



VII. E.

690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

March 18, 2009

Planning Commission
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

The Planning Commission agenda for **March 23, 2009** will include the following item for your consideration:

St. Luke's Hospital: A Partial Amended Site Development Concept Plan, Tree Stand Delineation Plan, Tree Preservation Plan and Conceptual Landscape Plan for a 35.807 acre lot of land zoned "MU" Medical Use District located at the northwest corner of Highway 141 (Woods Mill) at the intersection with St. Luke's Drive.

Dear Planning Commission:

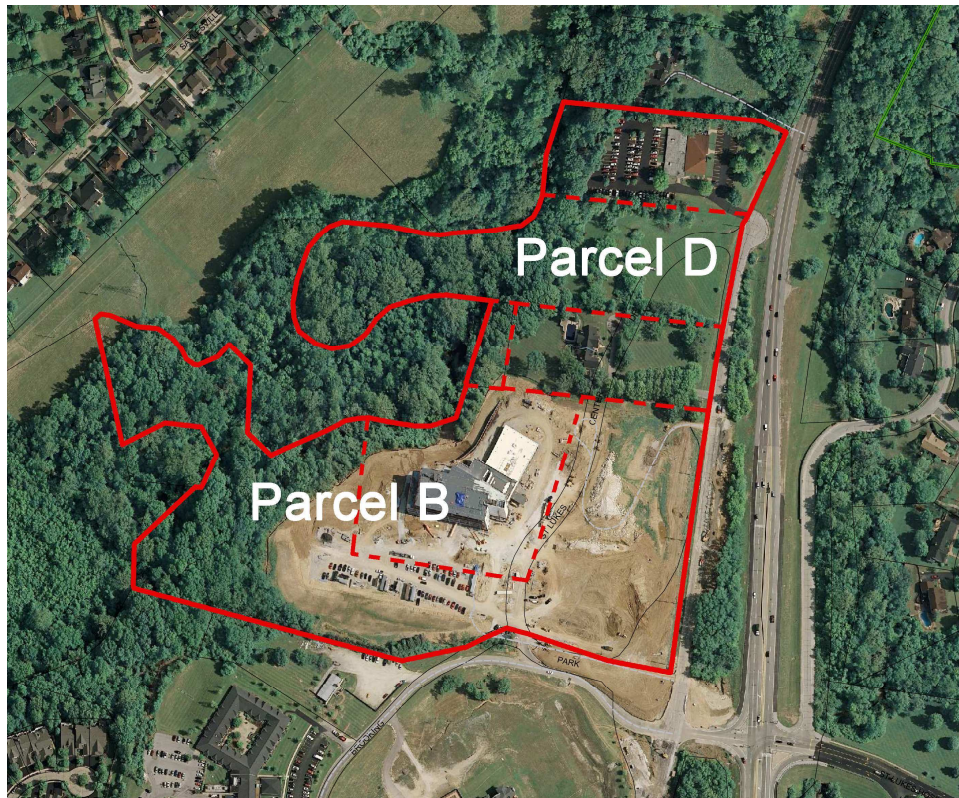
George Stock, of Stock and Associates, has submitted a Partial Amended Site Development Concept Plan, Tree Stand Delineation Plan, Tree Preservation Plan and Conceptual Landscape Plan for your review. The Department of Planning and Public Works has reviewed this submittal and submits the following report.

BACKGROUND

In December 2005, The City of Chesterfield approved Ordinance 2224 which changed the zoning from "NU" Non-Urban District to "MU" Medical Use District for the southern portion of the subject site known as Parcel B and the original Hospital site known as Parcel A. On April 10th, 2006, The Planning Commission approved the Site Development Concept Plan for both Parcels A and B with a vote of 6-1.

In June of 2007, the property known as Parcel D was rezoned to "MU" Medical Use District by City of Chesterfield Ordinance 2372. In November of 2008, Ordinance 2372 was repealed and replaced by Ordinance 2449 which changed the setbacks for the southern boundary of the site.

A Boundary Adjustment Plat which removed all the parcel lines between Parcels B & D was approved by City Council on December 1, 2008.



SUBMITTAL INFORMATION

The request is to amend the previously approved Site Development Concept Plan to include both the parcel formally known as Parcel B with the parcel formally known as Parcel D. The parcel lines between the two areas were removed as part of a Boundary Adjustment Plat and the area is now named St. Luke's Hospital Northwest.

This Conceptual Plan shows the ultimate build out for the two parcels with five medical office buildings and three parking garages. The development is being phased with surface parking lots that will transition to parking garages as parking is required for the office buildings.

The Conceptual Landscape Plan identifies the required buffer along 141 which connects to the already installed buffer for Parcel B.

DEPARTMENTAL INPUT

The submittal was reviewed and is in compliance with all City of Chesterfield ordinances. The Department of Planning and Public Works requests action on the Partial Amended Site Development Concept Plan, Tree Stand Delineation Plan, Tree Preservation Plan and Conceptual Landscape Plan.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mara M. Perry". The signature is fluid and cursive, with the first name "Mara" being the most prominent.

Mara M. Perry, AICP
Senior Planner

Cc: City Administrator
City Attorney
Director of Planning & Public Works
Planning and Development Services Director

Attachments:
Partial Amended Site Development Concept Plan
Tree Stand Delineation Plan
Tree Preservation Plan
Conceptual Landscape Plan

