



# VII. B.

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

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## Planning Commission Staff Report

**Project Type:** Amended Site Development Concept Plan

**Meeting Date:** March 23, 2015

**From:** John Boyer  
Senior Planner

**Location:** 222 S. Woods Mill Rd.

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

**Description:** St. Luke's Hospital Main Campus 2<sup>nd</sup> ASDCP: An Amended Site Development Concept Plan, Amended Tree Stand Delineation and Amended Tree Preservation Plan for a 55.62 acre tract of land zoned "MU" Medical Use District located northeast of the intersection of Hwy 141 and Conway Rd.

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### PROPOSAL SUMMARY

The request is for the approval of an Amended Site Development Concept Plan for the northwest campus. The subject site is zoned "MU" Medical Use District and is governed under the terms and conditions of City of Chesterfield Ordinance 2795.

### ZONING HISTORY OF SUBJECT SITE

The subject property was originally zoned "NU" Non-Urban District. In 1976, St. Louis County approved a "CUP" Conditional Use Permit which allowed a Hospital at the subject site. The site was later rezoned to "MU" Medical Use District via City of Chesterfield Ordinance 2224, which is the site's existing zoning authority. This ordinance allowed for the expansion of the Hospital to include the western portion on the opposite side of Hwy 141. The Site Development Concept Plan was approved in 2006 and subsequent minor amendments have been approved by the City via Amended Site Development Section Plans. Recently, Ordinance 2795 was approved by the City of Chesterfield which repealed Ordinance 2224.

**SURROUNDING ZONING**

Direction	Land Use	Zoning
North	Residential	“R1” Residence District with a “PEU” Planned Environment Unit Procedure
South	Maryville University	City Limits of Town and Country
East	Residential	City Limits of Town and Country
West	Residential	“R2” Residence District & NU Non-Urban District



Figure 1: Aerial and Zoning

**STAFF ANALYSIS**

A Site Development Concept Plan shows a conceptual layout of a development planned to be constructed in phases. An Amended Site Development Concept Plan is required since this site was previously combined with a portion of the Northwest Campus across Hwy 141 on the same plan as well as previously approved surface parking which is no longer being requested. With the proposed amendments, the site would no longer be substantially compliant with the concept plan of record. A majority of the proposed improvements shown on this concept plan were approved under the previous Amended Site Development Concept Plan.

Associated with Ordinance 2795, a total of 937,800 square feet of medial structures are planned and documented on this concept plan. This square footage does not include parking garage structures, nor does City Code require structured or parking surfaces in these calculations. Currently, only 826,800 square feet of medical structures are built. Table 1 below depicts the proposed medical and parking garage structures additions. A maximum height of 148 feet was approved via Ordinance 2795.

**Table 1: Building Heights**

<b>Proposed Buildings</b>	<b>Height (feet)</b>	<b>Stories</b>
A-1	130'	7
A-2	52'	2
A-3 (skywalk connection)	52'	N.A.
A-4	28'	1
A-5 (Parking Garage Addition)	96'	8
A-6 (Parking Garage Addition)	60'	5

**Zoning**

The subject site is currently zoned “MU” Medical Use District under the terms and conditions of City of Chesterfield Ordinance Number 2795. The submittal was reviewed against the requirements of Ordinance Number 2795 and all applicable Unified Development Code requirements and found compliant with all requirements.

**Comprehensive Plan**

The subject site is located within Ward 1 of the City of Chesterfield. The City of Chesterfield Comprehensive Land Use Plan indicates this parcel is within the Medical Use land use designation. This subject site is not located in any sub-area identified by the Comprehensive Plan Policies; therefore there are no additional development guidelines for this site.

**Transportation**

Associated with this plan a Transportation Improvement Study (TIS) was required. This TIS was accepted by all agencies; the City of Chesterfield, St. Louis County Department of Highways and Traffic and the Missouri Department of Transportation. Due to the complexity of this study, information detailing specific improvements accepted by the TIS for this plan can be found on page 3 of the attached supplemental memo from Staff under Phase 2B in lieu of a full description in this report.

**Landscaping**

Typically, conceptual landscaping plans are required associated with Site Development Concept Plans which show planned street trees for a conceptual development. Since the site already has street trees along the frontages from previous plans approvals, the Conceptual Landscaping Plan is not required.

**DEPARTMENT INPUT**

Staff has reviewed the 2<sup>nd</sup> Amended Site Development Concept Plan, Amended Tree Stand Delineation and Amended Tree Preservation Plan and has found the proposal to be in compliance with the site specific ordinance, Comprehensive Plan and all City Code requirements. Staff recommends approval of the 2<sup>nd</sup> Amended Site Development Concept Plan.

**MOTION**

The following options are provided to the Planning Commission for consideration relative to this application:

- 1) "I move to approve (or deny) the 2<sup>nd</sup> Amended Site Development Concept Plan, Amended Tree Stand Delineation and Amended Tree Preservation Plan for St. Luke's."
- 2) "I move to approve the 2<sup>nd</sup> Amended Site Development Concept Plan, Amended Tree Stand Delineation and Amended Tree Preservation Plan for St. Luke's, with the following conditions..." (Conditions may be added, eliminated, altered or modified)

CC: Aimee Nassif, Planning and Development Services Director

Attachments: 2<sup>nd</sup> Amended Site Development Concept Plan  
Amended Tree Stand Delineation  
Amended Tree Preservation Plan  
Supplemental Transportation Memo

# Memorandum

## Planning & Development Services Division



**To:** Planning Commission

**From:** John Boyer, Senior Planner

**Date:** March 18, 2015

**RE:** **St. Luke's Hospital – Supplemental Transportation Memo**

Associated with the review of the Amended Site Development Concept Plans for the Main and Northwest Campus as well as the review of the Site Development Section Plan for the Northwest Campus, the City required the submittal of a Transportation Improvement Study (TIS) to be reviewed and accepted by all agencies affected. A TIS is a study which identifies recommended roadway improvements to be proposed which will handle anticipated traffic due to the planned construction. The TIS takes into account current traffic conditions, future roadway improvements as well as planned growth for the area. A TIS was completed and accepted by all agencies in 2006 for St. Luke's; however, this TIS was determined to be out dated by the City of Chesterfield and the applicant was required to provide an updated study.

Agencies required for this review were the City of Chesterfield, St. Louis County Department of Highways and Traffic and the Missouri Department of Transportation (MoDOT). The applicant, St. Luke's, hired a Transportation Engineer to develop the TIS for the agencies' review. After several months of meetings and correspondence with all parties, the TIS submittal has now been accepted by all agencies. By accepting the findings of the applicant's TIS, all agencies have accepted the proposed improvements to address future traffic generated by this development. Acceptance and review of the TIS is made by City Staff, in addition with the other agencies' professional staff.

For informational purposes only, Staff has provided you with a summary of each phase of road improvements associated with the TIS categorized the St. Luke's development proposal into 3 total phases; Phase 2A, Phase 2B and Phase 3. A brief summary of the proposed improvements are as follows;

- **Phase 2A:** Phase 2A is the area covered under the St. Luke's Hospital Northwest Campus 5<sup>th</sup> Amended Site Development Section Plan, or 102,499 square feet of medical structure additions. See Figure 1 on page 2 of this memo for depiction of the road improvements for Phase 2A.
  - **Woods Mill and Brooking Park**
    - This intersection is currently a four-way stop. A three-way stop will be provided.
    - In addition to the intersection change from four-way to three-way, a westbound right-turn is required and the existing westbound left lane will be converted to a dedicated left lane.
  - **Hwy 141 and Brooking Park**
    - The southbound right turn lane will be extended.
    - The eastbound and westbound lanes of Brooking Park will be re-configured for a 1 thru, 2 left-turn and 1 right turn lanes.
    - A signalized eastbound right-turn onto Hwy 141.

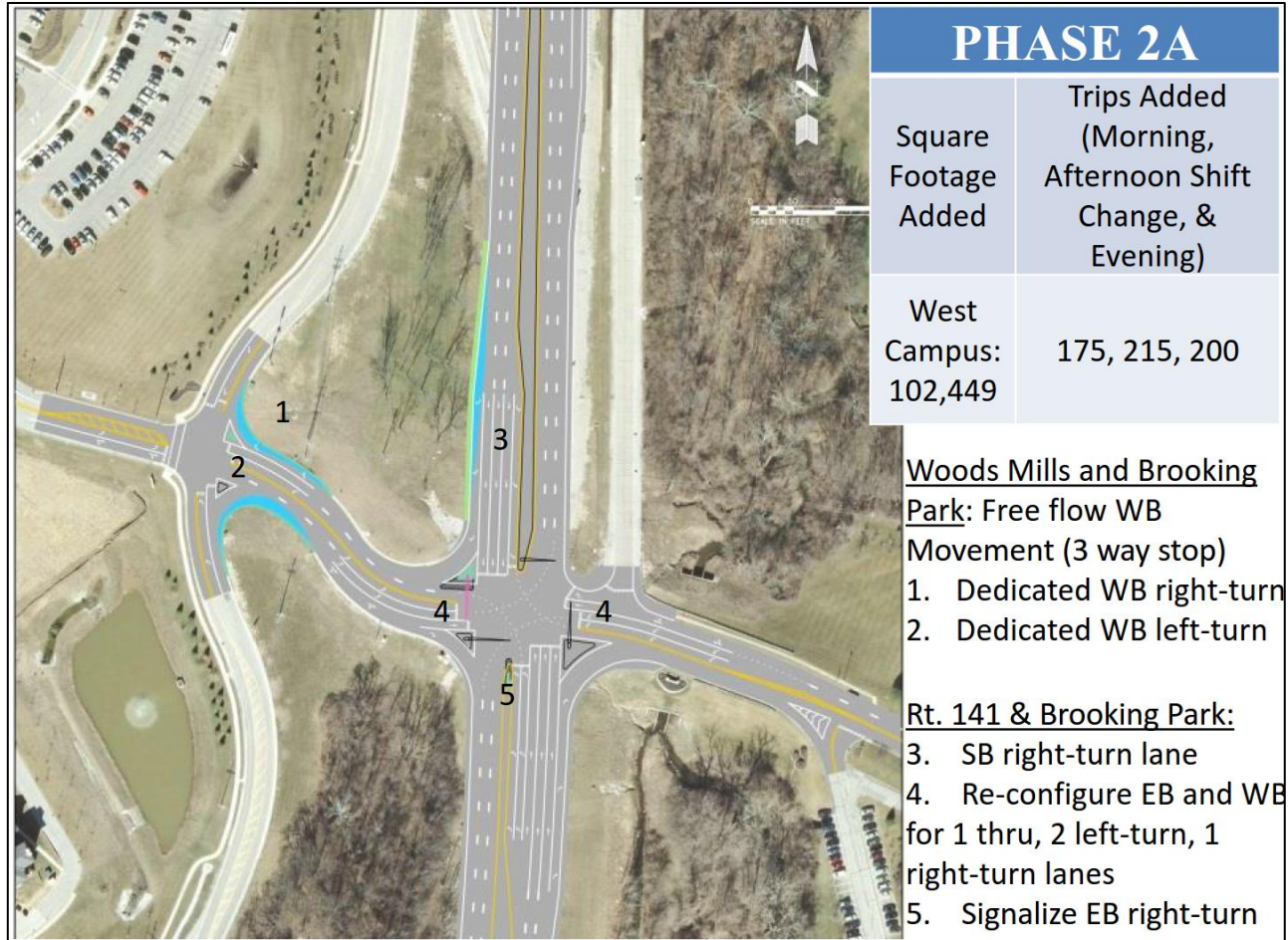
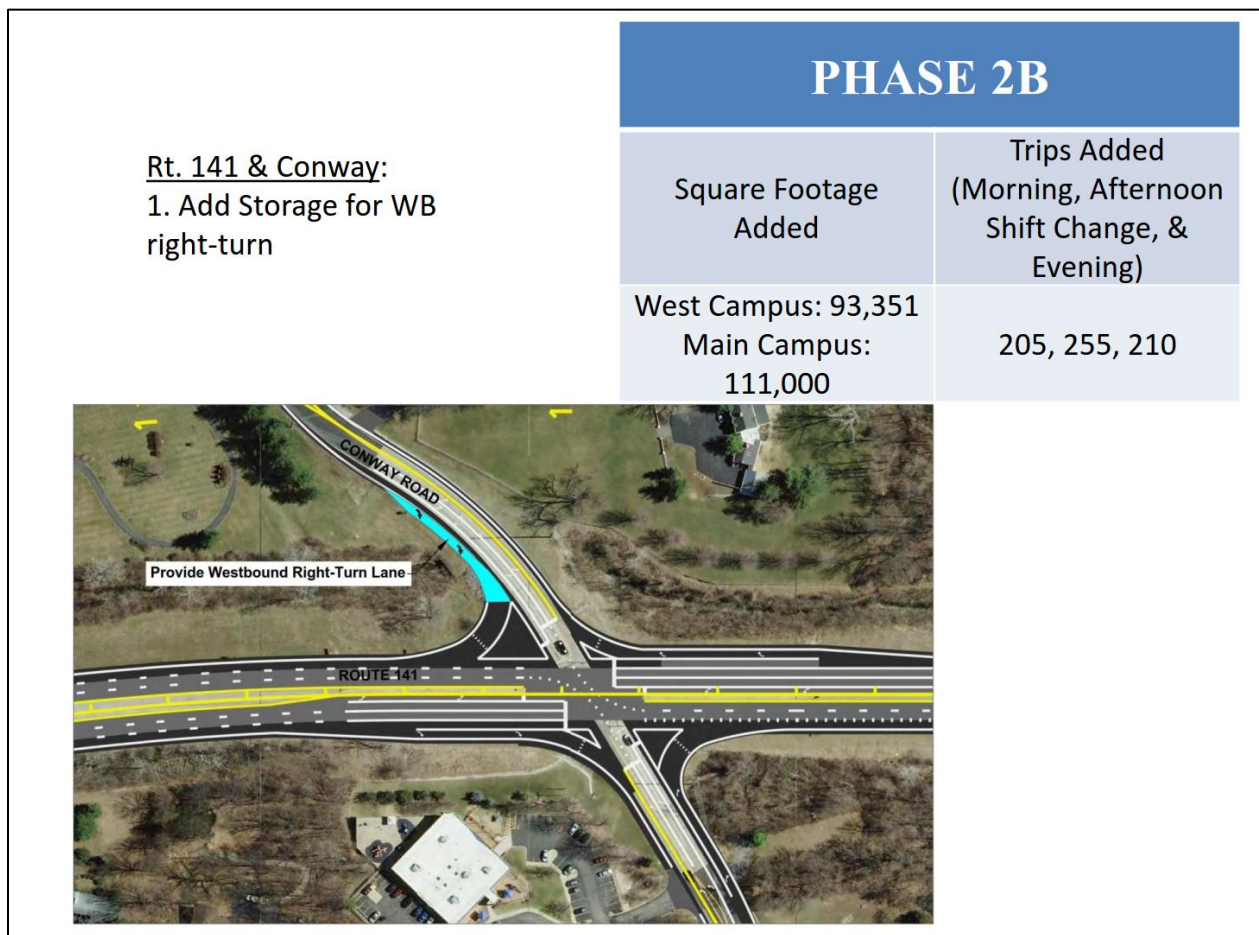


