



**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.

September 13, 2021

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

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

September 13, 2021

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

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.

September 13, 2021

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

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.

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.



BOARD OF ALDERMEN
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September 13, 2021

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

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

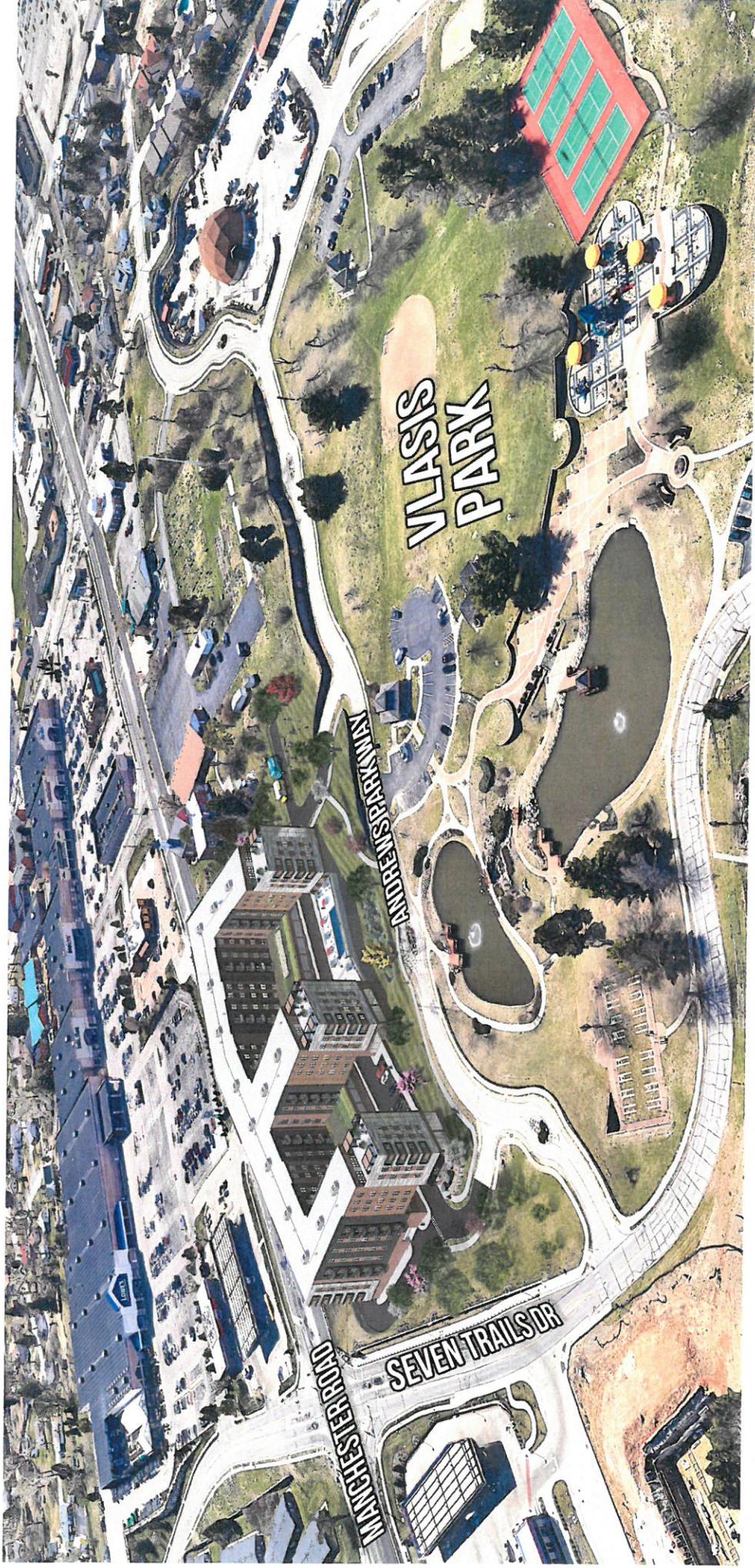
LANDAU GROUP LLC

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

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

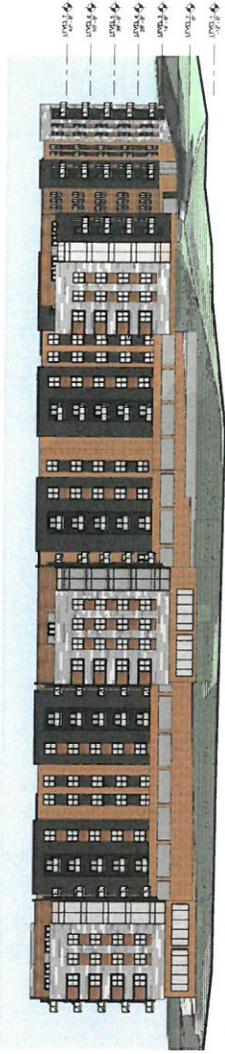
V THREE STUDIOS LLC
architecture + interiors

G&W
ENGINEERING

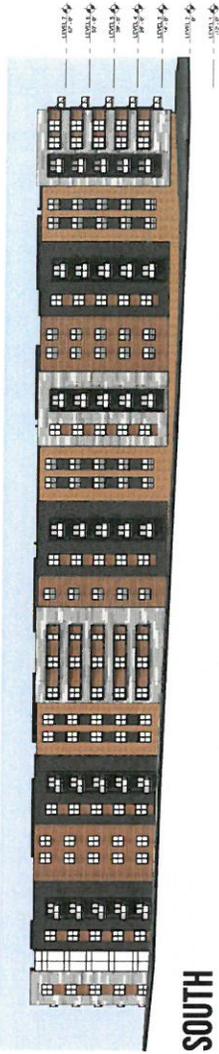
ELEVATIONS

EXTERIOR MATERIALS

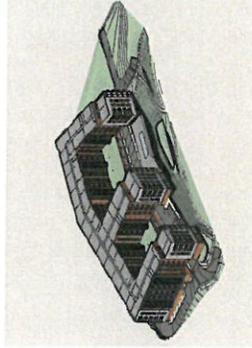
-  BRICK = 41,710 SF [25.8%]
-  WOOD-LOOK FIBER CEMENT = 38,194 SF [23.6%]
-  VARIED GREY FIBER CEMENT = 18,400 SF [11.4%]
-  METAL PANEL = 34,411 SF [21.3%]
-  GLAZED = 28,990 SF [17.9%]



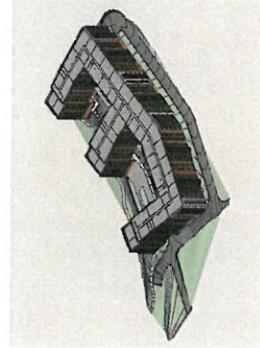
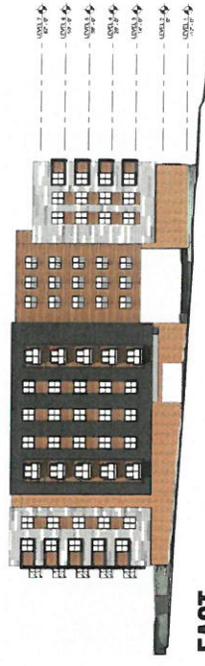
NORTH



