



Plan Commission

6801 Delmar Boulevard, University City, Missouri 63130 | 314-505-8500 | Fax: 314-862-3168

AGENDA

PLAN COMMISSION MEETING

Wednesday, April 23, 2025 at 6:30 pm

Location: Hybrid meeting (both in-person and virtual* attendance options)

Heman Park Community Center (975 Pennsylvania Avenue)

**For virtual meeting details, see next page.*

1. Roll Call

2. Approval of Minutes

- a. March 26, 2025 Plan Commission Minutes

3. Public Comments – (Limited to 3 minutes for individual’s comments, 5 minutes for representatives of groups or organizations.)

4. Old Business

5. New Business

a. SUB-25-01

Applicant: Gregory Bismarck & Sunali Wadehra

Request: Approval of final plat to consolidate 801 and 749 Swarthmore into a single lot

Location: 801 and 749 Swarthmore Lane

VOTE REQUIRED

b. Working Session – Enclave on Canton

Applicant: Jack Ehlers and Mike Ehlers of William James Capital, LLC

Request: Working session to get feedback from the Plan Commission on a proposed 108-unit townhome development (“Enclave on Canton”)

Location: 7701 Canton Ave

6. Other Business

7. Reports

- a. Council Liaison Report
- b. Code Review Committee
- c. Comprehensive Plan Committee
- d. Housing & Third Ward Revitalization Task Force Report
- e. Staff Updates

8. Adjournment



Plan Commission

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VIRTUAL MEETING DETAILS

PLAN COMMISSION MEETING

Wednesday, April 23, 2025 at 6:30 pm

Location: Hybrid meeting (both in-person and virtual* attendance options)

Heman Park Community Center (975 Pennsylvania Avenue)

**For virtual meeting details, see next page.*

Observe and/or Listen to the Meeting (your options to join the meeting are below):

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/85076094309?pwd=1eOwtsjYOxJFZuhpVAyvOy3Zb9LG9e.1>

Passcode: 993085

Phone one-tap:

+13126266799,,85076094309#,,,,*993085# US (Chicago)

+16469313860,,85076094309#,,,,*993085# US

Join via audio:

+1 312 626 6799 US (Chicago)

+1 564 217 2000 US

+1 646 931 3860 US

+1 669 444 9171 US

+1 929 205 6099 US (New York)

+1 669 900 6833 US (San Jose)

+1 301 715 8592 US (Washington DC)

+1 689 278 1000 US

+1 305 224 1968 US

+1 719 359 4580 US

+1 309 205 3325 US

+1 253 205 0468 US

+1 360 209 5623 US

+1 253 215 8782 US (Tacoma)

+1 386 347 5053 US

+1 346 248 7799 US (Houston)

+1 507 473 4847 US

Webinar ID: 850 7609 4309

Passcode: 993085

International numbers available: <https://us02web.zoom.us/u/kewrYAy2n9>

Citizen Participation

Comments may be sent via email to: jwagner@ucitymo.org or mailed to the City Hall – 6801 Delmar Blvd. – Attention John L. Wagner, Director of Planning and Development. Such comments will be provided to the Plan Commission prior to the meeting. Comments will be made a part of the official record and made accessible to the public online following the meeting. Please note, when submitting your comments or invites, a **name and address must be provided**. Please also note if your comment is on an agenda or non-agenda item, and a name and address are not provided, the provided comment will not be recorded in the official record.



MEETING MINUTES (DRAFT)
PLAN COMMISSION

Location: Heman Park Community Center (975 Pennsylvania Ave)
Wednesday, March 26, 2025, at 6:30pm

The Plan Commission held its regular session on Wednesday, March 26, 2025, at Heman Park Community Center. The meeting commenced at 6:31 pm and adjourned at 7:21 pm.

Call to Order – (6:31 pm)

1. Roll Call

Present

Matt Belz

Mark Harvey

Charles Gascon, Chair

Al Fleischer Jr.

Patricia McQueen (arrived 6:47 pm)

Absent

Ellen Hartz

Tori Gonzalez

Staff Present

Mary Kennedy, Planner

Noah Chapin, Planner

John Mulligan, City Attorney

2. Public Comments – None

3. Approval of Minutes – Minutes from February 26, 2025, approved as printed.

4. Old Business - None

5. New Business

a. REZ-25-01

Applicant: Drew Bextermueller (Dierbergs University City, LLC)

Request: Approval of a Map Amendment from Industrial Commercial (IC) to Planned Development – Commercial (PD-C), and Approval of Preliminary Development Plan

Location: Market at Olive Plat 7, Lots 2 and 3

VOTE REQUIRED

Ms. Kennedy introduced the item, explaining the background of these lots, showing the proposed site plan, and explaining the zoning analysis. Staff recommended a condition stating that the applicant must record the parking agreement across these lots to ensure the required parking numbers are maintained in the future.

Commissioner Harvey clarified that the parking agreement would stay intact regardless of future potential change in ownership or use on the site.

Brent Beumer, representing the applicant, added additional details about the phasing of construction and potential tenants.

Commissioner Fleischer asked about the construction timeline. The applicant team expects to start work shortly after approval and is aiming to be open by spring 2026.

City Attorney John Mulligan clarified that the required parking totals are based on the future uses of the site, and if changes in use occur during leasing, the applicant will be required to amend their final development plan.



Department of Planning and Zoning

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8500, Fax: (314) 862-3168

Motion to recommend approval with conditions of map amendment (rezoning) and preliminary development plan made by Commissioner Fleischer, seconded by Commissioner Harvey, and passed unanimously 5-0.

b. FDP-25-01

Applicant: Drew Bextermueller (Dierbergs University City, LLC)

Request: Approval of a Final Development Plan

Location: Market at Olive Plat 7, Lots 2 and 3

VOTE REQUIRED

The presentation for REZ-25-01 also applies to this application. Commissioners discussed the rendering and elevations of the buildings, responding positively to the design, materials, and street presence of the development.

Motion to recommend approval of the final development plan was made by commissioner Harvey and seconded by commissioner Fleischer, vote passed unanimously 5-0.

6. Other Business - none

7. Reports

- a. Staff Updates: Staff reported that the contract with zoning code consultants has been finalized, and the project will be kicking off sometime in May.

8. Adjournment – The meeting was adjourned at 7:21 pm.



Department of Planning and Zoning

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STAFF REPORT

Meeting Date	April 23, 2025
File Number	SUB-25-01
Council District	1
Location	801 and 749 Swarthmore Lane
Applicant	Gregory Bismarck & Sunali Wadehra
Property Owner	Gregory Bismarck & Sunali Wadehra
Request	Approval of final plat to consolidate 801 and 749 Swarthmore into a single lot.

Comprehensive Plan Conformance:

Yes No No reference

Staff Recommendation:

Approval Approval with Conditions Denial

Attachments:

- A. Application
- B. Subdivision Plat

Applicant Request

The applicants’ request is approval of a final plat to consolidate 801 Swarthmore and 749 Swarthmore into a single lot. The applicants’ house is currently located at 801 Swarthmore and the final lot would keep the 801 address.

The application is subject to Chapter 400, Zoning Code, and Chapter 405, Subdivision and Land Development Regulations of the University City Municipal Code. The application is being reviewed as a Minor Subdivision because the proposal does not meet any of the characteristics of a Major Subdivision as described in §405.165(A) and is therefore only required to go through the Final Plat process.

Surrounding Land Use and Zoning

The subject properties are located on the West side of Swarthmore, between Swarthmore and Old Bonhomme Rd. The property is zoned Single Family Residential (SR). Surrounding properties are also zoned SR, and adjacent land uses to the north, south, east, and west consist only of single-family homes.

Analysis

The subject property is zoned Single Family Residential District (SR) and located in the Bretagne

Subdivision. This subdivision does not have any unique dimensional regulations. The combined lot would have a width of approximately 175 feet. The combined lot would also meet all dimensional requirements of the Single Family Residential zoning district.



Staff Recommendation

Staff recommends approval of the final plat to consolidate 801 and 749 Swarthmore Lane.

MAR 31 2025



Department of Planning & Development

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6801 Delmar Blvd

University City MO 63130

25-001917

APPLICATION FOR SUBDIVISION

The application form must be completed and submitted along with the subdivision plat, letter of authorization (if applicable), fees, and other required attachments on or before the filing deadline. The filing deadline is generally twenty-eight (28) days prior to the Plan Commission meeting.

1. Application Type (Check each that apply):

- Major Subdivision
- Minor Subdivision
- Preliminary Plat
- Final Plat
- Boundary Adjustment
- Preliminary Development Plan
- Final Development Plan
- Right-of-way Vacation
- Plat Vacation
- Dwelling Unit Display

2. Attachments:

- (#) Folded paper copies of Plat
- Electronic copy
- Improvement Plans
- Other: submitted by Marler Surveying

3. Property Owner Name and Address:

Name: Gregory Bismack & Sunali Wadehra

Address: 801 Swarthmore Lane
University City, MO 63130

4. Authorized Agent (an authorization letter from the current property owner must be submitted if applicant is other than owner – not applicable to right-of-way vacation application):

Name: _____

Address: _____

5. Project Description (include a brief description of the project, including number of existing lots, number of lots proposed, total acreage, parcel identification, and/or any other applicable information).

Consolidate 801 Swarthmore: 749 Swarthmore Lane, into a single lot with the address of 801 Swarthmore Lane.

The undersigned hereby makes application for a Subdivision and requests the authorization of the Plan Commission and City Council to proceed with the activities described in this application.

3/31/25

Date

Gregory Bismack

Applicant's Signature and Title

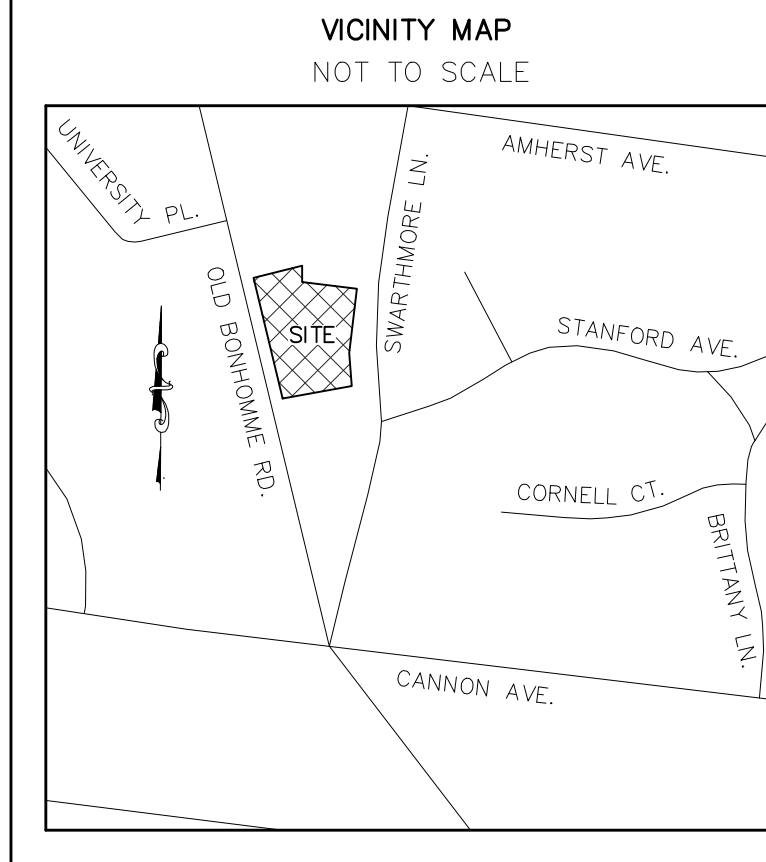
FOR OFFICE USE ONLY

Date: _____ Application first received of _____

Application fee in the amount of \$ _____ Receipt # _____

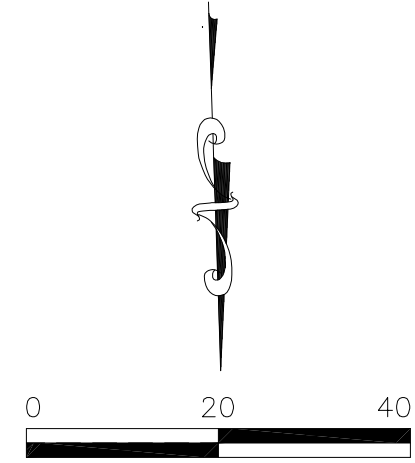
Fee Calculation: \$200.00 Base Fee + _____ # of lots x \$35.00 = _____

CONSOLIDATION PLAT
BRITTANY WOOD AND BRETAGNE CONSOLIDATION
 A CONSOLIDATION PLAT OF LOT 4, 5 AND 6 IN BLOCK 8 OF UNIVERSITY HEIGHTS (P.B. 6 PG. 14-15)
 ST. LOUIS COUNTY, MISSOURI



CURVE	RADIUS	DELTA	LENGTH
C1	377.00'	9°51'55"	64.91'
C2	377.00'	9°48'24"	64.53'

THIS PLAT CONTAINS 31,148 SQ. FT. OR 0.72± ACRES.



SCALE:
 1 inch = 20 ft.
 BASIS OF BEARINGS:
 PLAT BOOK 16 PAGE 38
 ○ - DENOTES FOUND 1/2" IRON PIPE
 ✕ - DENOTES FOUND CROSS
 □ - DENOTES FOUND CONCRETE MONUMENT

OWNER'S SCRIPT

WE, THE UNDERSIGNED, OWNERS OF A TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR STATEMENT HAVE CAUSED THE LOTS TO BE DIVIDED IN THE MANNER SHOWN HEREON, WHICH SHALL HEREAFTER BE KNOWN AS "BRITTANY WOOD AND BRETAGNE CONSOLIDATION".

ALL EXISTING EASEMENTS ARE SHOWN ON THIS PLAT.

 GREGORY T. BISMACK DATE

 SUNALI WADEHRA DATE

STATE OF _____ }
) S.S.
 _____ COUNTY }

ON THIS _____ DAY OF _____, 2025, BEFORE ME PERSONALLY APPEARED, GREGORY T. BISMACK AND SUNALI WADEHRA, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

LIEN HOLDER SCRIPT

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY DOCUMENT DATED 04/27/2024 #225 OF THE ST. LOUIS COUNTY LAND RECORDS JOINS IN AND APPROVES IN EVERY DETAIL THIS LOT SPLIT OF "BRITTANY WOOD AND BRETAGNE CONSOLIDATION".

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND AND AFFIXED OUR CORPORATE SEAL THIS _____ DAY OF _____, 2025.

BANK

 (PRINTED NAME) (SIGNATURE)

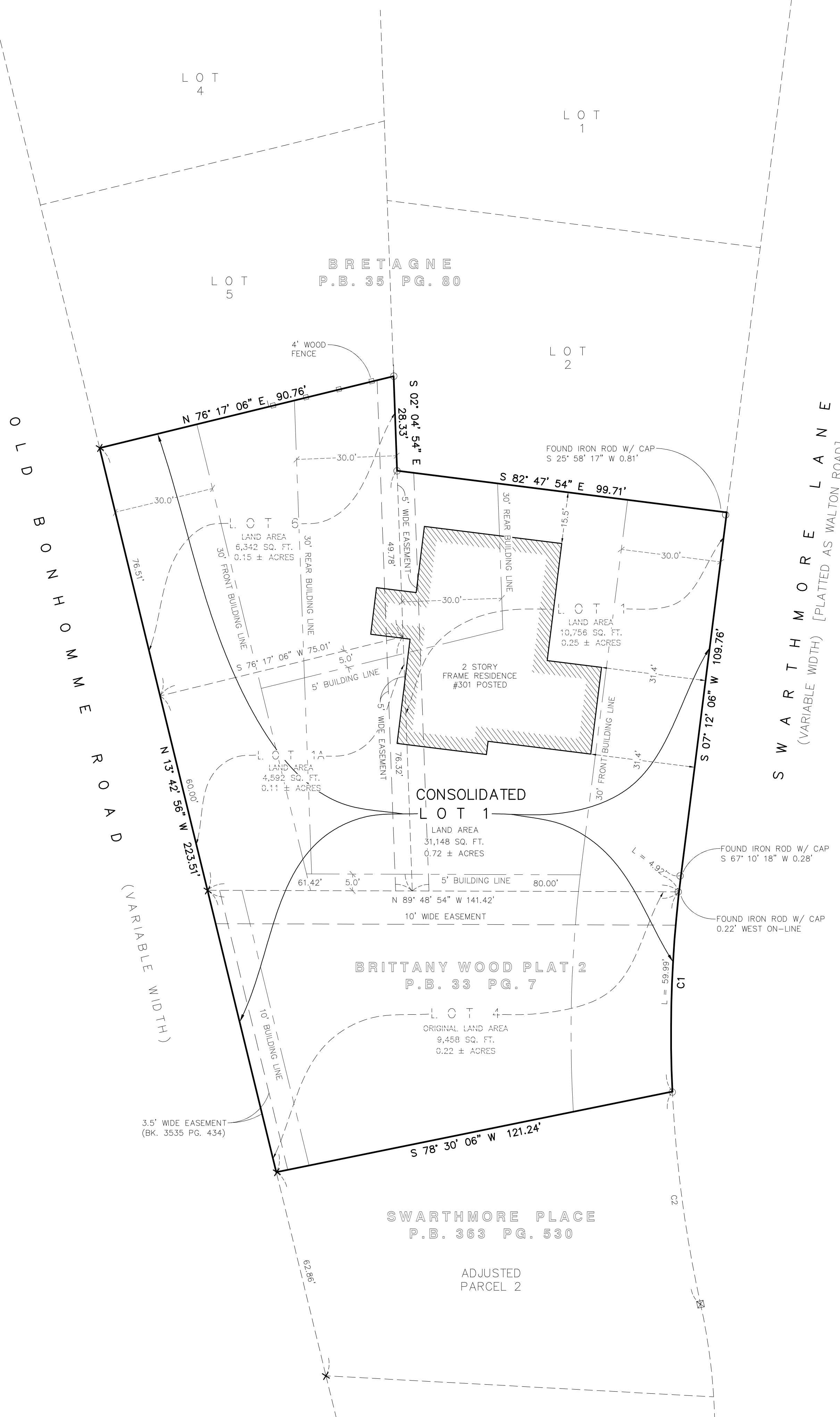
STATE OF MISSOURI)
) SS.
 ST. LOUIS COUNTY)

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED _____ TO ME KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE _____ OF WELLS FARGO & CO, A CORPORATION OF THE STATE OF MISSOURI, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND _____ FURTHER ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC



GENERAL NOTES

1. THE PROPERTY IS DESIGNATED BY ST. LOUIS COUNTY LOCATOR NUMBERS #18J640569 & #18J640592
2. THIS PLAT CONTAINS 31,148 SQ. FT. OR 0.72± ACRES.
3. THIS PLAT DOES NOT VACATE EXISTING EASEMENTS.
4. THERE ARE NO LIEN HOLDERS OF RECORD.
5. BUILDING LINES AND EASEMENTS DEPICTED HEREIN ARE BASED ON THE RECORD PLAT OF THE SUBJECT PROPERTY, UNLESS OTHERWISE NOTED.
6. A TITLE COMMITMENT WAS NOT PROVIDED TO THE LAND SURVEYOR AT THE TIME OF THIS SURVEY. THEREFORE, ALL EASEMENTS SHOWN ARE BASED ON AVAILABLE SOURCES, INCLUDING THE RECORD PLAT OF THE SUBJECT PROPERTY.

CITY SCRIPT

THIS IS TO CERTIFY THAT THIS CONSOLIDATION PLAT OF "BRITTANY WOOD AND BRETAGNE CONSOLIDATION", AS SHOWN HEREON, HAS BEEN APPROVED BY THE ZONING ADMINISTRATOR FOR THE CITY OF UNIVERSITY CITY, MISSOURI THIS _____ DAY OF _____, 2025 PER SECTION 405.580 OF THE UNIVERSITY CITY SUBDIVISION REGULATIONS AND THEREBY AUTHORIZES THE RECORDING OF THIS CONSOLIDATION PLAT WITH THE CITY OF ST. LOUIS COUNTY RECORDER OF DEEDS.

 LARETTE REESE, CITY CLERK
 CITY OF UNIVERSITY CITY, MISSOURI

 JOHN L. WAGNER,
 ZONING ADMINISTRATOR

SURVEYOR'S STATEMENT

THIS IS TO CERTIFY THAT AT THE REQUEST OF GREGORY T. BISMACK AND SUNALI WADEHRA, WE HAVE DURING THE MONTH OF MARCH 2025, PERFORMED A BOUNDARY RESURVEY AND LOCATION OF IMPROVEMENTS AND EASEMENTS ON LOT 4 IN BLOCK 4 OF BRITTANY WOOD PLAT 2, A SUBDIVISION RECORDED IN PLAT BOOK 33 PAGE 7, AND ALSO, ON LOTS 1, 1A AND 6 OF BRETAGNE, A SUBDIVISION RECORDED IN PLAT BOOK 35 PAGE 80, ALL OF WHICH ARE LOCATED IN THE ST. LOUIS COUNTY LAND RECORDS OFFICE IN CLAYTON, MISSOURI, AND CAUSED THE SAME TO BE CONSOLIDATED IN THE MANNER SHOWN HEREON AND SHALL BE KNOWN AS "BRITTANY WOOD AND BRETAGNE CONSOLIDATION" AND THE RESULTS ARE REPRESENTED ON THIS DRAWING THAT THE SAID SURVEY WAS EXECUTED IN COMPLIANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS SET FORTH BY THE MISSOURI DEPARTMENT OF COMMERCE AND INSURANCE, DIVISION 2030 BOARD FOR ARCHITECTS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS CHAPTER 16 (20 CSR 2030-16.030), (20 CSR 2030-16.040), AND (20 CSR 2030-16.060), EFFECTIVE 12/30/94, AND LAST REVISED JUNE 30, 2022. (URBAN CLASS PROPERTY)

IN WITNESS WHEREOF, I HAVE SIGNED AND SEALED THE FOREGOING THIS _____ DAY OF _____, 2025.