Figure 1: Phase 2A

- **Phase 2B:** Phase 2B would cover the proposed build-out of the Main Campus under the 2<sup>nd</sup> Amended Site Development Concept Plan consisting of 111,000 square feet of medical structure additions and the future construction of 93,351 square feet of future medical structures identified on the Northwest Campus 2<sup>nd</sup> Amended Site Development Concept Plan. Construction of these medical structures will be required to be depicted on future Amended Site Development Section Plans as the Site Development Concept Plans only show conceptual improvements planned to be built in phases. See below Figure 2 below and Figure 3 on page 4 for depiction of these improvements.
  - **Hwy 141 and Conway**
    - Extend the west-bound right-turn lane for a bay length and taper (Figure 2).
  - **Hwy 141 and Brooking Park**
    - Extend the south-bound left-turn deceleration lane and storage bay (Figure 3 on page 4).



**Figure 2: Phase 2B Conway Improvement**

## PHASE 2B

Rt. 141 & Brooking

Park:

1. Extend southbound left-turn lane on Hwy 141

Square Footage  
Added

Trips Added  
(Morning, Afternoon  
Shift Change, &  
Evening)

West Campus: 93,351  
Main Campus:  
111,000

205, 255, 210



Figure 3: Phase 2B Hwy 141 and Brooking Park



- **Phase 3:** Phase 3 would complete the planned build-out for the Northwest campus on the 2<sup>nd</sup> Amended Site Development Concept Plan, or 471,025 square feet of medical structures. See Figure 4 for depiction of these improvements
  - **Woods Mill and Brooking Park**
    - A roundabout including two circulating lanes and multi-lane approaches.
  - **Hwy 141 and Brooking Park**
    - Add storage for the eastbound right-turn on to Hwy 141 from Brooking Park.

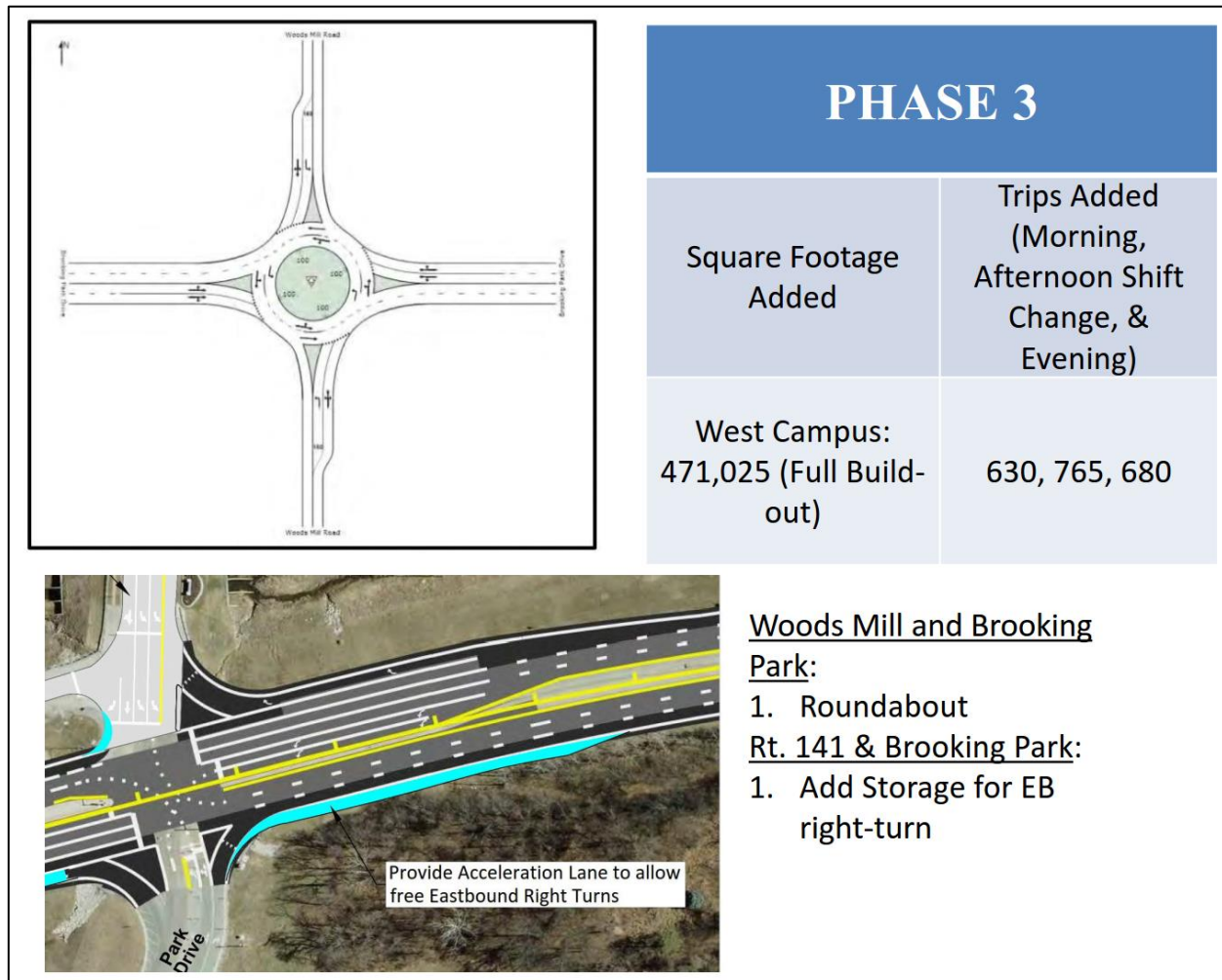


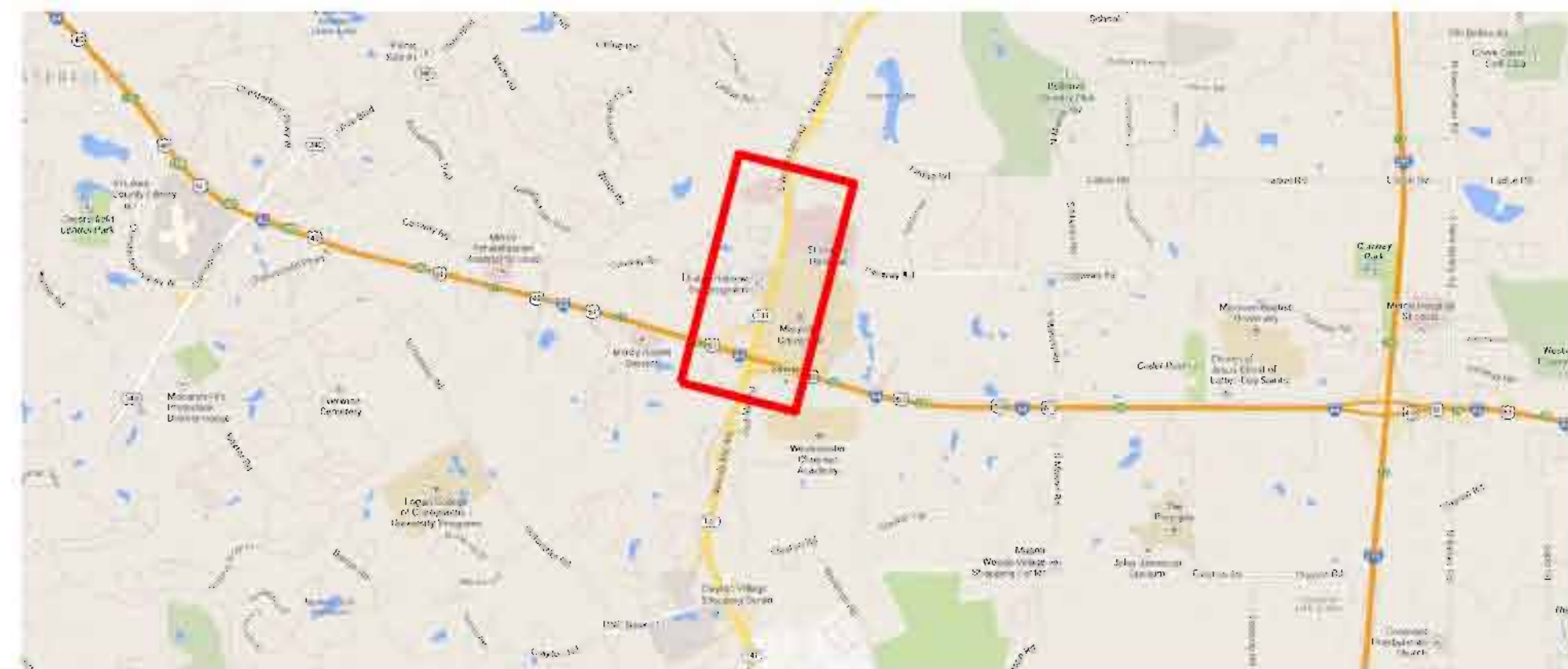
Figure 4: Phase 3

In addition the Missouri Department of Transportation (MoDOT) currently has under construction a \$7 million project for Hwy 141 Phase 2 improvements. Exhibit 1 attached to this memo depicts planned Phase 2 MoDOT improvements. MoDOT Phase 2 improvements include the area from I-64 to St. Luke's Hospital Drive. Proposed improvements consist of;

- 1 northbound and southbound lane from St. Luke's Hospital to I-64.
- 2 additional left turn lanes on Hwy 141 for eastbound/westbound I-64 ramps.
- Improve the Hwy 141 and Conway Road intersection;
  - One additional thru lane on Hwy 141 each direction,
  - Additional right-turn lane on Hwy 141 each direction for movement onto Conway (east and westbound).
- Improve the Hwy 141 and Brooking Park intersection by adding lanes in each direction on Hwy 141 to allow for right turn movements east and west into St. Luke's.