ST. LUKE'S EPISCOPAL PRESBYTERIAN HOSPITAL CAMPUS

CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

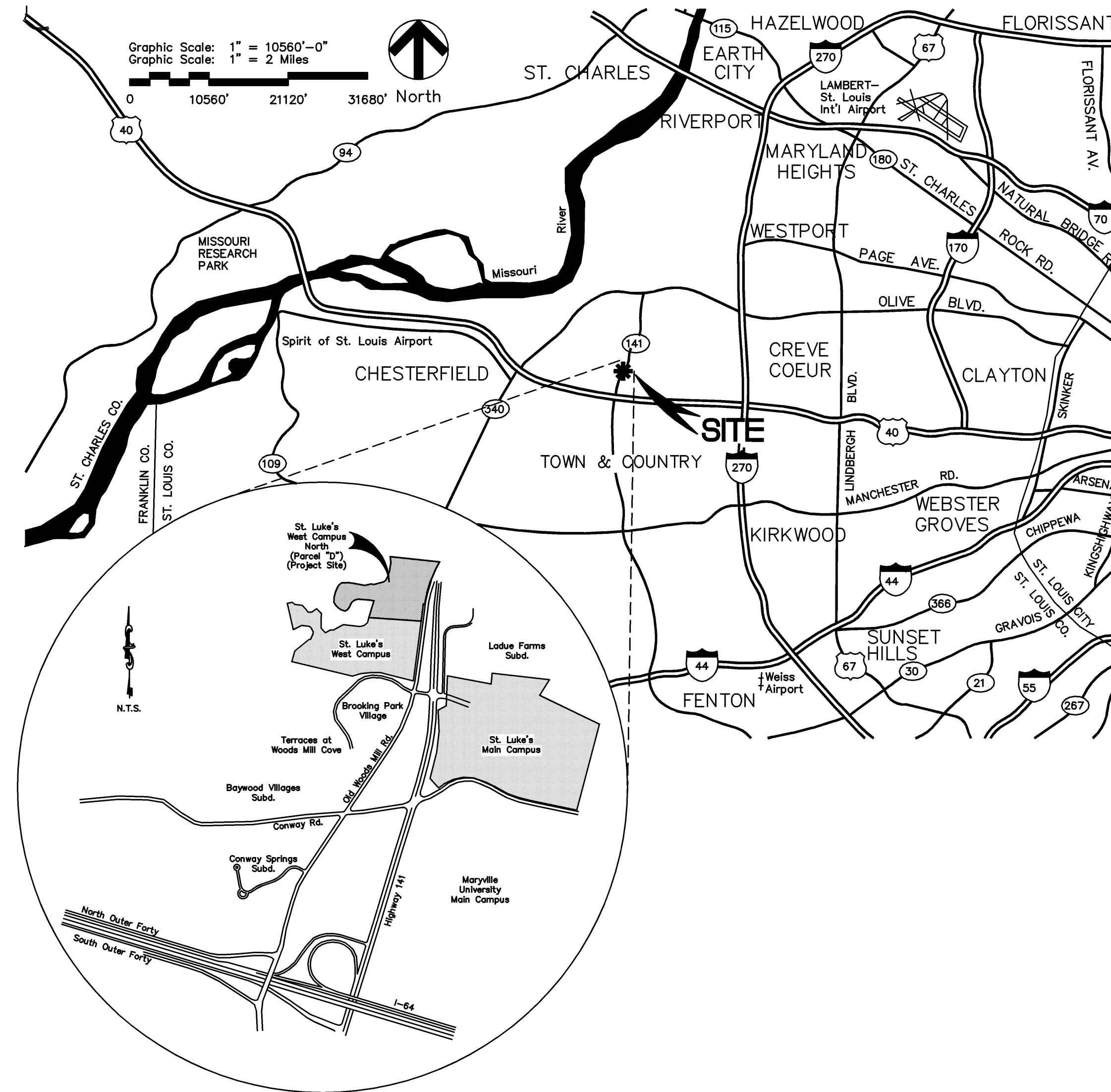
Amended Site Development Concept Plan St. Luke's Hospital Northwest

LEGEND

EXISTING CONTOURS	---
PROPOSED CONTOURS	---
EXISTING SANITARY SEWERS	---
EXISTING STORM SEWERS	---
PROPOSED SANITARY SEWERS	---
PROPOSED STORM SEWERS	---
EXISTING RIGHT-OF-WAY	---
PROPOSED RIGHT-OF-WAY	---
CENTERLINE	---
EASEMENT	---
NON-REINFORCED CONCRETE PAVEMENT	---
REINFORCED CONCRETE PAVEMENT	---
EXISTING SPOT ELEVATION	---
PROPOSED SPOT ELEVATION	---
SWALE	---
TO BE REMOVED	---
TO BE REMOVED & RELOCATED	---
TO BE USED IN PLACE	---
BACK OF CURB	---
FACE OF CURB	---
TRASH ENCLOSURE	---
LIGHT STANDARD	---
GAS MAIN	---
WATER MAIN	---
UNDERGROUND TELEPHONE	---
FIRE HYDRANT	---
POWER POLE	---
HAY BALE	---
SILTATION CONTROL	---

ABBREVIATIONS

C.O.	— CLEANOUT
DB.	— DEED BOOK
E	— ELECTRIC
FL	— FLOWLINE
FT	— FEET
FND.	— FOUND
G	— GAS
LOC.	— LOCATOR NUMBER
M.H.	— MANHOLE
N/F	— NOW OR FORMERLY
PB.	— PLAT BOOK
PG.	— PAGE
P.V.C.	— POLYVINYL CHLORIDE PIPE
R.O.W.	— RIGHT-OF-WAY
R.C.P.	— REINFORCED CONCRETE PIPE
SQ.	— SQUARE
T	— TELEPHONE CABLE
V.C.P.	— VETRIFIED CLAY PIPE
W	— WATER
(86'W)	— RIGHT-OF-WAY WIDTH



LOCATION MAP

SITE INFORMATION

SITE ACREAGE	=	35.807 Acres ±
OWNER	=	St. Luke's Episcopal-Presbyterian Hospitals
SITE ADDRESS:	=	121 St. Luke's Center Drive
LOCATOR No.	=	18Q420023, 18Q510014 18Q510025, 18Q510036
EXISTING ZONING	=	"MU" "MEDICAL USE" - ORD NO. 2224 & 2499
FIRE DISTRICT	=	CHESTERFIELD FIRE PROTECTION
SCHOOL DISTRICT	=	PARKWAY DISTRICT
SEWER DISTRICT	=	METROPOLITAN ST. LOUIS SEWER DIST.
WATER SERVICE	=	MISSOURI AMERICAN WATER COMPANY
GAS SERVICE	=	LACLEDE GAS
ELECTRIC SERVICE	=	AMEREN U.E.
PHONE SERVICE	=	SBC/AT&T

GEOTECHNICAL ENGINEER'S STATEMENT

Neither SCI Engineering, Inc. (SCI) nor the undersigned has prepared any part of these plans. My signature and seal are intended to confirm only my personal review and professional opinion that these plans, comply with the Geotechnical Report for the project, dated February 2009, and are compatible with the soil and geologic conditions at the site, as anticipated from the exploration data.

