



# IV. A.

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## Department of Planning, Public Works, and Parks Public Hearing Summary Report

**P.Z. 02-2012 Mercy Health System (Chesterfield Village, SE Quadrant)**: A request for a change of zoning from a “C-8” Planned Commercial District and two “PC” Planned Commercial Districts to a “UC” Urban Core District for a 40.040 acre area of land located north of Chesterfield Parkway and east of Elbridge Payne Rd. (19S531791, 19S531801, 18S210028, 18S210149, 18S210073, 18S210062, 18S220148, 18S220171 and 18S220061).

### **Summary**

Sisters of Mercy Health System (Mercy) has submitted a request for a change of zoning for an area covered by a “C-8” Planned Commercial District and two “PC” Planned Commercial Districts to an “UC” Urban Core District for a 40.040 acre area of land located north of Chesterfield Parkway and east of Elbridge Payne Rd.

As stated in the narrative statement, the requested change in zoning is being done to accommodate the development of Mercy’s headquarters campus and, once ultimate construction is completed, would consist of a virtual care, orthopedic hospital, and general office uses as well as ancillary uses housing 3,100 employees. While a specific timeline is not provided for development phasing, the narrative does call out that the project will be developed over the course of an approximately ten year period; however, it is anticipated that the office and virtual care components would commence construction in 2013 (completed in 2014).

The Preliminary Plan and Project Narrative describe a series of buildings and parking structures on the site. Open space, including retention areas, are shown along the exterior of the development. The plans depict an internal ‘ring’ road, with a north/south connecting road that divides the campus, to service the internal distribution of trips. Section profiles are provided which further illustrate conceptual and preliminary building height and spatial organization on the site.

### **Urban Core (“UC”) District – Review**

The City of Chesterfield established the “UC” Urban Core District in 2009 to:

- Implement the vision of the area of the City identified as the Urban Core in the Comprehensive Plan;
- Allow flexibility that is not available through standards and restrictions contained elsewhere in the Zoning Ordinance;

- Promote more efficient use of land;
- Incorporate site features such as topography, views, vegetation, water features, and other factors into the design so they become assets to the development;
- Promote building styles and architectural styles that complement one another;
- Allow a mix of uses that are designed to negate potential conflicts that normally occur between incompatible land uses;
- Promote the most efficient arrangement of circulation systems, land use, and buildings;
- Promote environmentally sensitive developments; and
- Allow development, under a specifically approved design concept and site plan, which otherwise may not be permitted by the Zoning Ordinance.

For comparison, the primary difference in the “UC” District and the “PC”/“PI” Districts is found in the design standards. The minimum standards for performance and development criteria in the PC/PI Districts are already established in the City Code. In the UC District, performance standards are discussed and established during the zoning process. While greater flexibility is provided in the process, the City still retains the ability and expectation that these design standards will be established and regulated through the planned district ordinance. Performance standards such as uses, building height, hours of operation, setbacks are established during the zoning process. Because of this, Staff has provided some information for you below to assist you in preparing for the public hearing and subsequent discussions on this proposal.

### Uses

Permitted land uses for the “UC” District are established in a planned district ordinance. Specific uses requested may include any use in any of the commercial or residential zoning districts, except uses defined in the Adult Entertainment Areas.

The uses being requested by Mercy are found below. All uses, except Wellness Center, are existing uses from the Medical Use (“MU”) and Planned Commercial (“PC”) District. Information on the district classification from which the use is being requested is included in parenthesis in the list below. Ancillary uses, as defined in the Zoning Ordinance, are uses which serve the occupants and patrons of the principal permitted uses only, within the building where the primary use is located and no separate access from the exterior building or additional signage is permitted

The applicant has proposed the following definition for *Wellness Center*: A facility having fitness, nutritional and informational programs intended to promote and maintain well-being for optimal performance and health.” Staff is reviewing this proposed use and definition to ensure no conflicts exist with existing uses within the City Code.

### Permitted Uses

- Health services; including clinics of doctors and dentists
- Hospice
- Hospitals and medical centers
- Medical care facilities
- Office, dental
- Office, general
- Office, medical

- Outpatient care and treatment facilities
- Residential care and treatment facilities
- Schools for the handicapped
- Wellness centers

### Ancillary Uses

***As mentioned previously, Ancillary Uses are not allowed separate access or signage from the building they are located in and are not open to the general public.***

- Administrative office for educational or religious facility
- Assisted living
- Auditorium
- Barber or beauty shop
- Cafeterias for use by employees and guests of primary uses
- Coffee shop
- Day care, including adult day care
- Device for energy generation
- Dormitories
- Duplicating, mailing, stenographic and office services
- Dwelling, employee
- Dwellings, multiple family
- Educational facility – Specialized private school
- Educational facility – Vocational school, outdoor training
- Educational services to the public related to health care
- Financial institutions with no drive-throughs
- Florists
- Gift shops
- Grocery – Neighborhood
- Group housing
- Gymnasium
- Heliport
- Hospitality houses
- Laboratories
- Newspaper stand
- Orthopedic stores
- Parking area, including garages, for automobiles
- Parking structures, public or private
- Pharmacies
- Places of worship
- Research facilities
- Restaurant, outdoor customer dining area
- Restaurant, sit down
- Restaurant, take out
- Restaurants under two thousand (2,000) square feet in gross floor area without drive-throughs or drive-ins
- Satellite dish
- Schools and training facilities related to the medical professions including but not limited to schools for nursing
- Social services
- Substance abuse treatment facility, outpatient
- Substance abuse treatment facility, residential
- Telecommunications structure
- Telecommunications tower or facility
- Terminals for buses and other public mass transit vehicles
- Transit transfer station

### Density

The application indicates a maximum proposed development density in terms of a Floor Area Ratio (FAR) of 0.55. The subject site is 1,744,145 square feet. Applying a FAR of 0.55 would result in a maximum density of 959,279.75 square feet of development being requested.

### **Traffic**

City Staff has met with the Petitioners, representatives of the Missouri Department of Transportation (MoDOT), and representatives of St. Louis County Department of Highways and Transportation (SLCDHT). A Traffic Impact Study is forthcoming which will detail improvements required to be constructed in order to maintain acceptable operating conditions on the roadway system of each jurisdiction. Once the traffic study is received and approved by all applicable agencies, road improvements recommended within said study will be required prior to final development and occupancy.

### **Comprehensive Plan**

The City of Chesterfield Comprehensive Land Use Map delineates the subject site within the "Urban Core" land use designation. The Comprehensive plan states the following about the Urban Core:

*The Urban Core was defined as the area known as Chesterfield Village, centered at the intersection of I-64/US 40 and Clarkson Road/Olive Boulevard and primarily served by the Chesterfield Parkway. Land uses for the Urban Core include a mixture of high density residential, retail, and office uses containing the highest density development in Chesterfield.*

The following information from the Comprehensive Plan relates to the proposed change in zoning. Information in italics is taken from the Plan, with Staff provided narrative following in non-italicized font.

It should be noted that the City of Chesterfield Comprehensive Plan includes a great deal of information and guidance for development in the Urban Core. The information below is provided based on a Staff review of the proposal prior to the Public Hearing. For a full and complete set of approved policies, see Chapter III of the Comprehensive Plan.

*Plan Policy 1.8 Urban Core – The Urban Core should be developed to contain the highest density of mixed-use development in Chesterfield. It should serve as the physical and visual focus for the City and include both residential and commercial developments with parks, municipal services, and preservation of historic structures and areas, with cultural, entertainment and pedestrian amenities for its residents.*

This policy is a general, overall policy for the Urban Core that will help guide the review of the zoning request and future site development proposals.

*Plan Policy 2.1.5 Provide Buffer for Existing Residential Development - New higher density residential development and non-residential development adjacent to existing residential subdivisions should provide for a substantial landscape buffer and landscaped area between the uses so as not to alter the conditions and environment of existing residential neighborhoods.*

The subject site is located with office development to the west (PC), I-64 to the north, Schoettler Valley Apartments to the east (R-6 PEU), Brandywine to the south (R-5 PEU).

*Plan Policy 3.6.1 High-Density Development - High-density development should be developed as part of the Urban Core. High-density development encourages clustering of buildings with diverse building form through minimum restrictions for building height, openspace and setback requirements.*

The "UC" District allows for the flexibility to achieve these goals. The submitted Preliminary Plan shows conceptual building / parking locations.

*Plan Policy 3.6.2 Mixed-Use Development - The Urban Core should accommodate office, retail, high-density housing, government facilities, multi-modal transportation, cultural and entertainment facilities, and park space. Horizontal and vertical integration of uses is encouraged.*

*Plan Policy 3.6.6 Multi-modal Transportation Choices – Developments in the Urban Core should be designed to accommodate a variety of motorized and non-motorized transportation choices such as mass transit, pedestrian, and vehicular. An emphasis on pedestrian connectivity is encouraged.*

The subject site lies within the southeast quadrant of the Chesterfield Village with direct frontage on Chesterfield Airport Road. The Pathway on the Parkway is not yet completed on this portion of the parkway.

*Plan Policy 3.6.7 Parking Structures - The use of parking structures in the Urban Core is encouraged.*

As depicted on the Preliminary Plan, parking structures are proposed to be utilized. While parking structures are encouraged, consideration to design and location is critical for aesthetic purposes and to address impacts on adjacent properties.

