



**DRAFT MINUTES**  
**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.

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## **CITIZEN COMMENTS**

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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 Vlais 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**

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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.



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

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

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

Nays -- None.

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

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

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

Discussion:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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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 for the meeting as he would like to have paper copies. 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 and that needs to be produced and has not been sufficiently proven. Another clause is whether it would negatively affect the community's health. He feels it would negatively affect because it is evident that the community does want the property for park services. He also referred to goals not met from the Comprehensive Plan and because of these reasons he plans to vote no on the bills. Alderman Utt echoed Alderman Finley's comments.

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

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

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

Nays – Aldermen Finley, Utt, Roach

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

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

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

Discussion:

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

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



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

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

Discussion:

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

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

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

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





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## **MAYOR'S REPORT**

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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**

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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**

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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**

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### **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**

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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**

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

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

Nays: None

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

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

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

\_\_\_\_\_ TIM POGUE, MAYOR

ATTEST:

\_\_\_\_\_ POLLY MOORE, CITY CLERK

# PARC PLACE *at Oasis*



**PLANNING AND ZONING SUBMISSION - JULY 6, 2021**

14811, 14819, 14821 MANCHESTER ROAD, BALLWIN MISSOURI 63011

LANDAU GROUP LLC

**VTHREE STUDIOS LLC**  
architecture + interiors

**G&W**  
ENGINEERING

# PROGRAM BENEFITS

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



LANDAU GROUP LLC

**V THREE STUDIOS LLC**  
architecture + interiors

**G&W**  
ENGINEERING

# SITE OVERVIEW



LANDAU GROUP LLC

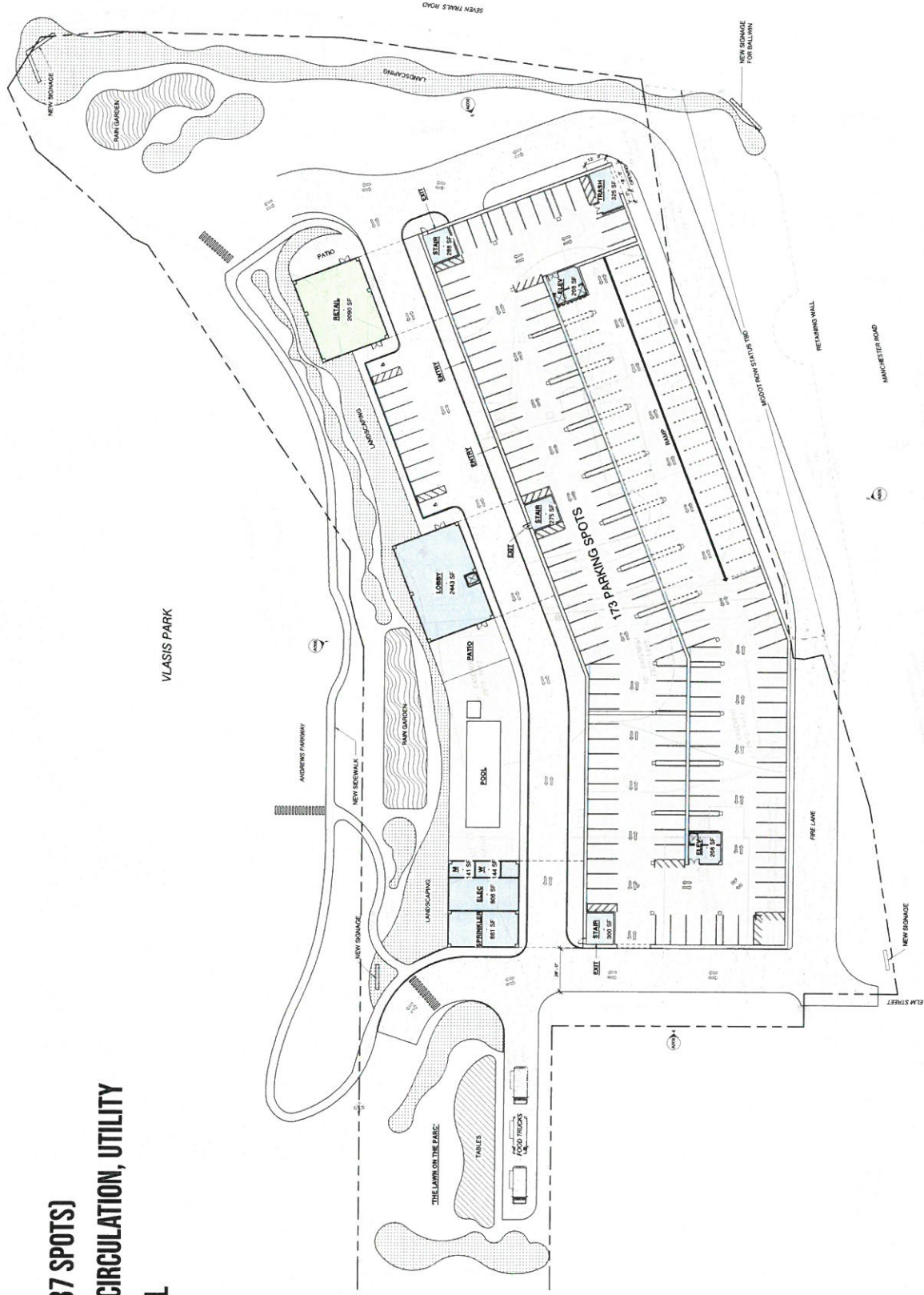
**V THREE STUDIOS LLC**  
architecture + interiors

**G&W**  
ENGINEERING

# SITE PLAN

## LEGEND

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



# FLOOR PLAN

## LEGEND

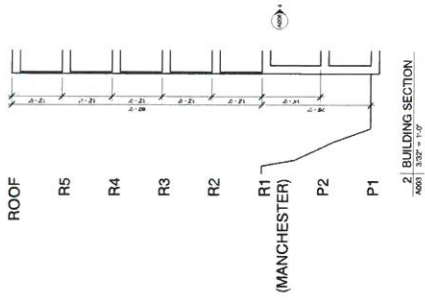
- AMENITIES, CIRCULATION, UTILITY
- 3 BED/2 BATH
- 2 BED/2 BATH
- 2 BED/1 BATH
- 1 BED/1 BATH

## AMENITIES

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

## UNITS PER FLOOR

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





# STREET VIEW



LANDAU GROUP LLC

**V THREE STUDIOS LLC**  
architecture + interiors

**G&W**  
ENGINEERING

# CAFE + LANDSCAPE



LANDAU GROUP LLC

**V THREE STUDIOS LLC**  
architecture + interiors

**G&W**  
ENGINEERING

# FOOD TRUCK PARK








LANDAU GROUP LLC

**V THREE STUDIOS LLC**  
architecture + interiors

**G&W**  
ENGINEERING

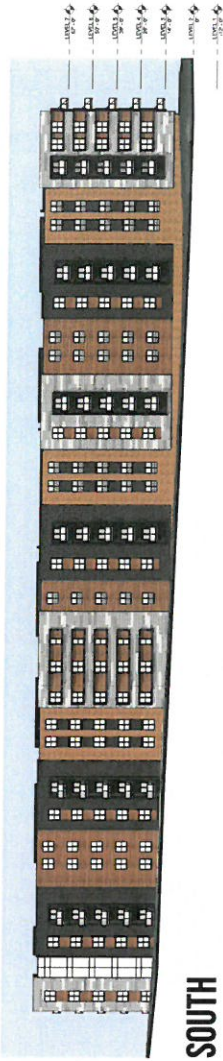
# ELEVATIONS

## EXTERIOR MATERIALS

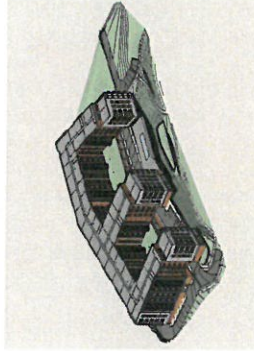
-  BRICK = 41,710 SF [25.8%]
-  WOOD-LOOK FIBER CEMENT = 38,194 SF [23.6%]
-  VARIED GREY FIBER CEMENT = 18,400 SF [11.4%]
-  METAL PANEL = 34,411 SF [21.3%]
-  GLAZED = 28,990 SF [17.9%]



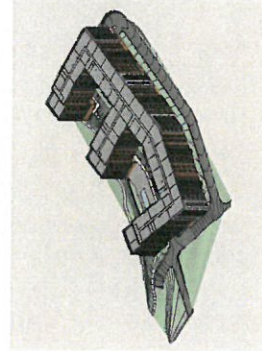
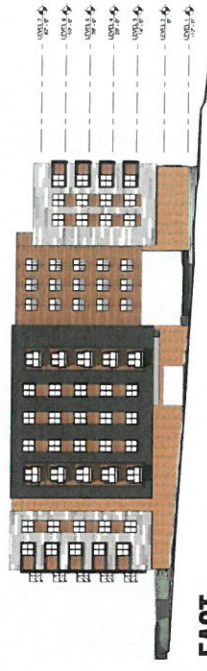
NORTH