 MARLER SURVEYING COMPANY INC.
 MISSOURI CORP. NO. L.S. -347-D

By: _____
 STATE OF MISSOURI }
) S.S.
 MARTY L. MARLER
 MISSOURI P.L.S. 2501
 SAINT LOUIS CITY }

ON THIS _____ DAY OF _____, 2025, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MARTY L. MARLER, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

PROJECT NAME: BRITTANY WOOD AND BRETAGNE CONSOLIDATION SHEET 1 OF 1
 ADDRESS: 749 & 801 SWARTHMORE LANE, SAINT LOUIS, MISSOURI 63130

DATE	REVISION DATES
03/21/2025	
SCALE: 1" = 20'	
DRAWN BY: D.L.E.	
DEPUTY: L.Q./R.E.	
CHECKED BY: M.L.M.	
DWG. No.: 2503-005	

MARLER
 SURVEYING COMPANY, INC.

11402 GRAVOIS RD., STE. 200 ST. LOUIS, MO 63126 (314) 729-1001 PH. (314) 729-1044 FAX
 402 EAST SPRINGFIELD ROAD, SULLIVAN, MO (573) 468-4664 PH. (573) 860-8606 FAX
 email: marler@marlersurveying.net



MEMORANDUM

TO: Plan Commission

FROM: Department of Planning & Zoning

DATE: April 23, 2025

SUBJECT: Work Session: Proposed Townhome Development at 7701 Canton Avenue
("Enclave on Canton")

CC: Gregory Rose, City Manager
John Mulligan, City Attorney

The following memo was presented at the first working session with this project in July 2024. See next page for updated information.

In a work session at the upcoming July 24, 2024 Plan Commission meeting, Jack Ehlers and Mike Ehlers of William James Capital, LLC will present their proposed townhome development at 7701 Canton Avenue. The subject property is currently owned by United Hebrew Congregation of St. Louis, who is interested in selling the western portion of their cemetery property. The western portion of the property is a wooded area that has not been developed; the only structure on the site is a cell tower. The developers are requesting preliminary feedback on their plans from the Commission.

The development would involve the subdivision of United Hebrew’s property into three parcels: the eastern half would still be owned by United Hebrew, and the western half would be subdivided into two parcels, the larger portion for the development of 106 townhomes, and a small commercial parcel for a neighborhood retail/coffee shop. Originally, the developer had planned for developing only townhomes, but after meeting with the City and consultants leading the Housing & Third Ward Revitalization Task Force plan (Yard & Company), the developers responded to feedback heard from Ward 3 residents about wanting to foster neighborhood nodes. Neighborhood nodes are places within walking distance of people’s homes which provide amenities, services, and/or gathering spaces, such as a coffee shop, barber/salon, exercise studio, etc. The developers are planning for a small locally owned coffee shop (900 square feet) to be located on the commercial parcel.

The proposed development would require a subdivision application (described above) and rezoning application. The residential portion would be rezoned to Limited Residential District (LR) and the small commercial portion would be rezoned to Limited Commercial District (LC). In addition, townhomes are a conditional use in the LR zoning district, so a conditional use permit would also be required. Per the dimensional regulations of the LR district, the subject property could accommodate up to 111 townhomes with CUP approval (the developer proposes 106 units). The total lot area is 10.9 acres.

In 2022, a different development group had proposed townhomes on the same property. The Plan Commission recommended rezoning the property to LR, but the developer put the project on hold and the City Council never took action on the proposed rezoning nor the related conditional use permit application. Staff would recommend a new rezoning application be submitted and the previous one voided.



April 23, 2025 Update:

Since the Plan Commission reviewed the project informally in July 2024, a few things have changed. First, the layout has changed slightly to accommodate cell tower requirements. Streets, sidewalks, outdoor public spaces, etc. are not allowed to be located within the fall radius of the cell tower, which is equal to the overall height of the tower (133'-6"). Due to this requirement, the street layout was adjusted, a few townhomes were moved, and the pickleball courts and dog park were moved next to the coffee shop/clubhouse. The number of townhomes proposed (106) has not changed. Based on feedback from the applicant and staff, the applicant has provided sidewalks on one side of the internal streets.

The applicant also made some changes to the townhome design based on feedback from the Plan Commission. These include changing some exterior finishes, adding shutters on the front elevations, and adding windows.

Coffee Shop:

A commercial parcel, proposed to be rezoned to Limited Commercial District (LC), is proposed at the entrance to the development and would house the rental office/clubhouse and a coffee shop operated by a commercial tenant. The applicant has submitted a preliminary site plan and building elevations for the commercial parcel.

The commercial parcel and coffee shop were inspired by recommendations in the City's comprehensive plan and the Third Ward Housing & Revitalization plan ("For the 3rd Ward"). These types of neighborhood nodes were identified as a priority among residents, and this site presents a good opportunity to create a walkable commercial amenity, something that was also identified as lacking in Ward 3.

Attachments:

1. Site Plans
2. Townhome Building Plans and Elevations
3. Coffee Shop Building Plans and Elevations
4. Landscape Plan
5. Photometric Plan

GENERAL NOTES:

- THIS SITE IS WITHIN THE FOLLOWING DISTRICTS AND UTILITY SERVICE AREAS:
METROPOLITAN ST. LOUIS SEWER DISTRICT
UNIVERSITY CITY FIRE PROTECTION DISTRICT
UNIVERSITY CITY SCHOOL DISTRICT
MISSOURI AMERICAN WATER COMPANY
AMEREN ILE
SBC COMPANY
SPIRE
CHARTER COMMUNICATIONS
- SANITARY SEWER CONSTRUCTION AND CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT AND IN ACCORDANCE WITH THE STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES.
- STORM WATER SYSTEM SHALL BE DESIGNED PURSUANT TO THE CITY OF UNIVERSITY CITY AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL), UNLESS JUSTIFIED BY GEOTECHNICAL REPORT WHICH HAS BEEN ACCEPTED/APPROVED BY THE CITY OF UNIVERSITY CITY.
- THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATION SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
- GRADING SHALL BE PER CITY OF UNIVERSITY CITY STANDARDS. SOURCE OF TOPOGRAPHY- LIDAR.
- NEAREST MAJOR INTERSECTION IS OLIVE BLVD. AND I-170.
- ALL SIDEWALKS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY ADA AND THE CITY OF UNIVERSITY CITY STANDARDS.
- ALL PROPOSED IMPROVEMENTS WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
- ALL GRADING AND DRAINAGE WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY TO BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND MSD STANDARDS.
- NO SLOPE(S) WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
- PRIOR TO SPECIAL USE PERMIT ISSUANCE BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AND IRREVOCABLE LETTER OF CREDIT, MUST BE ESTABLISHED WITH THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.
- MAIL BOXES WILL BE PROVIDED WITHIN CLUB HOUSE BUILDING.

SITE INFORMATION

LOCATOR NUMBER: 16K310885
 EXISTING ZONING: PA (PUBLIC ACTIVITY)
 PROPOSED ZONING: LR (10.80 AC.), LC (0.26 AC.), PA (15.07 AC.)
 PROPOSED USE: SINGLE-FAMILY ATTACHED RESIDENTIAL, COFFEE SHOP
 GROSS AREA OF SITE: 26.14 ACRES
 AREA OF DEVELOPMENT: 11.06 ACRES
 RESIDENTIAL AREA: 10.80 AC.
 COMMERCIAL AREA: 0.26 AC.
 NUMBER OF UNITS PROPOSED: 106
 LOT DEVELOPMENT REQUIREMENTS: FRONT YARD SETBACK=20', REAR YARD SETBACK=20'
 FLOOD MAP: NO FLOODPLAIN IS PRESENT ON THIS PARCEL PER FEMA PANEL 29189C0212K DATED: FEB. 4, 2015
 PARKING SPACES REQUIRED: 222 SPACES TOTAL
 SINGLE FAMILY (106 UNITS): 212 SPACES
 COFFEE SHOP/CLUB HOUSE: 10 SPACES
 TOTAL PARKING PROVIDED: 229 SPACES

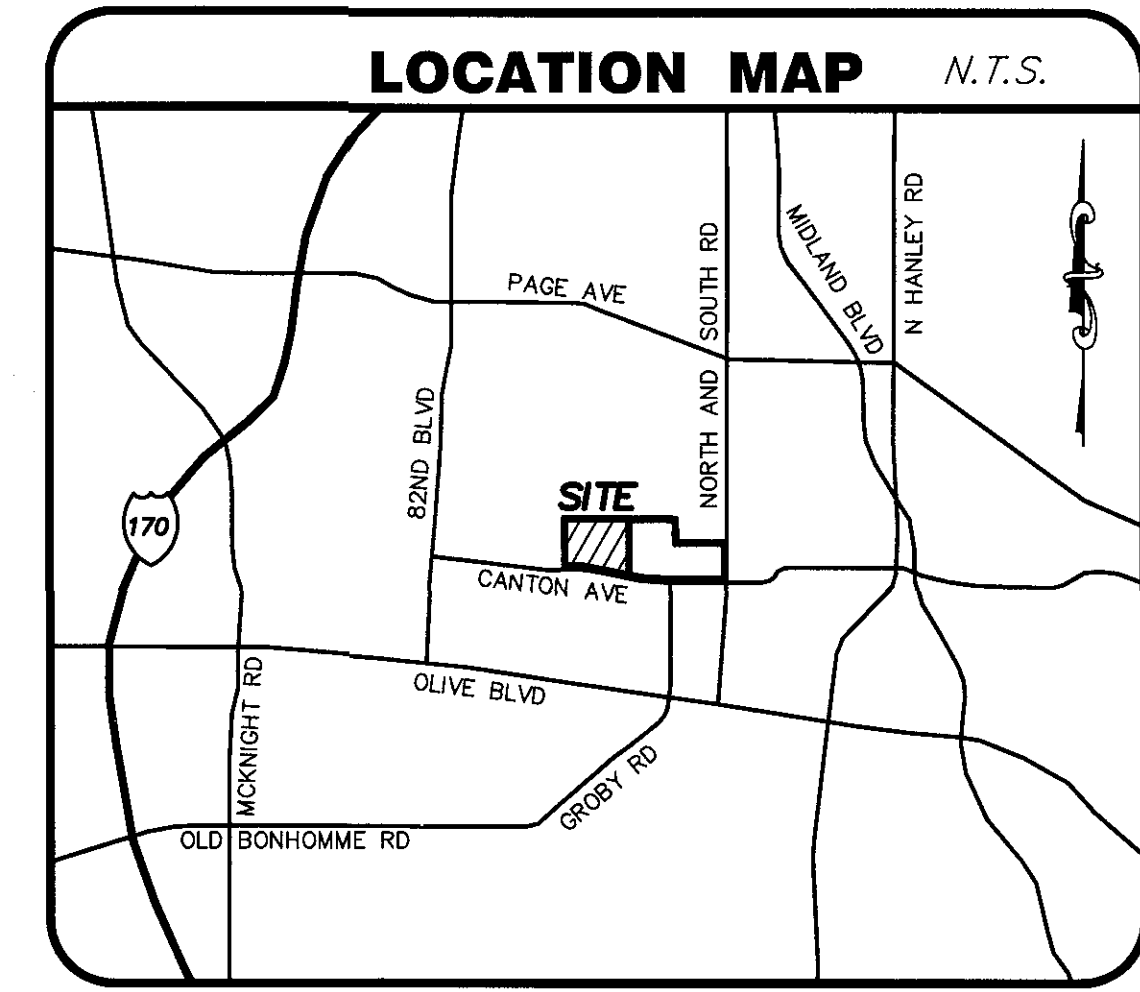
LC PARCEL SITE COVERAGE:

GROSS SITE AREA: 11,681 SQ.FT.
 BUILDING: 900 SQ.FT.
 PARKING/SIDEWALK: 3,121 SQ.FT.
 PATIO: 635 SQ.FT.
 TOTAL SITE COVERAGE: 4,656 SQ.FT. (39%)

The Enclaves at Canton Avenue

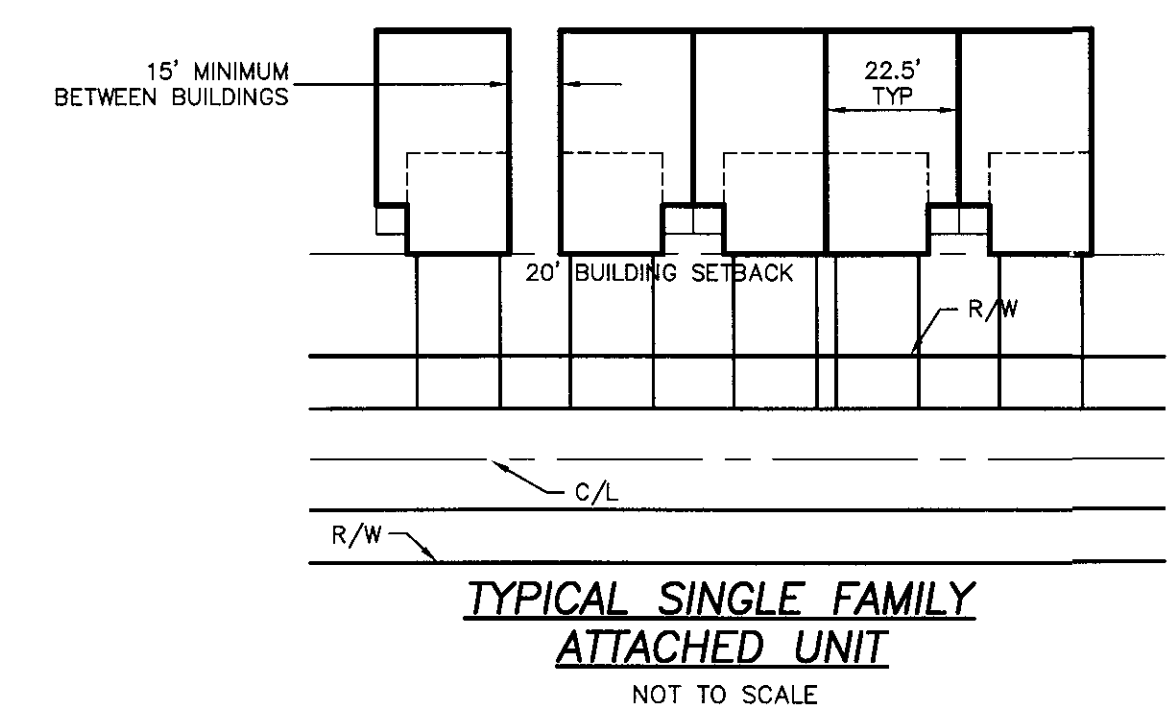
A TRACT OF LAND LOCATED IN SECTION 3, TOWNSHIP 45 NORTH, RANGE 6 EAST
 CITY OF UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI

PRELIMINARY PLAN



PROJECT ZIP CODE 63130

EXISTING		PROPOSED	
542	CONTOURS	(---)	CONTOURS
X336	SPOT ELEVATIONS	(E)	SPOT ELEVATIONS
(---)	CENTER LINE	(---)	CENTER LINE
(---)	BUILDINGS, ETC.	(---)	BUILDINGS, ETC.
(---)	TREE LINE	(---)	TREE LINE
X	FENCE	(---)	FENCE
(---)	STORM SEWERS	(---)	STORM SEWERS
(---)	SANITARY SEWERS	(---)	SANITARY SEWERS
(---)	CATCH BASIN	(---)	CATCH BASIN
(---)	AREA INLET	(---)	AREA INLET
(---)	GRATED INLET	(---)	GRATED INLET
(---)	STORM MANHOLE	(---)	STORM MANHOLE
(---)	SANITARY MANHOLE	(---)	SANITARY MANHOLE
(---)	FLARED END SECTION	(---)	FLARED END SECTION
(---)	CLEANOUT	(---)	CLEANOUT
(---)	LATERAL CONNECTION	(---)	LATERAL CONNECTION
(---)	UTILITY OR POWER POLE	(---)	UTILITY OR POWER POLE
(---)	FIRE HYDRANT	(---)	FIRE HYDRANT
(---)	TEST HOLE	(---)	TEST HOLE
(---)	PAVEMENT	(---)	PAVEMENT
2" G	GAS MAIN & SIZE	(2" G)	GAS MAIN & SIZE
6" W	WATER MAIN & SIZE	(6" W)	WATER MAIN & SIZE
T	TELEPHONE	(T)	TELEPHONE
E	ELECTRIC (U) UNDERGROUND	(E)	ELECTRIC (U) UNDERGROUND
OHW	ELECTRIC (O) OVERHEAD	(OHW)	ELECTRIC (O) OVERHEAD
E	FLOW LINE	(E)	FLOW LINE
(---)	TO BE REMOVED	(---)	TO BE REMOVED
TC	TOP OF CURB	(TC)	TOP OF CURB
(---)	SWALE	(---)	SWALE
(---)	LIGHT STANDARD	(---)	LIGHT STANDARD



SHEET INDEX

1.1	COVER SHEET
2.1	PROPERTY DESCRIPTIONS
3.1	EXISTING CONDITIONS
4.1	GRADING PLAN
5.1	SITE PLAN
6.1	UTILITY PLAN
7.1	DETAILS
8.1	LIGHTING PLAN
L-1	LANDSCAPE PLAN



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SURVEYOR CERTIFICATION:

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF NOVEMBER 2024, AT THE REQUEST OF WILLIAM JAMES CAPITAL, LLC, PREPARED A PRELIMINARY DEVELOPMENT PLAN OF "THE ENCLAVES AT CANTON AVENUE" A TRACT OF LAND LOCATED IN SECTION 3, TOWNSHIP 45 NORTH, RANGE 6 EAST, CITY OF UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI. THIS PLAN IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (10 CSR 30-2 AND 4 CSR 30-16 EFFECTIVE DATE DECEMBER 30, 1994).

THE STERLING COMPANY

J. A. Henson
 3-21-2025
 JAMEY A. HENSON, P.L.S.
 MO. REG. L.S. #2007017963



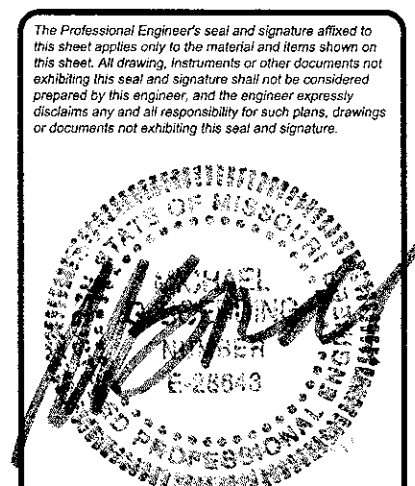
MSD Base Map 16K
 MSD P #
 Highway & Traffic #

ISSUE	REMARKS/DATE

William James Capital, LLC
 830 WESTWOOD DRIVE
 BALLWIN, MISSOURI 63011

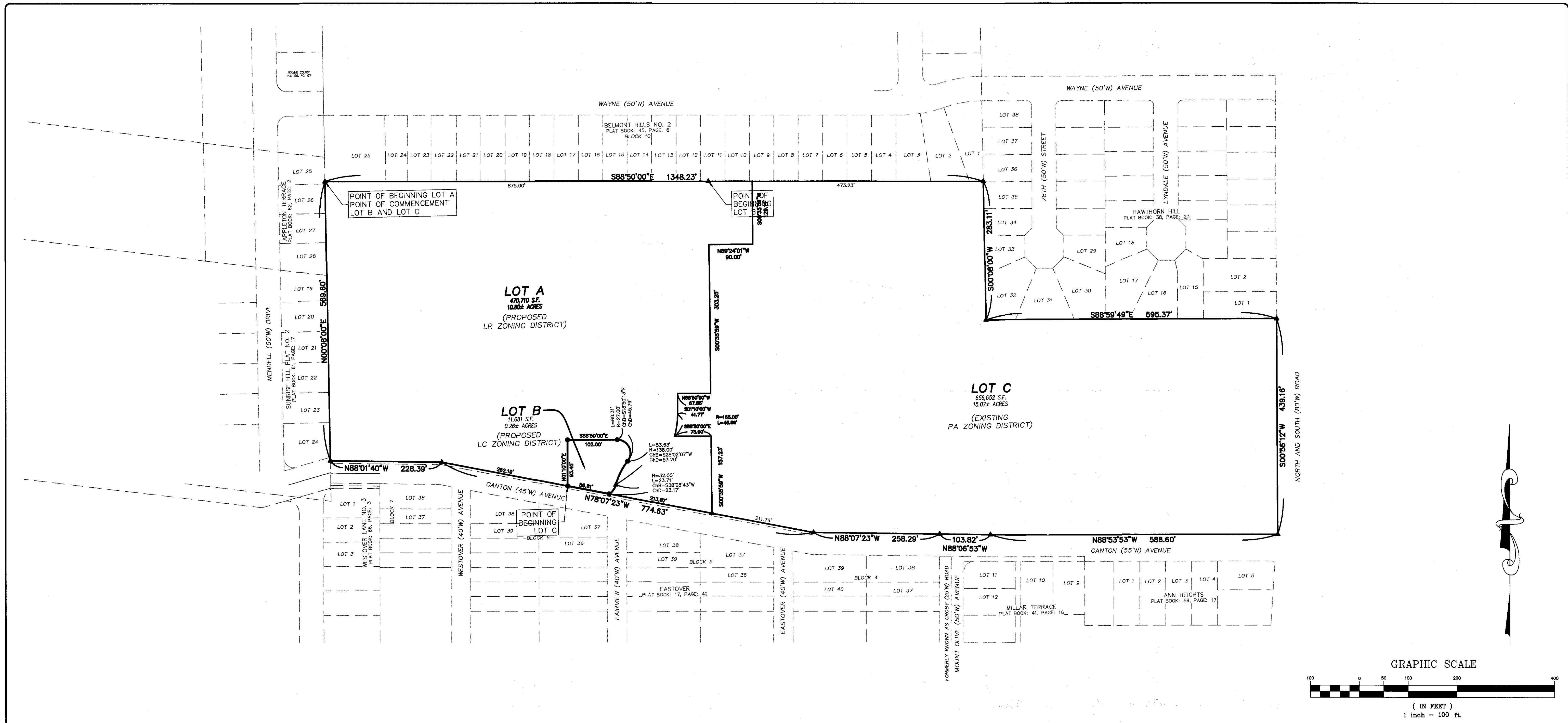
THE STERLING CO
 ENGINEERS & SURVEYORS
 5055 New Baumgartner Road
 Maplewood, MO 63041
 Ph 314-487-0040 Fax 314-487-8944
 www.sterling-eng-sur.com
 Corporate Certificate of Authority #001348

The Enclaves at
 Canton Avenue
 UNIVERSITY CITY, MISSOURI
 PRELIMINARY PLAN
 COVER SHEET



PRELIMINARY PLAN
 Date 3-21-2025
 MICHAEL G. BOERDING
 License No. MO E-28643
 Professional Engineer

Job Number	23-09-234
Date	Mar. 21, 2025
Designed: MF	Sheet
Drawn:	1.1
Checked:	PRE



PROPERTY DESCRIPTION (PARCEL A):
PROPOSED LR ZONING DISTRICT (10.80 AC.)