*Plan Policy 3.6.8 Historic Preservation – Historic structures, districts, and sites should be preserved and protected and the City's historical heritage should be promoted where appropriate.*

*Plan Policy 4.1 Buffering of Neighborhoods - Development should substantially buffer the neighboring residential uses in all directions by employing good site design, addressing vehicular access, building materials selection, tree preservation, and expanded setbacks.*

As mentioned previously, existing residential developments are adjacent located to the east and south of the subject site.

*Plan Policy 4.2 High-Density Office Development – High-density office development should be limited to the following areas: Along I-64/US 40 extending to Chesterfield Parkway on the west,*

*Highway 141 on the east but isolated from Conway Road by appropriate buffering or residential zoning. High-density is defined as 70 feet above grade exclusive of mechanical.*

7.2 Multi-Modal Transportation Design - Sites should be designed for all types of transportation choices including pedestrian, bicycle, mass transit, and vehicular. Sites should be designed to provide for pedestrian, bicycle, mass transit, and vehicular interconnectivity to adjacent sites.

7.2.1 Maintain Proper Level of Service - Level of Service (LOS) of a roadway or intersection describes the efficiency and ease of flow of traffic as perceived by users, and is quantified by using methodology described in the most recent Highway Capacity Manual or other accepted procedures.

A scoping meeting was held with representatives of the development team, the Missouri Department of Transportation (MoDOT), St. Louis County Department of Highways and Traffic (SLCDHT), and the City of Chesterfield. This scoping meeting helps the developer/applicant define the areas that must be included in the traffic study.

A public hearing further addressing the request will be held at the March 12, 2012, City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice and the Preliminary Plan.

Respectfully submitted,



Justin Wyse, AICP  
Senior Planner

Attachments

1. Preliminary Plan
2. Project narrative

cc: Michael G. Herring, City Administrator  
Rob Heggie, City Attorney  
Michael O. Geisel, Director of Planning and Public Works  
Aimee Nassif, Planning and Development Services Director

**Narrative Statement in Support of Application  
for Change of Zoning to Urban Core (“UC”) District**

This development proposal encompasses approximately 40 acres in the Southeast quadrant of the 64 and Olive/Clarkson Interchange, the center of the area designated as “Urban Core” in the City of Chesterfield’s Comprehensive Plan. A number of commercially zoned and non-urban zoned parcels have been assembled by Sisters of Mercy Health System (“Mercy”) to be zoned UC and developed as the headquarters campus for Mercy (“Headquarters Campus”). Ultimately all parcels will be combined into one parcel. The Headquarters Campus will be developed in phases over a period of ten (10) years (“Development Timeline”), and will include open space, medical, office and ancillary uses.

The following table is the currently contemplated allocation of uses by percentages of acreage:

Open Space Uses:	30%
Medical Uses:	22.75%
Office Uses:	43.75%
Ancillary Uses:	3.5%

A list of proposed uses is included with the Application, and, with one exception (“Wellness Centers”), the use terminology comes from uses in the Medical Use District and Planned Commercial District enabling ordinances.

Upon completion of the Headquarters Campus, it will consist of a Virtual Care Orthopedic Hospital and General Office with ancillary uses with approximately 3100 employees at the Campus. Because of the fast pace of change in the health care industry, the Development Timeline, the different expiration and termination dates on Mercy’s existing leased spaces, and other factors, it is difficult to project the phases of the development and what buildings will be built when and in what order. However, it is contemplated that the first phase will be an Office building and a Virtual Care building with construction starting in 2013 and completed by 2014. Mercy owns all of the assemblage with the exception of 1.43 +/- acres that Mercy possesses and controls under a long-term land lease.

The proposed Headquarters Campus is consistent with the City's Comprehensive Plan and will comply with the minimum standards of design for the UC District, including the thirty (30) percent open space standard that Mercy intends to be used for aesthetic pedestrian ways, trails and areas that are accessible to the public. The proposed F.A.R. is 0.55. Taller buildings will be located on the Northern portion of the site along Highway 64. Shorter buildings and pedestrian-accessible, aesthetic open space, including water features, will be located on the Southern portion of the site along Chesterfield Parkway.

The site is challenging topographically and will require clearing and grading to accommodate the Headquarters Campus, but Mercy will follow with the landscaping and tree preservation regulations of the City of Chesterfield. A Traffic Study is underway and all agencies having jurisdiction will provide input regarding access and roadway improvements.



## URBAN CORE PROPOSED USES

### Permitted Uses

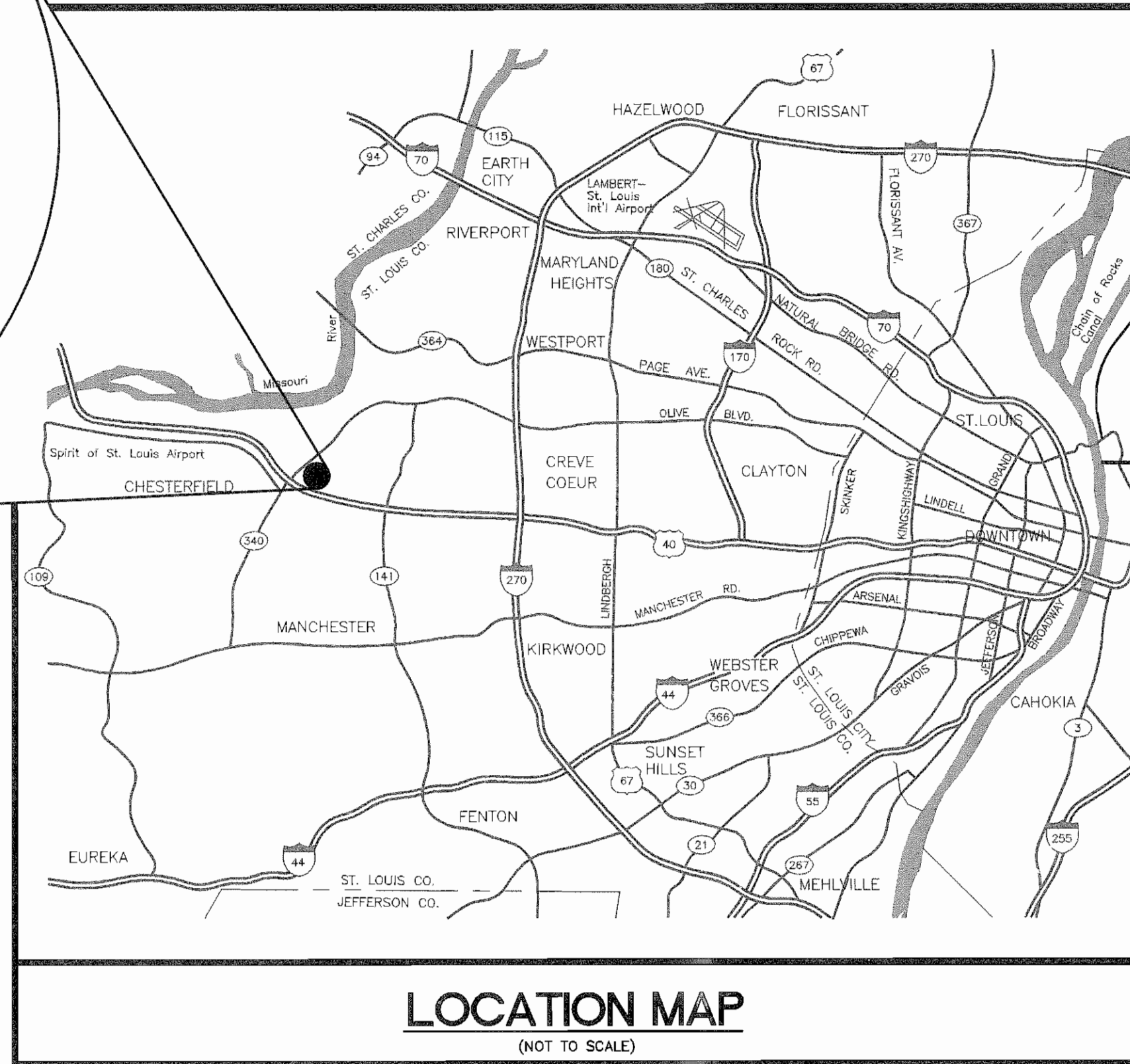
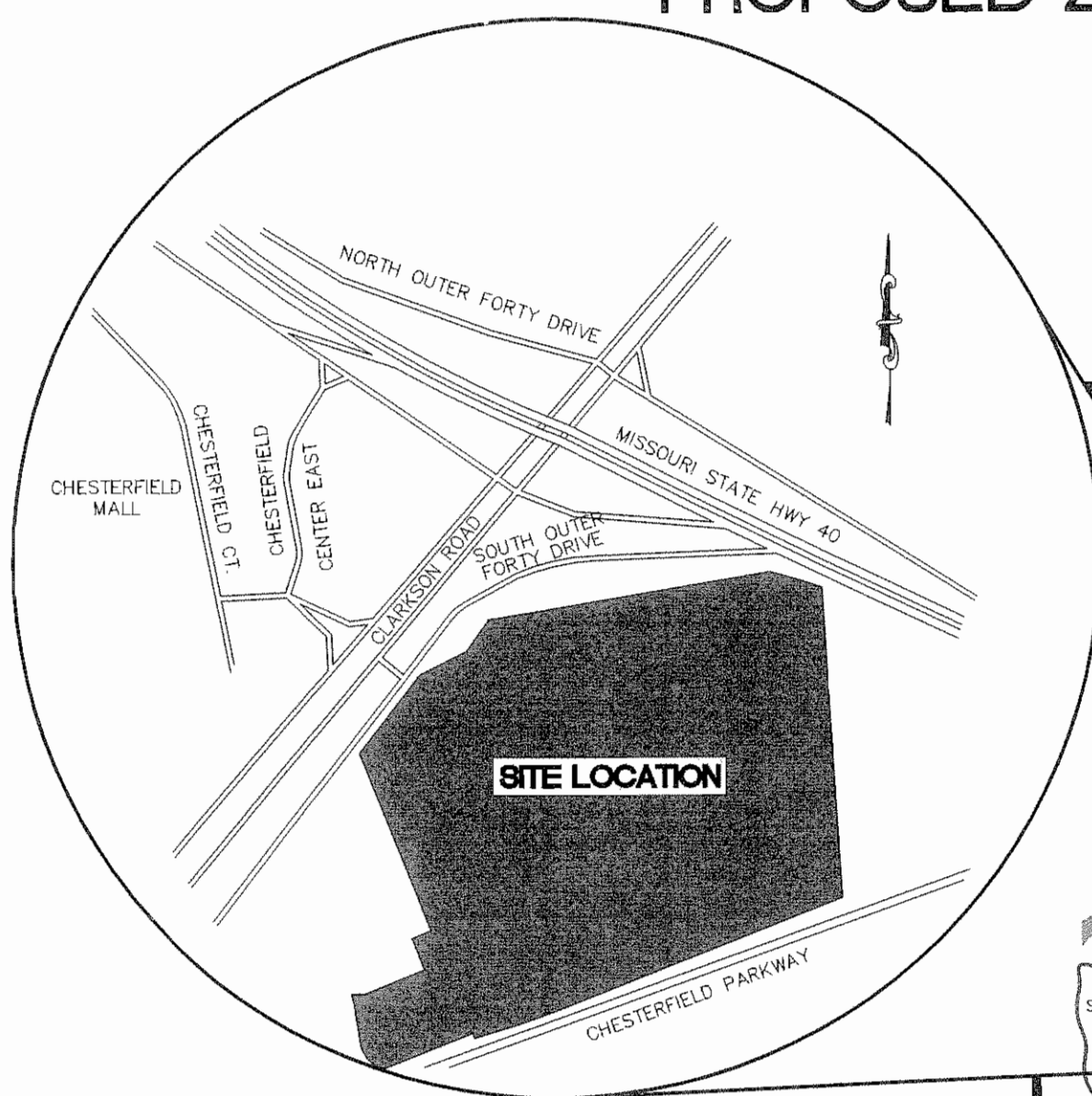
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- Substance abuse treatment facility, residential
- Telecommunications structure
- Telecommunications tower or facility
- Terminals for buses and other public mass transit vehicles
- Transit transfer station

