

SUBDIVISION PETITION REVIEW REPORT

Petition Number: SUB 21-02

Petitioner: Mr. Brent P. Evans
Landau Group, LLC
4700 S. Lindbergh Blvd.
St. Louis, MO 63126

Agents: George Restovich
Restovich & Assocs.
214 N. Clay Ave, Ste. 100
Kirkwood, MO 63122

Gabriel McKee
V3 Studios
2717 Sutton Blvd.
Maplewood, MO 63143

Project Name: Parc Place at Vlasis Consolidation Sub.

Requested Action: Subdivision Approval

Review Date: 04/02/2021

Code Section: Chapter 25, Article II, Sec. 25-26;
Location: 14811, 14819, 14821 Manchester Rd.

Existing Land Use/Zoning: Commercial / C-1

Surrounding Land Use/Zoning: North – Vlasis Park / PA
South - Commercial / C-1
West – Commercial / C-1
East –Commercial / C-1

Plan Designation: Multi-Family Apartments / Retail
Commercial

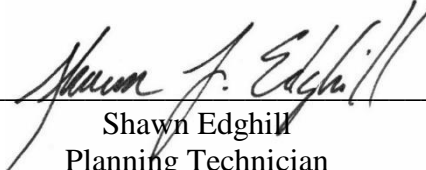
Project Description:

Mr. Restovich and Mr. McKee, on behalf of Mr. Evans of the Landau Group are proposing to combine the three existing lots of this petition into a single lot. Due to code setback requirements and related property line regulations, this is necessary to allow the development and construction of a mixed-use multi-family apartment complex/retail commercial building on the site.

Subdivision Ordinance Requirements (Chapter 25) (Although this petition is a consolidation of properties rather than the more common splitting of properties, it is still subject to the provisions of the subdivision ordinance and is therefore evaluated accordingly in this section)

1. Sidewalks (Article II, Sec 25-28): The Subdivision Ordinance, the Ballwin sidewalk policy and the MRD ordinance require sidewalks at several locations. This issue was extensively addressed in the review report for petition Z21-01.
2. Streetlights (Article II, Sec 25-29): No streetlights are required for this subdivision, but a lighting plan will be requested alongside the Site Plan.
3. Deed Restrictions (Article II, Sec 25-30(a)): There are no known deed restrictions on the property involved in this petition.
4. Boundary Lines, Bearings and Distances (Article II, Sec 25-30(b)(1)): All required boundary lines, bearings, distances, district lines, etc. have been shown on this preliminary plat submittal.
5. Street Lines (Article II, Sec 25-30(b)(2)): The existing street has been delineated as required by the code.
6. Streetlights (Article II, Sec 25-30 (b)(3)): No streetlights are proposed or appropriate as a part of this petition.
7. Underground Utilities and Structures (Article II, Sec 25-30 (b)(4)): No such utilities are shown, but since there is no construction review associated with this petition there is no need to submit this information.
8. Dedications (Article II, Sec 25-30 (b)(5)): No public dedications are proposed as a part of this petition.
9. Lines of Adjoining Lands (Article II, Sec 25-30 (b)(6)): The lines of all adjoining lands and streets have been shown as required in a preliminary plat submittal.
10. Identification System (Article II, Sec 25-30 (b)(7)): All lots have been given proper identification numbers.

11. Building Lines and Easements (Article II, Sec 25-30 (b)(8)): While all current easements on the parcel are shown, **the 10' building line setback along Manchester Rd. per the MRD Overlay request additionally included has not been shown and it will be required on the final recorded document. If Z21-02 results in the recommendation of a variance to be sought through the Board of Adjustment, then said variance's building line will need to be shown.**
12. Subdivision name, legal description, property owner and presentation details (Article II, Sec 25-30 (b)(9)): These issues have all been addressed on the preliminary plat, via Petition Z21-02 or through the accompanying petitioning forms.
13. Storm Water Control (Article II, Sec 25-30 (b)(10)): No new development is associated with the consolidation plat per se. A separate development plan for a mixed-use building on this site is reviewed in the report on petition Z21-02.
14. Lot size (Article II, Sec 25-30 (b)(11)): the size of the lot is provided in acreage at 4.34 ac, rather than by square feet (Which should be listed around 189,000 square feet.)

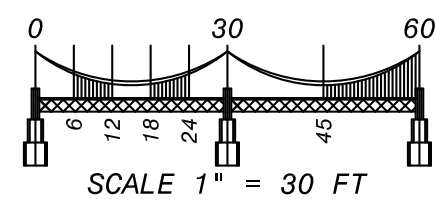


Shawn Edghill
Planning Technician

LOT CONSOLIDATION PLAT

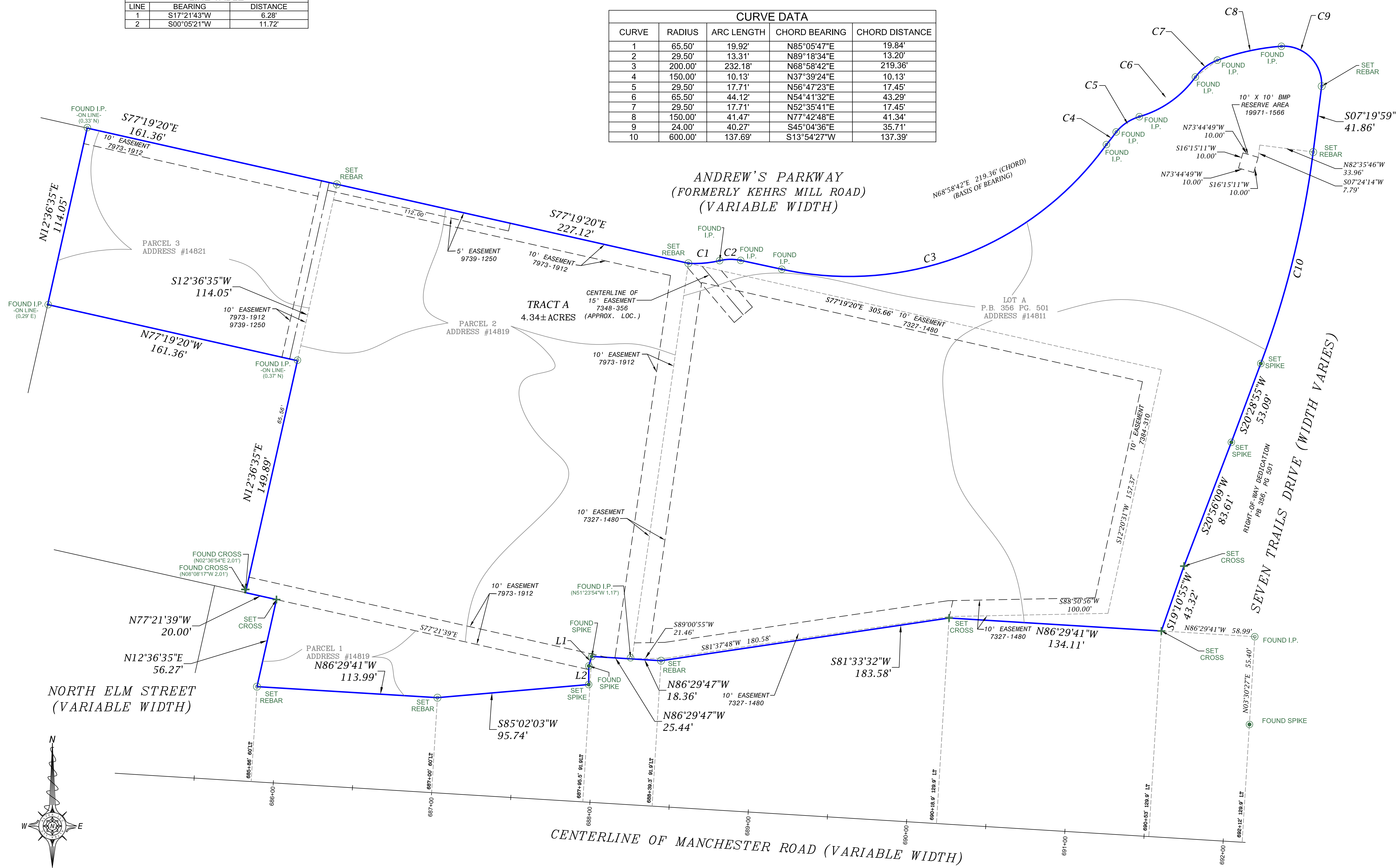
MANCHESTER APARTMENTS

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



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

CURVE DATA				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
1	65.50'	19.92'	N85°05'47"E	19.84'
2	29.50'	13.31'	N89°18'34"E	13.20'
3	200.00'	232.18'	N68°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'	17.71'	N52°35'41"E	17.45'
8	150.00'	41.47'	N77°42'48"E	41.34'
9	24.00'	40.27'	S45°04'36"E	35.71'
10	600.00'	137.69'	S13°54'27"W	137.39'



ABBREVIATIONS			
I.P.	= IRON PIPE	I.R.	= IRON ROD
B.M.	= BENCH MARK	ELEV.	= ELEVATION
P.B.	= PLAT BOOK	PG.	= PAGE
BK.	= BOOK	S.F.	= SQUARE FEET
ESMT.	= EASEMENT	BLDG.	= BUILDING
NF.	= NOW OR FORMERLY	CONC.	= CONCRETE
ASPH.	= ASPHALT	R.O.W.	= RIGHT-OF-WAY
PROP.	= PROPERTY	COR.	= CORNER
FL.	= FLOW LINE	CL.	= CENTERLINE
(R)	= RECORD	(S)	= SURVEYED
(C)	= CALCULATED	(A)	= ACTUAL
T.F.	= TOP OF FOUNDATION	F.F.	= FINISHED FLOOR
P.V.C.	= POLYVINYL CHLORIDE PIPE		
R.C.P.	= REINFORCED CONCRETE PIPE		
V.C.P.	= VITRIFIED CLAY PIPE		

SURVEY MARKERS	
	FOUND/SET SEMI-PERMANENT MONUMENT
	FOUND/SET PERMANENT MONUMENT
	FOUND/SET CROSS
	FOUND/SET ANCHOR
	FOUND/SET NOTCH
	FOUND/SET ARROW
	SET STAKE

LINE TYPES	
	BOUNDARY LINE
	EASEMENT LINE
	SETBACK LINE
	BUILDING FOOTPRINT
	CENTERLINE
	PARCEL LINE
	U.S. SURVEY SECTION LINE
	CHAIN FENCE
	WOOD, VINYL, OR METAL FENCE
	WIRE FENCE
	SANITARY SEWER
	STORM SEWER LINE
	UNDERGROUND TELEPHONE LINE
	OVERHEAD WIRE
	UNDERGROUND ELECTRIC LINE
	FIBER OPTIC LINE
	NATURAL GAS LINE
	FUEL PIPELINE
	CABLE TELEVISION LINE
	STEAM LINE
	TREE/SHRUB LINE

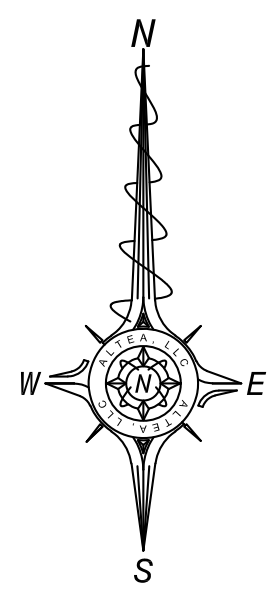
SYMBOL LEGEND	
	SANITARY MANHOLE
	STORM MANHOLE
	COMBINED STORM & SANITARY MANHOLE
	GRATED MANHOLE
	GRATED INLET
	AREA INLET
	CABLE BOX
	CABLE PEDESTAL
	SIGN
	CLEANOUT/LAMP HOLE
	BOLLARD
	WELL
	WATER HYDRANT W/ PUMP
	WATER VALVE
	WATER METER
	FIRE HYDRANT
	GAS MANHOLE
	TELEPHONE MANHOLE
	ELECTRIC MANHOLE
	FIBER OPTIC MANHOLE
	STEAM MANHOLE
	WATER MANHOLE
	ELECTRIC LIGHT
	ELECTRIC METER
	ELECTRIC PEDESTAL
	TELEPHONE BOX
	TELEPHONE PEDESTAL
	AIR CONDITIONING UNIT
	MAILBOX
	UTILITY POLE
	UTILITY POLE W/ LIGHT
	UTILITY POLE WITH TRANSFORMER
	GUY WIRE WITH ANCHOR
	WATER SHUT OFF
	SPRINKLER

REVISIONS		
NO.	REVISION / ISSUE	DATE

PREPARED FOR
BRENT P. EVANS
LANDAU GROUP LLC
PHONE: 314-409-1506

ALTEA, LLC
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ST. CHARLES, MO 63304
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SHEET IDENTIFICATION	
CONSOLIDATION	
PROJECT NUMBER 20-2590 LC	
FIELD CREW: KEJ/JH	SHEET
SURVEYED: 12/17/2020	1
DRAFTER: MJM	OF 2
DRAFTED: 3/3/2021	
REVIEWER: BLH	
REVIEWED: 3/3/2021	



ZONING ORDINANCE CHANGE PETITION REVIEW REPORT

Petition Number: Z 21-01

Petitioner: Brent Evans
Landau Group, LLC
4700 S. Lindbergh Blvd.
St. Louis, MO 63126
314-409-1506

Agent: George Restovich
Restovich & Assocs.
214 N. Clay Ave, Ste. 100
Kirkwood, MO 63122
314-343-7700

Project Name: 14811 Manchester Rezone

Location: 14811 Manchester Rd.

Review Date: 04/05/21

Requested Action: Rezone entirety of 14811
Manchester to C-1 Commercial

Code Section: Zoning Ordinance (Article IX,
Section 1)

Existing Land Use/Zoning: C-1 Commercial/PA Public Activity

Surrounding Land Use/Zoning: North: PA Public Activity
South: C-1 Commercial
East: C-1 Commercial
West: C-1 Commercial

Proposal Description:

A petition has been received from Brent Evans on behalf of Landau Group, LLC requesting that Ballwin rezone the entirety of 14811 Manchester to C-1 Commercial. Currently only a portion of the site is zoned as such.

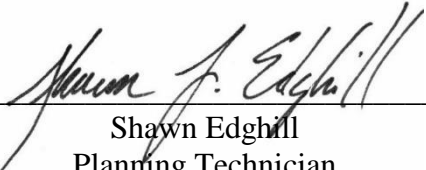
This zoning change request is part of a three-petition group being brought forward requesting for the construction of a seven-story mixed-use apartment complex at a lot made up of the consolidation of 14811, 14819, and 14821 Manchester Rd. This rezone is being requested for the purpose of ensure homogeneity at the parcel due to a change in the parcel's shape in the past.

In 2002, Vlais Park was updated, which included the implementation of an extension to Kehrs Mill Road that connected to Seven Trails Dr. Andrews Parkway, as it is called today, changed the shape of the parcel at 14811 Manchester Rd, by creating an extension to the parcel's northeastern corner. Since the parcel's change nearly 20 years ago there has not been any update to the zone of the parcel to match the parcel's shape, and subsequently, the parcel has been split-zoned. During the parcel's tenure as the City's Government Center, this was not a major issue, but following the sale of the location later last year, this is now an item that will need to be addressed.

The C-1 Commercial rezone for the whole of the parcel at 14811 Manchester Rd will act as a portion of the base zone unto which the MRD Overlay Zone will also be proposed.

Recommendations:

Staff has no objections to this proposal.



Shawn Edghill
Planning Technician

ZONING ORDINANCE CHANGE PETITION REVIEW REPORT

Petition Number: Z 21-02

Petitioner: Brent Evans
Landau Group, LLC
4700 S. Lindbergh Blvd.
St. Louis, MO 63126
314-409-1506

Agent: George Restovich
Restovich & Assocs.
214 N. Clay Ave, Ste. 100
Kirkwood, MO 63122
314-343-7700

Project Name: Parc Place at Vlasis

Location: 14811, 14819, and 14821
Manchester Rd.

Requested Action: Implement MRD Overlay and
Approve Site Plan Proposal

Code Section: Zoning Ordinance (Article XIIC)

Existing Land Use/Zoning: C-1 Commercial (Will still act as
base to MRD Overlay)

Surrounding Land Use/Zoning: North: PA Public Activity
South: C-1 Commercial
East: C-1 Commercial
West: C-1 Commercial



**Figure 1: Map View of the Location of 14811, 14819, and 14821 Manchester Rd.
Map obtained through Google Maps.**

**Figure 2: Proposed Development as seen from the intersection of Seven Trails Dr. and
Andrews Parkway (northeast corner of property) in Vlasia Park. Rendering by V3 Studios.**



Proposal Description:

Brent Evans, on behalf of Landau Group, LLC, is requesting an overlay zone to be applied to the parcels at 14811, 14819, and 14821 Manchester Rd. This petition proposes a seven-story (86 feet) tall mixed-use multi-family apartment complex and retail commercial space (2090 square feet).

This site is primarily bounded by commercial uses in the C-1 Commercial zoning district and PA Public Activity. Across Andrews Parkway, Vlasis Park sits to the north of the site, zoned PA Public Activity. Across Seven Trails Dr., U-Gas sits to the east, Salem United Methodist Church to the west, and across Manchester Rd., Olde Towne Plaza and QuikTrip to the south, all commercially zoned.