Conditions may vary from those encountered during the exploration or can change due to construction activities, weather, or other conditions. Therefore, SCI must be involved during the construction of this project to observe the actual subsurface conditions and implementation of our recommendations relative to construction. Construction means and methods shall be left to the Contractor.

In concept, the shown retaining walls appear feasible; however, verification of the global stability must be completed when the walls are designed.

SCI ENGINEERING, INC.

WILLIAM J. GREEN
Professional Engineer
No. 10000
Missouri
Date 2/16/09

1/28/09 PER CITY COMMENTS

March 4, 2009

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

By: Daniel Ehlmann, Missouri L.S. No. 2215

Sheet 1 of 2
Title Page
204-3314.5 - November 24, 2008

OWNER'S REPRESENTATIVE:
HOSPITAL PLANNER:
ARCHITECT:
CIVIL ENGINEER:
LANDSCAPE ARCHITECT:

OSTER, MICKES, JAMES, & ULLOM, LLC
TKH ARCHITECTS
ACI/BOLAND, INC.
STOCK & ASSOCIATES, INC.
LOOMIS ASSOCIATES

GARY OLSON, the President/CEO of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter _____ of the City of Chesterfield Ordinance No. 2224 & 2499, do hereby agree that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the Planning Commission, or voided or vacated by order of the City of Chesterfield Council.

(Signature) _____
GARY OLSON

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

On this _____ day of _____, 2009, before me appeared _____, to me known, who, being by me duly sworn, did say that he / she is the _____ of St. Luke's Episcopal Presbyterian Hospitals, a Missouri Corporation, and that the seal affixed to the foregoing instrument is the Corporate Seal of said Corporation and that the said instrument was signed and sealed on behalf of said Corporation by authority of its Board of Directors, and said _____ 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 Notarial Seal on the day and year last written above.

Notary Public

Print Name

My commission expires: _____

This Amended Site Development Concept Plan was approved by the City of Chesterfield and duly verified on the _____ day of _____, 2009, by the Planning and Development Services Director, authorizing the recording of this Amended Site Development Concept Plan pursuant to Chesterfield Ordinance No. 200, as amended by the Planning and Development Services Director and the City Clerk.

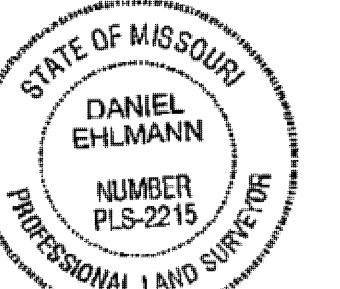
CITY OF CHESTERFIELD, MISSOURI
By: _____ Planning and Development Services Director
By: _____ City Clerk
Ordinance No. 2224 & 2499

SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Amended Site Development Concept 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

By: _____
Daniel Ehlmann, Missouri L.S. No. 2215



1/28/09 PER CITY COMMENTS

March 4, 2009

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

By: _____
George M. Stock, Missouri L.S. No. 25116

Sheet 1 of 2
Title Page
204-3314.5 - November 24, 2008

OWNER'S REPRESENTATIVE:
HOSPITAL PLANNER:
ARCHITECT:
CIVIL ENGINEER:
LANDSCAPE ARCHITECT:

OSTER, MICKES, JAMES, & ULLOM, LLC
TKH ARCHITECTS
ACI/BOLAND, INC.
STOCK & ASSOCIATES, INC.
LOOMIS ASSOCIATES

Sheet 1 of 2
Title Page
204-3314.5 - November 24, 2008

PREPARED FOR:
St. Luke's Episcopal Presbyterian Hospitals
232 South Woods Mill Road
Chesterfield, MO 63017
Phone: (314) 205-6800
Fax: (314) 205-6824
Contact: Don Miller

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.

ST. LOUIS CO. BENCHMARK

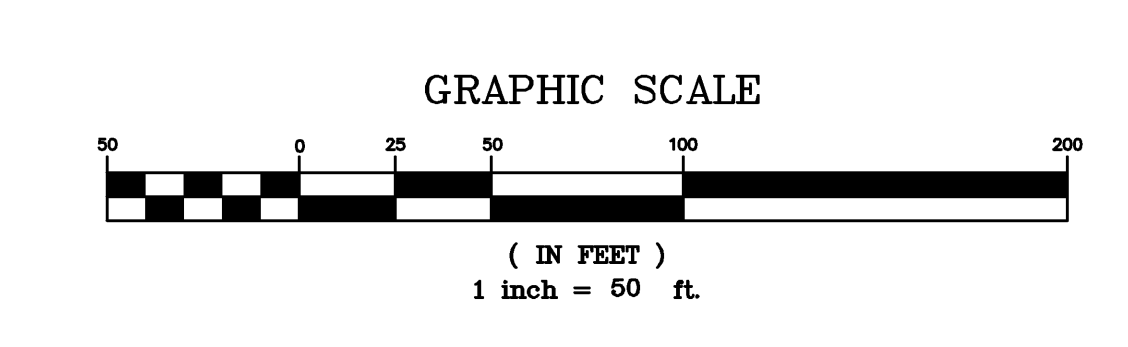
12-141 - "C" IN THE CENTER ISLAND AT CROSS TRIALS DRIVE (EAST ENTRANCE TO LADUE TRIALS), 15' NORTH OF THE CENTERLINE OF LADUE ROAD AND 0.2 MILE WEST OF HIGHWAY 141.
ELEV.=499.48



ST. LUKE'S EPISCOPAL PRESBYTERIAN HOSPITAL CAMPUS
CHESTERFIELD, MISSOURI

OWNER'S REPRESENTATIVE:
HOSPITAL PLANNER:
ARCHITECT:
CIVIL ENGINEER:
LANDSCAPE ARCHITECT:

OSTER, MICKES, JAMES, & ULLOM, LLC
TKH ARCHITECTS
ACI/BOLAND, INC.
STOCK & ASSOCIATES, INC.
LOOMIS ASSOCIATES



GENERAL NOTES

- BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. (BASIS OF BEARINGS: MISSOURI STATE PLANE, GRID NORTH)
- GRADING & STORM WATER PER THE CITY OF CHESTERFIELD, THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC AND MSD.
- SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED OUTSIDE 500-YEAR FLOODPLAIN, FLOOD INSURANCE RATE MAP NUMBER 29189C0145, EFFECTIVE DATE: AUGUST 2, 1995).
- 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. SHOULD ANY CONFLICTS BE EVIDENT, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE ENGINEER IMMEDIATELY.
- ARCHITECTURAL ELEVATIONS, SITE LANDSCAPING PLANS, SITE LIGHTING PLANS AND SITE SIGNAGE PLANS SHALL BE SUBMITTED TO THE CITY OF CHESTERFIELD AS INDIVIDUAL LOTS ARE DEVELOPED ON THEIR SITE DEVELOPMENT SECTION PLAN.
- FOR CLARITY, STREET LIGHTS WERE NOT SHOWN ON THIS PLAN. STREET LIGHTS SHALL BE PROVIDED AS REQUIRED PER THE CITY OF CHESTERFIELD SUBDIVISION ORDINANCE SECTION 1005.320.
- ON-SITE STORM WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CHESTERFIELD VALLEY MASTER STORM WATER DRAINAGE PLAN AND AS DIRECTED BY THE CITY OF CHESTERFIELD.
- OFF-SITE GRADING EASEMENTS, IF REQUIRED, SHALL BE EXECUTED AND RECORDED PRIOR TO THE COMMENCEMENT OF ANY OFF-SITE GRADING.
- HEIGHT REQUIREMENTS:
ORD. #2499 - MAXIMUM HEIGHT OF ALL BUILDINGS, EXCLUSIVE OF ROOF SCREENING SHALL NOT EXCEED FIVE (5) STORES. THE MAXIMUM HEIGHT OF THE PARKING STRUCTURE SHALL NOT EXCEED SIX (6) LEVELS.
ORD. #2224 - MAXIMUM HEIGHT OF BUILDINGS, EXCLUSIVE OF ROOF SCREENING, SHALL NOT EXCEED FIVE (5) STORES OR ONE HUNDRED (100) FEET.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY, MDOT AND THE CITY OF CHESTERFIELD STANDARDS.
- ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE ST. LOUIS COUNTY, MSD AND CITY OF CHESTERFIELD STANDARDS.
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- WOODS MILL ROAD AND HIGHWAY 141 ROAD IMPROVEMENTS SHOWN FOR COORDINATION. IMPROVEMENTS PROVIDED BY MISSOURI DEPARTMENT OF TRANSPORTATION.
- OPENSOURCE REQUIREMENTS:
ORD. #2499 - A MINIMUM OF 69% OPENSOURCE IS REQUIRED FOR THIS DEVELOPMENT.
ORD. #2224 - A MINIMUM OF 64.4% OPENSOURCE IS REQUIRED FOR THIS DEVELOPMENT.



TOTAL TRACT
1,559,758 SQ. FT.
OR
35.807 ACRES±

Sheet 2 of 2
Amended Site Development Concept Plan
204-3314.5 - November 24, 2008

March 4, 2009

2. 03/04/09 PER CITY COMMENTS
1. 01/28/09 PER CITY COMMENTS

GEORGE M. STOCK E-25116



**ST. LUKE'S EPISCOPAL PRESBYTERIAN
HOSPITAL CAMPUS**
CHESTERFIELD, MISSOURI

OWNER'S REPRESENTATIVE:
HOSPITAL PLANNER:
ARCHITECT:
CIVIL ENGINEER:
LANDSCAPE ARCHITECT:

DOSTER, MICKES, JAMES, & ULLOM, LLC
TKH ARCHITECTS
ACI/BOLAND, INC.
STOCK & ASSOCIATES, INC.
LOOMIS ASSOCIATES



Existing Individual Tree Schedule:

Tree #	Species	DBH (Inches)	Condition	Comments
1	Cherry, Black	20	Fair	Double-Trunk Vines
2	Pine, Scotch	7.5	Fair	Double-Trunk
3	Oak, Pin	17.5	Good	
4	Pine, White	15	Good	
5	Oak, Pin	13.5	Fair	
6	Pine, White	19	Good	
7	Oak, Pin	17	Excellent	
8	Oak, Pin	17.5	Excellent	
9	Oak, Shingle	18	Good	
10	Oak, Pin	17	Fair	Poss. Oak Wilt
11	Pine, White	18	Excellent	
12	Oak, Pin	20.5	Good	
13	Oak, Black	8.5	Good	
14	Boxelder	9	Fair	
15	Redbud	13	Poor	
16	Pine, White	14.5	Good	
17	Pine, White	18	Excellent	
18	Tulip tree	16	Good	
19	Oak, Shingle	24	Dead	
20	Cherry, Black	10	Fair	
21	Maple, Sugar	15	Good	
22	Oak, Shingle	14.5	Good	
23	Oak, White	13.5	Excellent	
24	Boxelder	12	Poor	
25	Boxelder	10	Poor	
26	Maple, Silver	26	Poor	
27	Maple, Silver	26	Poor	
28	Walnut	14	Poor	
29	Boxelder	22	Poor	
30	Walnut	17	Fair	
31	Maple, Silver	32	Dead	
32	Boxelder	15	Fair	
33	Walnut	28	Poor	
34	Persimmon	16	Fair	
35	Maple, Silver	10	Poor	
36	Boxelder	12	Poor	
37	Oak, Pin	18	Good	
38	Oak, Pin	23	Excellent	
39	Oak, Pin	16	Fair	
40	Oak, Pin	20	Good	
41	Oak, Pin	18	Good	
42	Oak, Pin	16	Good	
43	Oak, Pin	16	Good	
44	Oak, Pin	16	Good	
45	Oak, Pin	17	Good	
46	Oak, Pin	16	Good	
47	Oak, Pin	16	Good	
48	Oak, Pin	16	Good	
49	Oak, Pin	16	Good	
50	Oak, Pin	21	Good	
51	Oak, Pin	17	Good	
52	Oak, Pin	17	Good	
53	Oak, Pin	16	Good	
54	Oak, Pin	17	Good	
55	Oak, Pin	18	Good	
56	Crabapple	10	Good	
57	Crabapple	10	Good	
58	Pine, White	14	Good	
59	Pine, White	14	Good	
60	Pine, White	14	Good	
61	Pine, White	14	Good	
62	Pine, White	9	Good	
63	Pine, White	13	Good	
64	Maple, Silver	18	Good	Multistem
65	Maple, Silver	18	Good	Multistem
66	Maple, Silver	16	Poor	Multistem
67	Cedar	10	Fair	
68	Pear, Aristocrat	10	Fair	
69	Pear, Aristocrat	10	Fair	
70	Maple, Silver	14	Fair	
71	Sweetgum	22	Good	Multistem
72	Elm, American	22	Good	