Once St. Luke's Phase 2A and MoDOT Hwy 141 Phase 2 are completed, all agencies have required a new TIS which updates traffic information for the proposed St. Luke's Phase 2B and Phase 3 analyzing if additional road improvements are warranted and study existing road performance and conditions. The agencies would then re-evaluate St. Luke's remaining phase improvements against new traffic data on Hwy 141, Woods Mill Road, Conway Road and Ladue Road. Additional recommendations could be made associated with this required update and future plan submittals would document these recommendations.





**This information herein is for informational purposes only as Traffic Studies are reviewed and accepted by City Staff, St. Louis County Department of Highways and Traffic and the Missouri Department of Transportation. Due to the three separate St. Luke's plans on the agenda for your consideration as separate agenda items, we are providing this memo to give comprehensive road improvement information to supplement the provided Concept and Section Plan reports. No further action is required on the accepted TIS by the Planning Commission.**



# Route 141 Lane Additions St. Louis County, Missouri

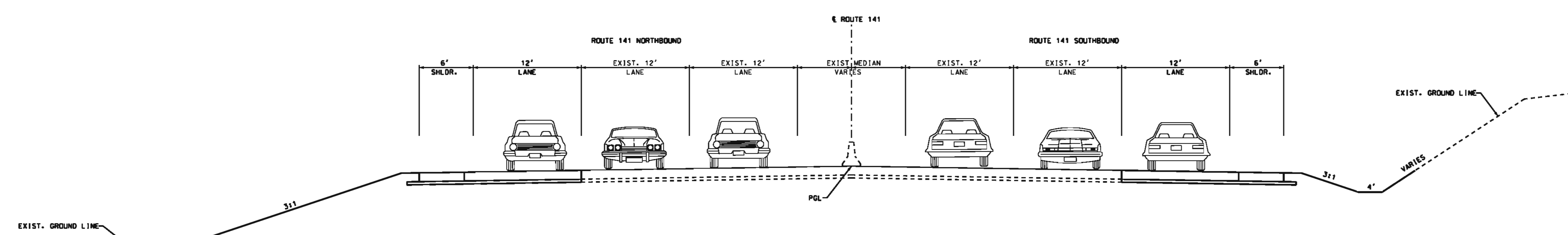
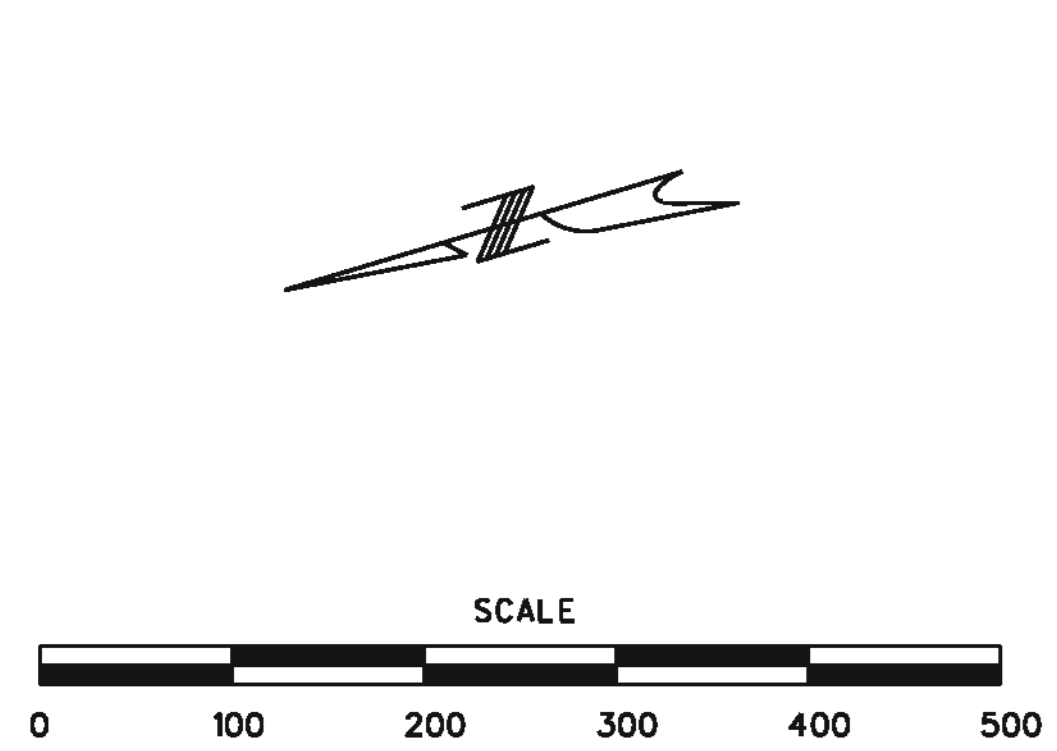
## Route 141 and I-64 Interchange

### Legend

-  Proposed Widening
-  Existing Pavement / Overlay
-  Retaining Wall
-  Ramp / Auxiliary Lane Removal



**Exhibit 1**



**Route 141 Typical Section**

# ST. LUKE'S EPISCOPAL PRESBYTERIAN HOSPITAL CAMPUS

CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

## 2nd Amended Site Development Concept Plan Main Campus

### INDEX

- 1 TITLE SHEET
- 2 EXISTING SITE PLAN
- 3 CONCEPT PLAN
- 4 SECTIONS
- TSD-E TREE STAND DELINEATION
- TPP-E TREE PROTECTION PLAN

### LEGEND

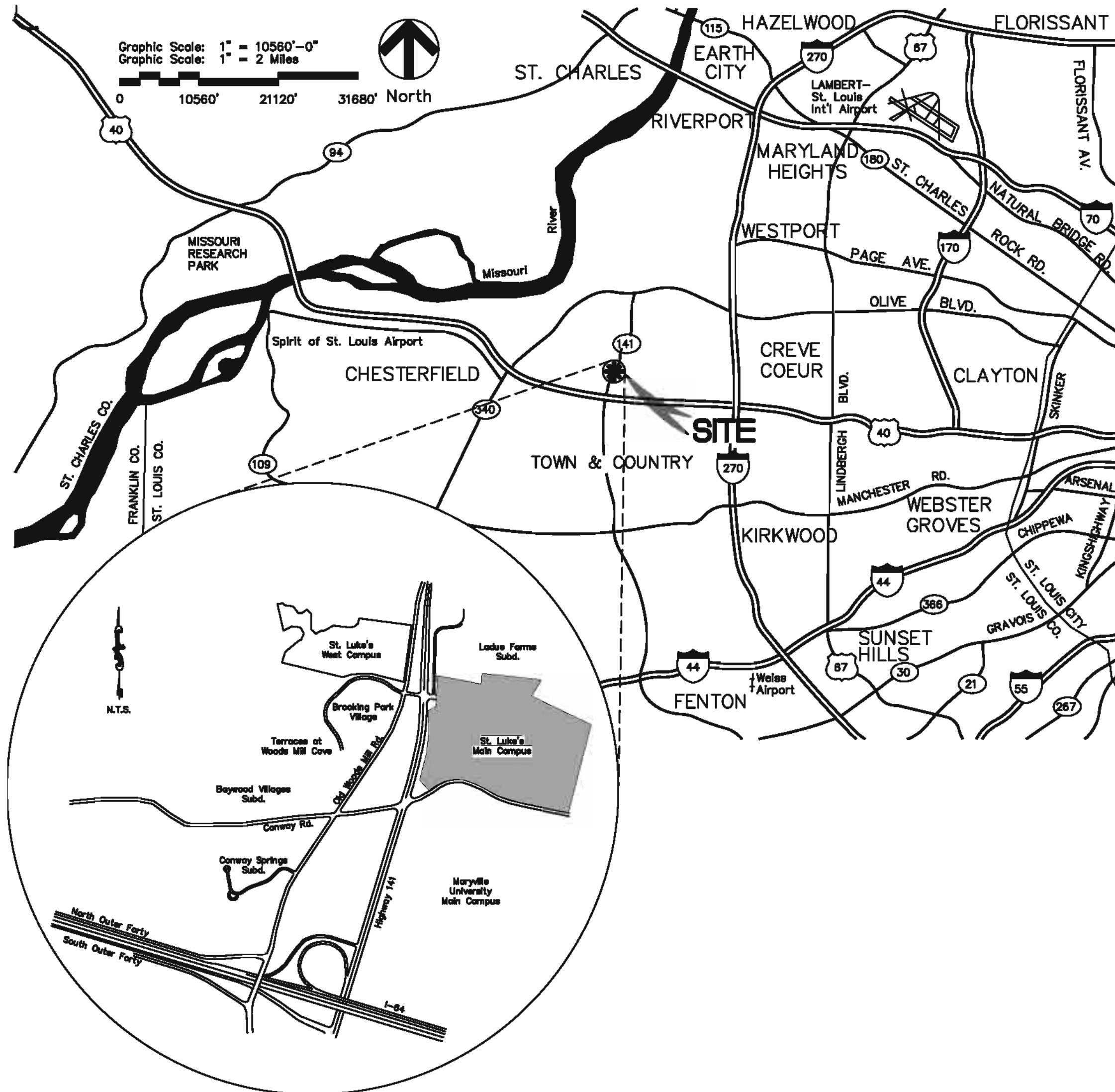
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PROPOSED CONTOURS	---
EXISTING SANITARY SEWERS	—○—
EXISTING STORM SEWERS	—□—
PROPOSED SANITARY SEWERS	—○—
PROPOSED STORM SEWERS	—□—
EXISTING RIGHT-OF-WAY	---
PROPOSED RIGHT-OF-WAY	---
CENTERLINE	---
EASEMENT	---
NON-REINFORCED CONCRETE PAVEMENT	---
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
P.B.	- PLAT BOOK
P.G.	- 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

### ST. LOUIS CO. BENCHMARK

12-141 - "I" 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



### LOCATION MAP

### SITE INFORMATION

SITE ACREAGE	= 54.779 Acres ±
OWNER	= St. Luke's Episcopal-Presbyterian Hospitals
SITE ADDRESS:	= 232 South Woodsmill Rd.
LOCATOR No.	= 18Q240306
EXISTING ZONING	= "MU" "MEDICAL USE" (ORDINANCE NO. 2795)
FIRE DISTRICT	= MONARCH 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	= AT&T

### UTILITY NOTE:

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEY 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.

### PROPERTY DESCRIPTION

Commitment File No. 446441

A tract of land in U.S. Survey 365, Township 45 North, Range 5 East, St. Louis County, Missouri, and being more particularly described as:

Beginning at the intersection of the West line of property conveyed to William McCurdy, Jr. by deed recorded in Book 7086 Page 1660 of the St. Louis County Records with South line of "LADUE FARMS ESTATES PLAT THREE", a subdivision according to the plat thereof recorded as Daily No. 483 on July 14, 1978 in the St. Louis County Records; thence Southwardly along the said West line of the McCurdy property South 31 degrees 01 minutes 51 seconds West 236.13 feet to the Southwest corner thereof; thence Eastwardly along the south line of said McCurdy property and the South line of property conveyed to Paul B. Akin and wife by deed recorded in Book 6264 Page 288 of the St. Louis County Records, South 83 degrees 38 minutes 59 seconds East 742.99 feet to a point in the West line of property conveyed to Paul B. Akin and wife by deed recorded in Book 3966 Page 563 of the St. Louis County Records; thence Southwardly along the said West line of the Akin property, South 09 degrees 25 minutes 36 seconds West, 1,128.12 feet to a point in the relocated North line of Conway Road as delineated by "Right-of-way Dedication Survey" recorded in Book 6746 Page 1419 of the St. Louis County Records; thence Westwardly along said relocated North line of Conway Road, the following courses and distances: North 76 degrees 34 minutes 00 seconds West 23.90 feet, North 62 degrees 31 minutes 50 seconds West 41.23 feet, North 76 degrees 34 minutes 00 seconds West 320.00 feet, North 87 degrees 52 minutes 36 seconds West 50.99 feet, North 76 degrees 34 minutes 00 seconds West 258.22 feet, along a curve to the right whose radius point bears North 13 degrees 26 minutes 00 seconds East 924.93 feet from the last mentioned point, a distance of 262.66 feet, North 59 degrees 02 minutes 40 seconds West 236.22 feet, along a curve to the left whose radius point bears South 30 degrees 57 minutes 20 seconds West 439.26 feet from the last mentioned point, a distance of 125.76 feet, North 60 degrees 20 minutes 00 seconds West 5.70 feet, South 85 degrees 31 minutes 00 seconds West 5.20 feet, along a curve to the left whose radius point bears South 13 degrees 11 minutes 17 seconds West 439.26 feet from the last mentioned point, a distance of 109.56 feet, along a curve to the left whose radius point bears South 01 degrees 06 minutes 09 seconds East 597.23 feet from the last mentioned point, a distance of 153.82 feet, and South 74 degrees 06 minutes 30 seconds West 248.99 feet to a point being 102.00 feet perpendicularly distant Northwest of said relocated Conway Road centerline Station 16+21.12 feet, said point being also in the East line of property conveyed to the Missouri Highway and Transportation Commission by deed recorded in Book 7736 Page 1197 of the St. Louis County Records, said property conveyed to the Missouri Highway and Transportation Commission for State Route 141 (relocated) the following courses and distances: North 43 degrees 36 minutes 10 seconds West 87.41 feet to a point being 122 feet radially distant East of Missouri State Route 141 (relocated) centerline Station 112+00; thence along a curve to the left whose radius point bears North 74 degrees 27 minutes 45 seconds West 3,941.72 feet from the last mentioned point 878.98 feet to a point being 122.00 feet radially distant East of Missouri State Route 141 (relocated) centerline Station 103+48.21; thence along a line being 122.00 feet perpendicularly distant East of and parallel to the said centerline of Missouri State Route 141 (relocated) North 02 degrees 45 minutes 39 seconds East 139.21 feet to a point being opposite centerline Station 102+09; thence North 67 degrees 51 minutes 22 seconds East 61.74 feet to a point being 178.00 feet East of Missouri State Route 141 (relocated) centerline Station 101+83; thence North 12 degrees 46 minutes 08 seconds East 51.79 feet to a point being 187.00 feet East of Missouri State Route 141 (relocated) centerline Station 101+32; thence North 04 degrees 12 minutes 18 seconds East 119.04 feet to a point being 190.00 feet East of Missouri State Route 141 (relocated) centerline Station 100+13; thence North 07 degrees 03 minutes 00 seconds East 39.46 feet to a point in the South line of "Ladue Farm Estates Plat One", a subdivision according to the plat thereof recorded as Daily Number 269 on August 28, 1979 in the St. Louis County Records; thence leaving the aforesaid East line of Missouri State Route 141 (relocated) as described by deed recorded in Book 7736 page 1197 of the St. Louis County Records Eastwardly along the said South line of "Ladue Farm Estates Plat One" and a South line of aforesaid "Ladue Farm Estates Plat Three" South 81 degrees 47 minutes 43 seconds East 520.18 feet to a point; thence continuing along the boundary line of said "Ladue Farm Estates Plat Three" North 08 degrees 07 minutes 33 seconds East 150.94 feet and South 81 degrees 47 minutes 33 seconds East 150.94 feet to the point of beginning.



CHRISTINE CANDIO, 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

"MU" MEDICAL USE of the City of Chesterfield (applicable subsection) (present zoning)

Ordinance No. 2795 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) CHRISTINE M. CANDIO

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

On this day of 2015, before me appeared

me known, who, being by me duly sworn, did say that he / she is the President/CEO 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 2015, by the Planning Commission, authorizing the recording of this Amended Site Development Concept Plan pursuant to Chesterfield Ordinance No. 200, as attested to by the Planning and Development Services Director and the City Clerk.

City Clerk

Planning and Development Services Director

Ordinance No. 2795 dated May 19th, 2014.

### 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 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 their global stability must be completed when the walls are designed.

SCI Engineering, Inc.

Shawna Erter, P.E.

Date: \_\_\_\_\_

### SURVEYOR'S CERTIFICATION

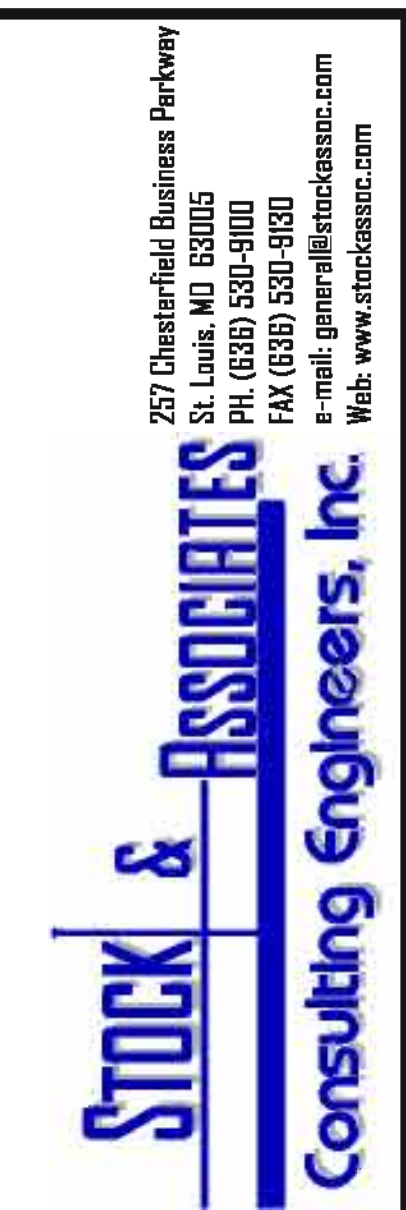
This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Amended Site Development Concept Plan from an actual survey. The information shown is a correct representation of all existing and proposed land divisions.

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

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



PREPARED BY:



SITE DEVELOPMENT CONCEPT PLAN FOR:

St. Luke's Hospital  
MAIN CAMPUS  
232 SOUTH WOODSMILL ROAD  
CITY OF CHESTERFIELD, MISSOURI

DATE: March 16, 2015



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

### REVISIONS:

Issue Date	07.31.14
City Comments	06.18.14
City Comments	10.08.14
Traffic Study	01.22.15

### DATE:

DATE	J.E.F.	DATE	G.M.S.
07/31/14		213-5155.1	

DATE	ISSUE NO.	DATE	ISSUE NO.
	180		

### DATE:

NO. 00-00

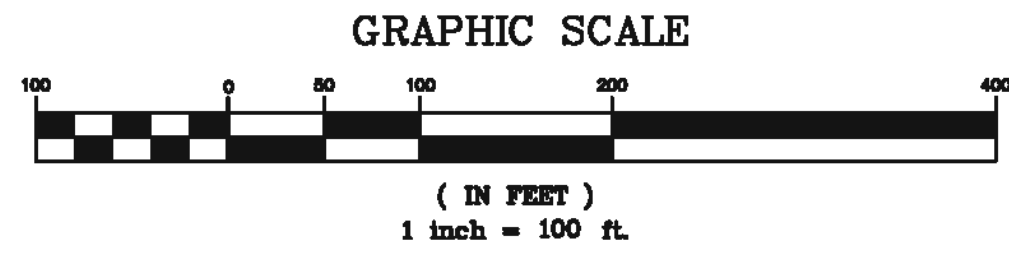
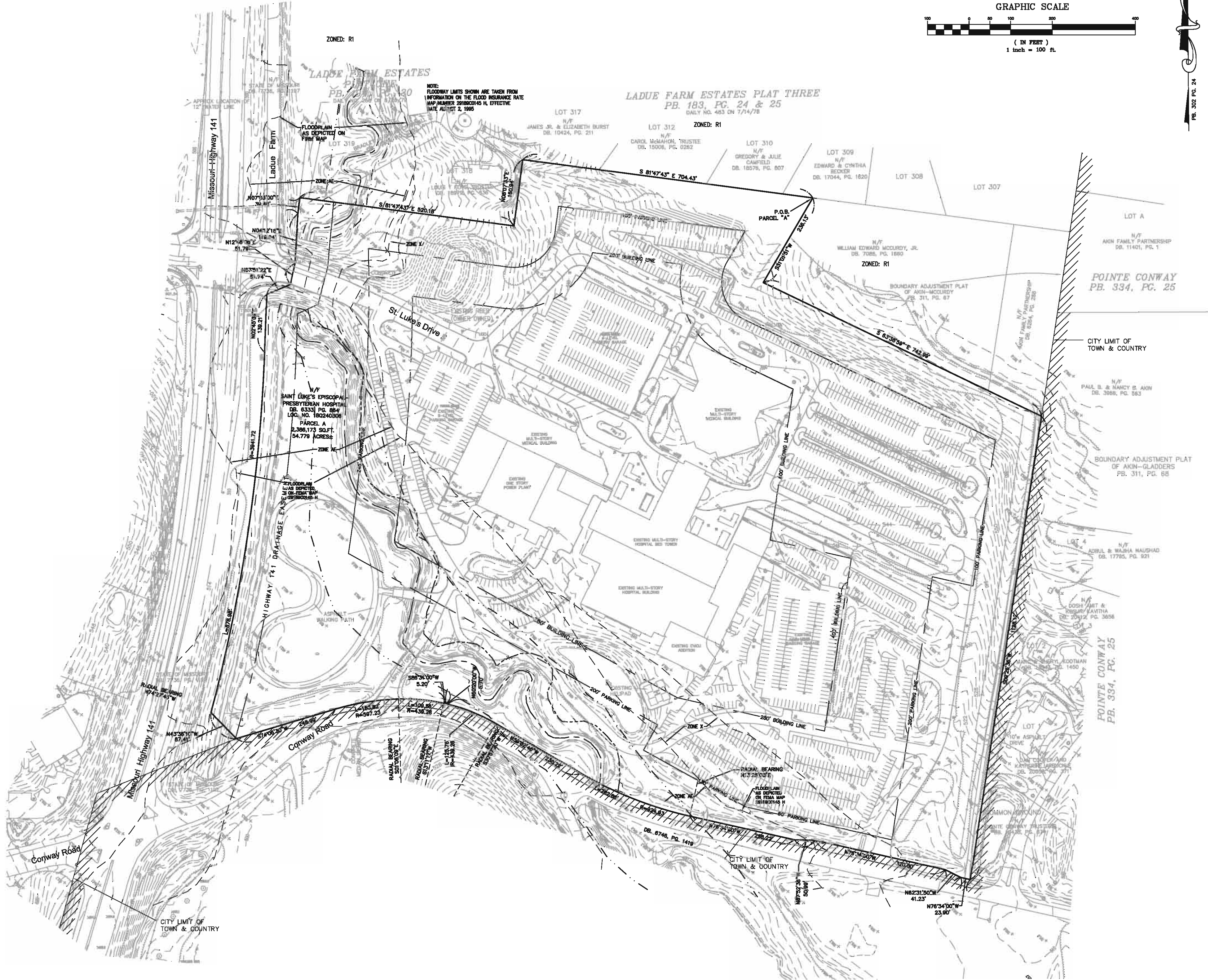
### SHEET TITLE:

TITLE SHEET

SHEET NO. 1

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

STANDARD PLAN NO. 232 SOUTH WOODSMILL ROAD, CHESTERFIELD, MISSOURI. DATE: 03/16/15. DRAWING NO. 232-00-00. SHEET NO. 1 OF 1. CHECKED BY: J.E.F. DATE: 03/16/15. DESIGNED BY: G.M.S. DATE: 03/16/15.