The site sits at the northwest corner of the intersection of Manchester Rd. and Ries Rd. /Seven Trails Dr. The site is bounded on all side by roads or access routes: Andrews Parkway to the north, Seven Trails to the east, Manchester Rd to the South, and N. Elm St as access to the west. The site is extremely variable in topography, ranging from 620 to 660 feet above sea level, with retaining walls currently in use along the parcel's southern border with Manchester Rd, and at several points along the parcel's northern border along Andrews Parkway.

C-1 Commercial District Regulations (Article IX):

This proposal entails the complete redevelopment of the previous Government Center (14811 Manchester) and J.B. Auto (14819 Manchester), partially zoned as commercial. The MRD regulations may supersede or amend the requirements of the C-1 district. Any regulation not superseded or amended will still apply.

The C-1 district issues applicable to this site are as follows:

1. Article IX, Section 2 identifies a list of uses that are allowed by right in the C-1 district. Article XIV of the zoning ordinance establishes additional uses that are allowed by special use exception in the C-1 district. The MRD Governing Ordinance will include a listing of the uses allowed in the development.
2. Art. IX, Section 3 limits the height of structures to a maximum of 45 feet. The MRD Overlay supersedes this height restriction to a minimum of 2 stories, with no maximum height restriction set.
3. Art. IX, Section 4. (1) (i) requires buildings fronting on Manchester Rd. to have a minimum setback of 60' and buildings on other roadways to have a minimum setback of 40'. The MRD Overlay supersedes this setback to enforce that a new construction must be built within 10 feet of a roadway to encourage massing along the roadway. This is further discussed in the MRD section below.
4. Art. IX, Section 4. (1) (iv) requires the provision of a 10' deep landscaped area along all roadway frontages of the site. Setback requirements through the MRD Overlay supersede this requirement.

5. Art. IX, Section 5. (1) requires the provision of parking in accordance with the provisions of Article XV. The MRD Overlay supersedes this requirement, see Art. XIIC, Section 5 for more information.
6. Art. IX, Section 6. requires the submission of the site development plan to MoDOT for its review. The petitioner has submitted its site development plan to MoDOT for their review and they are involved with the Traffic Impact Survey being conducted by Lochmueller.
7. Art. IX, Section 7. (1) requires that the minimum spacing of curb cuts be 500' between centerlines. The submitted plan appears to be in accordance with this requirement. The petitioner has proposed to keep all existing curb cuts on 14811, 14819, and 14821 Manchester Rd, providing egress of all tenants and consumers to Andrews Parkway or Manchester Rd.

At the scoping meeting for the traffic study, the issue of a right-in/right-out configuration for the N. Elm St. /Manchester Rd. intersection came up. It is currently understood that tenants of the proposed development will be discouraged to use the Manchester Rd egress at N. Elm St as a means of entrance.

8. Art. IX, Section 7. (2) requires the construction of a 6' wide sidewalk along Manchester Rd. There is currently a sidewalk along Manchester Rd that is buffered by the retaining wall built in 2002 at the rear of 14811 Manchester Rd.
9. Art. IX, Section 7. (3) requires that a cross access, driveway/parking lot vehicular interconnection easement be established for the benefit of the adjoining properties. The ordinance allows this requirement to be waived for topographic or site design reasons, and it can be waived as a part of the MRD approval process.

The petitioner has proposed the extension of N. Elm St. between Andrews Parkway and Manchester Rd; however, it has been indicated that this will be intended for exit only onto Manchester. Otherwise, interconnection for this property is fairly well developed due to its access to Seven Trails Dr. and Holloway via Andrews Parkway. Interconnection to the west with Salem United Methodist Church is unlikely due to unfavorable topographical changes between 14821 Manchester Rd. and the church and the creation of new traffic in the church's parking area.

Manchester Road Revitalization Overlay District (MRD) Regulations (Article XIIC):

The MRD (Manchester Road Revitalization Overlay District) does not stand on its own. It works only as an overlay amending an underlying zoning district. The MRD may amend or waive the development provisions of the underlying zoning district and the subdivision ordinance, while bringing forward an addition of multiple-family land use. The uses allowed in the underlying zoning district and the applicable special use exception (SUE) regulations are therefore critical and limiting to an MRD district. The underlying zoning district to the Parc Place at Vllasis project site is the C-1 district.

The MRD district allows the waiver or modification of the regulations of the underlying district, but the governing ordinance must specifically outline and describe what those changes and waivers are. Any underlying district regulations that are not superseded or waived will still apply.

1. Article XIIC, Section 1, Purpose: This section describes the purpose of the MRD district, which is to "... promote the local economy and mixed use development within the Manchester Rd. corridor while simultaneously maintaining the functional capacity of the highway. The MRD encourages a wide range of well-planned, market sensitive commercial and mixed use development scenarios. The preferred land development pattern in the area will offer a pedestrian oriented development with residential and/or commercial uses that provide high quality services and amenities that prolong and enhance the shopping, working and living experience".

While the proposed development appears to be consistent with the provisions of this section, there is some concern to how minimal the commercial use has become to the development, which appears to have become increasingly focused on a solely multi-family residential focus, rather than a mixed-use construction. To that end, the purpose of the MRD Overlay District is to promote mixed-use development, not necessarily focus in on any specific use.

2. Art. XIIC, Section 2, Permitted Uses: This section addresses permitted uses. As aforementioned, the MRD Overlay will promote the allowance for the multi-family residential use proposed in this project.
3. Art. XIIC, Section 3, Intensity of Use: This section allows relief from or the amendment of the regulations of the underlying zoning ordinance (C-1 district) and associated site development regulations through the passage of a governing ordinance. Such relief or amendment is allowed if the petitioner can demonstrate that it achieves the purposes of this ordinance. Any regulation that is not waived or amended is still in effect. Should any commercial use occupy the retail commercial space which is found to require a Special Use Exception (SUE), the incoming commercial tenant will still be required to undergo the SUE Petition process.
4. Art. XIIC, Section 4, Height Regulations: Unlike other zoning regulations, the MRD Overlay Zone has a minimum requirement of 2 stories, but no maximum height restrictions. The proposed development complies with this requirement. The proposed building will be 86 feet in height, culminating in 7 stories. Due to recessing of the property
5. Art. XIIC, Section 5, Parking and Loading Regulations: The MRD Overlay imposes **no minimum parking or loading requirements. It is the petitioner's responsibility to demonstrate the parking needs of the proposed development.** The proposal brings forward a two story parking facility beneath five stories of multi-family residence, comprised of 237 parking spots for the building's 196 multi-family apartment units.

To provide some reference, Article XV, Section 1 (2) states that a multi-family dwelling district such as R-4 or R-5 PIM would generally have 1.5 parking spots for each dwelling unit, which in this case would require 294 parking spaces to meet the amount of automobiles expected from 196 apartments.

Were this the case, this would bring forward a deficit of 57 spaces. It is Staff's recommendation that the petitioner should be required to provide a detailed explanation on how the parking garage meets the parking needs of their proposed development. Tenants of these apartments will not be permitted to utilize Vlasik Park's parking lots overnight in a scenario where the parking garage fills up.

The parking facility complies with subsection (3), which requires that "Parking facilities shall be concentrated in areas that are landscaped and buffered to minimize visibility from major rights-of way, residential units, and adjoining properties. The parking facility will be largely shielded from view by Manchester Rd, due to the topography of the site, resulting in the bottom 24 feet of the building to be recessed and the residential facades to be what is visible from street-level. The two-level parking structure provides 237 spaces for the residents of the building, 8 of which are set to be ADA compliant, and 9 additional parking spots available to the public, 2 of which are set to be ADA compliant.

6. Art. XIIC, Section 6, *Setbacks*: All new buildings under the MRD Overlay are required to maintain no more than a 10 foot setback from the right-of-way, with the intent being to mass the building on the property line. There are a few points along the building's length where it complies with this requirement, but a majority of the building is not massed as close to the property line along Andrews Parkway as required by the Code. The positioning of the building is far more central in its parcel than the Overlay intends.

It is Staff's recommendation that the petitioner should be required to provide a detailed explanation as to why they are intending to construct in a manner not befitting the overlay's setback requirements. Taking into consideration the context around the site, notably Vlasik Park to the immediate north and a retaining wall along Manchester Rd to the immediate south of the proposed development, it could be feasible to permit an allowance for a variance, but such a variance will need to be evaluated and provided by the Board of Adjustment.

7. Art. XIIC, Section 7, *Pedestrian Access*: This section requires that pedestrian access be an integral part of the overall design of each (MRD) development and shall provide safe and convenient circulation throughout, to and from off-street parking areas and connect with abutting properties, rights-of-way, developments and transit facilities. The proposal appears to provide plenty of information to ensure circulation on the site, including 6 ft. sidewalks along Andrews Parkway and the internal egresses, proposed crosswalks, including one to the park connecting into a rock/mulch trail bridging to "The Lawn on the Parc".

- i. *Art. XIIC, Section 7 (1), Identifiable entrance*: The proposal is utilizing two currently existing points of egress along Andrews Parkway and one pre-existing egress onto Manchester Rd via the Elm Street stub.

The Elm Street egress may be exit-only, which seems difficult to manage if the Elm Street stub is still utilized by the resident living at 105 N. Elm St.

- ii. *Art. XIIC, Section 7 (4)*: This subsection requires landscaping areas, benches, fountains, artwork, shade structures, pavement enhancements, tables and chairs, illumination and similar amenities to enhance the pedestrian ways. The proposal does provide landscaping and rain gardens, including a rock/mulch trail connecting the proposal to Vlasik Park. A major item of note here is that 14819 Manchester Rd has two levels of retaining walls.

Speaking with the petitioner, Staff was informed that the railroad tie wall retaining wall is set to be removed during the construction process. Additionally, the plans provide a section of greenspace, taking up the whole of the 14821 Manchester parcel as “The Lawn on the Parc.” It is set to include landscaping and tables, but the strip of asphalt as a pseudo-road for the purpose of food trucks brings up a minor concern: there does not appear to be any turn-around space for a food truck.

8. Art. XIIC, Section 8, Use Limitations: This section outlines special use limitations related to certain specific possible land uses within a MRD Overlay. Should the commercial location indicated in the provided design drawings already have an intended tenant, it would benefit that tenant to be made known during this process and be approved by the Commission and Board, otherwise they will need to go through the process separately.
 - i. *Art. XIIC, Section 8 (1)*: This subsection requires that unless specifically provided in the MRD Governing Ordinance, no outdoor display, storage or sales of merchandise, fixtures, vehicles or materials are allowed in the MRD except by the governing ordinance (11-16). Nothing relative to this subsection are proposed as a part of this petition.
 - ii. *Art. XIIC, Section 8 (2)*: This subsection allows uses permitted by special use exception in the underlying district pursuant to the MRD process.
 - iii. *Art. XIIC, Section 8 (3)*: This subsection contains regulations governing drive through facilities. There are no such facilities indicated on this plan.
9. Art. XIIC, Section 9, Architectural and Site Design Standards:
 - i. *Art. XIIC, Section 9 (1) Materiality of the exterior*: A minimum of 50% of each exterior wall shall consist of the following materials:
 - (a) Stone material
 - (b) Brick material
 - (c) Stucco or similar exterior insulated finish system (EIFS)
 - (d) Decorative metal panel system

The petitioner provided proposed building material and their percentages of the overall square footage to be as follows:

- (e) Brick (25.79%)
- (f) Wood Look Fiber Cement (23.62%)
- (g) Varied Grey Fiber Cement (11.38%)
- (h) Decorative metal panel (21.28%)
- (i) Glazed (17.93%)

It is Staff’s belief that the materiality of the proposed exterior meets Code requirements.

- ii. *Art. XIIC, Section 9 (2) Flat rooftop screening or architectural treatments*: This subsection establishes rooftop requirements to ensure that treatments are undertaken to conceal flat rooftops. Façade height changes have been provided to help conceal the flat rooftop, but the elevations fail to provide information on location of rooftop equipment. Pedestrian areas of the façade, including balconies, roof decks, and the pool deck will all be required to comply with protection from the weather.

- iii. *Art. XIIC, Section 9 (3) Architectural wall treatment:* This subsection requires the avoiding of monotonous materiality on the exterior of any large buildings with walls in excess of 1,500 square feet. The elevations provided by the petitioner appear to show wall treatments that vary greatly in textures, colors and materials in a manner that complies with this requirement.
- iv. *Art. XIIC, Section 9 (4) Contextual relatability:* This subsection sets a requirement that any building under the MRD zone is required to be proportionally similar to existing development in the surrounding area. Any newly proposed building with excessively long façade walls which exceed the perpendicular dimension ratio of 2:1, the longer building faces will be required to implement variations along the wall plan, including architectural design or site planning features including monuments, pergolas, artwork, landscaping, etc.

The perpendicular dimension ratio for this proposal is 492.344 x 202, or a ratio of approximately 2.437:1, exceeding the threshold listed above. Variations are proposed including landscaping, rain gardens, and architectural design implementation such as terraced patio space and variations along façades that aid in reducing the impact of excessively long walls.

- v. *Art. XIIC, Section 9 (5) Architectural treatment consistency and compatibility:* Architectural treatments and the use of screening devices shall be consistent and compatible on all facades of all buildings visible from off site and throughout the site. This architectural style is more modern than that of the surrounding buildings, most of which were built over many different decades. Compatibility by the proposal is inconsistent with the surrounding parcels, but consistent with the architectural standards as regulated by this zone under this section.
- vi. *Art. XIIC, Section 9 (6) Enhancement of pedestrian experience:* This subsection requires that monotonous and continuous wall planes are to be avoided through the breaking of architectural massing and features including enhances pedestrian areas, landscaping, retaining walls, etc. The applicant was provided information showing landscaping, rain gardens, greenspace, and a small rock/mulch trail that help to incentivize pedestrian activity and the wall planes of the structure itself utilized architectural and material variation that help to extensively break up the façade of the building.
- vii. *Art. XIIC, Section 9 (7) Landscaping:* This subsection states that landscaping shall be used to complement and enhance a building's design, color, and material. Irrigation is requirement to promote longevity and a healthy appearance. The rendering provided for evaluation gives a helpful understanding as to the landscaping proposal, but a landscaping plan will be required.

It will be required for the petitioner to utilize native or acclimatized species that thrives in this proposed environment, but that will be properly maintained in a way that does not negatively affect Vlasik Park or any other surrounding property.

- viii. *Art. XIIC, Section 9 (8)*: Screening between commercial and adjoining properties that are of lesser density, including recreational use, is addressed by this subsection. It is Staff's opinion that there has been an attempt by the petitioner to screen and gradually integrate a building of this magnitude to Vlasik Park. The petitioner has proposals for landscaping, greenspace, and a rock/mulch trail that aids with circulation through the site and Vlasik Park.
 - ix. *Art. XIIC, Section 9 (9)*: This subsection establishes screening standards for rooftop and ground-mounted equipment and fixtures.
 - x. *Art. XIIC, Section 9 (10)*: This subsection states that loading docks, trash enclosures, outdoor storage and sales areas and similar facilities and functions shall be incorporated into the overall design of the building and site, shall be located near the service entrances of buildings and shall be 100% screened with vegetation or structures in a manner that is architecturally compatible with the development. An enclosure has been included on A001 (Level 1 Parking) and A002 (Level 2 Parking).
 - xi. *Art. XIIC, Section 9 (11)*: This subsection addresses the creation of gateway features. No such feature is part of the site plan.
10. *Art. XIIC, Section 10, Urban Design Elements*: These urban design guides are to be considered when reviewing any requested relief from the requirements of the underlying zoning.
- i. *Art. XIIC, Section 10(1 - 3)*: These subsections provide considerations for urban design elements including landmarks, public art, enhancing landscapes with streetlights.

The petitioner has proposed the updating of the monument sign at the northwestern corner of the intersection of Seven Trails Dr. and Manchester Rd. That new sign will need to be reviewed at a later date by City Staff through the usual sign permitting process, but also under the legal context found in Ordinance 12-14 between the City of Ballwin and Seven Trails Investors, LLC, where in an easement deed was entered into and executed, and includes the allowance for Seven Trails to maintain a panel on the current sign. The Sign Easement agreement includes a clause which states that should the City of Ballwin replace the sign, Seven Trails will have the right to a panel of similar dimension as currently exists on the existing monument sign.

Additionally, the petitioner has included within the proposal that as part of the new development, a new sidewalk will be constructed along the southern side of Andrews Parkway.

- ii. *Art. XIIC, Section 10(4 and 5)*: These subsections relate to access management with the Manchester Rd Corridor. The petitioner is utilizing currently existing egresses. Mitigation of traffic congestion and roadway capacity problems is highly desired.

According to the Traffic Impact Survey (TIS) undertaken by Lochmueller, there is currently a significant delay for the southbound approach at the signalized intersection at Manchester Road and Ries/Seven Trails. This delay is considered acceptable and is largely attributable to the signal's lengthy cycle.

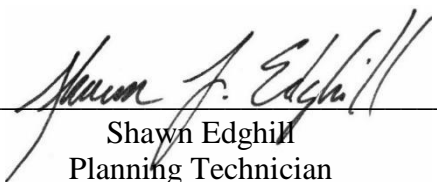
Staff has noted the TIS's forecasted changes to the signal's delay. Lochmueller claims that the levels are reasonable; the forecasted delay climbs from the current 72.7 sec/veh to 77.0 sec/veh. The signal's level of service for southbound drivers is designated an "E", second to last in terms of quality, and the forecasted delay is close to the threshold of "F", met by a delay of 80 sec/veh. According to Lochmueller's report, the southbound approach operates with available capacity. One item of note is that a change to the proposal occurred during Lochmueller's evaluation wherein the petitioner removed a commercial space from their plans and replaced it with a lobby. This may have an impact on the traffic number, albeit very slightly. MoDOT states that Manchester is currently due for optimization for the coming year. Data is expected to be collected with new timing plans developed and implemented from Winter 2021-2022 and into Spring 2022.