# MERCY HEALTH SYSTEM PRELIMINARY PLAN FOR RE-ZONING

A TRACT OF LAND IN PART OF LOT 1 OF HUMPHREY'S ESTATE  
AND LOT 1B OF ELBRIDGE PAYNE OFFICE PARK LOCATED IN  
U.S. SURVEY 2002, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE  
FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI  
CURRENT ZONING: "PC" - ORD. NO. 1,823 AND ORD. NO. 1722, "C8" - ORD. NO. 11,920 AND ORD. NO. 2,412  
PROPOSED ZONING: "UC" URBAN CORE DISTRICT, ORD. NO. \_\_\_\_\_



## SHEET INDEX

- |        |                                    |
|--------|------------------------------------|
| 1      | TITLE SHEET                        |
| 2      | PROPERTY EXHIBIT                   |
| 3      | EXISTING CONDITIONS PLAN           |
| 4      | PRELIMINARY PLAN                   |
| 5      | SITE SECTIONS                      |
| 6      | AERIAL EXHIBIT WITH CURRENT ZONING |
| 1 of 1 | TREE STAND DELINEATION PLAN        |

## LEGEND

ELECTRIC MANHOLE	⊙
EXISTING SANITARY SEWER	══
EXISTING STORM SEWER	---
EXISTING TREE	⊙
EXISTING BUILDING	▭
EXISTING CONTOUR	---
SPOT ELEVATION	533.25
EXISTING UTILITIES	G-W-T-E
PROPOSED CONTOUR	530
PROPOSED SPOT	530.50
PROPOSED STORM SEWER	▬▬
PROPOSED SANITARY SEWER	══
FIRE HYDRANT	⊙
LIGHT STANDARD	⊙
BUSH	⊙
SIGN	⊙
NOTES PARKING SPACES	(P)
GUY WIRE	—
POWER POLE	⊙
WATER MANHOLE	⊙
WATER VALVE	⊙
DENOTES RECORD INFORMATION	⊙
HANDICAPPED PARKING	(H)
PHONE MANHOLE	⊙
WATER LINE	W
CONCRETE	CONC
ASPHALT	ASPH
POLYVINYL CHLORIDE	PVC
DENOTES WITH TRANSFORMER	W/T
SANITARY	SAN
SWALE	—
CHAIN-LINK FENCE	—
TRAFFIC FLOW	→
SAWCUT	—

## ABBREVIATIONS

W	- WATER	DB.	- DEED BOOK
E	- ELECTRIC	PB.	- PLAT BOOK
OE	- OVERHEAD ELECTRIC	PG.	- PAGE
UE	- UNDERGROUND ELECTRIC	(-W)	- RIGHT-OF-WAY WIDTH
G	- GAS	(REC)	- RECORD INFORMATION
T	- TELEPHONE CABLE	FT	- FEET
T.B.R.	- TO BE REMOVED	N/F	- NOW OR FORMERLY
T.B.R.&R.	- TO BE REMOVED AND REPLACED	FND.	- FOUND
U.I.P.	- USE IN PLACE	SQ.	- SQUARE
T.B.A.	- TO BE ADJUSTED	C.O.	- CLEANOUT
B.C.	- BACK OF CURB	M.H.	- MANHOLE
F.C.	- FACE OF CURB	A.I.	- AREA INLET
TW	- TOP OF WALL	C.I.	- CURB INLET
BW	- BOTTOM OF WALL	G.I.	- GRATE INLET
PVMT	- PAVEMENT	Y.D.	- YARD DRAIN
ASPH	- ASPHALT	P.V.C.	- POLYVINYL CHLORIDE PIPE
CONC	- CONCRETE	R.C.P.	- REINFORCED CONCRETE PIPE
GRND	- GROUND	V.C.P.	- VETRIFIED CLAY PIPE
FG	- FINISHED GRADE	FL	- FLOWLINE
FF	- FINISHED FLOOR	TS	- TAILSTAKE
LL	- LOWER LEVEL	ELEV	- ELEVATION
TYP	- TYPICAL	PROP	- PROPOSED
TC	- TOP OF CURB	PR	- PROPOSED
O.C.	- ON CENTER	EXIST	- EXISTING
E.W.	- EACH WAY	EX	- EXISTING
		RD	- ROOF DRAIN
		M.L.D.	- MAJOR LAND DISTURBANCE

## PERTINENT DATA

OWNER	=	MERCY HEALTH
SITE ADDRESS	=	D.B. 19776, PG. 1338
PROPOSED ZONING	=	15564 SOUTH OUTER 40 ROAD
SITE ACREAGE	=	"UC" - URBAN CORE DISTRICT
(TO BE ZONED)	=	40.040 Acres ±
FIRE DISTRICT	=	MONARCH
SEWER DISTRICT	=	M.S.D.
WATER SHED	=	CREVE COEUR CREEK
WATER SERVICE	=	MISSOURI-AMERICAN WATER COMPANY
GAS SERVICE	=	LACLEDE GAS COMPANY
ELECTRIC SERVICE	=	AMEREN UE ELECTRIC COMPANY
PHONE SERVICE	=	AT&T

## PROPERTY DESCRIPTION

A tract of land being part of Lot 1 of Thomas K. Humphrey Estate Subdivision and part of Lot 1-B of the Resubdivision of Lot 1 of Elbridge Payne Office Park, according to the plat thereof as recorded in Plat Book 2002 page 59 of the St. Louis County Records, located in part of U.S. Survey 2002, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, being more particularly described as follows:

BEGINNING at a found 3/4 inch iron pipe marking the intersection of the West line of above said Lot 1 of Thomas K. Humphrey Estate Subdivision and said eastern right-of-way line of Missouri Route "D" Relocated and Missouri Route "AA" (340), also being the located on the west line of a tract of land as conveyed to Chesterfield Center Corporation, by instrument recorded in Book 12820 Page 2049 of the St. Louis County records; thence along said eastern right-of-way line the following courses and distances: North 42 degrees 27 minutes 08 seconds East, 313.14 feet, North 67 degrees 45 minutes 17 seconds East, 170.00 feet, North 39 degrees 41 minutes 17 seconds East, 125.00 feet, North 84 degrees 28 minutes 27 seconds East, 914.80 feet; South 70 degrees 04 minutes 45 seconds East, 100.00 feet and South 67 degrees 12 minutes 53 seconds East, 74.15 feet the northwestern corner of a tract of land as conveyed to MLake 5, LLC by instrument recorded in Book 18847, Page 1468 of above said records; thence along the western line of said MLake 5, LLC tract, South 00 degrees 22 minutes 30 seconds West, 1006.73 feet to the northern right-of-way line of Chesterfield Parkway East, variable width; thence along said northern right-of-way line, South 72 degrees 24 minutes 10 seconds West, 978.31 feet to a point of curvature to the right; along said curve having a radius of 2831.78 feet, an arc length of 289.93 feet, and a chord which bears South 75 degrees 20 minutes 09 seconds West, 289.81 feet; North 17 degrees 30 minutes 03 seconds West, 17.33 feet; South 72 degrees 31 minutes 02 seconds West, 246.65 feet to the beginning of a curve to the right; thence along said curve having a radius of 98.50 feet, an arc length of 174.70 feet, and a chord which bears North 54 degrees 35 minutes 41 seconds West, 152.89 feet to a point of tangency, said point also being located on the eastern right-of-way line of Eldridge Payne Road, variable width; thence along said eastern right-of-way line North 03 degrees 47 minutes 05 seconds West, 113.29 feet to the beginning of a curve to the left; thence along said curve having a radius of 280.50 feet, an arc length of 28.24 feet, and a chord which bears North 06 degrees 38 minutes 15 seconds West, 28.23 feet to the Northwest corner of above said Lot 1-B; thence along the northern line of Lot 1-B the following courses and distances: North 80 degrees 34 minutes 45 seconds East, 46.02 feet; North 72 degrees 30 minutes 01 seconds East, 200.00 feet; North 17 degrees 29 minutes 59 seconds West, 107.00 feet and North 72 degrees 50 minutes 01 seconds East, 61.00 feet to the Northeast corner of said Lot 1-B, said point also being located on the western line of a tract of land as conveyed to Chesterfield Village, Inc. by instrument recorded in Book 11234, page 4 of above said records; thence along said western line North 17 degrees 30 minutes 03 seconds West, 292.99 feet to the northwestern corner of said Chesterfield Village, Inc. tract, said point also being the southwestern corner of above said Chesterfield Center Corporation tract; thence along the west line of said Chesterfield Center Corporation tract, North 17 degrees 30 minutes 03 seconds West, 364.70 feet to the Point of Beginning and containing 1,744,145 square feet or 40.040 acres more or less according to calculations performed by Stock & Associates Consulting Engineers, Inc. on January 24, 2012.

## GENERAL NOTES

- BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY STOCK AND ASSOCIATES.
- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
- NO GRADE SHALL EXCEED 3:1 SLOPE.
- GRADING AND STORM WATER PER M.S.D. AND THE CITY OF CHESTERFIELD
- NO STEP ALLOWED AT ACCESSIBLE ENTRANCE DOORS.
- ADEQUATE EASEMENTS SHALL BE DEDICATED FOR UTILITY RELOCATION

## ST. LOUIS COUNTY BENCHMARK

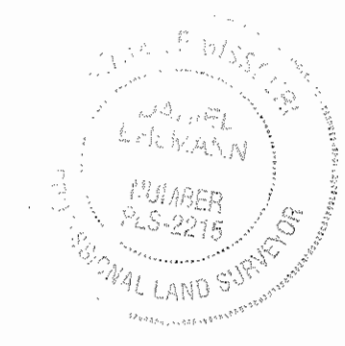
12-185 - ELEV. 646.98  
STANDARD ALUMINUM DISK STAMPED SL-31, SET ALONG THE WEST SIDE OF ELBRIDGE DRIVE; ACROSS THE NORTH DRIVE OF FIRST NATIONAL BANK, APPROX. 100' SOUTH OF STRECKER RD. & MCBRIDE POINTE DR.

## SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Preliminary Plan from an actual survey. The information shown is a correct representation of all existing and proposed land divisions.

STOCK AND ASSOCIATES CONSULTING ENGINEERS INC.  
L.S. No. 222-D

*D. J. O'Connell* 2/24/12  
Daniel Ehlmann, Missouri L.S. No. 2215



## UTILITY NOTE

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND 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.

M.S.D. P# \_\_\_\_\_  
BASE MAP # 18S, 19S

1. REVISED EXISTING ZONING - 02/23/2012

TITLE SHEET

MERCY HEALTH SYSTEM

**Stock & Associates**  
Consulting Engineers, Inc.

257 Chesterfield Business Parkway  
St. Louis, MO 63005  
PH. (636) 530-9100  
FAX (636) 530-9130  
e-mail: general@stockassoc.com  
Web: www.stockassoc.com

DRAWN BY: J.M.B. 02/01/2012 DATE CHECKED BY: G.M.S. 02/01/2012 DATE JOB NUMBER: 211-4821 SHEET: 1 of 6



GEORGE M. STOCK  
CIVIL ENGINEER  
CERTIFICATE OF AUTHORITY  
NUMBER: 000996

PREPARED FOR:  
Mercy Health System  
14528 South Outer Forty, Suite 100  
Chesterfield, MO 63017  
PH. (314) 628-3575

TKH Tchoukaleff Kelly Hartke  
121 Hunter Ave., Suite 205  
St. Louis, MO 63124  
PH. (314) 721-1618

Archimagies  
143 West Clinton Place  
St. Louis, MO 63122  
PH. (314) 965-7445

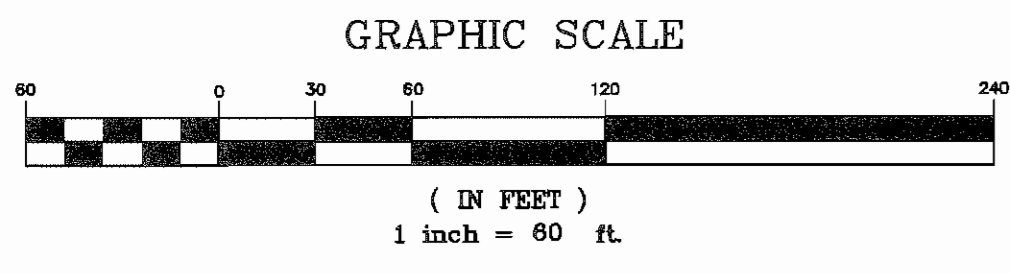
DosterUllom, LLC  
16090 Swingley Ridge Road, Suite 630  
Chesterfield, MO 63017  
PH. (636) 532-0042

MISSOURI INTERSTATE HIGHWAY 64

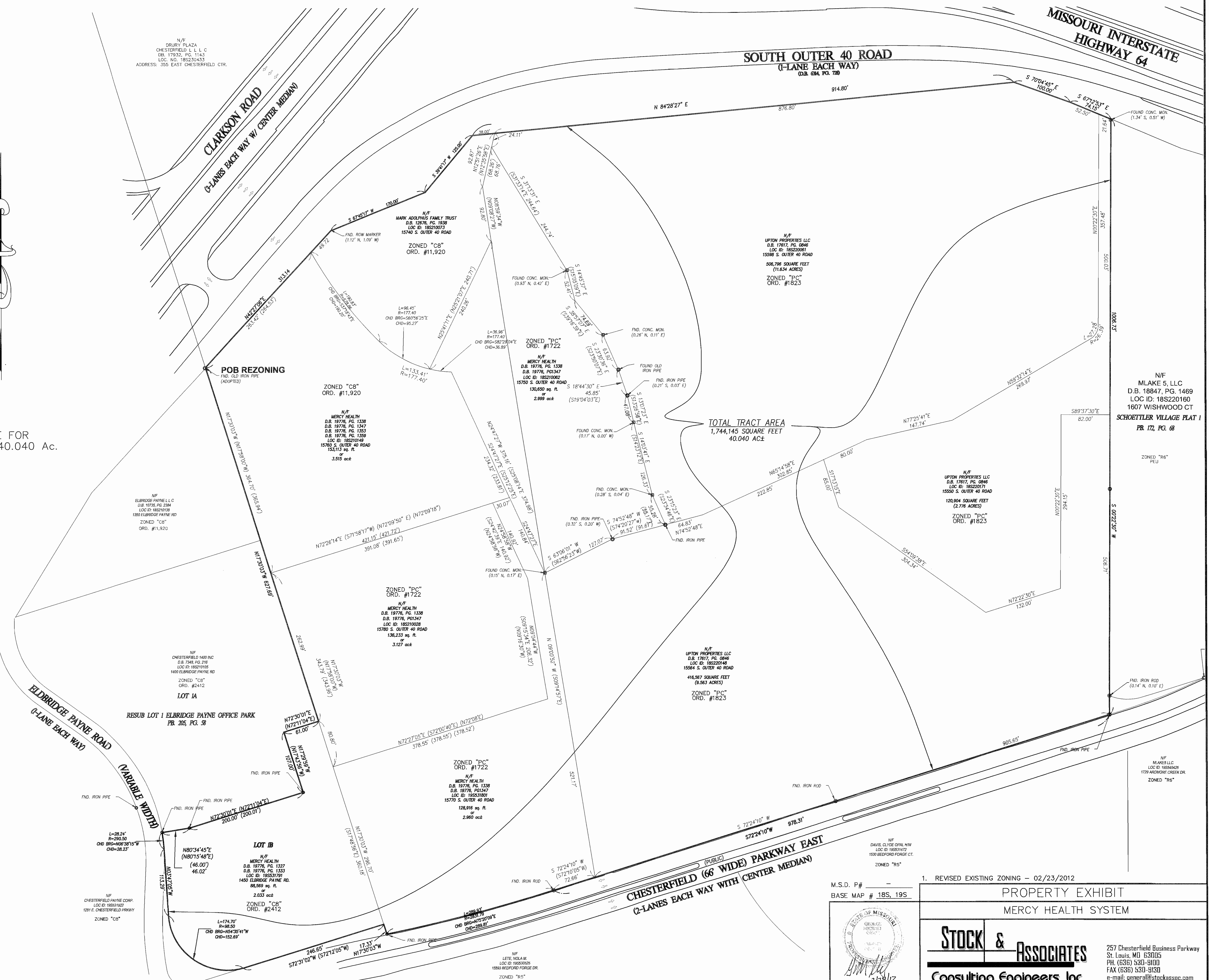
SOUTH OUTER 40 ROAD (1-LANE EACH WAY) (D.B. 684, PG. 728)

CLARKSON ROAD (3-LANES EACH WAY W/ CENTER MEDIAN)

N/F DRURY PLAZA CHESTERFIELD, L.L.C. DB: 17933, PG. 1143 LOC. NO. 185230433 ADDRESS: 355 EAST CHESTERFIELD CTR.