SOUTH



EAST



WEST



# PARC PLACE *at Oasis*



**THANK YOU TO THE BALLWIN COMMUNITY**

LANDAU GROUP LLC

**V THREE STUDIOS LLC**  
architecture + interiors

**G&W**  
ENGINEERING





# PARC PLACE AT VLAIS

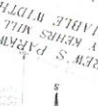
SITE DEVELOPMENT PLAN

PRELIMINARY - NOT FOR CONSTRUCTION

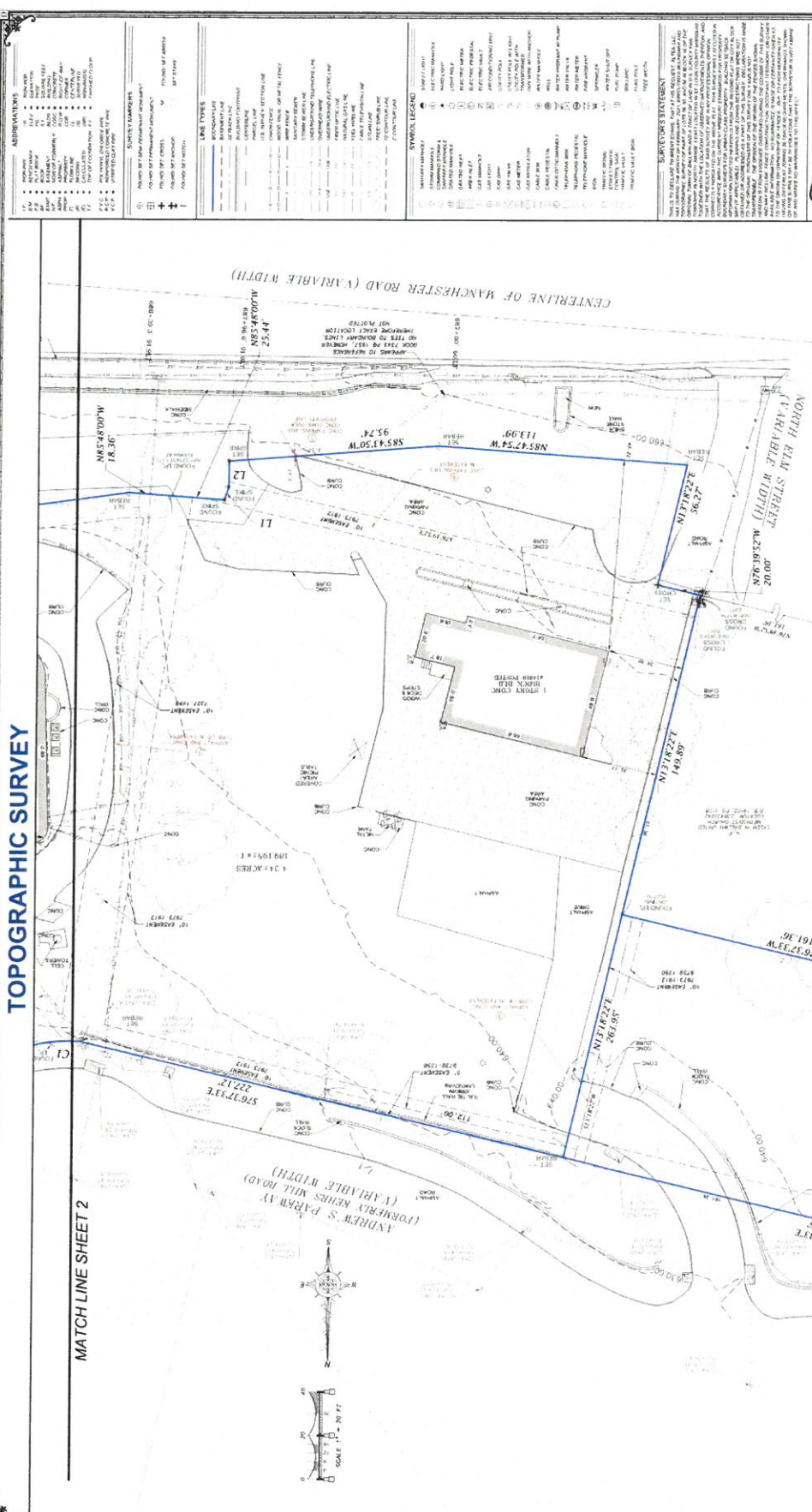
TOPOGRAPHIC SURVEY

## TOPOGRAPHIC SURVEY

MATCH LINE SHEET 2



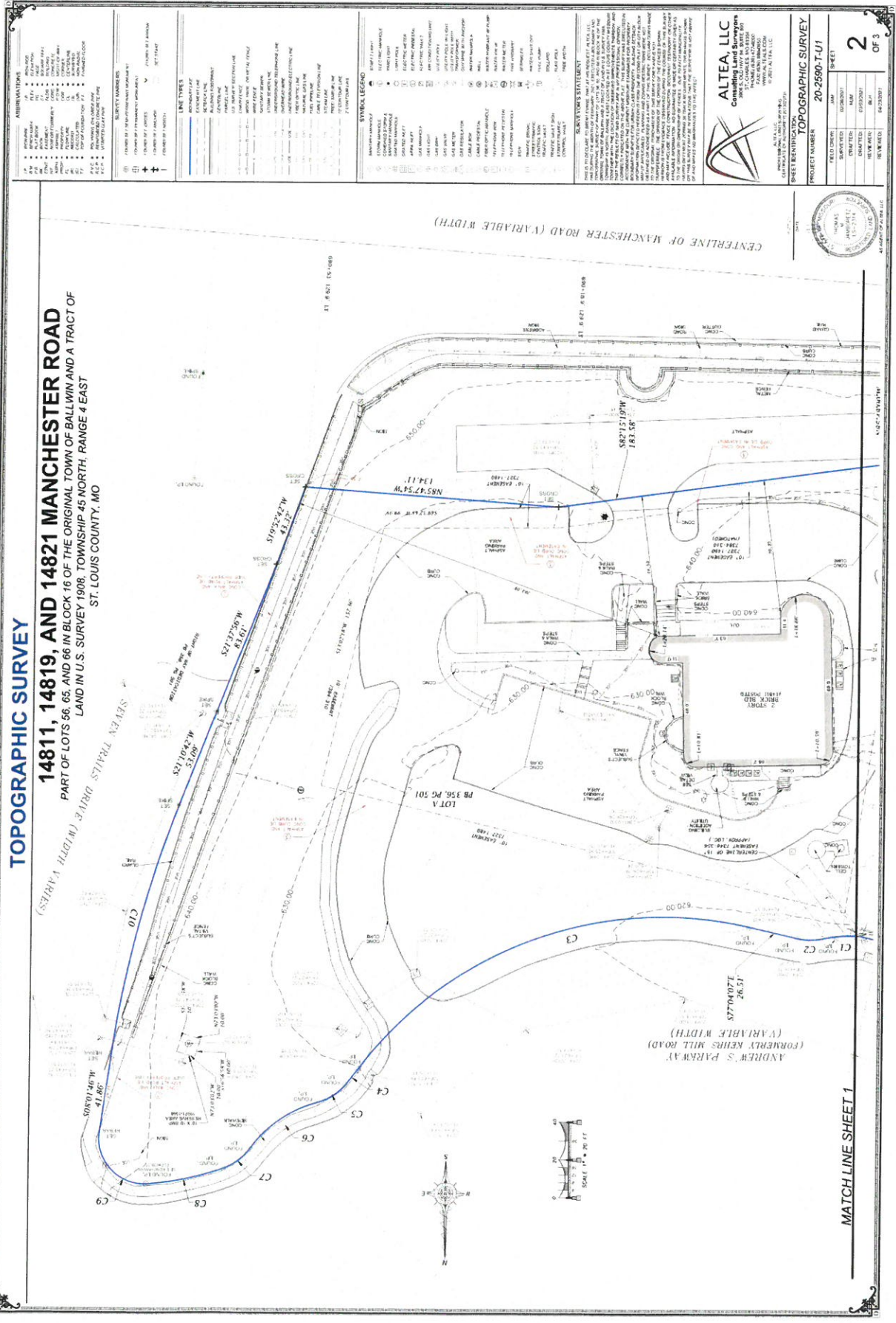
**14811, 14819, AND 14821  
 MANCHESTER ROAD  
 PART OF LOTS 56, 65, AND 66 IN BLOCK 16 OF  
 THE ORIGINAL TOWN OF BALLWIN AND A TRACT  
 OF LAND IN U.S. SURVEY 1908, TOWNSHIP 45  
 NORTH, RANGE 4 EAST  
 ST. LOUIS COUNTY, MO**



<b>ALTEA, LLC</b> Consulting Land Surveyors	
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, MISSOURI	
SHEET NO. 1 OF 3	
PROJECT NUMBER: 20-2590-T-01	
DATE: 05/05/2010	BY: [Name]
CHECKED: [Name]	DATE: 05/05/2010



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**  
**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

**ASSIGNMENT**

1	AREA	AREA
2	AREA	AREA
3	AREA	AREA
4	AREA	AREA
5	AREA	AREA
6	AREA	AREA
7	AREA	AREA
8	AREA	AREA
9	AREA	AREA
10	AREA	AREA
11	AREA	AREA
12	AREA	AREA
13	AREA	AREA
14	AREA	AREA
15	AREA	AREA
16	AREA	AREA
17	AREA	AREA
18	AREA	AREA
19	AREA	AREA
20	AREA	AREA

**LINE TYPES**

1	BOUNDARY LINE
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18	BOUNDARY LINE
19	BOUNDARY LINE
20	BOUNDARY LINE

**SYMBOL LEGEND**

1	BOUNDARY LINE
2	BOUNDARY LINE
3	BOUNDARY LINE
4	BOUNDARY LINE
5	BOUNDARY LINE
6	BOUNDARY LINE
7	BOUNDARY LINE
8	BOUNDARY LINE
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20	BOUNDARY LINE

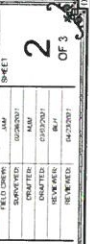
**SURVEYOR'S STATEMENT**

I, CLAYTON W. JOHNSON, being duly licensed and qualified as a Professional Engineer in the State of Missouri, do hereby certify that I am the author of the above described survey and that the same is a true and correct representation of the actual conditions existing on the ground at the time of the survey.

**ALTEA, LLC**  
Consulting Land Surveyors  
3120 CHATELAIN PARKWAY  
ST. LOUIS, MO 63114  
TEL: 314.433.3333  
WWW.ALTEA.LLC

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

DATE	05/24/2018
PROJECT	PARC PLACE AT VLASIS
CLIENT	CLAY ENGINEERING MANAGEMENT, INC.
DESIGNER	CLAYTON W. JOHNSON
CHECKER	CLAYTON W. JOHNSON
DATE	05/24/2018



MATCH LINE SHEET 1

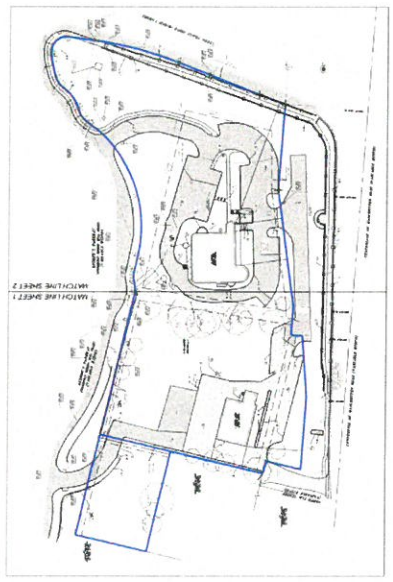
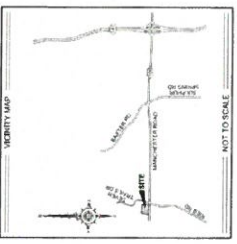
TOPOGRAPHIC SURVEY PREPARED BY OTHERS IS PROVIDED FOR REFERENCE ONLY. THE ENGINEER'S SEAL IN THE TITLE BLOCK DOES NOT APPLY TO SURVEY INFORMATION.





