redistricting. He doesn't see that we are obligated to redistrict, but wanted the Board to be aware. Aldermen Stallmann and Roach both stated they didn't see any reason to change anything but would like to see further information.

CITY ATTORNEY'S REPORT

City Attorney Jones stated that, in the packet, there are amendments to ordinances because of state law changes. He reminded the Board that we cannot be more restrictive than state law; for instance, we cannot have more restrictive hours or can't restrict to go cups for liquor.

STAFF REPORTS

Administration – Liquor License Changes

Staff seeks direction from the Board on this matter.

Discussion:

The governor signed SB126 on July 7, 2021 which made permanent several temporary changes made during the pandemic to properly licensed vendors. Most notable are that time parameters for when liquor may be sold changed along with being able to sell by the drink for consumption off premises. Mayor Pogue recommended the Board authorize the City Attorney to draft appropriate legislation to be in line with state law.

A motion was made by Alderman Stallmann and seconded by Alderman Bullington. A voice vote was taken with unanimous affirmative result and the motion passed.

Police – Helmet Law Changes

Staff requests the City Attorney draft legislation to update our current ordinance.

Discussion:

Changes to the state statute regarding helmet laws were made approximately a year ago. Staff is recommending updating our ordinance to be in line with state statute.

A motion was made by Alderman Fleming and seconded by Alderman Stallmann to follow staff's recommendations. A voice vote was taken with unanimous affirmative result and the motion passed.

Mayor Pogue shared at this time that he has met with one of the trustees regarding the Clayton Ridge parking. He is trying to set up a meeting with the business owner and another trustee to make sure we're not moving a problem from one spot to another and will keep the Board updated.

ALDERMANIC COMMENTS

Alderman Finley shared that he appreciates Alderman Bullington's work and dedication to the Ballwin Days event. He stated he was there on Friday evening and Alderman Bullington was there in his yellow vest, directing traffic. He thanked Alderman Bullington again for his dedication. Alderman Bullington challenged the other Aldermen for future events.



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CLOSED SESSION

Mayor Pogue requested a motion to move to closed session. A motion was made by Alderman Fleming and seconded by Alderman Bullington. A roll call vote was taken with the following results:

Ayes: Aldermen Utt, Finley, Roach, Stallmann, Fleming, Leahy, Bullington and Kerlagon

Nays: None

The meeting moved to closed session at 8:55 p.m.

A motion was made by Alderman Fleming and seconded by Alderman Finley to reconvene to open session. A voice vote was taken with unanimous affirmative result and the motion passed. The Board returned to open session at 9:31.

A motion was made by Alderman Fleming and seconded by Alderman Stallmann to adjourn. The motion was passed by unanimous affirmative voice vote and the meeting adjourned at 9:33 p.m.

_____ TIM POGUE, MAYOR

ATTEST:

_____ POLLY MOORE, CITY CLERK

PARC PLACE *at Oasis*



PLANNING AND ZONING SUBMISSION - JULY 6, 2021

14811, 14819, 14821 MANCHESTER ROAD, BALLWIN MISSOURI 63011

LANDAU GROUP LLC

VTHREE STUDIOS LLC
architecture + interiors

G&W
ENGINEERING

PROGRAM BENEFITS

- CONSOLIDATION OF 3 PARCELS
- 2 LEVELS OF PARKING (237 NEW SPOTS)
- 5 LEVELS OF MARKET-RATE APARTMENTS (197 UNITS)
- RETAIL SPACE OVERLOOKING VLASIS PARK
- FOOD TRUCK PARK
- GREEN ROOFTOPS OVER GARAGE
- AMENITY DECKS



LANDAU GROUP LLC

V THREE STUDIOS LLC
architecture + interiors

G&W
ENGINEERING

SITE OVERVIEW



LANDAU GROUP LLC

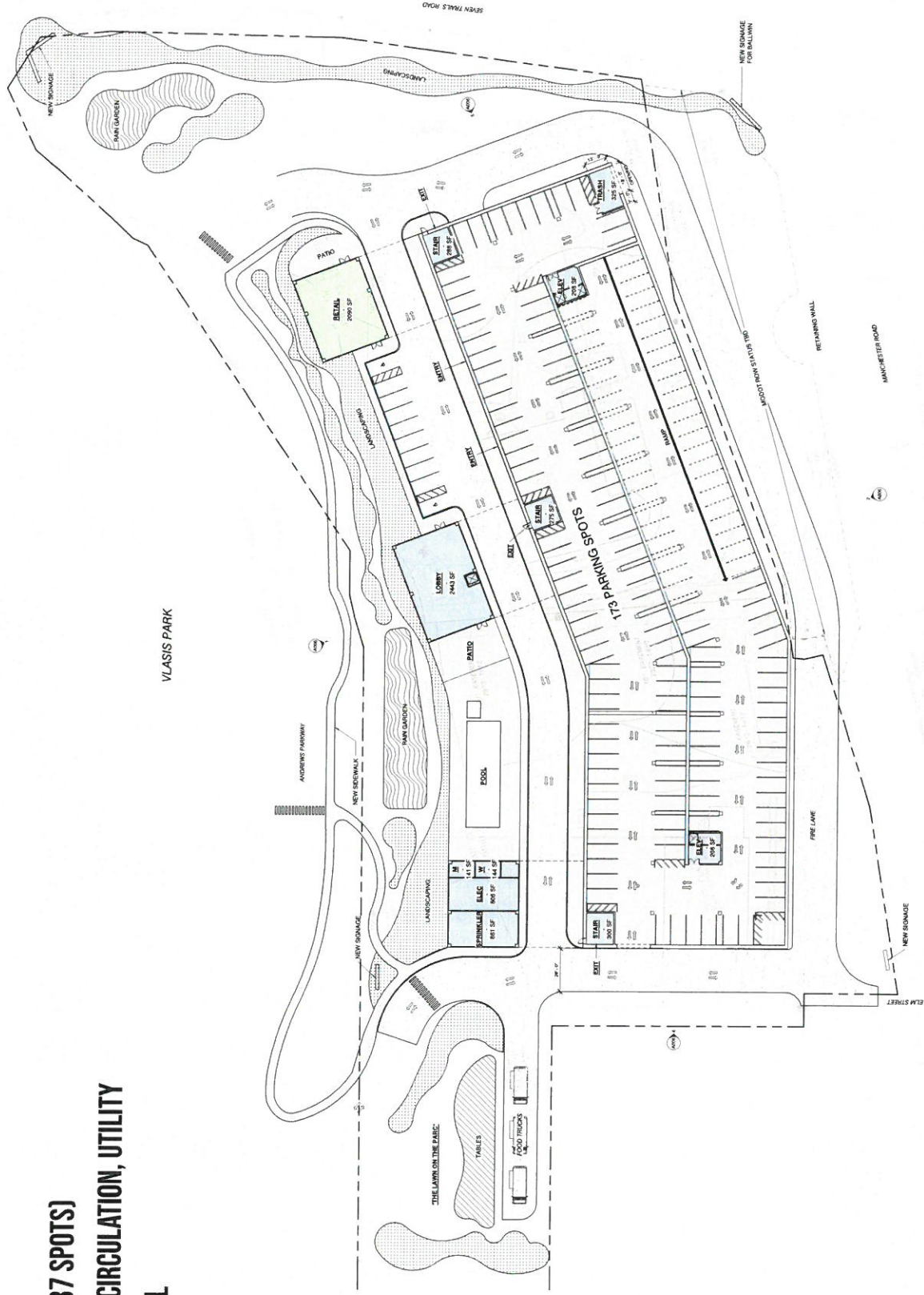
V THREE STUDIOS LLC
architecture + interiors

G & W
ENGINEERING

SITE PLAN

LEGEND

-  PARKING (237 SPOTS)
-  AMENITIES, CIRCULATION, UTILITY
-  COMMERCIAL



FLOOR PLAN

LEGEND

-  AMENITIES, CIRCULATION, UTILITY
-  3 BED/2 BATH
-  2 BED/2 BATH
-  2 BED/1 BATH
-  1 BED/1 BATH

AMENITIES

- GYM / WORKOUT / YOGA
- LOUNGE
- REMOTE OFFICING
- EVENT SPACE
- MULTI-PURPOSE SPACE
- GREEN ROOFTOPS

UNITS PER FLOOR

- 39 UNITS THIS FLOOR (197 TOTAL)
- 3 BED/2 BATH: 4
- 2 BED/2 BATH: 19
- 2 BED/1 BATH: 6
- 1 BED/1 BATH: 10



STREET VIEW



LANDAU GROUP LLC

V THREE STUDIOS LLC
architecture + interiors

G&W
ENGINEERING

CAFE + LANDSCAPE



LANDAU GROUP LLC

V THREE STUDIOS LLC
architecture + interiors

G&W
ENGINEERING

FOOD TRUCK PARK








LANDAU GROUP LLC

V THREE STUDIOS LLC
architecture + interiors

G&W
ENGINEERING

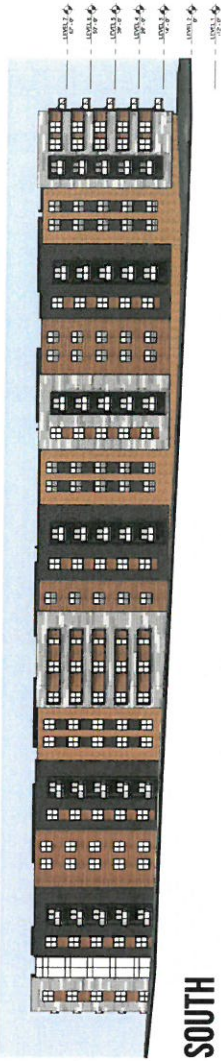
ELEVATIONS

EXTERIOR MATERIALS

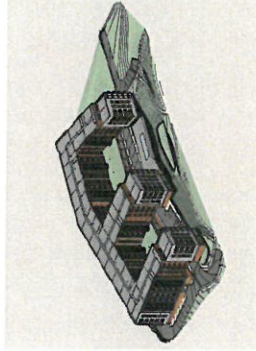
-  BRICK = 41,710 SF [25.8%]
-  WOOD-LOOK FIBER CEMENT = 38,194 SF [23.6%]
-  VARIED GREY FIBER CEMENT = 18,400 SF [11.4%]
-  METAL PANEL = 34,411 SF [21.3%]
-  GLAZED = 28,990 SF [17.9%]



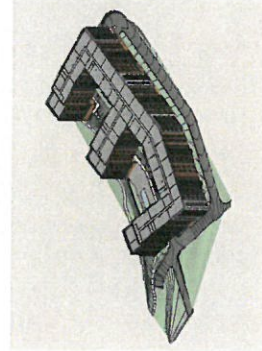
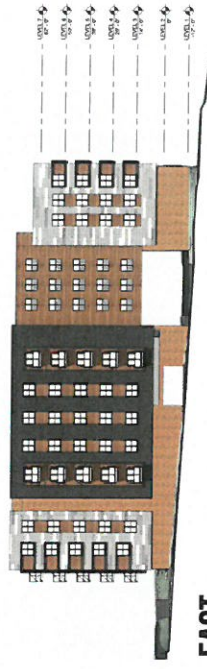
NORTH



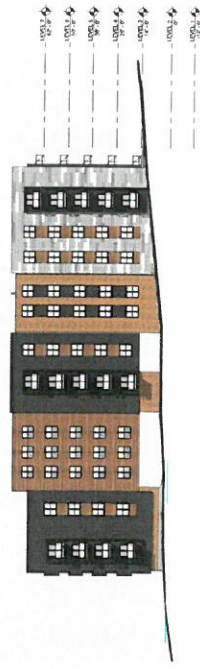
SOUTH



EAST



WEST



PARC PLACE *at Oasis*



THANK YOU TO THE BALLWIN COMMUNITY

LANDAU GROUP LLC

VTHREE STUDIOS LLC
architecture + interiors

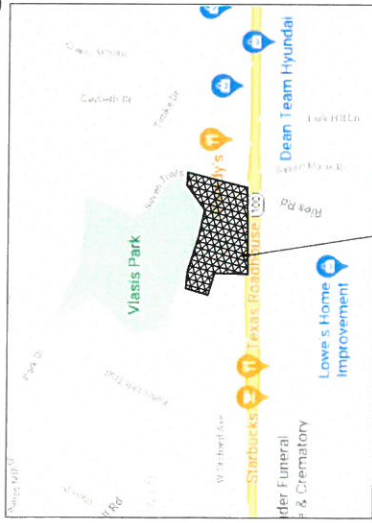
G&W
ENGINEERING

PARC PLACE AT VLASIS SITE DEVELOPMENT PLAN

14811, 14819, 14821 MANCHESTER ROAD
CITY OF BALLWIN, ST. LOUIS COUNTY, MISSOURI, 63011

LOCATION MAP

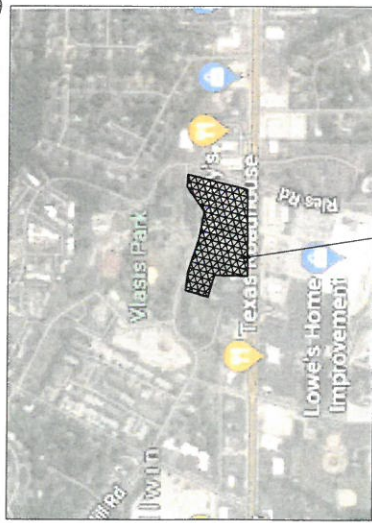
SCALE: NTS, IMP IMAGE SOURCE: GOOGLE



PROJECT LOCATION

LOCATION MAP-AERIAL

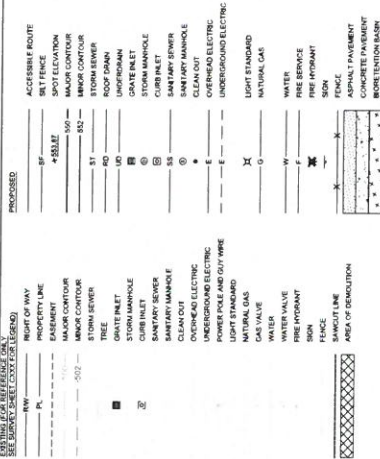
SCALE: NTS, IMP IMAGE SOURCE: GOOGLE



PROJECT LOCATION

LEGEND

FOR THE USE OF REVIEWERS ONLY
SEE EXHIBIT C-1 FOR COLOR LEGEND



DIFFERENTIAL RUNOFF CALCULATIONS

Area ID	Proposed Drainage Area		Existing Drainage Area		15 Year 20-Min Storm Event		100 Year 15-Min Storm Event	
	Area (ft²)	Runoff (cfs)	Area (ft²)	Runoff (cfs)	Area (ft²)	Runoff (cfs)	Area (ft²)	Runoff (cfs)
1	1,217	4.20	1,180	4.13	1,217	4.20	1,180	4.13
2	4,200	14.70	4,180	14.63	4,200	14.70	4,180	14.63
3	8,400	29.40	8,360	29.26	8,400	29.40	8,360	29.26
4	12,600	44.10	12,520	43.97	12,600	44.10	12,520	43.97
5	16,800	58.80	16,720	58.67	16,800	58.80	16,720	58.67
6	21,000	73.50	20,920	73.37	21,000	73.50	20,920	73.37
7	25,200	88.20	25,120	88.07	25,200	88.20	25,120	88.07
8	29,400	102.90	29,320	102.77	29,400	102.90	29,320	102.77
9	33,600	117.60	33,520	117.47	33,600	117.60	33,520	117.47
10	37,800	132.30	37,720	132.17	37,800	132.30	37,720	132.17

Differential Runoff
 Existing Runoff = 11.76 c.f.s.
 Proposed Runoff = 13.16 c.f.s.
 Differential Runoff = 1.40 c.f.s.