BOUNDARY LINE FOR TOTAL TRACT=40.040 AC.



N/F UPTON PROPERTIES LLC D.B. 17817, PG. 0846 LOC. NO. 185220061 15308 S. OUTER 40 ROAD 508,796 SQUARE FEET (11.64 ACRES) ZONED "PC" ORD. #1823

N/F MERCY HEALTH D.B. 19776, PG. 1338 D.B. 19776, PG. 1337 LOC. NO. 185210028 15750 S. OUTER 40 ROAD 130,650 sq. ft. 2.999 ac±

N/F MERCY HEALTH D.B. 19776, PG. 1338 D.B. 19776, PG. 1337 D.B. 19776, PG. 1335 LOC. NO. 185210149 15780 S. OUTER 40 ROAD 153,113 sq. ft. 3.515 ac±

N/F ELBRIDGE PAYNE LLC D.B. 7026, PG. 2384 LOC. NO. 185210138 1550 ELBRIDGE PAYNE RD ZONED "CB" ORD. #11,920

N/F CHESTERFIELD 1400 INC D.B. 7348, PG. 218 LOC. NO. 185210195 1400 ELBRIDGE PAYNE RD ZONED "CB" ORD. #2412

RESUB LOT 1 ELBRIDGE PAYNE OFFICE PARK PR. 205, PG. 38

N/F MERCY HEALTH D.B. 19776, PG. 1327 D.B. 19776, PG. 1333 LOC. NO. 18531791 1450 ELBRIDGE PAYNE RD 88,569 sq. ft. 2.033 ac± ZONED "CB" ORD. #2412

N/F MERCY HEALTH D.B. 19776, PG. 1338 D.B. 19776, PG. 1347 LOC. NO. 185318091 15770 S. OUTER 40 ROAD 128,916 sq. ft. 2.980 ac±

N/F UPTON PROPERTIES LLC D.B. 17817, PG. 0846 LOC. NO. 185220148 15564 S. OUTER 40 ROAD 416,387 SQUARE FEET (9.53 ACRES) ZONED "PC" ORD. #1823

N/F Mlake 5, LLC D.B. 18847, PG. 1469 LOC. NO. 185220160 1607 WISHWOOD CT SCHOETTLER VILLAGE PLAT 1 PB. 172, PG. 68 ZONED "R6" PDU

N/F MEAKES LLC LOC. NO. 18540426 1739 ARDENCRE CREEK DR ZONED "R6"

N/F DAVIS, CLYDE OPAL WY LOC. NO. 18531472 1539 REDFORD FORGE CT ZONED "R5"

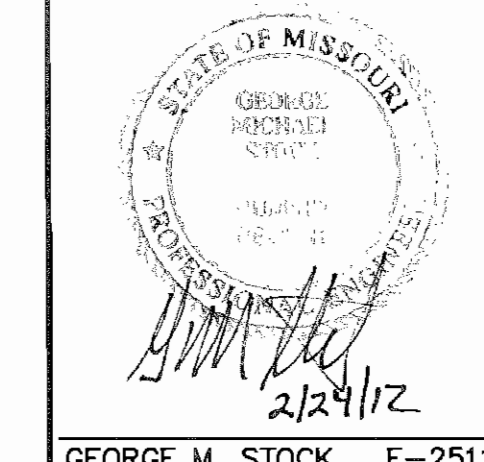
M.S.D. P# - BASE MAP # 18S, 19S

1. REVISED EXISTING ZONING - 02/23/2012

PROPERTY EXHIBIT MERCY HEALTH SYSTEM

STOCK & ASSOCIATES Consulting Engineers, Inc.

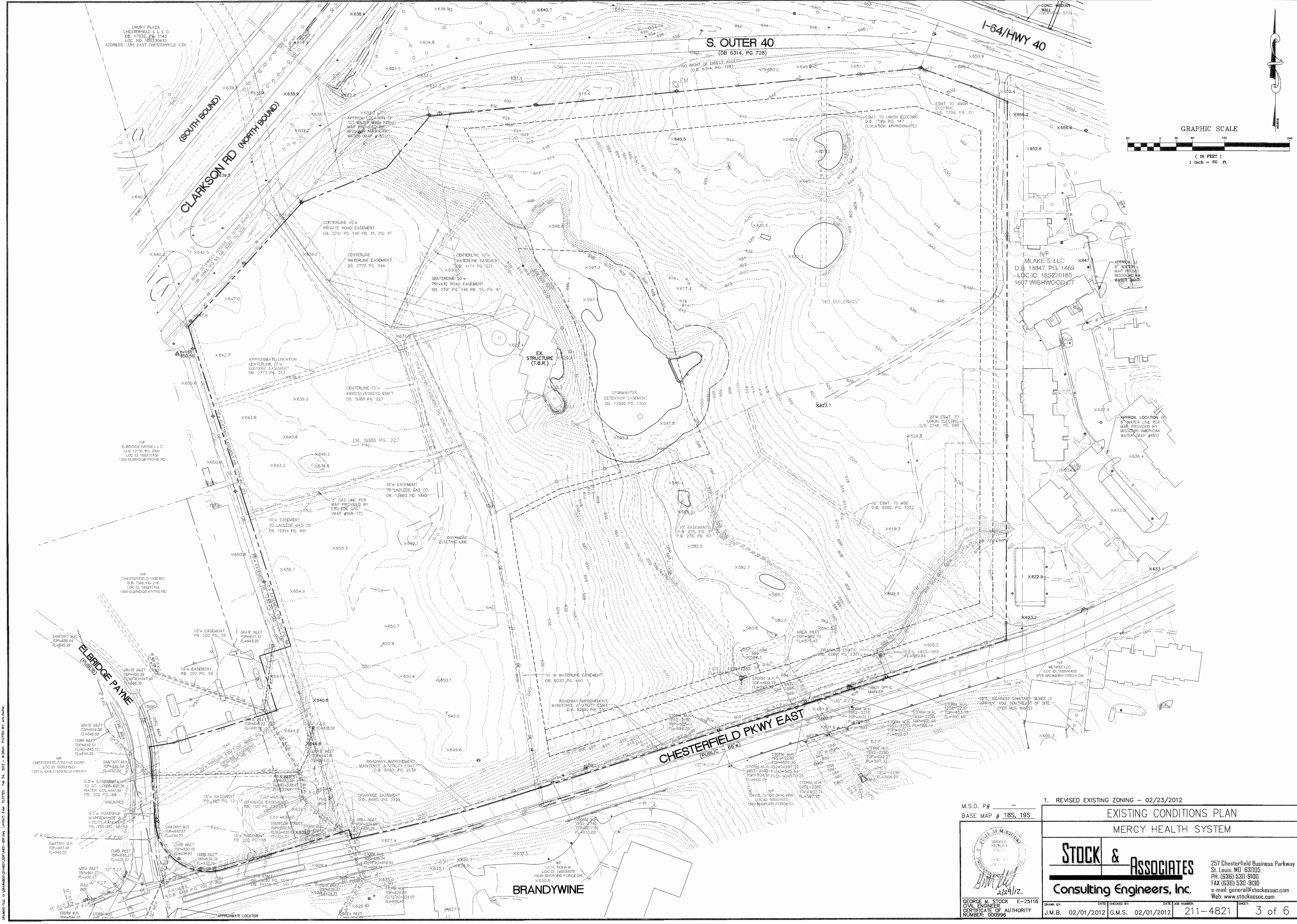
257 Chesterfield Business Parkway St. Louis, MO 63005 PH: (636) 530-9100 FAX: (636) 530-9130 e-mail: general@stockassoc.com Web: www.stockassoc.com



GEORGE M. STOCK CIVIL ENGINEER CERTIFICATE OF AUTHORITY NUMBER: 000986

DRAWN BY: W.J.P. DATE: 01/24/12 CHECKED BY: D.M.E. DATE: 01/24/12 DATE JOB NUMBER: 211-4821 SHEET: 2 of 6

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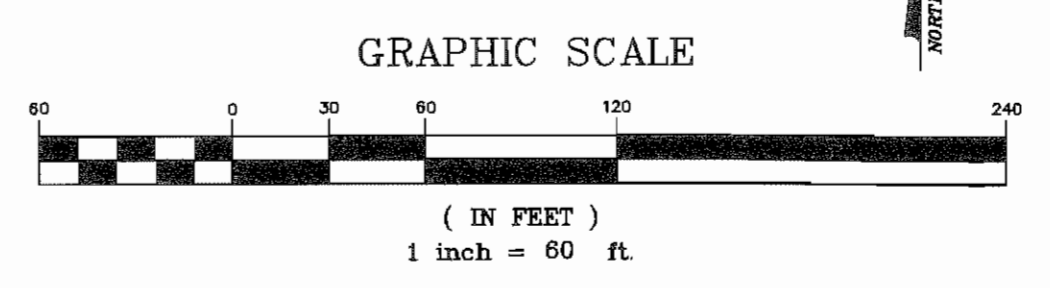


DRURY PLAZA  
CHESTERFIELD T.L.L.C.  
DB. 17932, PG. 1143  
LOC. NO. 185230433  
ADDRESS: 355 EAST CHESTERFIELD CTR.