# TOPOGRAPHIC SURVEY NOTES

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



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
1	65.50'	16.92'	N85°16'34"E	16.84'
2	29.50'	13.31'	N89°18'34"E	13.20'
3	200.00'	232.18'	N65°58'42"E	219.36'
4	150.00'	10.13'	N37°39'24"E	10.13'
5	29.50'	17.71'	N56°47'23"E	17.45'
6	65.50'	44.12'	N54°41'32"E	43.29'
7	29.50'	14.47'	N52°38'41"E	14.45'
8	150.00'	40.27'	S45°04'39"E	35.71'
9	24.00'	137.69'	S17°54'27"W	137.39'

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

**PROPERTY DESCRIPTION:**  
A PART OF LOTS 66, 65, AND 66 IN BLOCK 16 OF THE ORIGINAL TOWN OF BALLWIN AND A TRACT OF LAND IN U.S. SURVEY 1908, TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
... (Detailed description of the surveyed area and its boundaries) ...

**TITLE NOTES (CONTINUED):**  
... (Additional title notes regarding easements, encroachments, and survey conditions) ...

**POTENTIAL ENCROACHMENTS:**  
... (List of potential encroachments and their locations) ...

**FLOOD ZONE DESIGNATION:**  
... (Information regarding flood zones and designations) ...

**SUBJECT VIEWS NOTES:**  
... (Notes regarding views from the property) ...

**NOTES:**  
... (General notes regarding the survey and its use) ...

- ABBREVIATIONS:**
- 1. A - ADJUSTMENT
  - 2. B - BENCH MARK
  - 3. C - CORNER
  - 4. D - DEPRESSION
  - 5. E - ELEVATION
  - 6. F - FINISHED GRADE
  - 7. G - GROUND SURFACE
  - 8. H - HORIZONTAL
  - 9. I - INTERSECTION
  - 10. J - JUNCTION
  - 11. K - KNOT
  - 12. L - LEVEL
  - 13. M - MOUNTAIN
  - 14. N - NORTH
  - 15. O - OBJECT
  - 16. P - POINT
  - 17. Q - QUANTITY
  - 18. R - ROAD
  - 19. S - SURFACE
  - 20. T - TOP
  - 21. U - UNDERGROUND
  - 22. V - VERTICAL
  - 23. W - WATER
  - 24. X - UNKNOWN
  - 25. Y - YARD
  - 26. Z - ZONE

- SYMBOL LEGEND:**
- 1. ADJUSTMENT
  - 2. BENCH MARK
  - 3. CORNER
  - 4. DEPRESSION
  - 5. ELEVATION
  - 6. FINISHED GRADE
  - 7. GROUND SURFACE
  - 8. HORIZONTAL
  - 9. INTERSECTION
  - 10. JUNCTION
  - 11. KNOT
  - 12. LEVEL
  - 13. MOUNTAIN
  - 14. NORTH
  - 15. OBJECT
  - 16. POINT
  - 17. QUANTITY
  - 18. ROAD
  - 19. SURFACE
  - 20. TOP
  - 21. UNDERGROUND
  - 22. VERTICAL
  - 23. WATER
  - 24. UNKNOWN
  - 25. YARD
  - 26. ZONE

**ALTEA, LLC**  
Consulting Land Surveyors  
11111 WILSON ROAD  
ST. LOUIS, MISSOURI 63143  
TEL: 636.354.1234  
WWW.ALTEA.LLC

**PROJECT NUMBER:** 20-2590-T-U1  
**SHEET:** 3 OF 3

**DATE:** 11/14/2023

**TOPOGRAPHIC SURVEY**  
PRELIMINARY - NOT FOR CONSTRUCTION

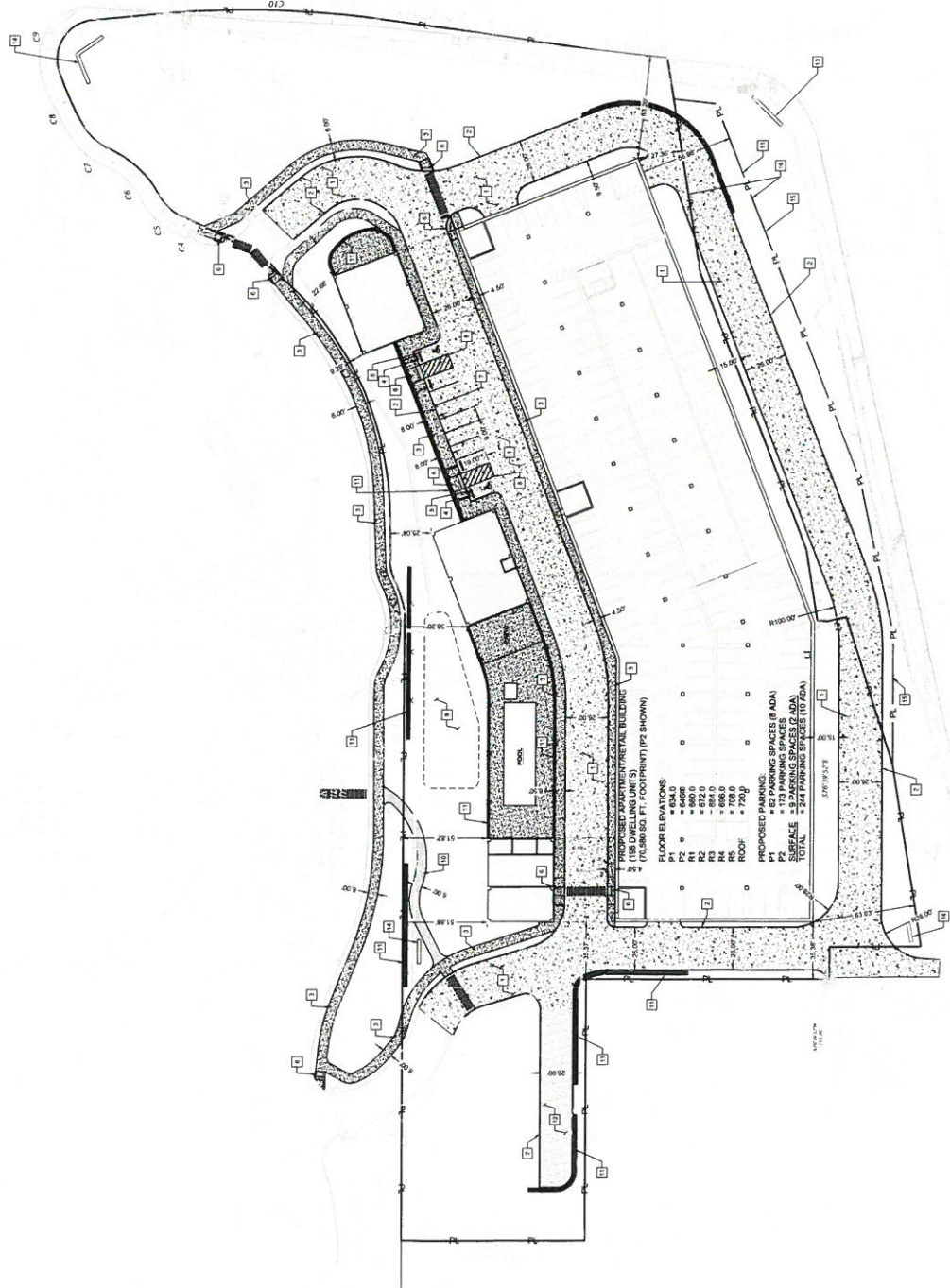
**PROJECT INFORMATION:**  
PROJECT NUMBER: 20-2590-T-U1  
SHEET: 3 OF 3

**DATE:** 11/14/2023



**PARC PLACE AT VLASIS**  
 SITE DEVELOPMENT PLAN  
 PRELIMINARY - NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE
1	PRELIM TO CITY	07/20/17
2	FILE SUBMITTAL	07/20/17



**PROPOSED APARTMENTAL BUILDING**  
 (10,000 SQ. FT. FOOTPRINT) (PP SHOWN)

FLOOR ELEVATIONS	AREA (SQ. FT.)
P1	8,450
P2	8,450
R1	8,000
R2	8,000
R3	8,000
R4	8,000
ROOF	7,200
<b>TOTAL</b>	<b>66,100</b>

**PROPOSED PARKING:**  
 P1 # 62 PARKING SPACES (8 ADA)  
 P2 # 62 PARKING SPACES (8 ADA)  
 R1 # 173 PARKING SPACES (24 ADA)  
 R2 # 173 PARKING SPACES (24 ADA)  
 R3 # 173 PARKING SPACES (24 ADA)  
 R4 # 173 PARKING SPACES (24 ADA)  
**TOTAL # 687 PARKING SPACES (107 ADA)**

**KEYED NOTES - SITE PLAN**

- PROPOSED PAVEMENT
- P1 VERTICAL CONCRETE CURB
- CONCRETE SIDEWALK
- ADA SIGN
- WHEEL STOP
- ADA RAMP
- PAVEMENT MARKING - 4" WIDE WHITE PAINT
- PAVEMENT MARKING - 4" WIDE BLUE PAINT (ACCESSIBLE SPACES)
- WATER QUALITY BASIN
- BIOPOLYMER TRAIL (NON-FLAMMABLE COMPLIANT)
- RETAINING WALL WITH ANCHOR (DESIGN BY OTHER)
- POOD TRUCK AREA
- NEW SIGN FOR BALLROOM
- NEW SIGN
- NEW SIGN (BY A/E)
- AREA TO BE OBTAINED FROM ACCOT

**GENERAL SHEET NOTES:**

- THE UTILITIES SHOWN WERE PLOTTED FROM AVAILABLE INFORMATION AND THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR NOT BURYING AND MARKING UTILITIES TO BE LOCATED IN THE FIELD PRIOR TO ANY EXCAVATION.
- IF CONSTRUCTION METHODS, MATERIALS, ERECTING CONDITIONS DIFFER FROM THAT SHOWN ON THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER AND OBTAIN APPROVAL PRIOR TO PROCEEDING WITH CONSTRUCTION WORK.
- ALL MATERIALS, METHODS, AND NOT OTHERWISE NOTED TO BE OBTAINED ARE TO BE USED IN PLACE.