Differential runoff is less than 2.0 c.f.s. - Primary detention is not required

SITE COVERAGE CALCULATIONS

Area	Area (sq ft)	% of Total
Impervious	1,217,000	11.76%
Permeable	9,183,000	88.24%
Total	10,400,000	100%

PARKING CALCULATIONS

PROPOSED PARKING:
 PL LEVEL = 40 P PARKING SPACES (INCLUDING 4 ADA)
 SL LEVEL = 30 P PARKING SPACES (INCLUDING 3 ADA)
 SURFACE = 10 P PARKING SPACES (INCLUDING 2 ADA)
TOTAL = 80 P PARKING SPACES (INCLUDING 9 ADA)

SURVEY INFORMATION

SEE SHEETS 0901-0903

GENERAL INFORMATION

PROPERTY ADDRESS: 14811, 14819, 14821 MANCHESTER ROAD, BALLWIN, MISSOURI, 63011
 OWNER: JAMES B. P. INCHAUSTAZA
 PROJECT: PARC PLACE AT VLASIS
 PREPARED BY: [Firm Name]
 DATE: [Date]

UTILITIES/REVIEW AGENCIES

- Ballwin Water Company: 2775 MARYLAND AVENUE, BALLWIN, MO 63021
- Missouri Department of Natural Resources: 1010 SOUTH WEST PLAZA, SUITE 200, BALLWIN, MO 63011
- St. Louis County: 1000 MARKET STREET, ST. LOUIS, MO 63102
- Ballwin City: 200 WEST MARKET STREET, BALLWIN, MO 63011
- Missouri Department of Transportation: 4900 WEST PORT VERNON ROAD, JOPLIN, MO 64804
- Missouri Department of Public Safety: 1000 MARKET STREET, ST. LOUIS, MO 63102
- Missouri Department of Revenue: 1000 MARKET STREET, ST. LOUIS, MO 63102
- Missouri Department of Conservation: 1000 MARKET STREET, ST. LOUIS, MO 63102
- Missouri Department of Health: 1000 MARKET STREET, ST. LOUIS, MO 63102

THREE STODOL
 7777 KENNEDY AVENUE, SUITE 200, BALLWIN, MO 63011
 (636) 931-1100
 www.threestodol.com

Owner: TBD
 Designer: TBD
 Engineer: TBD

MP: TBD
 PM: TBD

THE ARCHITECTURAL FIRM HAS REVIEWED THIS PLAN AND THE INFORMATION CONTAINED HEREIN AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE CITY OF BALLWIN, MISSOURI, ORDINANCES AND REGULATIONS AND HAS NOTED ANY CORRECTIONS AND REVISIONS TO BE MADE TO THIS PLAN TO BE MADE BY THE ARCHITECTURAL FIRM IN ACCORDANCE WITH THE CITY OF BALLWIN, MISSOURI, ORDINANCES AND REGULATIONS. THE ARCHITECTURAL FIRM HAS REVIEWED THIS PLAN AND THE INFORMATION CONTAINED HEREIN AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE CITY OF BALLWIN, MISSOURI, ORDINANCES AND REGULATIONS.



PARC PLACE AT VLASIS

SITE DEVELOPMENT PLAN

NO.	DATE	REVISIONS
1	01/15/2011	PRELIMINARY
2	01/21/2011	REVISED

COVER SHEET
 PROJECT NO.: 14811, 14819, 14821 MANCHESTER ROAD, BALLWIN, MISSOURI, 63011
 DRAWING NO.: C00

PRELIMINARY - NOT FOR CONSTRUCTION

PRINTED ON RECYCLED PAPER
 MADE IN THE USA
 100% RECYCLED PAPER



3717 Arrow Dr.
St. Louis, MO 63108
314.584.7419

General: TBD
Contract: TBD

Client: GARDEN ENGINEERING
Professional Engineer
MARCUS HERSHMAN, P.E.
1714 S. BARKER
ST. LOUIS, MO 63108

Project: TBD
Date: TBD

THE STATE OF MISSOURI, JEFFERSON COUNTY, PLAT NO. 123, PAGE 2
A PLAT MADE AND RECORDED IN ACCORDANCE WITH THE
PROVISIONS OF CHAPTER 122, R.S.M.O., AND THE
PROVISIONS OF CHAPTER 175, R.S.M.O., IS HEREBY
CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE
ORIGINAL FILED IN THE OFFICE OF THE CLERK OF
COURT FOR THE COUNTY OF JEFFERSON, MISSOURI,
ON THIS 14TH DAY OF FEBRUARY, 2015, AT 11:45 A.M.
CLERK OF COURT



Scale: 1" = 30' FT

PARC PLACE AT VLAIS

SITE DEVELOPMENT PLAN

PRELIMINARY - NOT FOR CONSTRUCTION

TOPOGRAPHIC SURVEY
SHEET NO. 1 OF 3
DATE: 02/10/15

TOPOGRAPHIC SURVEY
PROJECT NUMBER: 20-2590-T-U1
SHEET: 1 OF 3

ALTEA LLC
Consulting Land Surveyors
1525 LAMAR BLVD. SUITE 200
ST. LOUIS, MO 63103
PH: 314.381.1234
WWW.ALTEA.LLC

FIELD NUMBER	DATE	BY	SCALE
1	02/10/15	MHM	1" = 30'
2			
3			

TOPOGRAPHIC SURVEY

PROJECT NUMBER	DATE
20-2590-T-U1	02/10/15

SURVEY DATA

DATE	BY	SCALE
02/10/15	MHM	1" = 30'

ASSIGNMENT

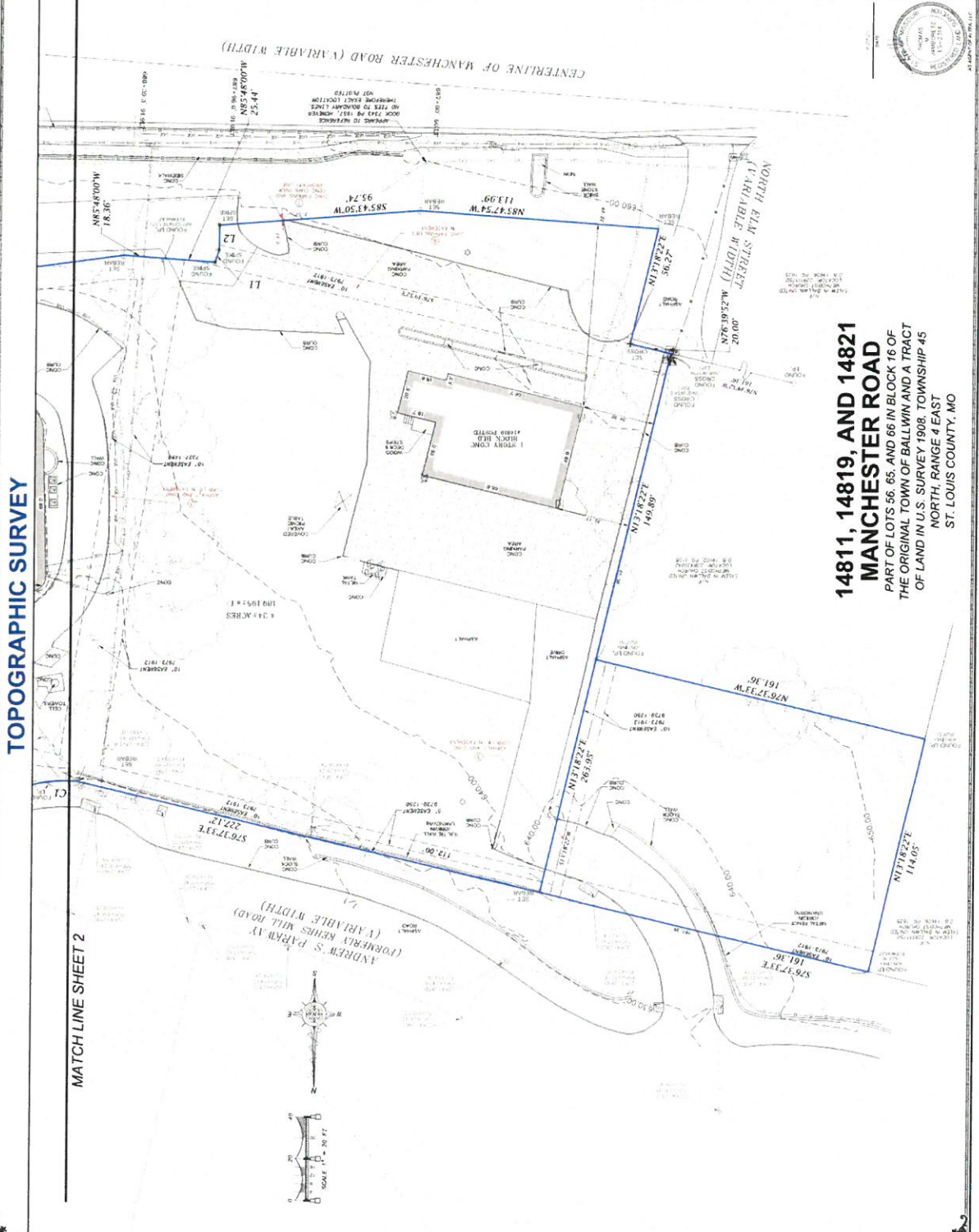
NO.	DESCRIPTION
1	TOPOGRAPHIC SURVEY
2	CONSTRUCTION SURVEY
3	BOUNDARY SURVEY
4	ADJACENT
5	ADJACENT
6	ADJACENT
7	ADJACENT
8	ADJACENT
9	ADJACENT
10	ADJACENT
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17	ADJACENT
18	ADJACENT
19	ADJACENT
20	ADJACENT

SYMBOL LEGEND

SYMBOL	DESCRIPTION
○	6" (1" = 30') ADJACENT
△	8" (1" = 30') ADJACENT
□	12" (1" = 30') ADJACENT
◇	18" (1" = 30') ADJACENT
○	24" (1" = 30') ADJACENT
○	30" (1" = 30') ADJACENT
○	36" (1" = 30') ADJACENT
○	42" (1" = 30') ADJACENT
○	48" (1" = 30') ADJACENT
○	54" (1" = 30') ADJACENT
○	60" (1" = 30') ADJACENT
○	66" (1" = 30') ADJACENT
○	72" (1" = 30') ADJACENT
○	78" (1" = 30') ADJACENT
○	84" (1" = 30') ADJACENT
○	90" (1" = 30') ADJACENT
○	96" (1" = 30') ADJACENT
○	102" (1" = 30') ADJACENT
○	108" (1" = 30') ADJACENT
○	114" (1" = 30') ADJACENT
○	120" (1" = 30') ADJACENT
○	126" (1" = 30') ADJACENT
○	132" (1" = 30') ADJACENT
○	138" (1" = 30') ADJACENT
○	144" (1" = 30') ADJACENT
○	150" (1" = 30') ADJACENT
○	156" (1" = 30') ADJACENT
○	162" (1" = 30') ADJACENT
○	168" (1" = 30') ADJACENT
○	174" (1" = 30') ADJACENT
○	180" (1" = 30') ADJACENT

SURVEYOR'S STATEMENT

I, ALTEA LLC, a Missouri Limited Liability Company, do hereby certify that the above described survey was made by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Missouri, and that the survey was made in accordance with the provisions of the Missouri Professional Engineering Act, Chapter 175, R.S.M.O., and the Missouri Surveying Act, Chapter 122, R.S.M.O., and that the survey was made in accordance with the provisions of the Missouri Professional Engineering Act, Chapter 175, R.S.M.O., and the Missouri Surveying Act, Chapter 122, R.S.M.O., and that the survey was made in accordance with the provisions of the Missouri Professional Engineering Act, Chapter 175, R.S.M.O., and the Missouri Surveying Act, Chapter 122, R.S.M.O.