S. OUTER 40  
(DB 6314, PG. 728)

I-64/HWY 40

(SOUTH BOUND)  
CLARKSON RD (NORTH BOUND)



EX STRUCTURE (T.B.R.)

N/F  
MLAKE S, LLC  
D.B. 18847, PG. 1469  
LOC. ID: 185220160  
1607 WISHWOOD CT

N/F  
ELBRIDGE PAYNE L.L.C.  
D.B. 10736, PG. 2384  
LOC. ID: 185210138  
1350 ELBRIDGE PAYNE RD

N/F  
CHESTERFIELD 1408 INC  
D.B. 7348, PG. 216  
LOC. ID: 185210166  
1408 ELBRIDGE PAYNE RD

N/F  
MLAKE S, LLC  
LOC. ID: 185860425  
1725 ARDMORE CREEK DR.

BRANDYWINE

M.S.D. P# \_\_\_\_\_  
BASE MAP # 18S, 19S

GEORGE M. STOCK E-25116  
CIVIL ENGINEER  
CERTIFICATE OF AUTHORITY  
NUMBER: 000996

1. REVISED EXISTING ZONING - 02/23/2012

EXISTING CONDITIONS PLAN  
MERCY HEALTH SYSTEM

**STOCK & ASSOCIATES**  
Consulting Engineers, Inc.

257 Chesterfield Business Parkway  
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Web: www.stockassoc.com

DRAWN BY: J.M.B.	DATE CHECKED BY: G.M.S.	DATE: 02/01/2012	JOB NUMBER: 211-4821	SHEET: 3 of 6
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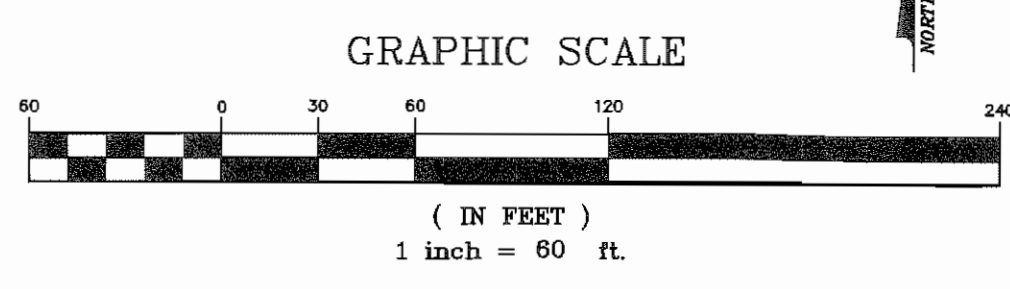
DRURY PLAZA  
CHESTERFIELD, L.L.C.  
D.B. 17832, PG. 1143  
LOC. NO. 185230433  
ADDRESS: 355 EAST CHESTERFIELD CTR

SOUTH OUTER 40  
WILL REQUIRE UPGRADE  
TO STANDARD ROAD  
SECTION.

S. OUTER 40  
(DB 6314, PG. 728)

I-64/HWY 40

CLARKSON RD (NORTH BOUND)  
CLARKSON RD (SOUTH BOUND)



ACCESS DRIVE

CONCEPTUAL  
PAVEMENT LIMITS  
(TYPICAL)

N/F  
FLORINDY PAYNE I, C  
D.B. 10735, PG. 2354  
LOC ID: 185210128  
1599 EL BRIDGE PAYNE RD

N/F  
CHESTERFIELD 1400 JWC  
D.B. 7348, PG. 218  
LOC ID: 185210128  
1599 EL BRIDGE PAYNE RD

N/F  
CHESTERFIELD PAYNE CORP  
LOC ID: 18551902  
1281 E. CHESTERFIELD PRIMARY

MSD # 10525

EXISTING  
SIGNAL

EXISTING  
DETENTION  
TO BE  
MODIFIED

WALL

WALL

PROPOSED SURFACE  
PARKING AND  
OPENSOURCE

MULTI-STORY BUILDING  
WITH PARKING  
STRUCTURE  
FF=627

MULTI-STORY BUILDING  
FF=612

PROPOSED SURFACE  
PARKING AND  
OPENSOURCE

BRANDYWINE

PROPOSED SURFACE  
PARKING AND  
OPENSOURCE

MULTI-STORY  
PARKING GARAGE

WALL

FF=612

PROPOSED  
SIGNALIZED  
INTERSECTION

PROPOSED  
SPINE DRIVE  
AND OPENSOURCE  
CONCEPTUAL BUILDING/  
PARKING STRUCTURE  
FF=642

MULTI-STORY  
BUILDING

PROPOSED SURFACE  
PARKING AND  
OPENSOURCE

MULTI-STORY  
BUILDING

RETENTION  
BASIN

RETENTION  
BASIN

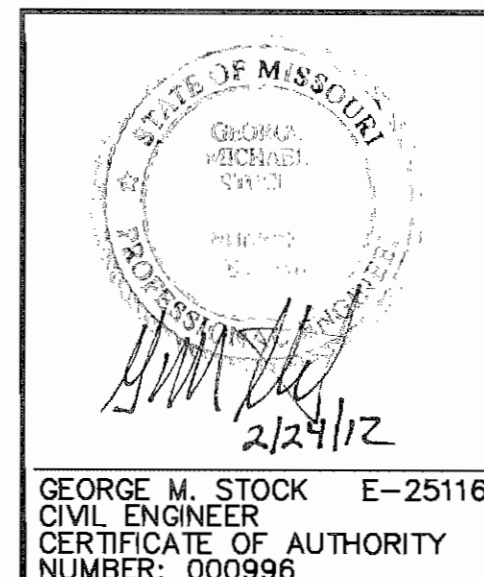
BYPASS  
STORM SEWER

SANITARY SEWER  
MAIN EXTENSION  
REQUIRED.

1350' TO  
EXISTING  
SIGNAL AT  
SIGNAL AT  
ELBRIDGE PAYNE RD

800' TO  
EXISTING  
SIGNAL AT  
SCHOETTLER RD

M.S.D. #  
BASE MAP # 185, 195



1. REVISED EXISTING ZONING - 02/23/2012

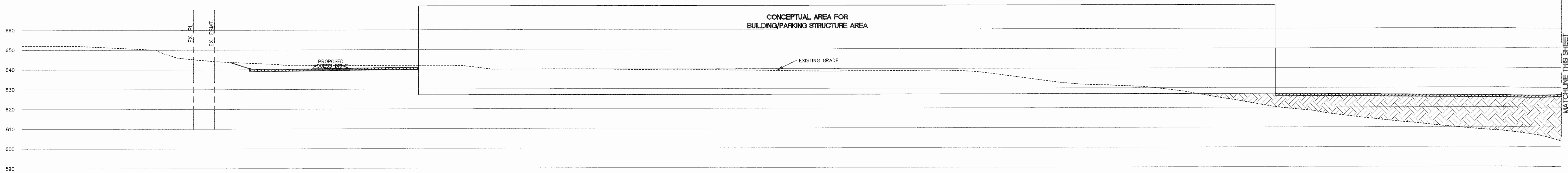
PRELIMINARY PLAN  
MERCY HEALTH SYSTEM

**Stock & Associates**  
Consulting Engineers, Inc.

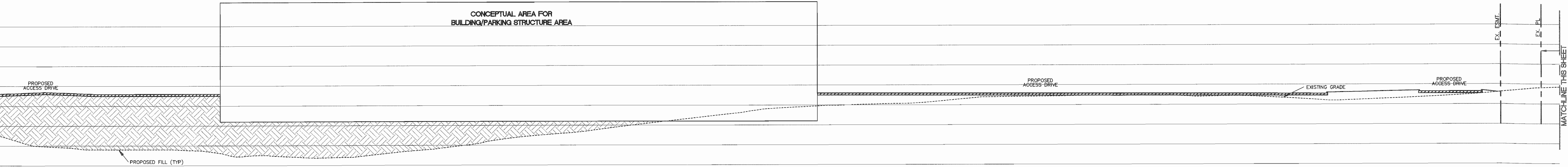
257 Chesterfield Business Parkway  
St. Louis, MO 63005  
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FAX: (636) 530-9130  
e-mail: general@stockassoc.com  
Web: www.stockassoc.com