Lochmueller recommends consideration to be given by the petitioner to an internal pathway/sidewalk system to promote mobility throughout the site. Additionally, continental crosswalks are recommended to be striped across the existing access drives at the Andrews Parkway/ Paulding Dr. and Andrews Parkway/ N. Elm St intersections, as well as the provision of a midblock pedestrian crosswalk across Andrews Parkway to facilitate circulation between the residences and the park. The crosswalk at the Andrews Parkway/ Paulding Dr. intersection has been proposed by the petitioner. There is also a midblock crosswalk proposed on N. Elm St. for the foot traffic expected by pedestrians walking from the "Lawn on the Parc" towards the development or Vlasik Park. If another crosswalk is recommended at the intersection of N. Elm and Andrews Parkway, then it might behoove the petitioner to consider Yield to Pedestrian signage along the access route.

Recommendations have also been provided that the Andrews Parkway/ Paulding Dr. and Andrews Parkway/ N. Elm St intersections should be placed under STOP control to ensure safe operating conditions.

Staff Recommendation:

Staff recommends that the petitioner be required to obtain a variance through the Board of Adjustment for the building's non-compliance with the MRD Overlay's setback requirement before the matter is brought before the Board of Aldermen. Additionally, an explanation should be given by the petitioner on the matter of parking space availability. In the case of approval by the Commission, Staff recommends the imposition of a restriction in the Governing Ordinance on any future tenants of the proposed development from utilizing any of Vlasik Park's parking lots for overnight parking. Finally, any and all landscaping must be composed of native or acclimatized species that are properly irrigated to ensure healthy appearance and are maintained in a manner that reflects well upon the City's central parkland and refrains from negatively impacting Vlasik Park.


Shawn Edghill
Planning Technician

PARC PLACE AT VLASIS

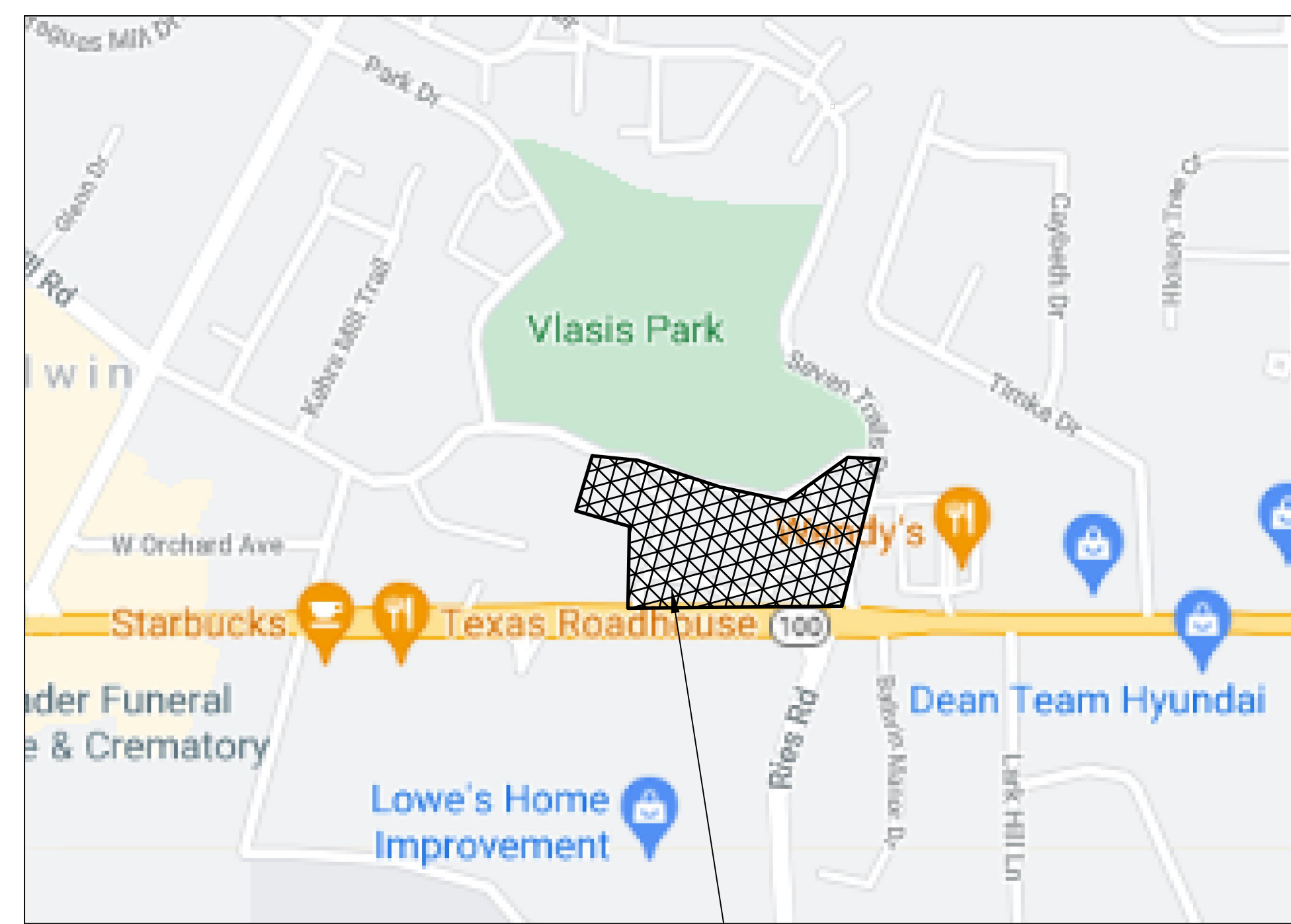
SITE DEVELOPMENT PLAN

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

General Contractor: TBD
Civil Engineer: G&W ENGINEERING
138 WELDON PKWY
MARYLAND HEIGHTS, MO 63043
(314) 236-6379
Structural Engineer: TBD
MEP Engineer: TBD

LOCATION MAP

SCALE: NTS, MAP IMAGE SOURCE: GOOGLE



PROJECT LOCATION

LEGEND

EXISTING (FOR REFERENCE ONLY SEE SURVEY SHEET CXXX FOR LEGEND)		PROPOSED	
— RW	RIGHT OF WAY	— SF	ACCESSIBLE ROUTE
— PL	PROPERTY LINE	— 550	SILT FENCE
---	EASEMENT	+553.87	SPOT ELEVATION
— 500	MAJOR CONTOUR	— 550	MAJOR CONTOUR
— -502	MINOR CONTOUR	— 552	MINOR CONTOUR
—	STORM SEWER	— ST	STORM SEWER
—	TREE	— RD	ROOF DRAIN
—	GRATE INLET	— UD	UNDERDRAIN
—	STORM MANHOLE	—	GRATE INLET
—	CURB INLET	—	STORM MANHOLE
—	SANITARY SEWER	—	CURB INLET
—	SANITARY MANHOLE	— SS	SANITARY SEWER
—	CLEAN OUT	—	SANITARY MANHOLE
—	OVERHEAD ELECTRIC	—	CLEAN OUT
—	UNDERGROUND ELECTRIC	—	OVERHEAD ELECTRIC
—	POWER POLE AND GUY WIRE	—	UNDERGROUND ELECTRIC
—	LIGHT STANDARD	—	LIGHT STANDARD
—	NATURAL GAS	—	NATURAL GAS
—	GAS VALVE	—	WATER
—	WATER	—	FIRE SERVICE
—	WATER VALVE	—	FIRE HYDRANT
—	FIRE HYDRANT	—	SIGN
—	SIGN	—	FENCE
—	FENCE	—	SAWCUT LINE
—	SAWCUT LINE	—	AREA OF DEMOLITION
—	AREA OF DEMOLITION	—	

DIFFERENTIAL RUNOFF CALCULATIONS

Existing Drainage Area									
Area ID	Roof Area (ac)	PI Factor (cfs/ac)	Roof/Pavement Area (ac)	PI Factor (cfs/ac)	Gravel Area (ac)	PI Factor (cfs/ac)	Total Area (ac)	15 Yr/20 Min. Q (cfs)	100 Yr/20 Min. Q (cfs)
EX	0.00	4.20	1.80	3.54	2.86	1.70	4.67	11.26	15.20

Proposed Drainage Area													
Area ID	Roof Area (ac)	PI Factor (cfs/ac)	Roof/Pavement Area (ac)	PI Factor (cfs/ac)	Gravel Area (ac)	PI Factor (cfs/ac)	Green Roof Area (ac)	PI Factor (cfs/ac)	Total Area (ac)	15 Yr/20 Min. Q (cfs)	100 Yr/20 Min. Q (cfs)		
PR	1.22	4.20	1.14	3.54	0.05	3.35	0.40	1.70	1.86	1.70	4.67	13.16	17.77

Differential Runoff
15 Year/20 Minute Storm Event
Existing Q = 11.26 c.f.s.
Proposed Q = 13.16 c.f.s.
Differential Runoff = 1.90 c.f.s.
Differential runoff is less than 2.0 c.f.s.; therefore detention is not required

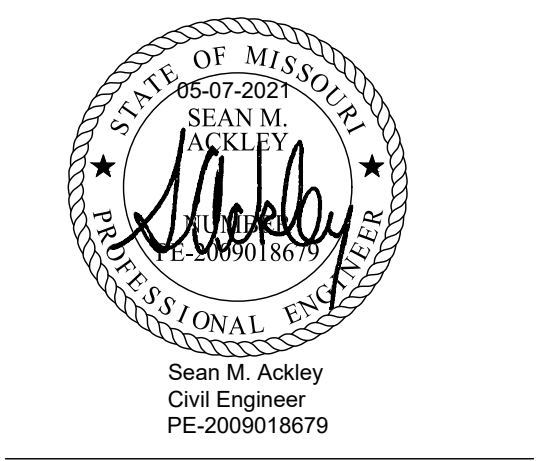
SITE COVERAGE CALCULATIONS

Site Coverage Calculations
Building = 1.62 acres
Pavement = 1.19 acres
Grass = 1.86 acres
Total = 4.67 acres
Impervious Area = 2.81 acres
% of Site = 60%
Grass Area = 1.86 acres
% of Site = 40%

PARKING CALCULATIONS

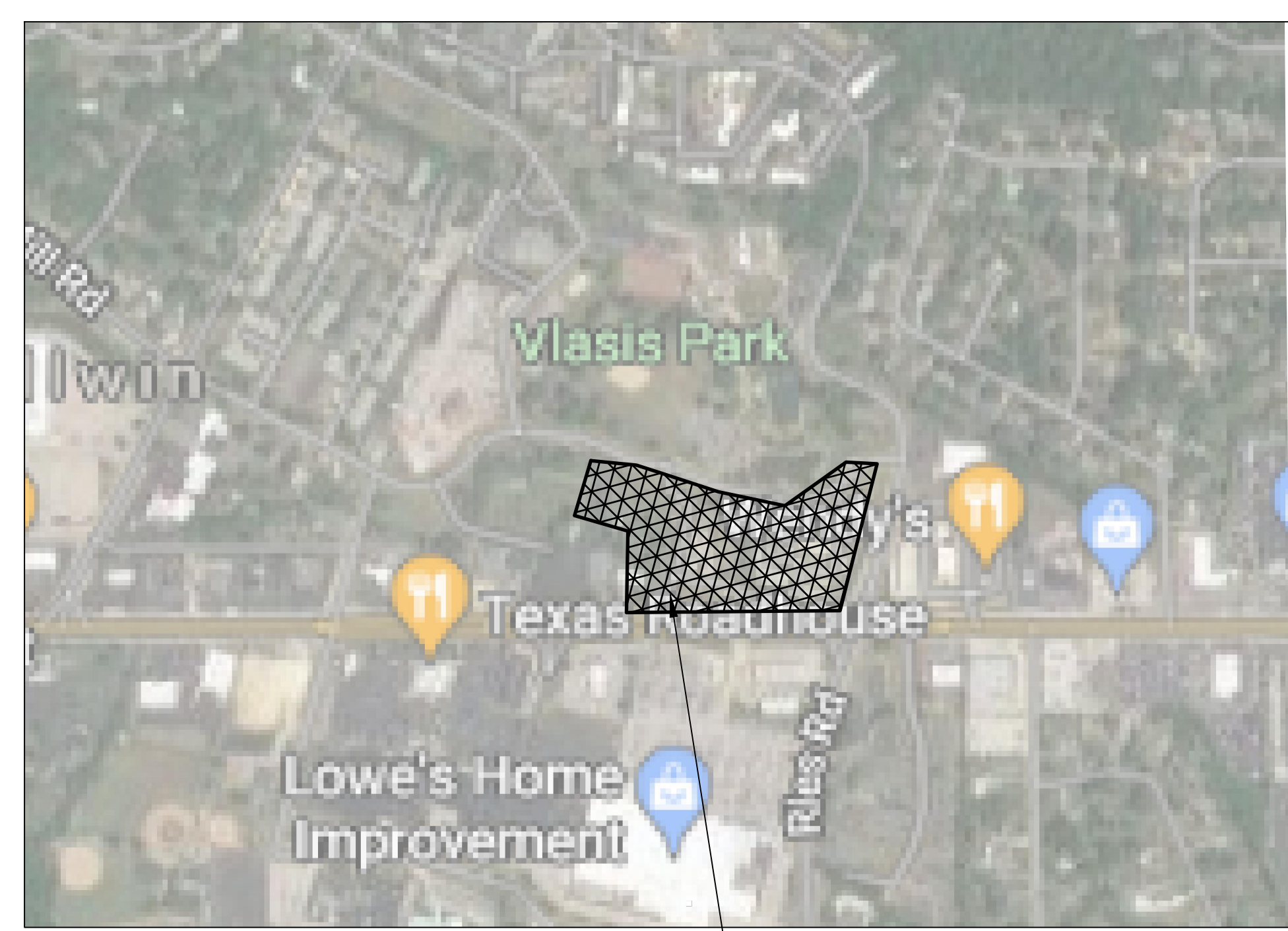
PROPOSED PARKING:
P1 LEVEL = 62 PARKING SPACES (INCLUDING 8 ADA)
P2 LEVEL = 173 PARKING SPACES
SURFACE = 9 PARKING SPACES (INCLUDING 2 ADA)
TOTAL = 244 PARKING SPACES (INCLUDING 10 ADA)

THE PROFESSIONAL ENGINEER WHOSE PERSONAL SEAL AND SIGNATURE APPEARS ON THIS PAGE ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE AND DISCLAIMS (PURSUANT TO SECTION 327.411 RSMO) ANY RESPONSIBILITY FOR ALL OTHER PAGES, PLANS, SPECIFICATIONS, ESTIMATES, REPORTS, OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THIS PROFESSIONAL ENGINEER RELATING TO, OR INTENDED TO BE USED FOR, ANY PART OR PARTS OF THE ENGINEERING PROJECT TO WHICH THIS PAGE REFERS.