L:\Projects\2015\20150301\20150301\_SitePlan\20150301\_SitePlan.dwg, 2:00:00, 03/16/2015, 11:58:58 AM, J:\Projects\2015\20150301\20150301\_SitePlan.dwg, 2:00:00, 03/16/2015, 11:58:58 AM, J:\Projects\2015\20150301\20150301\_SitePlan.dwg, 2:00:00, 03/16/2015, 11:58:58 AM

PREPARED BY:



SITE DEVELOPMENT CONCEPT PLAN FOR:

# St. Luke's Hospital

MAIN CAMPUS  
 232 SOUTH WOODSMILL ROAD  
 CITY OF CHESTERFIELD, MISSOURI

DATE: March 16, 2015



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

REVISIONS:

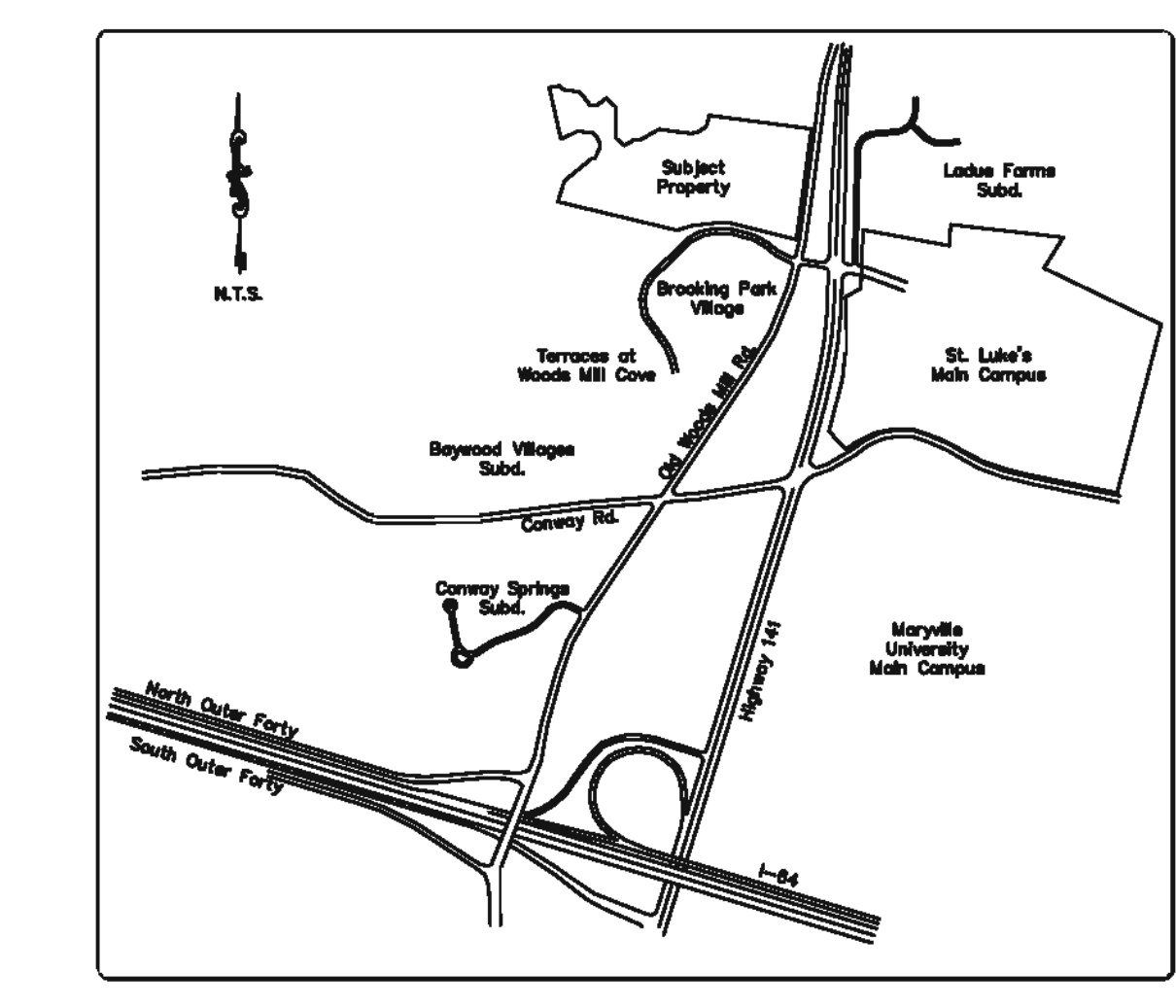
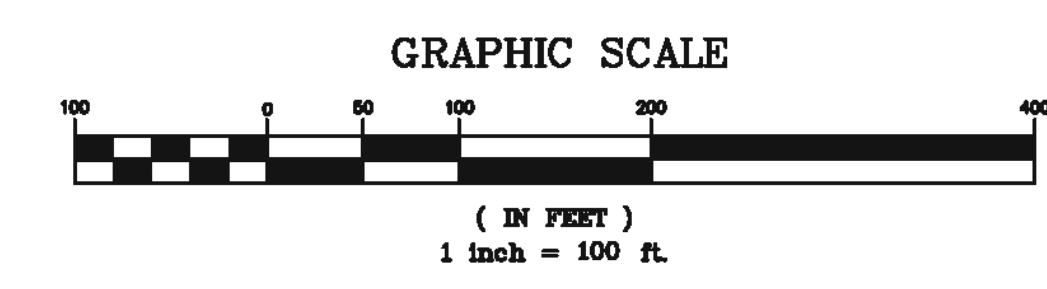
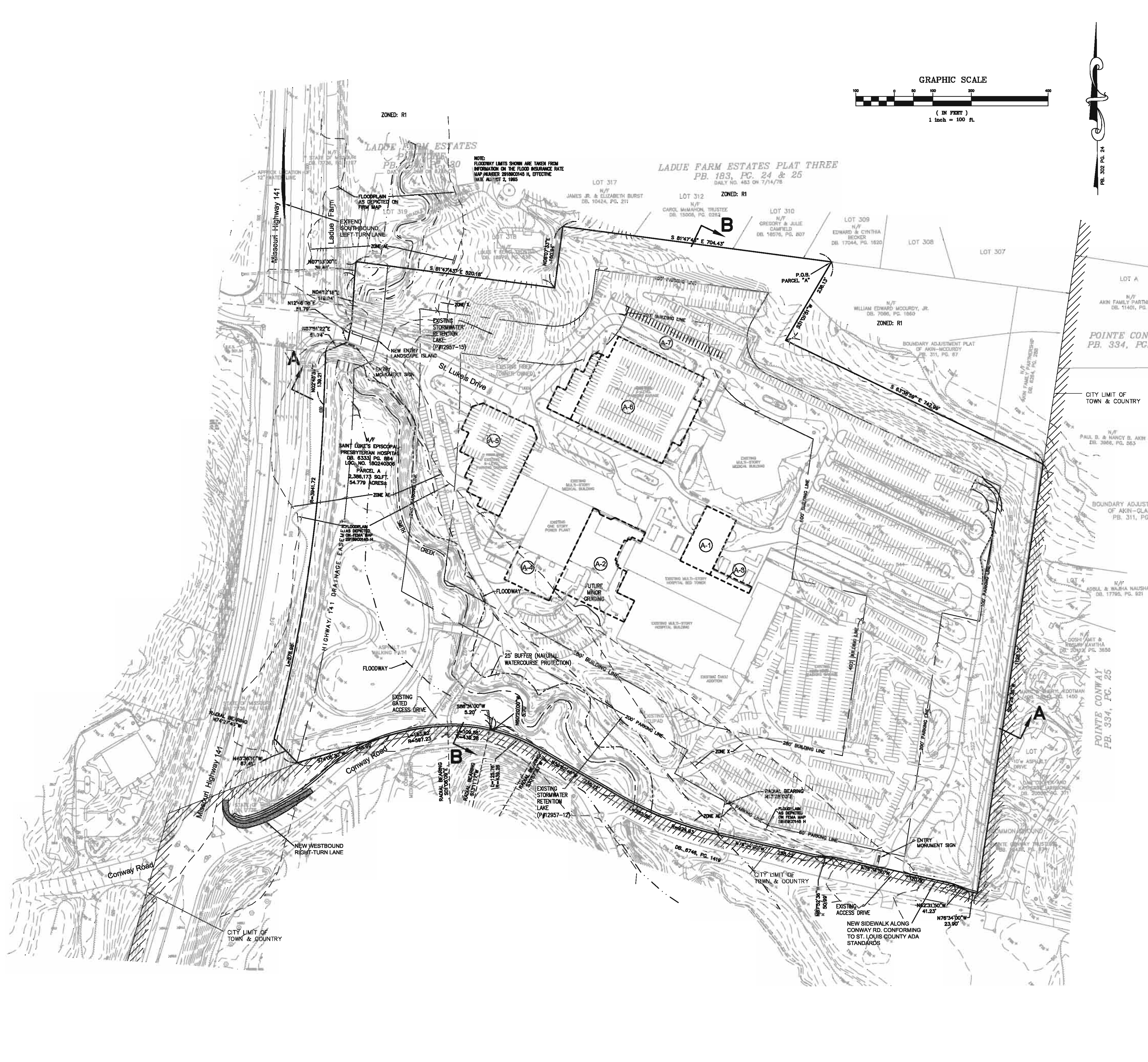
Issue Date	07.31.14
City Comments	08.18.14
City Comments	10.08.14
Traffic Study	01.22.15

DRAWN BY:	J.E.F.	CHECKED BY:	G.M.S.
DATE:	07/31/14	JOB NO.:	213-5155.1
SSA #:	-	DWG #:	180
SLC #:	-	REF. DWG. #:	-
SCALE:	MO-00		

SHEET TITLE:  
**EXISTING  
 SITE  
 PLAN**

SHEET NO.:  
**2**

LADUE FARM ESTATES PLAT THREE, P.B. 183, P.G. 24 & 25, DAILY NO. 483 ON 7/14/78  
 MISSOURI HIGHWAY 141, CONWAY ROAD, ST. LUKE'S HOSPITAL  
 PREPARED BY: STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.  
 DATE: MARCH 16, 2015



- GENERAL NOTES**
- INTERSECTION PER MO. DEPARTMENT OF TRANSPORTATION.
  - GRADING AND DRAINAGE PER CITY OF CHESTERFIELD, ST. LOUIS CO., MODOT AND M.S.D. STANDARDS AND SPECIFICATIONS. STORM WATER TO DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT.
  - THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
  - STREET TREES, STREET LIGHTS AND SIDEWALKS SHALL BE PER CITY OF CHESTERFIELD, MODOT, & ST. LOUIS CO. HWY. DEPT. STANDARDS.
  - NO SLOPE SHALL EXCEED 3:1 FOR EARTH SLOPES. STEEPER SLOPES SHALL BE QUALIFIED BY A PROFESSIONAL GEOTECHNICAL ENGINEER.
  - BOUNDARY BY STOCK & ASSOCIATES, INC. AND TOPOGRAPHIC INFORMATION PROVIDED BY SANBORN AERIALS.
  - ALL EXISTING STRUCTURES AND PAVEMENTS THAT ARE TO BE REMOVED FROM SITE SHALL BE INDICATED ON CONSTRUCTION DOCUMENTS.
  - SUBJECT PROPERTY LIES IN ZONE "X" (AREA DETERMINED OUTSIDE 500-YEAR FLOODPLAIN FLOOD ZONE "X" (AREA OF 500 YR FLOOD; AREA OF AVERAGE DEPTHS OF LESS THAN 1 FOOT OF FLOOD) AND SPECIAL FLOOD HAZARD ZONE "AE" (AREA DETERMINED WITH BASE FLOOD ELEVATIONS). FLOOD INSURANCE RATE MAP NUMBER 28186C0145, EFFECTIVE DATE: AUGUST 2, 1985.
  - ALL IMPROVEMENTS WITHIN ST. LOUIS COUNTY RIGHT OF WAY SHALL BE CONSTRUCTED TO COUNTY STANDARDS.
  - A SPECIAL CASH ESCROW OR LETTER OF CREDIT TO GUARANTEE THE COMPLETION OF REQUIRED IMPROVEMENTS ON CONWAY ROAD.
  - HOSPITAL BEDS:
 

EXISTING BEDS	404 BEDS
PROPOSED BEDS	86 BEDS
TOTAL NUMBER OF BEDS	500 BEDS
  - A FLOODPLAIN STUDY WILL BE REQUIRED FOR THE PROPOSED DEVELOPMENT ON PARCEL "A". THE STUDY WILL NEED TO BE APPROVED PRIOR TO APPROVAL OF THE SITE DEVELOPMENT SECTION PLAN FOR PARCEL "A".

**GREENSPACE AREA**

<b>GREENSPACE REQUIREMENT:</b>	
Existing Coverage (Paved + Building Areas)	25.54 Acres
Total Area on St. Luke's Property	54.78 Acres
Existing Site Coverage	25.54 Acres/54.78 Acres = 46.82%
Proposed Coverage (Paved + Building Areas)	26.00 Acres
Total Area on St. Luke's Property	54.78 Acres
Proposed Site Coverage	26.00 Acres/54.78 Acres = 47.4%

**MAIN CAMPUS EXPANSION:**

EXISTING CAMPUS BUILDING AREA	= 826,800 S.F.
PROPOSED CAMPUS ADDITION	= 111,000 S.F.
TOTAL CAMPUS SQUARE FOOTAGE	= 937,800 S.F.