A TRACT OF LAND BEING PART OF LOT 21 OF 'BELLEFONT - PLACE', A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3 PAGE 99 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, LOCATED IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 46 NORTH, RANGE 6 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 25 IN BLOCK 10 OF BELLEFONT HILLS PLAT NO. 2; A SUBDIVISION RECORDED IN PLAT BOOK 45 PAGE 6 OF THE ABOVEMENTIONED RECORDS; THENCE ALONG THE SOUTH LINE OF BLOCK 10 OF SAID BELLEFONT HILLS PLAT NO. 2 SUBDIVISION, SOUTH 88°50'00" EAST, 875.00 FEET TO A POINT; THENCE LEAVING THE SOUTH LINE OF SAID BLOCK 10 THE FOLLOWING COURSES, DISTANCES, AND CURVE: SOUTH 00°35'59" WEST, 129.11 FEET; THENCE NORTH 89°24'01" WEST, 90.00 FEET TO A POINT; THENCE SOUTH 0°35'59" WEST, 303.25 FEET TO A POINT; THENCE NORTH 88°50'00" WEST, 67.85 FEET TO A POINT; THENCE SOUTH 01°10'00" WEST, 41.77 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, SAID CURVE HAS A RADIUS OF 165.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE, A CHORD WHICH BEARS SOUTH 09°05'59" WEST, 45.54 FEET AND AN ARC DISTANCE OF 45.69 FEET TO A POINT; THENCE SOUTH 88°50'00" EAST, 75.00 FEET TO A POINT; THENCE SOUTH 0°35'59" WEST, 157.23 FEET TO A POINT LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF CANTON AVENUE (VARIABLE WIDTH); THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 78°07'23" WEST, 213.87 FEET TO A POINT OF CURVE; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE AND PROCEEDING THE FOLLOWING COURSES, DISTANCES, AND CURVES: ALONG AN ARC CONCAVE TO THE NORTHWEST, AN ARC LENGTH OF 23.71 FEET, A RADIUS OF 32.00 FEET, THE CHORD OF WHICH BEARS NORTH 38°08'43" EAST, 23.17 FEET TO A POINT OF REVERSE CURVATURE; ALONG AN ARC CONCAVE TO THE EAST, AN ARC LENGTH OF 53.53 FEET, A RADIUS OF 138.00 FEET, THE CHORD OF WHICH BEARS NORTH 28°02'07" WEST, 53.20 FEET TO A POINT OF REVERSE CURVATURE; ALONG AN ARC CONCAVE TO THE SOUTHWEST, AN ARC LENGTH OF 60.31 FEET, A RADIUS OF 27.00 FEET, THE CHORD OF WHICH BEARS NORTH 18°50'13" WEST, 45.79 FEET TO A POINT OF TANGENCY; NORTH 88°50'00" WEST, 102.00 FEET TO A POINT; AND SOUTH 01°10'00" WEST, 93.45 FEET TO A POINT LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF THE ABOVEMENTIONED CANTON AVENUE (VARIABLE WIDTH); THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 78°07'23" WEST, 262.19 FEET TO A POINT; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 88°01'40" WEST, 228.39 FEET TO A POINT LOCATED ON THE SOUTHERN PROLONGATION OF THE EAST LINE OF 'SUNRISE HILL PLAT NO. 2'; A SUBDIVISION RECORDED IN PLAT BOOK 61 PAGE 17 OF THE ABOVEMENTIONED RECORDS; THENCE ALONG THE EAST LINE OF SAID 'SUNRISE HILL PLAT NO. 2'; AND ITS SOUTHERN PROLONGATION, AND THE EAST LINE OF 'APPLETON TERRACE', A SUBDIVISION RECORDED IN PLAT BOOK 62 PAGE 2 OF THE ABOVEMENTIONED RECORD, NORTH 00°08'00" EAST, 569.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 474,347 SQUARE FEET (10.80 ACRES) MORE OR LESS, ACCORDING TO CALCULATIONS PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF MARCH, 2025 UNDER PROJECT NO. 23-09-234. THIS DESCRIPTION IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A FUTURE BOUNDARY SURVEY.

PROPERTY DESCRIPTION (PARCEL B):
PROPOSED LC ZONING DISTRICT (0.26 AC.)

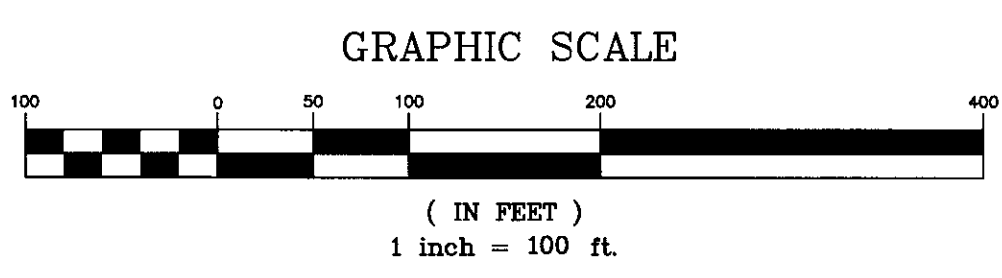
A TRACT OF LAND BEING PART OF LOT 21 OF 'BELLEFONT - PLACE', A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3 PAGE 99 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, LOCATED IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 46 NORTH, RANGE 6 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 25 IN BLOCK 10 OF BELLEFONT HILLS PLAT NO. 2; A SUBDIVISION RECORDED IN PLAT BOOK 45 PAGE 6 OF THE ABOVEMENTIONED RECORDS; SAID CORNER BEING LOCATED ON THE EAST LINE OF 'APPLETON TERRACE', A SUBDIVISION RECORDED IN PLAT BOOK 62 PAGE 2 OF THE ABOVEMENTIONED RECORDS; THENCE ALONG THE EAST LINE OF SAID 'APPLETON TERRACE' SUBDIVISION, THE EAST LINE OF 'SUNRISE HILL PLAT NO. 2'; A SUBDIVISION RECORDED IN PLAT BOOK 61 PAGE 17 OF THE ABOVEMENTIONED RECORDS AND ITS SOUTHERLY PROLONGATION, SOUTH 00°08'00" WEST, 569.60 FEET TO A POINT LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF CANTON AVENUE (VARIABLE WIDTH); THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 88°01'40" EAST, 228.39 FEET TO A POINT; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 78°07'23" EAST, 262.19 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE AND PROCEEDING THE FOLLOWING COURSES, DISTANCES, AND CURVES: NORTH 01°10'00" EAST, 83.45 FEET TO A POINT; SOUTH 88°50'00" EAST, 102.00 FEET TO A POINT OF CURVATURE; ALONG AN ARC CONCAVE TO THE SOUTHWEST, AN ARC LENGTH OF 60.31 FEET, A RADIUS OF 24.00 FEET, THE CHORD OF WHICH BEARS SOUTH 18°50'12" EAST, 45.79 FEET TO A POINT OF REVERSE CURVATURE; ALONG AN ARC CONCAVE TO THE EAST, AN ARC LENGTH OF 53.53 FEET, A RADIUS OF 138.00 FEET, THE CHORD OF WHICH BEARS SOUTH 28°02'07" WEST, 53.20 FEET TO A POINT OF REVERSE CURVATURE; ALONG AN ARC CONCAVE TO THE NORTHWEST, AN ARC LENGTH OF 23.71 FEET, A RADIUS OF 32.00 FEET, THE CHORD OF WHICH BEARS SOUTH 38°08'43" WEST, 23.17 FEET TO A POINT OF TANGENCY LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF THE ABOVEMENTIONED CANTON AVENUE (VARIABLE WIDTH); THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 78°07'23" WEST, 86.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 11,881 SQUARE FEET (0.26 ACRES) MORE OR LESS, ACCORDING TO CALCULATIONS PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF NOVEMBER, 2024 UNDER PROJECT NO. 23-09-234. THIS DESCRIPTION IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A FUTURE BOUNDARY SURVEY.

PROPERTY DESCRIPTION (PARCEL C):
EXISTING PU ZONING DISTRICT (15.07 AC.)

A TRACT OF LAND BEING PART OF LOT 21 OF 'BELLEFONT - PLACE', A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3 PAGE 99 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, LOCATED IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 46 NORTH, RANGE 6 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 25 IN BLOCK 10 OF BELLEFONT HILLS PLAT NO. 2; A SUBDIVISION RECORDED IN PLAT BOOK 45 PAGE 6 OF THE ABOVEMENTIONED RECORDS; THENCE ALONG THE SOUTH LINE OF BLOCK 10 OF SAID BELLEFONT HILLS PLAT NO. 2 SUBDIVISION, SOUTH 88°50'00" EAST, 875.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE CONTINUING ALONG THE SOUTH LINE OF SAID BLOCK 10, SOUTH 88°50'00" EAST, 473.23 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 10, SAID CORNER BEING LOCATED ON THE WEST LINE OF 'HAWTHORN HILL', A SUBDIVISION RECORDED IN PLAT BOOK 38 PAGE 23 OF THE ABOVEMENTIONED RECORDS; THENCE ALONG THE WEST LINE OF SAID 'HAWTHORN HILL' SUBDIVISION, SOUTH 00°08'00" WEST, 283.11 FEET TO THE SOUTHWEST CORNER OF SAID 'HAWTHORN HILL' SUBDIVISION; THENCE ALONG THE SOUTH LINE OF SAID 'HAWTHORN HILL' SUBDIVISION, SOUTH 88°59'49" EAST, 595.37 FEET TO THE SOUTHWEST CORNER OF SAID 'HAWTHORN HILL' SUBDIVISION; SAID CORNER BEING LOCATED ON THE WEST RIGHT-OF-WAY LINE OF NORTH AND SOUTH ROAD (80 FEET WIDE); THENCE ALONG SAID WEST RIGHT-OF-WAY, SOUTH 00°56'12" WEST, 439.16 FEET TO THE POINT OF INTERSECTION OF SAID WEST RIGHT-OF-WAY AND THE NORTH RIGHT-OF-WAY LINE OF CANTON AVENUE (VARIABLE WIDTH); THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, THE FOLLOWING COURSES AND DISTANCES: NORTH 88°53'53" WEST, 588.60 FEET TO A POINT; NORTH 88°06'53" WEST, 103.82 FEET TO A POINT; NORTH 88°07'23" WEST, 258.29 FEET TO A POINT; AND NORTH 78°07'23" WEST, 211.76 FEET TO A POINT; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING COURSES, DISTANCES, AND CURVE: NORTH 00°35'59" EAST, 157.23 FEET; THENCE NORTH 88°50'00" WEST, 75.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, SAID CURVE HAS A RADIUS OF 165.00 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 72°58'03" EAST; THENCE NORTHERLY ALONG SAID CURVE THE CHORD WHICH BEARS NORTH 09°05'59" EAST, 45.54 FEET AND AN ARC DISTANCE OF 45.69 FEET TO A POINT; THENCE NORTH 01°10'00" EAST, 41.77 FEET TO A POINT; THENCE SOUTH 88°50'00" EAST, 67.85 FEET TO A POINT; THENCE NORTH 00°35'59" EAST, 303.25 FEET TO A POINT; THENCE SOUTH 89°24'01" EAST, 90.00 FEET TO A POINT; THENCE NORTH 00°35'59" EAST, 129.11 FEET TO THE POINT OF BEGINNING AND CONTAINING 656,852 SQUARE FEET (15.0748 ACRES) MORE OR LESS, ACCORDING TO CALCULATIONS PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF MARCH, 2025 UNDER PROJECT NO. 23-09-234. THIS DESCRIPTION IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A FUTURE BOUNDARY SURVEY.



Drawing name: V:\2309234\7701-Canton Ave\Drawings\Preliminary\7701-Canton Ave\2309234.dwg Plotted on: Mar 21, 2025 - 2:20pm Plotted by: shwetles

ISSUE	REMARKS	DATE

William James Capital, LLC
830 WESTWOOD DRIVE
BALLWIN, MISSOURI 63011

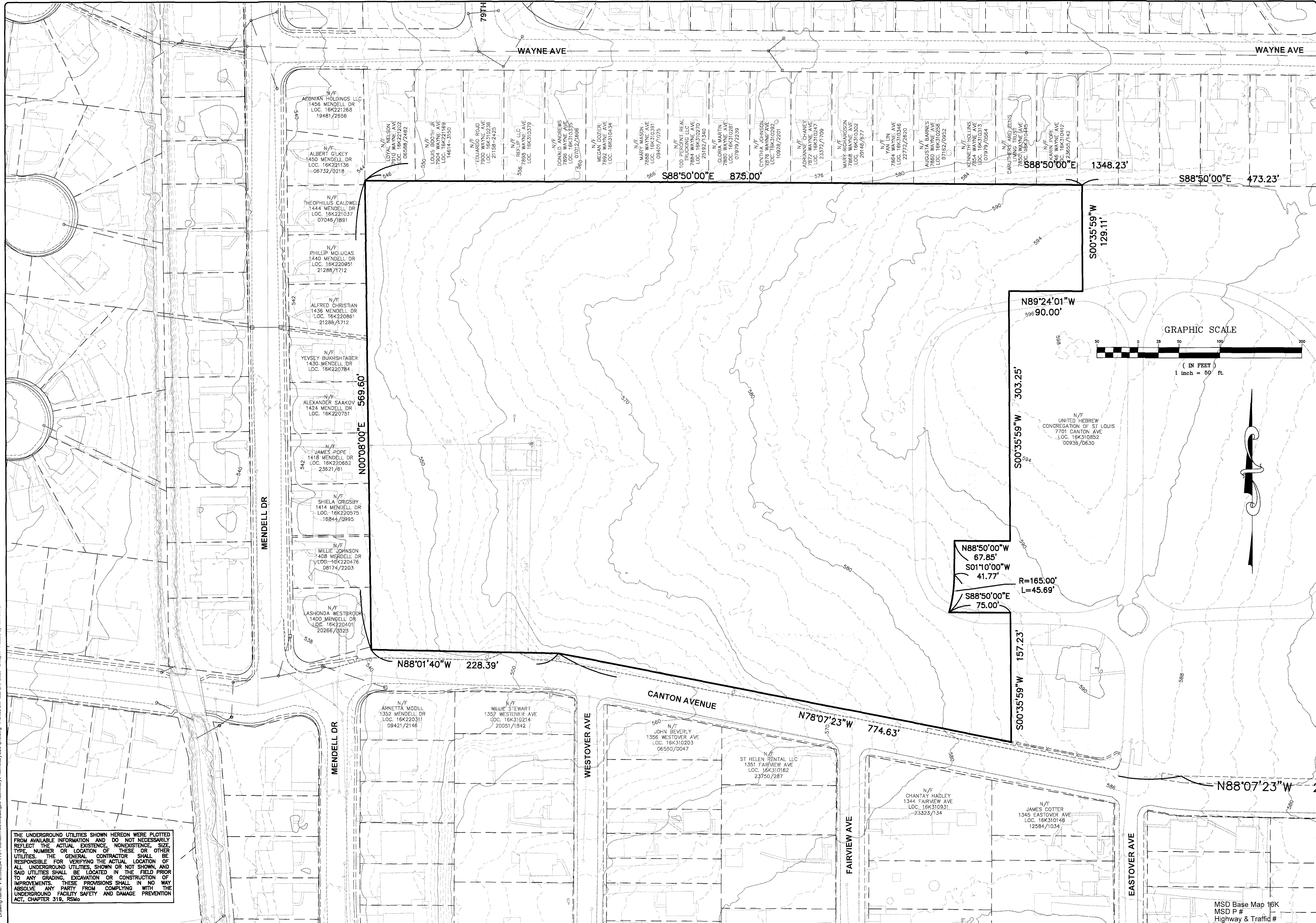
THE STERLING CO
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph: 314-487-0440 Fax: 314-487-8944
www.sterling-eng-sur.com
Corporate Certificate of Authority #001348

The Enclaves at Canton Avenue
UNIVERSITY CITY, MISSOURI
PRELIMINARY PLAN
PROPERTY DESCRIPTIONS

The Professional Engineer's seal and signature shall be placed on this sheet only in the location and form shown on this sheet. All drawings, specifications, or other documents not prepared by this engineer, and the engineer's responsibility therefor, shall be the responsibility of each party. Drawings or documents not exhibiting this seal are void.

PRELIMINARY PLAN
Date: 3-21-2025
MICHAEL G. BOERDING
License No. MO E-28643
Professional Engineer
Job Number
23-09-234
Date
Mar 21, 2025
Designed: MF Sheet
Drawn: **2.1**
Checked: PRE

MSD Base Map 16K
MSD P #
Highway & Traffic #



THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo.

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ISSUE	REMARKS/DATE

William James Capital, L.L.C.
 830 WESTWOOD DRIVE
 BALLWIN, MISSOURI 63011

THE STERLING CO.
ENGINEERS & SURVEYORS
 5055 New Baumgartner Road
 St. Louis, Missouri 63129
 Ph 314-487-0440 Fax 314-487-8944
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The Enclaves at
Canton Avenue
 UNIVERSITY CITY, MISSOURI
 PRELIMINARY PLAN
 EXISTING CONDITIONS

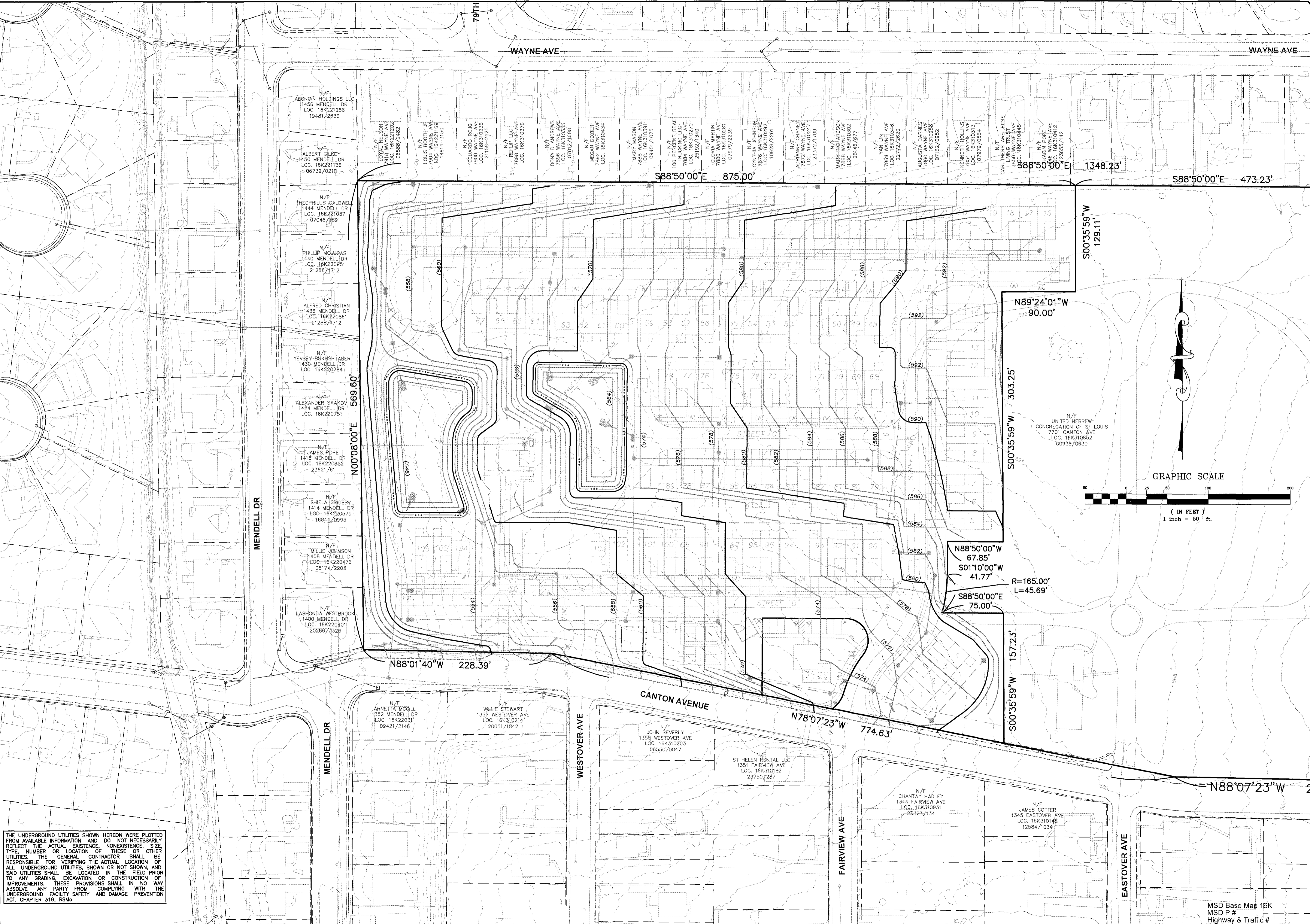
The Professional Engineer's seal and signature shall be in the sheet applied only to the material and items shown on the sheet. All drawings, agreements or other documents for which this seal and signature shall not be construed as approval by the engineer, and the engineer shall not be held responsible in any way for any errors, omissions, or damages or documents not including this seal and signature.