SOUTH



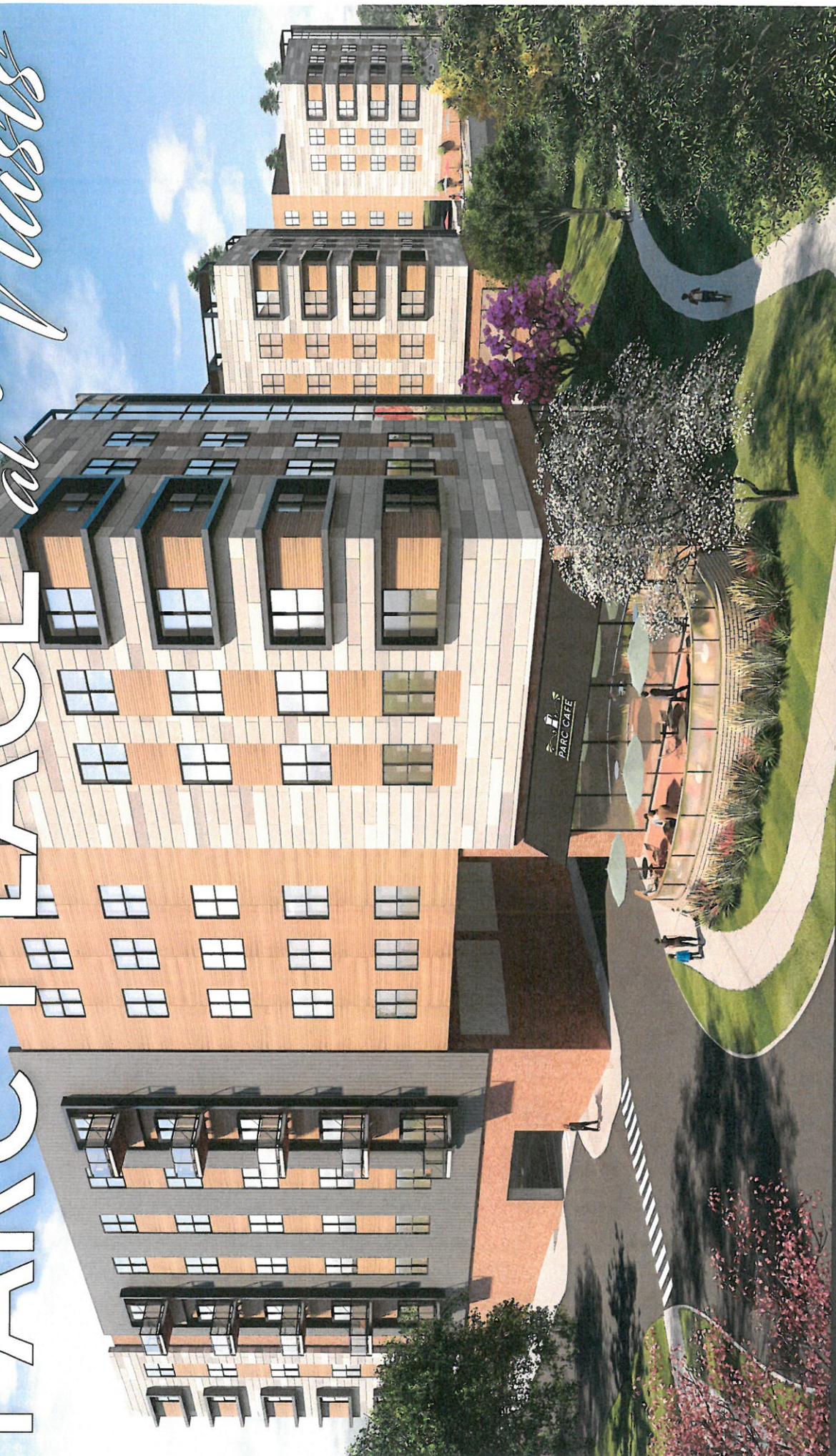
EAST



WEST



PARC PLACE *at Oasis*



THANK YOU TO THE BALLWIN COMMUNITY

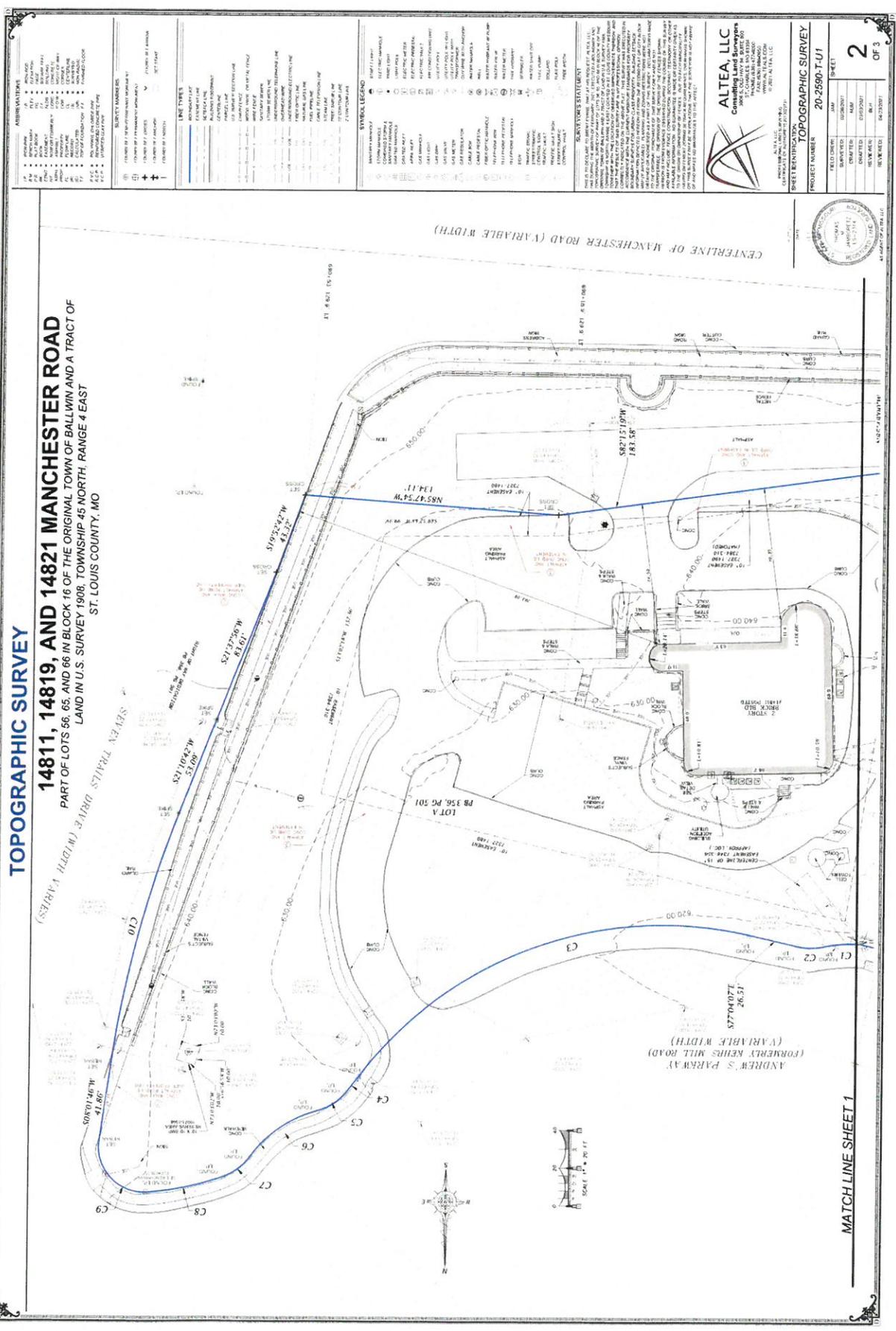
LANDAU GROUP LLC

V THREE STUDIOS LLC
architecture + interiors

G&W
ENGINEERING



PRELIMINARY - NOT FOR CONSTRUCTION



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 DATA WAS OBTAINED FROM FIELD SURVEYING.
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10. ALL DATA WAS OBTAINED FROM FIELD SURVEYING.

SYMBOL LEGEND

1. BOUNDARY LINE	2. EASEMENT	3. EASEMENT	4. EASEMENT	5. EASEMENT	6. EASEMENT	7. EASEMENT	8. EASEMENT	9. EASEMENT	10. EASEMENT
11. EASEMENT	12. EASEMENT	13. EASEMENT	14. EASEMENT	15. EASEMENT	16. EASEMENT	17. EASEMENT	18. EASEMENT	19. EASEMENT	20. EASEMENT
21. EASEMENT	22. EASEMENT	23. EASEMENT	24. EASEMENT	25. EASEMENT	26. EASEMENT	27. EASEMENT	28. EASEMENT	29. EASEMENT	30. EASEMENT

LINE TYPES

1. BOUNDARY LINE	2. EASEMENT	3. EASEMENT	4. EASEMENT	5. EASEMENT	6. EASEMENT	7. EASEMENT	8. EASEMENT	9. EASEMENT	10. EASEMENT
11. EASEMENT	12. EASEMENT	13. EASEMENT	14. EASEMENT	15. EASEMENT	16. EASEMENT	17. EASEMENT	18. EASEMENT	19. EASEMENT	20. EASEMENT
21. EASEMENT	22. EASEMENT	23. EASEMENT	24. EASEMENT	25. EASEMENT	26. EASEMENT	27. EASEMENT	28. EASEMENT	29. EASEMENT	30. EASEMENT

SWORN STATEMENT

I, CLAYTON M. JOHNSON, a duly licensed Professional Surveyor in the State of Missouri, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the client, and that the same was made by me or under my direct supervision and in accordance with the laws and regulations of the State of Missouri.

ALTEA, LLC
Consulting Land Surveyors
1811, 14819, 14821 MANCHESTER ROAD
ST. LOUIS COUNTY, MISSOURI 63103
PHONE: 314.433.3333
WWW.ALTEA.LLC

TOPOGRAPHIC SURVEY
PROJECT NUMBER: 20-2590-T-U1
SHEET 2 OF 3

FIELD CHECK	DATE	BY
DESIGNED	DATE	BY
DRAWN	DATE	BY
CHECKED	DATE	BY
APPROVED	DATE	BY



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

MATCH LINE SHEET 1



SEVEN TRAILS DRIVE (WIDTH VARIES)

CENTERLINE OF MANCHESTER ROAD (VARIABLE WIDTH)

ANDREW'S PARKWAY (FORMERLY REIMS MILL ROAD) (VARIABLE WIDTH)