LOCATION MAP-AERIAL

SCALE: NTS, MAP IMAGE SOURCE: GOOGLE



PROJECT LOCATION

SURVEY INFORMATION

SEE SHEETS C001 - C003

GENERAL INFORMATION

PROPERTY ADDRESS	LOCATOR #	MUNICIPALITY	OWNER	EXISTING ZONING
14811 MANCHESTER ROAD	23R440916	BALLWIN	CITY OF BALLWIN	C-1 COMMERCIAL
14819 MANCHESTER ROAD	23R440741	BALLWIN	JAMES R & PATRICIA BUZZANGA	C-1 COMMERCIAL
14821 MANCHESTER ROAD	22R110054	BALLWIN	JAMES R & PATRICIA BUZZANGA	C-1 COMMERCIAL

TOTAL AREA:
14811 MANCHESTER: 2.32 ACRES
14819 MANCHESTER: 1.80 ACRES
14821 MANCHESTER: 0.42 ACRES
TOTAL: 4.34 ACRES

PROPOSED ZONING: C1 WITH MANCHESTER ROAD REVITALIZATION (MRD) OVERLAY

OWNER UNDER CONTRACT:
LANDAU GROUP, LLC
MR. BRENT EVANS
112 S. HANLEY RD., SUITE 200
ST. LOUIS, MO 63105
314.409.1506

PLAN SUBMITTER:
SEAN ACKLEY, P.E.
G&W ENGINEERING
138 WELDON PARKWAY
ST. LOUIS, MO 63043
314.469.3737

ABBREVIATIONS

AI = AREA INLET	ME = MATCH EXISTING
ASPH = ASPHALT	MEAS = MEASURED
ATIS = ADJUST TO GRADE	MH = MANHOLE
BLDG = BUILDING	NF = NOW OR FORMERLY
C&G = CURB AND GUTTER	OC = ON CENTER
CI = CURB INLET	OHE = OVERHEAD ELECTRIC
CMU = CONCRETE MASONRY UNIT	PB = PLAT BOOK
CO = CLEANOUT	PG = PAGE
CONC = CONCRETE	PR = PROPOSED
DB = DEED BOOK	PUMI = PRIVATE UNDER MSD INSPECTION
DGI = DOUBLE GRATE INLET	PVC = POLYVINYL CHLORIDE PIPE
DIA = DIAMETER	PVMT = PAVEMENT
DIP = DUCTILE IRON PIPE	RCP = REINFORCED CONCRETE PIPE
E = ELECTRIC	REC = RECORD
ELEV = ELEVATION	ROW = RIGHT OF WAY
EP = EDGE OF PAVEMENT	R/R = RAILROAD
EP = END OF PIPE	RR = RETAINING WALL
ESMT = EASEMENT	SP = STANDPIPE
EX = EXISTING	SQ = SQUARE
EXIST = EXISTING	T = TELEPHONE CABLE
FD = FLOOR DRAIN	TBA = TO BE ABANDONED
FIN = FINISH	TBR = TO BE REMOVED
FLR = FLOOR	UGE = UNDERGROUND ELECTRIC
FL = FLOW LINE	UGT = UNDERGROUND TELEPHONE
FND = FOUND	VCP = VITRIFIED CLAY PIPE
FOL = FIBER OPTIC LINE	UIP = USE IN PLACE
FT = FEET	W = WIDE
G = GAS	WTR = WATER
GI = GRATE INLET	WW = WINDOW WELL
LA = LANDSCAPED AREA	

UTILITIES/REVIEW AGENCIES

MISSOURI AMERICAN WATER COMPANY 727 CRAIG ROAD ST. LOUIS, MO 63141 PHONE: 314-996-2396 FAX: 314-569-3972	METROPOLITAN ST. LOUIS SEWER DISTRICT (SEWER) 2350 MARKET STREET ST. LOUIS, MO 63103 PHONE: 314-768-6325 FAX: 314-768-6342
SPIRE ENERGY (FORMERLY LACLEDE GAS) 700 MARKET STREET ST. LOUIS, MO 63101 PHONE: 314-558-5417 FAX: 314-535-9414	METRO WEST FIRE PROTECTION DISTRICT 17085 MANCHESTER ROAD WILLOWOOD, MO 63040 PHONE: 636-452-2100
AMEREN MISSOURI (ELECTRIC) 1901 CHOUTEAU AVENUE ST. LOUIS, MO 63103 PHONE: 314-992-8602 FAX: 314-992-8615	CITY OF BALLWIN 1 GOVERNMENT CENTER BALLWIN, MO 63011 PHONE: 636-207-2320
AT&T (COMMUNICATIONS) 909 CHESTNUT STREET ST. LOUIS, MO 63101 PHONE: 636-949-4230 FAX: 636-949-1315	MISSOURI DEPARTMENT OF TRANSPORTATION AREA ENGINEER RYAN PEARCY, P.E. 1590 WOODLAKE DRIVE CHESTERFIELD, MO 63017 PHONE: 314-453-5086
CHARTER COMMUNICATIONS 101 NORTHWEST PLAZA DRIVE ST. ANN, MO 63074 PHONE: 314-455-9142	MISSOURI DEPARTMENT OF NATURAL RESOURCES 1101 RIVERSIDE DRIVE JEFFERSON CITY, MO 65101 PHONE: 573-751-3443

SHEET INDEX

C000	COVER SHEET
C001	C003 TOPOGRAPHIC SURVEY
C100	EXISTING CONDITIONS & DEMOLITION PLAN
C200	SITE PLAN
C300	GRADING PLAN
C400	UTILITY PLAN
A000	LEVEL 1 - PARKING LEVEL 1
A001	LEVEL 2 - PARKING LEVEL 2
A003	LEVEL 3 - RESIDENTIAL LEVEL 1
A004	LEVEL 4-6 - RESIDENTIAL LEVEL 2-4
A005	LEVEL 7 - RESIDENTIAL LEVEL 5

PRELIMINARY - NOT FOR CONSTRUCTION
 SITE DEVELOPMENT PLAN
PARC PLACE AT VLASIS
 14811, 14819, 14821 MANCHESTER RD
 BALLWIN, MO 63011

No.	Description	Date
1	PRELIM TO CITY	05-07-2021

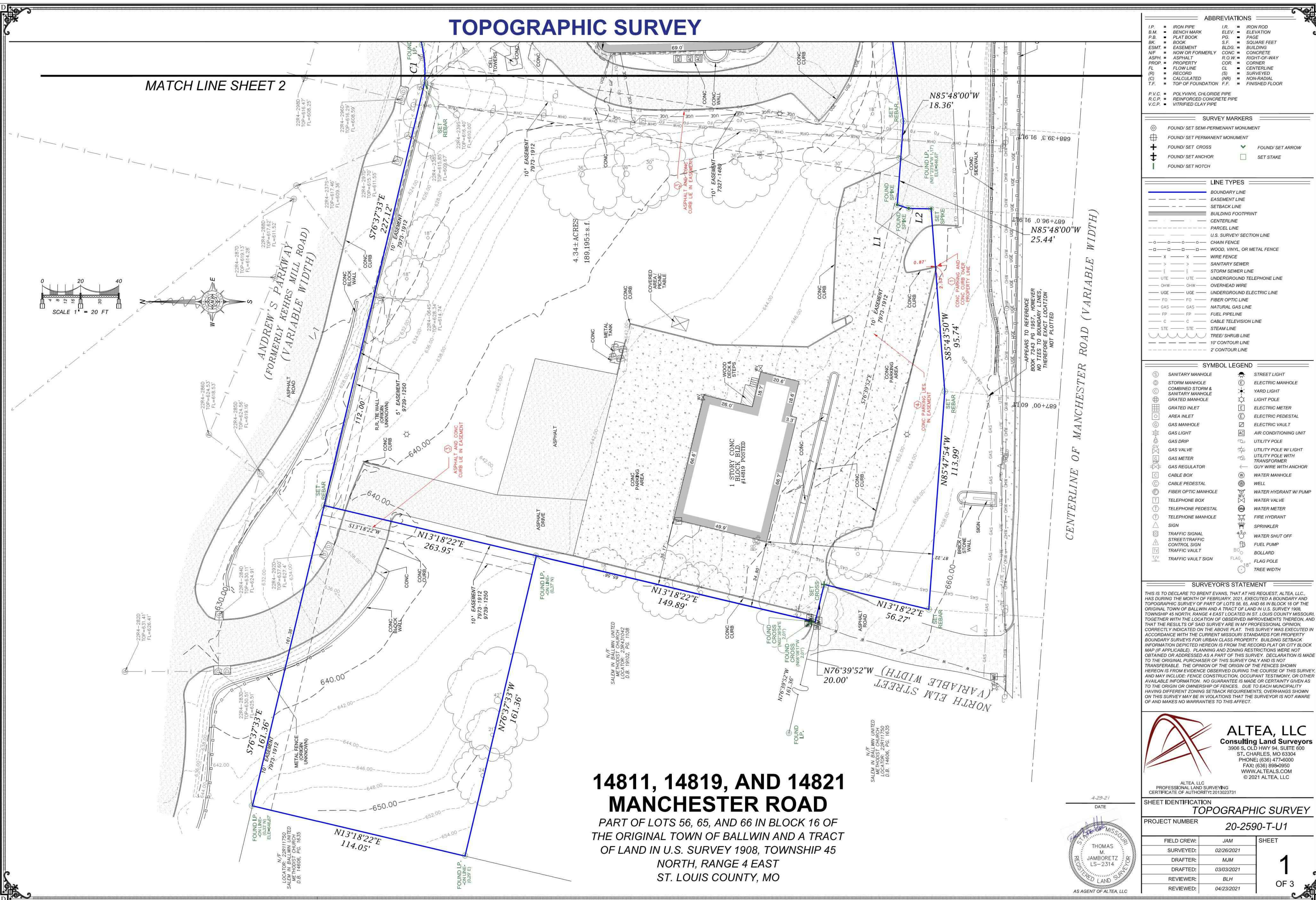
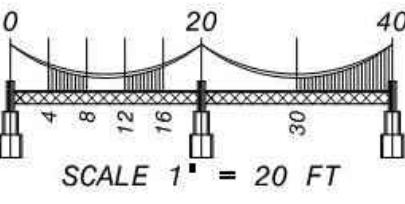
Sheet Title:

COVER SHEET
Project Number: 2021-0192-00
Sheet Number: C000

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TOPOGRAPHIC SURVEY

MATCH LINE SHEET 2



ABBREVIATIONS

I.P.	IRON PIPE	I.R.	IRON ROD
B.M.	BENCH MARK	ELEV.	ELEVATION
P.B.	PLAT BOOK	RF	RANGE
BK	BOOK	S.F.	SQUARE FEET
E	EASEMENT	BUILDING	BUILDING
NF	NOW OR FORMERLY	CONC.	CONCRETE
ASPH.	ASPHALT	R.O.W.	RIGHT-OF-WAY
PROP.	PROPERTY	COR.	CORNER
FL	FLOW LINE	CL	CENTERLINE
(R)	RECORDED	SR	SURVEYED
(C)	CALCULATED	(NR)	NON-RADIAL
T.F.	TOP OF FOUNDATION	F.F.	FINISHED FLOOR
P.V.C.	POLYVINYL CHLORIDE PIPE		
R.C.P.	REINFORCED CONCRETE PIPE		
V.C.P.	VITRIFIED CLAY PIPE		

SURVEY MARKERS

⊙	FOUND/SET SEMI-PERMANENT MONUMENT	➤	FOUND/SET ARROW
⊕	FOUND/SET PERMANENT MONUMENT	⊠	SET STAKE
⊕	FOUND/SET CROSS		
⊕	FOUND/SET ANCHOR		
⊕	FOUND/SET NOTCH		

LINE TYPES

—	BOUNDARY LINE
- - -	EASEMENT LINE
- - -	SETBACK LINE
- - -	BUILDING FOOTPRINT
- - -	CENTERLINE
- - -	PARCEL LINE
- - -	U.S. SURVEY SECTION LINE
- - -	CHAIN FENCE
- - -	WOOD, VINYL, OR METAL FENCE
- - -	WIRE FENCE
- - -	SANITARY SEWER
- - -	STORM SEWER LINE
- - -	UNDERGROUND TELEPHONE LINE
- - -	OVERHEAD WIRE
- - -	UNDERGROUND ELECTRICAL LINE
- - -	FIBER OPTIC LINE
- - -	NATURAL GAS LINE
- - -	FUEL PIPELINE
- - -	CABLE TELEVISION LINE
- - -	STEAM LINE
- - -	TREE SHRUB LINE
- - -	1' CONTOUR LINE
- - -	2' CONTOUR LINE

SYMBOL LEGEND

⊙	SANITARY MANHOLE	⊙	STREET LIGHT
⊙	STORM MANHOLE	⊙	ELECTRIC MANHOLE
⊙	COMBINED STORM & SANITARY MANHOLE	⊙	YARD LIGHT
⊙	GRATED MANHOLE	⊙	LIGHT POLE
⊙	GRATED INLET	⊙	ELECTRIC METER
⊙	AREA INLET	⊙	ELECTRIC PEDESTAL
⊙	GAS MANHOLE	⊙	ELECTRIC VAULT
⊙	GAS LIGHT	⊙	AIR CONDITIONING UNIT
⊙	GAS DRIP	⊙	UTILITY POLE
⊙	GAS VALVE	⊙	UTILITY POLE W/ LIGHT
⊙	GAS METER	⊙	UTILITY POLE WITH TRANSFORMER
⊙	GAS REGULATOR	⊙	GUY WIRE WITH ANCHOR
⊙	CABLE BOX	⊙	WATER MANHOLE
⊙	CABLE PEDESTAL	⊙	WELL
⊙	FIBER OPTIC MANHOLE	⊙	WATER HYDRANT W/ PUMP
⊙	TELEPHONE BOX	⊙	WATER VALVE
⊙	TELEPHONE PEDESTAL	⊙	WATER METER
⊙	TELEPHONE MANHOLE	⊙	FIRE HYDRANT
⊙	SIGN	⊙	SPRINKLER
⊙	TRAFFIC SIGNAL	⊙	WATER SHUT OFF
⊙	STREET/TRAFFIC CONTROL SIGN	⊙	FUEL PUMP
⊙	TRAFFIC VAULT	⊙	BOLLARD
⊙	TRAFFIC VAULT SIGN	⊙	FLAG POLE
		⊙	TREE WIDTH

SURVEYOR'S STATEMENT

THIS IS TO DECLARE TO BRENT EVANS, THAT AT HIS REQUEST, ALTEA, LLC, HAS DURING THE MONTH OF FEBRUARY, 2021, EXECUTED A BOUNDARY AND TOPOGRAPHIC SURVEY OF 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 46 NORTH, RANGE 4 EAST LOCATED IN ST. LOUIS COUNTY, MISSOURI, TOGETHER WITH THE LOCATION OF OBSERVED IMPROVEMENTS THEREON, AND THAT THE RESULTS OF SAID SURVEY ARE IN MY PROFESSIONAL OPINION CORRECTLY INDICATED ON THE ABOVE PLAT. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR URBAN CLASS PROPERTY. BUILDING SETBACK INFORMATION DEPICTED HEREON IS FROM THE RECORD PLAT OR CITY BLOCK MAP (IF APPLICABLE). PLANNING AND ZONING RESTRICTIONS WERE NOT OBTAINED OR ADDRESSED AS A PART OF THIS SURVEY. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY ONLY AND IS NOT TRANSFERABLE. THE OPINION OF THE SURVEYOR IS THAT THE INFORMATION HEREON IS FROM EVIDENCE OBSERVED DURING THE COURSE OF THIS SURVEY, AND MAY INCLUDE FENCE CONSTRUCTION, OCCUPANT TESTIMONY, OR OTHER AVAILABLE INFORMATION. NO GUARANTEE IS MADE OR CERTAINTY GIVEN AS TO THE ORIGIN OR OWNERSHIP OF FENCES. DUE TO EACH MUNICIPALITY HAVING DIFFERENT ZONING SETBACK REQUIREMENTS, OVERLAYS SHOWN ON THIS SURVEY MAY BE IN VIOLATIONS THAT THE SURVEYOR IS NOT AWARE OF AND MAKES NO WARRANTIES TO THIS EFFECT.

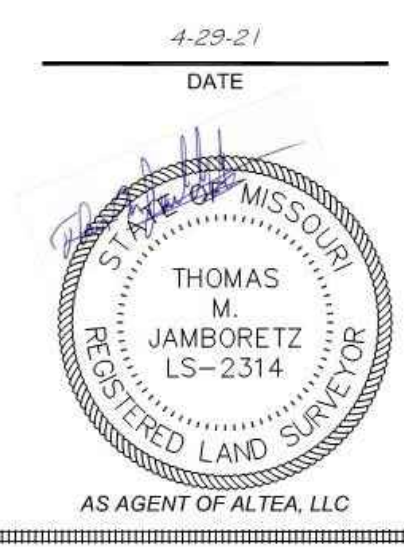
ALTEA, LLC
Consulting Land Surveyors
3908 S. OLD HWY 94, SUITE 600
ST. CHARLES, MO 63304
PHONE: (636) 477-6000
FAX: (636) 898-0050
WWW.ALTEA.LLC.COM
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ALTEA, LLC
PROFESSIONAL LAND SURVEYING
CERTIFICATE OF AUTHORITY: 2013023731

DATE: 4-29-21

SHEET IDENTIFICATION
TOPOGRAPHIC SURVEY
PROJECT NUMBER: 20-2590-T-U1

FIELD CREW:	JAM	SHEET	1
SURVEYED:	02/26/2021	OF 3	
DRAFTER:	MJM		
DRAFTED:	03/03/2021		
REVIEWER:	BLH		
REVIEWED:	04/23/2021		