TOPOGRAPHIC SURVEY

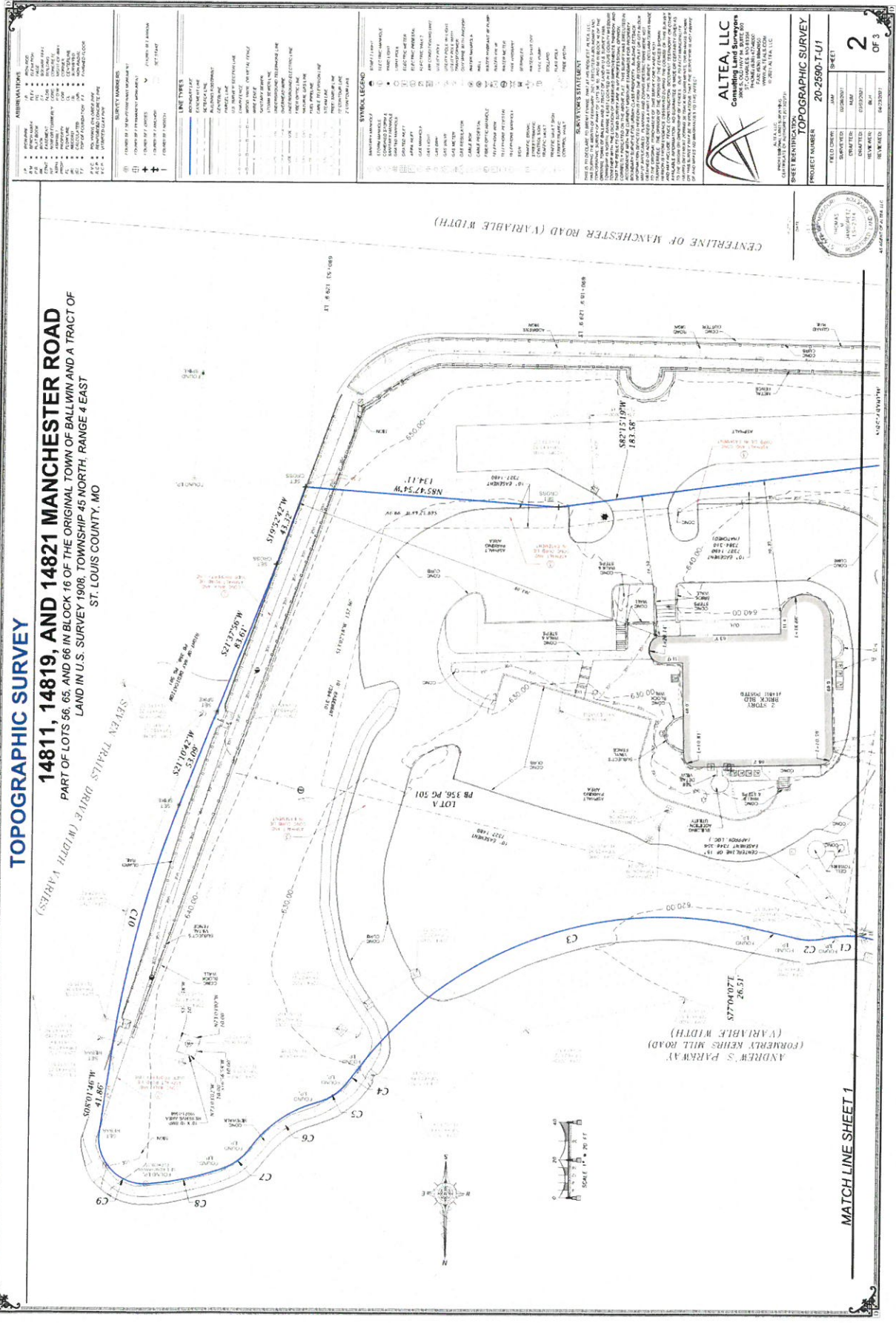
MATCH LINE SHEET 2

**14811, 14819, AND 14821
MANCHESTER ROAD**
PART OF LOTS 56, 65, AND 66 IN BLOCK 16 OF
THE ORIGINAL TOWN OF BALLWIN AND A TRACT
OF LAND IN U.S. SURVEY 1908, TOWNSHIP 45
NORTH, RANGE 4 EAST
ST. LOUIS COUNTY, MO



TOPOGRAPHIC SURVEY
PREPARED BY OTHERS IS PROVIDED FOR REFERENCE ONLY,
THE ENGINEER'S SEAL IN THE TITLE BLOCK DOES NOT APPLY TO SURVEY INFORMATION.

PRINTED ON 45 LBS. PER SHEET
MO PRODUCT NO. T-MP000000
MO PAPER - 3025R



TOPOGRAPHIC SURVEY
14811, 14819, AND 14821 MANCHESTER ROAD
PART OF LOTS 56, 65, AND 66 IN BLOCK 16 OF THE ORIGINAL TOWN OF BALLWIN AND A TRACT OF
LAND IN U.S. SURVEY 1908, TOWNSHIP 45 NORTH, RANGE 4 EAST
ST. LOUIS COUNTY, MO

ASSUMPTIONS

- 1. ALL SURVEY DATA IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT.
- 2. THE CLIENT REPRESENTS THAT ALL INFORMATION IS TRUE AND CORRECT.
- 3. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO OBVIOUS DISCREPANCIES.
- 4. THE SURVEYOR HAS NOT CONDUCTED ANY TESTS OR ANALYSES OF THE SOIL OR OTHER MATERIALS ON THE SITE.
- 5. THE SURVEYOR HAS NOT CONDUCTED ANY TESTS OR ANALYSES OF THE WATER TABLE OR OTHER SUBSURFACE CONDITIONS ON THE SITE.
- 6. THE SURVEYOR HAS NOT CONDUCTED ANY TESTS OR ANALYSES OF THE AIR QUALITY OR OTHER ENVIRONMENTAL CONDITIONS ON THE SITE.
- 7. THE SURVEYOR HAS NOT CONDUCTED ANY TESTS OR ANALYSES OF THE NOISE LEVELS OR OTHER ENVIRONMENTAL CONDITIONS ON THE SITE.
- 8. THE SURVEYOR HAS NOT CONDUCTED ANY TESTS OR ANALYSES OF THE SEISMICITY OR OTHER ENVIRONMENTAL CONDITIONS ON THE SITE.
- 9. THE SURVEYOR HAS NOT CONDUCTED ANY TESTS OR ANALYSES OF THE CLIMATE OR OTHER ENVIRONMENTAL CONDITIONS ON THE SITE.
- 10. THE SURVEYOR HAS NOT CONDUCTED ANY TESTS OR ANALYSES OF THE VEGETATION OR OTHER ENVIRONMENTAL CONDITIONS ON THE SITE.

LINE TYPES

- 1. BOUNDARY LINE
- 2. CENTERLINE
- 3. PROPERTY LINE
- 4. EASEMENT LINE
- 5. RIGHT-OF-WAY LINE
- 6. ADJACENT PROPERTY LINE
- 7. EASEMENT LINE
- 8. RIGHT-OF-WAY LINE
- 9. ADJACENT PROPERTY LINE
- 10. EASEMENT LINE
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- 13. EASEMENT LINE
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- 99. ADJACENT PROPERTY LINE
- 100. EASEMENT LINE

SYMBOL LEGEND

- 1. BOUNDARY LINE
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- 94. EASEMENT LINE
- 95. RIGHT-OF-WAY LINE
- 96. ADJACENT PROPERTY LINE
- 97. EASEMENT LINE
- 98. RIGHT-OF-WAY LINE
- 99. ADJACENT PROPERTY LINE
- 100. EASEMENT LINE

SWORN STATEMENT

I, ALTEA, LLC, a Missouri limited liability company, do hereby certify that the above is a true and correct copy of the original survey as shown to me by the client, and that the same was prepared by me or under my direct supervision and that I am a duly licensed and qualified professional surveyor in the State of Missouri.

ALTEA, LLC
Consulting Land Surveyors
10000
04/23/2021

TOPOGRAPHIC SURVEY
PROJECT NUMBER: 20-2590-T-01
SHEET: 2 OF 3

FIELD NOTES

DATE: 04/23/2021
TIME: 08:00 AM
LOCATION: 14811, 14819, AND 14821 MANCHESTER ROAD
PROJECT: 20-2590-T-01
SHEET: 2 OF 3



TOPOGRAPHIC SURVEY
PREPARED BY OTHERS IS PROVIDED FOR REFERENCE ONLY.
THE ENGINEER'S SEAL IN THE TITLE BLOCK DOES NOT APPLY TO SURVEY INFORMATION.

MATCH LINE SHEET 1



TOPOGRAPHIC SURVEY NOTES

14811, 14819, AND 14821 MANCHESTER ROAD PART OF LOTS 66, 65, AND 66 IN BLOCK 16 OF THE ORIGINAL TOWN OF BALLWIN AND A TRACT OF LAND IN U.S. SURVEY 1908, TOWNSHIP 45 NORTH, RANGE 4 EAST ST. LOUIS COUNTY, MO

PROPERTY DESCRIPTION:
A PART OF LOTS 66, 65, AND 66 IN BLOCK 16 OF THE ORIGINAL TOWN OF BALLWIN AND A TRACT OF LAND IN U.S. SURVEY 1908, TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI, AS SHOWN ON THE ATTACHED SURVEY MAP AND AS DESCRIBED IN THE ATTACHED SURVEY INSTRUMENT DATED 01/11/2021, AS RECORDED IN THE PUBLIC RECORDS OF ST. LOUIS COUNTY, MISSOURI, BOOK 20, PAGE 2590-T-11.

PROPERTY OWNER: [Name Redacted]

PROPERTY ADDRESS: 14811, 14819, AND 14821 MANCHESTER ROAD, ST. LOUIS COUNTY, MISSOURI

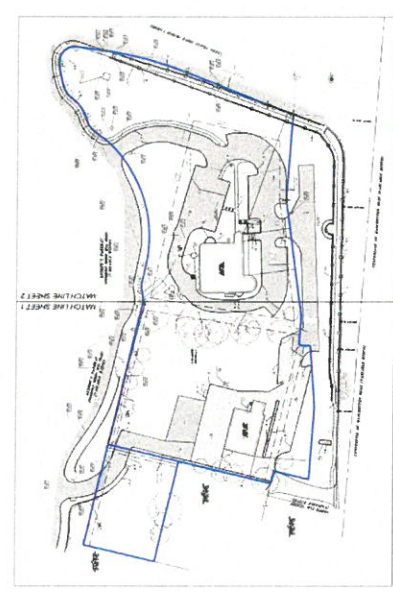
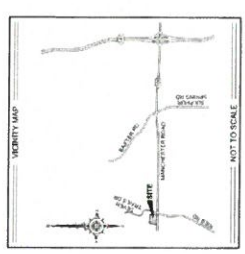
PROJECT: TOPOGRAPHIC SURVEY FOR CONSTRUCTION

DATE: 01/11/2021

SCALE: 1" = 40'

PROJECT NUMBER: 20-2590-T-11

SHEET NUMBER: 3 OF 3



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
1	65.50'	16.92'	N85°16'34"E	16.84'
2	29.50'	13.31'	N82°18'34"E	13.20'
3	200.00'	232.18'	N65°58'42"E	219.36'
4	150.00'	10.13'	N37°39'24"E	10.13'
5	29.50'	17.71'	N56°47'23"E	17.45'
6	65.50'	44.12'	N54°41'32"E	43.29'
7	29.50'	11.47'	N52°38'41"E	11.45'
8	150.00'	40.27'	S45°04'39"E	35.71'
9	24.00'	137.69'	S17°54'27"W	137.39'

LINE	BEARING	DISTANCE
1	S17°21'43"W	6.28'
2	S00°05'21"W	11.72'

- ABBREVIATIONS:**
- 1. A - ADJUSTED
 - 2. B - BENCH MARK
 - 3. C - CORNER
 - 4. D - DITCH
 - 5. E - EASEMENT
 - 6. F - FENCE
 - 7. G - GROUND SURFACE
 - 8. H - HIGHWAY
 - 9. I - INTERSECTION
 - 10. J - JUNCTION
 - 11. K - KUTTING PLANE
 - 12. L - LOT
 - 13. M - METERS
 - 14. N - NORTH
 - 15. O - OBLIQUE
 - 16. P - PLANNED
 - 17. Q - QUAD
 - 18. R - ROAD
 - 19. S - SURFACE
 - 20. T - TIE
 - 21. U - UTILITY
 - 22. V - VERTICAL CURVE
 - 23. W - WATER
 - 24. X - X-BENCH MARK
 - 25. Y - Y-BENCH MARK
 - 26. Z - Z-BENCH MARK
- SYMBOL LEGEND:**
- 1. ADJUSTED POINT
 - 2. BENCH MARK
 - 3. CORNER
 - 4. DITCH
 - 5. EASEMENT
 - 6. FENCE
 - 7. GROUND SURFACE
 - 8. HIGHWAY
 - 9. INTERSECTION
 - 10. JUNCTION
 - 11. KUTTING PLANE
 - 12. LOT
 - 13. METERS
 - 14. NORTH
 - 15. OBLIQUE
 - 16. PLANNED
 - 17. QUAD
 - 18. ROAD
 - 19. SURFACE
 - 20. TIE
 - 21. UTILITY
 - 22. VERTICAL CURVE
 - 23. WATER
 - 24. X-BENCH MARK
 - 25. Y-BENCH MARK
 - 26. Z-BENCH MARK

POTENTIAL ENCROACHMENTS:

1. ENCROACHMENT ON ADJACENT PROPERTY
2. ENCROACHMENT ON PUBLIC RIGHT-OF-WAY
3. ENCROACHMENT ON UTILITY RIGHT-OF-WAY
4. ENCROACHMENT ON EASEMENT
5. ENCROACHMENT ON FENCE
6. ENCROACHMENT ON DITCH
7. ENCROACHMENT ON GROUND SURFACE
8. ENCROACHMENT ON HIGHWAY
9. ENCROACHMENT ON INTERSECTION
10. ENCROACHMENT ON JUNCTION
11. ENCROACHMENT ON LOT
12. ENCROACHMENT ON METERS
13. ENCROACHMENT ON NORTH
14. ENCROACHMENT ON OBLIQUE
15. ENCROACHMENT ON PLANNED
16. ENCROACHMENT ON QUAD
17. ENCROACHMENT ON ROAD
18. ENCROACHMENT ON SURFACE
19. ENCROACHMENT ON TIE
20. ENCROACHMENT ON UTILITY
21. ENCROACHMENT ON VERTICAL CURVE
22. ENCROACHMENT ON WATER
23. ENCROACHMENT ON X-BENCH MARK
24. ENCROACHMENT ON Y-BENCH MARK
25. ENCROACHMENT ON Z-BENCH MARK

FLOOD ZONE DESIGNATION:

NO FLOOD ZONE DESIGNATION IS SHOWN ON THIS SURVEY MAP.

SUBJECT VIEWS NOTES:

1. SUBJECT VIEWS WERE TAKEN FROM THE SURVEY POINTS ON THE DATE OF THE SURVEY.
2. SUBJECT VIEWS WERE TAKEN FROM THE SURVEY POINTS ON THE DATE OF THE SURVEY.
3. SUBJECT VIEWS WERE TAKEN FROM THE SURVEY POINTS ON THE DATE OF THE SURVEY.
4. SUBJECT VIEWS WERE TAKEN FROM THE SURVEY POINTS ON THE DATE OF THE SURVEY.
5. SUBJECT VIEWS WERE TAKEN FROM THE SURVEY POINTS ON THE DATE OF THE SURVEY.

NOTES:

1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1949, CHAPTER 409, RSMO.
2. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1949, CHAPTER 409, RSMO.
3. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1949, CHAPTER 409, RSMO.
4. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1949, CHAPTER 409, RSMO.
5. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1949, CHAPTER 409, RSMO.