Existing Monarch Tree Schedule:

Tree #	Species	DBH (Inches)	Condition	Comments
M1	Sycamore	24	Good	Monarch
M2	Oak, White	25.5	Good	Monarch
M3	Oak, Red	26	Good	Monarch
M4	Hackberry	24	Good	Monarch
M5	Sycamore	24	Good	Monarch
M8	Sycamore	34	Good	Monarch
M10	Oak, Red	24	Good	Monarch, Double-Trunk
M11	Maple, Silver	28	Fair	Monarch
M12	Maple, Silver	28	Fair	Monarch
M13	Oak, Black	24	Good	Monarch
M14	Maple, Silver	24	Fair	Monarch
M15	Sycamore	32	Good	Monarch
M35	Maple, Silver	26	Fair	Monarch
M36	Maple, Silver	28	Fair	Monarch
M37	Sycamore	28	Fair	Monarch
M38	Maple, Silver	30	Fair	Monarch
M39	Sycamore	28	Fair	Monarch
M40	Sycamore	35	Fair	Monarch
M42	Oak, Black	24	Good	Monarch
M43	Oak, Black	26	Good	Monarch
M44	Oak, Black	28	Fair	Monarch
M45	Oak, Black	31	Good	Monarch
M46	Oak, Black	24	Good	Monarch
M47	Oak, Black	26	Fair	Monarch
M48	Cottonwood	28	Fair	Monarch
M49	Sycamore	34	Fair	Monarch
M50	Sycamore	34	Fair	Monarch
M51	Sycamore	38	Fair	Monarch
M53	Maple, Silver	35	Fair	Monarch
M54	Pine, White	24	Good	Monarch
M55	Pine, White	20	Fair	Monarch
M56	Pine, White	22	Good	Monarch
M57	Maple, Silver	34	Fair	Monarch
M58	Sweetgum	28	Fair	Monarch

WOODLAND DESCRIPTIONS

Woodland A
Woodland "A" is an area that slopes towards the creek and forms a broad bottomland area. Dominant species include oak and hickory in the upland areas and sycamore, elm, and cottonwood in the bottomland areas. Understory is honeysuckle, elm, and hackberry. Average Overstory Diameter is 16" with an average of 60 trees per acre. Monarch Trees are indicated on the map and on the tree list with an "M" prefix. Total canopy area for this woodland equals 259,386 s.f.

Woodland B

Woodland B is an area of mostly yard trees. All trees 8" diameter and larger are mapped and indicated on the tree list. Total canopy area equals 53,397 s.f.

Tree Preservation Plan Legend:

Symbol	Description
	Monarch Tree - see Schedule for size and values
	Yard Trees - see Schedule for size and values
	Sampling Area
	Woodland A
	Woodland B

WOODLAND DATA
Total Project Site area - 14.03 ac. or 611,233 s.f.
Total Canopy Coverage - 7.18 ac. or 312,783 s.f.

TREE SPECIALISTS
Skip Kincaid
Skip Kincaid & Associates
Douglas DeLong
Loomis Associates
707 Spirit 40 Park Dr. Suite 135
Chesterfield, MO 63005
(636) 519-8668
Certified Arborist MW-4826-A

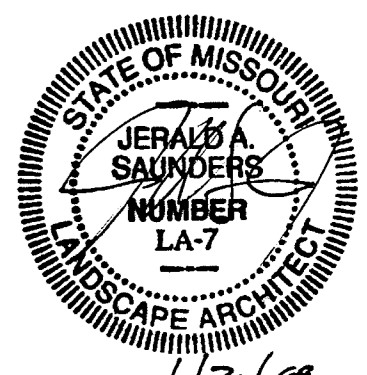
TREE STAND DELINEATION PLAN
SCALE 1"= 50'