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

PRELIMINARY - NOT FOR CONSTRUCTION

SITE DEVELOPMENT PLAN

PARC PLACE AT VLASIS

14811, 14819, 14821 MANCHESTER RD
BALLWIN, MO 63011

No.	Description	Date
1	PRELIM TO CITY	05-07-2021

TOPOGRAPHIC SURVEY

Project Number: 2021-0192-00
Drawn By: SMA
Issue Date: 04-xx-2021

Sheet Number: C001

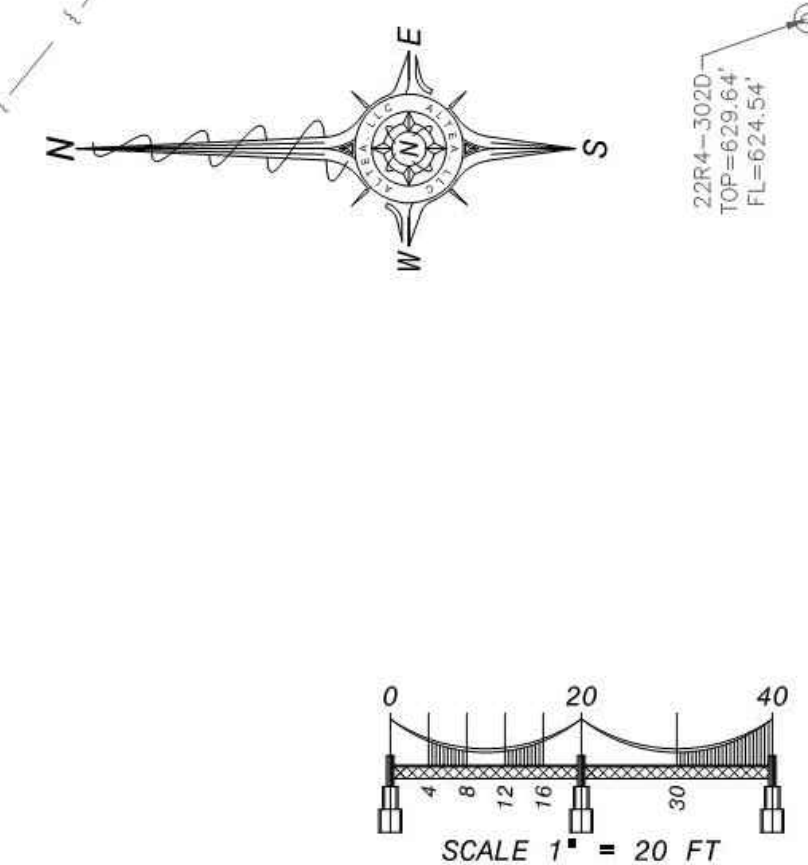
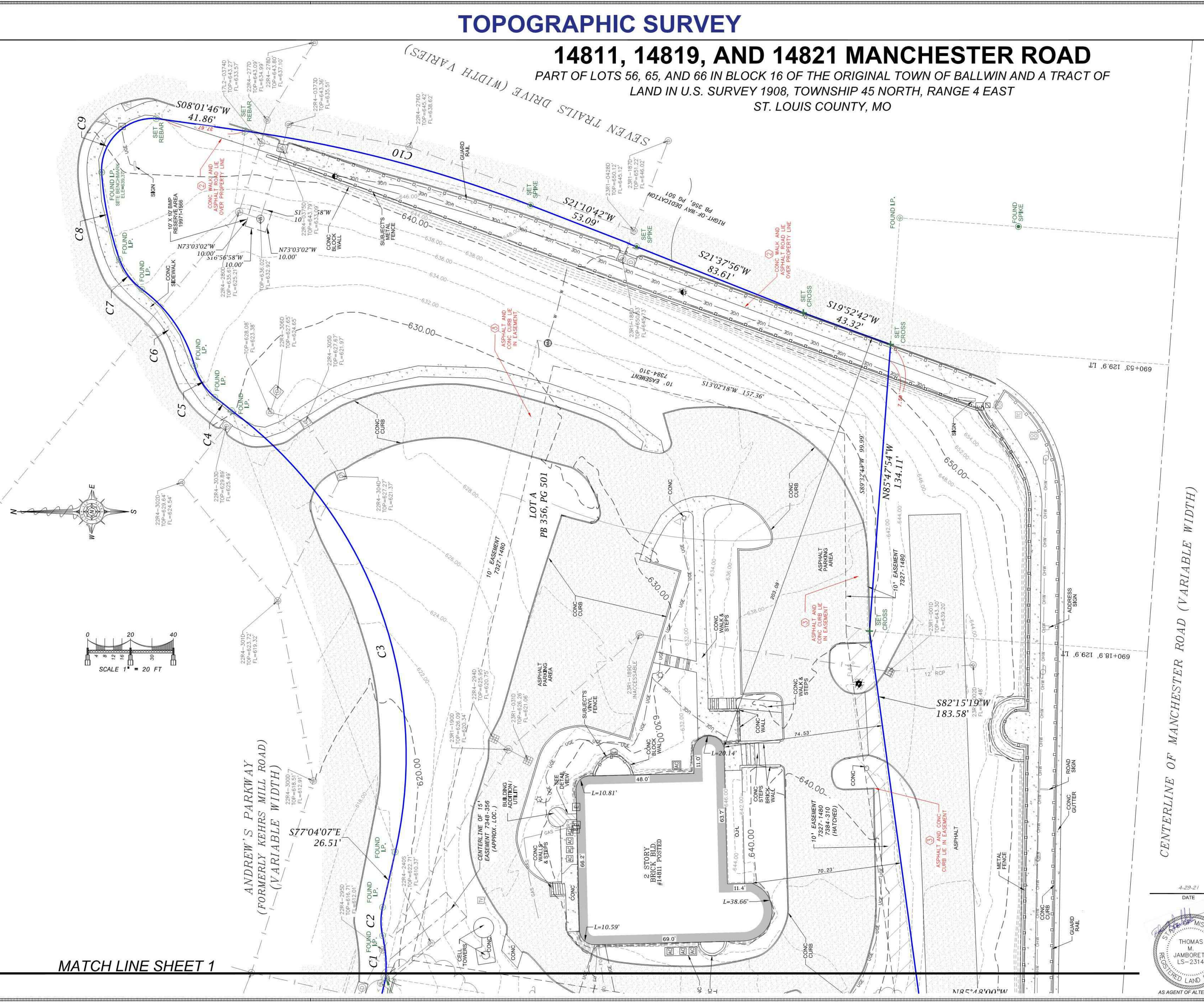
TOPOGRAPHIC SURVEY PREPARED BY OTHERS IS PROVIDED FOR REFERENCE ONLY!
THE ENGINEER'S SEAL IN THE TITLE BLOCK DOES NOT APPLY TO SURVEY INFORMATION.

TOPOGRAPHIC SURVEY
Scale: NOT TO SCALE

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



ABBREVIATIONS	
I.P.	IRON PIPE
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P.B.	PLAT BOOK
BK	BOOK
E	EASEMENT
N.F.	NOW OR FORMERLY
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PS	SQUARE FEET
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⊕	FOUND/SET ARROW
⊕	SET STAKE

LINE TYPES	
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---	UNDERGROUND ELECTRIC LINE
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---	GAS
---	NATURAL GAS LINE
---	FUEL PIPELINE
---	CABLE TELEVISION LINE
---	STEAM LINE
---	TREE SHRUB LINE
---	10' CONTOUR LINE
---	2' CONTOUR LINE

SYMBOL LEGEND	
⊙	SANITARY MANHOLE
⊙	STORM MANHOLE
⊙	COMBINED STORM & SANITARY MANHOLE
⊙	GRATED MANHOLE
⊙	GRATED INLET
⊙	AREA INLET
⊙	GAS MANHOLE
⊙	GAS LIGHT
⊙	GAS DRIP
⊙	GAS VALVE
⊙	GAS METER
⊙	GAS REGULATOR
⊙	CABLE BOX
⊙	CABLE PEDESTAL
⊙	FIBER OPTIC MANHOLE
⊙	TELEPHONE BOX
⊙	TELEPHONE PEDESTAL
⊙	TELEPHONE MANHOLE
⊙	SIGN
⊙	TRAFFIC SIGNAL
⊙	STREET/TRAFFIC CONTROL SIGN
⊙	TRAFFIC VAULT
⊙	TRAFFIC VAULT SIGN
⊙	STREET/TRAFFIC CONTROL VAULT
⊙	STREET LIGHT
⊙	ELECTRIC MANHOLE
⊙	YARD LIGHT
⊙	LIGHT POLE
⊙	ELECTRIC METER
⊙	ELECTRIC PEDESTAL
⊙	ELECTRIC VAULT
⊙	AIR CONDITIONING UNIT
⊙	UTILITY POLE
⊙	UTILITY POLE W/ LIGHT
⊙	UTILITY POLE WITH TRANSFORMER
⊙	GUY WIRE WITH ANCHOR
⊙	WATER MANHOLE
⊙	WELL
⊙	WATER HYDRANT W/ PUMP
⊙	WATER VALVE
⊙	WATER METER
⊙	FIRE HYDRANT
⊙	SPRINKLER
⊙	WATER SHUT OFF
⊙	FUEL PUMP
⊙	BOLLARD
⊙	FLAG POLE
⊙	TREE WIDTH

SURVEYOR'S STATEMENT

THIS IS TO DECLARE TO BRENT EVANS, THAT AT HIS REQUEST, ALTEA, LLC, HAS DURING THE MONTH OF FEBRUARY, 2021, EXECUTED A BOUNDARY AND TOPOGRAPHIC SURVEY OF 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 LOCATED IN ST. LOUIS COUNTY, MISSOURI, TOGETHER WITH THE LOCATION OF OBSERVED IMPROVEMENTS THEREON, AND THAT THE RESULTS OF SAID SURVEY ARE IN MY PROFESSIONAL OPINION CORRECTLY INDICATED ON THE ABOVE PLAT. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR URBAN CLASS PROPERTY. BUILDING SETBACK INFORMATION DEPICTED HEREON IS FROM THE RECORD PLAT OR CITY BLOCK MAP (IF APPLICABLE). PLANNING AND ZONING RESTRICTIONS WERE NOT OBTAINED OR ADDRESSED AS A PART OF THIS SURVEY. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY ONLY AND IS NOT TRANSFERABLE. THE OPINION OF THE ORIGIN OF THE FENCES SHOWN HEREON IS FROM EVIDENCE OBSERVED DURING THE COURSE OF THIS SURVEY AND MAY INCLUDE: FENCE CONSTRUCTION, OCCUPANT TESTIMONY, OR OTHER AVAILABLE INFORMATION. NO GUARANTEE IS MADE OR CERTAINTY GIVEN AS TO THE ORIGIN OR OWNERSHIP OF FENCES. DUE TO EACH MUNICIPALITY HAVING DIFFERENT ZONING SETBACK REQUIREMENTS, OVERLAPSS SHOWN ON THIS SURVEY MAY BE IN VIOLATIONS THAT THE SURVEYOR IS NOT AWARE OF AND MAKES NO WARRANTIES TO THIS EFFECT.

ALTEA, LLC
Consulting Land Surveyors
3908 S. OLD HWY 94, SUITE 600
ST. CHARLES, MO 63304
PHONE: (636) 477-6000
FAX: (636) 899-0050
WWW.ALTEA.LLC.COM
© 2021 ALTEA, LLC

SHEET IDENTIFICATION	
TOPOGRAPHIC SURVEY	
PROJECT NUMBER 20-2590-T-U1	
FIELD CREW: JAM	SHEET
SURVEYED: 02/26/2021	2
DRAFTER: MJM	OF 3
DRAFTED: 03/03/2021	
REVIEWER: BLH	
REVIEWED: 04/23/2021	



PRELIMINARY - NOT FOR CONSTRUCTION

SITE DEVELOPMENT PLAN

PARC PLACE AT VLASIS

14811, 14819, 14821 MANCHESTER RD
BALLWIN, MO 63011

No.	Description	Date
1	PRELIM TO CITY	05-07-2021

Sheet Title:

TOPOGRAPHIC SURVEY

Project Number: 2021-0192-00
Drawn By: SMA
Issue Date: 04-xx-2021

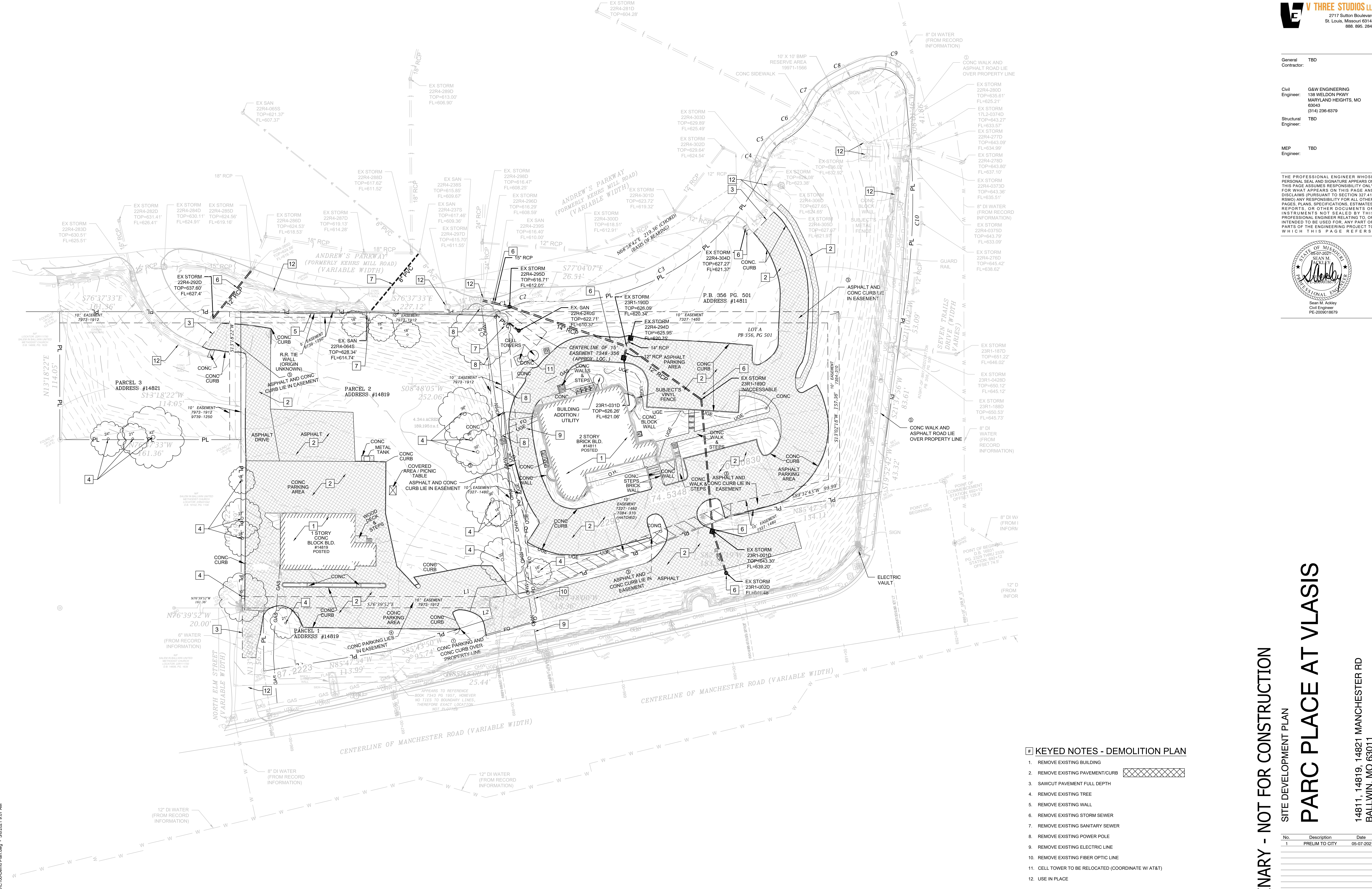
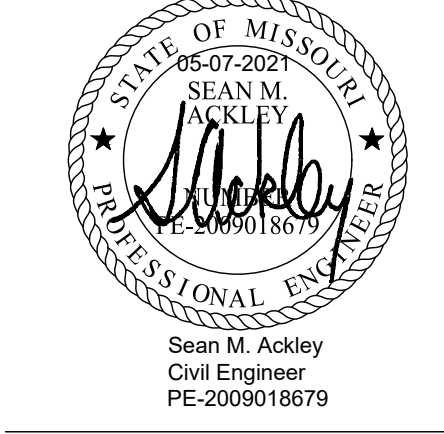
Sheet Number: C002

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

TOPOGRAPHIC SURVEY
Scale: NOT TO SCALE

General Contractor: TBD
 Civil Engineer: G&W ENGINEERING
 138 WELDON PKWY
 MARYLAND HEIGHTS, MO
 63043
 (314) 236-6379
 Structural Engineer: TBD
 MEP Engineer: TBD

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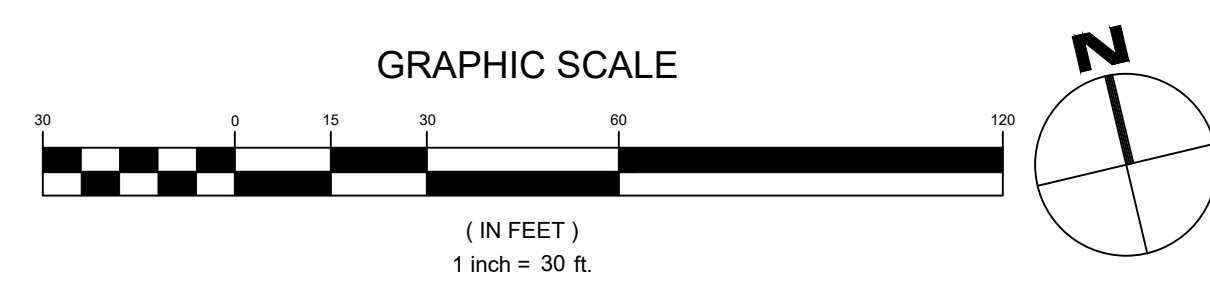


KEYED NOTES - DEMOLITION PLAN

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 STORM SEWER
7. REMOVE EXISTING SANITARY SEWER
8. REMOVE EXISTING POWER POLE
9. REMOVE EXISTING ELECTRIC LINE
10. REMOVE EXISTING FIBER OPTIC LINE
11. CELL TOWER TO BE RELOCATED (COORDINATE W/ AT&T)
12. USE IN PLACE

GENERAL SHEET NOTES:

- A. THE UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, OR LOCATION OF THESE OR OTHER UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY CONSTRUCTION OF IMPROVEMENTS.
- B. IF CONTRACTOR DETERMINES THAT ACTUAL EXISTING CONDITIONS DIFFER FROM THAT SHOWN ON THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER AND OWNER BEFORE COMMENCING ANY DEMOLITION OR CONSTRUCTION WORK.
- C. EXISTING ITEMS SHOWN IN GRAY AND NOT OTHERWISE NOTED TO BE DISTURBED ARE TO BE USED IN PLACE.