ALTEA, LLC
Consulting Land Surveyors
11111 WILSON ROAD
ST. LOUIS, MISSOURI 63121
TEL: 636-224-1111
WWW.ALTEASURVEYING.COM

PROJECT NUMBER: 20-2590-T-11
SHEET: 3 OF 3

DATE: 01/11/2021

TOPOGRAPHIC SURVEY
PRELIMINARY - NOT FOR CONSTRUCTION

PROJECTED BY: A. J. PARKER
PROJECTED DATE: 01/11/2021

THO
 Designer
 TBO
 Checker
 CSM ENGINEERING
 1000 W. BROADWAY
 SUITE 200
 HOUSTON, TEXAS 77002
 TEL: 713.866.8800
 FAX: 713.866.8801
 WWW.THREESTATION.COM

THO
 Designer
 TBO
 Checker

THO
 Designer
 TBO
 Checker



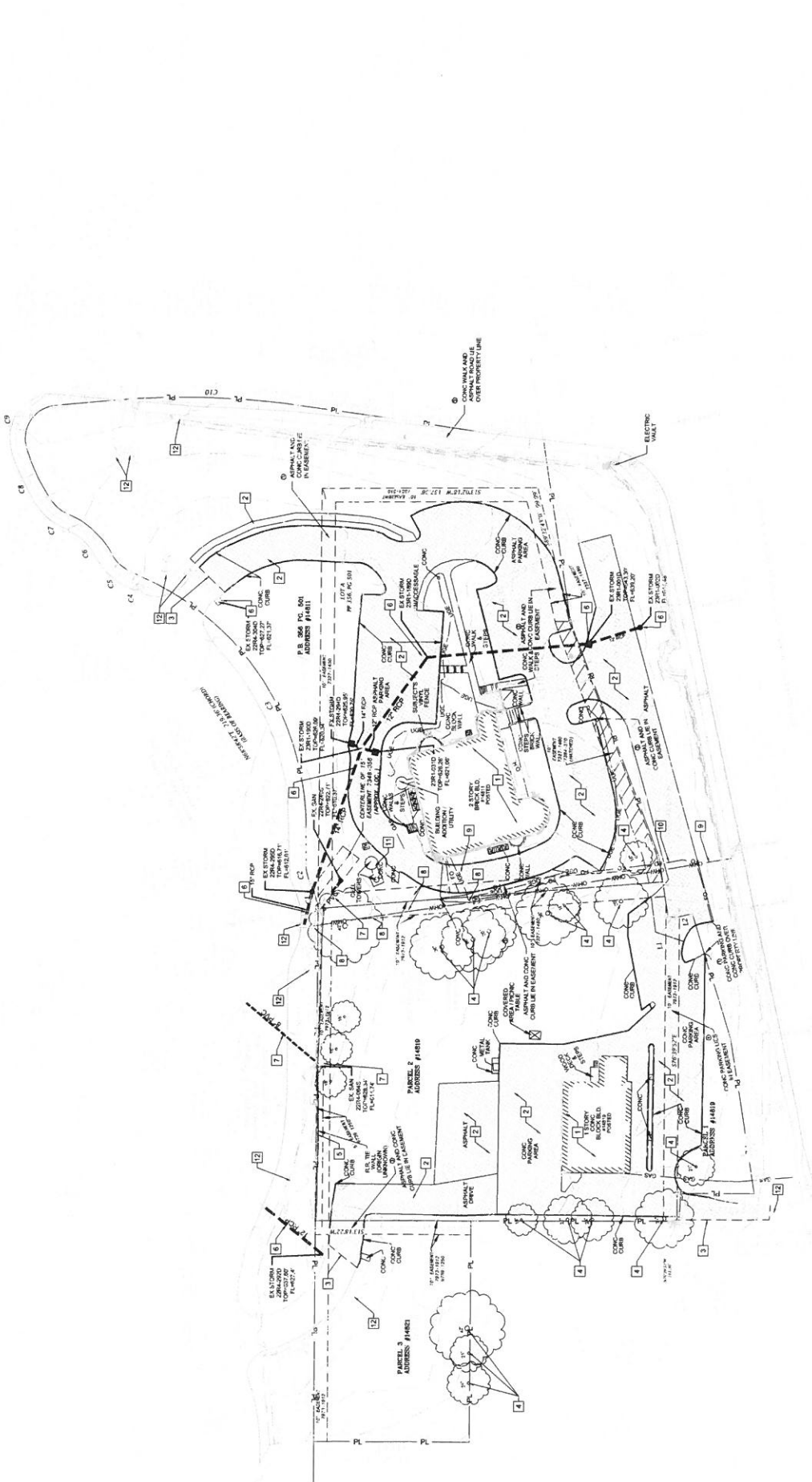
PARC PLACE AT VLASIS

SITE DEVELOPMENT PLAN

PRELIMINARY - NOT FOR CONSTRUCTION

EXISTING CONDITIONS & DEMOLITION P

C1C

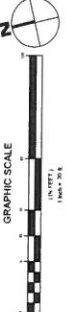


KEYED NOTES - DEMOLITION PLAN

1. REMOVE EXISTING BUILDING
2. REMOVE EXISTING PAVEMENT CURB
3. SAWCUT PAVEMENT FULL DEPTH
4. REMOVE EXISTING TREE
5. REMOVE EXISTING WALL
6. REMOVE EXISTING STONE BENCH
7. REMOVE EXISTING SANDWICH DECK
8. REMOVE EXISTING POWER POLE
9. REMOVE EXISTING ELECTRICAL LINE
10. REMOVE EXISTING OVERHEAD ELECTRICAL LINE
11. CELL TOWER TO BE RELOCATED COORDINATE W/ A-1
12. USE IN PLACE

GENERAL SHEET NOTES:

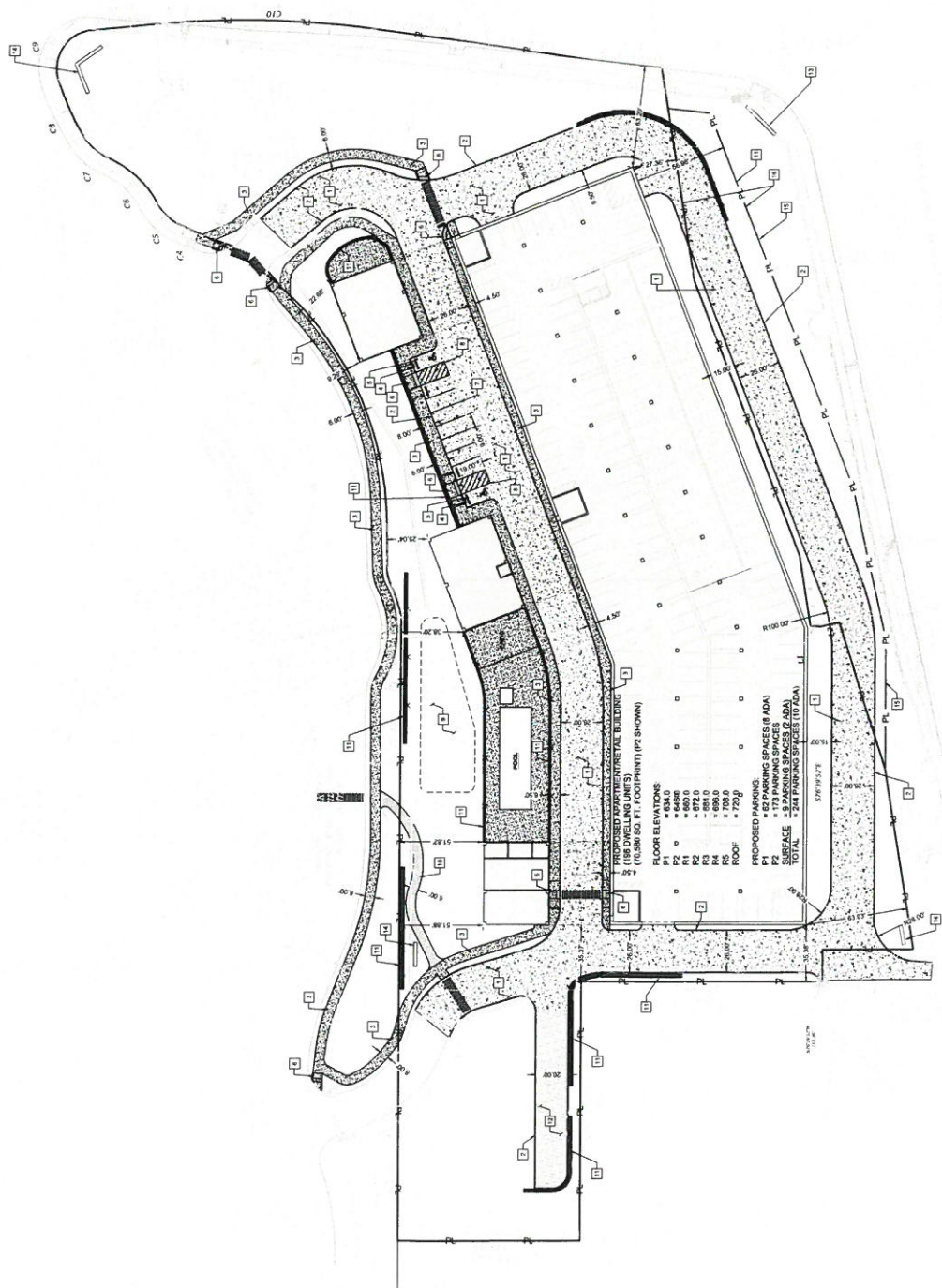
- A. THE UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. UTILITIES NOT SHOWN AND UTILITIES NOT LOCATED IN THE FIELD SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. UTILITIES NOT SHOWN AND UTILITIES NOT LOCATED IN THE FIELD SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. UTILITIES NOT SHOWN AND UTILITIES NOT LOCATED IN THE FIELD SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. UTILITIES NOT SHOWN AND UTILITIES NOT LOCATED IN THE FIELD SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- E. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. UTILITIES NOT SHOWN AND UTILITIES NOT LOCATED IN THE FIELD SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. UTILITIES NOT SHOWN AND UTILITIES NOT LOCATED IN THE FIELD SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.





PARC PLACE AT VLASIS
 SITE DEVELOPMENT PLAN

PRELIMINARY - NOT FOR CONSTRUCTION



KEYED NOTES - SITE PLAN

1. PROPOSED PAVEMENT
2. 8" VERTICAL CONCRETE CURB
3. CONCRETE SIDEWALK
4. ADA SIGN
5. WHEEL STOP
6. ADA RAMP
7. PAVEMENT MARKING - "WIDE WHITE PAINT"
8. PAVEMENT MARKING - "WIDE BLUE PAINT (ACCESSIBLE SPACES)
9. WATER QUALITY BASIN
10. BIOPOLYMER TRAIL (HAWAIIAN COMPANET)
11. RETAINING WALL, WITH HAILING DESIGN (IF OTHER)
12. FLOOD TROUGH AREA
13. NEW SIGN FOR BALLPARK
14. NEW SIGN
15. NEW SIGN (RYE)
16. AREA TO BE OBTAINED FROM ACCOOT

GENERAL SHEET NOTES:

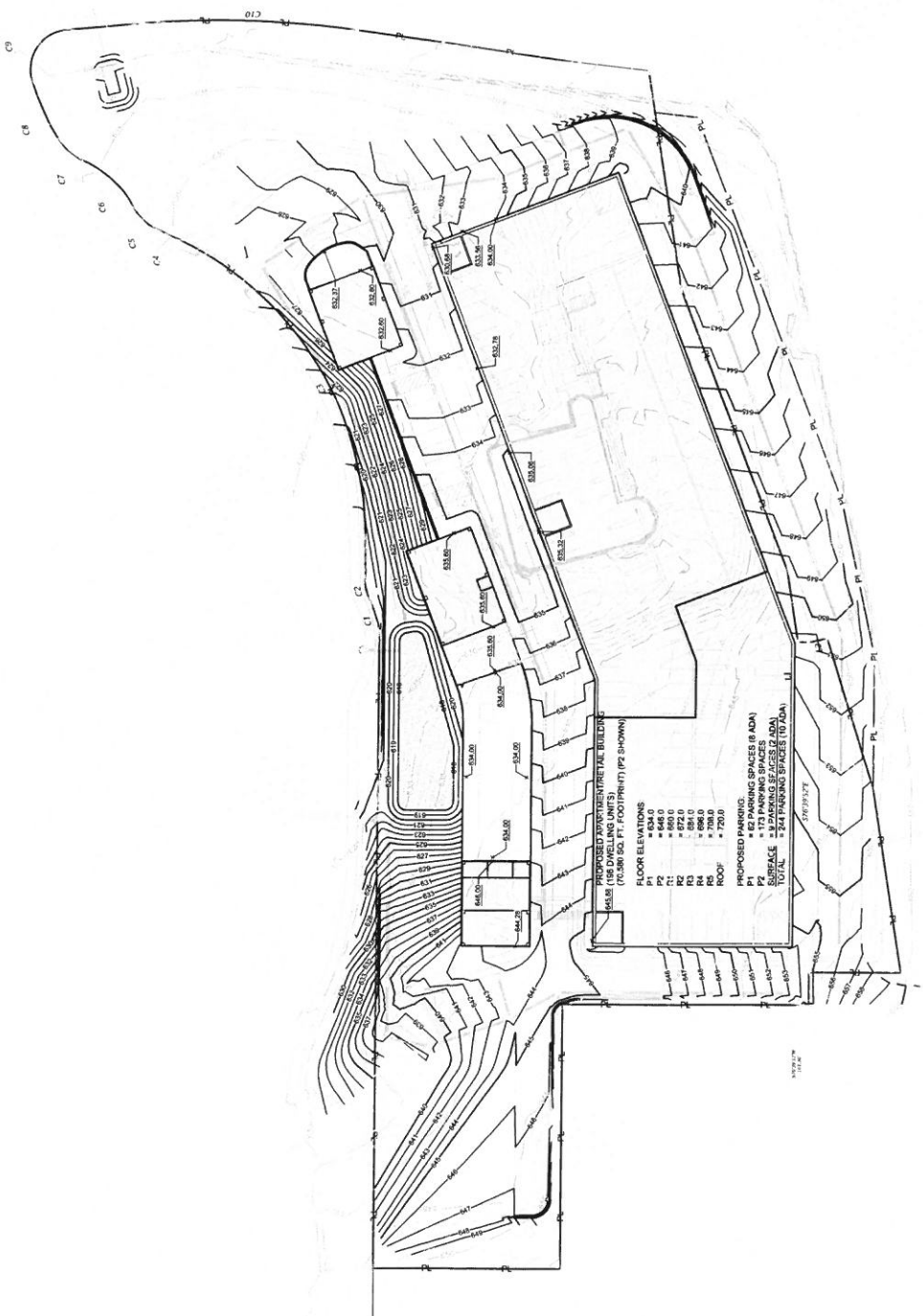
- A. THE UTILITIES SHOWN WERE PLOTTED FROM AVAILABLE INFORMATION AND THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES.
- B. IF CONTRACTOR DETERMINES THAT EXISTING CONDITIONS DIFFER FROM THAT SHOWN ON THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER AND ARCHITECT IMMEDIATELY AND STOP WORK IMMEDIATELY FOR CONSTRUCTION.
- C. MATERIALS TO BE SHOWN THAT ARE NOT OTHERWISE NOTED TO BE OBTAINED ARE TO BE USED IN PLACE.