LOT 1A

RECORD BOOK NO. 117

PG. 356, PG. 501

SECTION 18

TOWNSHIP 45 NORTH

RANGE 4 EAST

ST. LOUIS COUNTY, MO

DATE: 05/14/19

BY: CLAYTON M. JOHNSON

PROFESSIONAL SURVEYOR

NO. 10000

EXPIRES 12/31/2020

STATE OF MISSOURI

ST. LOUIS COUNTY

PROJECT NO. 20-2590-T-U1

SHEET 2 OF 3

DATE: 05/14/19

BY: CLAYTON M. JOHNSON

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DATE: 05/14/19

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STATE OF MISSOURI

ST. LOUIS COUNTY

PROJECT NO. 20-2590-T-U1

SHEET 2 OF 3

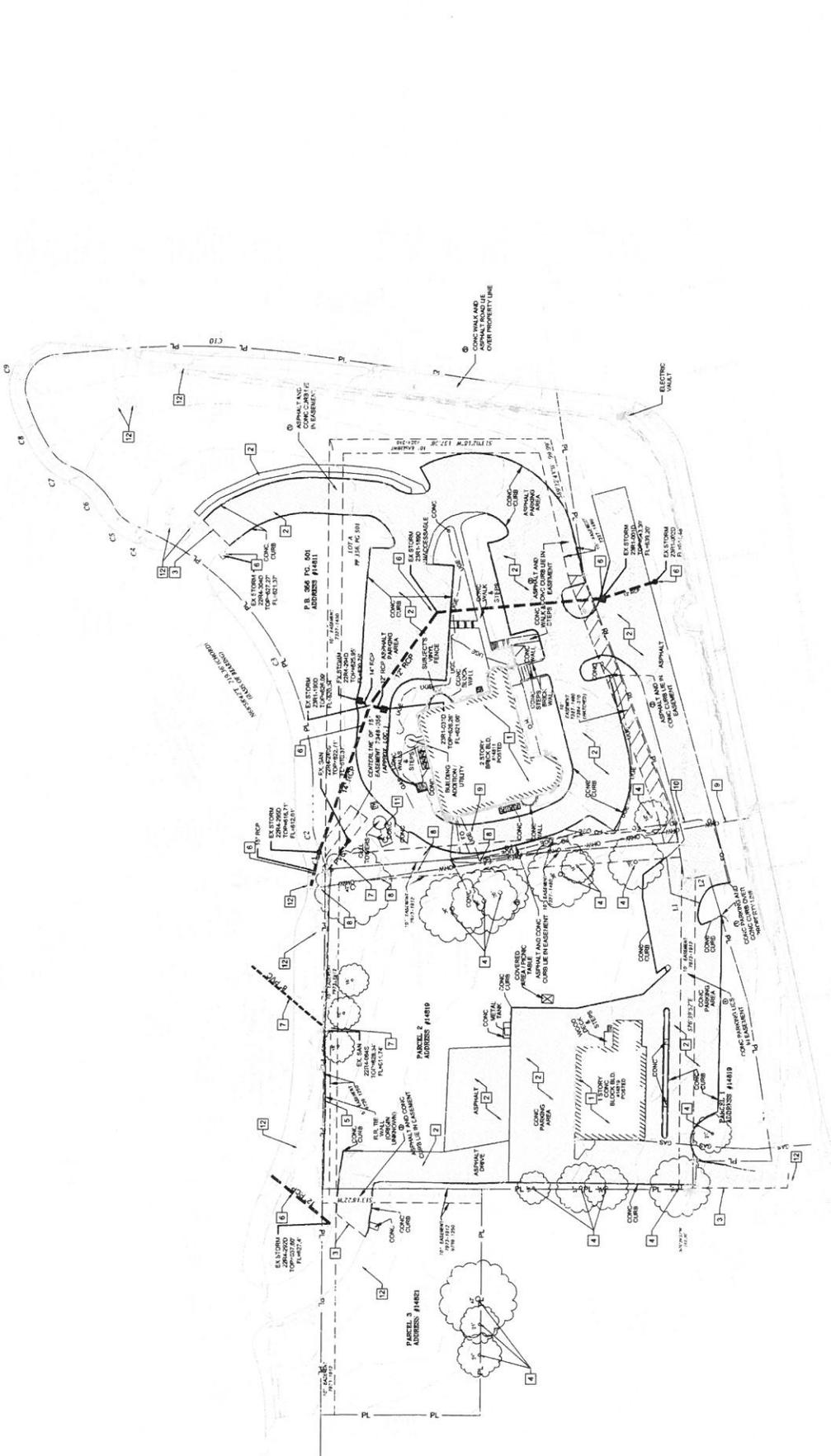
DATE: 05/14/19

THIS PLAN IS A PART OF A SET OF PLANS FOR THE DEVELOPMENT OF THE PARCEL SHOWN HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



PARC PLACE AT VLASIS

PRELIMINARY - NOT FOR CONSTRUCTION
 SITE DEVELOPMENT PLAN



- KEYED NOTES - DEMOLITION PLAN**
- REMOVE EXISTING BUILDING
 - REMOVE EXISTING PAVEMENT CURB
 - REMOVE EXISTING DRIVE
 - REMOVE EXISTING TREE
 - REMOVE EXISTING WALL
 - REMOVE EXISTING STONE BENCH
 - REMOVE EXISTING SANDWICH BETER
 - REMOVE EXISTING POWER POLE
 - REMOVE EXISTING ELECTRICAL LINE
 - REMOVE EXISTING OPTICAL LINE
 - CELL TOWER TO BE RELOCATED COORDINATE (W, N, E)
 - USE IN PLACE

GENERAL SHEET NOTES:

- THE UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- ALL UTILITIES SHALL BE PROTECTED AND NOT TO BE REMOVED OR DAMAGED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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Title: **THREE STITCH**
 1000 Avenue of the Americas
 New York, NY 10020
 Tel: 212 693 1234
 Fax: 212 693 1235
 Email: info@three-stitch.com
 Website: www.three-stitch.com

Project: **PARC PLACE AT VLASIS**
 1000 Avenue of the Americas
 New York, NY 10020
 Date: 02/06/2021



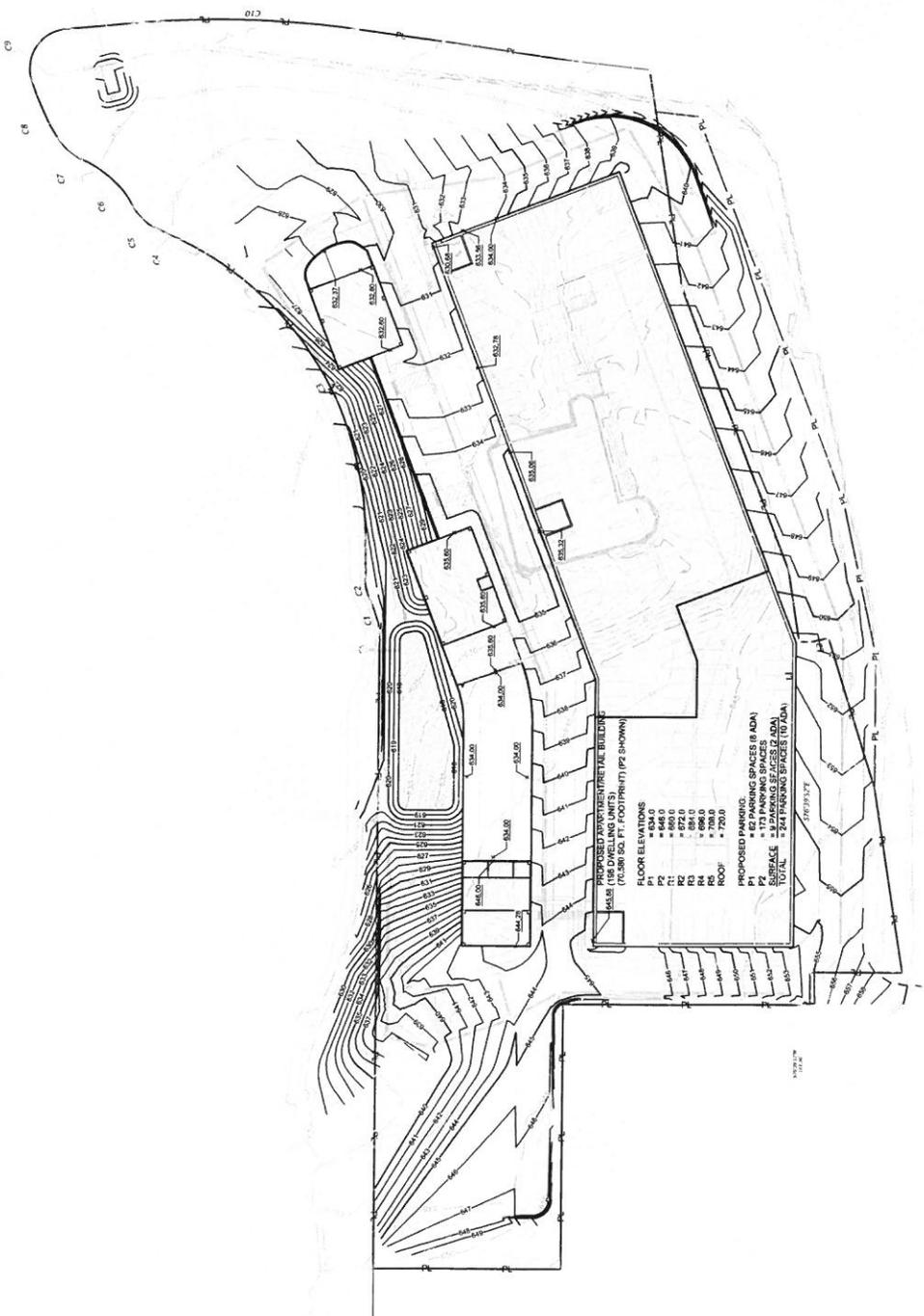
TEO
 Engineer
 TEO
 Engineer

PARC PLACE AT VLASIS

SITE DEVELOPMENT PLAN

PRELIMINARY - NOT FOR CONSTRUCTION

GRADING PLAN
 Scale: 1" = 10'-0"
 Date: 02/06/2021
C3C



PROPOSED APARTMENT BUILDING
(10,380 SQ. FT. FOOTPRINT) (P2 SHOWN)