- (A-1) PROPOSED 2 STORY PATIENT TOWER EXPANSION
- (A-2) PROPOSED 2 STORY DIAGNOSTICS ADDITION
- (A-3) PROPOSED SKYWALK FROM PATIENT TOWER TO MEDICAL OFFICE BUILDING
- (A-4) PROPOSED 1 STORY POWER PLANT EXPANSION
- (A-5) PROPOSED 2 ADDITIONAL FLOORS OF PARKING OVER EXISTING PARKING GARAGE
- (A-6) 5 LEVEL REPLACEMENT GARAGE
- (A-7) PROPOSED SURFACE PARKING

- COUNTY NOTES:**
- All proposed improvements shall be constructed to St. Louis County Standards.
  - No slopes within St. Louis County right-of-way shall exceed 3 (horizontal) to 1 (vertical).
  - Storm water shall be discharged at an adequate natural discharge point. Drinkholes are not adequate discharge points.
  - All proposed access to St. Louis County roads shall meet minimum St. Louis County sight triangle requirements.
  - All sidewalks and associated accessibility improvements shall be constructed to St. Louis County ADA Standards.
  - A designated site shall be added to the Construction Phase indicating that the unimproved existing sidewalk along the project frontage meets current St. Louis County ADA standards.
  - All grading and drainage shall be in conformance with St. Louis County and MSD Standards.
  - All hydrants, power poles or other potential obstructions within the St. Louis County road right-of-way shall have a minimum two (2) foot setback from face of curb or edge of pavement, as directed by the St. Louis County Department of Highways and Traffic.
  - Any entity that performs work on St. Louis County maintained property shall provide the County with a Certificate of Insurance evidencing general liability coverage (bodily injury and property damage) in the amount specified as the limits of liability set by the State for public entities. Such certificate shall include "St. Louis County" as an additional insured and shall be provided prior to the issuance of any permit. Certificate shall provide for a 30-day policy cancellation notice to St. Louis County. Upon request, the County will provide the specific amounts for both per person and per occurrence limits.
  - 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 an Irrevocable Letter of Credit, may be required to be established with the St. Louis County Department of Highways and Traffic to guarantee completion of the required roadway improvements.

PREPARED BY: **STOCK & ASSOCIATES** Consulting Engineers, Inc.  
 257 Chesterfield Business Parkway  
 St. Louis, MO 63005  
 PH: (636) 530-8100  
 FAX: (636) 530-8100  
 E-mail: general@stockandass.com  
 Web: www.stockandass.com

SITE DEVELOPMENT CONCEPT PLAN FOR:  
**St. Luke's Hospital**  
 MAIN CAMPUS  
 232 SOUTH WOODSMILL ROAD  
 CITY OF CHESTERFIELD, MISSOURI

DATE: March 16, 2015

GEORGE M. STOCK E-25116  
 CIVIL ENGINEER  
 CERTIFICATE OF AUTHORITY  
 NUMBER: 00996

**REVISIONS:**

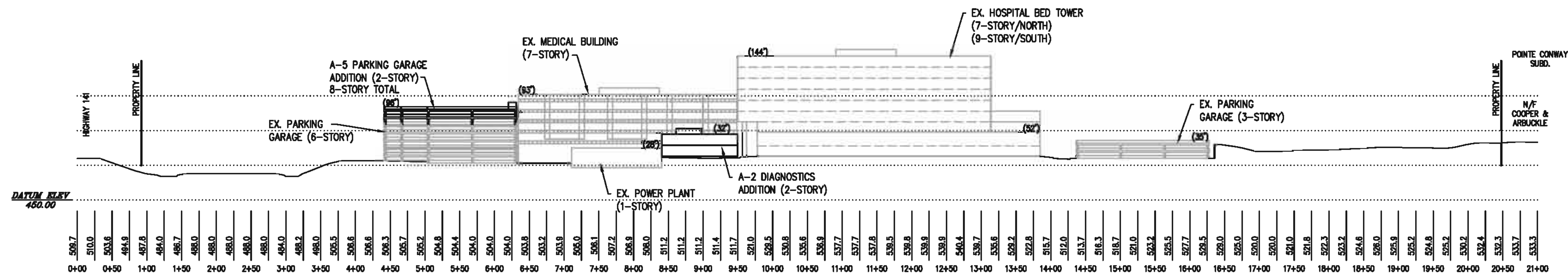
NO.	DATE	DESCRIPTION
1	07.31.14	Issue Date
2	09.18.14	City Comments
3	10.08.14	City Comments
4	01.22.15	Traffic Study

DRAWN BY: J.E.F. CHECKED BY: G.M.S.  
 DATE: 07/31/14 JOB NO.: 213-5151  
 SLD: -- DRAWN BY: 180  
 SLD: -- HWT SLD: --  
 SLD: -- MD--

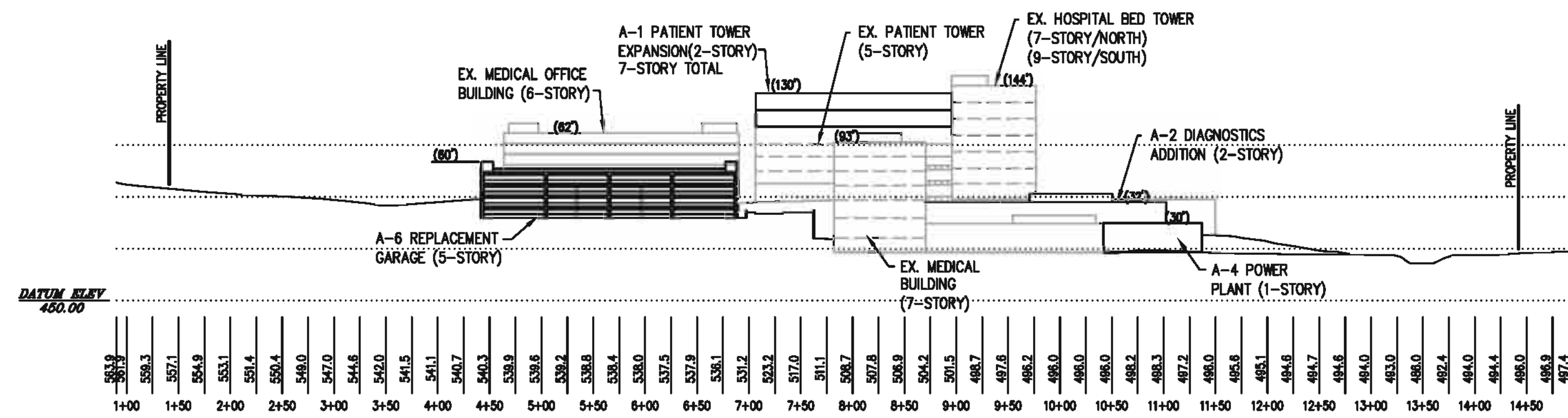
SHEET TITLE:  
**SITE CONCEPT PLAN**

SHEET NO.:  
**3**

D:\Projects\2015\20150316\20150316\_01\20150316\_01.dwg (AutoCAD) Plot Date: 03/16/2015 10:00:00 AM



SECTION A-A  
SCALE: 1"=100' (H/V)



SECTION B-B  
SCALE: 1"=100' (H/V)

PREPARED BY:



SITE DEVELOPMENT CONCEPT PLAN FOR:

**St. Luke's Hospital**  
 MAIN CAMPUS  
 232 SOUTH WOODSMILL ROAD  
 CITY OF CHESTERFIELD, MISSOURI

DATE: March 16, 2015



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

REVISIONS:

Issue Date	07.31.14
City Comments	08.18.14
City Comments	10.08.14
Traffic Study	01.22.15

DRAWN BY:	J.E.F.	CHECKED BY:	G.M.S.
DATE:	07/31/14	JOB NO.:	213-5155.1
SHEET #:	180	DWG #:	180
SCALE:	MO-00	NET SUP. #:	-

SHEET TITLE:  
**SITE SECTIONS**

SHEET NO.:  
**4**

**DESCRIPTION OF WOODLAND AREAS**

A. Area along existing creek dominated by mature cottonwood and sycamore forest. Two Monarch trees are found immediately at the creek edges. The wooded understory consists of young cottonwood, sycamore, and elm. All underbrush (honeysuckle, etc) has recently been removed.

Total S.F. of Type "A" Woodlands: 128,361 S.F.

B. This area is predominately a young woodland consisting of first succession vegetation along existing drainageways. Cottonwoods and sycamores are the dominant species. Small trees (12"-3") and honeysuckle shrubs are interspersed with occasional 12"-20" caliper trees found at creek edges. Much of the area is located off the property on State Highway 141 ROW.

Total S.F. of Type "B" Woodlands: 69,675 S.F.

C. Woodland areas along the perimeter of the property are dominated by deciduous canopy trees generally located within 5-10 feet of either side of the property line. Trees are a mix of upland deciduous varieties (oaks, maple, elm, ash) creating a canopy that generally shades the area behind the sight-proof fence constructed on the hospital property. Occasional evergreens trees (white pines 12'-15') create additional buffering. Understory is dominated by invasive honeysuckle.

Total S.F. of Type "C" Woodlands: 32,690 S.F.

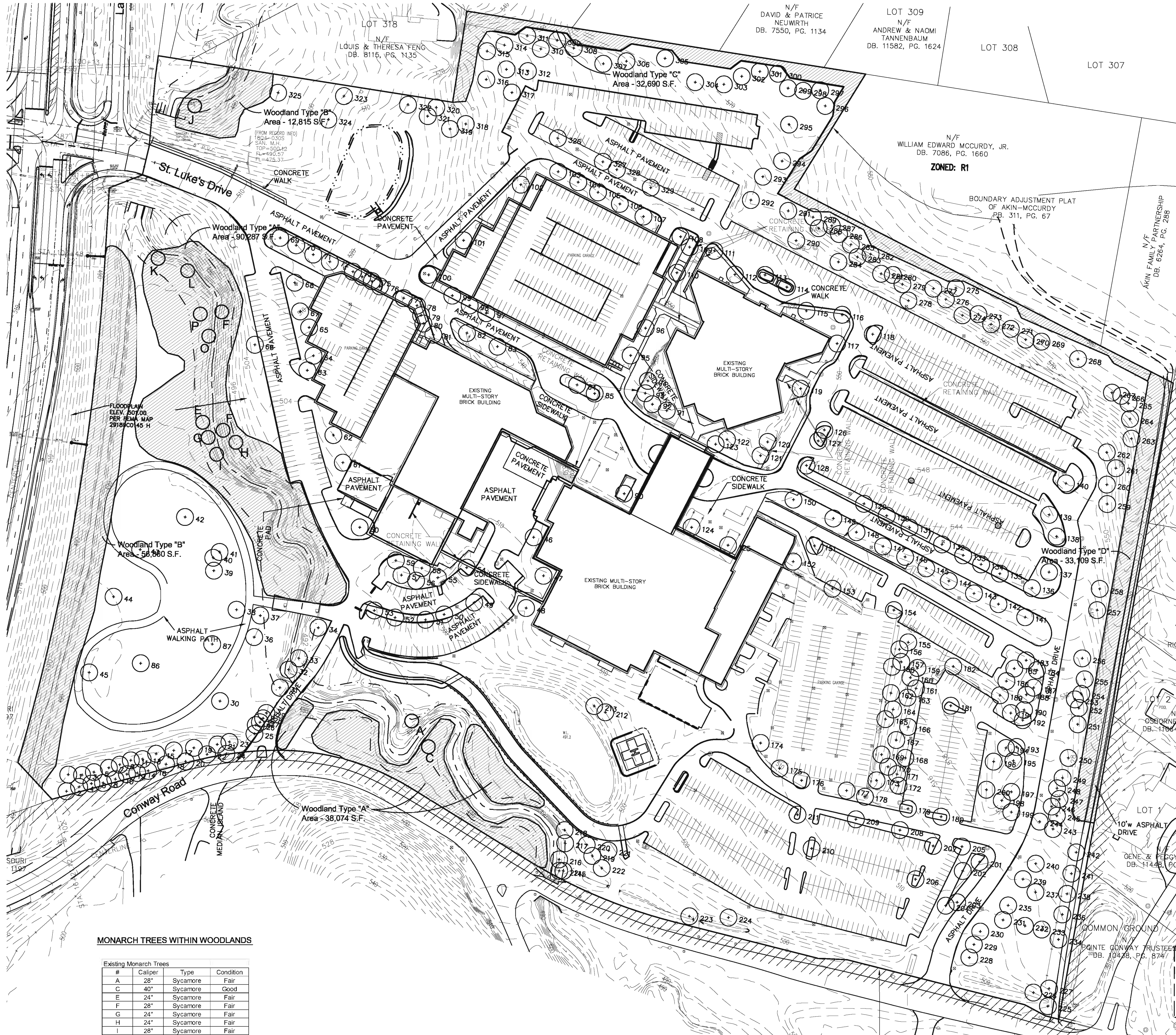
D. Woodland areas along the eastern perimeter consisting of a mixture of deciduous trees (oaks, maples, ash) that are located on either side of the driveway easement. The trees range in size but are generally found to be 12"-20" and create a fairly consistent deciduous canopy. Understory is limited to occasional honeysuckle.

Total S.F. of Type "D" Woodlands: 33,109 S.F.