GEORGE M. STOCK E-25116  
CIVIL ENGINEER  
CERTIFICATE OF AUTHORITY  
NUMBER: 000996

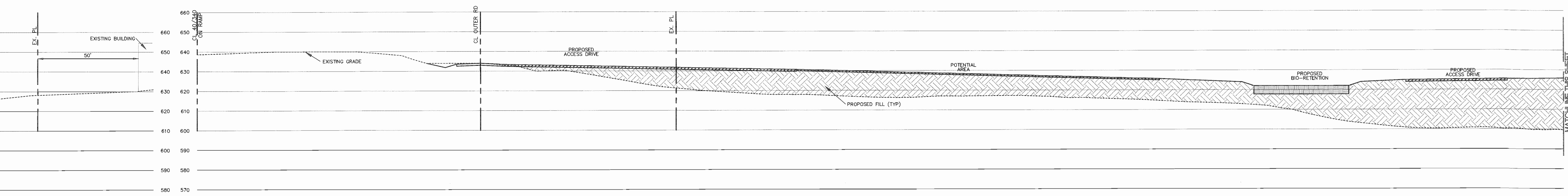
DATE CHECKED BY: G.M.S. 02/01/2012  
DATE: 02/01/2012  
SHEET: 4 of 6



SITE SECTION A-A  
SCALE 1-20'

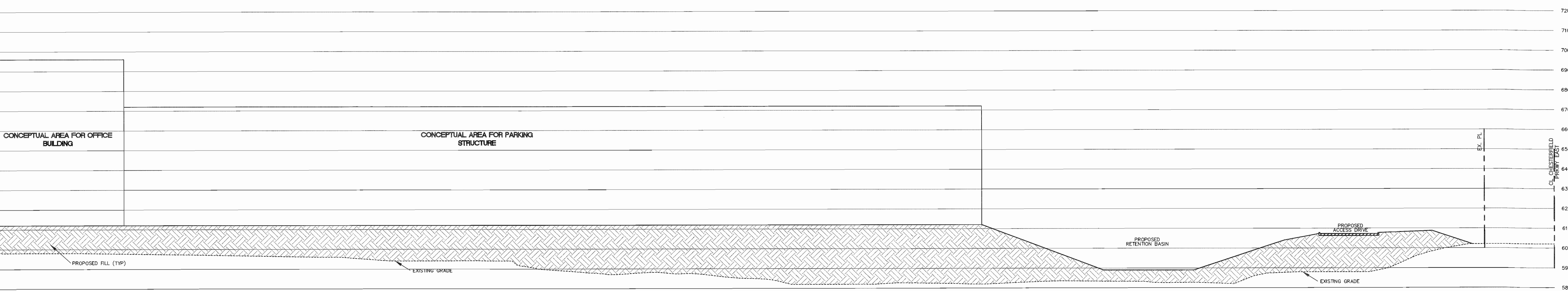


SITE SECTION A-A  
SCALE 1-20'

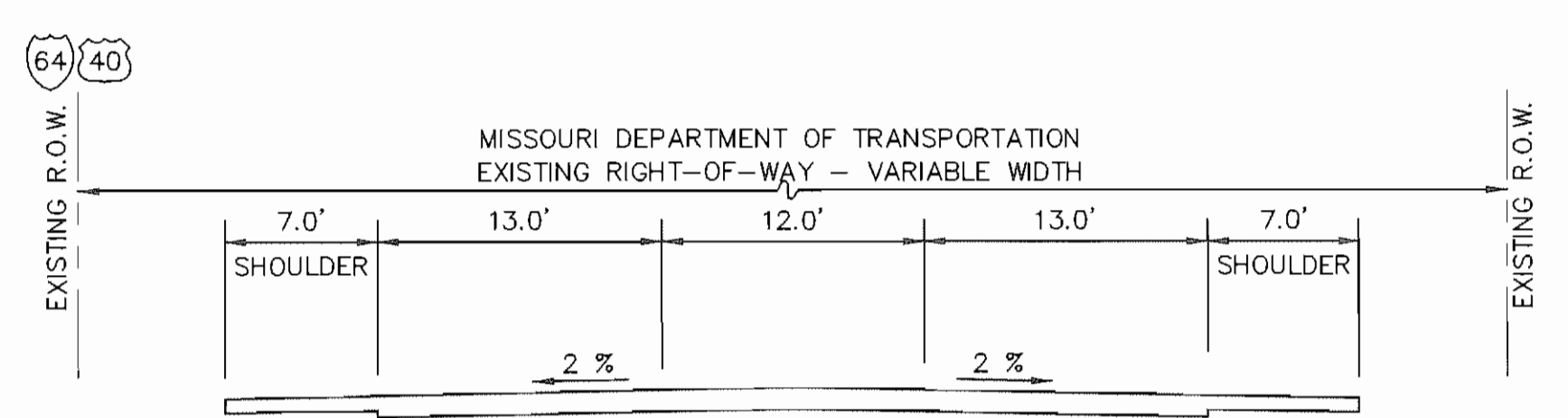


SITE SECTION A-A  
SCALE 1-20'

SITE SECTION B-B  
SCALE 1-20'



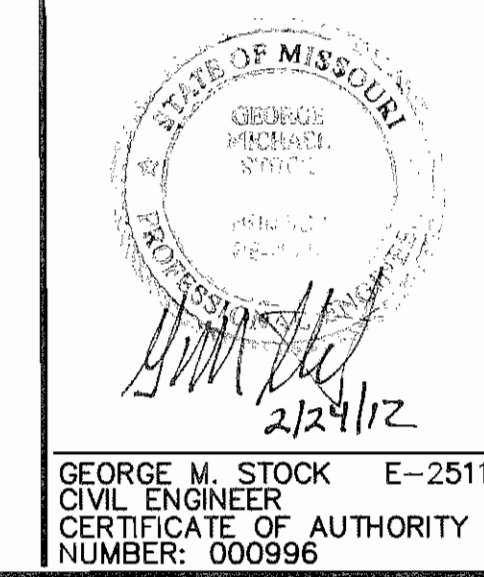
SITE SECTION B-B  
SCALE 1-20'



PROPOSED SOUTH OUTER FORTY  
TYPICAL 3-LANE SECTION  
SCALE 1-40'  
NOTE: TO BE CONFIRMED BY MODOT

M.S.D. P# -  
BASE MAP # 18S, 19S

1. REVISED EXISTING ZONING - 02/23/2012



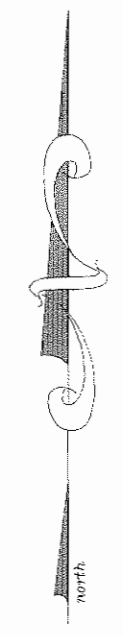
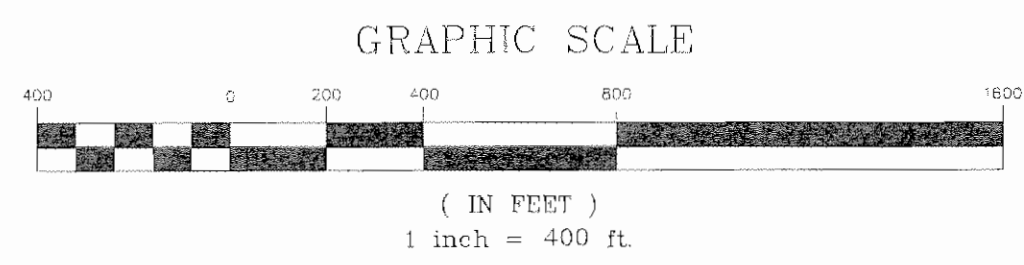
SITE SECTIONS  
MERCY HEALTH SYSTEM

**Stock & Associates**  
Consulting Engineers, Inc.

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Web: www.stockassoc.com

DRAWN BY: J.M.B.	DATE: 02/01/2012	CHECKED BY: G.M.S.	DATE: 02/01/2012
JOB NUMBER: 211-4821			SHEET: 5 of 6

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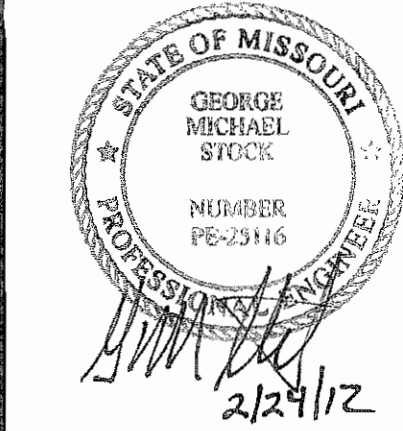
M.S.D. P# \_\_\_\_\_  
BASE MAP # 18S, 19S