Michael G. Boerding
 MICHAEL G. BOERDING
 License No. MO E-28643
 Professional Engineer

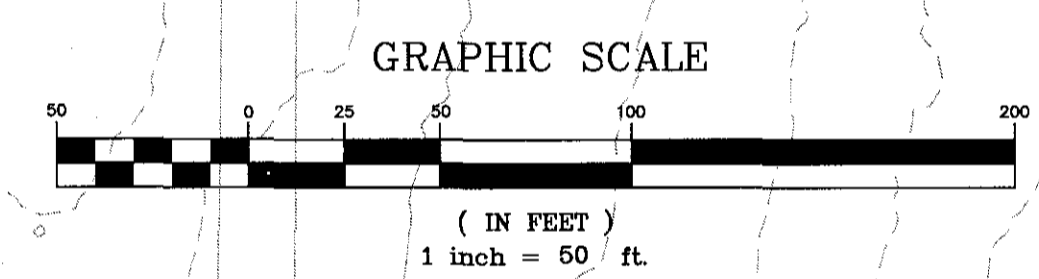
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 Job Number: 23-09-234
 Date: Mar. 21, 2025
 Designed: MF Sheet
 Drawn: 3.1
 Checked: PRE

MSD Base Map 16K
 MSD P #
 Highway & Traffic #

Drawing name: V:\2020\234 7701 Canton Ave\Drawings\Pre\Summary\234Pre.dwg Plotted on: Mar 21, 2025 - 2:27pm Plotted by: abw/tes



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ISSUE	REMARKS/DATE

William James Capital, LLC
 830 WESTWOOD DRIVE
 BALLWIN, MISSOURI 63011

THE STERLING CO.
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 Ph 314-487-0440 Fax 314-487-8944
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The Enclaves at Canton Avenue
 UNIVERSITY CITY, MISSOURI
 PRELIMINARY PLAN
 GRADING PLAN

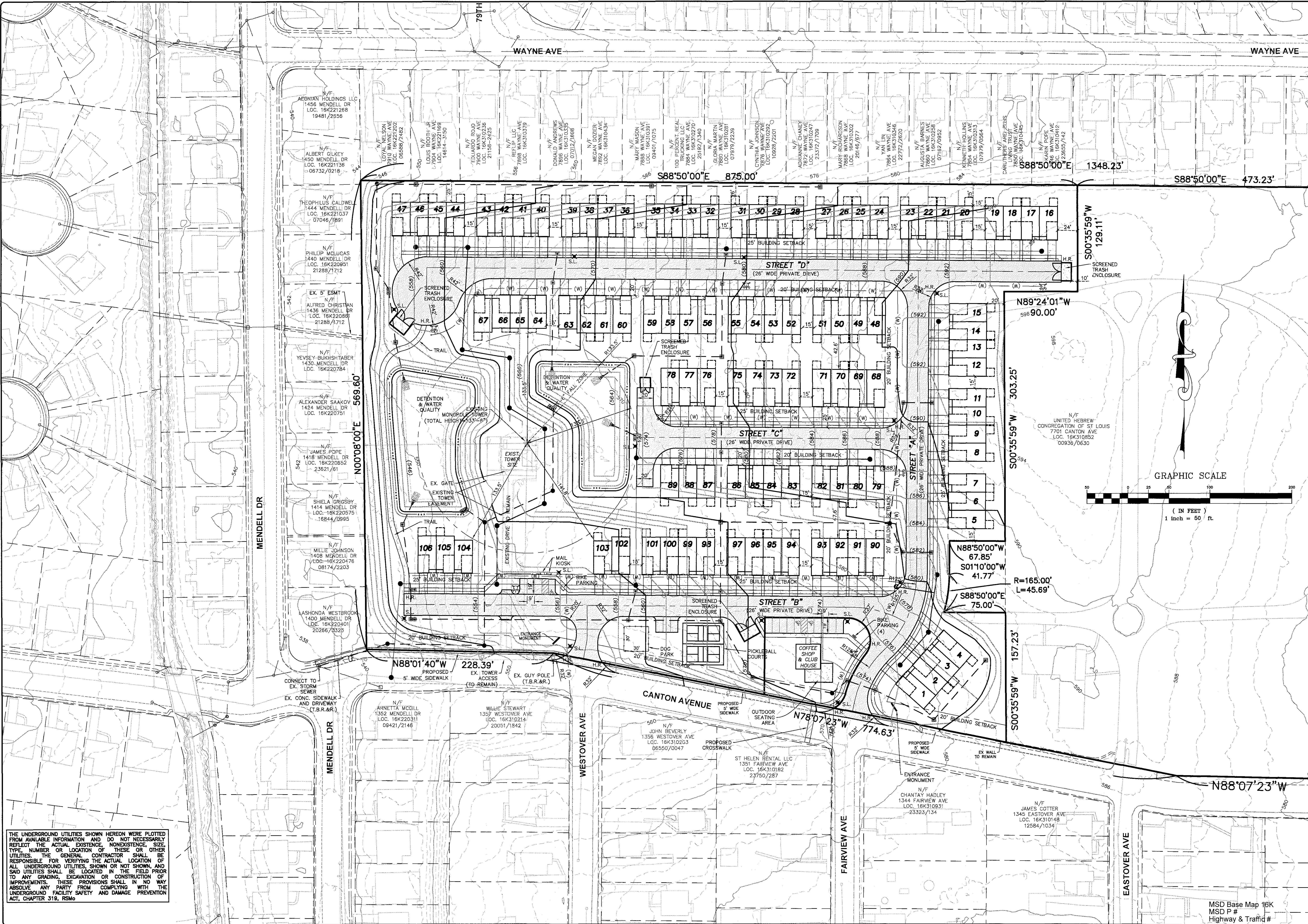
The Professional Engineer's seal and signature shall be placed on this sheet and shall apply only to the material and items shown on the sheet. All drawings, including any other documents, including the seal and signature shall not be considered complete until the engineer and the engineer's company have approved the drawings and the engineer's company has issued any and all responsibility for each plan, change or document not including this seal and signature.

PRELIMINARY PLAN
 Date: 3-21-2025
MICHAEL G. BOERDING
 License No. MO E-28643
 Professional Engineer

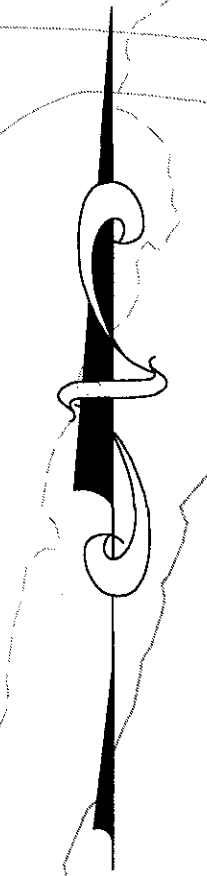
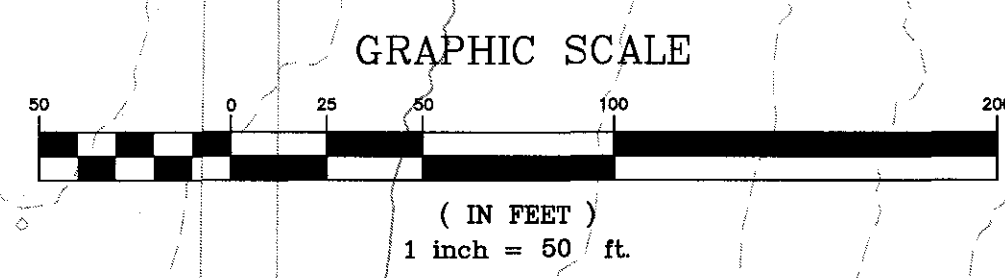
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 Date: **Mar. 21, 2025**
 Designed: MF Sheet
 Drawn: **4.1**
 Checked: **PRE**

MSD Base Map 16K
 MSD P #
 Highway & Traffic #

Drawing name: V:\2025\24\7701 Canton Ave\Drawings\Grading\Pre\18254.dwg Plotted on: Mar 21, 2025 - 2:27pm Plotted by: jdownes



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ISSUE	REMARKS/DATE

William James Capital, LLC
 830 WESTWOOD DRIVE
 BALLWIN, MISSOURI 63011

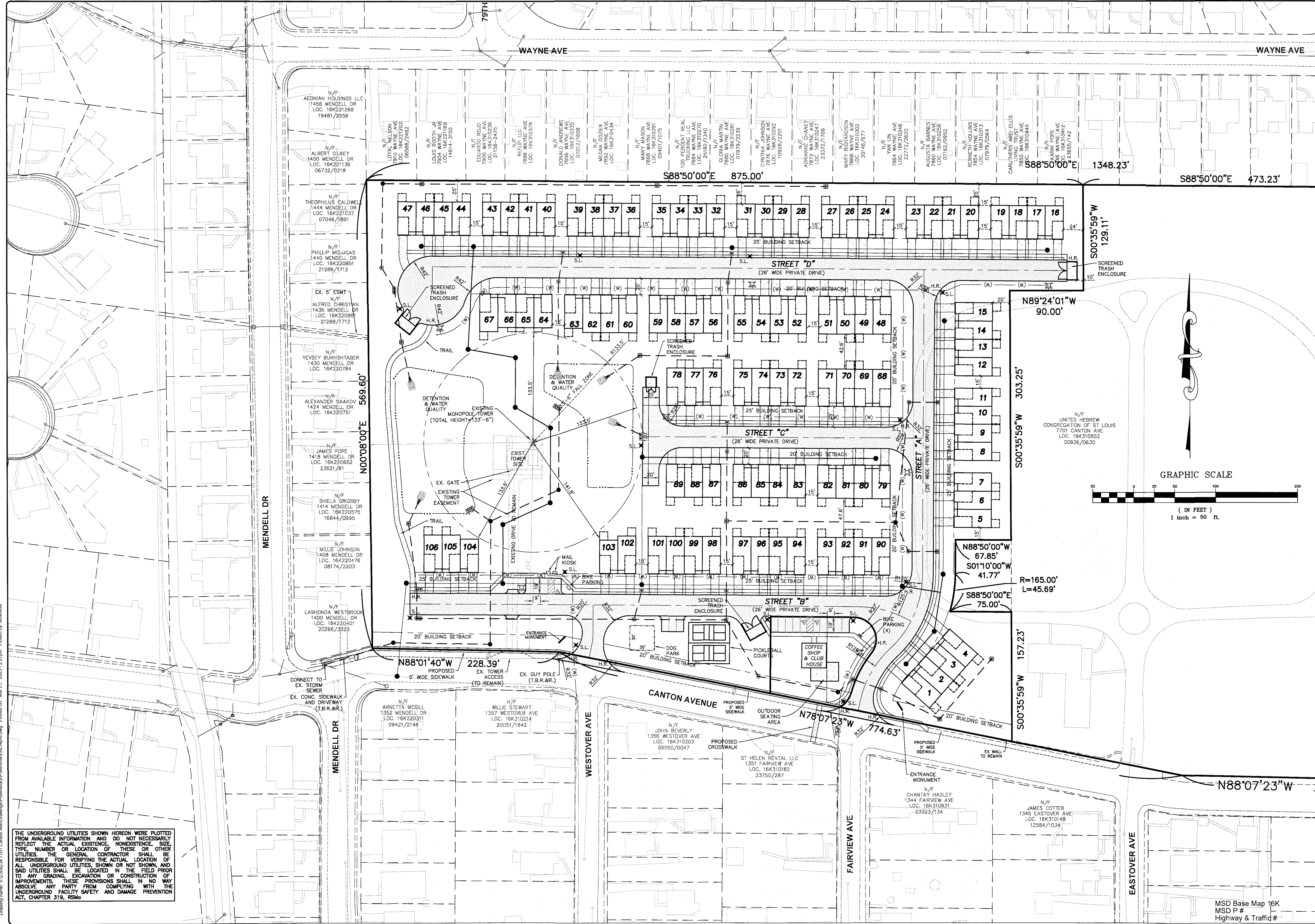
THE STERLING CO.
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The Enclaves at Canton Avenue
 UNIVERSITY CITY, MISSOURI
 PRELIMINARY PLAN
 GRADING PLAN

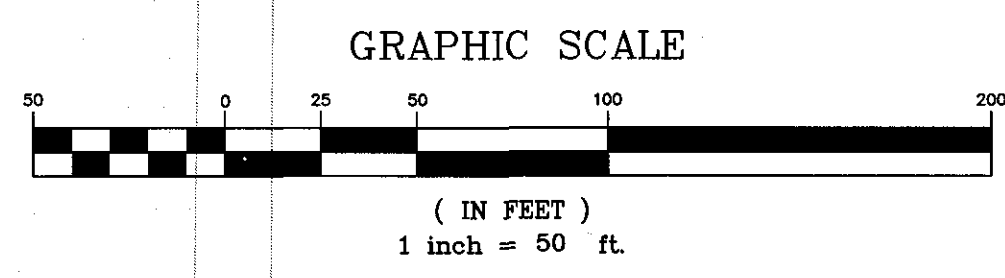
PRELIMINARY PLAN
 Date: 3-21-2025
 MICHAEL G. BOERDING
 License No. MO E-28843
 Professional Engineer

Job Number: 23-09-234
 Date: Mar. 21, 2025
 Designed: MF Sheet: 4.2
 Drawn: MF
 Checked: PRE

MSD Base Map 16K
 MSD P #
 Highway & Traffic #



THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo



ISSUE	REMARKS/DATE

William James Capital, LLC
 830 WESTWOOD DRIVE
 BALLWIN, MISSOURI 63011

THE **STERLING** CO.
 ENGINEERS & SURVEYORS
 5055 New Baumgartner Road
 St. Louis, Missouri 63129
 Ph 314-487-0440 Fax 314-487-9944
 www.sterling-eng-survey.com
 Corporate Certificate of Authority #001348

The Enclaves at
Canton Avenue
 UNIVERSITY CITY, MISSOURI
 PRELIMINARY PLAN
 SITE PLAN

The Professional Engineer's seal and signature are required for this sheet to be used for the actual construction of the project. All markings, notations or other information not provided by the engineer and the responsible professional shall be the responsibility of the contractor. The engineer's seal and signature are required for this sheet to be used for the actual construction of the project.

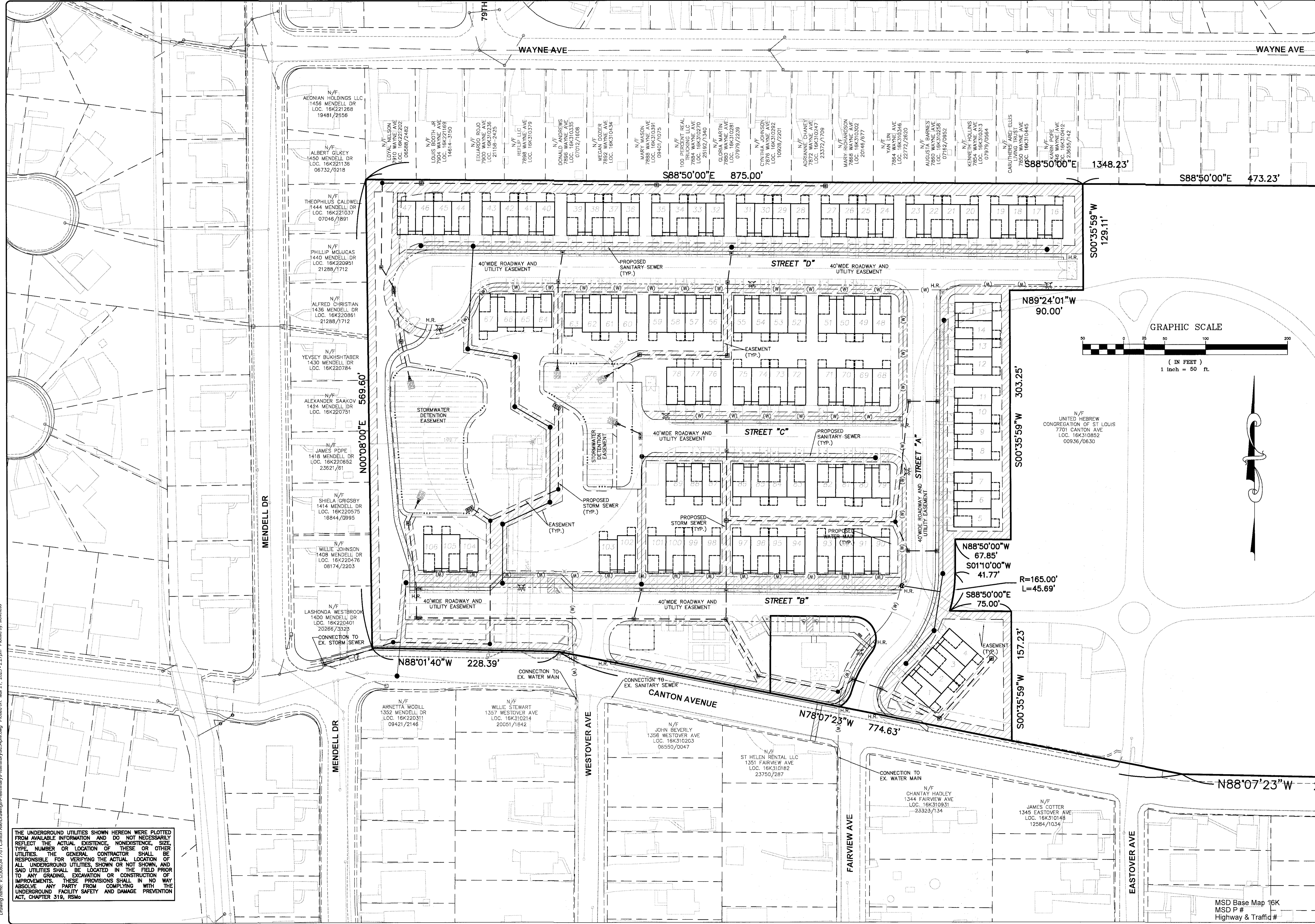
[Signature]

PRELIMINARY PLAN
 Date: 3-21-2025
 MICHAEL G. BOERDING
 License No. MO E-28643
 Professional Engineer

Job Number
 23-09-234
 Date
 Mar. 21, 2025
 Drawn: MF Sheet
 Checked: PRE

MSD Base Map 16K
 MSD P #
 Highway & Traffic #

Drawing name: V:\2023\23-09-234\Canton Ave\Drawings\preliminary\preliminary0224pre.dwg Plotted on: Mar 21, 2025 - 2:27pm Plotted by: sbw0888



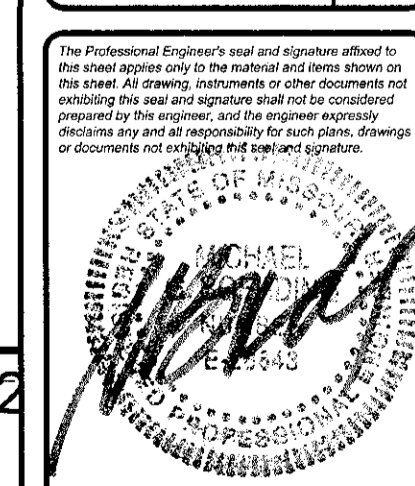
THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo

ISSUE	REMARKS/DATE

William James Capital, LLC
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 BALLWIN, MISSOURI 63011

THE STERLING CO.
ENGINEERS & SURVEYORS
 5055 New Baumgartner Road
 St. Louis, Missouri 63129
 Ph 314-487-0440 Fax 314-487-8944
 www.sterling-eng-sur.com
 Corporate Certificate of Authority #001348

The Enclaves at
Canton Avenue
 UNIVERSITY CITY, MISSOURI
 PRELIMINARY PLAN
 UTILITY PLAN



PRELIMINARY PLAN
 Date: 3-21-2025
MICHAEL G. BOERDING
 License No. MO E-28643
 Professional Engineer

Job Number	23-09-234
Date	Mar. 21, 2025
Designed: MF	Sheet
Drawn:	6.1
Checked:	PRE

MSD Base Map 16K
 MSD P #
 Highway & Traffic #

OPTION 01: GREEN



FRONT ELEVATION



SIDE ELEVATION 01

SIDE ELEVATION 02



REAR ELEVATION



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Engineer of Record

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**APARTMENT
BUILDING**

University City,
Missouri 63130

Finished on 07/02/24

Project #: 07246022

Drawings not for building permit applications
only. Not for construction until a permit issued

SHEET NUMBER:

PERMIT DRAWINGS

OPTION 01: GREY



FRONT ELEVATION



SIDE ELEVATION 01

SIDE ELEVATION 02



REAR ELEVATION



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Finished on 07/02/24

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OPTION 01: WHITE



FRONT ELEVATION



SIDE ELEVATION 01

SIDE ELEVATION 02



REAR ELEVATION



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BUILDING**

University City,
Missouri 63130

Finished on 07/02/24

Project #: 07246022

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OPTION 02: GREY



FRONT ELEVATION



SIDE ELEVATION 01



SIDE ELEVATION 02



REAR ELEVATION



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Finished on 07/02/24

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SHEET NUMBER:

PERMIT DRAWINGS

OPTION 02: GREEN



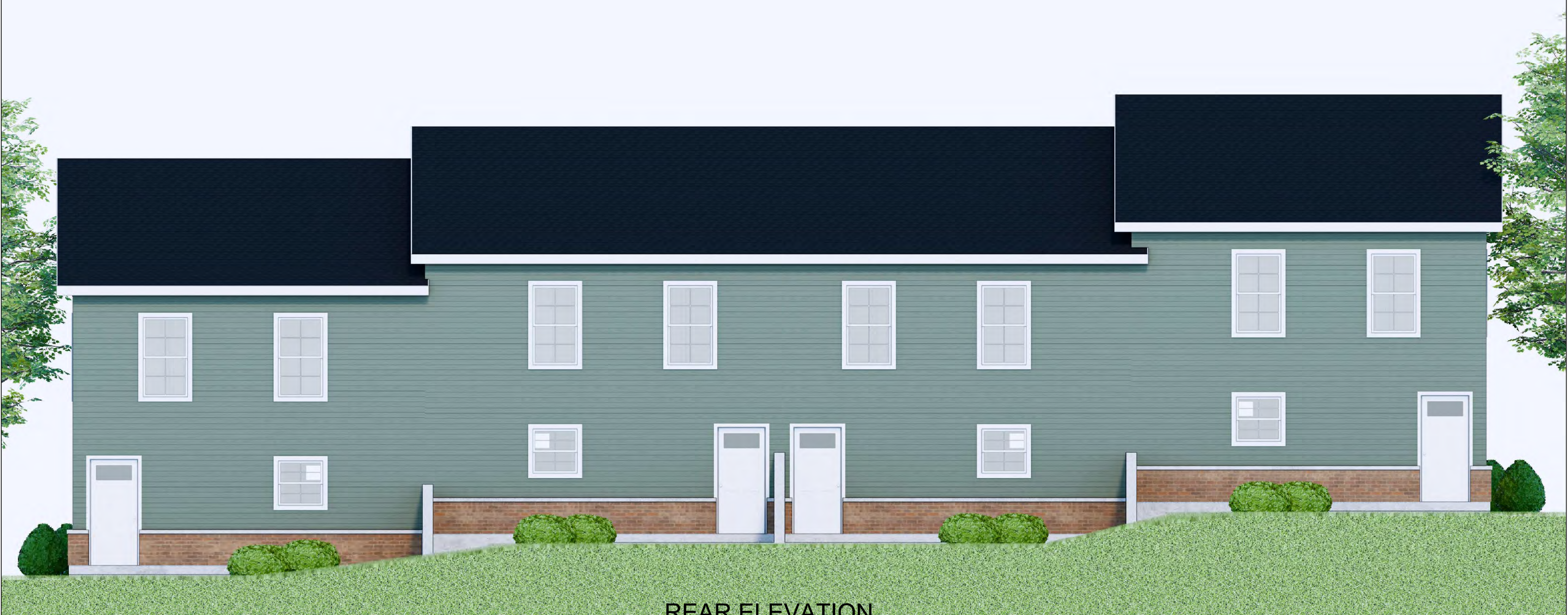
FRONT ELEVATION



SIDE ELEVATION 01



SIDE ELEVATION 02



REAR ELEVATION



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PERMIT DRAWINGS

OPTION 02: WHITE

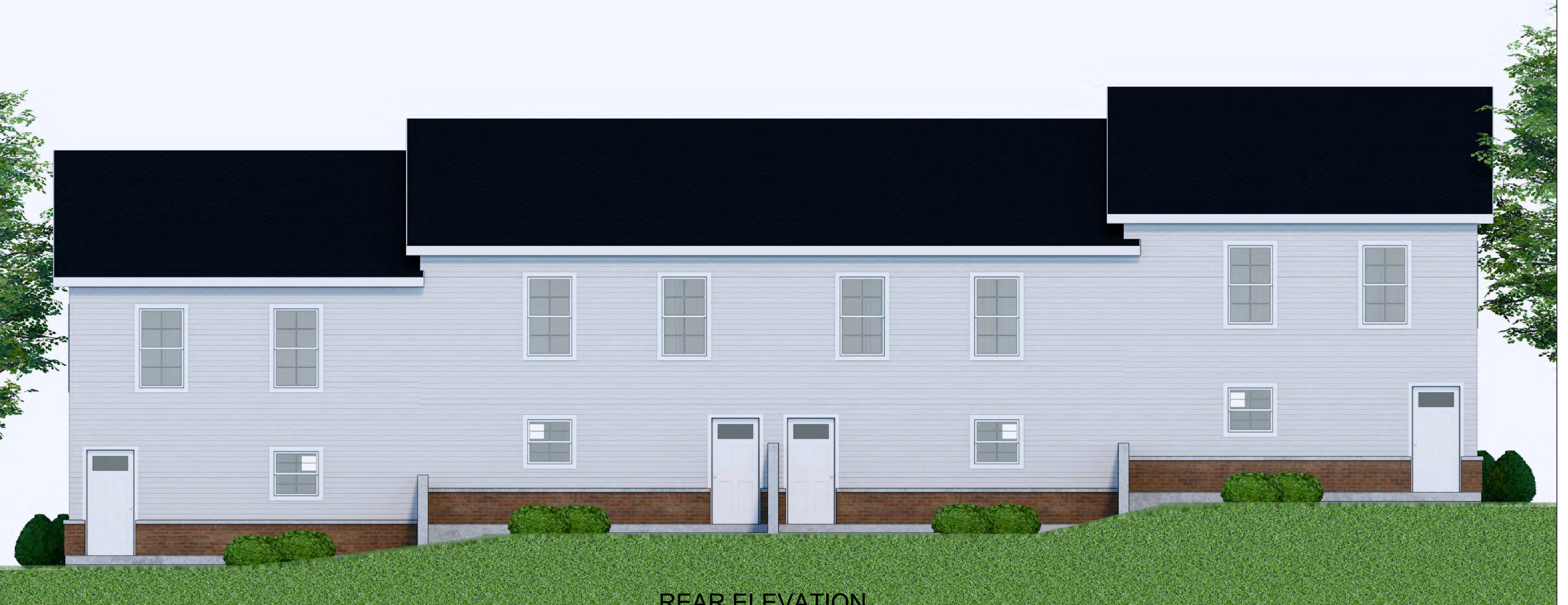


FRONT ELEVATION



SIDE ELEVATION 01

SIDE ELEVATION 02



REAR ELEVATION



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APARTMENT
BUILDING

University City,
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Finished on 07/02/24

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PERMIT DRAWINGS



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**APARTMENT
BUILDING
- TYPE B**

University City,
Missouri 63130

ROOF PLAN

Finished on 07.02.24

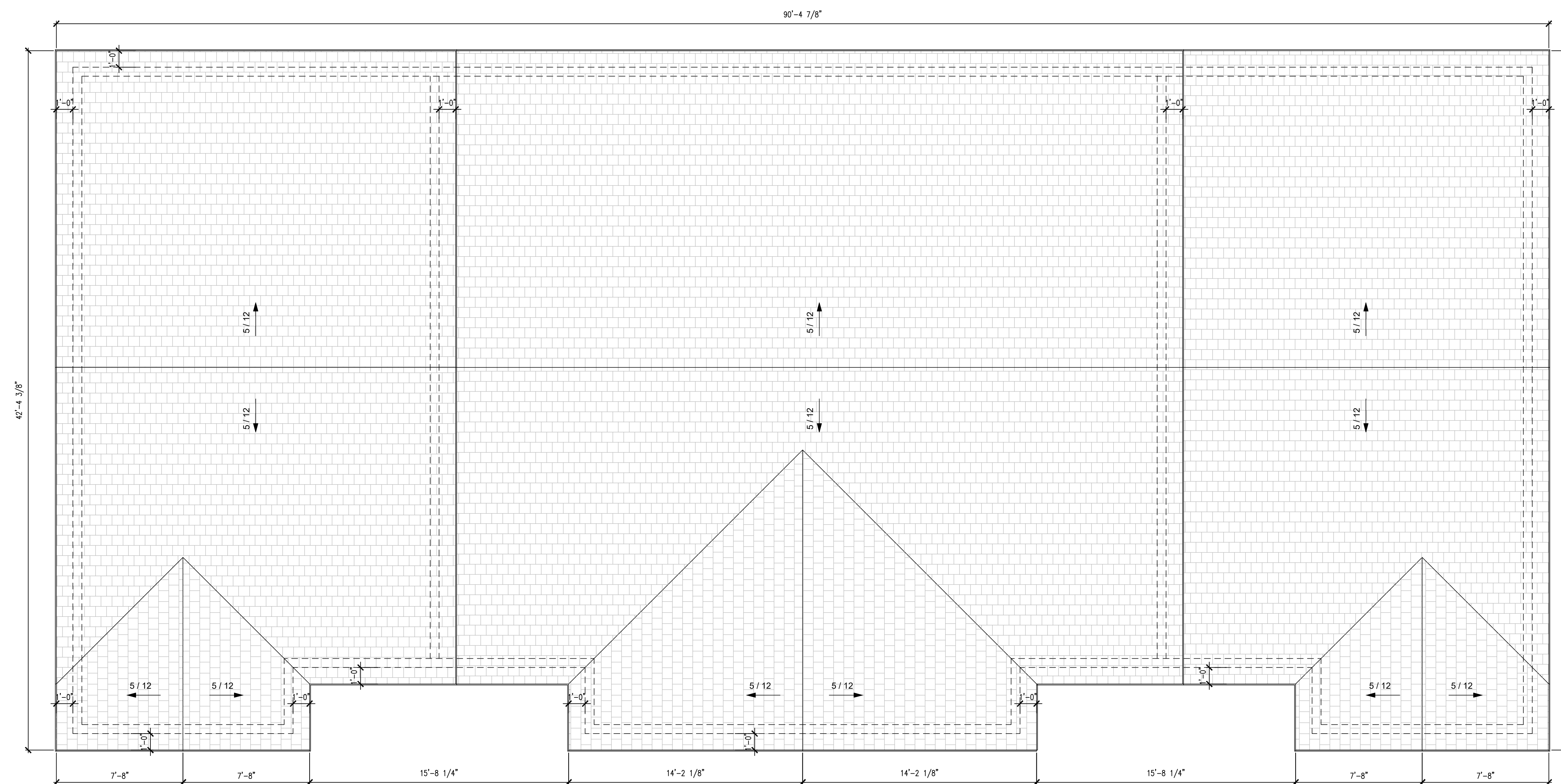
Project #: 07246022

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SHEET NUMBER:

A3.0

PERMIT DRAWINGS



1 ROOF PLAN
A3.0 SCALE: 1/4" = 1'-0"



2 FRONT ELEVATION
A3.0 SCALE: 1/4" = 1'-0"



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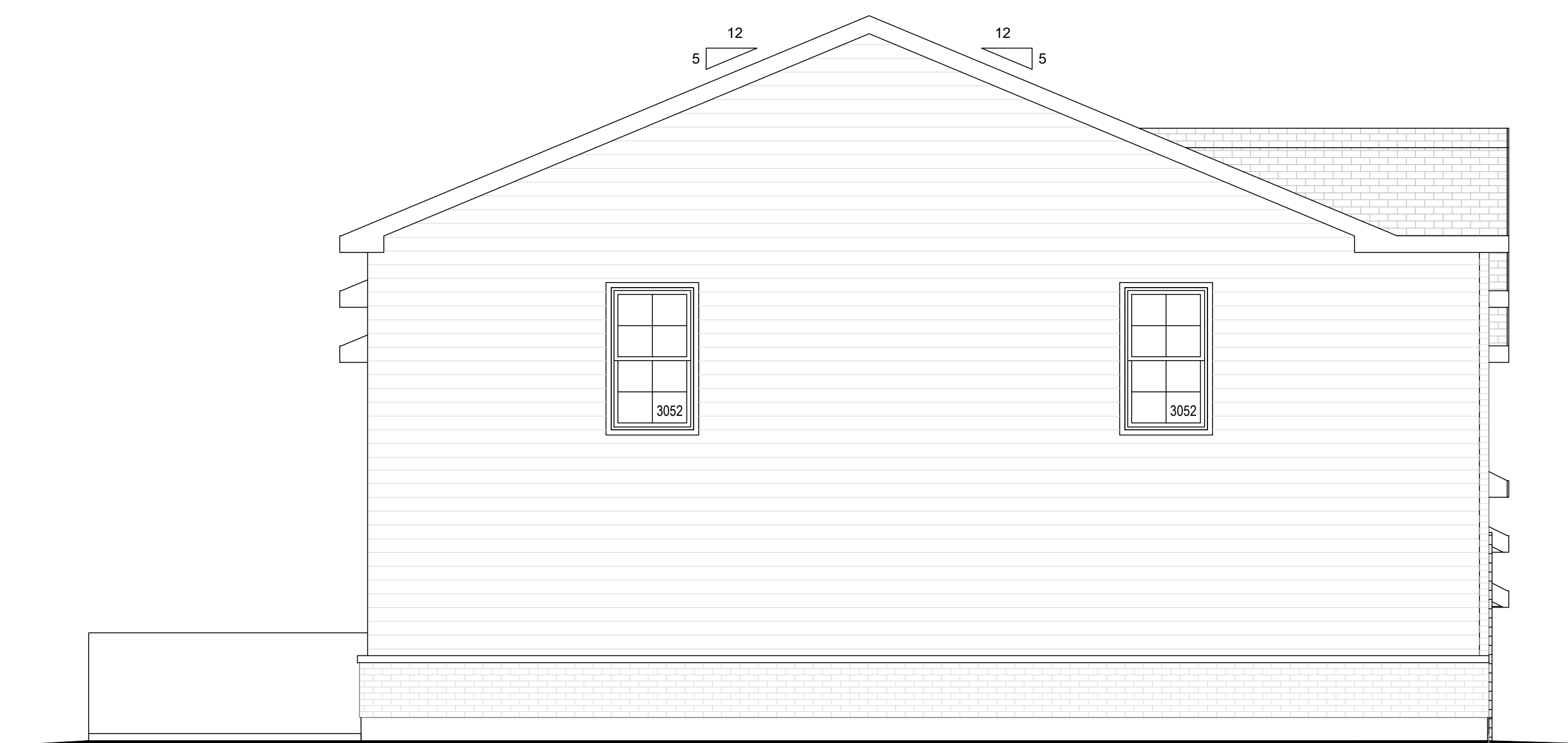
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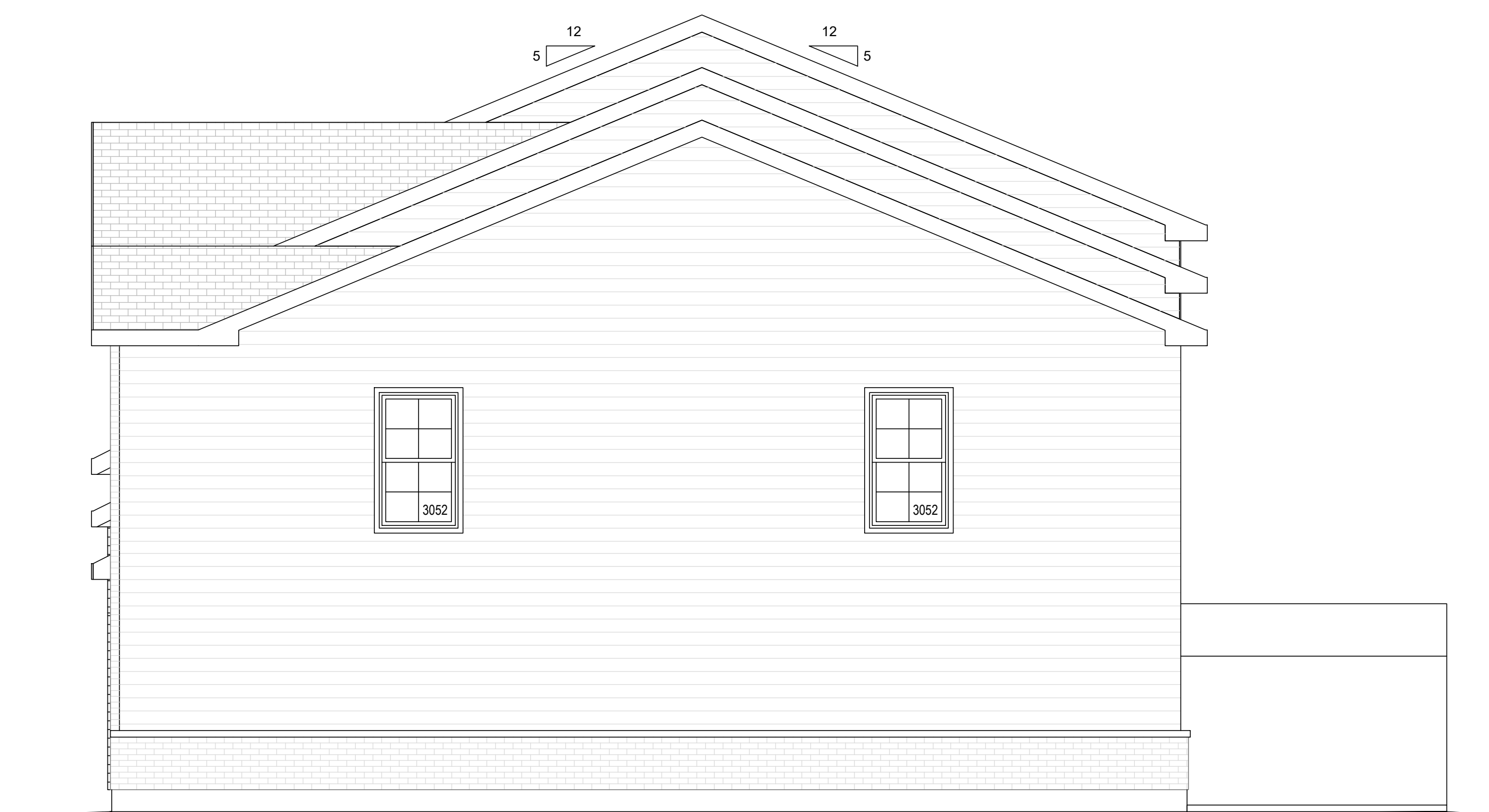
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1 REAR ELEVATION
A4.0 SCALE: 1/4" = 1'-0"



2 SIDE ELEVATION 01
A4.0 SCALE: 1/4" = 1'-0"



3 SIDE ELEVATION 02
A4.0 SCALE: 1/4" = 1'-0"

APARTMENT BUILDING - TYPE B

University City, Missouri 63130

EXTERIOR ELEVATIONS

Finished on 07.02.24

Project #: 07246022

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SHEET NUMBER:

A4.0

PERMIT DRAWINGS



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APARTMENT BUILDING - TYPE C

University City, Missouri 63130

FLOOR PLAN

Finished on 07.02.24

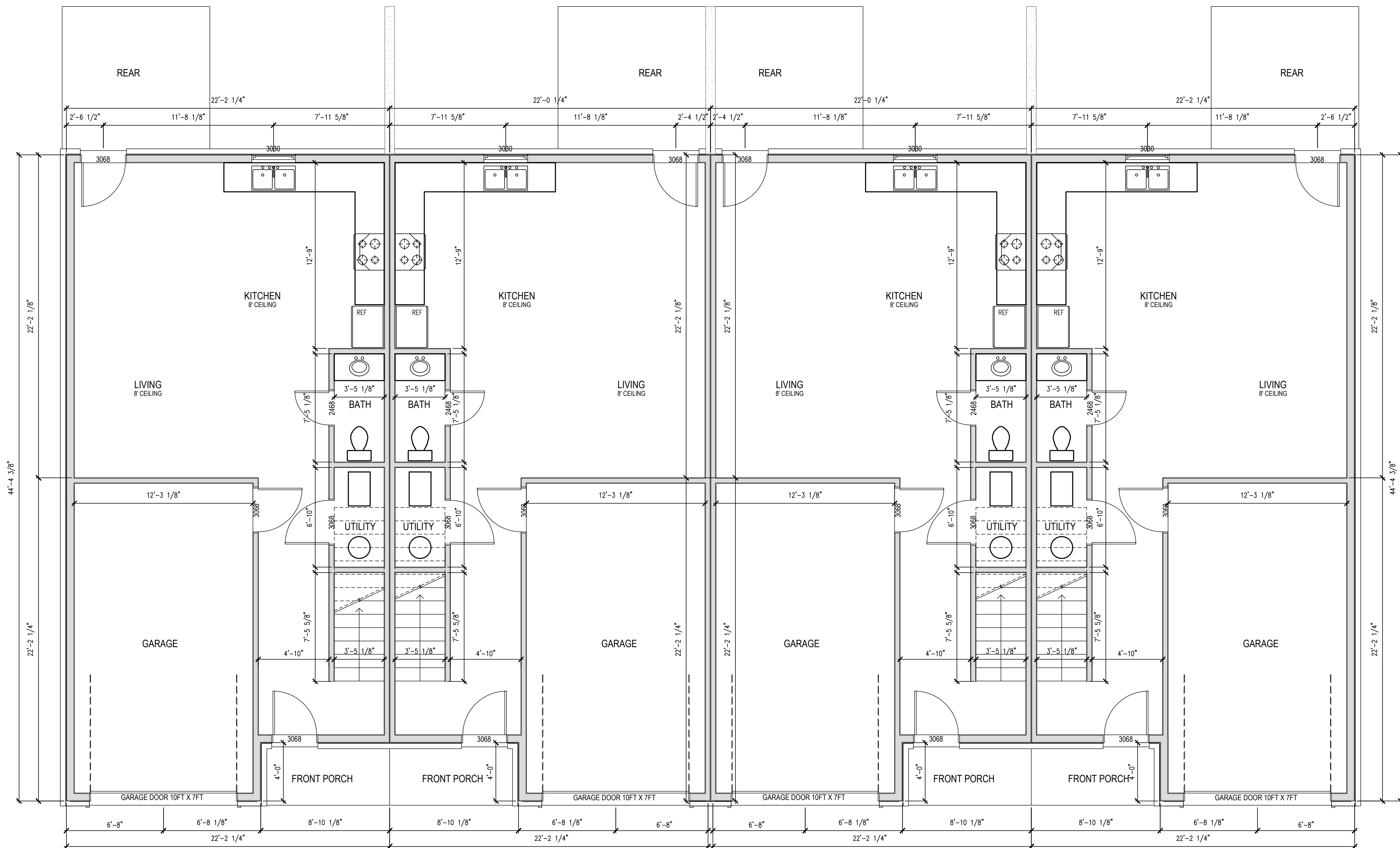
Project #: 07246022

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SHEET NUMBER:

A1.0

PERMIT DRAWINGS



1 FLOOR PLAN
A1.0 SCALE: 1/4" = 1'-0"



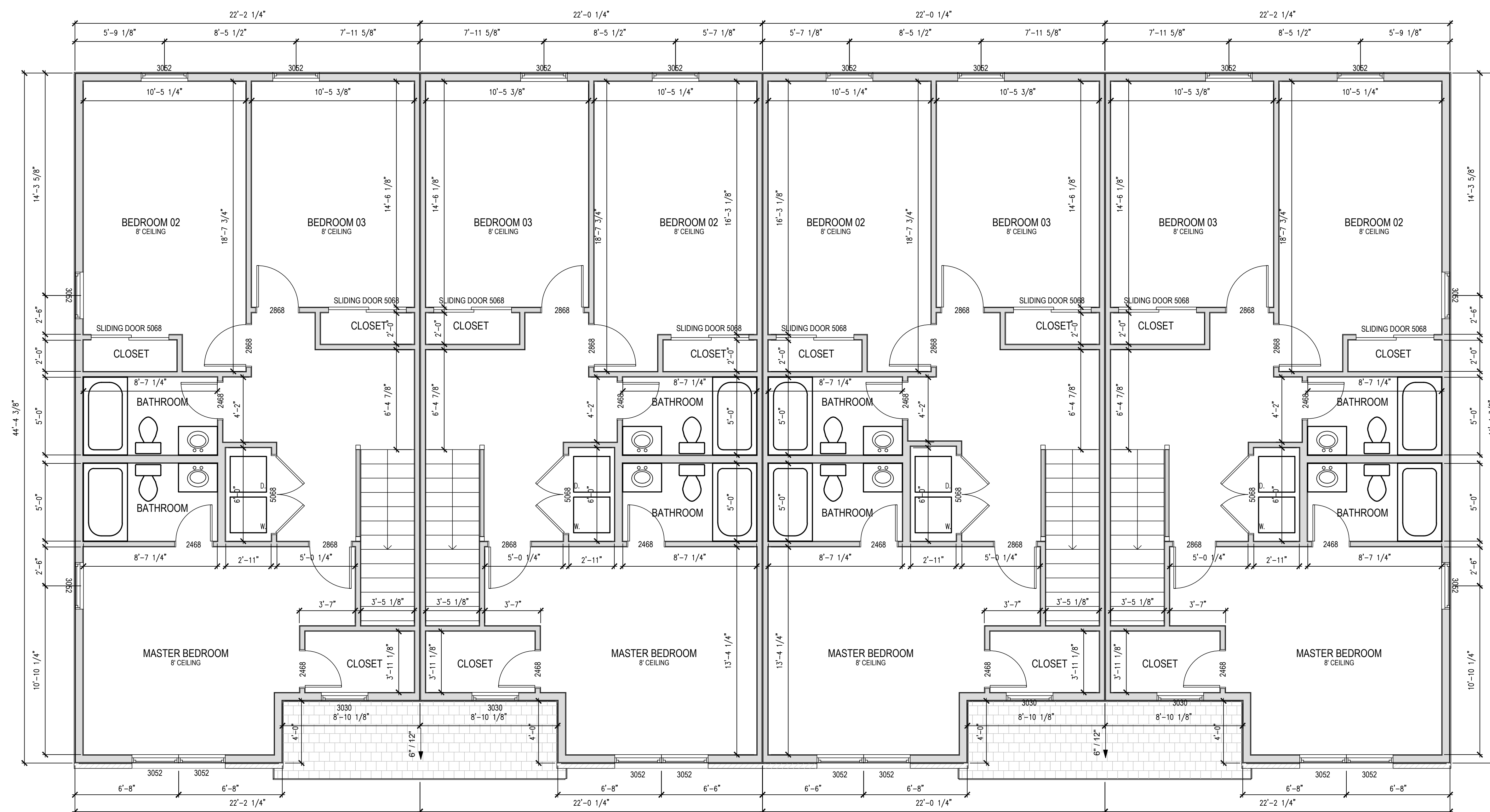
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1 SECOND FLOOR PLAN
A2.0 SCALE: 1/4" = 1'-0"

APARTMENT BUILDING - TYPE C

University City, Missouri 63130

SECOND FLOOR PLAN

Finished on 07.02.24

Project #: 07246022

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SHEET NUMBER:

A2.0

PERMIT DRAWINGS



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NEW OFFICE: ELS-PROPERTIES

UNIVERSITY CITY, MISSOURI 63130

Issued on 03/20/25

No.	Description	Date

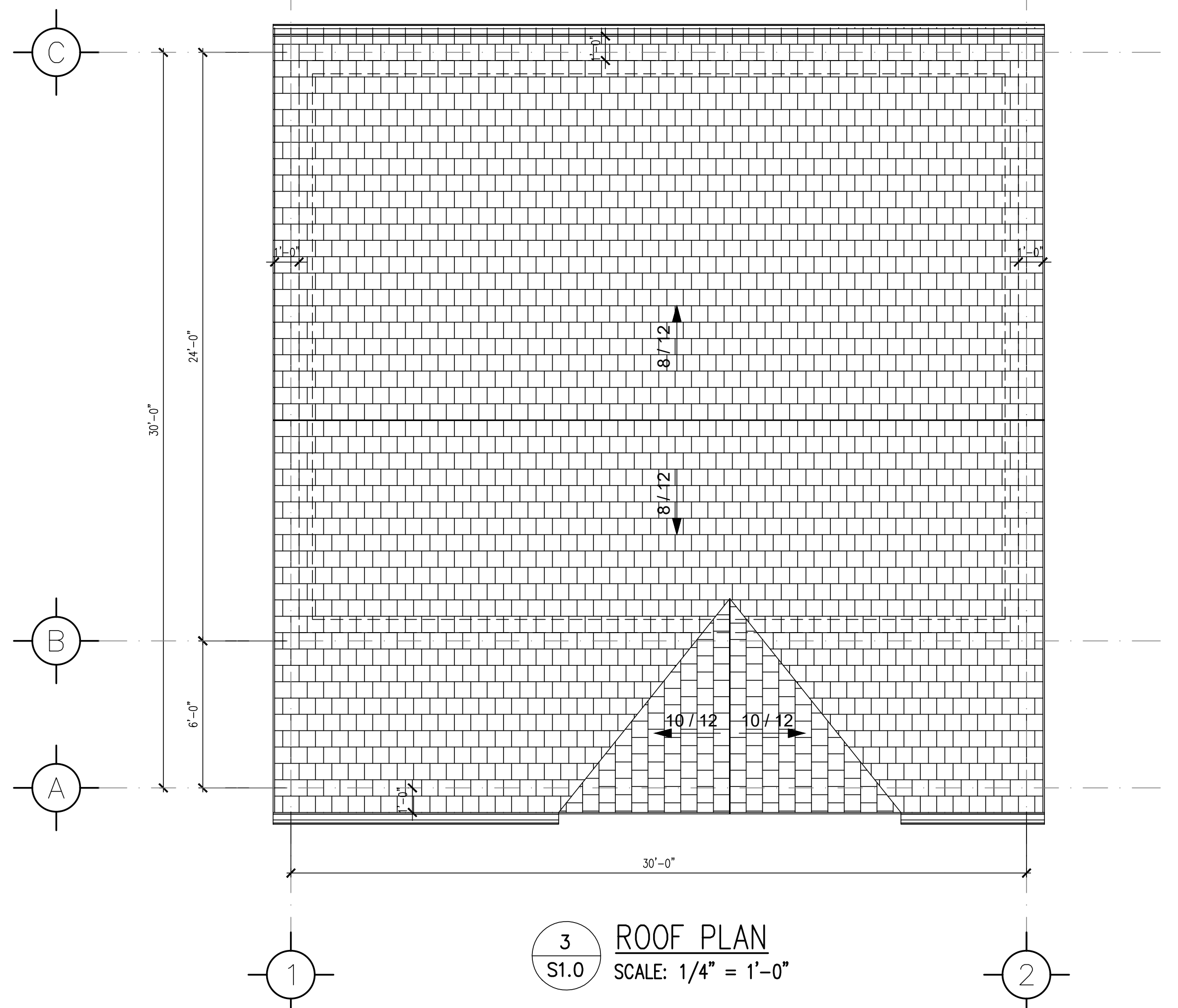
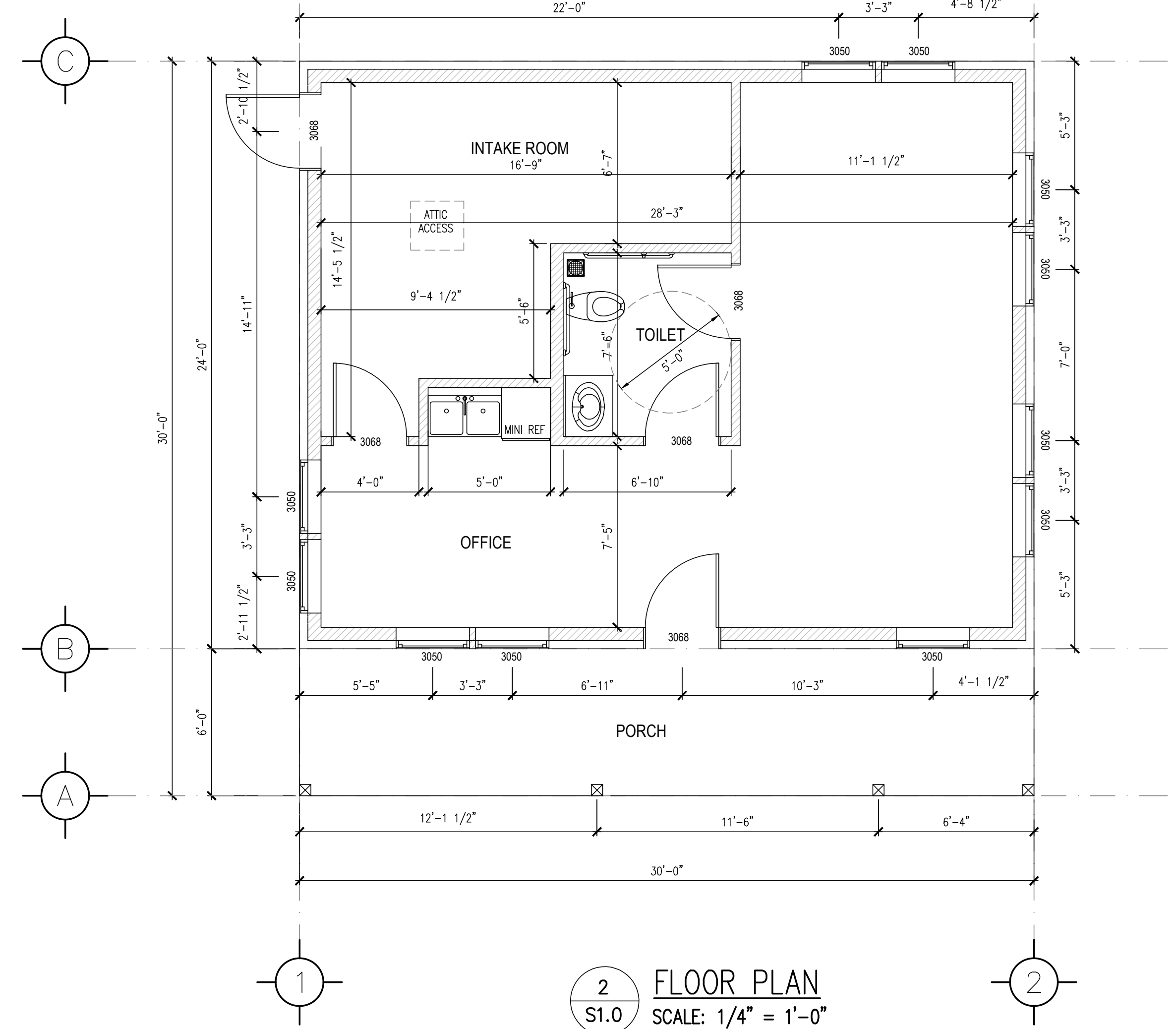
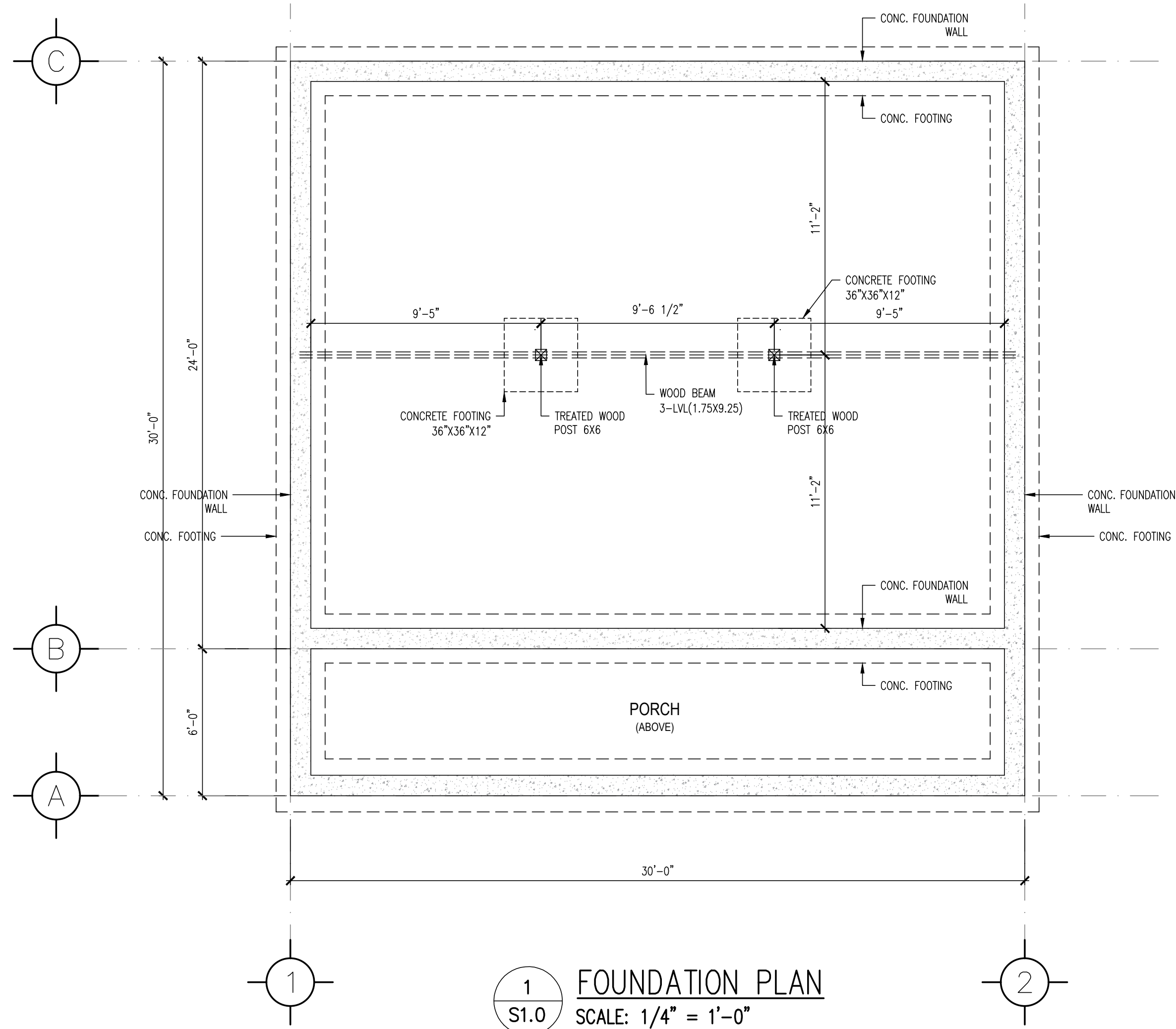
Project #: 03254420

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FOUNDATION, FLOOR AND ROOF PLANS

SHEET NUMBER:

S1.0





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NEW OFFICE: ELS-PROPERTIES

UNIVERSITY CITY, MISSOURI 63130

Issued on 03/20/25

No.	Description	Date

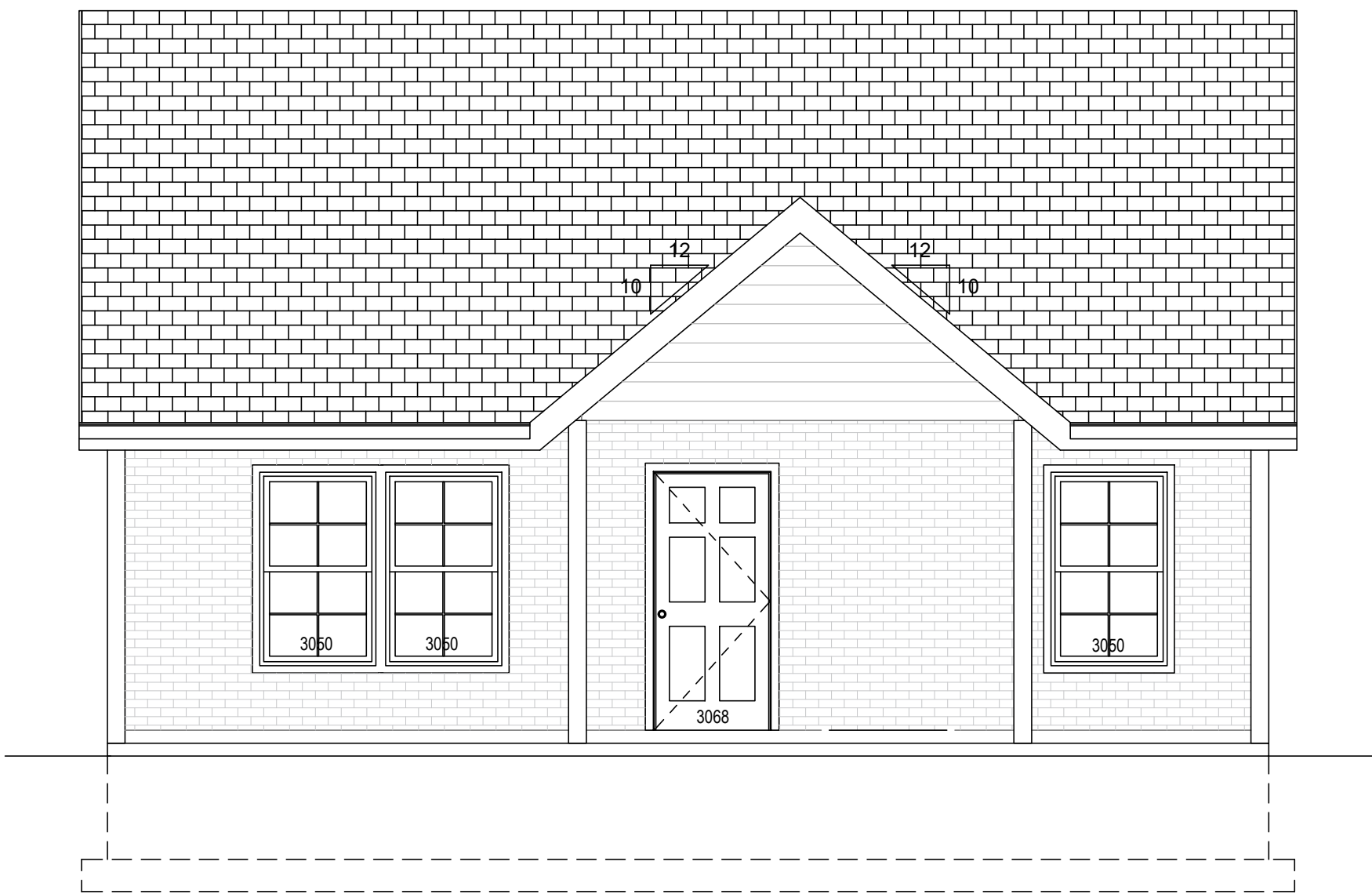
Project #: 03254420

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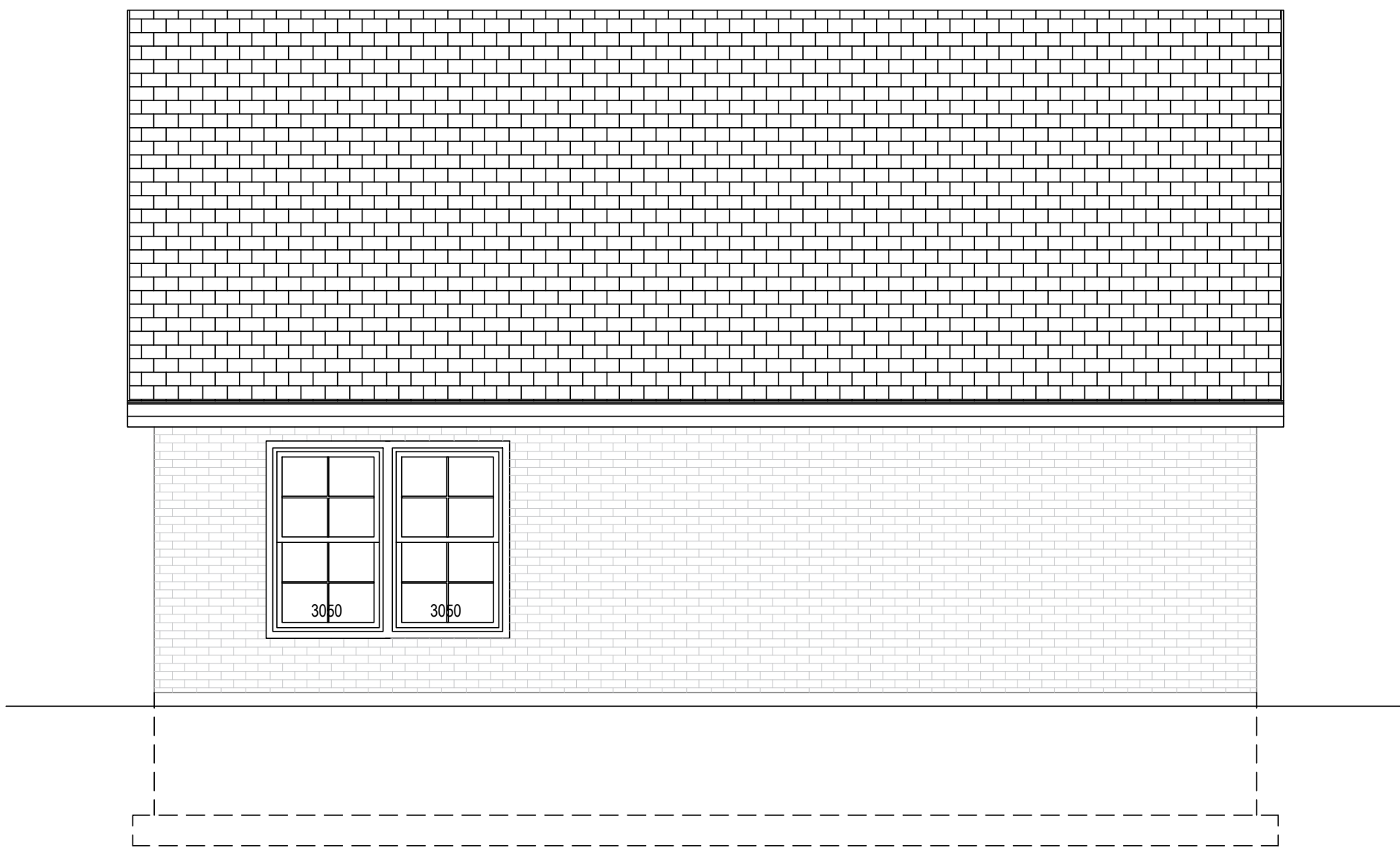
ELEVATIONS