Total S.F. of Woodlands on site: 263,835 S.F., or 6.06 acres

Tree Stand Delineation Plan Prepared under direction of: Douglas DeLong  
Certified Arborist MW-4826A

*Douglas A. DeLong*



**MONARCH TREES WITHIN WOODLANDS**

#	Caliper	Type	Condition
A	28"	Sycamore	Fair
C	40"	Sycamore	Good
E	24"	Sycamore	Fair
F	28"	Sycamore	Fair
G	24"	Sycamore	Fair
H	24"	Sycamore	Fair
I	28"	Sycamore	Fair
J	28"	Sycamore	Fair
K	40"	Cottonwood	Fair
L	34"	Cottonwood	Fair
N	36"	Cottonwood	Fair
O	28"	Sycamore	Fair
P	28"	Cottonwood	Fair

**TREE STAND DELINEATION - EAST CAMPUS**  
SCALE 1" = 80'

NOTE: This plan locates and identifies woodland areas and all individual trees 5" caliper or greater.

**INDIVIDUAL TREES**

No.	Tree Name	Size	No.	Tree Name	Size
1	White Pine	18"	167	Zelkova	8"
2	White Pine	15"	168	Tulip Poplar	8"
3	White Pine	15"	169	Spice	12"
4	White Pine	18"	170	Spice	12"
5	White Pine	15"	171	Zelkova	6"
6	White Pine	15"	172	Tulip Poplar	8"
7	White Pine	15"	173	Spice	12"
8	White Pine	18"	174	Ash	5"
9	White Pine	15"	175	Ash	5"
10	White Pine	18"	176	Ash	5"
11	White Pine	18"	177	Ash	6"
12	White Pine	15"	178	Ash	6"
13	White Pine	15"	179	Ash	5"
14	White Pine	18"	180	Ash	5"
15	White Pine	15"	181	Ash	5"
16	White Pine	15"	182	Ash	5"
17	White Pine	18"	183	Austrian Pine	10"
18	White Pine	18"	184	Maple	8"
19	White Pine	15"	185	Austrian Pine	10"
20	White Pine	18"	186	Ginkgo	5"
21	White Pine	15"	187	Maple	8"
22	White Pine	15"	188	Maple	8"
23	White Pine	15"	189	Ginkgo	5"
24	White Pine	18"	190	Spice	8"
25	Box Elder	10"	191	Spice	8"
26	Walnut	8"	192	Spice	8"
27	Cottonwood	15"	193	Austrian Pine	12"
28	Box Elder	10"	194	Austrian Pine	12"
29	Walnut	12"	195	Ash	5"
30	Ash	10"	196	Ash	5"
31	Walnut	12"	197	Austrian Pine	12"
32	Box Elder	10"	198	Ash	5"
33	Box Elder	8"	199	Austrian Pine	12"
34	Oak	10"	200	Ash	5"
35	Ash	10"	201	Hackberry	24"
36	Ash	12"	202	Maple	24"
37	Oak	12"	203	Austrian Pine	18"
38	Ash	10"	204	Austrian Pine	19"
39	Willow	18"	205	Ash	5"
40	Willow	18"	206	Ginkgo	5"
41	Willow	18"	207	Ginkgo	5"
42	Birch	18"	208	Ash	5"
43	Maple	12"	209	Ash	5"
44	Canada Plum	5"	210	Ginkgo	5"
45	White Pine	30"	211	Ginkgo	5"
46	Pear	18"	212	Spice	12"
47	Oak	12"	213	Spice	12"
48	Oak	12"	214	Box Elder	8"
49	Pear	18"	215	Box Elder	8"
50	Pear	18"	216	Box Elder	8"
51	Pear	18"	217	Cottonwood	18"
52	Pear	18"	218	Box Elder	8"
53	Maple	12"	219	Pear	12"
54	Ash	24"	220	Pear	12"
55	White Pine	15"	221	Pear	12"
56	White Pine	15"	222	Pear	12"
57	White Pine	10"	223	Birch	6"
58	White Pine	18"	224	Ash	6"
59	White Pine	18"	225	Spice	12"
60	Maple	10"	226	Spice	12"
61	White Pine	12"	227	Spice	12"
62	White Pine	12"	228	Crabapple	15"
63	Maple	12"	229	Crabapple	15"
64	Linden	12"	230	Crabapple	15"
65	White Pine	30"	231	Linden	8"
66	Linden	6"	232	Maple	10"
67	White Pine	30"	233	Oak	10"
68	White Pine	20"	234	Spice	12"
69	Oak	12"	235	Linden	12"
70	Oak	12"	236	Spice	12"
71	Oak	12"	237	Mulberry	30"
72	Oak	12"	238	Spice	12"
73	Cherry	5"	239	Mulberry	24"
74	Cherry	5"	240	Linden	12"
75	Cherry	5"	241	Spice	12"
76	Cherry	5"	242	Spice	12"
77	Cherry	5"	243	Spice	12"
78	Cherry	5"	244	Spice	12"
79	Cherry	5"	245	Spice	12"
80	Cherry	5"	246	Spice	12"
81	Cherry	5"	247	Spice	12"
82	Oak	5"	248	Spice	12"
83	Oak	18"	249	Spice	12"
84	Oak	12"	250	Ginkgo	12"
85	Oak	10"	251	Oak	24"
86	Birch	8"	252	Spice	12"
87	Birch	8"	253	Spice	20"
88	Cherry	6"	254	Spice	12"
89	Cherry	6"	255	Spice	12"
90	Cherry	6"	256	Spice	12"
91	Oak	10"	257	White Pine	20"
92	Spice	30"	258	Spice	20"
93	Spice	35"	259	Oak	18"
94	Spice	30"	260	Oak	18"
95	White Pine	12"	261	Oak	18"
96	Crabapple	10"	262	Maple	12"
97	Maple	12"	263	Oak	12"
98	Maple	16"	264	Oak	12"
99	Maple	10"	265	White Pine	12"
100	Crabapple	12"	266	White Pine	12"
101	Crabapple	8"	267	White Pine	12"
102	Crabapple	8"	268	White Pine	12"
103	Ash	12"	269	Pear	24"
104	Ash	12"	270	Pear	24"
105	Ash	12"	271	White Pine	24"
106	Ash	12"	272	White Pine	15"
107	Ash	12"	273	White Pine	15"
108	Ash	10"	274	White Pine	15"
109	Pear	12"	275	White Pine	15"
110	Pear	10"	276	Pear	24"
111	Ash	15"	277	White Pine	15"
112	Ash	15"	278	Maple	12"
113	Maple	8"	279	Pear	24"
114	Maple	10"	280	White Pine	12"
115	Maple	10"	281	Pear	12"
116	Oak	16"	282	White Pine	12"
117	Crabapple	8"	283	Oak	12"
118	Ash	10"	284	Oak	22"
119	Pear	10"	285	White Pine	12"
120	White Pine	20"	286	White Pine	12"
121	White Pine	20"	287	Ash	12"
122	Spice	10"	288	Box Elder	8"
123	Crabapple	6"	289	Box Elder	8"
124	Cherry	6"	290	Oak	24"
125	Cherry	6"	291	Maple	10"
126	Redbud	6"	292	Maple	10"
127	Redbud	8"	293	Pear	10"
128	Japanese Maple	6"	294	Maple	8"
129	Maple	16"	295	Austrian Pine	12"
130	Maple	16"	296	White Pine	12"
131	Maple	16"	297	White Pine	12"
132	Maple	18"	298	White Pine	20"
133	Maple	18"	299	Maple	15"
134	Maple	18"	300	White Pine	15"
135	Maple	12"	301	White Pine	10"
136	Maple	18"	302	White Pine	10"
137	Maple	18"	303	Pear	12"
138	Maple	16"	304	Pear	15"
139	White Pine	30"	305	White Pine	12"
140	Pear	12"	306	Pear	15"
141	Maple	18"	307	Pear	12"
142	Maple	12"	308	Pear	15"
143	Maple	16"	309	White Pine	15"
144	Maple	18"	310	White Pine	18"
145	Maple	18"	311	Oak	10"
146	Maple	12"	312	Oak	24"
147	Maple	12"	313	Oak	24"
148	Maple	12"	314	Oak	24"
149	Maple	12"	315	Sweet Gum	12"
150	Crabapple	12"	316	Oak	24"
151	Ash	18"	317	Oak	24"
152	White Pine	25"	318	Austrian Pine	16"
153	Ash	18"	319	Austrian Pine	12"
154	Golden Raintree	8"	320	Cedar	8"
155	Spice	15"	321	Cedar	12"
156	Spice	15"	322	Cedar	8"
157	Spice	15"	323	Oak	16"
158	Spice	15"	324	Oak	18"
159	Tulip Poplar	8"	325	Ash	10"
160	Zelkova	6"	326	Ash	12"
161	Zelkova	6"	327	Ash	12"
162	Spice	12"	328	Ash	12"
163	Tulip Poplar	8"	329	Ash	12"
164	Spice	12"			
165	Spice	12"			



Jerald Saunders, Landscape Architect  
MO License # LA-007  
Consultants:

**St. Luke's Hospital  
East Campus**  
CHESTERFIELD, MISSOURI

Date	Description	No.
09/15/14	Tree Revision	1
10/08/14	City Comments	2

Drawn: BAR  
Checked: JAS  
**Ioomis Associates**  
Landscape Architecture & Planning  
2920 Westline Blvd., Suite 115  
Chesterfield, MO 63005-1156  
(636) 532-9808 Fax: (636) 532-9079  
www.loomisassociates.com  
Missouri State Certificate of Authority #: LAC #00019

Sheet Title: **Tree Stand Delineation East**  
Sheet No: **TSD-E**  
Date: **08/01/14**  
Job #: **882.010**



**Tree Preservation Plan Legend:**

Symbol	Description
	Woodlands to be preserved
	Tree Protection Fencing
	Individual Tree to remain
	Individual Tree to be removed

**WOODLAND DATA**  
 Total Project Site area - 54.78 ac. or 2,386,173 s.f.  
 Total Woodlands - 6.06 ac. or 263,835 s.f.  
 Total Individual Tree Canopy - 4.85 ac. or 211,348 s.f.  
 TOTAL EXISTING TREE CANOPY - 10.91 ac. or 475,183 s.f.

Total Individual Tree canopy to be removed - 16,453 s.f.  
 Total area to be removed (Max. 70%) - 16,453 s.f., or 0.035%

- 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.