FLOOR ELEVATIONS	AREA (SQ. FT.)
P1	848.0
P2	850.0
P3	852.0
P4	854.0
P5	856.0
P6	858.0
P7	860.0
P8	862.0
P9	864.0
P10	866.0
P11	868.0
P12	870.0
P13	872.0
P14	874.0
P15	876.0
P16	878.0
P17	880.0
P18	882.0
P19	884.0
P20	886.0
P21	888.0
P22	890.0
P23	892.0
P24	894.0
P25	896.0
P26	898.0
P27	900.0
P28	902.0
P29	904.0
P30	906.0
P31	908.0
P32	910.0
P33	912.0
P34	914.0
P35	916.0
P36	918.0
P37	920.0
P38	922.0
P39	924.0
P40	926.0
P41	928.0
P42	930.0
P43	932.0
P44	934.0
P45	936.0
P46	938.0
P47	940.0
P48	942.0
P49	944.0
P50	946.0
P51	948.0
P52	950.0
P53	952.0
P54	954.0
P55	956.0
P56	958.0
P57	960.0
P58	962.0
P59	964.0
P60	966.0
P61	968.0
P62	970.0
P63	972.0
P64	974.0
P65	976.0
P66	978.0
P67	980.0
P68	982.0
P69	984.0
P70	986.0
P71	988.0
P72	990.0
P73	992.0
P74	994.0
P75	996.0
P76	998.0
P77	1000.0
P78	1002.0
P79	1004.0
P80	1006.0
P81	1008.0
P82	1010.0
P83	1012.0
P84	1014.0
P85	1016.0
P86	1018.0
P87	1020.0
P88	1022.0
P89	1024.0
P90	1026.0
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P92	1030.0
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P94	1034.0
P95	1036.0
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P98	1042.0
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P104	1054.0
P105	1056.0
P106	1058.0
P107	1060.0
P108	1062.0
P109	1064.0
P110	1066.0
P111	1068.0
P112	1070.0
P113	1072.0
P114	1074.0
P115	1076.0
P116	1078.0
P117	1080.0
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P125	1096.0
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P411	1668.0
P412	1670.0
P413	1672.0
P414	1674.0
P415	1676.0
P416	1678.0
P417	1680.0
P418	1682.0
P419	1684.0



THREE STAR
 1775 S. LAMAR BL.
 SUITE 100
 SAN ANTONIO, TEXAS 78208

OWNER: **THREE STAR**
 PROJECT: **PARC PLACE AT VLASIS**
 SHEET: **UTILITY PLAN**



DATE: 08/15/2023
 DRAWN BY: [Name]
 CHECKED BY: [Name]

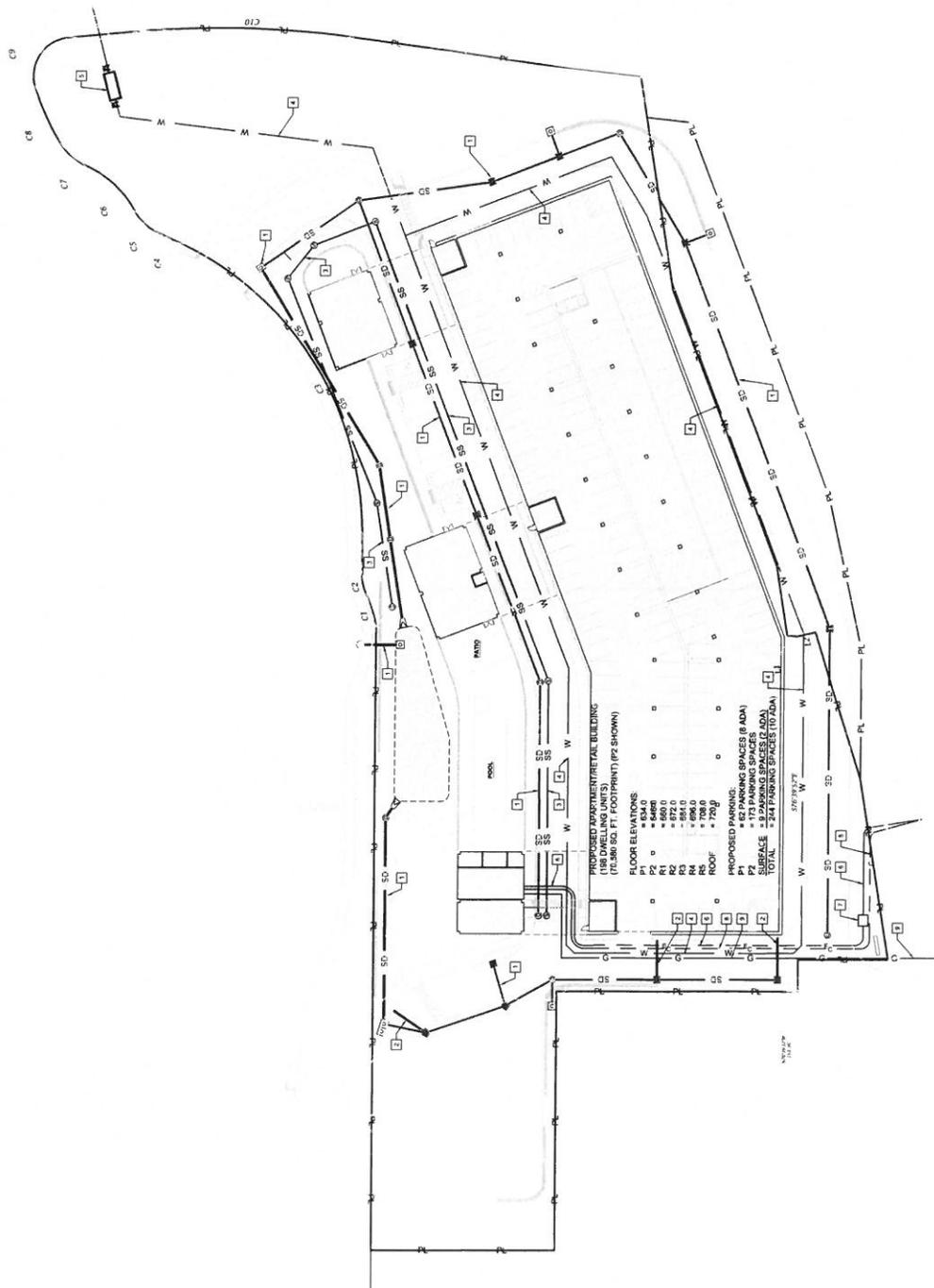
PARC PLACE AT VLASIS

SITE DEVELOPMENT PLAN

PRELIMINARY - NOT FOR CONSTRUCTION

NO. 1	DATE	DESCRIPTION
1	08/15/2023	ISSUED FOR PERMITS
2	08/15/2023	FOR CONSTRUCTION

UTILITY PLAN
 PROJECT NO. 23-0000000
 SHEET NO. C4C



PROPOSED APARTMENT/RETAIL BUILDING
 (188 DWELLING UNITS)
 (15,380 SQ. FT. FOOTPRINT) (PP SHOWN)

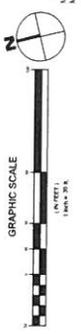
FLOOR ELEVATIONS	AREA
P1	845.0
P2	845.0
R1	860.0
R2	860.0
R3	865.0
R4	865.0
ROOF	720.0

PROPOSED PARKING:
 P1 = 62 PARKING SPACES (8 ADA)
 P2 = 173 PARKING SPACES (ADA)
 SUBSPACE = 24 PARKING SPACES (10 ADA)
 TOTAL = 244 PARKING SPACES (10 ADA)

- KEYED NOTES - UTILITY PLAN**
1. STORM SEWER PER MDS STANDARDS
 2. TRINITY DRAIN
 3. SANITARY SEWER PER MDS STANDARDS
 4. WATER LINE PER MDS/AMERICAN WATER COMPANY DETAILS
 5. FIRE FLOW LINE PER MDS/AMERICAN WATER COMPANY DETAILS
 6. INTERFERING UTILITIES PER AMERICAN UTILITIES
 7. TRANSDUCER PER AMERICAN STANDARDS
 8. COMMUNICATION LINE
 9. GAS SERVICE PER MDS 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. 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.
- IF CONTRACTOR REMAINS THAT ACTUAL EXISTING CONDITIONS DIFFER FROM THOSE SHOWN ON THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER AND OBTAIN APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.
- EXISTING UTILITIES SHOWN AS GRAY AND NOT OTHERWISE NOTED TO BE DELETED ARE TO BE USED IN PLACE.