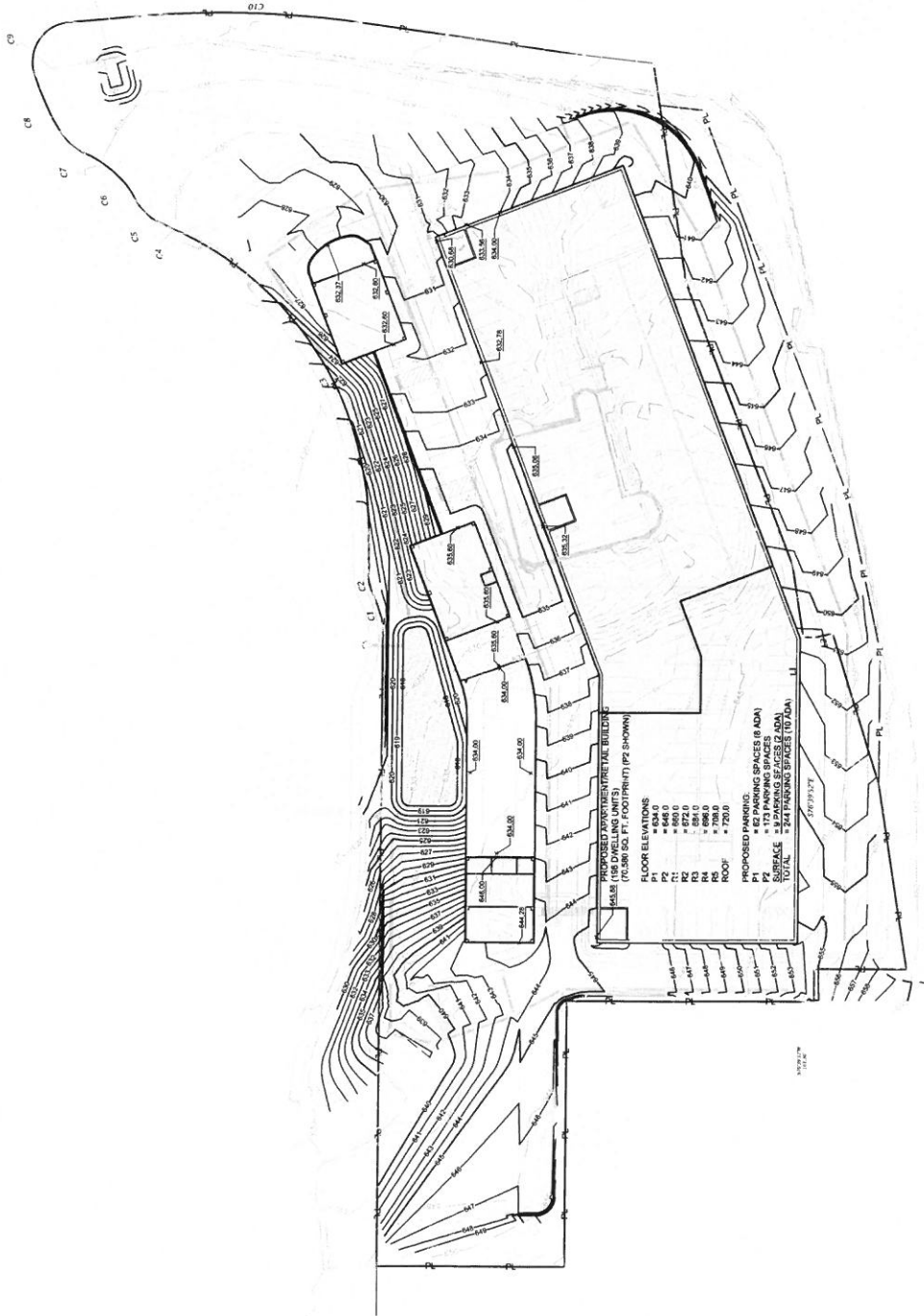


**THREE STITCH CONSULTANTS, INC.**  
 5200 KENNEDY BOULEVARD  
 SUITE 100  
 HOUSTON, TEXAS 77056-2900  
 PH: (281) 242-2200  
 WWW.THREESTITCH.COM



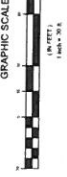
PRELIMINARY - NOT FOR CONSTRUCTION  
 SITE DEVELOPMENT PLAN  
**PARC PLACE AT VLASIS**  
 18400 VLASIS LANE, HOUSTON, TEXAS 77056

**GRADING PLAN**  
 DRAWN BY: **C3C**  
 DATE: 05/06/2013



**GENERAL SHEET NOTES:**

- A. THE UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND THE CONTRACTOR SHALL VERIFY THE ACCURACY OF THESE UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES SHOWN OR NOT SHOWN AND INDUSTRIES SHALL BE LOCATED IN ACCORDANCE WITH THE LOCAL OR STATE REGULATIONS GOVERNING UTILITIES LOCATION.
- B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND ALL NECESSARY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL AND STATE REGULATIONS GOVERNING CONSTRUCTION.
- C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND ALL NECESSARY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL AND STATE REGULATIONS GOVERNING CONSTRUCTION.
- D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND ALL NECESSARY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL AND STATE REGULATIONS GOVERNING CONSTRUCTION.



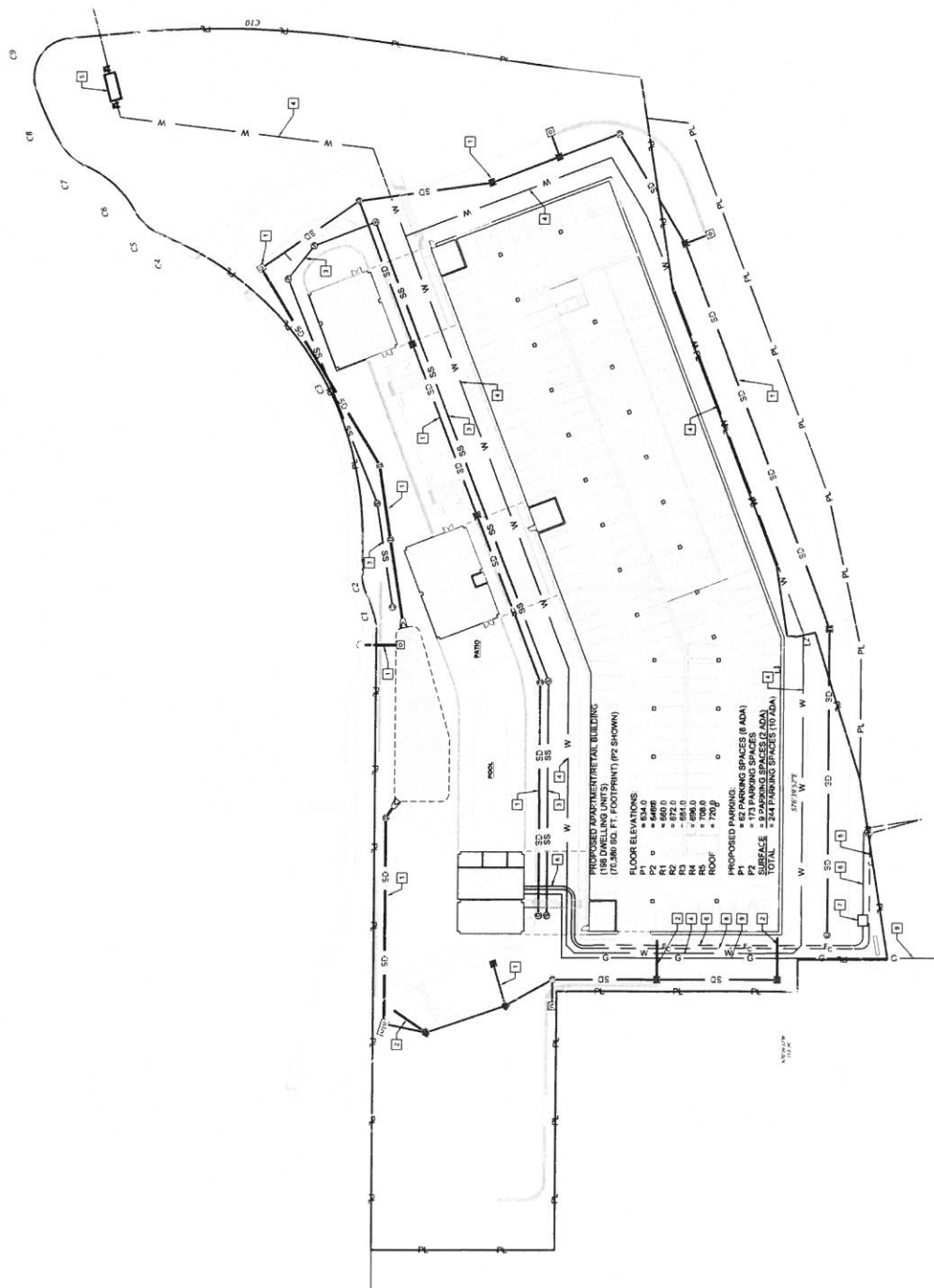
PRINTED ON 8 1/2" X 11" PAPER  
 ANY INFORMATION ON THIS SHEET IS UNLESS OTHERWISE NOTED TO BE BASED ON  
 THE INFORMATION AND DATA PROVIDED TO THE ENGINEER BY THE CLIENT.  
 THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION  
 OF THE PROJECT AND DOES NOT INCLUDE THE VERIFICATION OF THE ACCURACY OF THE  
 INFORMATION AND DATA PROVIDED TO THE ENGINEER BY THE CLIENT.  
 THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE  
 PROJECT AND DOES NOT INCLUDE THE VERIFICATION OF THE ACCURACY OF THE  
 INFORMATION AND DATA PROVIDED TO THE ENGINEER BY THE CLIENT.



# PARC PLACE AT VLASIS

## SITE DEVELOPMENT PLAN

### PRELIMINARY - NOT FOR CONSTRUCTION



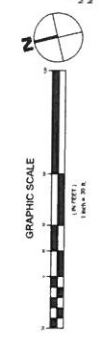
- KEYED NOTES - UTILITY PLAN**
1. STORM SEWER PER MGD 3 STANDARDS
  2. TRINITY DRAIN
  3. SANITARY SEWER PER MGD 3 STANDARDS
  4. WATER LINE PER MICHIGAN AMERICAN WATER COMPANY DETAILS
  5. FIRE FLOW LINE PER MICHIGAN AMERICAN WATER COMPANY DETAILS
  6. INTERFERING UTILITIES PER AMERICAN STANDARDS
 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

**GENERAL SHEET NOTES:**

A. THE UTILITIES SHOWN HEREIN ARE PLOTTED FROM AVAILABLE INFORMATION AND THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH, AND TYPE OF UTILITIES IN THE FIELD PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY CONSTRUCTION.