PRELIMINARY - NOT FOR CONSTRUCTION
 SITE DEVELOPMENT PLAN
PARC PLACE AT VLASIS
 14811, 14819, 14821 MANCHESTER RD
 BALLWIN, MO 63011

No.	Description	Date
1	PRELIM TO CITY	05-07-2021

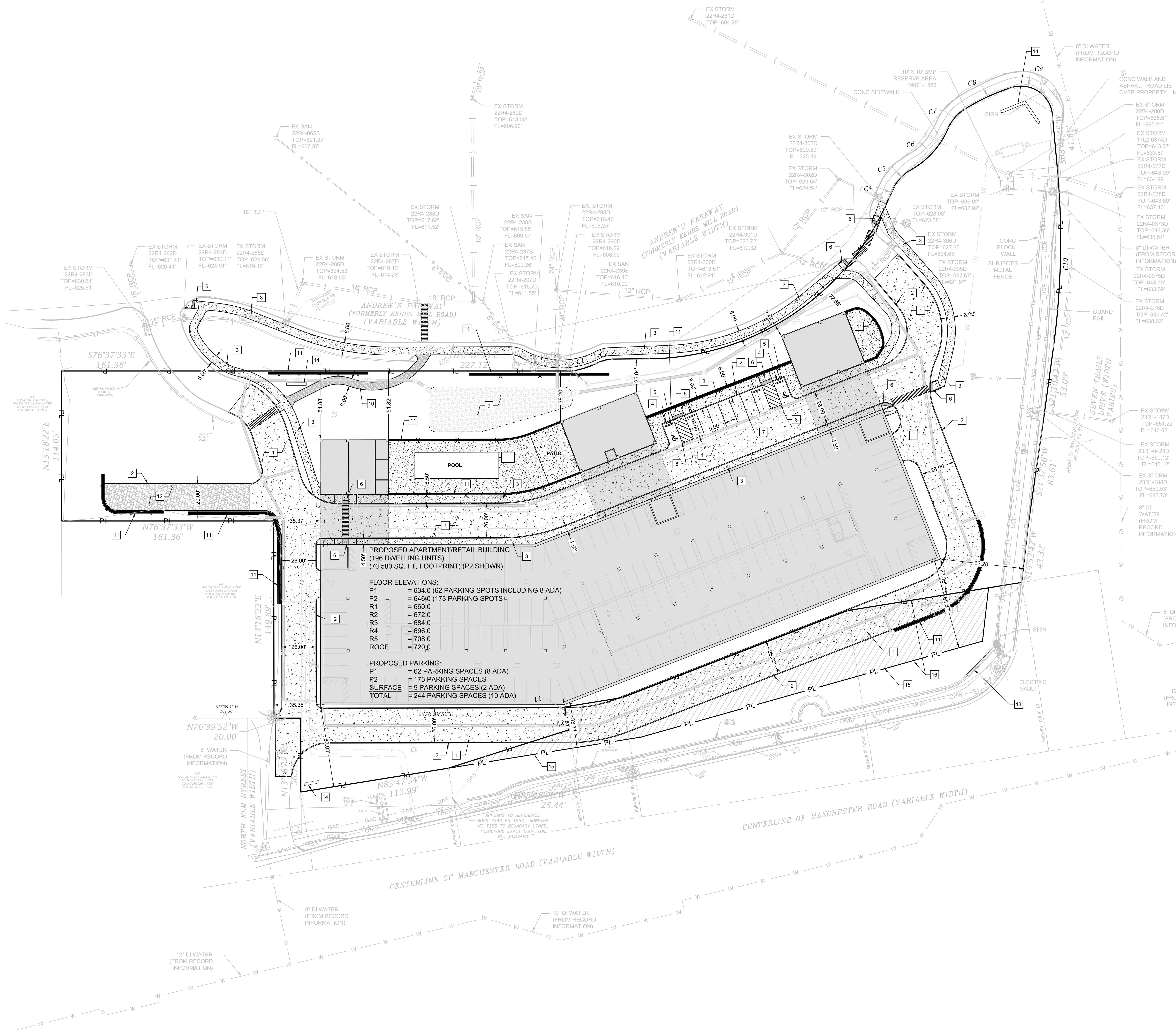
Sheet Title:
EXISTING CONDITIONS & DEMOLITION PLAN

Project Number: 2021-0192-00
 Sheet Number: C100
 Drawn By: SMA
 Issue Date: 04-xx-2021

(PRINTED ON 30" X 42" PAPER)
 MSD PROJECT NO. 21MSD-00XXX
 MSD BASEMAP: 22R23R

General Contractor: TBD
 Civil Engineer: G&W ENGINEERING
 138 WELDON PKWY
 MARYLAND HEIGHTS, MO
 63043
 (314) 236-6379
 Structural Engineer: TBD
 MEP Engineer: TBD

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FLOOR ELEVATIONS:
 P1 = 634.0 (62 PARKING SPOTS INCLUDING 8 ADA)
 P2 = 646.0 (173 PARKING SPOTS)
 R1 = 660.0
 R2 = 672.0
 R3 = 684.0
 R4 = 696.0
 R5 = 708.0
 ROOF = 720.0

PROPOSED PARKING:
 P1 = 62 PARKING SPACES (8 ADA)
 P2 = 173 PARKING SPACES
 SURFACE = 9 PARKING SPACES (2 ADA)
 TOTAL = 244 PARKING SPACES (10 ADA)

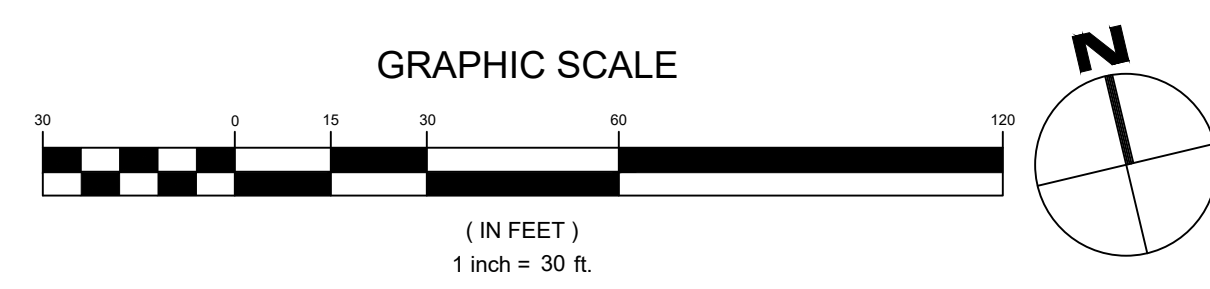
- KEYED NOTES - SITE PLAN**
1. PROPOSED PAVEMENT
 2. 6" VERTICAL CONCRETE CURB
 3. CONCRETE SIDEWALK
 4. ADA SIGN
 5. WHEEL STOP
 6. ADA RAMP
 7. PAVEMENT MARKING - 4" WIDE WHITE PAINT
 8. PAVEMENT MARKING - 4" WIDE BLUE PAINT (ACCESSIBLE SPACES)
 9. WATER QUALITY BASIN
 10. ROCK/MULCH TRAIL (NON-ADA COMPLIANT)
 11. RETAINING WALL WITH RAILING (DESIGN BY OTHERS)
 12. FOOD TRUCK AREA
 13. NEW SIGN FOR BALLWIN
 14. NEW SIGN
 15. NEW PROPERTY LINE
 16. AREA TO BE OBTAINED FROM MODOT

GENERAL SHEET NOTES:

A. THE UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, OR LOCATION OF THESE OR OTHER UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY CONSTRUCTION OF IMPROVEMENTS.

B. IF CONTRACTOR DETERMINES THAT ACTUAL EXISTING CONDITIONS DIFFER FROM THAT SHOWN ON THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER AND OWNER BEFORE COMMENCING ANY DEMOLITION OR CONSTRUCTION WORK.

C. EXISTING ITEMS SHOWN IN GRAY AND NOT OTHERWISE NOTED TO BE DISTURBED ARE TO BE USED IN PLACE.



PRELIMINARY - NOT FOR CONSTRUCTION

SITE DEVELOPMENT PLAN

PARC PLACE AT VLASIS

14811, 14819, 14821 MANCHESTER RD
 BALLWIN, MO 63011

No.	Description	Date
1	PRELIM TO CITY	05-07-2021

Sheet Title:

SITE PLAN

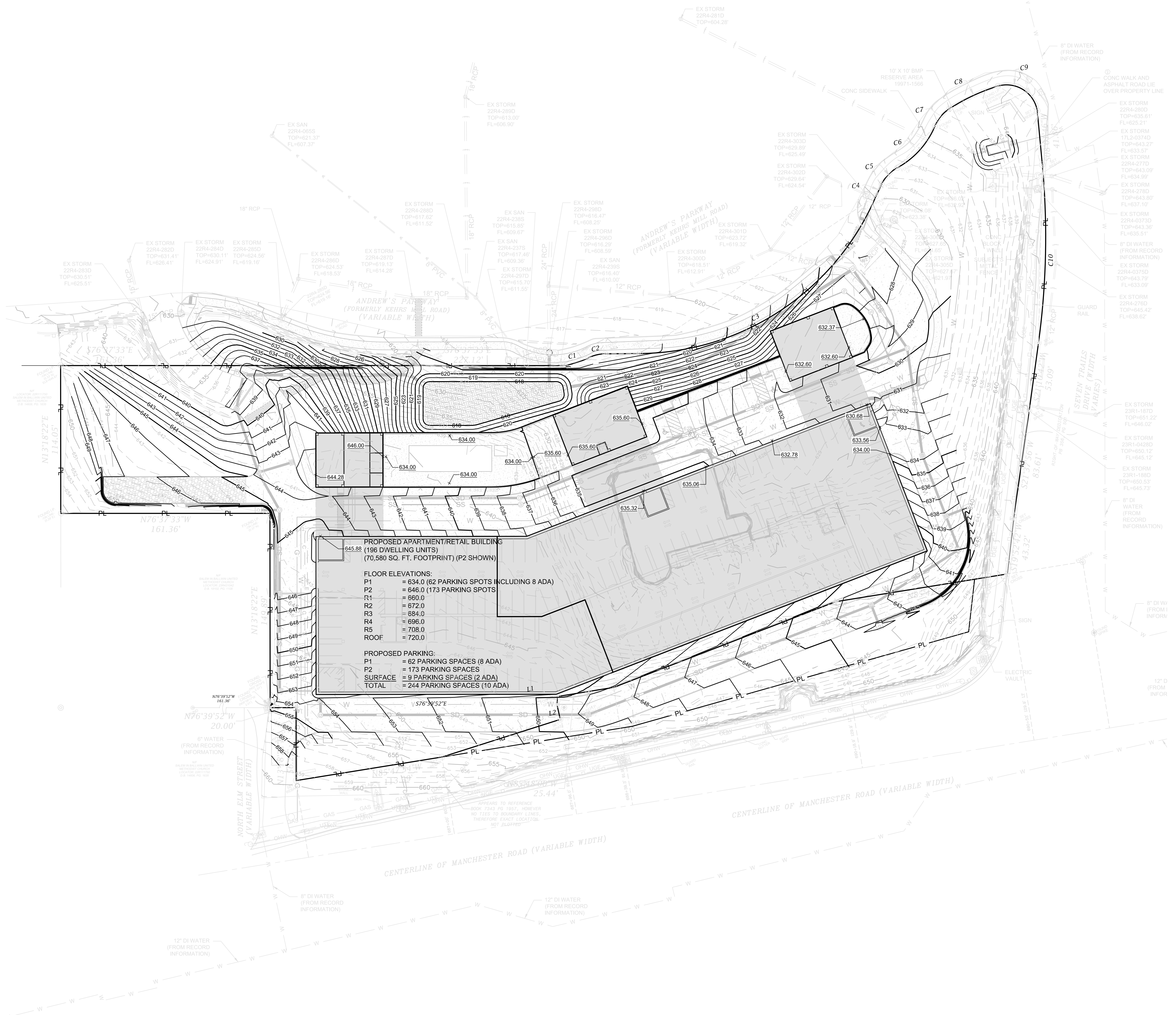
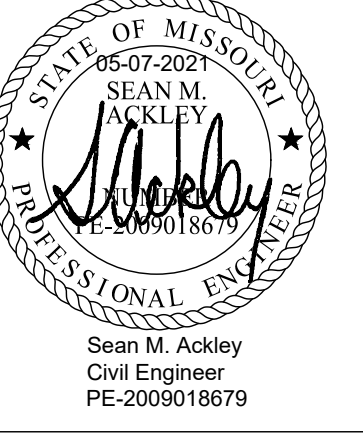
Project Number: 2021-0192-00
 Sheet Number: C200

Drawn By: SMA
 Issue Date: 04-xx-2021

(PRINTED ON 30" X 42" PAPER)
 MSD PROJECT NO. 21MSD-00XXX
 MSD BASEMAP: 22R/23R

General Contractor: TBD
 Civil Engineer: G&W ENGINEERING
 138 WELDON PKWY
 MARYLAND HEIGHTS, MO 63043
 (314) 296-6379
 Structural Engineer: TBD
 MEP Engineer: TBD

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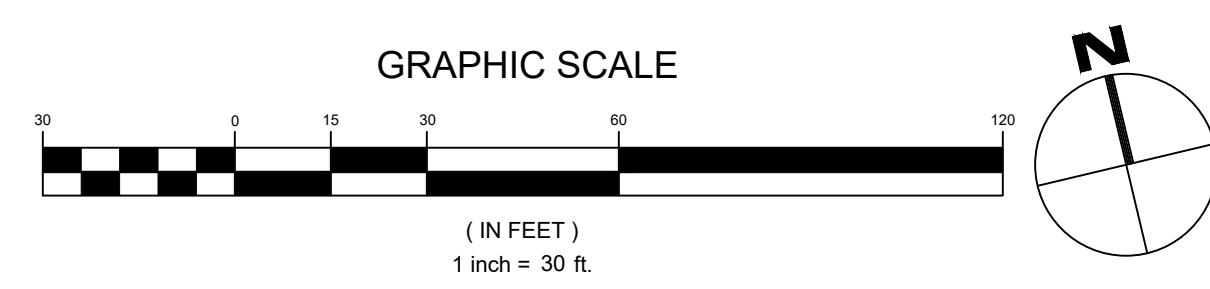
PROPOSED APARTMENT/RETAIL BUILDING
 (196 DWELLING UNITS)
 (70,580 SQ. FT. FOOTPRINT) (P2 SHOWN)

FLOOR ELEVATIONS:
 P1 = 634.0 (62 PARKING SPOTS INCLUDING 8 ADA)
 P2 = 646.0 (173 PARKING SPOTS)
 R1 = 660.0
 R2 = 672.0
 R3 = 684.0
 R4 = 696.0
 R5 = 708.0
 ROOF = 720.0

PROPOSED PARKING:
 P1 = 62 PARKING SPACES (8 ADA)
 P2 = 173 PARKING SPACES
SURFACE = 9 PARKING SPACES (2 ADA)
TOTAL = 244 PARKING SPACES (10 ADA)

GENERAL SHEET NOTES:

- THE UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, OR LOCATION OF THESE OR OTHER UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY CONSTRUCTION OF IMPROVEMENTS.
- IF CONTRACTOR DETERMINES THAT ACTUAL EXISTING CONDITIONS DIFFER FROM THAT SHOWN ON THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER AND OWNER BEFORE COMMENCING ANY DEMOLITION OR CONSTRUCTION WORK.
- EXISTING ITEMS SHOWN IN GRAY AND NOT OTHERWISE NOTED TO BE DISTURBED ARE TO BE USED IN PLACE.