PROJECT NO. 23-0000000
 SHEET NO. C4C
 DATE: 08/15/2023

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

LEVEL 1 - PARKING PLAN 01

DATE: 07/06/2021
 DRAWN BY: [REDACTED]
 CHECKED BY: [REDACTED]
 PROJECT NO: [REDACTED]

DESIGNER'S NOTES:

1. THE EXISTING TOWER TO BE RELOCATED PER AT&T REVIEW.

2. THE EXISTING TOWER TO BE RELOCATED PER AT&T REVIEW.

3. THE EXISTING TOWER TO BE RELOCATED PER AT&T REVIEW.

4. THE EXISTING TOWER TO BE RELOCATED PER AT&T REVIEW.

5. THE EXISTING TOWER TO BE RELOCATED PER AT&T REVIEW.

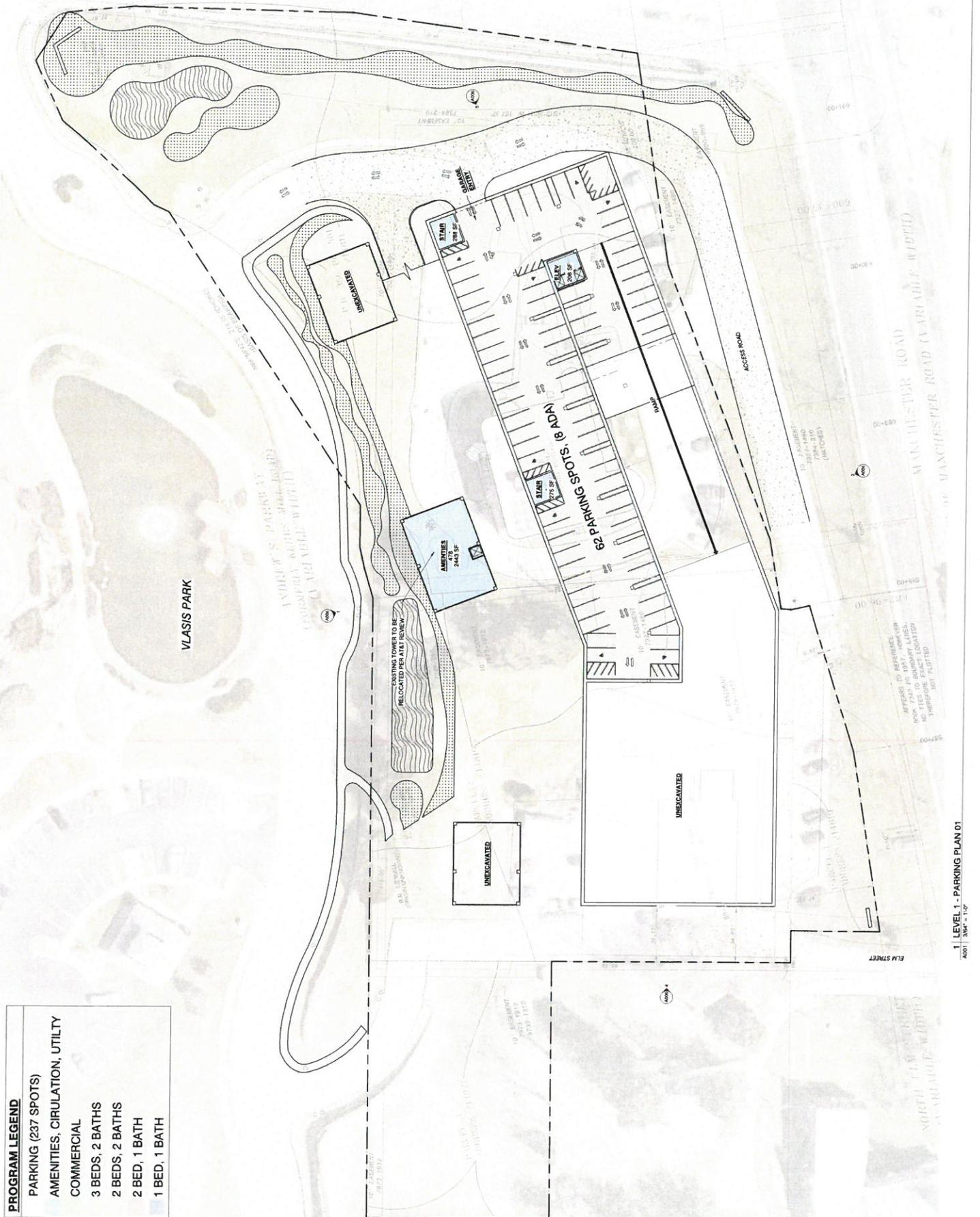
6. THE EXISTING TOWER TO BE RELOCATED PER AT&T REVIEW.

7. THE EXISTING TOWER TO BE RELOCATED PER AT&T REVIEW.

8. THE EXISTING TOWER TO BE RELOCATED PER AT&T REVIEW.

9. THE EXISTING TOWER TO BE RELOCATED PER AT&T REVIEW.

10. THE EXISTING TOWER TO BE RELOCATED PER AT&T REVIEW.



PARC PLACE AT VLASIS

GROUND UP APARTMENT BUILDING

14811, 14819, 14821 MANCHESTER RD
 BALLWIN, MO 63011

Project Name: [REDACTED]
 Client: [REDACTED]
 Date: [REDACTED]
 Scale: [REDACTED]

LEVEL 1 - PARKING

LEVEL 1

Sheet No: [REDACTED]

1 | LEVEL 1 - PARKING PLAN 01

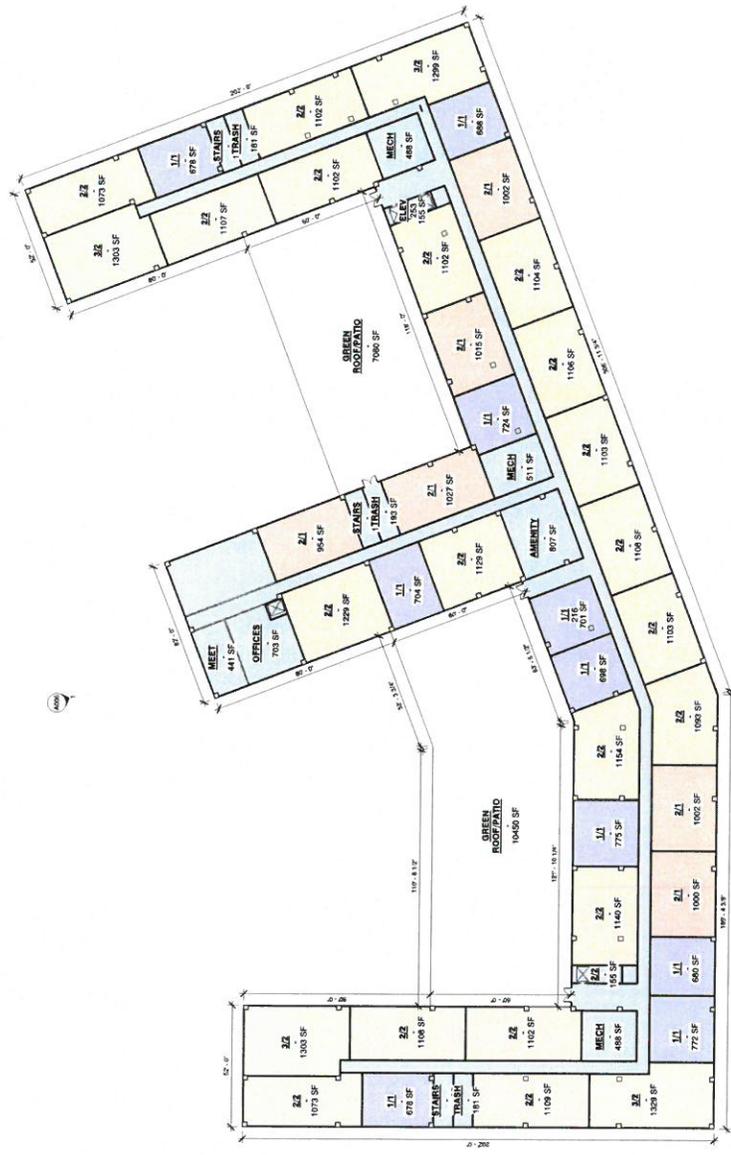
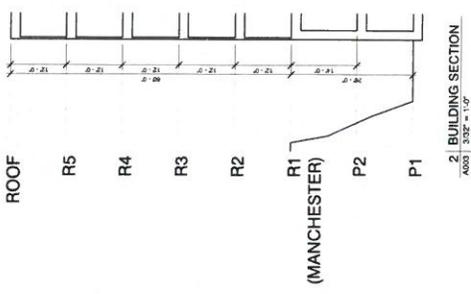
A001 | 3/8" = 1'-0"

A001

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

Client: GSE COMMERCIAL
Engineer: JAMES W. HARRIS, P.E.
Architect: JAMES W. HARRIS, P.E.

Contract: TBD
Construction

Client: GSE COMMERCIAL
Engineer: JAMES W. HARRIS, P.E.
Architect: JAMES W. HARRIS, P.E.

Contract: TBD
Construction

Client: GSE COMMERCIAL
Engineer: JAMES W. HARRIS, P.E.
Architect: JAMES W. HARRIS, P.E.

DESIGNER'S SEAL
NOT FOR CONSTRUCTION

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

Project Name: PARC PLACE AT VLASIS
Project No: 14811, 14819, 14821
Scale: 3/8" = 1'-0"
Date: 01/06/2021