B. IF CONTRACTOR DETERMINES THAT ACTUAL EXISTING CONDITIONS DIFFER FROM THOSE SHOWN ON THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER AND OBTAIN APPROVAL PRIOR TO ANY CONSTRUCTION.

C. EXISTING UTILITIES SHOWN AS GRAY AND NOT CONFORMANCE NOTED TO BE DELIVERED ARE TO BE USED IN PLACE.



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

**LEVEL 1 - PARKING**  
 LEVEL 1  
 14811, 14819, 14821 MANCHESTER RD  
 BATHWATER, MO 63011

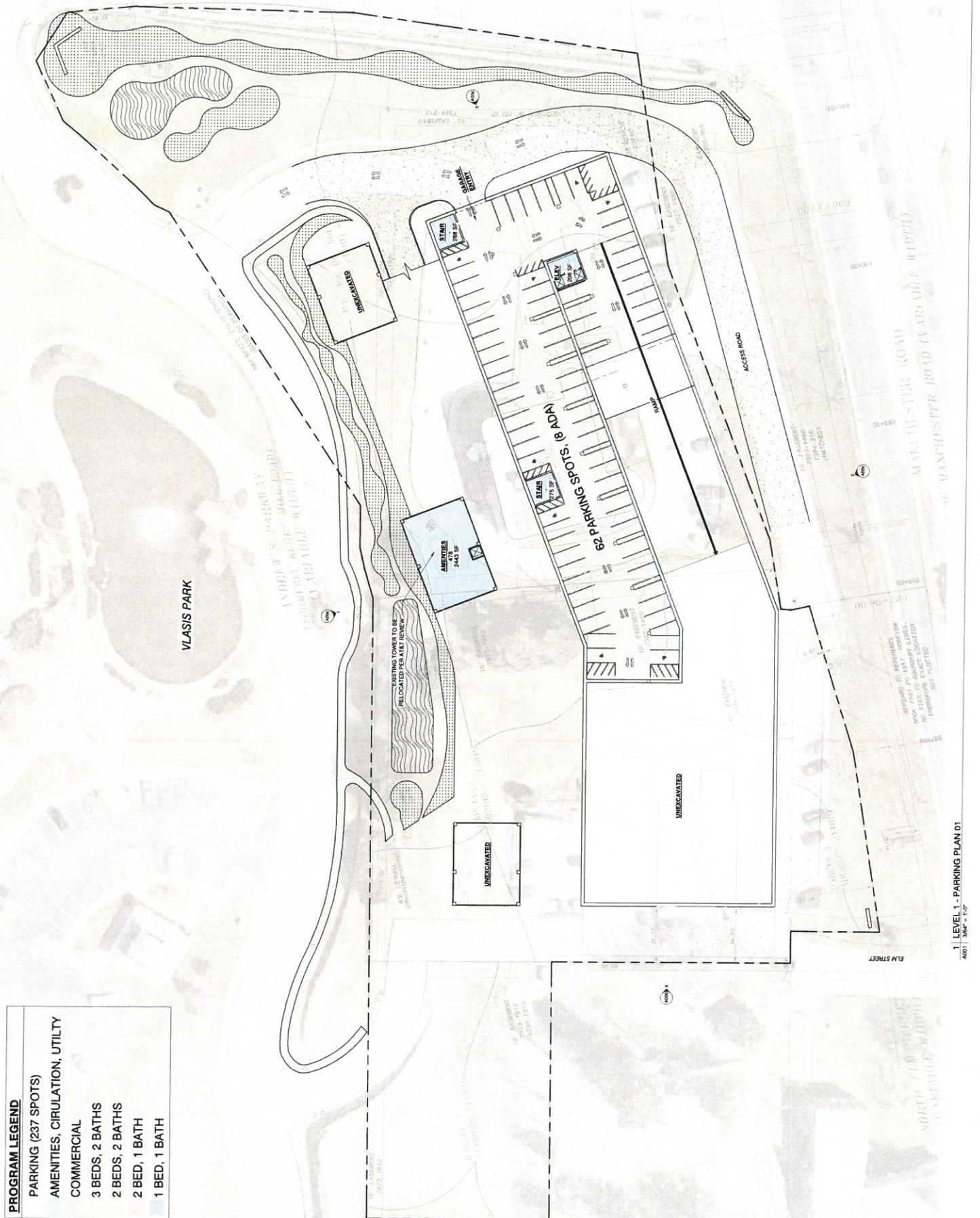
**PARC PLACE AT VLASIS**  
 GROUND UP APARTMENT BUILDING

DESIGNER: **THREE STUDIOS, LLC**  
 ARCHITECT: **THREE STUDIOS, LLC**  
 ENGINEER: **THREE STUDIOS, LLC**

DATE: 08/20/2024  
 PROJECT: 14811, 14819, 14821 MANCHESTER RD  
 SHEET: A001

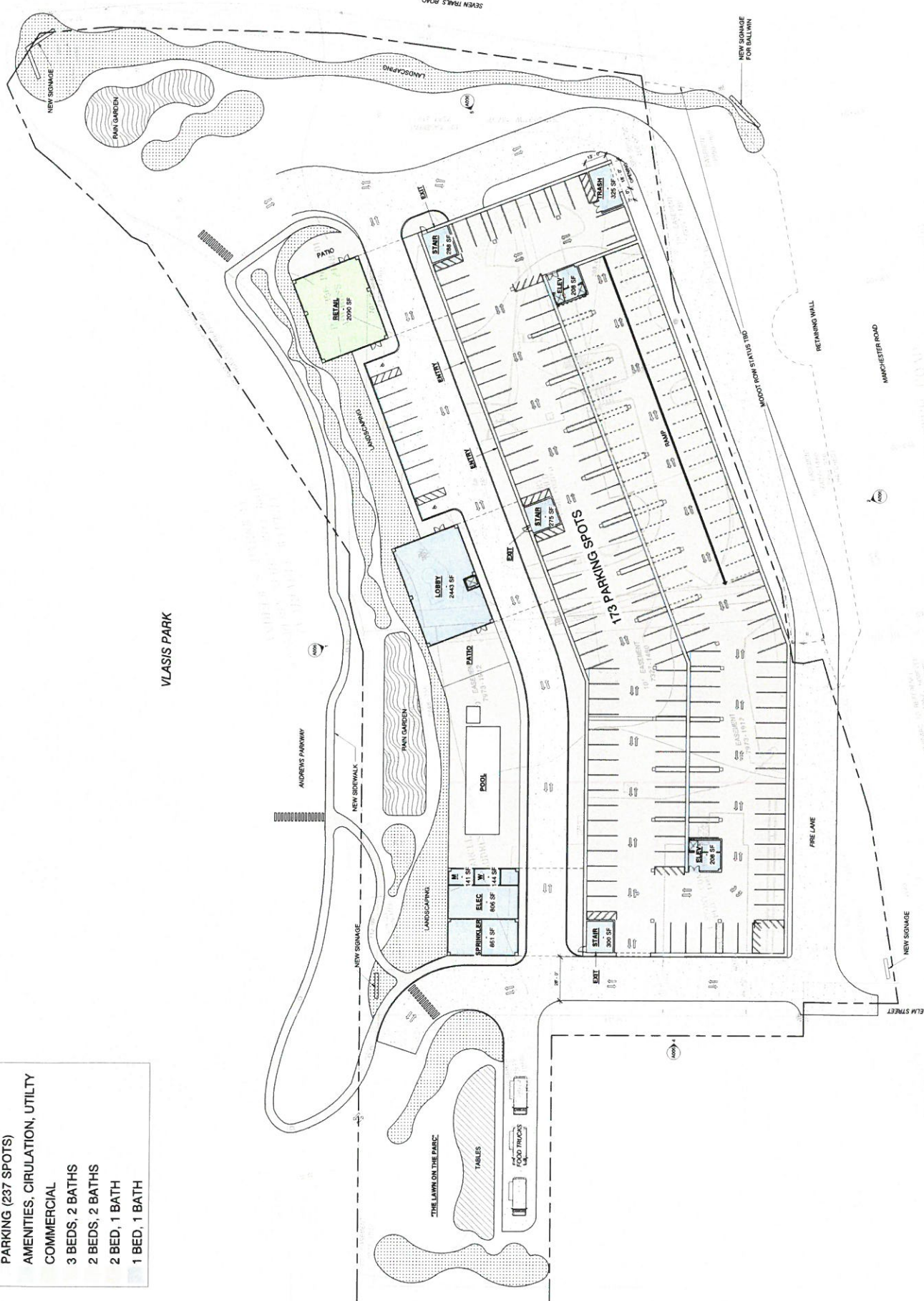
PROJECT NO.: 14811, 14819, 14821  
 SHEET NO.: A001  
 DATE: 08/20/2024

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



**PROGRAM LEGEND**

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



**EV THREE STUDIOS LLC**  
 1811, 14819, 14821 MANCHESTER RD  
 FALLTOWN, MD 20741

**DESK/REVISIONS**  
 NOT FOR CONSTRUCTION

General: TBD  
 Date: 08/20/2020  
 Engineer: MARYLAND ENGINEERS, INC.  
 License No.: 15000000000000000000  
 Project No.: 2019-00000000000000000000  
 Revision: 01/20/2021  
 Date: 01/20/2021  
 Project: TBD  
 Date: 01/20/2021

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**PARC PLACE AT VLASIS**  
 GROUND UP APARTMENT BUILDING

14811, 14819, 14821 MANCHESTER RD  
 FALLTOWN, MD 20741

DATE: 08/20/2020  
 ENGINEER: MARYLAND ENGINEERS, INC.  
 LICENSE NO.: 15000000000000000000  
 PROJECT NO.: 2019-00000000000000000000  
 REVISION: 01/20/2021  
 DATE: 01/20/2021

**LEVEL 2 - PARKING**  
**LEVEL 2**

Sheet No. **A002**

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

NOT FOR CONSTRUCTION  
 DESIGN/PERMITS

**PARC PLACE AT VLASIS**  
 GROUND UP APARTMENT BUILDING  
 14811, 14819, 14821 MANCHESTER RD  
 FALLTOWN, MD 20731

Project Name: PARC PLACE AT VLASIS  
 Project No: 14811, 14819, 14821  
 Date: 04/15/2024  
 Scale: 1/8" = 1'-0"