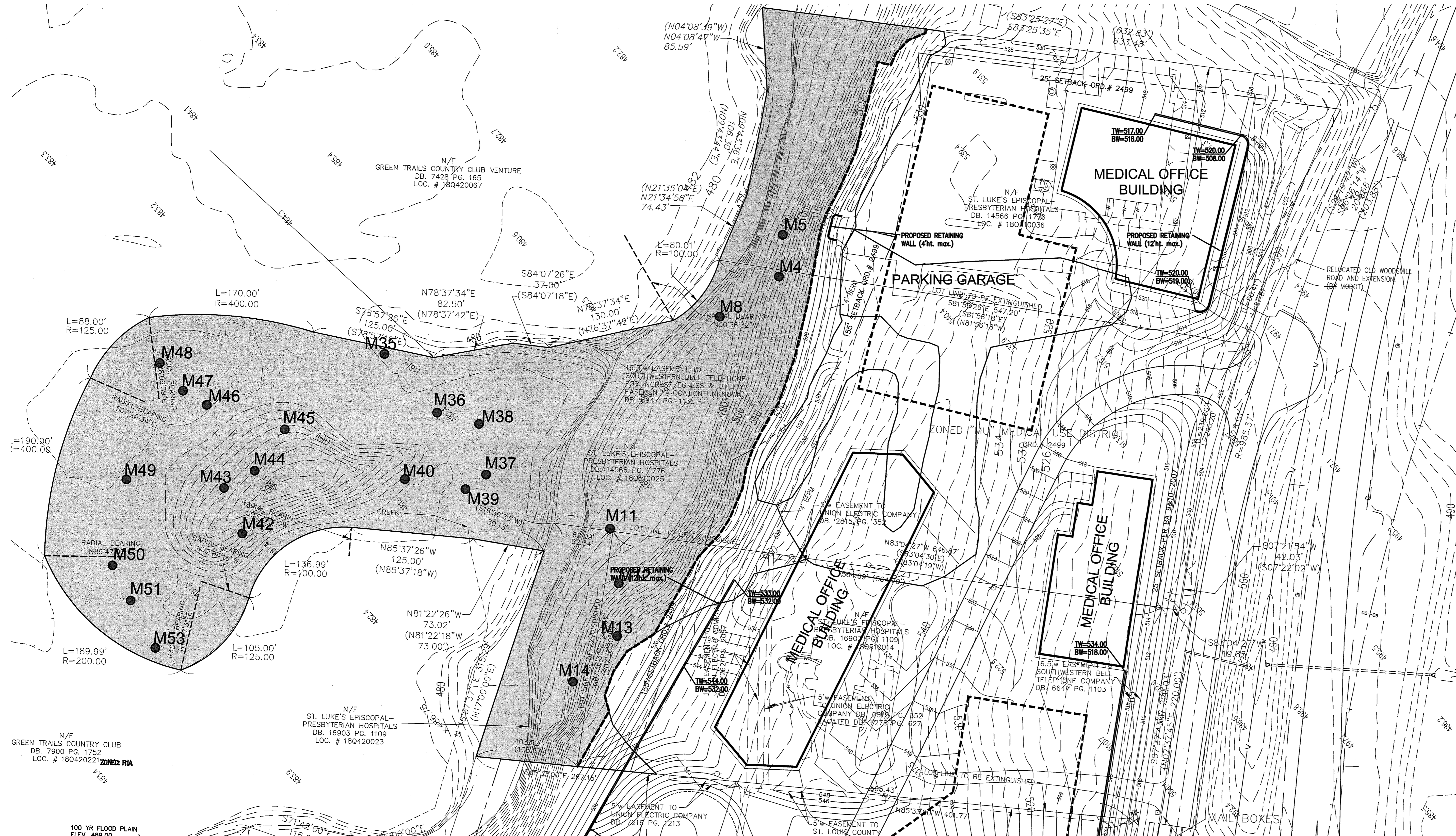
Tree Stand Delineation Plan
December 17, 2008



ST. LUKE'S EPISCOPAL PRESBYTERIAN
HOSPITAL CAMPUS
CHESTERFIELD, MISSOURI

OWNER'S REPRESENTATIVE: DOSTER, MICKES, JAMES, & ULLOM, LLC
HOSPITAL PLANNER: TKH ARCHITECTS
CIVIL ENGINEER: STOCK & ASSOCIATES, INC.
LANDSCAPE ARCHITECT: LOOMIS ASSOCIATES





Monarch Trees to remain:

Tree #	Species	DBH (inches)	Condition	Comments
M4	Hackberry	24	Good	Monarch
M5	Sycamore	24	Good	Monarch
M8	Sycamore	34	Good	Monarch
M11	Maple, Silver	28	Fair	Monarch
M12	Maple, Silver	28	Fair	Monarch
M13	Oak, Black	24	Good	Monarch
M14	Maple, Silver	24	Fair	Monarch
M15	Sycamore	32	Good	Monarch
M35	Maple, Silver	26	Fair	Monarch
M36	Maple, Silver	28	Fair	Monarch
M37	Sycamore	26	Fair	Monarch
M38	Maple, Silver	30	Fair	Monarch
M39	Sycamore	28	Fair	Monarch
M40	Sycamore	35	Fair	Monarch
M42	Oak, Black	24	Good	Monarch
M43	Oak, Black	26	Good	Monarch
M44	Oak, Black	28	Fair	Monarch
M45	Oak, Black	31	Good	Monarch
M46	Oak, Black	24	Good	Monarch
M47	Oak, Black	28	Fair	Monarch
M48	Cottonwood	28	Fair	Monarch
M49	Sycamore	34	Fair	Monarch
M50	Sycamore	34	Fair	Monarch
M51	Sycamore	36	Fair	Monarch
M53	Maple, Silver	35	Fair	Monarch

TREE PRESERVATION PLAN

SCALE 1"=50'

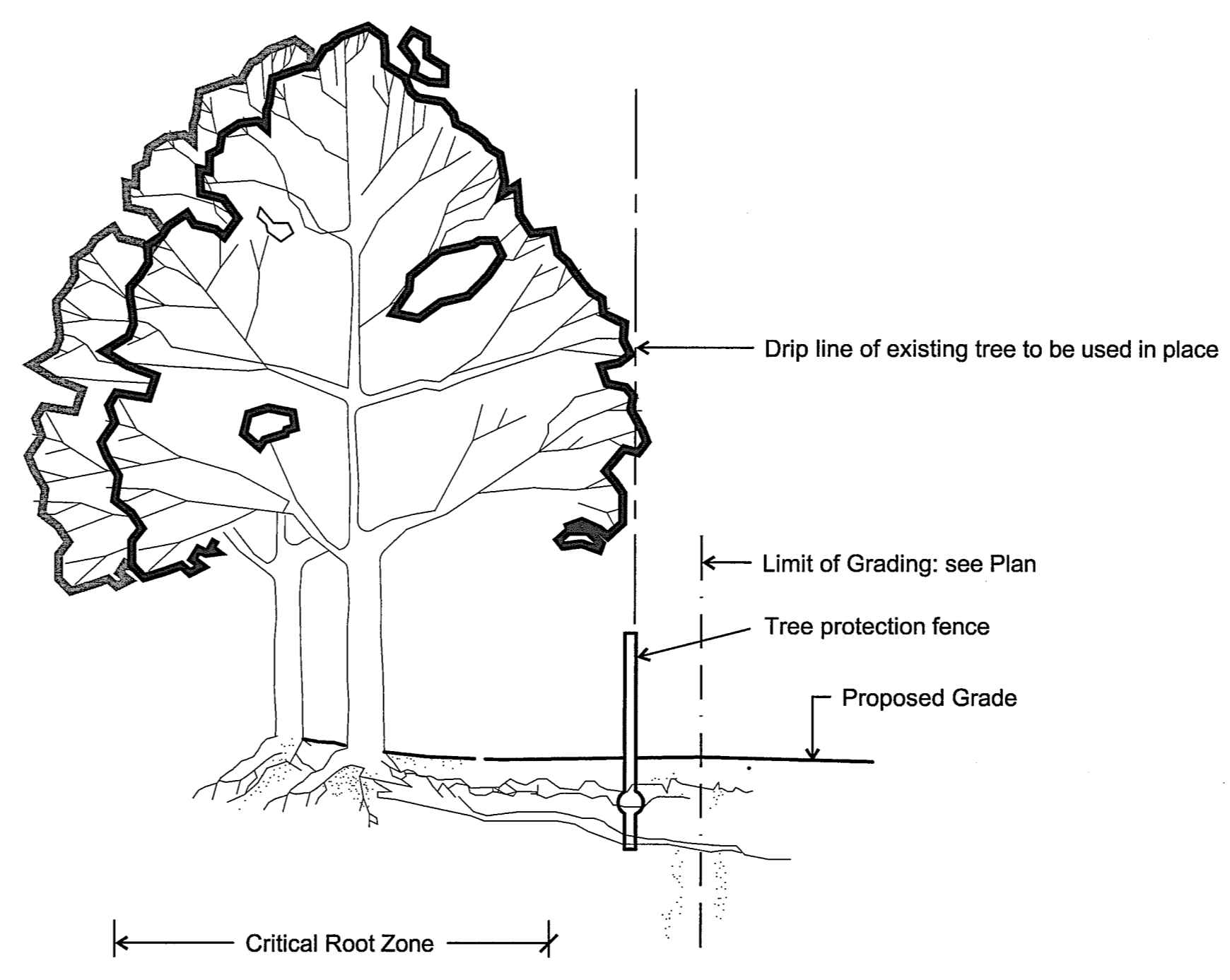
Tree Preservation Plan Legend:

Symbol	Description
	Monarch Tree to be Protected- see Schedule for size and values
	Woodlands to be preserved
	Tree Protection Fencing

WOODLAND DATA
 Total Project Site area - 14.03 ac. or 611,233 s.f.
 Total Canopy Coverage - 7.18 ac. or 312,783 s.f.
 Woodlands to be removed - 78,128 s.f.
 Individual trees to be removed - 15,800 s.f.
 Total area to be removed (Max. 70%) - 93,928 s.f., or 30.0%

TREE SPECIALISTS
 Skip Kincaid
 Skip Kincaid & Associates

 Doug DeLong
 Loomis Associates
 Certified Arborist MW-4826-A



TREE NOTES

- Preserved woodland is delineated with bold line and gray shading.
- 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.
- Clearing Limits to be rough staked in order to facilitate location for installation of protection fencing. No early maintenance schedule is required. No root-pruning required. Required siltation devices to be installed along limit of disturbance line.
- 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 along all "Limit of Disturbance" lines shown on the map.
- Tree Protection Fencing shall be 4-foot tall, plastic, orange fencing. 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. Tree Protection Signage will be placed along the Protection Fencing as shown as the dashed line on the map.
- The trees most worthy of preservation are those located in the woodland B; a high quality woodland on the north facing slope of the property.

TREE PROTECTION ACTION KEY SEQUENCE:

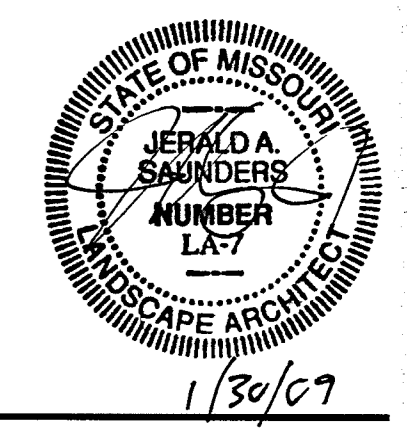
1. Survey limit of disturbance.
2. Install tree protection fencing.
3. Post tree protection signage on fence (No signs will be posted on trees).
4. Maintain tree protection area as an off-limits zone.