NO.	REVISION	DATE
1	ISSUED FOR PERMIT	02/06/2021
2	FINAL SUBMITTAL	02/06/2021

PRELIMINARY - NOT FOR CONSTRUCTION



PROPOSED APARTMENT BUILDING
 SCALE (1/8"=1'-0")

FLOOR ELEVATIONS	
PL	= 84.0
P1	= 85.0
P2	= 86.0
P3	= 87.0
P4	= 88.0
ROOF	= 72.0

PROPOSED PARKING

P1	= 82 PARKING SPACES (8 ADA)
P2	= 173 PARKING SPACES (ADA)
P3	= 24 PARKING SPACES (ADA)
TOTAL	= 244 PARKING SPACES (10 ADA)

GENERAL SHEET NOTES:
 A. THE UTILITIES SHOWN ARE BASED ON THE MOST RECENT AVAILABLE INFORMATION AND FIELD SURVEY DATA. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN OR NOT SHOWN AND INDICATE ANY CHANGES TO THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN OR NOT SHOWN AND INDICATE ANY CHANGES TO THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN OR NOT SHOWN AND INDICATE ANY CHANGES TO THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN OR NOT SHOWN AND INDICATE ANY CHANGES TO THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.
 B. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN OR NOT SHOWN AND INDICATE ANY CHANGES TO THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.
 C. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN OR NOT SHOWN AND INDICATE ANY CHANGES TO THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.
 D. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN OR NOT SHOWN AND INDICATE ANY CHANGES TO THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.
 E. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN OR NOT SHOWN AND INDICATE ANY CHANGES TO THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.



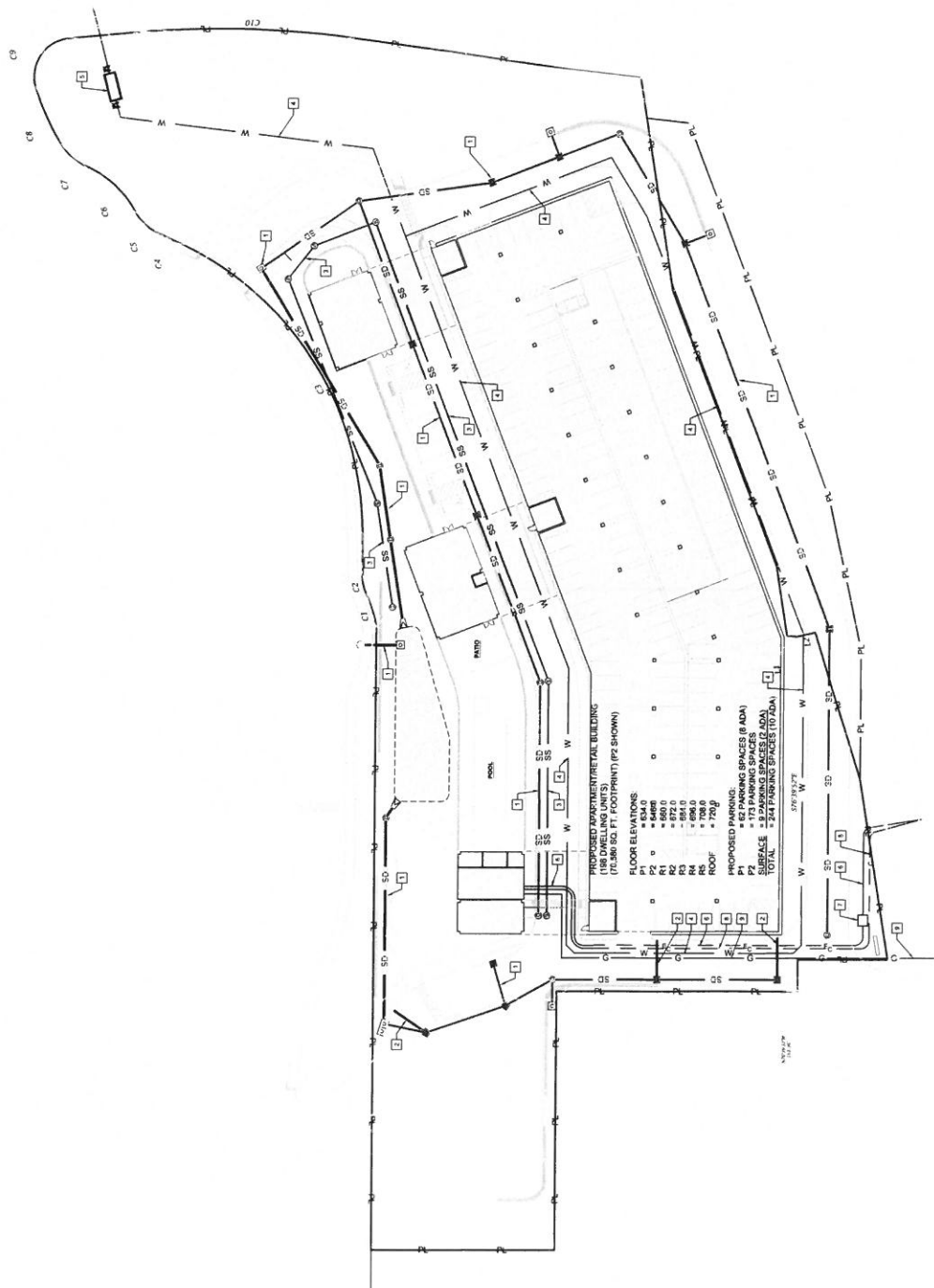


PARC PLACE AT VLASIS

SITE DEVELOPMENT PLAN

PRELIMINARY - NOT FOR CONSTRUCTION

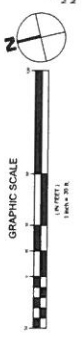
NO. 1	DATE	DESCRIPTION
1	04/24/2018	PRELIMINARY
2	04/24/2018	FINAL



- KEYED NOTES - UTILITY PLAN**
1. STORM WATER PER AISC STANDARDS
 2. TRINITY DRAIN
 3. SANITARY DRAIN PER AISC STANDARDS
 4. WATER LINE PER AMERICAN WATER COMPANY DETAILS
 5. FIRE FLOW LINE PER AMERICAN WATER COMPANY DETAILS
 6. INTERFERING UTILITIES PER AMERICAN WATER COMPANY
 7. TRANSDUCER PER AMERICAN STANDARDS
 8. COMMUNICATION LINE
 9. GAS SERVICE PER AISC STANDARDS

GENERAL SHEET NOTES:

- THE UTILITIES SHOWN HEREIN ARE PLOTTED FROM AVAILABLE INFORMATION AND THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY CONSTRUCTION.
- IF CONTRACTOR DETERMINES THAT ACTUAL EXISTING CONDITIONS DIFFER FROM THOSE SHOWN ON THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER AND OBTAIN APPROVAL PRIOR TO ANY CONSTRUCTION.
- EXISTING UTILITIES SHOWN AS SHOWN AND NOT OTHERWISE NOTED TO BE DELETED ARE TO BE USED IN PLACE.



PROGRAM LEGEND

PARKING (237 SPOTS)
AMENITIES, CIRCULATION, UTILITY
COMMERCIAL
3 BEDS, 2 BATHS
2 BEDS, 2 BATHS
2 BED, 1 BATH
1 BED, 1 BATH

V THREE STUDIOS LLC
 14811 MANCHESTER RD
 BALTIMORE, MD 21286

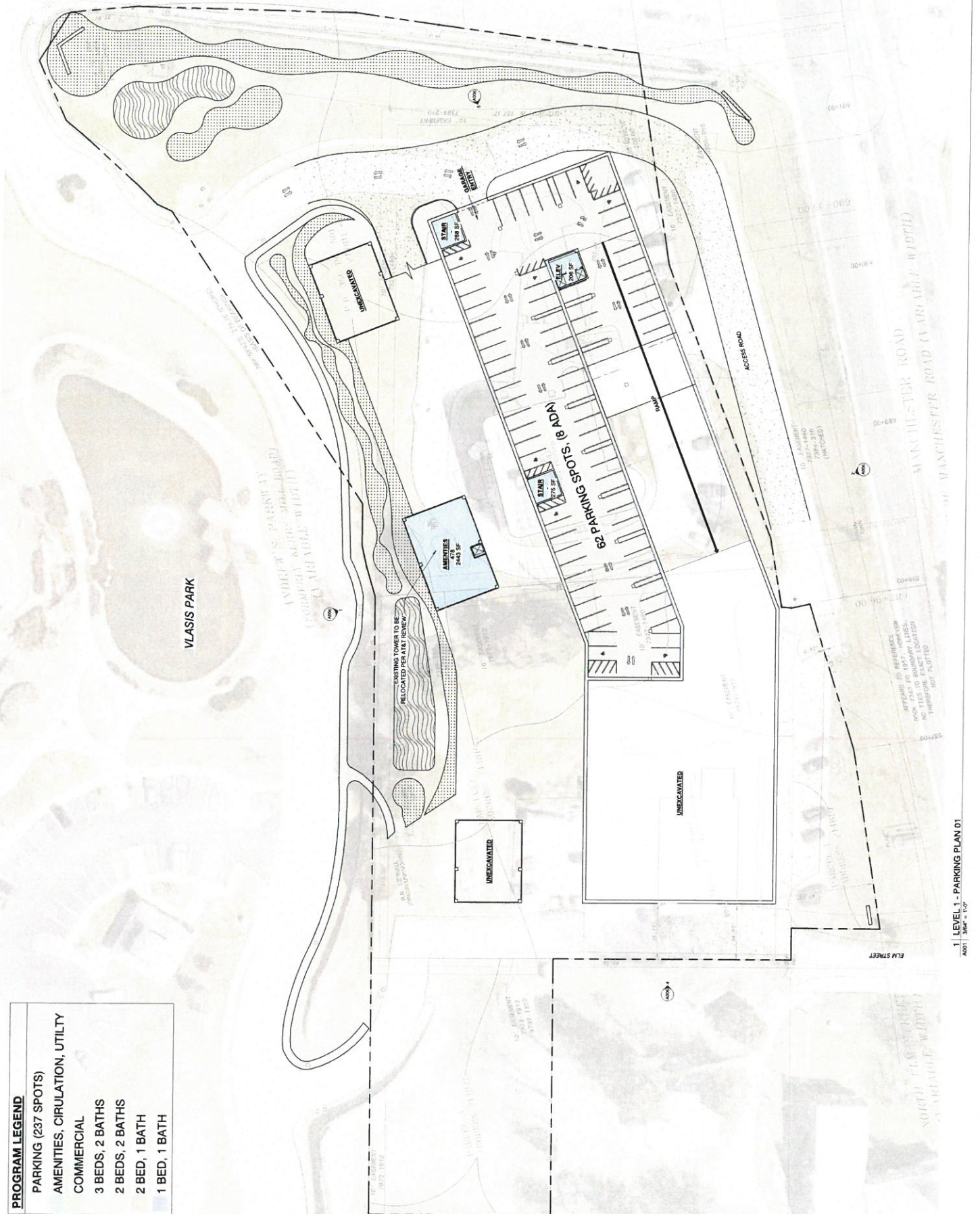
DESIGN PARTNERS
 14811 MANCHESTER RD
 BALTIMORE, MD 21286

PROJECT INFORMATION

Client: TBD
 Designer: TBD
 Date: TBD

Architect: TBD
 Engineer: TBD
 MEP: TBD
 Electrical: TBD

DESIGN PARTNERS
 14811 MANCHESTER RD
 BALTIMORE, MD 21286

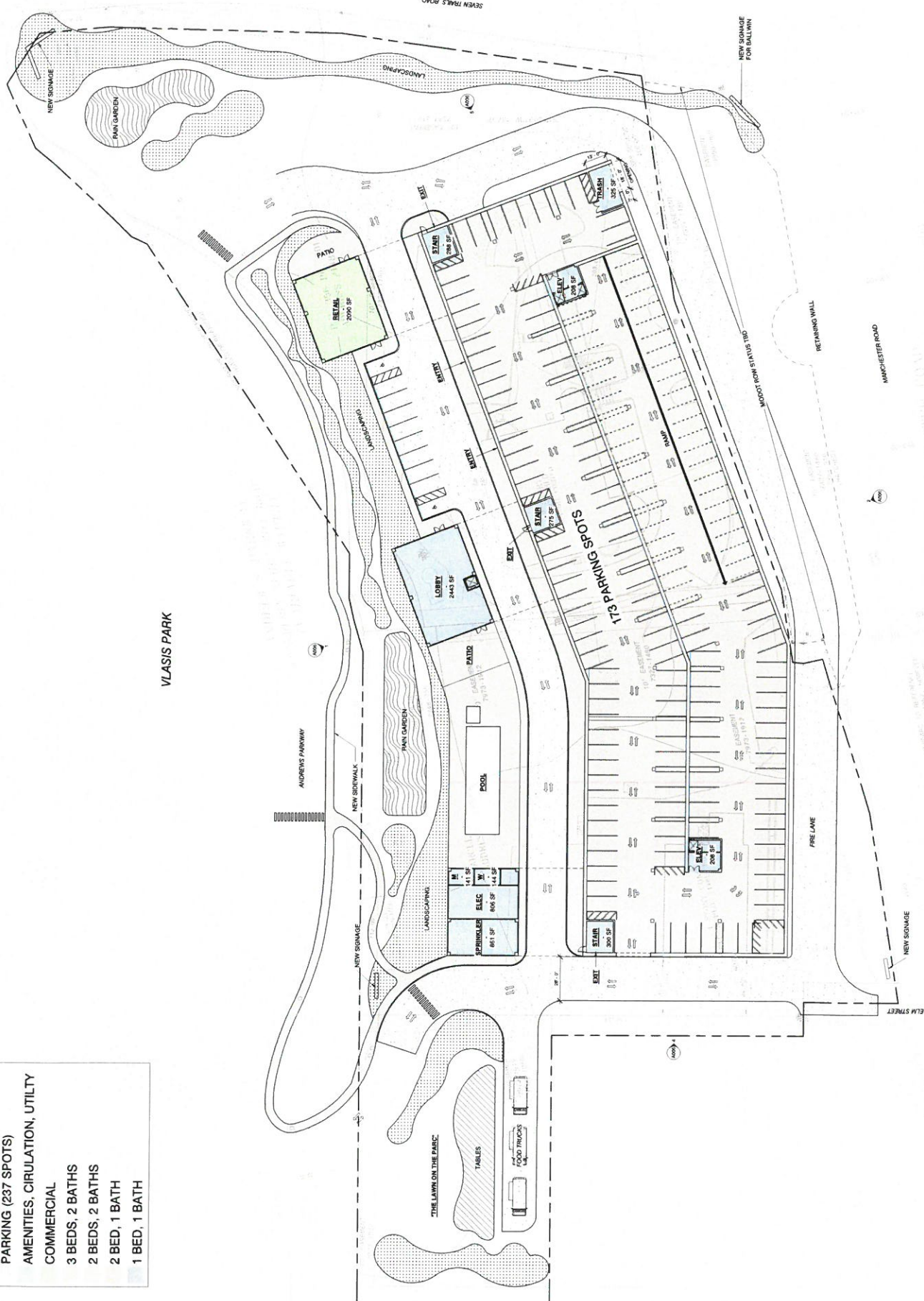


GROUND UP APARTMENT BUILDING
PARC PLACE AT VLASIS
 14811, 14819, 14821 MANCHESTER RD
 BALTIMORE, MD 21286

LEVEL 1 - PARKING
LEVEL 1

Project Number: A001
 Date: 07/06/2021
 Scale: 3/8" = 1'-0"