SHEET NUMBER:

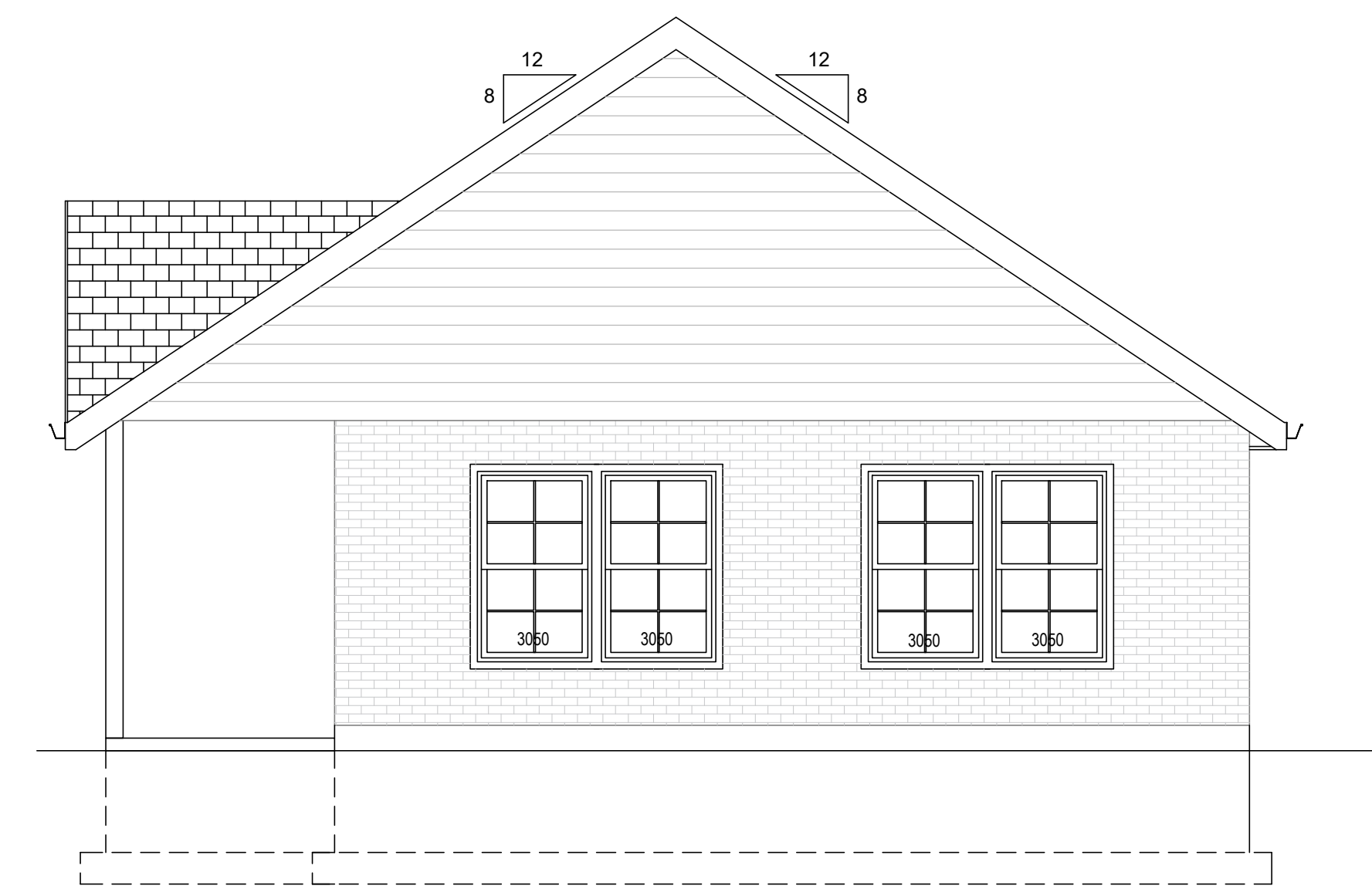
S2.0



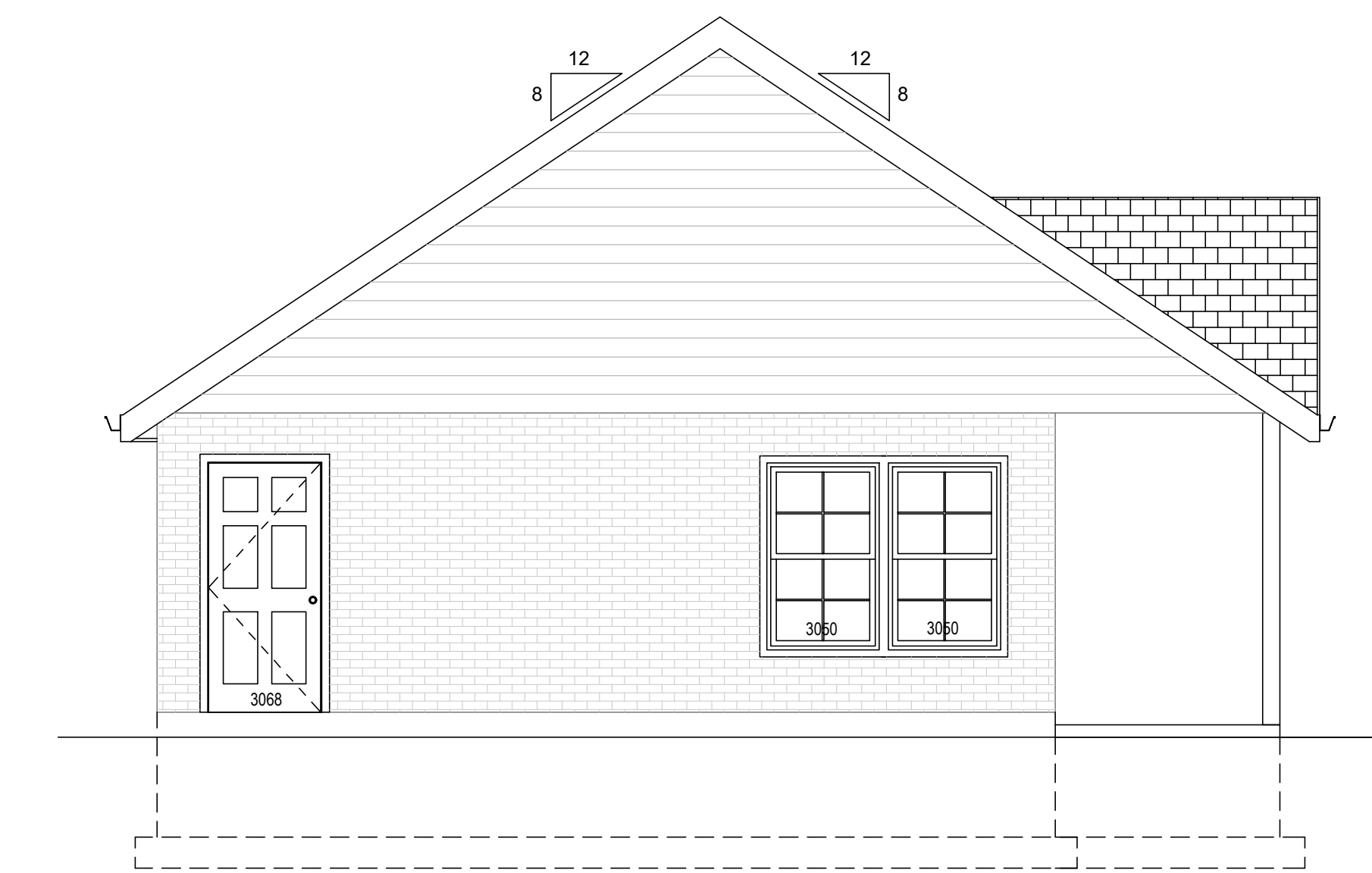
1 FRONT ELEVATION
S2.0 SCALE: 1/4" = 1'-0"



2 REAR ELEVATION
S2.0 SCALE: 1/4" = 1'-0"



3 SIDE ELEVATION (RIGHT VIEW)
S2.0 SCALE: 1/4" = 1'-0"



4 SIDE ELEVATION (LEFT VIEW)
S2.0 SCALE: 1/4" = 1'-0"



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FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

NEW OFFICE: ELS-PROPERTIES

UNIVERSITY CITY, MISSOURI 63130

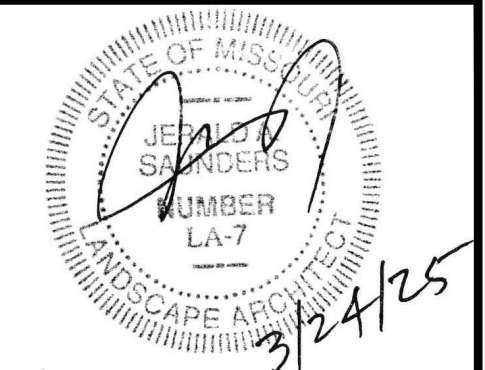
Issued on 03/20/25

No.	Description	Date

Project #: 03254420

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SHEET NUMBER:



Jerald Saunders - Landscape Architect
MO License # LA-007

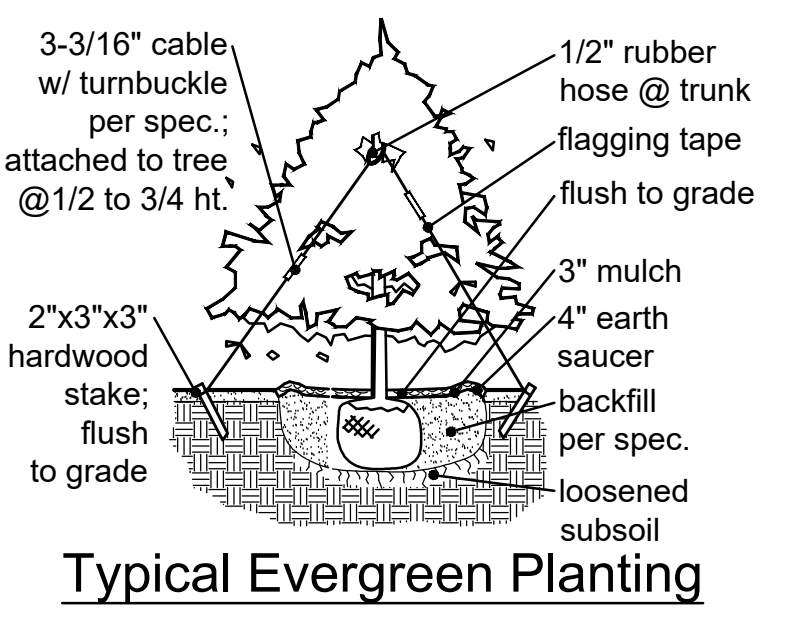
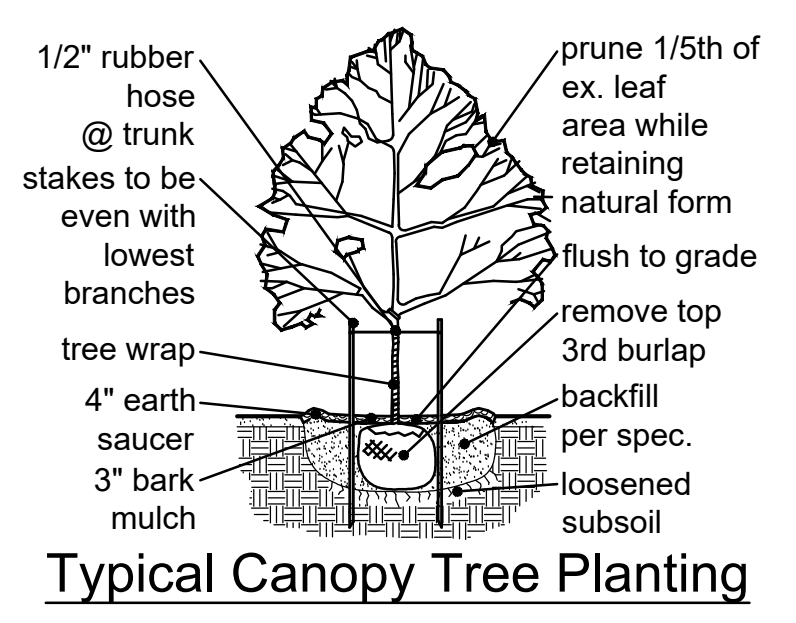
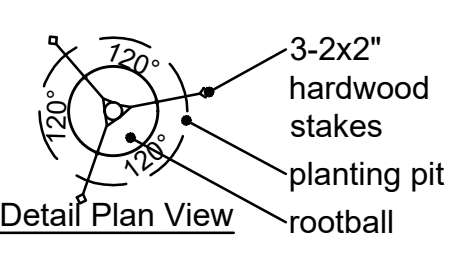
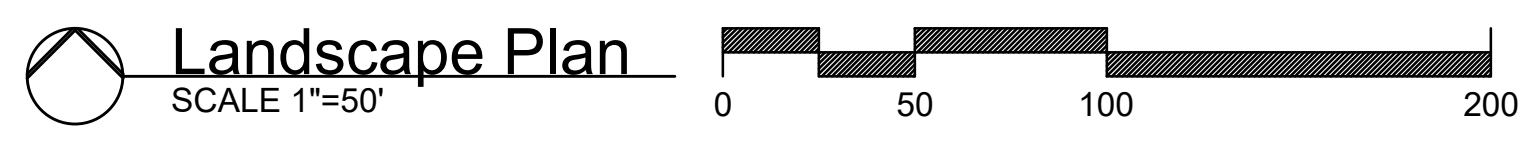
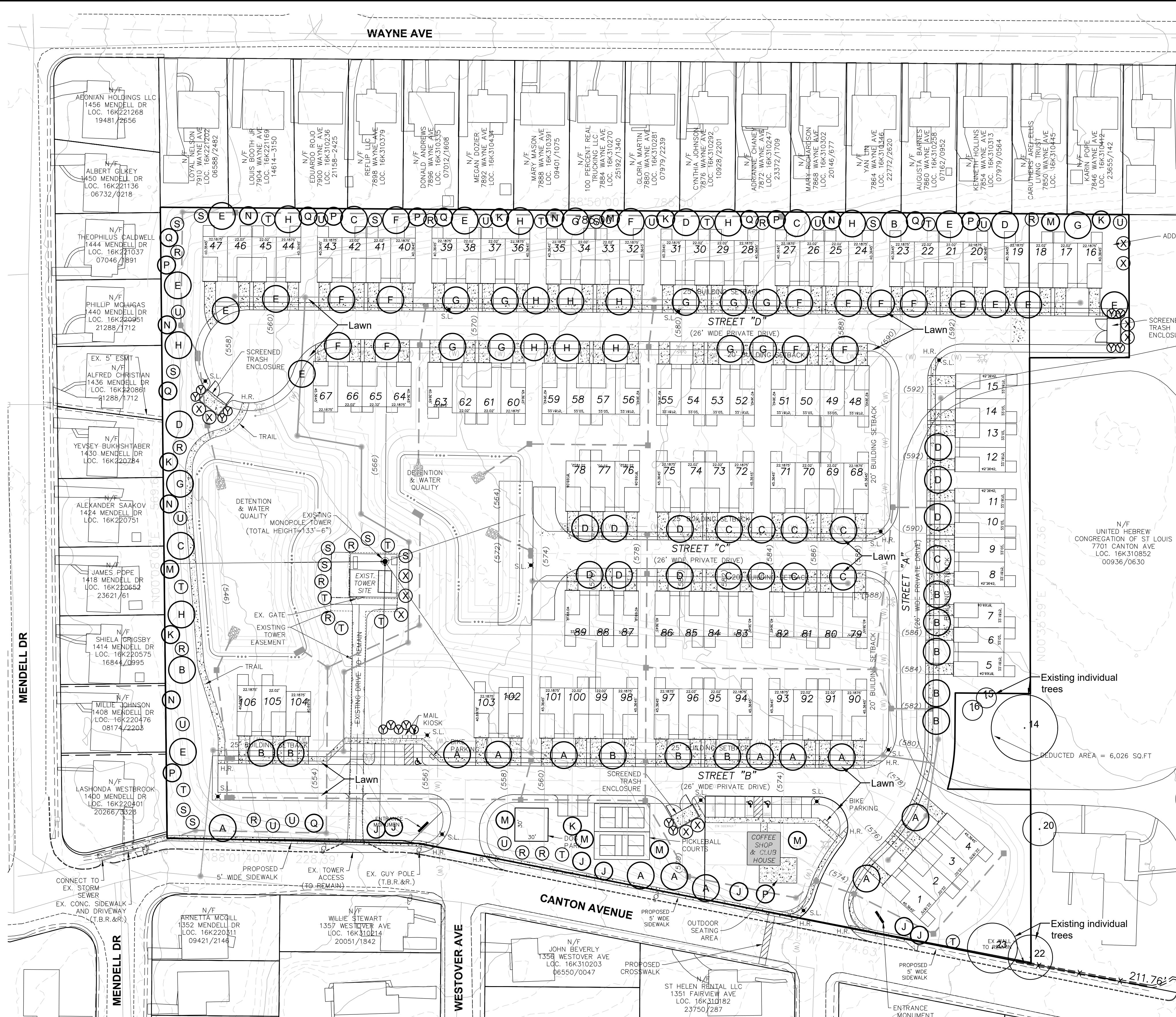
Consultants:

PLANTING SCHEDULE

ID	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
CANOPY-SHADE TREE					
A	12	Acer saccharum	Sugar Maple	3" caliper	B & B
B	12	Acer rubrum	Red Maple	3" caliper	B & B
C	12	Ulmus americana 'Princeton'	Princeton American Elm	3" caliper	B & B
D	12	Tilia americana 'Redmond'	Redmond American Linden	3" caliper	B & B
E	12	Quercus macrocarpa	Bur Oak	3" caliper	B & B
F	12	Quercus bicolor	Swamp White Oak	3" caliper	B & B
G	12	Quercus imbricaria	Shingle Oak	3" caliper	B & B
H	12	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	3" caliper	B & B
UNDERSTORY-ORNAMENTAL TREE					
J	7	Prunus x yedoensis	Yoshino Cherry	2" caliper	B & B
K	6	Malus 'Sutyam'	Sugar Tyme Crabapple	2" caliper	B & B
M	7	Prunus virginiana	Chokecherry	2" caliper	B & B
N	6	Cornus florida	Flowering Dogwood	2" caliper	B & B
P	7	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2" caliper	B & B
Q	7	Cercis canadensis	Eastern Redbud	2" caliper	B & B
EVERGREEN TREE					
R	12	Picea abies	Norway Spruce	8' tall	B & B
S	12	Picea glauca	White Spruce	8' tall	B & B
T	12	Picea pungens	Colorado Blue Spruce	8' tall	B & B
U	12	Pinus strobus	White Pine	8' tall	B & B
X	11	Juniperus virginiana	Juniper	8' tall	B & B
Y	15	Juniperus scopulorum 'Moonglow'	Moonglow Juniper	8' tall	B & B

Landscape Notes:

- Lawn areas shall be turf-type Tall Fescue Grass or approved equivalent. All 3:1 or steeper slopes shall be lawn seed and have erosion control blanket.
- Topsoil in all disturbed lawn areas at 6" depth.
- Soil mix in all planting beds at 8" depth.
- All mulch to be double ground bark mulch.
- Bed edges to be spade cut.
- Refer to Tree Survey sheets TS 1.01 and TS 1.02 for existing conditions.