LEVEL 3 - RESIDENTIAL LEVEL
1

A003

DISCLAIMER
 NOT FOR CONSTRUCTION

14811, 14819, 14821 MANCHESTER RD
 FALLTOWN, MD 20731

PARC PLACE AT VLASIS
 GROUND UP APARTMENT BUILDING

LEVEL 4-6 -
 RESIDENTIAL LEVEL
 2-4

AMENITIES

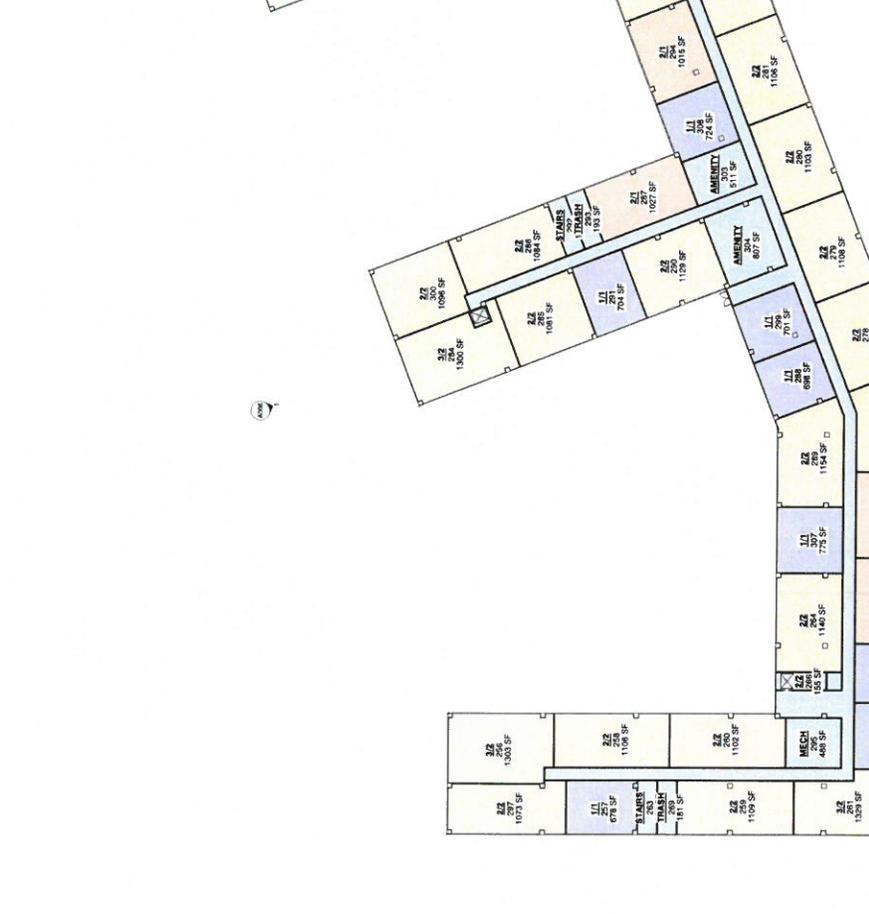
GYM / WORKOUT / YOGA
 LOUNGE
 REMOTE OFFICING
 EVENT SPACE
 MULTI-PURPOSE SPACE

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

UNITS PER FLOOR:
 41 UNITS PER FLOOR (197 TOTAL)

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



1 | LEVEL 4-6 - FLOOR PLAN
 A004 | 3/8" = 1'-0"

PROGRAM LEGEND

[Light Blue Box]	PARKING (237 SPOTS)
[Light Green Box]	AMENITIES, CIRCULATION, UTILITY
[Light Yellow Box]	COMMERCIAL
[Light Orange Box]	3 BEDS, 2 BATHS
[Light Red Box]	2 BEDS, 2 BATHS
[Light Purple Box]	2 BED, 1 BATH
[Light Blue Box]	1 BED, 1 BATH

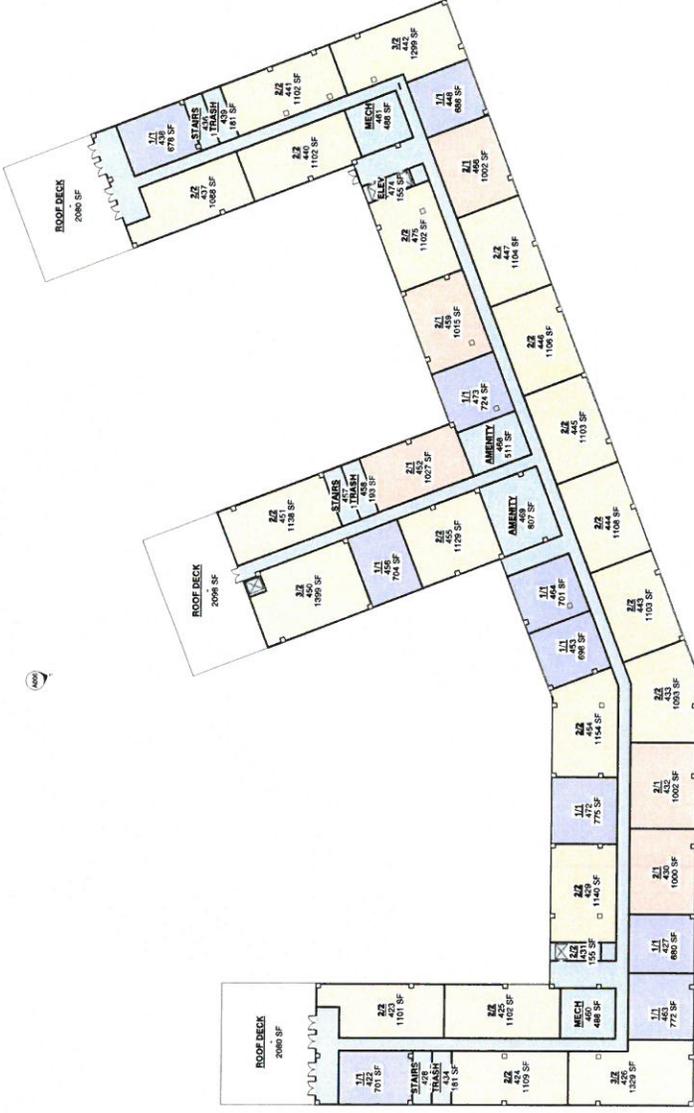
AMENITIES

[Light Blue Box]	GYM / WORKOUT / YOGA
[Light Green Box]	LOUNGE
[Light Yellow Box]	REMOTE OFFICING
[Light Orange Box]	EVENT SPACE
[Light Red Box]	MULTI-PURPOSE SPACE

UNITS PER FLOOR:

35 UNITS THIS FLOOR (197 TOTAL)

[Light Blue Box]	3/2 (3)
[Light Orange Box]	2/2 (17)
[Light Red Box]	2/1 (5)
[Light Purple Box]	1/1 (10)



V THREE STUDIOS
 1713 N. MARYLAND AVE
 BALTIMORE, MD 21201-1010
 TEL: 410.524.3333

CONTRACTOR: TIC
DATE: 11/10/2023

OWNER: GEM DEVELOPMENT
 1000 W. BALTIMORE AVE
 BALTIMORE, MD 21201-1010
 TEL: 410.524.3333

PROJECT: PARC PLACE AT VLASIS
DATE: 11/10/2023

SCALE: 1/8" = 1'-0"

NOTES:
 1. THIS FLOOR PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS.
 4. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER.
 5. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CONTRACTOR.
 6. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE SUPPLIER.
 7. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE MANUFACTURER.
 8. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE INSTALLER.
 9. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE MAINTENANCE PERSONNEL.
 10. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE USER.

DESIGN PARTNERS
 1000 W. BALTIMORE AVE
 BALTIMORE, MD 21201-1010
 TEL: 410.524.3333

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

REVISIONS:

NO.	DATE	DESCRIPTION
1	11/10/2023	ISSUE FOR PERMIT
2	11/10/2023	ISSUE FOR PERMIT

PROJECT: PARC PLACE AT VLASIS
DATE: 11/10/2023
SCALE: 1/8" = 1'-0"

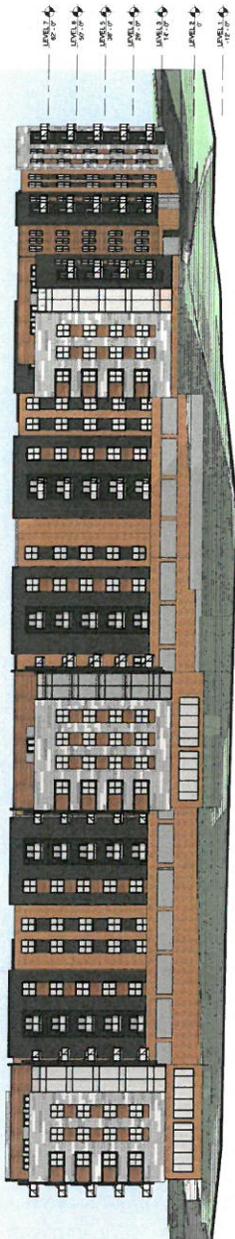
LEVEL 7 - RESIDENTIAL LEVEL
5

A005

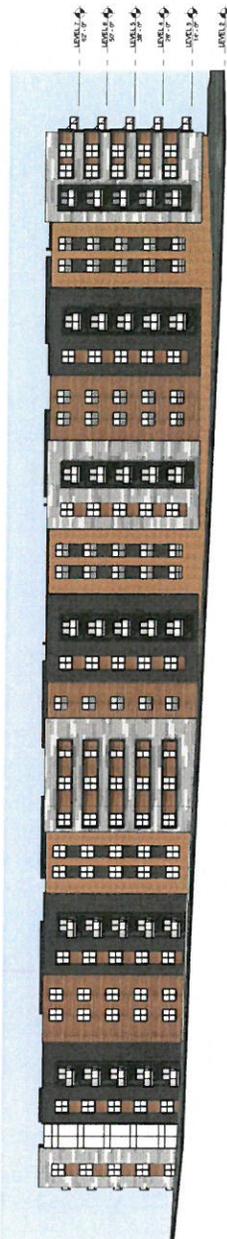
1 | LEVEL 7 - FLOOR PLAN
 A005 | 3/8" = 1'-0"

EXTERIOR MATERIALS

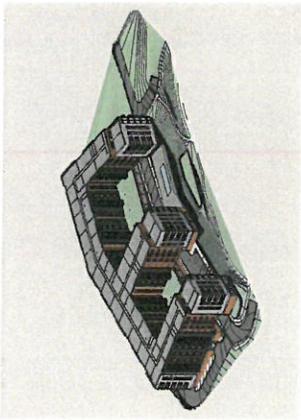
BRICK	= 41,710 SF (25.8%)
WOOD LOOK FIBER CEMENT	= 38,194 SF (23.6%)
VARIED GREY FIBER CEMENT	= 18,400 SF (11.4%)
METAL PANEL	= 34,411 SF (21.3%)
GALZED	= 28,990 SF (17.9%)
TOTAL VERTICAL AREA	= 161,705 SF