PROGRAM LEGEND	
[Pattern]	PARKING (237 SPOTS)
[Pattern]	AMENITIES, CIRCULATION, UTILITY
[Pattern]	COMMERCIAL
[Pattern]	3 BEDS, 2 BATHS
[Pattern]	2 BEDS, 2 BATHS
[Pattern]	2 BED, 1 BATH
[Pattern]	1 BED, 1 BATH



E V THREE STUDIOS
 18 Linn, Manchester NH
 603.882.2500

GENERAL CONTRACTOR
 GALE CONSTRUCTION
 1000 W. Main Street
 Manchester, NH 03102
 Phone: 603.224.4779

ARCHITECT
 TEBB
 1100

ENGINEER
 TEBB
 1100

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DESIGN INTENT
 NOT FOR CONSTRUCTION

GROUND UP APARTMENT BUILDING
PARC PLACE AT VLASIS
 14811, 14819, 14821 MANCHESTER RD
 FALLWLN, MO 63011

DATE	DESCRIPTION
11/20/2024	FINAL CONCEPT
11/20/2024	CONCEPT
11/20/2024	CONCEPT

LEVEL 2 - PARKING
LEVEL 2

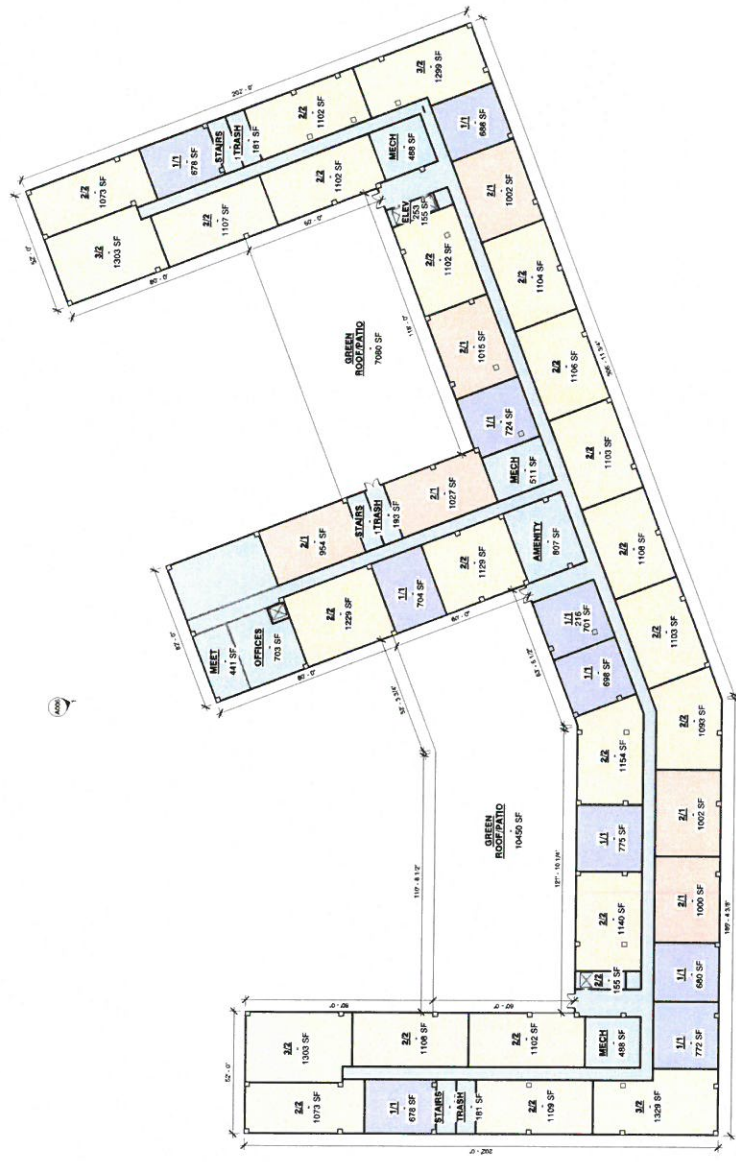
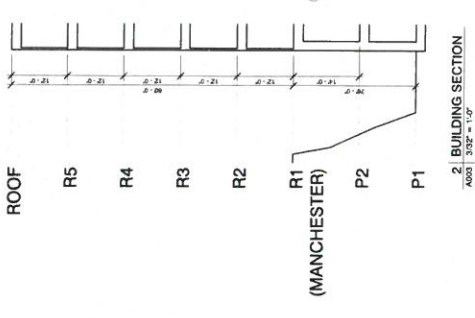
A002

11 | LEVEL 2 - PARKING PLAN 02
 A002 | 3/8" = 1'-0"

PROGRAM LEGEND	
PARKING (237 SPOTS)	
AMENITIES, CIRCULATION, UTILITY	
COMMERCIAL	
3 BEDS, 2 BATHS	
2 BEDS, 2 BATHS	
2 BED, 1 BATH	
1 BED, 1 BATH	

AMENITIES	
GYM / WORKOUT / YOGA	
LOUNGE	
REMOTE OFFICING	
EVENT SPACE	
MULTI-PURPOSE SPACE	

UNITS PER FLOOR:	
39 UNITS THIS FLOOR (197 TOTAL)	
3/2 (4)	
2/2 (19)	
2/1 (6)	
1/1 (10)	



EV THREE STUDIOS, LLC
1500 W. MANCHESTER RD.
BALTIMORE, MD 21201

Contract: TBD
Construction: TBD

Client: GHE CONSULTING
Engineer: JAMES W. GRIFFIN, AIA
Architect: GHE CONSULTING
Mechanical Engineer: TBD
Electrical Engineer: TBD

Scale: 3/8" = 1'-0"

DATE: 01/20/2021

PROJECT: PARC PLACE AT VLASIS

REVISIONS: 1

DESIGNER: JAMES W. GRIFFIN, AIA

NOT FOR CONSTRUCTION

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GROUND UP APARTMENT BUILDING
PARC PLACE AT VLASIS
14811, 14819, 14821 MANCHESTER RD
BALTIMORE, MD 21201

Project Name: PARC PLACE AT VLASIS
Project Number: A003
Scale: 3/8" = 1'-0"
Date: 01/20/2021

LEVEL 3 - RESIDENTIAL LEVEL
1

A003

The information provided on this drawing is based on the information provided to the architect by the client. The architect is not responsible for the accuracy or completeness of the information provided. The architect is not responsible for the accuracy or completeness of the information provided. The architect is not responsible for the accuracy or completeness of the information provided.

NOT FOR CONSTRUCTION
 DIMENSIONS

PROGRAM LEGEND

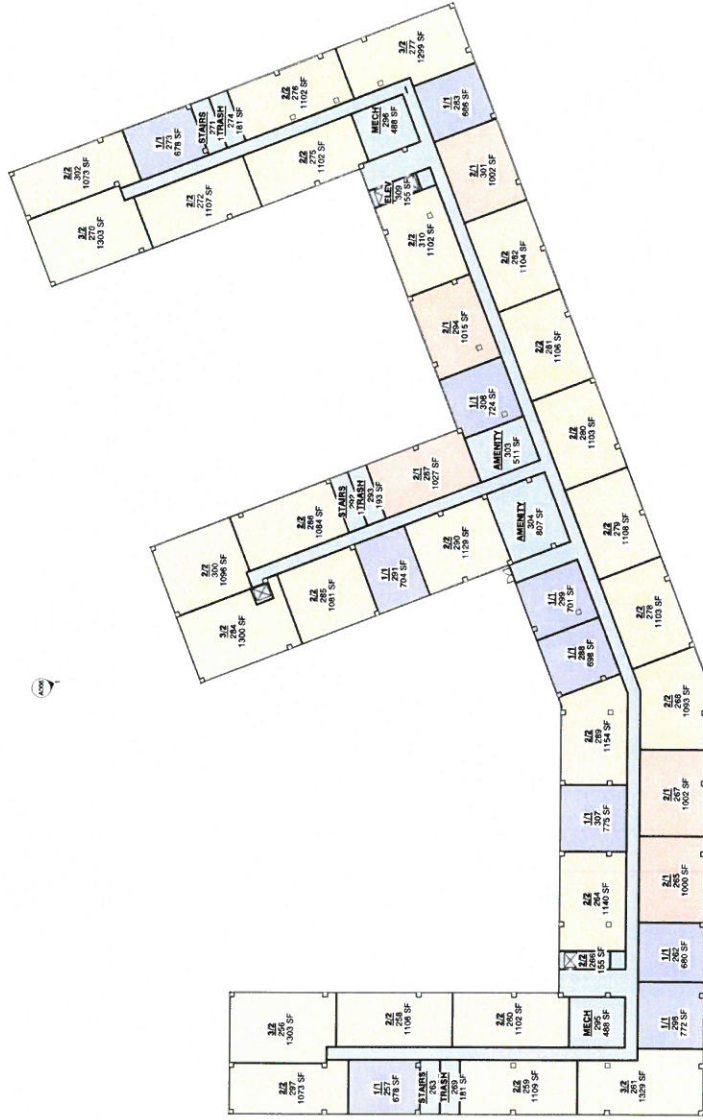
PARKING (237 SPOTS)
AMENITIES, CIRCULATION, UTILITY
COMMERCIAL
3 BEDS, 2 BATHS
2 BEDS, 2 BATHS
2 BED, 1 BATH
1 BED, 1 BATH

AMENITIES

GYM / WORKOUT / YOGA
LOUNGE
REMOTE OFFICING
EVENT SPACE
MULTI-PURPOSE SPACE

UNITS PER FLOOR:

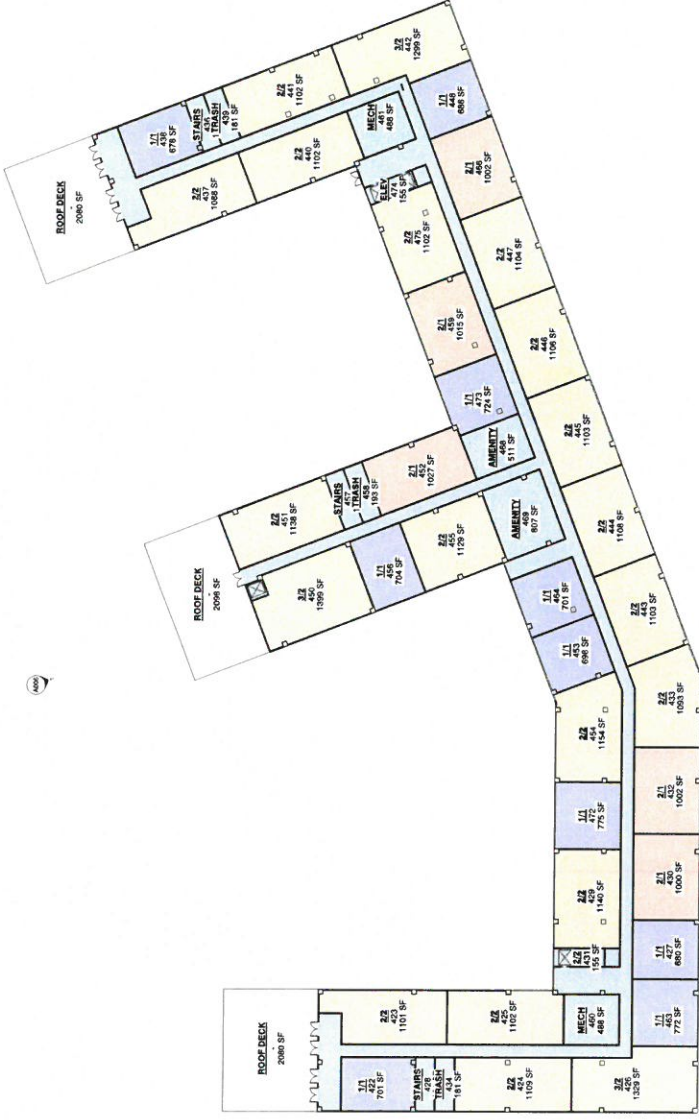
41 UNITS PER FLOOR (197 TOTAL)
3/2 (5)
2/2 (21)
2/1 (5)
1/1 (10)



PROGRAM LEGEND	
	PARKING (237 SPOTS)
	AMENITIES, CIRCULATION, UTILITY
	COMMERCIAL
	3 BEDS, 2 BATHS
	2 BEDS, 2 BATHS
	2 BED, 1 BATH
	1 BED, 1 BATH

AMENITIES	
	GYM / WORKOUT / YOGA
	LOUNGE
	REMOTE OFFICING
	EVENT SPACE
	MULTI-PURPOSE SPACE

UNITS PER FLOOR:	
35 UNITS THIS FLOOR (197 TOTAL)	
	3/2 (3)
	2/2 (17)
	2/1 (5)
	1/1 (10)



DESIGN PARTNERS
NOT FOR CONSTRUCTION

The information contained herein is for informational purposes only and is not intended to be used for any other purpose. It is the responsibility of the user to verify the accuracy of the information and to consult with the appropriate professionals for any specific project requirements. This information is provided as a service to our clients and is not intended to constitute an offer of any financial product or service. Please contact your advisor for more information.