LEVEL 3 - RESIDENTIAL LEVEL  
 1

**A003**

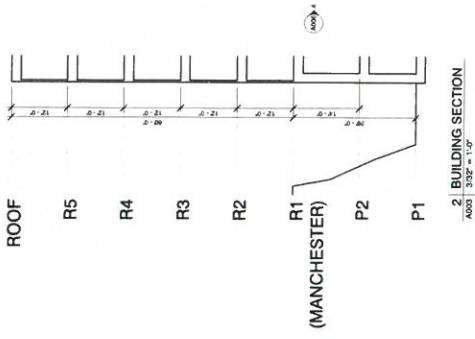
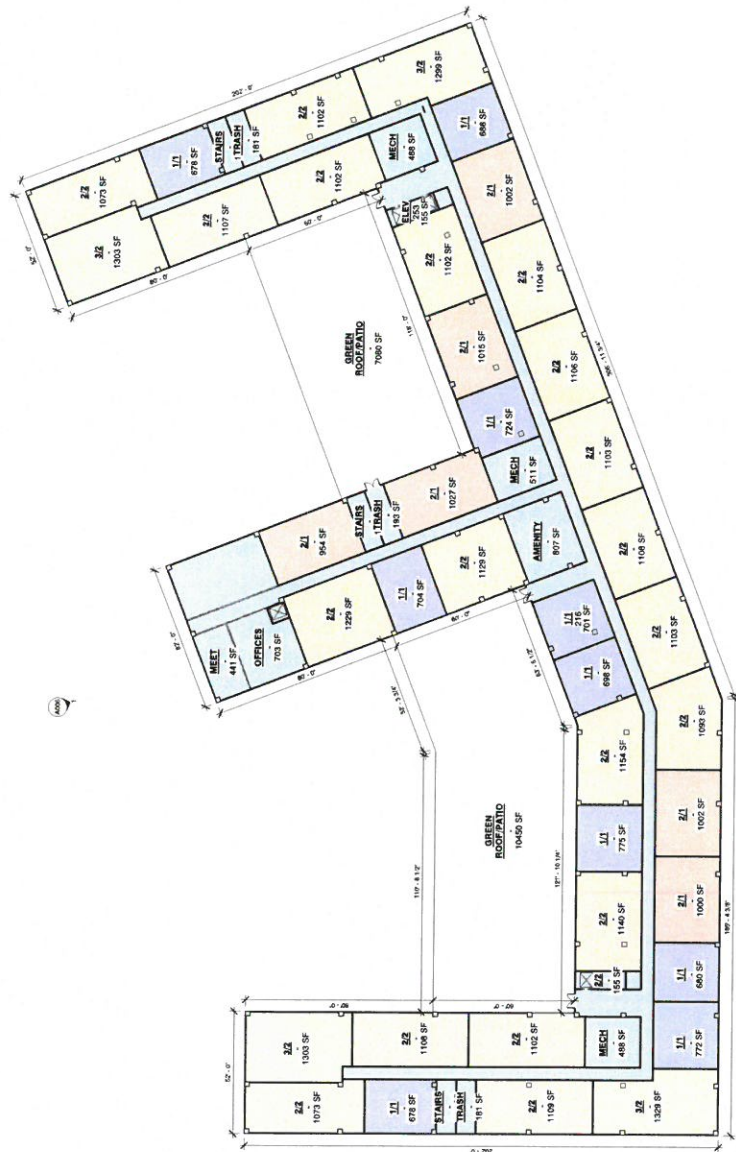
**AMENITIES**

GYM / WORKOUT / YOGA	3/2 (4)
LOUNGE	2/2 (19)
REMOTE OFFICING	2/1 (6)
EVENT SPACE	1/1 (10)
MULTI-PURPOSE SPACE	

**UNITS PER FLOOR:**  
 39 UNITS THIS FLOOR (197 TOTAL)

**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





Contract: TBD  
 Designer: TBD  
 Date: 08/20/2024  
 Project: PARC PLACE AT VLASIS  
 Engineer: TED  
 Architect: TED  
 Program: TBD

The information provided on this drawing was prepared by the architect based on information provided by the client. The architect does not warrant the accuracy or completeness of the information provided. The architect is not responsible for any errors or omissions in this drawing. The architect is not responsible for any construction methods or materials used in the construction of the project. The architect is not responsible for any construction methods or materials used in the construction of the project.

NOT FOR CONSTRUCTION  
 DIMENSIONS

GROUND UP APARTMENT BUILDING  
**PARC PLACE AT VLASIS**  
 14811, 14819, 14821 MANCHESTER RD  
 ROLLINGWOOD, NH 03102

DATE: 08/20/2024  
 DRAWN BY: J. HARRIS  
 CHECKED BY: J. HARRIS  
 PROJECT: PARC PLACE AT VLASIS

LEVEL 4-6 -  
 RESIDENTIAL LEVEL  
 2-4

PROJECT NUMBER: A004  
 SHEET NUMBER: 07-00-001

**AMENITIES**

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

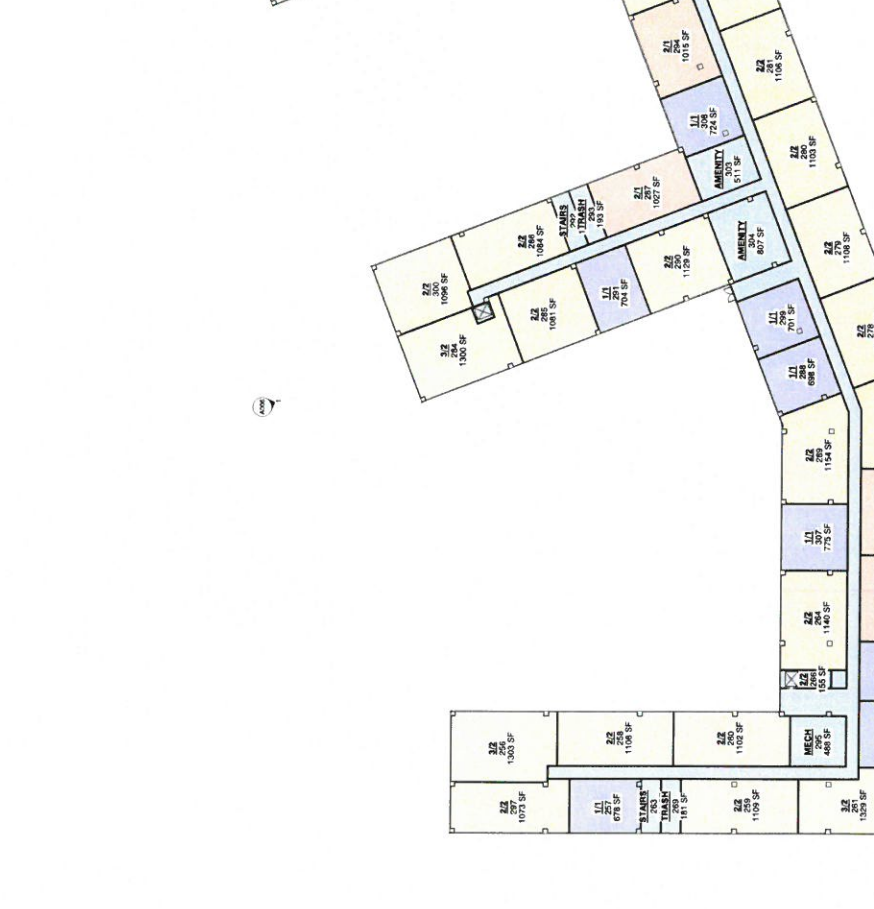
**PROGRAM LEGEND**

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

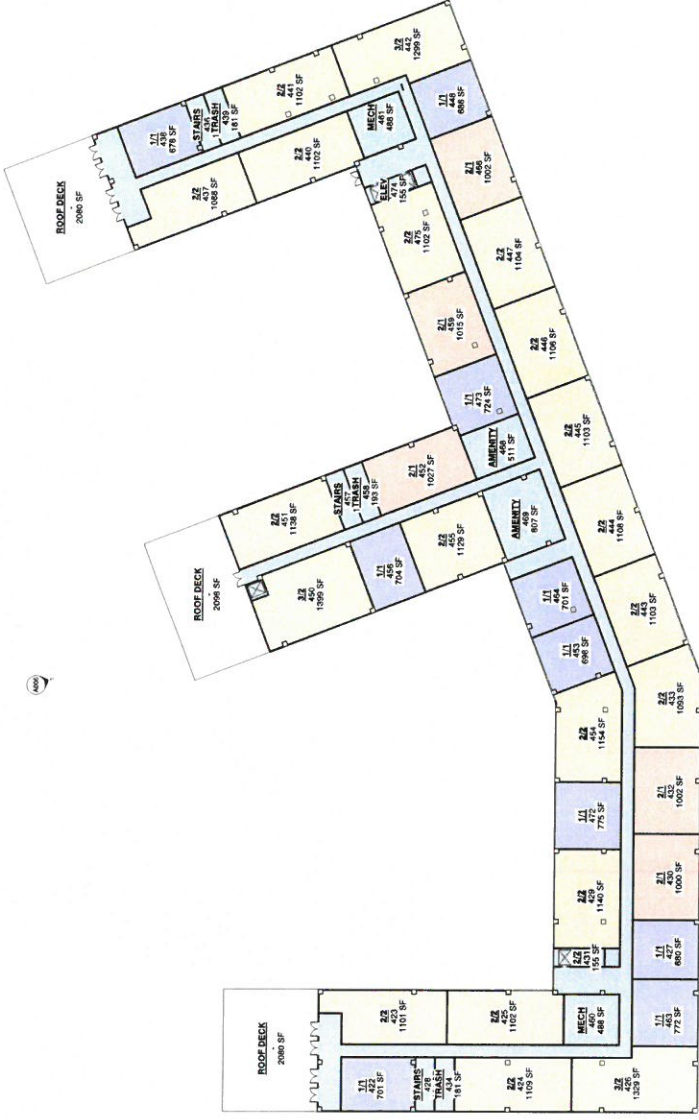
**AMENITIES**

[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 Green Box]	2/2 (17)
[Light Orange Box]	2/1 (5)
[Light Red Box]	1/1 (10)



**V THREE STUDIOS**  
 1713 N. MARKET ST.  
 BALTIMORE, MD 21201-1001  
 TEL: 410.524.3333

Contract: TRC  
 Consultant:

Client: GEM DEVELOPMENT  
 1000 W. BALTIMORE ST.  
 BALTIMORE, MD 21201-1001  
 Project: 21-1-234-277

Architect: TRC  
 Designer:

Scale: 1/8" = 1'-0"  
 Date: 11/20/2021

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DESIGNATIONS  
 NOT FOR CONSTRUCTION