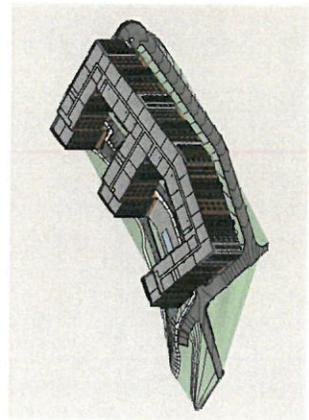
1 | NORTH ELEVATION
A006 | 3/8" = 1'-0"



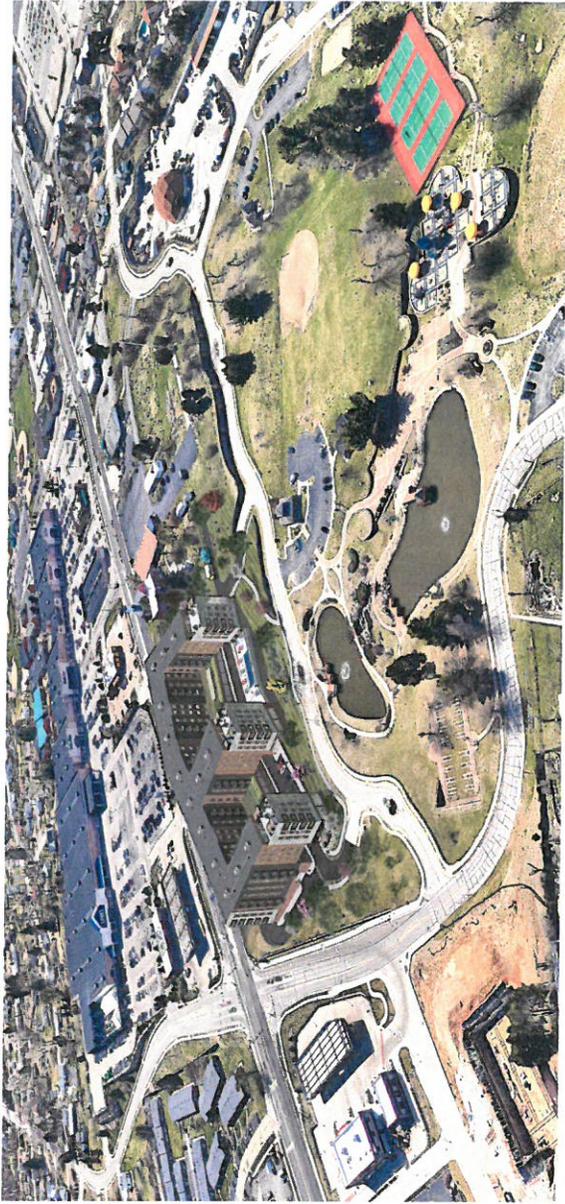
2 | SOUTH ELEVATION
A006 | 3/8" = 1'-0"



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



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



PARC PLACE AT VLASIS

GROUND UP APARTMENT BUILDING

FALLWYN, MO 63011
 14811, 14819, 14821 MANCHESTER RD

NO.	DESCRIPTION	DATE
1.	PRELIMINARY	01-28-2021
2.	PRELIMINARY	01-28-2021
3.	PRELIMINARY	01-28-2021
4.	PRELIMINARY	01-28-2021
5.	PRELIMINARY	01-28-2021
6.	PRELIMINARY	01-28-2021
7.	PRELIMINARY	01-28-2021
8.	PRELIMINARY	01-28-2021
9.	PRELIMINARY	01-28-2021
10.	PRELIMINARY	01-28-2021

Sheet 1708

RENDERINGS

Project Name: _____
 Project No: _____
 Date: _____
 Scale: _____
 Project Location: _____
 01-28-2021

A007



E THREE STUDIOS, LLC
 2717 N. Main Street
 St. Louis, Missouri 63104
 314.433.7800

General: TBO
 Controller: _____

Client: GMR DEVELOPMENT
 Engineer: MARYLIND KIRBY, AIA
 Designer: TBO
 Architect: TBO

MEP: TBO
 Engineer: _____

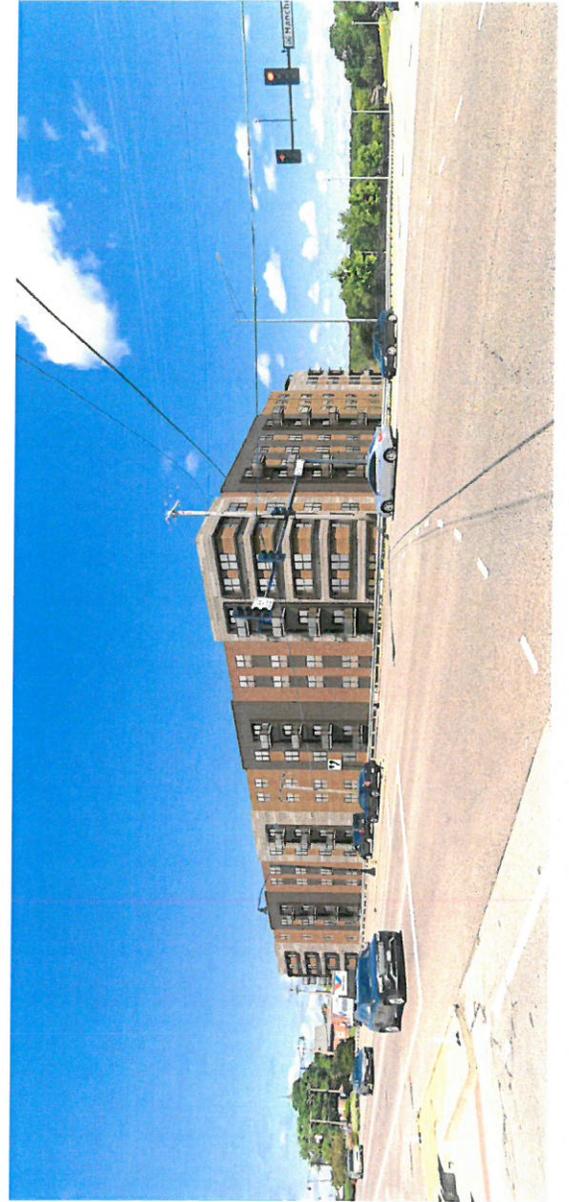
The information on this drawing was prepared by the architect, engineer, interior designer, landscape architect, and other professionals named on this drawing. It is the responsibility of the client to provide accurate information and to verify the accuracy of the information provided. The architect, engineer, interior designer, landscape architect, and other professionals named on this drawing are not responsible for the accuracy of the information provided by the client. The architect, engineer, interior designer, landscape architect, and other professionals named on this drawing are not responsible for the accuracy of the information provided by the client.

DESIGNATIONS
 NOT FOR CONSTRUCTION

Client: TBD
 Designer: TBD
 Architect: TBD
 Engineer: TBD
 Interior Designer: TBD
 Landscape Architect: TBD
 Civil Engineer: TBD
 Mechanical Engineer: TBD
 Electrical Engineer: TBD
 Structural Engineer: TBD
 Environmental Engineer: TBD
 Sustainability Consultant: TBD
 Construction Manager: TBD
 General Contractor: TBD

DESIGN/CONSTRUCTION MONITORING

This document is a preliminary rendering of the proposed project. It is not intended to be used for construction or as a contract document. The design and construction of the project is subject to change without notice. The client and designer accept no responsibility for the accuracy or completeness of the information provided in this rendering. The client and designer accept no liability for any errors or omissions in this rendering. The client and designer accept no responsibility for any third-party claims or damages arising from the use of this rendering. The client and designer accept no responsibility for any delays or cancellations of the project. The client and designer accept no responsibility for any other matters not specifically mentioned in this rendering.