PRELIMINARY - NOT FOR CONSTRUCTION

**SITE DEVELOPMENT PLAN
 PARC PLACE AT VLASIS**

14811, 14819, 14821 MANCHESTER RD
 BALLWIN, MO 63011

No.	Description	Date
1	PRELIM TO CITY	05-07-2021

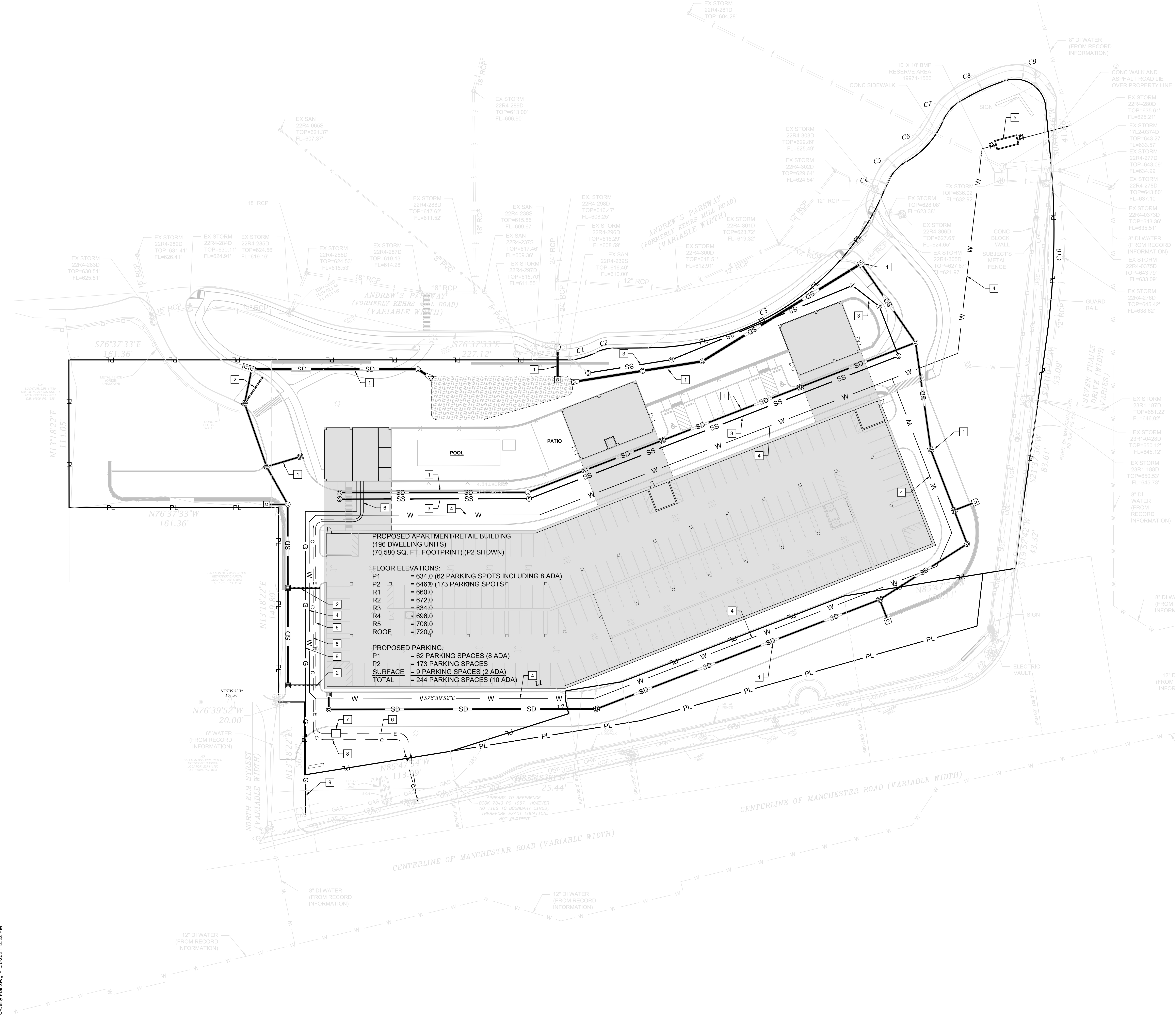
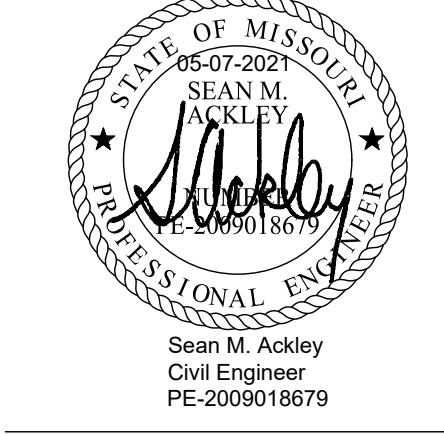
Sheet Title: _____

Project Number: 2021-0192-00
 Drawn By: SMA
 Issue Date: 04-xx-2021

Sheet Number: _____
C300

General Contractor: TBD
Civil Engineer: G&W ENGINEERING
138 WELDON PKWY
MARYLAND HEIGHTS, MO
63043
(314) 296-6379
Structural Engineer: TBD
MEP Engineer: TBD

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PROPOSED APARTMENT/RETAIL BUILDING
(196 DWELLING UNITS)
(70,580 SQ. FT. FOOTPRINT) (P2 SHOWN)

FLOOR ELEVATIONS:
P1 = 634.0 (62 PARKING SPOTS INCLUDING 8 ADA)
P2 = 646.0 (173 PARKING SPOTS)
R1 = 660.0
R2 = 672.0
R3 = 684.0
R4 = 696.0
R5 = 708.0
ROOF = 720.0

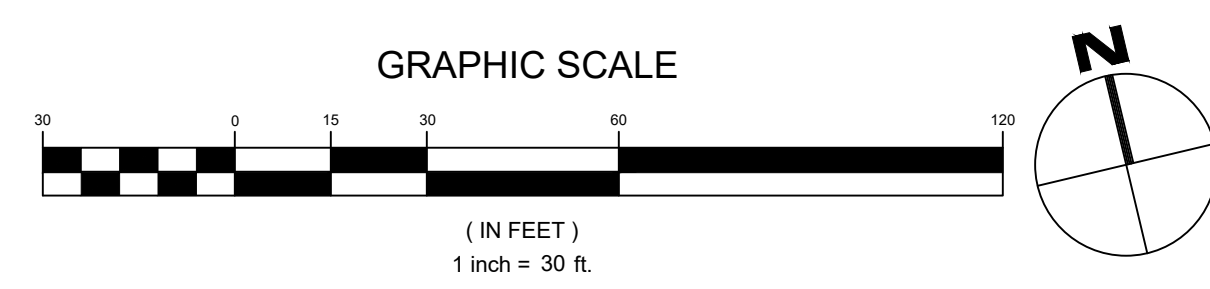
PROPOSED PARKING:
P1 = 62 PARKING SPACES (8 ADA)
P2 = 173 PARKING SPACES
SURFACE = 9 PARKING SPACES (2 ADA)
TOTAL = 244 PARKING SPACES (10 ADA)

KEYED NOTES - UTILITY PLAN

1. STORM SEWER PER MSD STANDARDS
2. TRENCH DRAIN
3. SANITARY SEWER PER MSD STANDARDS
4. WATER LINE PER MISSOURI AMERICAN WATER COMPANY DETAILS
5. FIRE FLOW METER PER MISSOURI AMERICAN WATER COMPANY DETAILS
6. UNDERGROUND ELECTRIC LINE PER AMEREN STANDARDS
7. TRANSFORMER PER AMEREN STANDARDS
8. COMMUNICATION LINE
9. GAS SERVICE PER SPIRE STANDARDS

GENERAL SHEET NOTES:

- A. THE UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, OR LOCATION OF THESE OR OTHER UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY CONSTRUCTION OF IMPROVEMENTS.
- B. IF CONTRACTOR DETERMINES THAT ACTUAL EXISTING CONDITIONS DIFFER FROM THAT SHOWN ON THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER AND OWNER BEFORE COMMENCING ANY DEMOLITION OR CONSTRUCTION WORK.
- C. EXISTING ITEMS SHOWN IN GRAY AND NOT OTHERWISE NOTED TO BE DISTURBED ARE TO BE USED IN PLACE.



PRELIMINARY - NOT FOR CONSTRUCTION

SITE DEVELOPMENT PLAN

PARC PLACE AT VLASIS

14811, 14819, 14821 MANCHESTER RD
BALLWIN, MO 63011

No.	Description	Date
1	PRELIM TO CITY	05-07-2021

Sheet Title:

UTILITY PLAN

Project Number: 2021-0192-00
Drawn By: SMA
Issue Date: 04-xx-2021
Sheet Number: C400

(PRINTED ON 30" X 42" PAPER)
MSD PROJECT NO. 21MSD-00XXX
MSD BASEMAP: 22R/23R

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PROGRAM LEGEND

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

General Contractor: TBD

Civil Engineer: G&W ENGINEERING
138 WELDON PKWY
MARYLAND HEIGHTS, MO 63043
(314) 236-6379

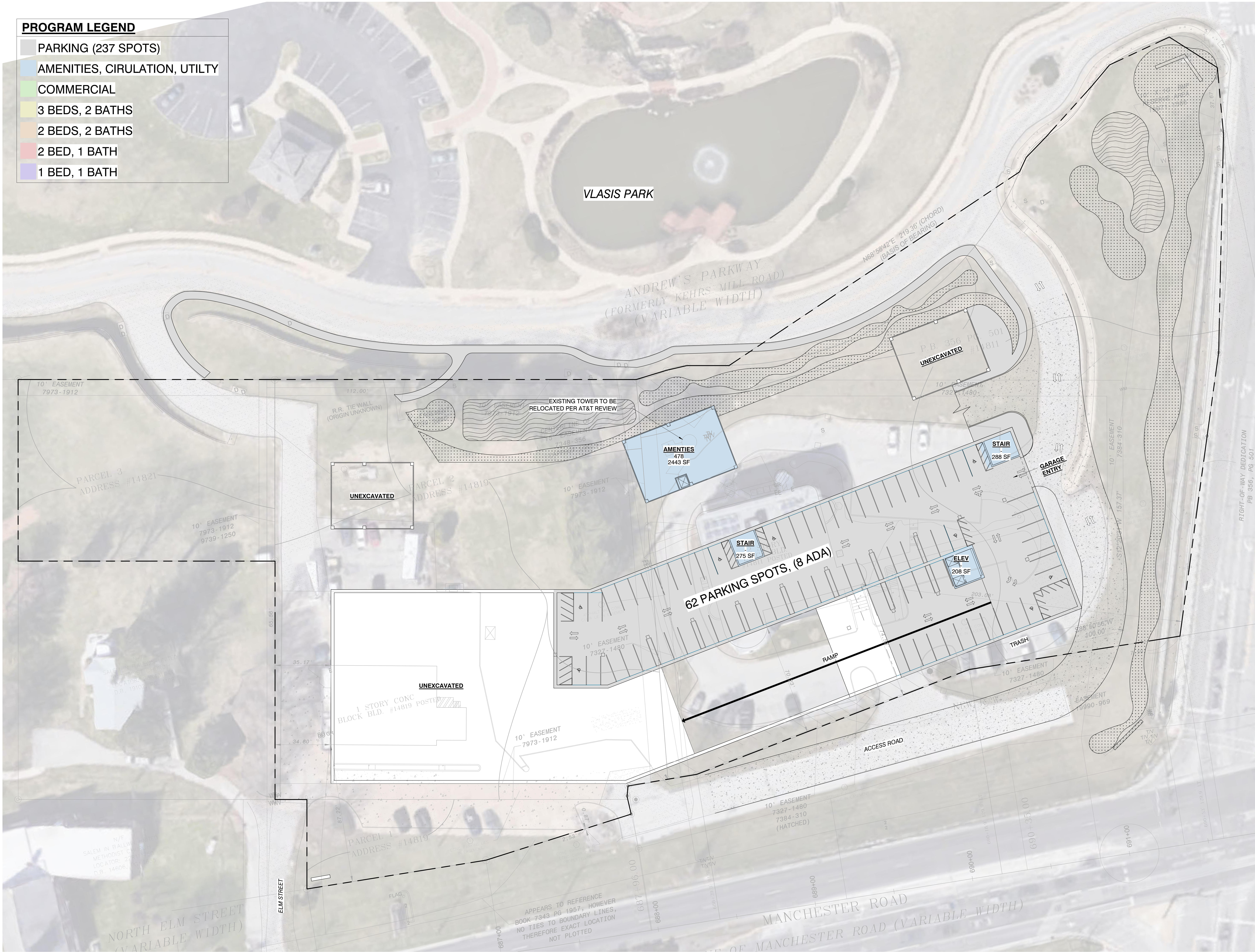
Structural Engineer: TBD

MEP Engineer: TBD

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DESIGN DRAWINGS
NOT FOR CONSTRUCTION



GROUND UP APARTMENT BUILDING
PARC PLACE AT VLASIK

14811, 14819, 14821 MANCHESTER RD
BALLWIN, MO 63011

No.	Description	Date
1	PRE DESIGN	05-03-2021

Sheet Title:

**LEVEL 1 - PARKING
LEVEL 1**

Project Number: 21015
Drawn By: VJ
Issue Date: 05-03-2021

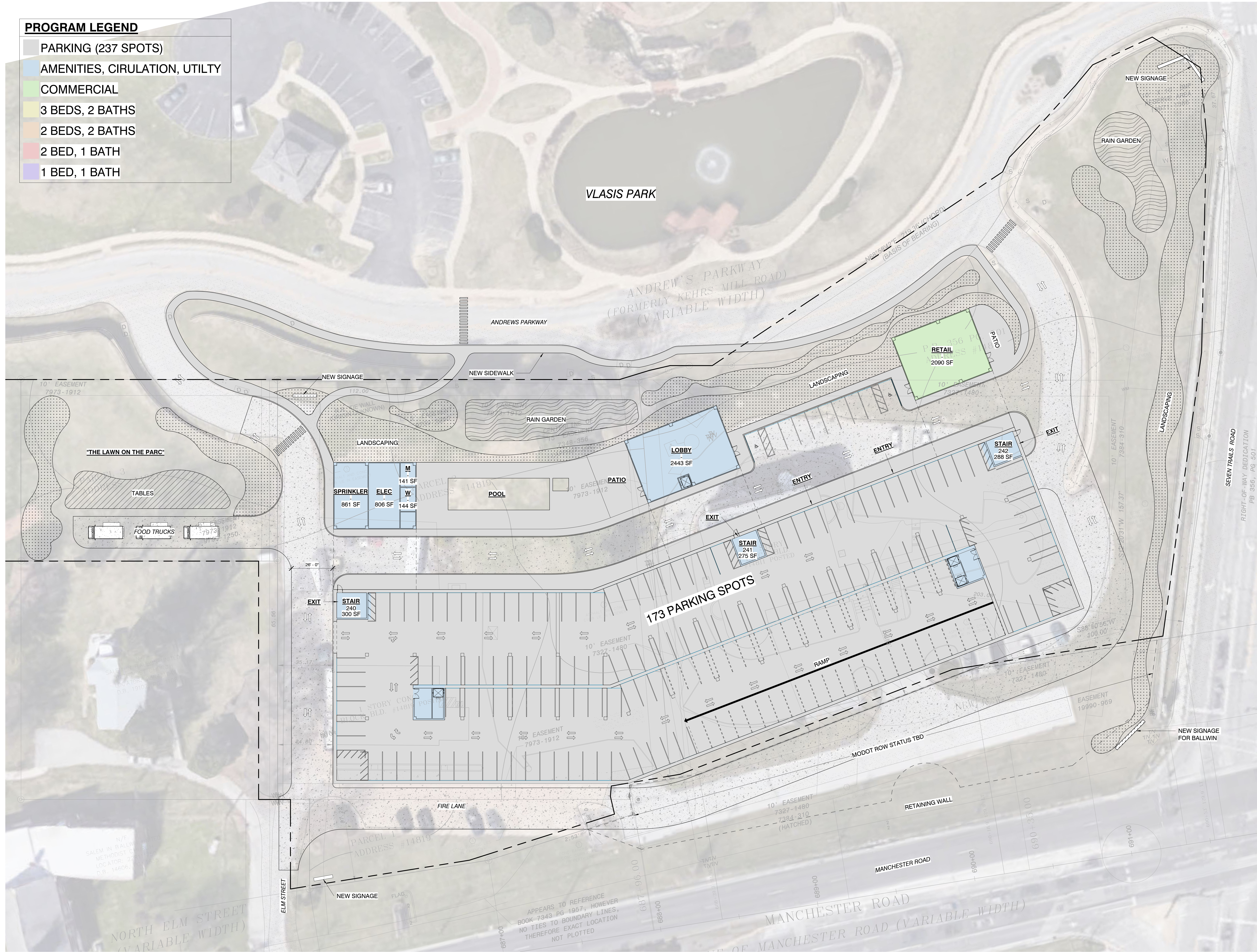


A001

APPEARS TO REFERENCE BOOK 7343 PG 1957, HOWEVER NO TIES TO BOUNDARY LINES, THEREFORE EXACT LOCATION NOT PLOTTED

PROGRAM LEGEND

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



General Contractor: TBD
 Civil Engineer: G&W ENGINEERING
 138 WELDON PKWY
 MARYLAND HEIGHTS, MO 63043
 (314) 236-6379
 Structural Engineer: TBD
 MEP Engineer: TBD

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

No.	Description	Date
1	PRE DESIGN	05-03-2021

Sheet Title:

**LEVEL 2 - PARKING
 LEVEL 2**

Project Number: 21015
 Drawn By: VJ
 Issue Date: 05-03-2021

A002

1 LEVEL 2 - PARKING PLAN 02
 A002 3/64" = 1'-0"

APPEARS TO REFERENCE BOOK 7343 PG 1957, HOWEVER NO TIES TO BOUNDARY LINES, THEREFORE EXACT LOCATION NOT PLOTTED

NORTH ELM STREET (VARIABLE WIDTH)

MANCHESTER ROAD (VARIABLE WIDTH)

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PROGRAM LEGEND

PARKING (237 SPOTS)
AMENITIES, CIRULATION, 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:

38 UNITS THIS FLOOR (196 TOTAL)
3/2 (4)
2/2 (18)
2/1 (6)
1/1 (10)

General Contractor: TBD

Civil Engineer: G&W ENGINEERING
 138 WELDON PKWY
 MARYLAND HEIGHTS, MO 63043
 (314) 236-6379