**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.

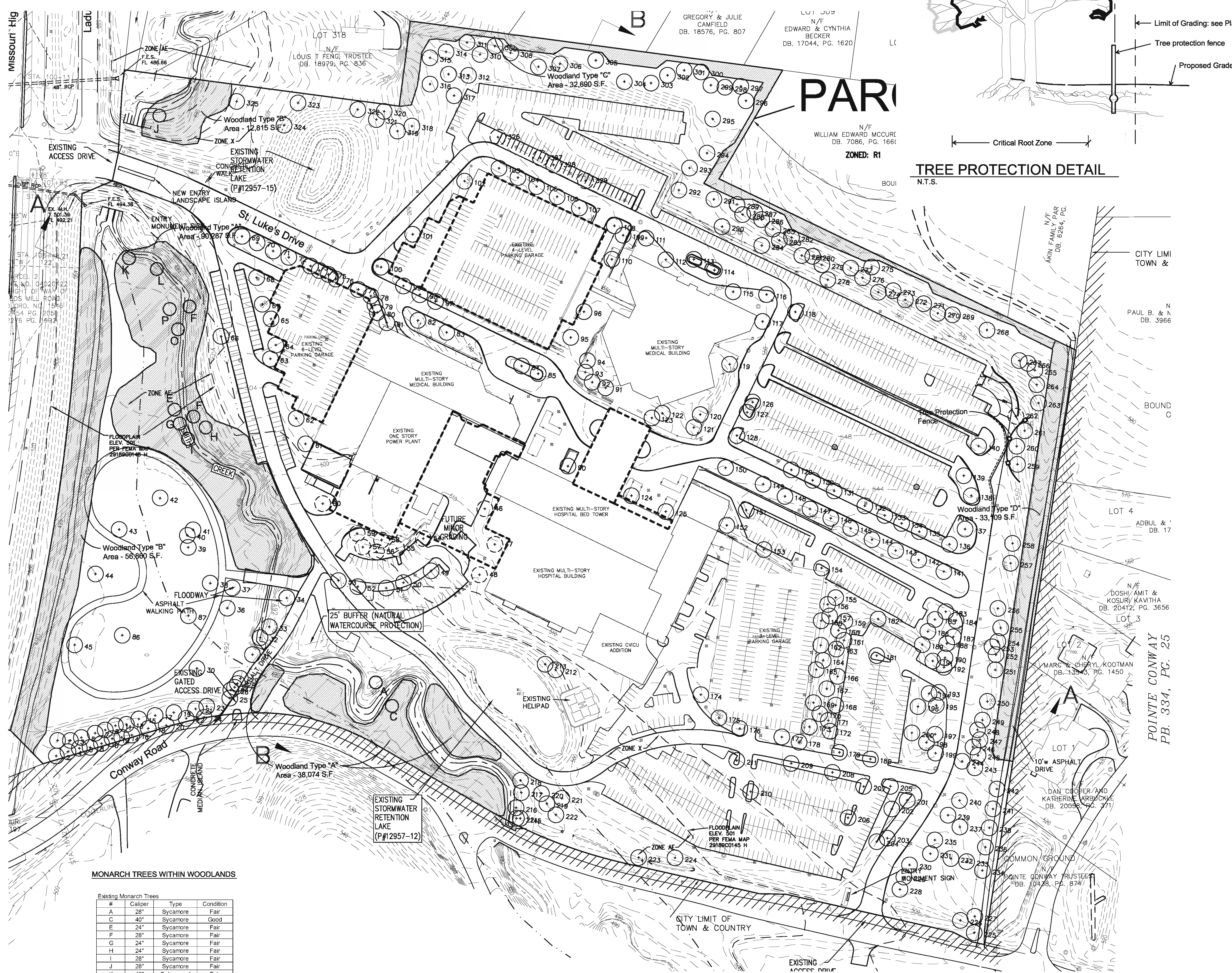
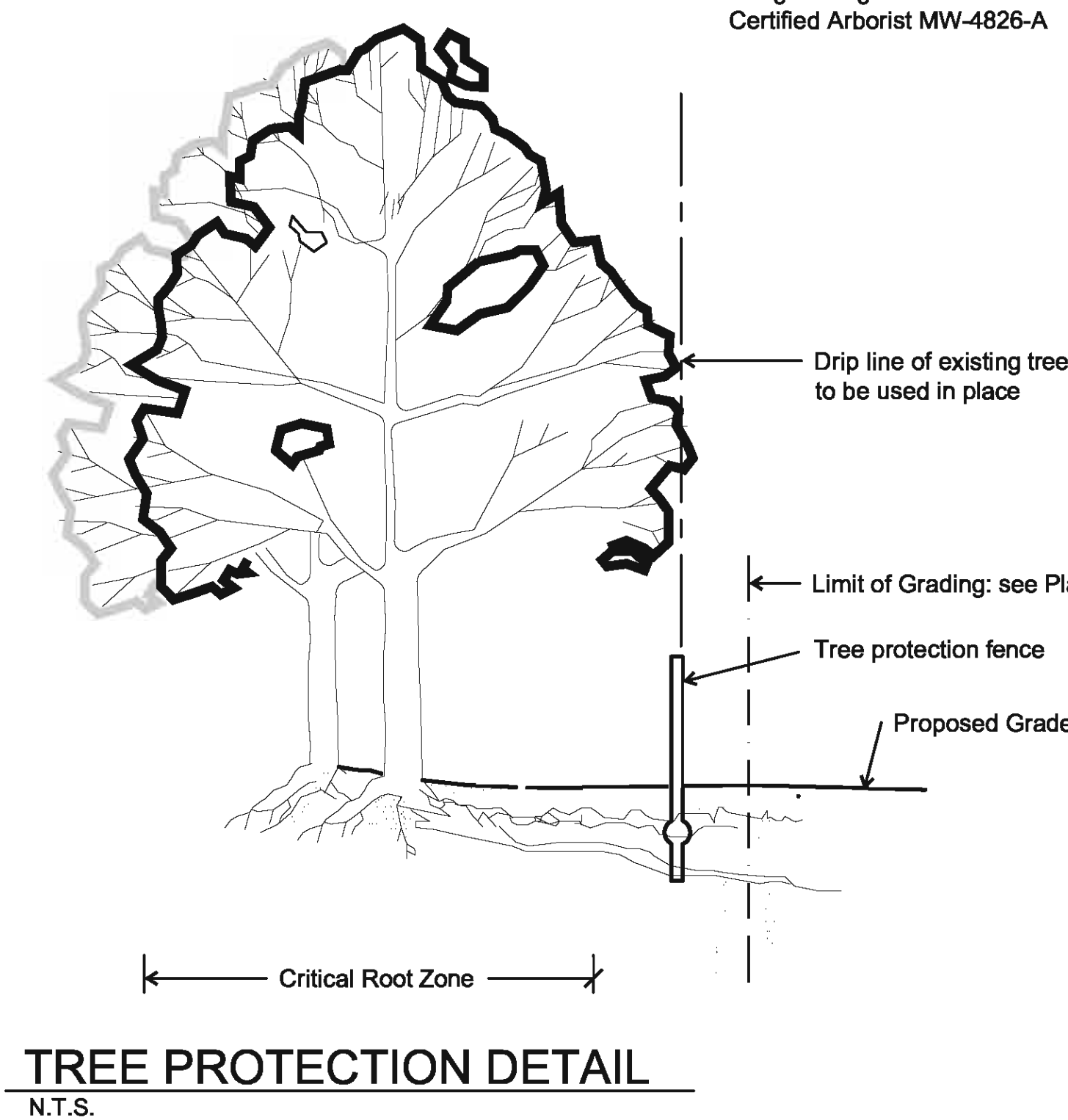
Tree Protection Fencing shall be 4-foot tall, plastic, orange fencing. No equipment traffic/parking, concrete washout, material storage or other such construction activity shall be permitted to penetrate the protection fencing or disrupt the Protected Woodland Area. Tree Protection Signage will be placed along the Protection Fencing as shown as the dashed line on the map.

**TREE SPECIALIST**

Doug Delong  
 Certified Arborist MW-4826-A

**INDIVIDUAL TREES**

No.	Tree Name	Size	Comment
1	White Pine	15"	Remain
2	White Pine	15"	Remain
3	White Pine	15"	Remain
4	White Pine	15"	Remain
5	White Pine	15"	Remain
6	White Pine	15"	Remain
7	White Pine	15"	Remain
8	White Pine	15"	Remain
9	White Pine	15"	Remain
10	White Pine	15"	Remain
11	White Pine	15"	Remain
12	White Pine	15"	Remain
13	White Pine	15"	Remain
14	White Pine	15"	Remain
15	White Pine	15"	Remain
16	White Pine	15"	Remain
17	White Pine	15"	Remain
18	White Pine	15"	Remain
19	White Pine	15"	Remain
20	White Pine	15"	Remain
21	White Pine	15"	Remain
22	White Pine	15"	Remain
23	White Pine	15"	Remain
24	White Pine	15"	Remain
25	Box Elder	10"	Remain
26	Walnut	12"	Remain
27	Cottonwood	15"	Remain
28	Box Elder	10"	Remain
29	Walnut	12"	Remain
30	Ash	10"	Remain
31	Walnut	12"	Remain
32	Box Elder	10"	Remain
33	Box Elder	10"	Remain
34	Oak	10"	Remain
35	Ash	10"	Remain
36	Ash	10"	Remain
37	Oak	12"	Remain
38	Ash	10"	Remain
39	Willow	18"	Remain
40	Willow	18"	Remain
41	Willow	18"	Remain
42	Birch	18"	Remain
43	Maple	12"	Remain
44	Canada Plum	5"	Remain
45	White Pine	30"	Remain
46	Pear	18"	Remain
47	Oak	12"	Remain
48	Oak	12"	Remain
49	Pear	18"	Remain
50	Pear	18"	Remain
51	Pear	18"	Remain
52	Pear	18"	Remain
53	Pear	18"	Remain
54	Ash	24"	Remove
55	White Pine	15"	Remove
56	White Pine	15"	Remove
57	White Pine	15"	Remove
58	White Pine	15"	Remove
59	White Pine	15"	Remove
60	Maple	12"	Remove
61	White Pine	12"	Remove
62	White Pine	12"	Remove
63	Maple	12"	Remove
64	Linden	12"	Remove
65	White Pine	30"	Remove
66	Linden	8"	Remove
67	White Pine	30"	Remove
68	White Pine	20"	Remove
69	Oak	12"	Remove
70	Oak	12"	Remove
71	Oak	12"	Remove
72	Oak	12"	Remove
73	Cherry	5"	Remove
74	Cherry	5"	Remove
75	Cherry	5"	Remove
76	Cherry	5"	Remove
77	Cherry	5"	Remove
78	Cherry	5"	Remove
79	Cherry	5"	Remove
80	Cherry	5"	Remove
81	Cherry	5"	Remove
82	Oak	5"	Remove
83	Oak	18"	Remove
84	Oak	12"	Remove
85	Oak	10"	Remove
86	Birch	8"	Remove
87	Birch	8"	Remove
88	Cherry	5"	Remove
89	Oak	10"	Remove
90	Cherry	5"	Remove
91	Oak	10"	Remove
92	Spurce	30"	Remove
93	Spurce	30"	Remove
94	Spurce	30"	Remove
95	White Pine	12"	Remove
96	Crabapple	10"	Remove
97	Maple	12"	Remove
98	Maple	16"	Remove
99	Maple	10"	Remove
100	Crabapple	12"	Remove
101	Crabapple	8"	Remove
102	Crabapple	8"	Remove
103	Ash	12"	Remove
104	Ash	12"	Remove
105	Ash	12"	Remove
106	Ash	12"	Remove
107	Ash	12"	Remove
108	Ash	10"	Remove
109	Pear	12"	Remove
110	Pear	10"	Remove
111	Ash	15"	Remove
112	Ash	15"	Remove
113	Maple	8"	Remove
114	Maple	10"	Remove
115	Maple	10"	Remove
116	Oak	10"	Remove
117	Crabapple	8"	Remove
118	Ash	10"	Remove
119	Pear	10"	Remove
120	White Pine	20"	Remove
121	White Pine	20"	Remove
122	Spurce	10"	Remove
123	Crabapple	5"	Remove
124	Cherry	6"	Remove
125	Cherry	6"	Remove
126	Redbud	8"	Remove
127	Redbud	8"	Remove
128	Japanese Maple	6"	Remove
129	Maple	16"	Remove
130	Maple	16"	Remove
131	Maple	16"	Remove
132	Maple	18"	Remove
133	Maple	18"	Remove
134	Maple	18"	Remove
135	Maple	12"	Remove
136	Maple	18"	Remove
137	Maple	12"	Remove
138	Maple	18"	Remove
139	White Pine	30"	Remove
140	Pear	12"	Remove
141	Maple	18"	Remove
142	Maple	12"	Remove
143	Maple	16"	Remove
144	Maple	18"	Remove
145	Maple	18"	Remove
146	Maple	12"	Remove
147	Maple	12"	Remove
148	Maple	12"	Remove
149	Maple	12"	Remove
150	Crabapple	12"	Remove
151	Ash	18"	Remove
152	White Pine	26"	Remove
153	Ash	18"	Remove
154	Golden Raintree	8"	Remove
155	Spurce	15"	Remove
156	Spurce	15"	Remove
157	Spurce	15"	Remove
158	Spurce	15"	Remove
159	Tulip Poplar	8"	Remove
160	Zelkova	6"	Remove
161	Zelkova	6"	Remove
162	Spurce	12"	Remove
163	Tulip Poplar	8"	Remove
164	Spurce	12"	Remove
165	Spurce	12"	Remove



**MONARCH TREES WITHIN WOODLANDS**

#	Caliper	Type	Condition
A	28"	Sycamore	Fair
C	40"	Sycamore	Good
E	24"	Sycamore	Fair
F	28"	Sycamore	Fair
G	24"	Sycamore	Fair
H	24"	Sycamore	Fair
I	28"	Sycamore	Fair
J	28"	Sycamore	Fair
K	40"	Cottonwood	Fair
L	34"	Cottonwood	Fair
N	36"	Cottonwood	Fair
O	28"	Sycamore	Fair
P	28"	Cottonwood	Fair

**TREE PROTECTION PLAN - EAST CAMPUS**

SCALE 1" = 80'

NOTE: This plan locates and identifies woodland areas and all individual trees 5" caliper or greater.

Jerad Saunders, Landscape Architect  
 MO License # LA-007

Consultants:

**St. Luke's Hospital**  
**East Campus**  
 CHESTERFIELD, MISSOURI

Date	Description	No.
09/15/14	Base Revision	1
10/08/14	City Comments	2

Drawn: BAR  
 Checked: JAS

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Sheet Title: **Tree Protection Plan East**  
 Sheet No: **TPP-E**  
 Date: **06/01/14**  
 Job #: **662.010**