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

NO. 1  
 DATE: 11/20/2021  
 DRAWN BY: J.P. SMITH  
 CHECKED BY: J.P. SMITH  
 SCALE: AS SHOWN

Sheet Title:  
**LEVEL 7 - RESIDENTIAL LEVEL**  
 5

Project No.:  
**A005**

Date: 11/20/2021  
 Drawn By: J.P. SMITH  
 Check By: J.P. SMITH  
 Scale: AS SHOWN

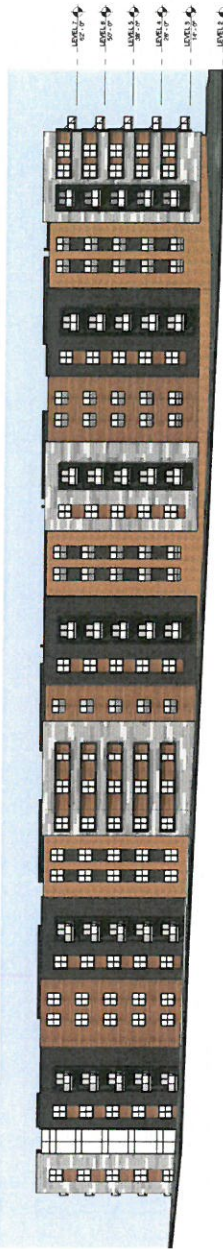
1 | LEVEL 7 - FLOOR PLAN  
 A005 | 3/8" = 1'-0"

**EXTERIOR MATERIALS**

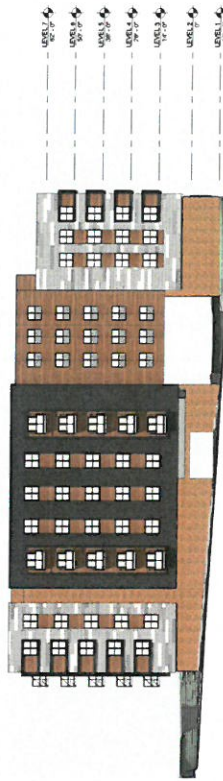
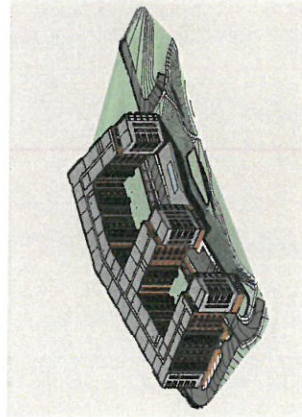
BRICK	= 41,710 SF (25.8%)
WOOD LOOK FIBER CEMENT	= 38,194 SF (23.6%)
VARIED GREY FIBER CEMENT	= 18,400 SF (11.4%)
METAL PANEL	= 34,411 SF (21.3%)
GALZED	= 28,990 SF (17.9%)
<b>TOTAL VERTICAL AREA</b>	<b>= 161,705 SF</b>



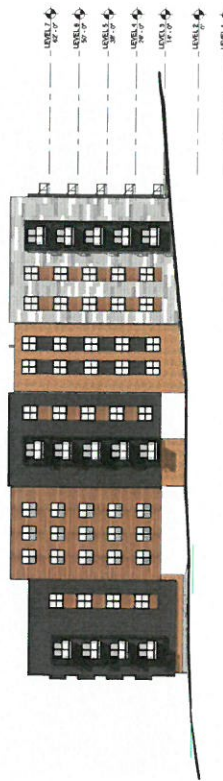
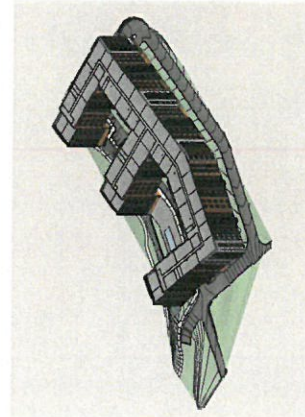
1 | NORTH ELEVATION  
A006 | 3/8" = 1'-0"



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



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



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



**GROUND UP APARTMENT BUILDING**  
**PARC PLACE AT VLASIS**

14811, 14819, 14821 MANCHESTER RD  
 FALLTOWN, MO 63011

NO.	DESCRIPTION	DATE
1.	PRELIMINARY	01-08-2021
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

Sheet 1/10

**RENDERINGS**  
 Project Name: \_\_\_\_\_  
 Client: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Scale: \_\_\_\_\_  
 Drawing No: **A007**  
 Date: 01-08-2021



**E THREE STUDIOS, LLC**  
 2717 N. Main Street  
 St. Louis, Missouri 63104  
 Tel: 314.433.1111

**General** 1/10  
**Contract** 1/10

**Client** 1/10  
**Owner** 1/10  
**Architect** 1/10  
**Engineer** 1/10

**DESIGN/CONSTRUCTION**  
**NOT FOR CONSTRUCTION**

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Client: TBD  
 Designer: TBD  
 Architect: TBD  
 Engineer: TBD

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DESIGNER'S  
 NOT FOR CONSTRUCTION



**GROUND UP APARTMENT BUILDING**  
**PARC PLACE AT VLASIS**  
 FALLWIN, MD 20711

14811, 14819, 14821 MANCHESTER RD  
 FALLWIN, MD 20711

# PARC PLACE *at Oasis*



**PLANNING AND ZONING SUBMISSION - JULY 6, 2021**

14811, 14819, 14821 MANCHESTER ROAD, BALLWIN MISSOURI 63011

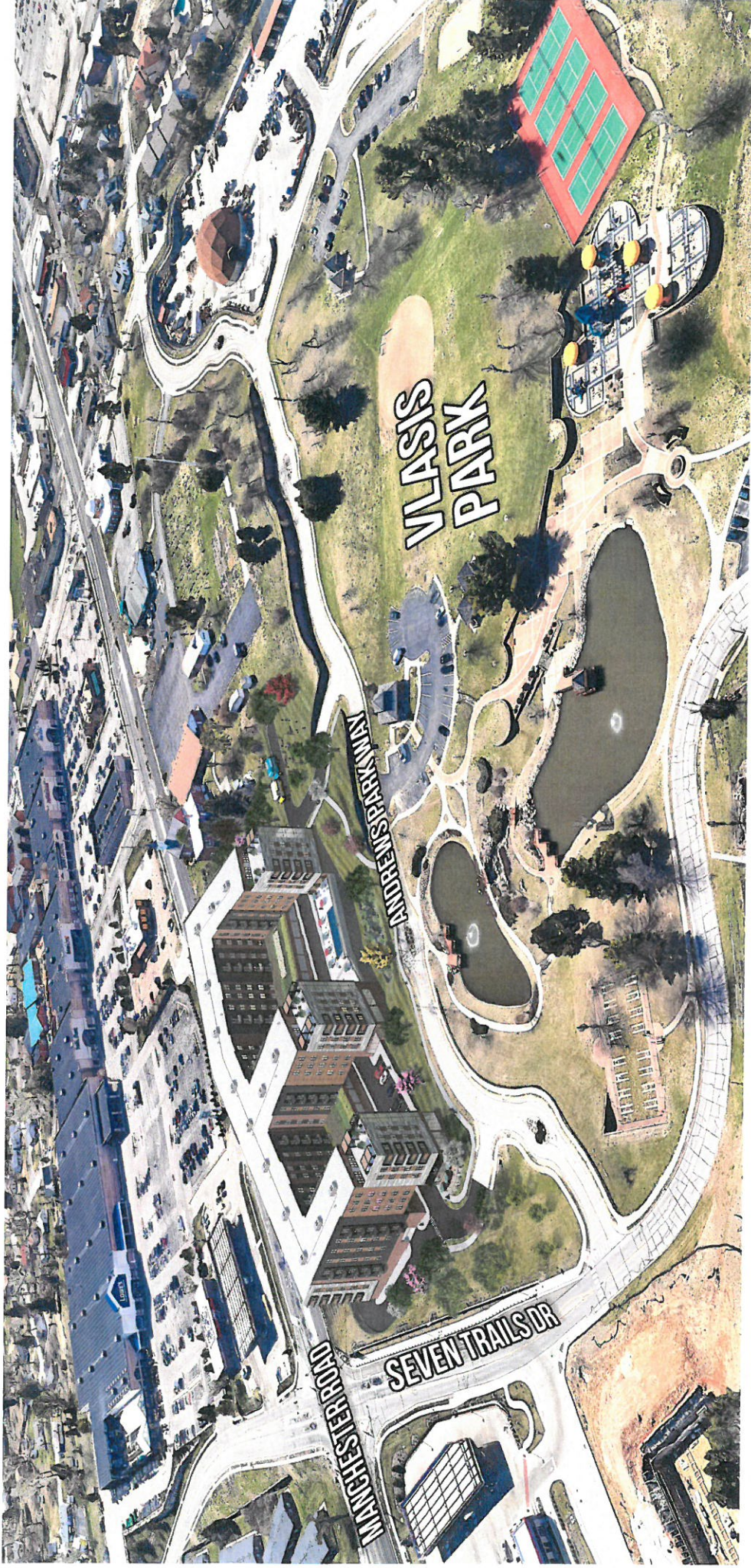
LANDAU GROUP LLC

**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

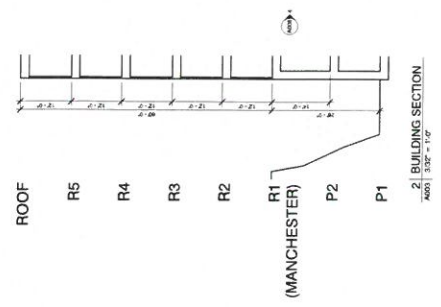
- AMENITIES, CIRCULATION, UTILITY
- 3 BED/2 BATH
- 2 BED/2 BATH
- 2 BED/1 BATH
- 1 BED/1 BATH

## 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

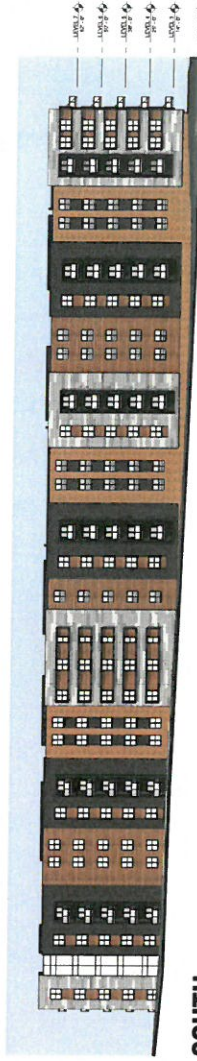
# ELEVATIONS

## EXTERIOR MATERIALS

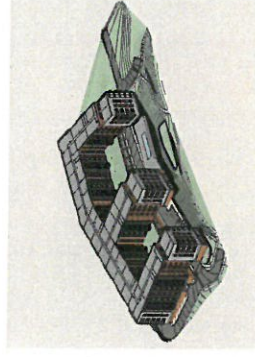
-  BRICK = 41,710 SF (25.8%)
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-  VARIED GREY FIBER CEMENT = 18,400 SF (11.4%)
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-  GLAZED = 28,990 SF (17.9%)