GROUND UP APARTMENT BUILDING
PARC PLACE AT VLASIS
 14811, 14819, 14821 MANCHESTER RD
 FALLWIN, MD 23011

NO.	DESCRIPTION	DATE
1	PRELIMINARY	03-28-2021
2	FINAL APPROVAL	03-28-2021

PARC PLACE *at Oasis*



PLANNING AND ZONING SUBMISSION - JULY 6, 2021

14811, 14819, 14821 MANCHESTER ROAD, BALLWIN MISSOURI 63011

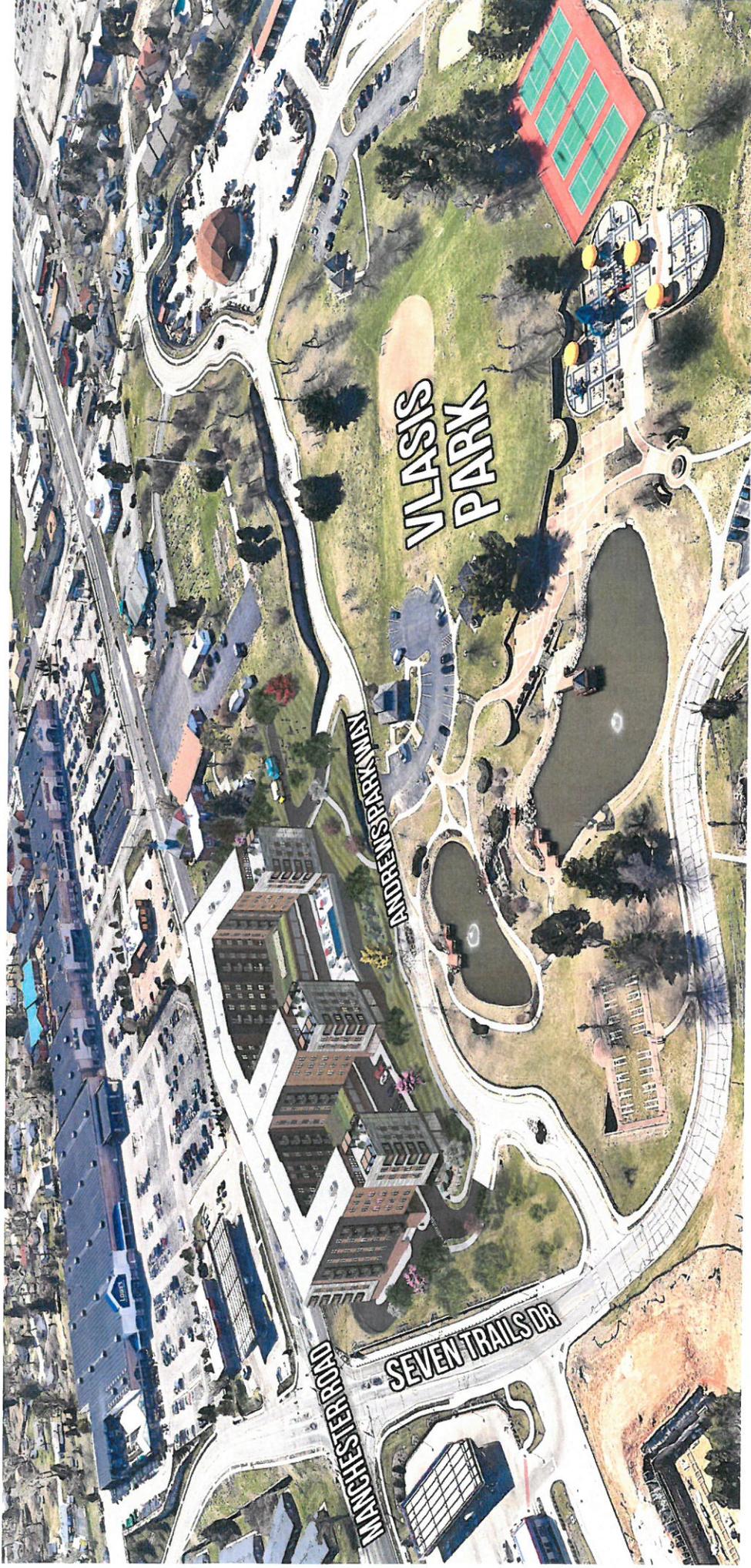
LANDAU GROUP LLC

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

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

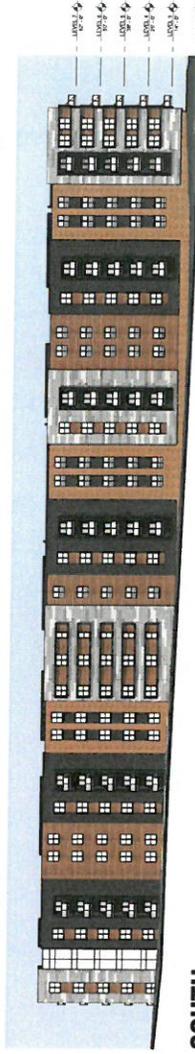
ELEVATIONS

EXTERIOR MATERIALS

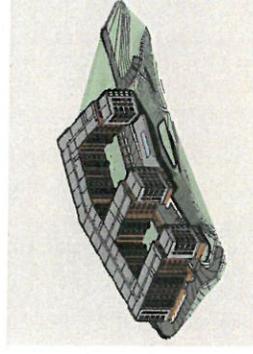
- BRICK = 41,710 SF (25.8%)
- WOOD-LOOK FIBER CEMENT = 38,194 SF (23.6%)
- VARIED GREY FIBER CEMENT = 18,400 SF (11.4%)
- METAL PANEL = 34,411 SF (21.3%)
- GLAZED = 28,990 SF (17.9%)



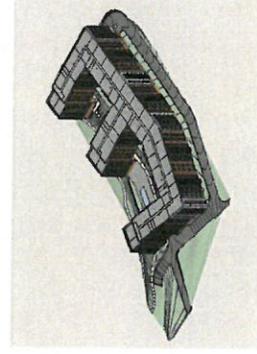
NORTH



SOUTH



EAST

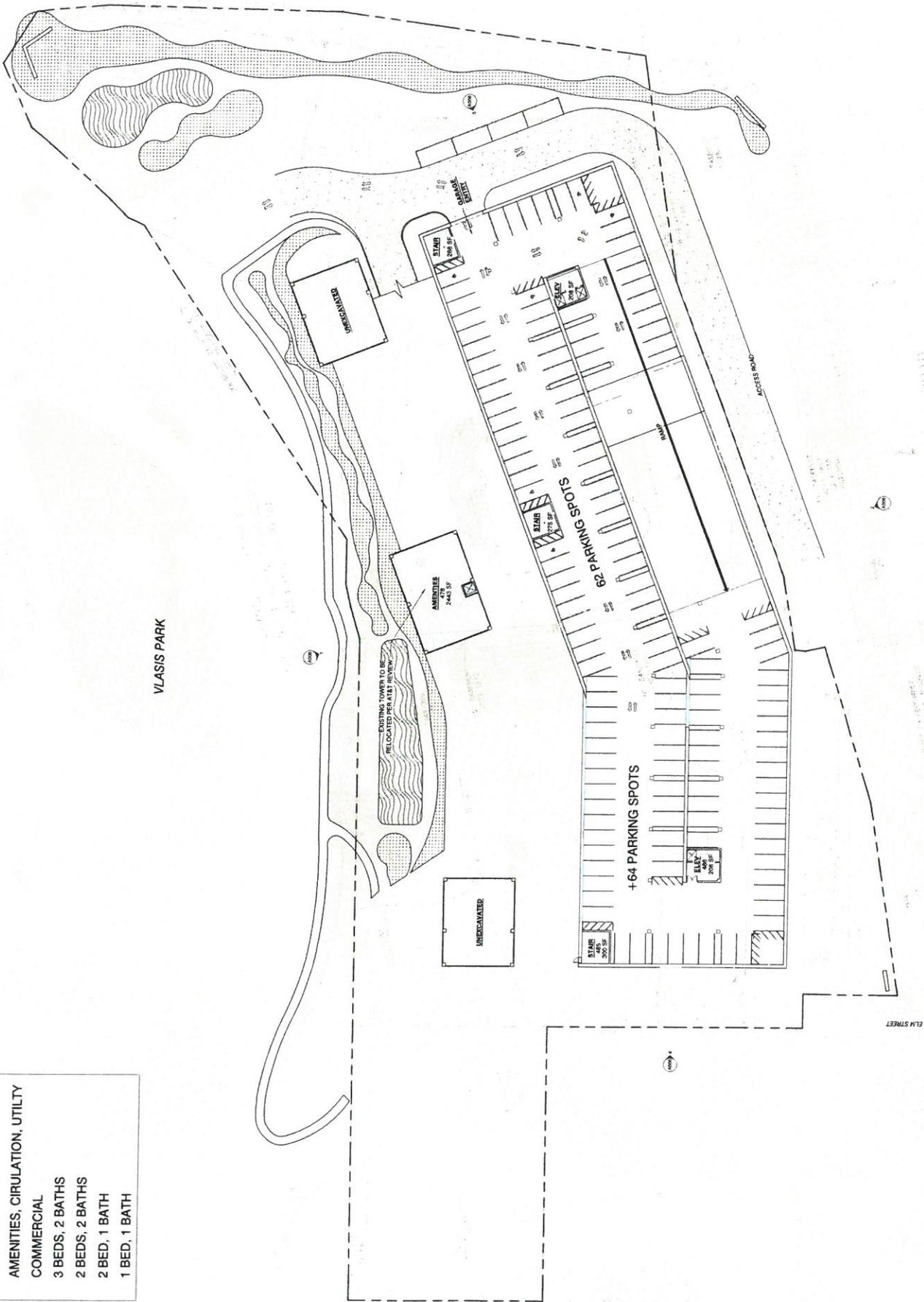


WEST

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



GREEN ENGINEERING
 2777 Ashcroft Ave
 B. Linn, Missouri 63117
 (314) 291-4579

GREEN ENGINEERING
 2777 Ashcroft Ave
 B. Linn, Missouri 63117
 (314) 291-4579

GREEN ENGINEERING
 2777 Ashcroft Ave
 B. Linn, Missouri 63117
 (314) 291-4579

DESIGNING FOR CONSTRUCTION

The drawings are prepared in accordance with the requirements of the International Building Code (IBC) and the International Residential Code (IRC). The drawings are prepared for the purpose of construction and are not to be used for any other purpose without the written consent of the engineer. The engineer is not responsible for any errors or omissions in the drawings or for any consequences arising from the use of the drawings for any purpose other than that intended by the engineer.

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

LEVEL 1 - PARKING
LEVEL 1
 14811, 14819, 14821 MANCHESTER RD
 BALLWIN, MO 63011
 10/06/2021

A001