1. REVISED EXISTING ZONING - 02/23/2012

AERIAL EXHIBIT WITH CURRENT ZONING  
MERCY HEALTH SYSTEM

**STOCK & ASSOCIATES**  
Consulting Engineers, Inc.

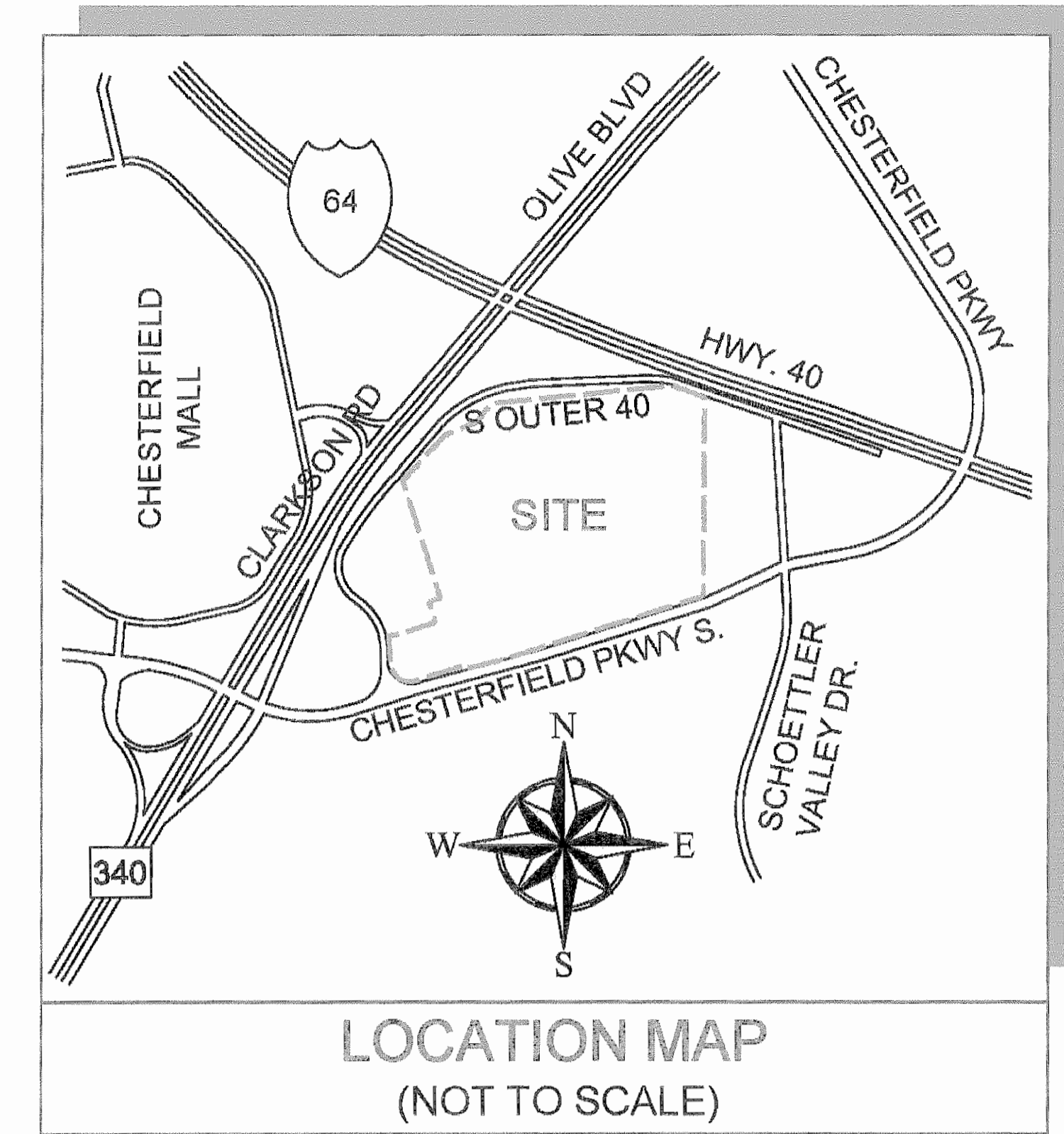
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Web: www.stockassoc.com



GEORGE M. STOCK E-25116  
CIVIL ENGINEER  
CERTIFICATE OF AUTHORITY  
NUMBER: 000996

DESIGNED BY E.J.F.	DATE 02/01/2012	CHECKED BY G.M.S.	DATE 02/01/2012	SHEET NO. 211-4821	TOTAL SHEETS 6 of 6
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GEORGE M. STOCK, CIVIL ENGINEER, LICENSE NO. 21416, STATE OF MISSOURI, EXPIRES 2/24/12. PHOTO COURTESY OF AERIAL PHOTOGRAPHY, INC.



**WOODLAND NARRATIVE**

- W1 - 0.04 acre**  
A small area of green ash with overstory that ranges from 5-8" DBH.
- W2 - 2.04 acres**  
A mixture of older planted trees and native trees that have grown in to fill in what was once a savanna-like setting. Species is a variety of evergreens (white pine, scotch pine, Norway spruce, and Austrian pine) with overstory diameters ranging from 6-12" and mixed hardwoods (sycamore, elms, black locust, and silver maple) that range from 14" and larger in diameter. Most of the evergreens are mostly in a state of serious decline.
- W3 - 0.73 acre**  
A young stand of elm, sweetgum, maple, and oak with overstory diameters ranging from 6-14". A few remnant larger diameter (12-24" DBH) trees include sycamore, pin oak, and silver maple.
- W4 - 0.56 acre**  
A young stand of elm, sweetgum, maple, and oak with overstory diameters ranging from 6-14". A few remnant larger diameter (12-24" DBH) trees include sycamore, pin oak, and silver maple.
- W5 - 0.49 acre**  
A young stand of black locust and elm with overstory diameters ranging from 8-10". A few remnant larger diameter (12-24" DBH) trees include sycamore, pin oak, and silver maple.
- W6 - 1.25 acres**  
A high quality upland hardwood white oak stand with a small component of black oak, elm, and hackberry. The average overstory diameter is 16".
- W7 - 0.37 acre**  
A high quality upland hardwood white oak stand with a small component of black oak, elm, and hackberry. The average overstory diameter is 12".
- W8 - 1.52 acres**  
A young stand of black locust, sycamore, and elm with overstory diameters ranging from 8-10". A few remnant larger diameter (12-24" DBH) trees include sycamore, pin oak, and silver maple.
- W9 - 3.20 acres**  
An undisturbed upland hardwood forest with an overstory of mostly white oak, with some red oak, black oak, and hickory. The average overstory diameter is 18". The understory consists of serviceberry, dogwood, redbud and regeneration-sized oak and hickory.
- W10 - 0.25 acre**  
A stand of black locust and elm with overstory diameters ranging from 8-12". A few scattered larger diameter (12-24" DBH) trees include sycamore and silver maple.
- W11 - 3.57 acres**  
A mixture of older planted trees and native trees that have grown in to fill in what was once a pastured area and slopes toward the north lake. Planted trees include evergreens (white pine, scotch pine, Norway spruce, and Austrian pine) with diameters ranging from 6-24" and hardwoods planted along the roadways that range from 14" to 28" in diameter. Most of the evergreens are declining. The historic open areas between the remnant evergreen plantings are now filled with 6-10" DBH elm, oak, and maple.
- W12 - 1.21 acres**  
This stand contains an overstory of euonymus vine-covered, large-diameter black locust that range from 12-26" DBH. Other species include elm, oaks, and sycamore.
- W13 - 0.11 acre**  
A row of Norway spruce 8-16" DBH growing along the north boundary have been severely trimmed to accommodate overhead wires. Several scotch and Austrian pines are dead from a pine wilt nematode infestation.
- W14 - 1.23 acres**  
A mixture of older planted trees and native trees that have grown in to fill in what was once a pastured area. Planted trees include evergreens (white pine, scotch pine, Norway spruce, and Austrian pine) with diameters ranging from 6-24" and hardwoods planted along the roadways that range from 14" to 28" in diameter. Most of the evergreens are declining. The historic open areas between the remnant evergreen plantings are now filled with 6-10" DBH elm, oak, and maple.
- W15 - 0.22 acre**  
A successional area (once pastureland) that is now filled with 6-10" DBH elm, oak, and maple.
- W16 - 3.23 acres**  
A remnant upland forest area that now forms a border (buffer) along some of the assembled tracts and also surrounds small fields. Overstory is mixed hardwoods with areas of planted white pine (diameter ranges from 8-26") and sweetgum (diameter ranges from 8-22").
- W17 - 0.30 acre**  
A grouping of silver maple trees in an old field with an overstory diameter that ranges from 20-13" DBH.
- W18 - 0.06 acre**  
A row of Scotch pine along Chesterfield Parkway in fair to poor condition that range from 6-10" DBH.
- W19 - 0.04 acre**  
A grouping of white pine trees in an old field with an overstory diameter that ranges from 14-18" DBH.
- W20 - 0.13 acre**  
A grouping of silver maple trees in an old field with an overstory diameter that ranges from 18-20" DBH.
- W21 - 0.05 acre**  
A grouping of white pine trees in an old field with an overstory diameter that ranges from 14-18" DBH.
- W22 - 0.06 acre**  
A grouping of black locust trees in an old field with an overstory diameter that ranges from 8-10" DBH.

- = Approximate study area (40 acres)
- (28) = Mapped tree and tree number
- (24) = Mapped monarch tree and tree number
- (24) = Mapped tree with canopy spread for trees in non-woodland areas

- W4** = Woodlands (20.69 acres)
- N2** = Non-woodlands (14.57 acres)
- = Water (ponds, lakes)
- = Roads

Woodland Canopy Area	20.66 acres
Non-Woodland Canopy Area	2.03 acres
<b>Total Canopy On-Site</b>	<b>22.69 acres</b>

Prepared by  
  
 A Division of The Davey Tree Expert Company

Prepared for  
  
 Consulting Engineers, Inc.

**Tree Stand Delineation**  
 Mercy Site  
 40 Acres, I-64 and Clarkson Road  
 Chesterfield, Missouri  
 Tree Stand Delineation prepared by:  
 Skip Kincaid, ISA Board Certified  
 Master Arborist (MW-0155BM)

Tree data used to produce this map were collected on January 16, 17, and 18, 2012  
 Tree Stand Delineation mapping prepared by: Ken Christensen, ISA Board Certified Arborist (A-0690)