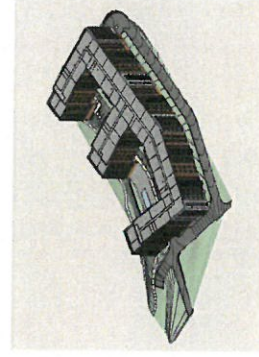
**NORTH**



**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



Company: E7  
 2773 Adam Road  
 Baltimore, MD 21286  
 Phone: 410.521.4444  
 Fax: 410.521.4445  
 Website: www.e7arch.com

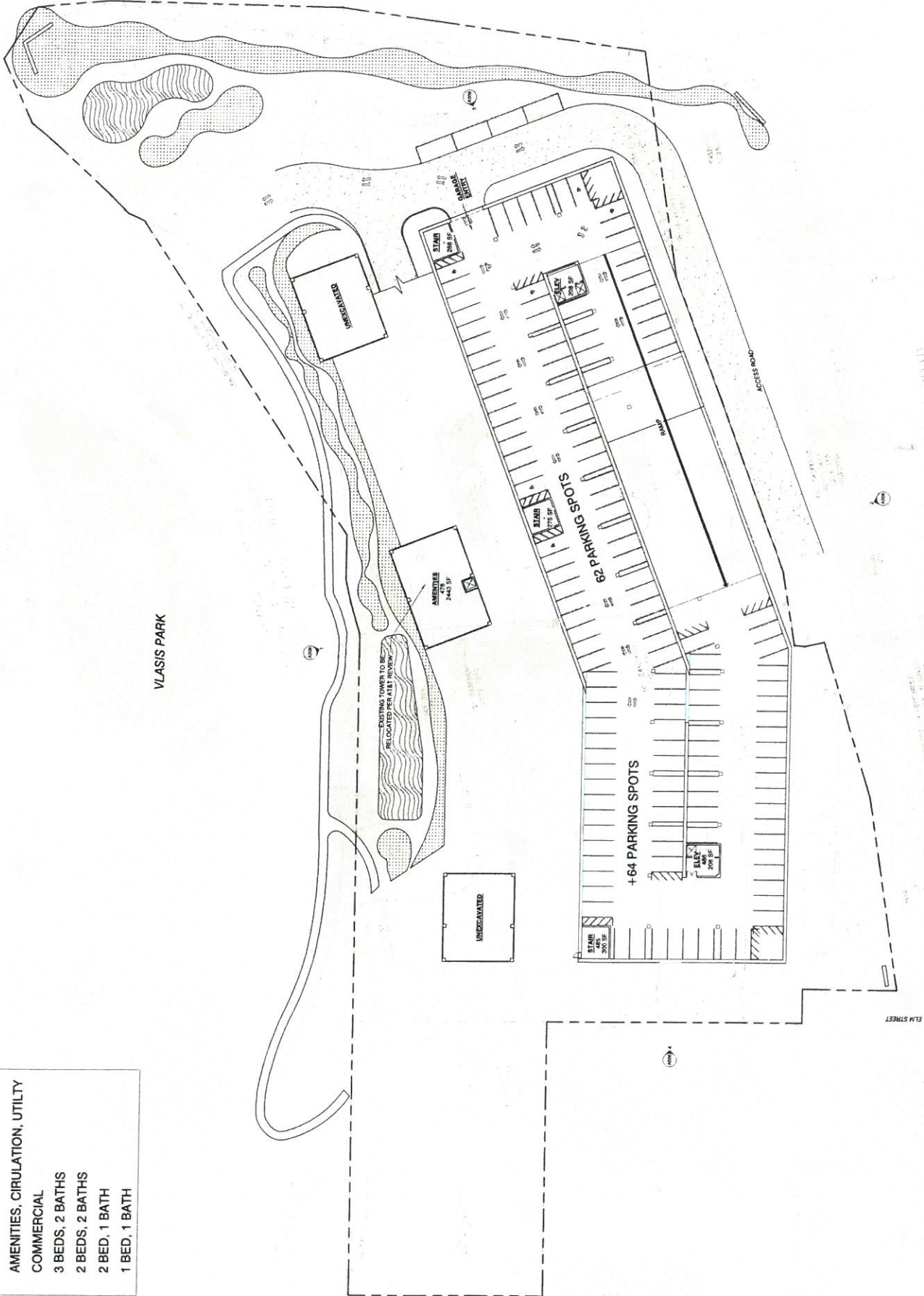
DATE: 07/20/2021  
 PROJECT: GROUND UP APARTMENT BUILDING  
 SHEET: LEVEL 1 - PARKING PLAN 01  
 DRAWING NO.: A001

NOT FOR CONSTRUCTION  
 DRAWINGS

GROUND UP APARTMENT BUILDING  
 PARC PLACE AT VLASIS  
 14811, 14819, 14821 MANCHESTER RD  
 BALTIMORE, MD 21234

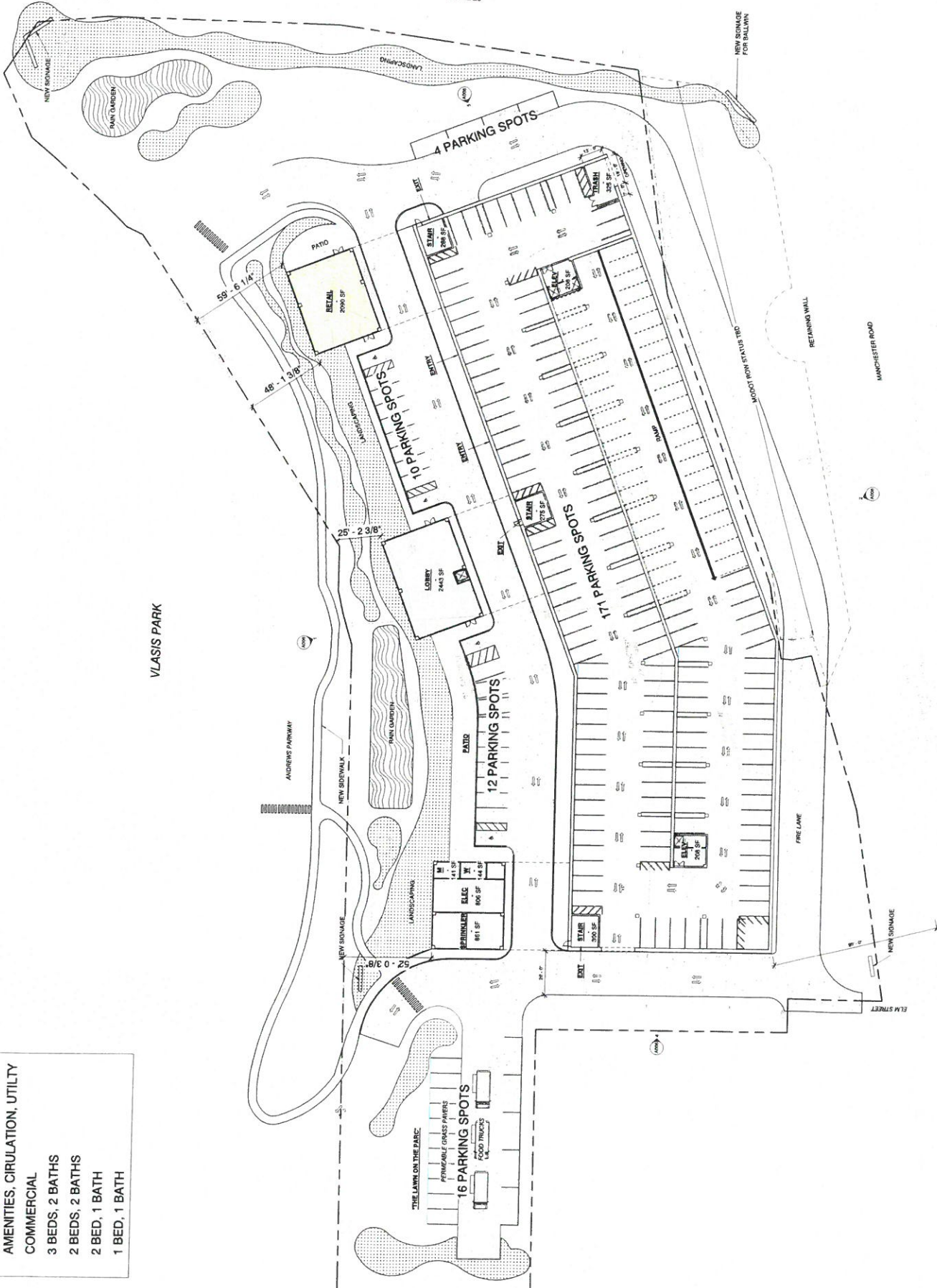
NO.	REVISION	DATE
1	PRELIMINARY	07/20/2021

LEVEL 1 - PARKING  
 LEVEL 1  
 1/31  
 3/6/2021  
 A001



**PROGRAM LEGEND**

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



VLASIK PARK

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

No.	Revision	Date
1	ISSUED FOR PERMITS	08/20/2017
2	REVISED PER PERMITS	09/12/2017

LEVEL 2 - PARKING  
 LEVEL 2  
 PROJECT NO. A002  
 DRAWING NO. A002

11 LEVEL 2 - PARKING PLAN 02  
A002 2017.09.12

**E** ENGINEERING  
 1717 North Lincoln  
 St. Louis, Missouri 63103  
 TEL: 314.771.1000

Client: TPO  
 Designer: TPO  
 Date: 08/20/2017  
 Project: PARC PLACE AT VLASIK  
 Drawing: 11 LEVEL 2 - PARKING PLAN 02

The information furnished herein is based on the information provided to us by the client. We do not warrant the accuracy or completeness of the information provided. We are not responsible for any errors or omissions in this drawing. This drawing is not to be used for any other purpose without the written consent of the engineer.

DESIGN DRAWINGS  
 NOT FOR CONSTRUCTION