DATE: 11/10/2023
 PROJECT: 23-001-001
 SHEET: 07 OF 10
 SCALE: AS SHOWN



GROUND UP APARTMENT BUILDING
 PARC PLACE AT VLASIS
 14811, 14819, 14821 MANCHESTER RD
 FALLWIN, MD 20711

NO. 1
 DATE: 11/10/2023
 DRAWN BY: J.P. SMITH
 CHECKED BY: J.P. SMITH
 SCALE: AS SHOWN

LEVEL 7 - RESIDENTIAL LEVEL
 5

PROJECT NO. 23-001-001

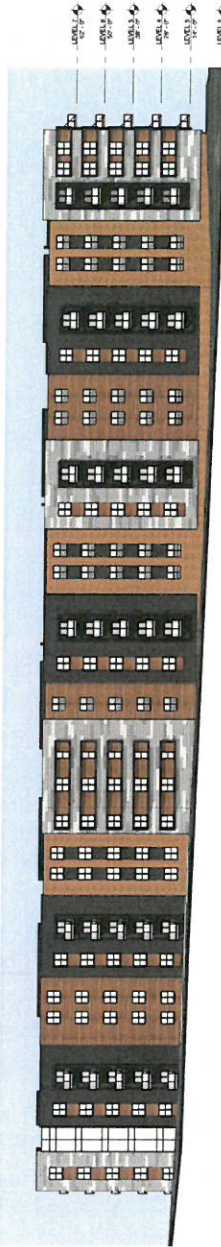
1 | LEVEL 7 - FLOOR PLAN
 A005 | 3/8" = 1'-0"

EXTERIOR MATERIALS

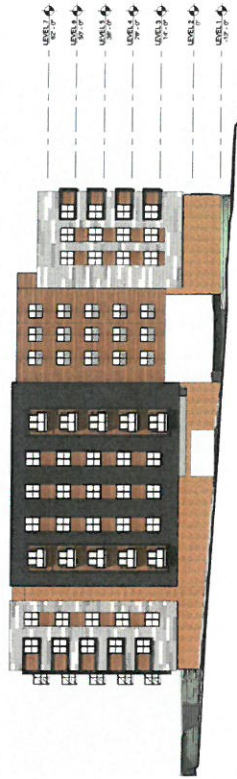
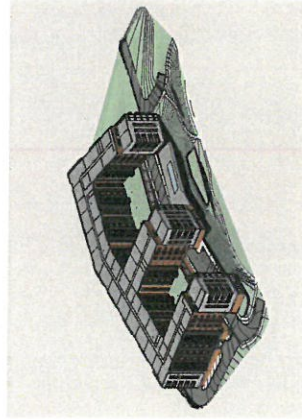
BRICK	= 41,710 SF (25.8%)
WOOD LOOK FIBER CEMENT	= 38,194 SF (23.6%)
VARIED GREY FIBER CEMENT	= 18,400 SF (11.4%)
METAL PANEL	= 34,411 SF (21.3%)
GALZED	= 28,990 SF (17.9%)
TOTAL VERTICAL AREA	= 161,705 SF



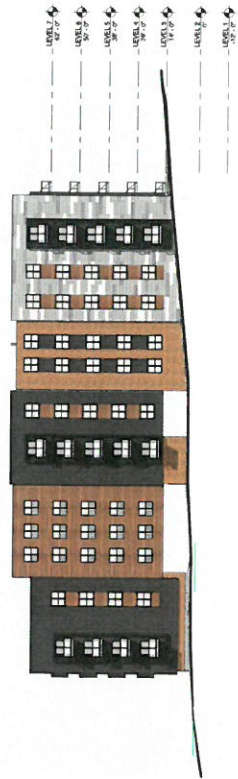
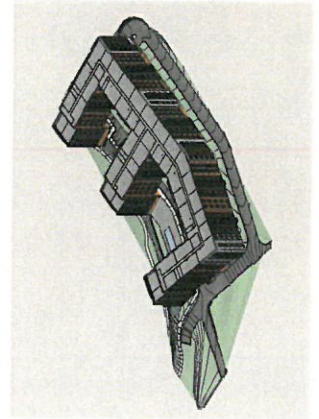
1 | NORTH ELEVATION
A006 | 3/8" = 1'-0"



2 | SOUTH ELEVATION
A006 | 3/8" = 1'-0"



5 | EAST ELEVATION
A006 | 3/8" = 1'-0"



4 | WEST ELEVATION
A006 | 3/8" = 1'-0"

General: TBD
 Consultant: TBD

Client: GMR DEVELOPMENT
 Engineer: MARY JOE HARRIS, AIA
 Designer: TBA
 Designer: TBA

MEP Engineer: TBD

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DESIGN/CONSTRUCTION
 NOT FOR CONSTRUCTION



GROUND UP APARTMENT BUILDING
PARC PLACE AT VLASIS

14811, 14819, 14821 MANCHESTER RD
 FALLTWIN, MO 63011

NO.	DESCRIPTION	DATE
1.	PRELIMINARY	01-20-2021

Sheet 1/18

Client: TBD
 Designer: TBD
 Date: 04/11/2024
 Project: PARC PLACE AT VLASIS
 Address: 14811, 14819, 14821 MANCHESTER RD
 BALTIMORE, MD 21286

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DESIGNER'S MARK FOR CONSTRUCTION



PARC PLACE AT VLASIS
 GROUND UP APARTMENT BUILDING
 14811, 14819, 14821 MANCHESTER RD
 BALTIMORE, MD 21286

1. PROJECT NO.: 2024-001
 2. SHEET NO.: 001 OF 001
 3. DATE: 04/11/2024

PARC PLACE *at Oasis*



PLANNING AND ZONING SUBMISSION - JULY 6, 2021

14811, 14819, 14821 MANCHESTER ROAD, BALLWIN MISSOURI 63011

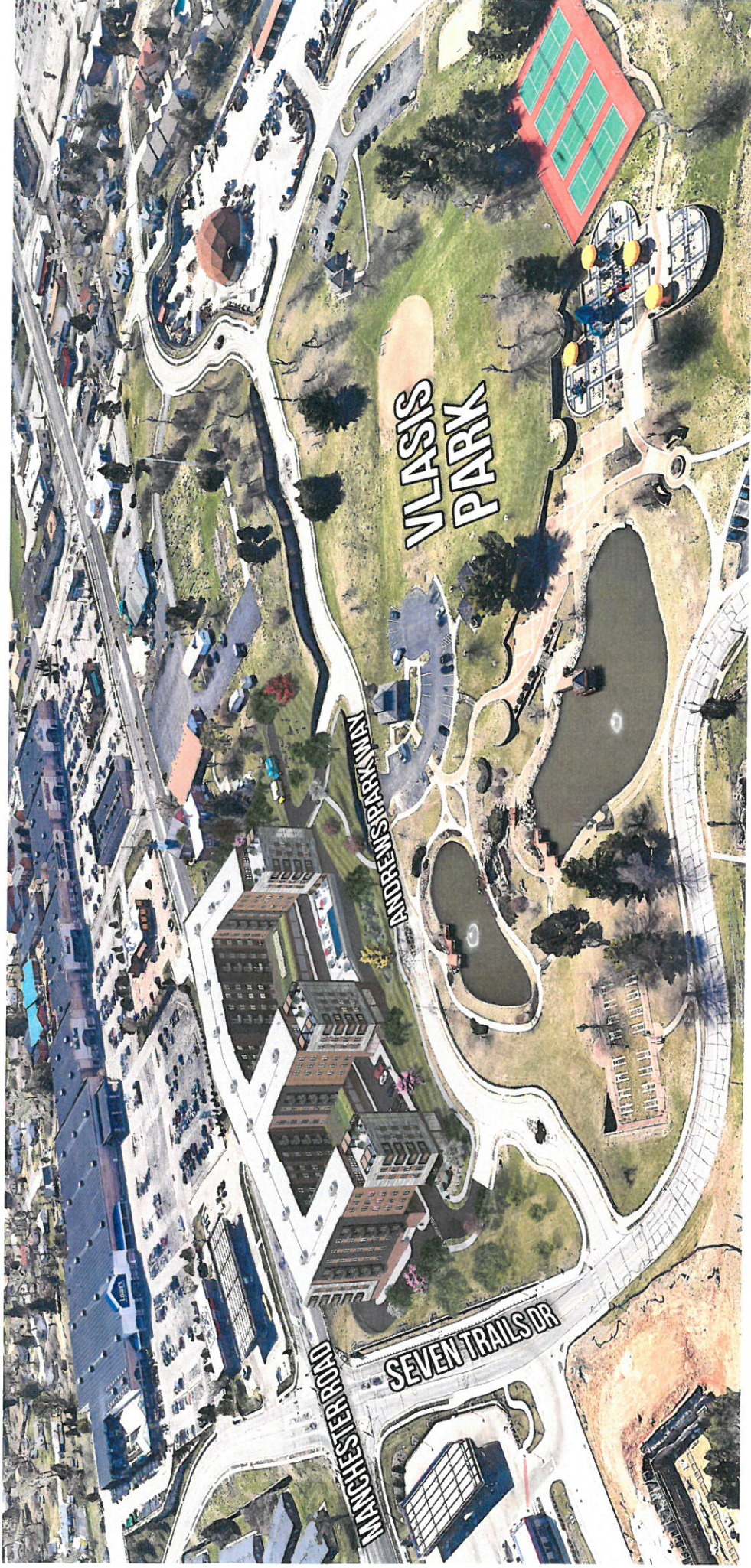
LANDAU GROUP LLC

VTHREE STUDIOS LLC
architecture + interiors

G&W
ENGINEERING

PROGRAM BENEFITS

- CONSOLIDATION OF 3 PARCELS
- 2 LEVELS OF PARKING (237 NEW SPOTS)
- 5 LEVELS OF MARKET-RATE APARTMENTS (197 UNITS)
- RETAIL SPACE OVERLOOKING VLASIS PARK
- FOOD TRUCK PARK
- GREEN ROOFTOPS OVER GARAGE
- AMENITY DECKS

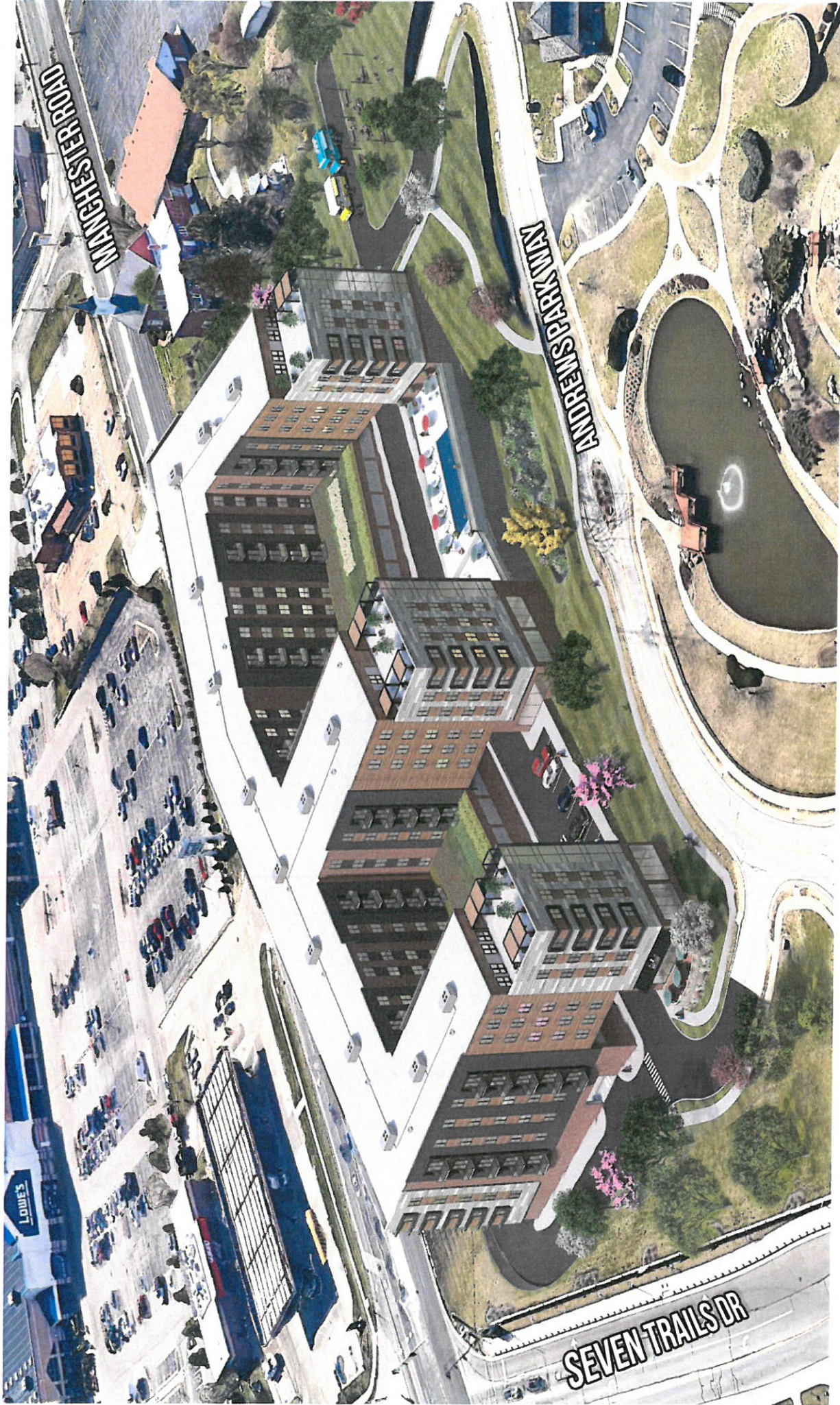


LANDAU GROUP LLC

V THREE STUDIOS LLC
architecture + interiors

G&W
ENGINEERING

SITE OVERVIEW



LANDAU GROUP LLC

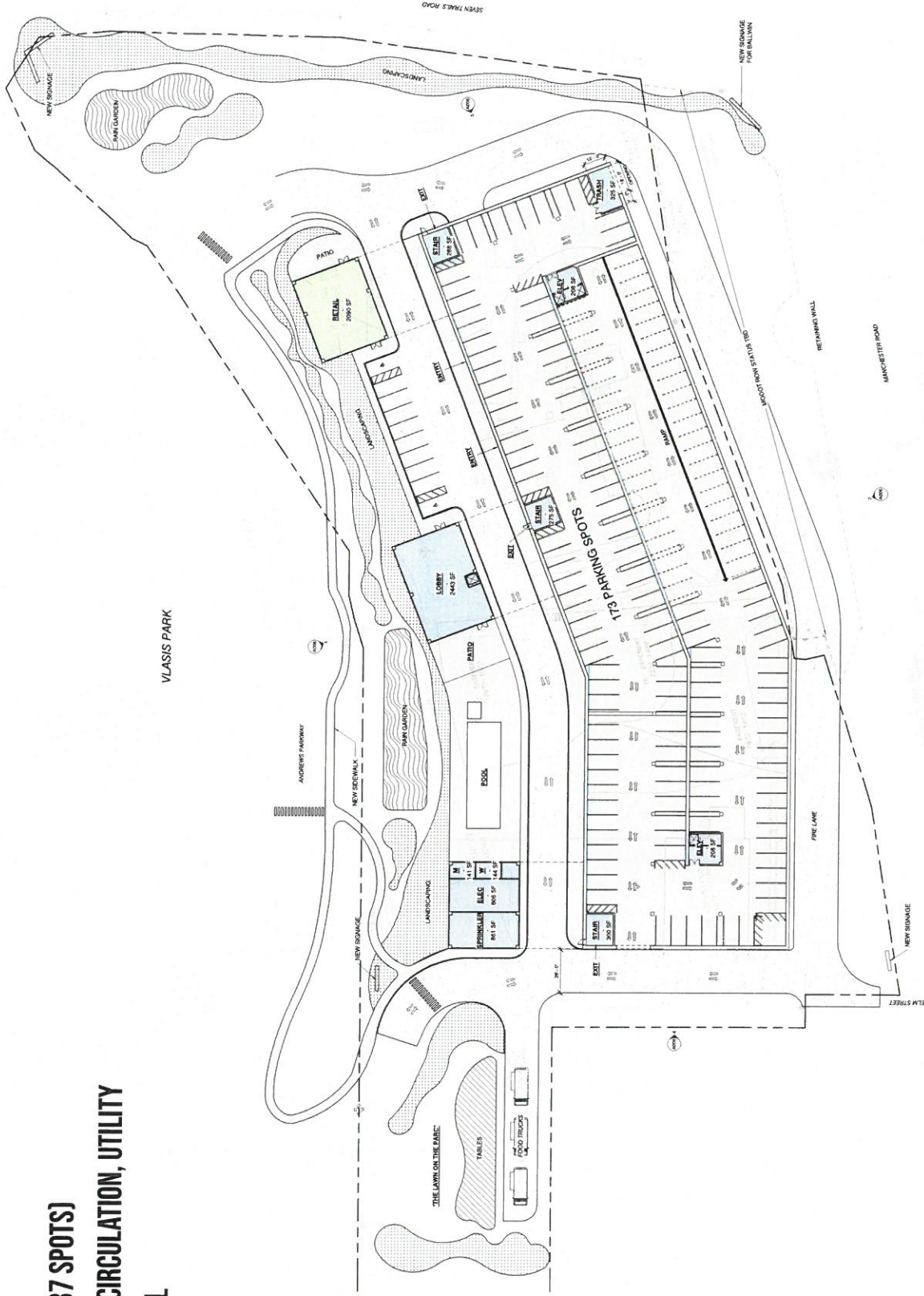
V THREE STUDIOS LLC
architecture + interiors