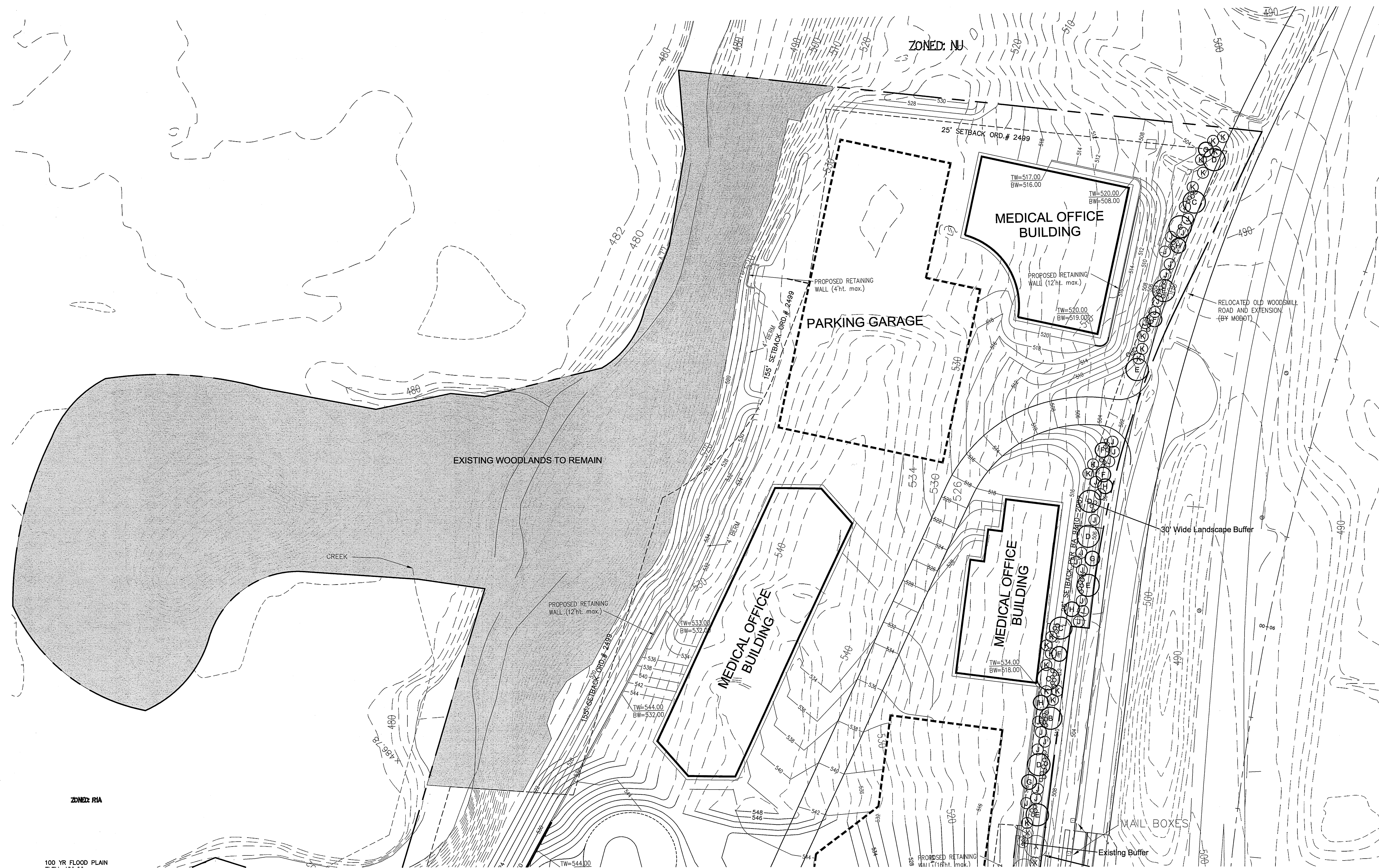


ST. LUKE'S EPISCOPAL PRESBYTERIAN HOSPITAL CAMPUS
 CHESTERFIELD, MISSOURI

OWNER'S REPRESENTATIVE: DOSTER, MICKES, JAMES, & ULLOM, LLC
 HOSPITAL PLANNER: TKH ARCHITECTS
 CIVIL ENGINEER: STOCK & ASSOCIATES, INC.
 LANDSCAPE ARCHITECT: LOOMIS ASSOCIATES

Tree Preservation Plan
 December 17, 2008

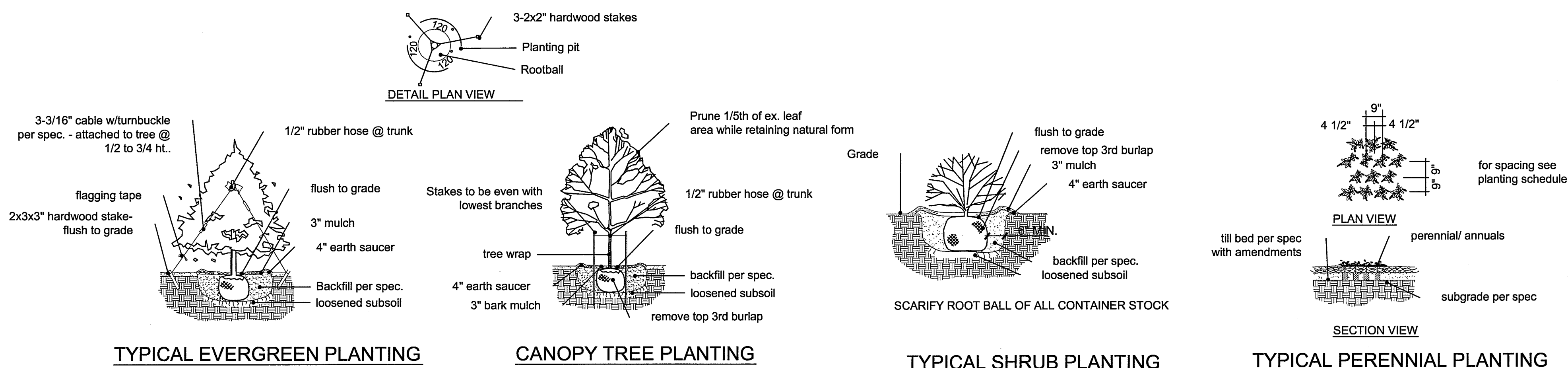




100 YR FLOOD PLAIN
CONCEPT LANDSCAPE PLAN
 SCALE 1"=40'

PLANTING SCHEDULE						
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	MATURE HEIGHT	TYPE
B	1	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	2 1/2'	45'+	Deciduous
C	4	Liriodendron tulipifera	Tuliptree	2 1/2'	45'+	Deciduous
D	4	Tilia cordata	Littleleaf Linden	2 1/2'	45'+	Deciduous
E	4	Platanus x acerifolia 'Bloodgood'	Bloodgood Planetree	2 1/2'	45'+	Deciduous
F	4	Crataegus viridis 'Winter King'	Winter King Hawthorn	2 1/2'	25-30'	Deciduous
G	3	Cercle canadensis	Redbud	2 1/2'	25-30'	Deciduous
H	4	Prunus serrulata	Flowering Cherry	2 1/2'	25-30'	Deciduous
J	29	Pinus strobus	White Pine	6'	45'+	Evergreen
K	19	Picea glauca	White Spruce	6'	45'+	Evergreen
Ø	Ø4	Shrubs	(To be selected)	24"		

General Notes:
 1) All disturbed areas will be seeded.
 2) In ground automatic irrigation system to be provided for landscape areas

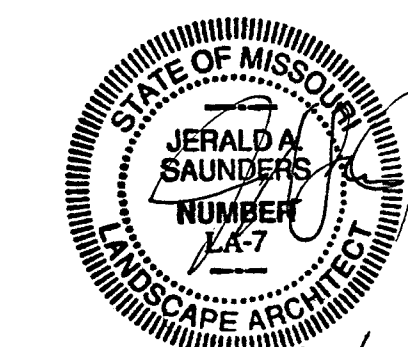


TYPICAL EVERGREEN PLANTING

CANOPY TREE PLANTING

TYPICAL SHRUB PLANTING

TYPICAL PERENNIAL PLANTING



Concept Landscape Plan
 Revised January 30, 2009 December 17, 2008



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