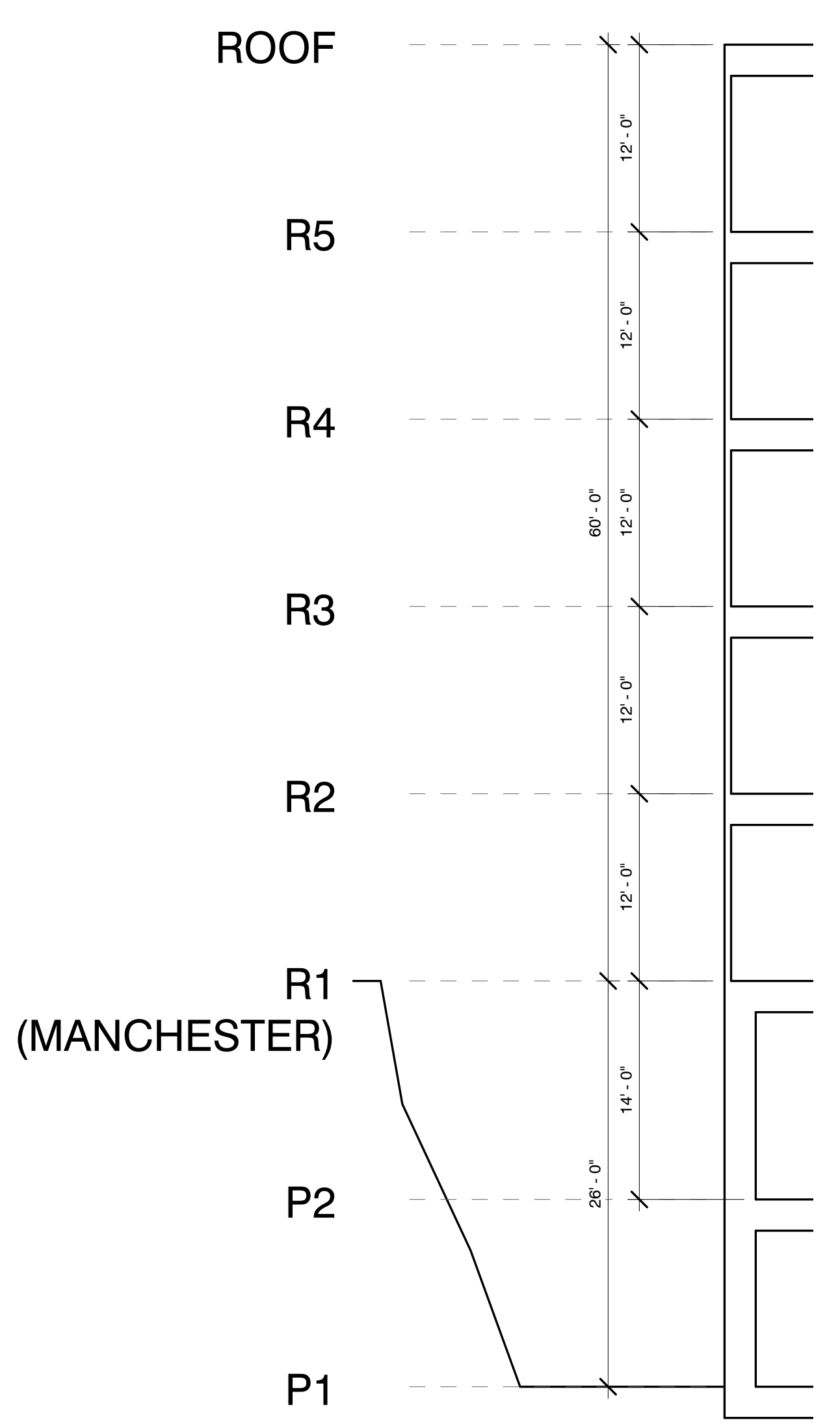
Structural Engineer: TBD

MEP Engineer: TBD

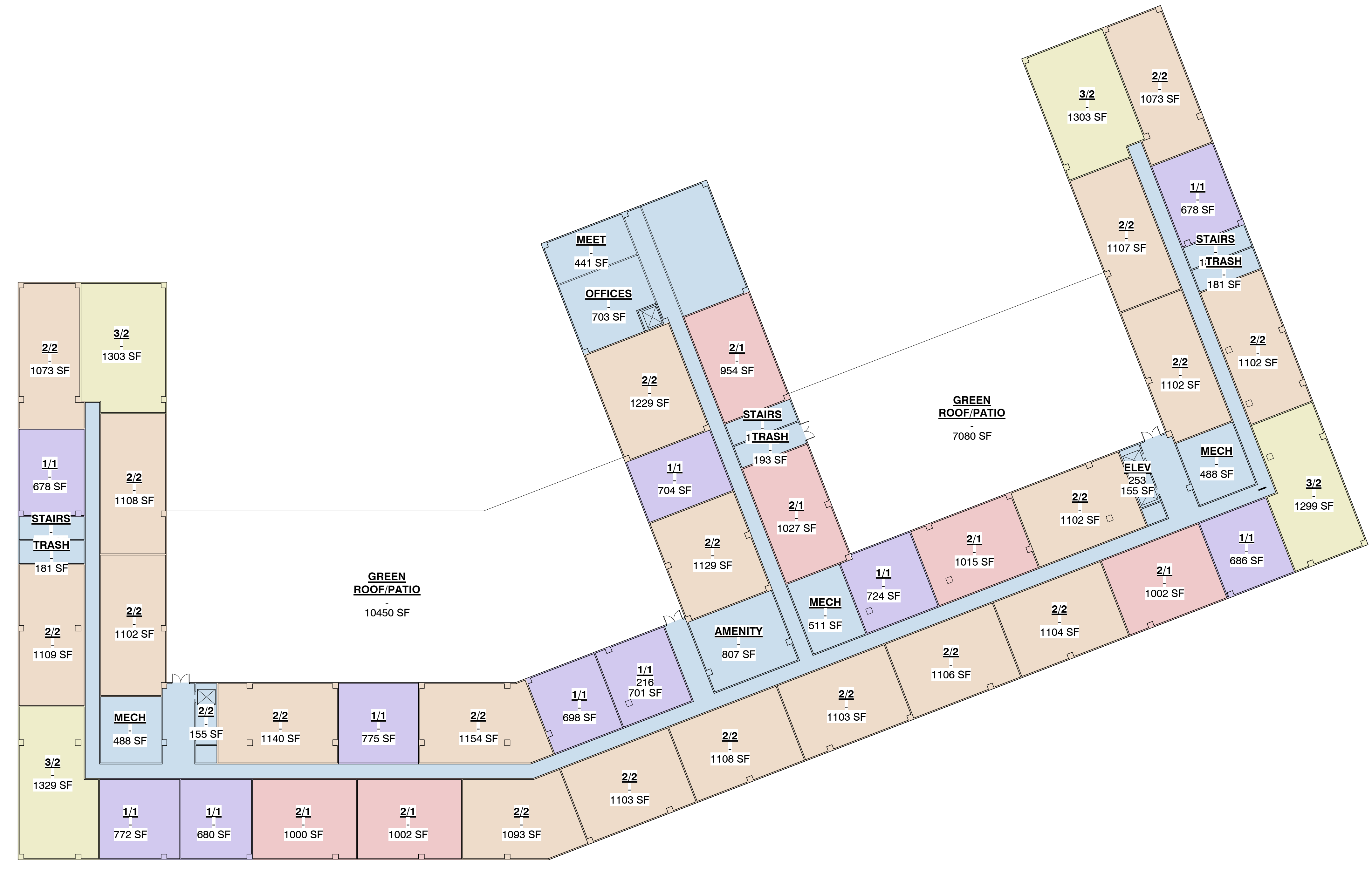
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DESIGN DRAWINGS
 NOT FOR CONSTRUCTION



2 | BUILDING SECTION
 A003 | 1/8" = 1'-0"



1 | LEVEL 3 - FLOOR PLAN
 A003 | 3/64" = 1'-0"

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

No.	Description	Date
1	PRE DESIGN	05-03-2021

Sheet Title:
LEVEL 3 - RESIDENTIAL LEVEL
 1

Project Number: 21015
 Drawn By: VJ
 Issue Date: 05-03-2021

Sheet Number: **A003**

PROGRAM LEGEND

- PARKING (237 SPOTS)
- AMENITIES, CIRULATION, 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:

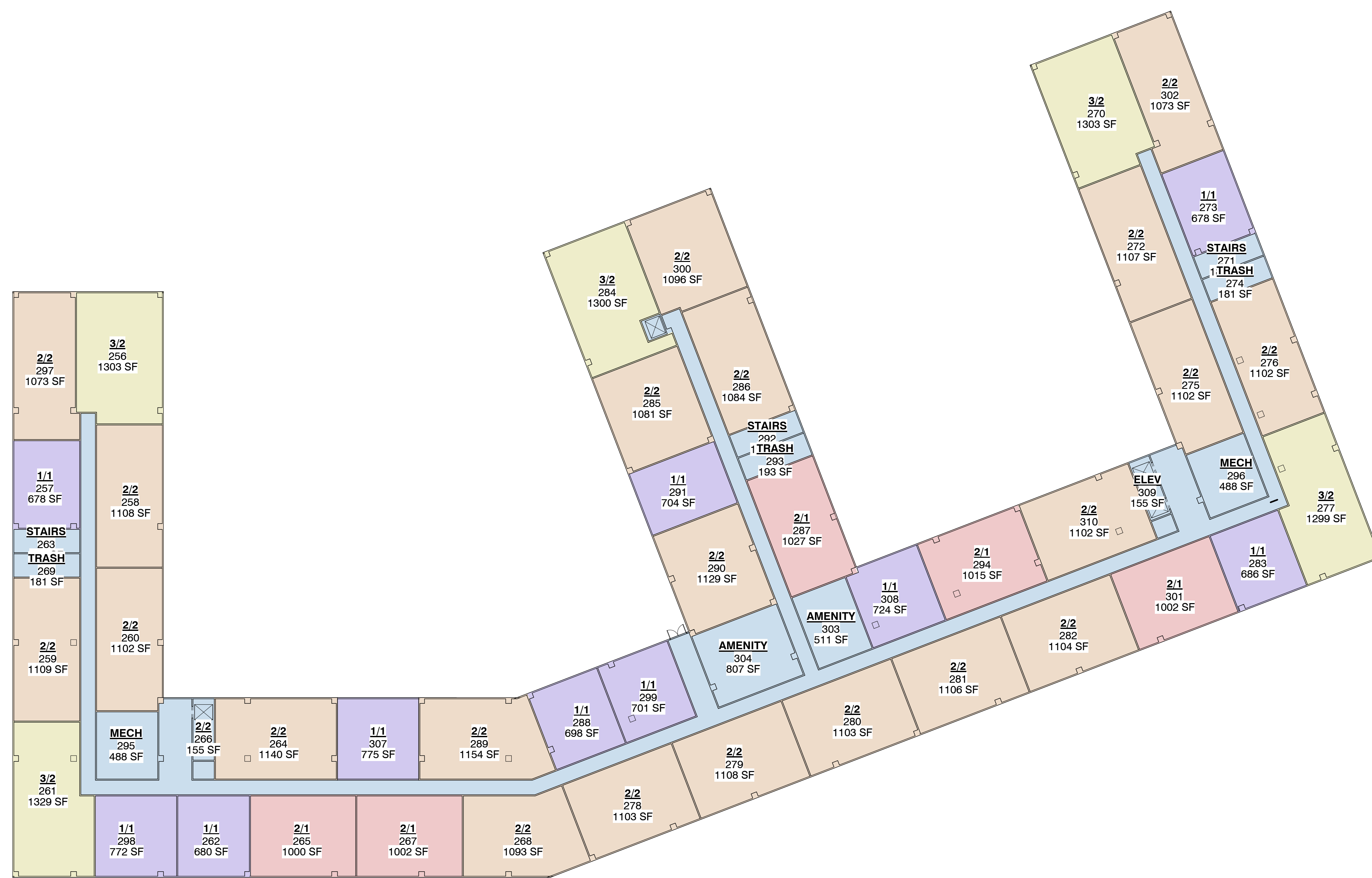
41 UNITS PER FLOOR (196 TOTAL)

- 3/2 (5)
- 2/2 (21)
- 2/1 (5)
- 1/1 (10)

General Contractor: TBD
 Civil Engineer: G&W ENGINEERING
 138 WELDON PKWY
 MARYLAND HEIGHTS, MO
 63043
 (314) 236-6379
 Structural Engineer: TBD
 MEP Engineer: TBD

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DESIGN DRAWINGS
 NOT FOR CONSTRUCTION



GROUND UP APARTMENT BUILDING
PARC PLACE AT VLASIS

14811, 14819, 14821 MANCHESTER RD
 BALLWIN, MO 63011

No.	Description	Date
1	PRE DESIGN	05-03-2021

Sheet Title:

LEVEL 4-6 - RESIDENTIAL LEVEL 2-4

Project Number: 21015
 Drawn By: VJ
 Issue Date: 05-03-2021

A004

1 | LEVEL 4-6 - FLOOR PLAN
 A004 3/64" = 1'-0"

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5/7/2021, 1:05:59 PM

5/7/2021 1:06:04 PM

PROGRAM LEGEND

- PARKING (237 SPOTS)
- AMENITIES, CIRULATION, 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 (196 TOTAL)

- 3/2 (3)
- 2/2 (17)
- 2/1 (5)
- 1/1 (10)

General Contractor: TBD

Civil Engineer: G&W ENGINEERING
138 WELDON PKWY
MARYLAND HEIGHTS, MO
63043
(314) 236-6379

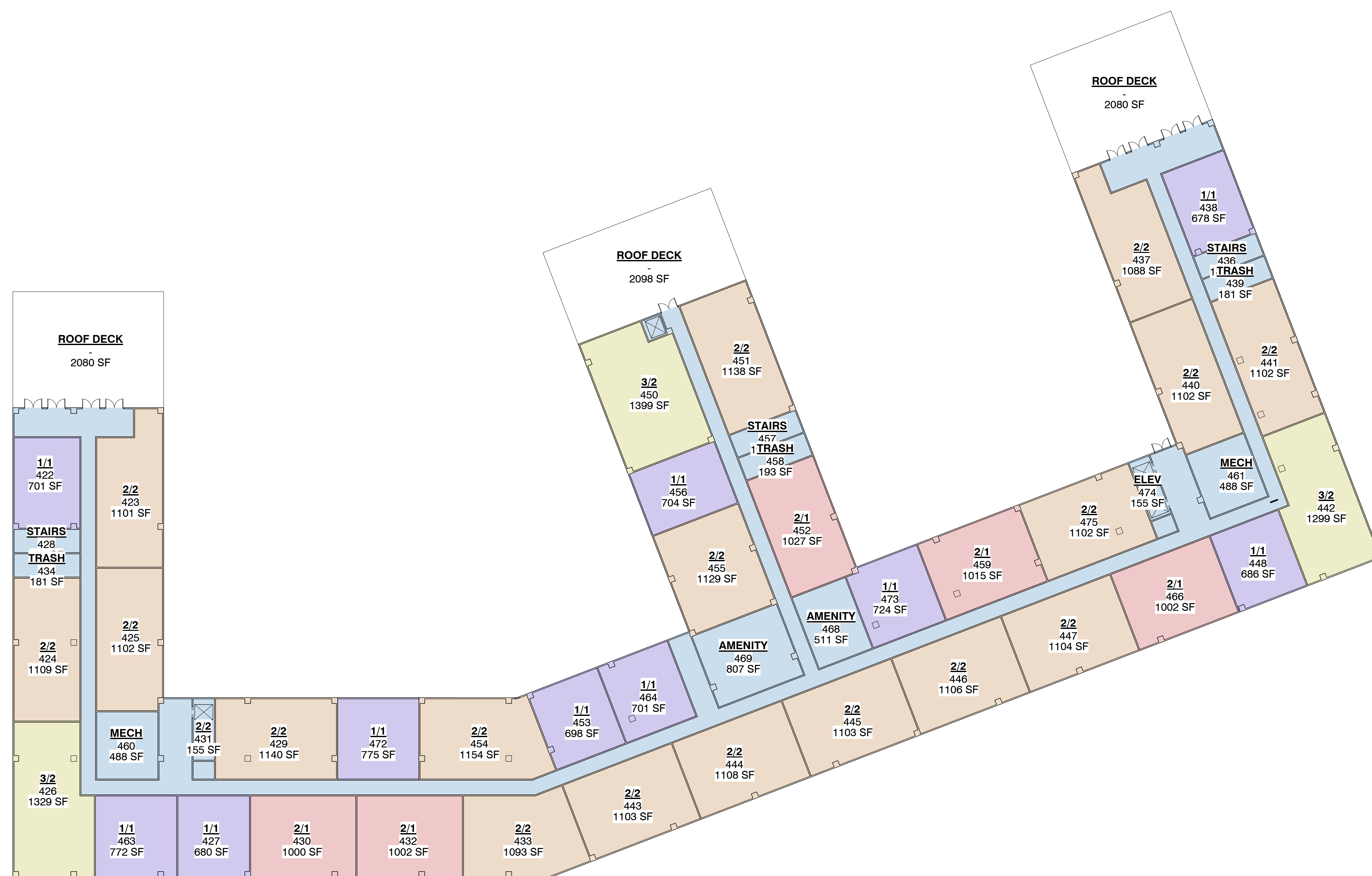
Structural Engineer: TBD

MEP Engineer: TBD

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DESIGN DRAWINGS
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GROUND UP APARTMENT BUILDING
PARC PLACE AT VLASIS

14811, 14819, 14821 MANCHESTER RD
BALLWIN, MO 63011

No.	Description	Date
1	PRE DESIGN	05-03-2021

Sheet Title:

**LEVEL 7 -
RESIDENTIAL LEVEL
5**

Project Number: 21015
 Drawn By: VJ
 Issue Date: 05-03-2021

A005

1 LEVEL 7 - FLOOR PLAN
A005 3/64" = 1'-0"

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