Revisions:

Date	Description	No.
12/11/24	Plan Revisions	1
3/24/25	Plan Revisions	2

Drawn: KP
Checked: RS

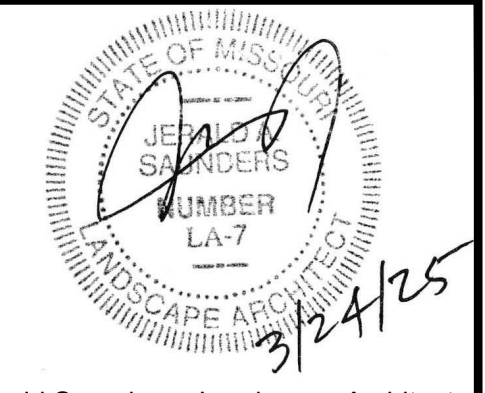
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landscape architects + planners
750 spirit of park drive, chesterfield, missouri 63005
t. 636-519-8668
www.loomis-associates.com

Sheet Title:	Landscape Plan
Sheet No.:	L1.01
Date:	9/12/24
Job #:	1085.001

The Enclaves at Canton Avenue

University City, Missouri

Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000191

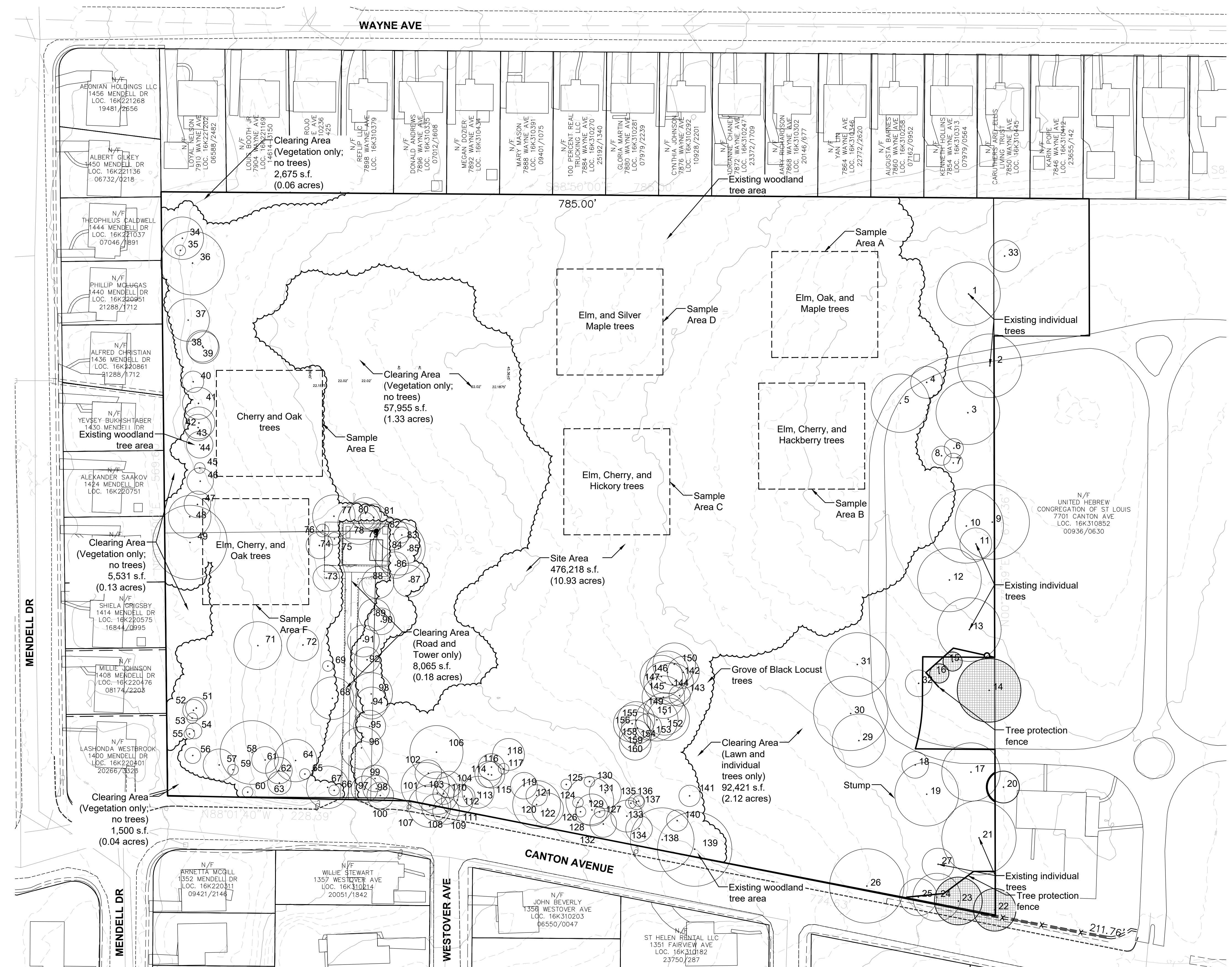


Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

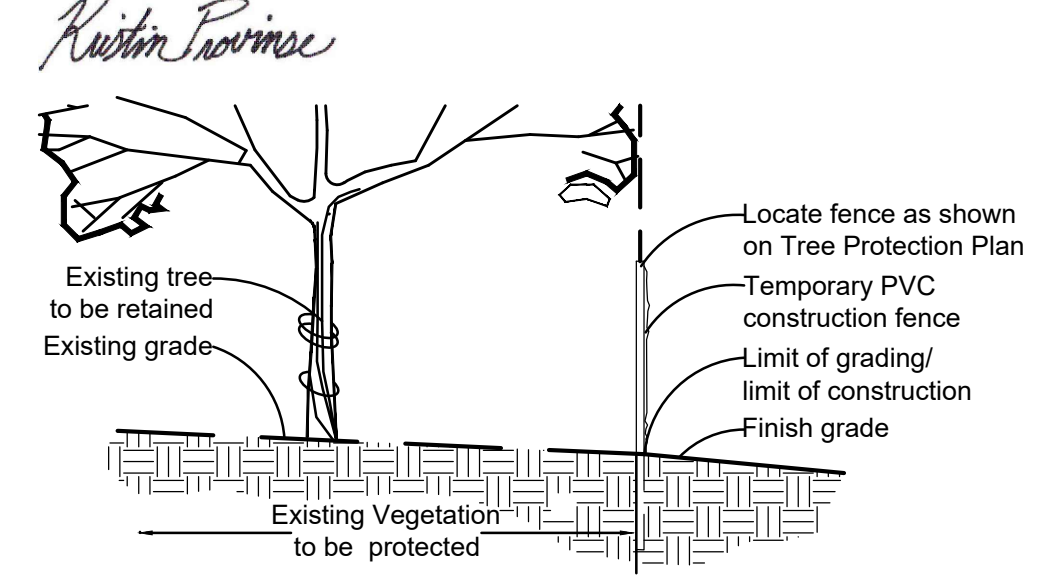
The Enclaves at Canton Avenue

University City, Missouri



- Tree Protection Notes:**
- 1) Pre-construction meeting to be held on-site to include a presentation of tree protection measures to operators, construction supervisors, developer's representative, and city zoning inspector.
 - 2) Clearing Limits to be rough staked in order to facilitate location for installation of protection fencing. No early maintenance schedule is required.
 - 3) No clearing or grading shall begin in areas where the treatment and preservation measures have not been completed, including the installation of tree protection fencing as shown on the plan. Where necessary, Contractor may perform minor tree clearing prior to installing silt fencing and tree protection fencing provided they maintain tree protection area.
 - 4) Tree Protection Fencing shall be 4-foot high temporary plastic construction fence. No equipment traffic/parking, concrete washout, material storage or other such construction activity shall be permitted to penetrate the protection fencing or disrupt the Protected Woodland Area except for the removal of dead or invasive plant material. All ground plane in planting areas shall be mulched with hardwood bark mulch. Tree Protection Signage will be placed along the Protection Fencing as shown as the dashed line on the plan.
 - 5) Tree protection measures to be maintained throughout construction sequence.

Tree Survey Prepared by:
Kristin Provinsie
Certified Arborist MW-6075A



Tree Protection Detail

Revisions:

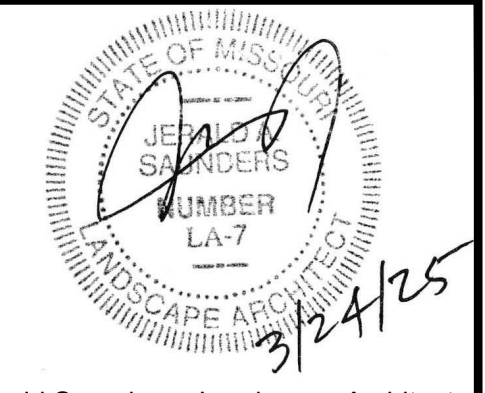
Date	Description	No.
12/11/24	Plan Revisions	1
3/24/25	Plan Revisions	2

Drawn: KP
Checked: RS

LOOMIS ASSOCIATES
landscape architects + planners
750 spirit 40 park drive, chesterfield, missouri 63005
t. 636-519-8668 www.loomis-associates.com

Sheet Title:	Tree Survey
Sheet No.:	TS 1.01
Date:	9/12/24
Job #:	1085.001

Note: Refer to TS1.02 for Tree Inventory charts and sample areas.



Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

The Enclaves at Canton Avenue

University City, Missouri

Tree Sample Area	Tree ID	Tree Name	DBH	Condition Rating	Comment
A	A1	White Oak	30	Fair	Tree sample area A
A	A2	Elm	7	Fair	Tree sample area A
A	A3	Pin Oak	11	Fair	Tree sample area A
A	A4	Maple	14	Fair	Tree sample area A
A	A5	White Oak	6	Fair	Tree sample area A
A	A6	White Oak	6	Fair	Tree sample area A
A	A7	Elm	14	Poor	Tree sample area A
A	A8	Elm	10	Fair	Tree sample area A
A	A9	Maple	12	Fair	Tree sample area A
A	A10	Tree of Heaven	14	Poor	Tree sample area A
A	A11	Boxelder	7	Poor	Tree sample area A
A	A12	Silver Maple	18	Fair	Tree sample area A
A	A13	Silver Maple	12	Fair	Tree sample area A
A	A14	Boxelder	10	Fair	Tree sample area A
A	A15	Tree of Heaven	0	Dead	Tree sample area A
A	A16	Silver Maple	19	Fair	Tree sample area A
A	A17	Silver Maple	14	Fair	Tree sample area A
A	A18	Silver Maple	18	Fair	Tree sample area A
A	A19	Silver Maple	8	Fair	Tree sample area A
A	A20	Silver Maple	14	Fair	Tree sample area A
A	A21	Silver Maple	10	Fair	Tree sample area A
A	A22	Black Walnut	15	Fair	Tree sample area A
A	A23	Elm	8	Fair	Tree sample area A
A	A24	Elm	18	Poor	Tree sample area A
A	A25	White Oak	7	Fair	Tree sample area A
A	A26	White Oak	8	Fair	Tree sample area A
A	A27	Pin Oak	8	Fair	Tree sample area A
A	A28	Black Cherry	14	Fair	Tree sample area A
A	A29	Black Cherry	14	Fair	Tree sample area A
A	A30	Elm	12	Fair	Tree sample area A

Tree Sample Area	Tree ID	Tree Name	DBH	Condition Rating	Comment
B	B1	Silver Maple	32	Good	Tree sample area B
B	B2	Elm	11	Fair	Tree sample area B
B	B3	Black Cherry	32	Fair	Tree sample area B
B	B4	Black Cherry	8	Fair	Tree sample area B
B	B5	Elm	18	Fair	Tree sample area B
B	B6	Black Walnut	17	Fair	Tree sample area B
B	B7	Elm	10	Fair	Tree sample area B
B	B8	Hackberry	13	Fair	Tree sample area B
B	B9	Elm	13	Poor	Tree sample area B
B	B10	Hackberry	8	Fair	Tree sample area B
B	B11	Hackberry	21	Fair	Tree sample area B

Tree Sample Area	Tree ID	Tree Name	DBH	Condition Rating	Comment
C	C1	Black Cherry	16	Fair	Tree sample area C
C	C2	Persimmon	13	Fair	Tree sample area C
C	C3	Black Cherry	16	Fair	Tree sample area C
C	C4	Hickory	8	Fair	Tree sample area C
C	C5	Sassafras	13	Fair	Tree sample area C
C	C6	Hickory	9	Fair	Tree sample area C
C	C7	Hickory	15	Fair	Tree sample area C
C	C8	Hickory	12	Fair	Tree sample area C
C	C9	Hickory	12	Fair	Tree sample area C
C	C10	Hickory	12	Fair	Tree sample area C
C	C11	Elm	12	Fair	Tree sample area C
C	C12	Silver Maple	20	Fair	Tree sample area C
C	C13	Hickory	10	Poor	Tree sample area C
C	C14	Silver Maple	16	Fair	Tree sample area C
C	C15	Elm	9	Fair	Tree sample area C
C	C16	Elm	8	Fair	Tree sample area C
C	C17	Persimmon	12	Fair	Tree sample area C
C	C18	Black Cherry	23	Fair	Tree sample area C
C	C19	Shingle Oak	8	Fair	Tree sample area C
C	C20	Elm	12	Fair	Tree sample area C
C	C21	Elm	16	Fair	Tree sample area C
C	C22	Elm	10	Fair	Tree sample area C
C	C23	Black Cherry	10	Fair	Tree sample area C
C	C24	Black Cherry	13	Fair	Tree sample area C

Tree Sample Area	Tree ID	Tree Name	DBH	Condition Rating	Comment
D	D1a	Silver Maple	25	Fair	Tree sample area D, Twin
D	D1b	Silver Maple	30	Fair	Tree sample area D, Twin
D	D2	Elm	10	Fair	Tree sample area D
D	D3	Elm	20	Fair	Tree sample area D
D	D4	Black Walnut	14	Fair	Tree sample area D
D	D5a	Silver Maple	27	Fair	Tree sample area D, Twin
D	D5b	Silver Maple	27	Fair	Tree sample area D, Twin
D	D6	Silver Maple	16	Poor	Tree sample area D, in decline

Tree Sample Area	Tree ID	Tree Name	DBH	Condition Rating	Comment
E	E1	Black Cherry	12	Poor	Tree sample area E
E	E2	Black Cherry	12	Poor	Tree sample area E
E	E3	Cottonwood	7	Fair	Tree sample area E
E	E4	Black Cherry	28	Fair	Tree sample area E
E	E5	Black Cherry	17	Poor	Tree sample area E
E	E6	Shingle Oak	28	Poor	Tree sample area E, in decline
E	E7	Shingle Oak	28	Fair	Tree sample area E
E	E8	Hackberry	7	Fair	Tree sample area E
E	E9	Shingle Oak	22	Fair	Tree sample area E
E	E10	Red Mulberry	8	Fair	Tree sample area E
E	E11	Black Cherry	22	Fair	Tree sample area E
E	E12	Black Cherry	20	Fair	Tree sample area E
E	E13	Black Cherry	14	Poor	Tree sample area E
E	E14	Black Cherry	9	Fair	Tree sample area E
E	E15	Shingle Oak	6	Fair	Tree sample area E
E	E16	Black Cherry	17	Fair	Tree sample area E
E	E17	Elm	7	Poor	Tree sample area E
E	E18	Black Cherry	21	Fair	Tree sample area E
E	E19	Shingle Oak	15	Fair	Tree sample area E

Tree Sample Area	Tree ID	Tree Name	DBH	Condition Rating	Comment
F	F1	Black Cherry	14	Fair	Tree sample area F
F	F2	Elm	13	Fair	Tree sample area F
F	F3	Elm	15	Fair	Tree sample area F
F	F4	Black Cherry	20	Fair	Tree sample area F
F	F5	Black Cherry	12	Fair	Tree sample area F
F	F6	Black Cherry	10	Poor	Tree sample area F
F	F7	Black Cherry	13	Fair	Tree sample area F
F	F8	Black Locust	8	Poor	Tree sample area F
F	F9a	Black Cherry	16	Fair	Tree sample area F, Twin
F	F9b	Black Cherry	16	Fair	Tree sample area F, Twin
F	F10	Black Cherry	15	Fair	Tree sample area F
F	F11	Elm	8	Fair	Tree sample area F
F	F12	Shingle Oak	13	Fair	Tree sample area F
F	F13	Elm	7	Fair	Tree sample area F
F	F14a	Black Cherry	17	Fair	Tree sample area F, Twin
F	F14b	Black Cherry	17	Fair	Tree sample area F, Twin
F	F15	Elm	6	Fair	Tree sample area F
F	F16	Black Cherry	22	Poor	Tree sample area F
F	F17	Boxelder	9	Fair	Tree sample area F
F	F18	Oak	8	Fair	Tree sample area F

Tree Condition Rating:
 Dead (0%)
 Critical (1%-25%)
 Poor (25%-50%)
 Fair (50%-75%)
 Good (75%-100%)

ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Condition Rating %	Comment	Individual Tree	To Be Removed	Preserved
1	Red Oak	46	60	Poor	10	In decline	X	X	
2	Bur Oak	34	60	Poor	5	Dead branches, conks, at property line	X	X	
3	Red Oak	36	60	Good	75	Broken branches	X	X	
4	Hackberry	18	30	Poor	10	In decline, debris	X	X	
5	White Oak	28	55	Fair	50	Broken branches	X	X	
6	Juniper	12	18	Fair	30	Bush honeysuckle at base	X	X	
7	Juniper	18	18	Fair	30	Bush honeysuckle at base	X	X	
8	Juniper	14	18	Fair	30	Bush honeysuckle at base	X	X	
9	Shingle Oak	46	70	Good	75	Vines, near property line	X	X	
10	Shingle Oak	42	70	Fair	30	Broken branches, bush honeysuckle at base	X	X	
11	Shingle Oak	34	30	Poor	5	In decline, 1/2 dead, near property line	X	X	
12	Bur Oak	34	60	Fair	40	Patchy bark	X	X	
13	White Oak	36	60	Fair	50	Vines, dead branches	X	X	
14	White Oak	30	60	Fair	50	Dead branches, offsite	X	X	
15	Juniper	22	18	Fair	30	Bush honeysuckle at base, offsite	X	X	
16	Juniper	18	18	Fair	30	Bush honeysuckle at base, offsite	X	X	
17	White Oak	20	55	Good	75		X	X	
18	White Oak	25	25	Fair	25	Vines, dead branches, 1/2 canopy	X	X	
19	Red Oak	40	60	Fair	50	Dead branches	X	X	
20	Bur Oak	23	30	Poor	10	In decline, sprouts, offsite	X	X	
21	Red Oak	37	70	Good	60	Vines, broken branches	X	X	
22	Ginkgo	24	40	Good	75	Broken branches, near property line, offsite	X	X	
23	Ginkgo	23	45	Fair	40	Poor structure	X	X	
24	Ginkgo	24	45	Good	75		X	X	
25	Ginkgo	14	35	Good	75		X	X	
26	Shingle Oak	42	70	Poor	5	In decline, vines, conks, lean	X	X	
27	Silver Maple	25	30	Poor	10	In decline, 1/2 dead	X	X	
28	Silver Maple	30	55	Fair	25	Broken branches, lean	X	X	
29	Silver Maple	23	50	Poor	10	In decline, vines, dead branches	X	X	
30	Bur Oak	34	70	Good	75	Vines, dead branches	X	X	
31	Bur Oak	34	60	Fair	40	Vines, dead branches	X	X	
32	Silver Maple	22	25	Poor	10	In decline, vines	X	X	
33	Red Oak	36	30	Poor	5	In decline, vines, at property line	X	X	

Tree Inventory	ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Condition Rating %	Comment	Individual Tree	To Be Removed	Preserved
34	Shingle Oak	24	40	Fair					X	
35	White Oak	15	30	Fair					X	
36	Shingle Oak	32	60	Fair					X	
37	Shingle Oak	18	40	Fair					X	
38	Black Cherry	16	30	Fair					X	
39	Black Cherry	18	30	Fair					X	
40	Black Cherry	9	20	Fair					X	
41	Black Walnut	13	45	Fair					X	
42	Black Cherry	20	30	Fair					X	
43	Black Cherry	16	25	Fair					X	
44	Black Cherry	18	25	Fair					X	
45	Black Cherry	12	10	Poor					X	
46	Black Cherry	12	25	Fair					X	
47	Shingle Oak	13	25	Fair					X	
48	Black Cherry	23	40	Fair					X	
49	Shingle Oak	60	70	Fair					X	
51	Hackberry	8	20	Fair					X	
52	Hackberry	8	20	Fair					X	
53	Elm	15	15	Poor					X	
54	Black Cherry	16	15	Poor					X	
55	Elm	15	15	Poor					X	
56	Boxelder	7	15	Fair					X	
57	Shingle Oak	18	30	Fair					X	
58	Shingle Oak	30	60	Fair					X	
59	Black Cherry	10	20	Poor			Crown dieback		X	
60	Elm	8	8	Fair					X	
61	Linden	11	25	Fair					X	
62	Linden	18	25	Fair					X	
63	Linden	22	22	Fair					X	
64	Linden	15	40	Fair					X	
65	Elm	9	9	Poor					X	
66	Black Locust	11	11	Poor					X	
67	Black Locust	12	40	Fair					X	
68	Linden	13	40	Poor					X	
69	Cottonwood	36	36	Dead					X	
71	Black Cherry	26	45	Fair					X	
72	Elm	14	30	Poor					X	
73	Silver Maple	11	25	Fair					X	
74	Silver Maple	14	25	Fair					X	
75	Black Locust	9	12	Poor					X	
76	Silver Maple	9	12	Fair					X	
77	Cottonwood	16	40	Fair					X	
78	Black Locust	7	10	Poor					X	
79	Boxelder	8	15	Poor					X	
80	Cottonwood	11	30	Fair					X	
81	Elm	12	25	Fair					X	
82	Silver Maple	11	30	Fair					X	
83	Silver Maple	7	15	Fair					X	
84	Hackberry	22	50	Fair					X	
85	Hackberry	15	25	Fair					X	
86	Elm	10	25	Fair					X	
87	Shingle Oak	36	30	Poor			In decline		X	
88	Elm	10	30	Fair					X	
89	Elm	8	30	Fair					X	
90	Black Cherry	11	25	Poor					X	
91	Black Cherry	17	30	Fair					X	
92	Elm	10	24	Poor					X	
93	Black Cherry	20	40	Fair						