G&W
ENGINEERING

SITE PLAN

LEGEND

-  PARKING (237 SPOTS)
-  AMENITIES, CIRCULATION, UTILITY
-  COMMERCIAL



FLOOR PLAN

LEGEND

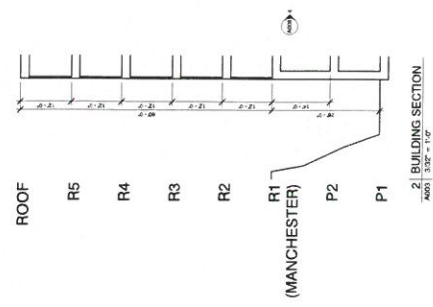
- AMENITIES, CIRCULATION, UTILITY
- 3 BED/2 BATH
- 2 BED/2 BATH
- 2 BED/1 BATH
- 1 BED/1 BATH

AMENITIES

- GYM / WORKOUT / YOGA
- LOUNGE
- REMOTE OFFICING
- EVENT SPACE
- MULTI-PURPOSE SPACE
- GREEN ROOFTOPS

UNITS PER FLOOR

- 39 UNITS THIS FLOOR (197 TOTAL)
- 3 BED/2 BATH: 4
- 2 BED/2 BATH: 19
- 2 BED/1 BATH: 6
- 1 BED/1 BATH: 10



STREET VIEW



LANDAU GROUP LLC

V THREE STUDIOS LLC
architecture + interiors

G&W
ENGINEERING

CAFE + LANDSCAPE



LANDAU GROUP LLC

V THREE STUDIOS LLC
architecture + interiors

G & W
ENGINEERING

FOOD TRUCK PARK








LANDAU GROUP LLC

V THREE STUDIOS LLC
architecture + interiors

G&W
ENGINEERING

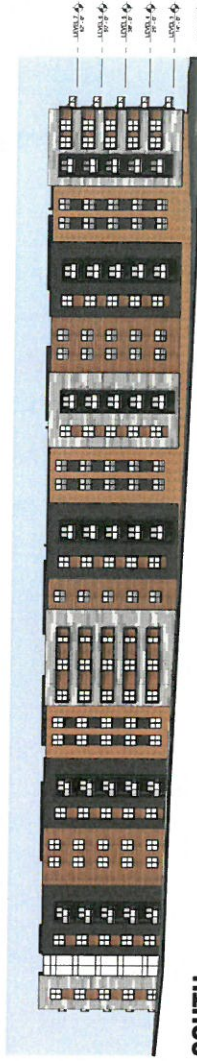
ELEVATIONS

EXTERIOR MATERIALS

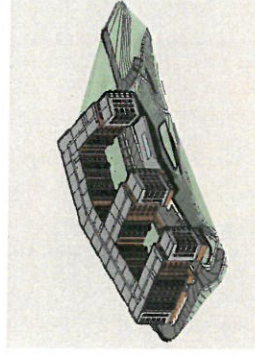
-  BRICK = 41,710 SF (25.8%)
-  WOOD-LOOK FIBER CEMENT = 38,194 SF (23.6%)
-  VARIED GREY FIBER CEMENT = 18,400 SF (11.4%)
-  METAL PANEL = 34,411 SF (21.3%)
-  GLAZED = 28,990 SF (17.9%)



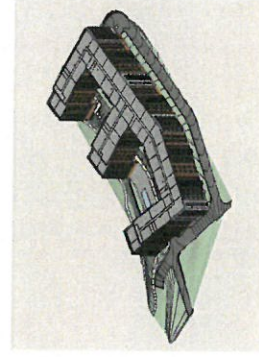
NORTH



SOUTH



EAST

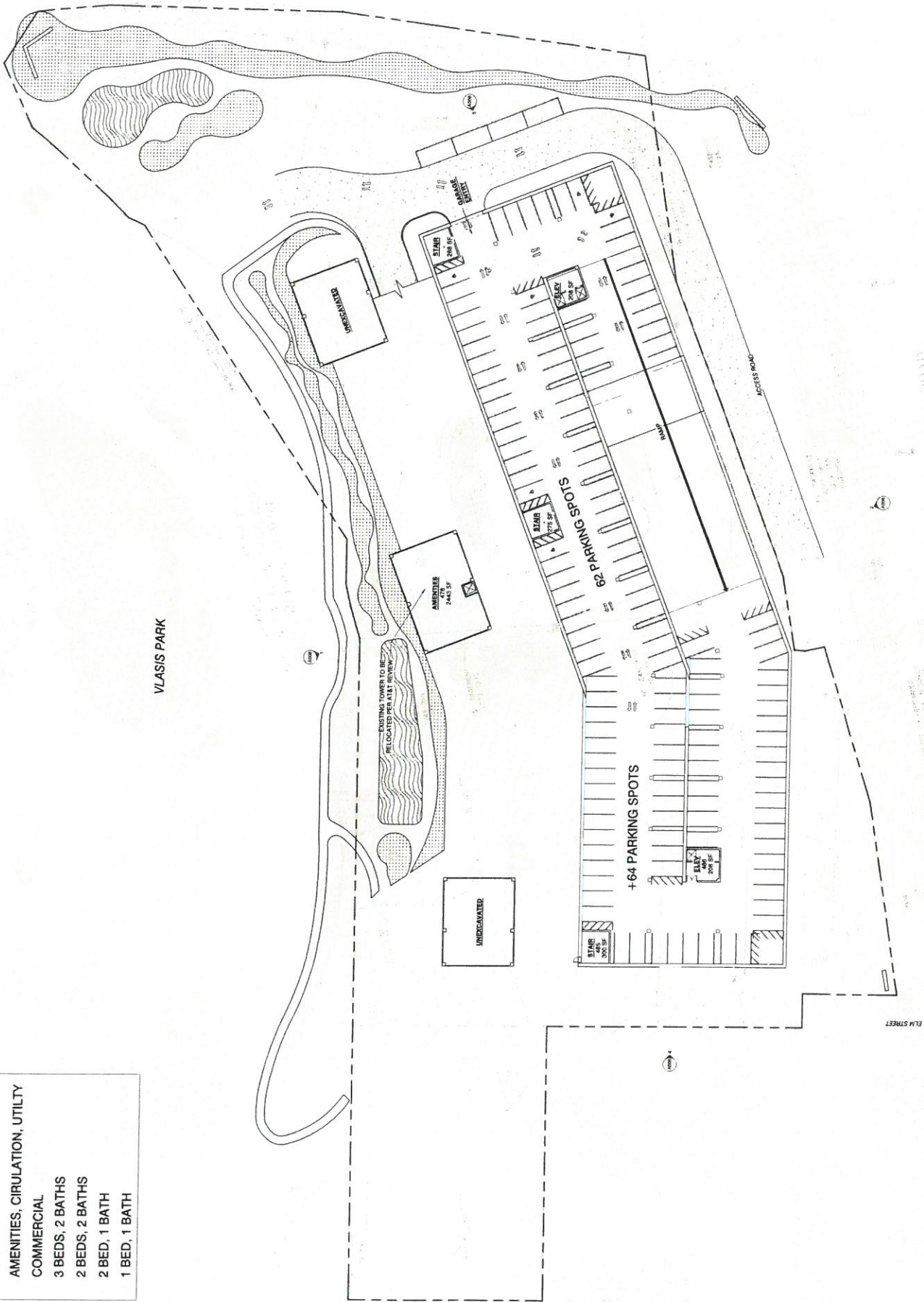


WEST

PROGRAM LEGEND

PARKING
AMENITIES, CIRCULATION, UTILITY
COMMERCIAL
3 BEDS, 2 BATHS
2 BEDS, 2 BATHS
2 BED, 1 BATH
1 BED, 1 BATH

VLASIS PARK



CONTRACTOR
 GENERAL CONTRACTOR
 14811, 14819, 14821 MANCHESTER RD
 BALTIMORE, MD 21286

DESIGNER
 CIVIL ENGINEER
 14811, 14819, 14821 MANCHESTER RD
 BALTIMORE, MD 21286

DATE
 01/11/2023

PROJECT
 GROUND UP APARTMENT BUILDING

SCALE
 1/8" = 1'-0"

DATE
 01/11/2023

NOT FOR CONSTRUCTION

DESIGNING ARCHITECTURE AND PLANNING

NOT FOR CONSTRUCTION

LEVEL 1 - PARKING

LEVEL 1

14811, 14819, 14821 MANCHESTER RD

BALTIMORE, MD 21286

DATE
 01/11/2023

PROJECT
 GROUND UP APARTMENT BUILDING

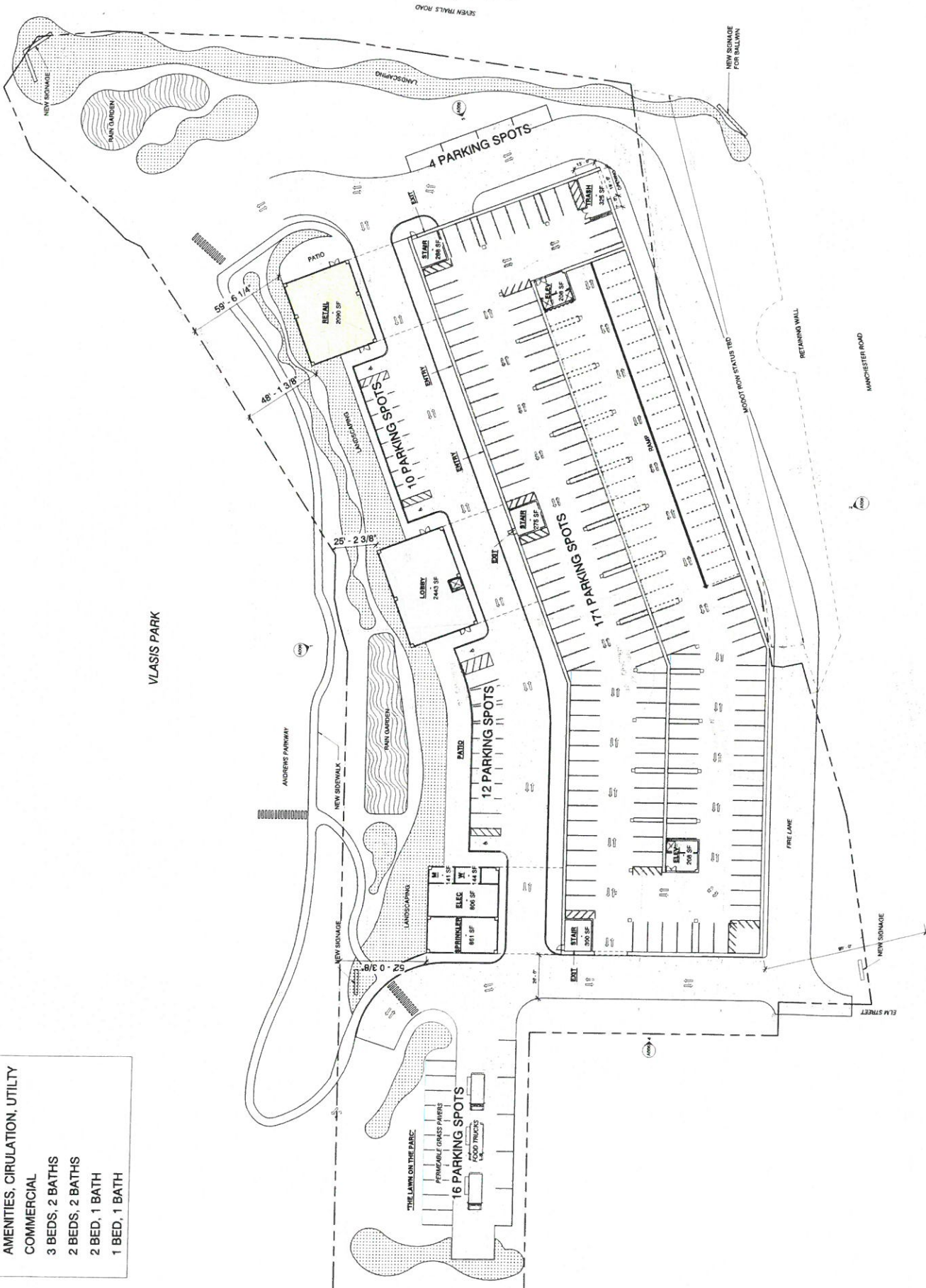
SCALE
 1/8" = 1'-0"

DATE
 01/11/2023

1 | LEVEL 1 - PARKING PLAN 01

A001 | 3/8" = 1'-0"

- PROGRAM LEGEND**
- PARKING
 - AMENITIES, CIRCULATION, UTILITY
 - COMMERCIAL
 - 3 BEDS, 2 BATHS
 - 2 BEDS, 2 BATHS
 - 2 BED, 1 BATH
 - 1 BED, 1 BATH



VLASIK PARK

GROUND UP APARTMENT BUILDING
 PARC PLACE AT VLASIK
 FALLWIN, 14819, 14821 MANCHESTER RD
 FALLWIN, MO 63011

No.	Description	Date
1.	PRELIMINARY	08/05/2017
2.	FINAL	08/05/2017

LEVEL 2 - PARKING
 LEVEL 2
 A002

11 LEVEL 2 - PARKING PLAN 02
 A002 2/16/17