



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

## **Planning Commission Staff Report**

Project Type:	Amended Site Development Concept Plan
Meeting Date:	March 23, 2015
From:	John Boyer Senior Planner
Location:	111 St. Luke's Center Drive
Applicant:	Stock & Associates Consulting Engineers, Inc.
Description:	<b>St. Luke's Hospital Northwest Campus 2<sup>nd</sup> ASDCP:</b> An Amended Site Development Concept Plan, Amended Concept Landscaping Plan, Amended Tree Stand Delineation and Amended Tree Preservation Plan for a 38.28 acre tract of land zoned "MU" Medical Use District located northwest of the intersection of South Woods Mill Road and Brookings Park Drive.

## 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 2796. Associated with this request is the submission of an Amended Site Development Section Plan (5<sup>th</sup> ASDSP) for the construction of a 102,459 square foot medical building.

## ZONING HISTORY OF SUBJECT SITE

The subject property was originally zoned "NU" Non-Urban District. In 2005, the portion of the site governed under Ordinance 2224 was rezoned to "MU" Medical Use District. The northern section of the subject property (Parcel D) was rezoned from "NU" Non-Urban and "R-1" Residence District to "MU" via ordinance 2372 in 2006. In 2007, a Board of Adjustment variance request was granted by the City of Chesterfield from Ordinance 2372 to allow a 25 foot front yard setback along Woods Mill Rd. in lieu of the required 50 foot setback. In 2008, Ordinance 2499 was approved which repealed Ordinance 2372. This ordinance amended parking standards and setbacks for the northern portion of the site. Recently, Ordinance 2796 was approved by the City of Chesterfield which repealed Ordinance 2499 and placed the entire northwest campus under one ordinance. Multiple Site Development Plans, Concept and Section Plans have been amended since 2006.

## SURROUNDING ZONING

Direction	Land Use	Zoning		
North	Residence	"NU" Non-Urban District		
South	Assisted and Independent	"R1" Residence District		
	Living Facility			
East	Residential	"R1" Residence District with a "PEU" Planned		
		Environment Unit Procedure		
West	Residential	"R1A" Residence District with a "PEU"		
		Planned Environment Unit Procedure		



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 for this project due to the change in additional buildings and additional property added via Ordinance 2796 which was not included on the previous concept plan. This addition does not substantially comply with the approved Amended Site Development Concept Plan, necessitating the amendment. A total of 8 structures are planned on this Amended Site Development Concept Plan. As documented on the above Aerial photo in Figure 1 on page 2, two medical buildings currently exist. As proposed with

this concept plan, the northern structure is planned to be removed in the future and replaced by a proposed parking garage.

Associated with Ordinance 2796, a total of 834,000 square feet of medial structures is planned and documented on this concept plan for a total of 0.50 floor-area ratio. This square footage does not include parking garage structures, nor does City Code require structured or parking surfaces in these calculations. Upon proposed build-out, a total of 5 new medical buildings, 3 parking garages and 1 new surface parking lot will be constructed in phases.

Table 1 below depicts the existing and proposed medical and parking garage structures heights, finished floor elevations (adjacent grade in mean sea level of the floor) and stories for clarification. While all proposed medical buildings, minus existing Building A, are 94 feet in height, the stories proposed vary slightly at 5 and 6 stories. A maximum height of 98 feet was approved via Ordinance 2796.

Proposed Buildings	Proposed Height (feet)	Proposed Finished Floor Elevations (mean sea level)	Stories
Medical Building "A" (existing)	80'	548'	5
Medical Building "B"	94'	548'	5
Medical Building "C"	94'	548'	6
Medical Building "D"	94'	532'	5
Medical Building "E"	94'	530'	6
Medical Building "F"	94'	516'	6
Parking Garage "G"	58'	548'	5
Parking Garage "H"	58'	536.5'	5
Parking Garage "I"	58'	522'	6

### Table 1: Building Heights

## Zoning

The subject site is currently zoned "MU" Medical Use District under the terms and conditions of City of Chesterfield Ordinance Number 2796. The submittal was reviewed against the requirements of Ordinance Number 2796 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 Land Use Plan indicates this parcel is within the Residential Single Family land use designation. Hospitals and ancillary uses are available for review within the residential districts of the City's Unified Development Code. 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 in the

attached supplemental memo from Staff under Phases 2A, 2B and 3 starting on page 1 of the memo in lieu of a full description in this report.

#### Landscaping

Included within the Amended Site Development Concept Plan is a proposed Amended Concept Landscape Plan. A Conceptual Landscape Plan depicts placement of future street trees for a development for the City's review. This plan identifies placement of street trees along S. Woods Mill Road. Additional frontages along this development on Brookings Park Drive have existing street trees as required under previous plan approvals. The Conceptual Landscape Plan meets all requirements of the City of Chesterfield's Unified Development Code. The City Arborist has reviewed the Conceptual Landscape Plan and had no additional comments.

### **DEPARTMENT INPUT**

Staff has reviewed the 2<sup>nd</sup> Amended Site Development Concept Plan, Amended Concept Landscaping 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:

- "I move to approve (or deny) the 2<sup>nd</sup> Amended Site Development Concept Plan, Amended Concept Landscaping 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 Concept Landscaping 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 Concept Landscape 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.



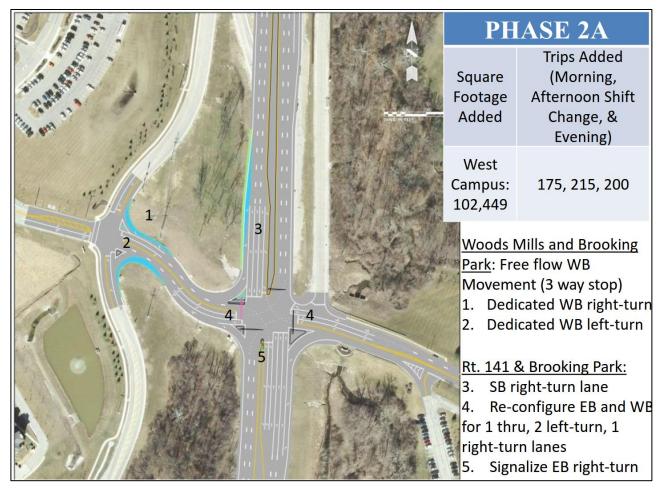


Figure 1: Phase 2A

- **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

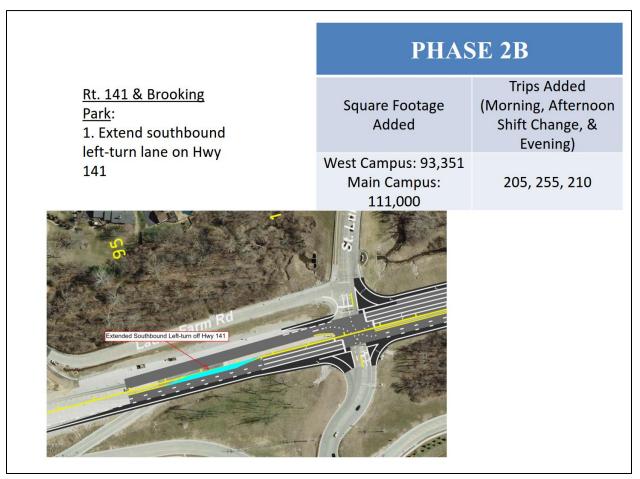


Figure 3: Phase 2B Hwy 141 and Brooking Park

- **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.

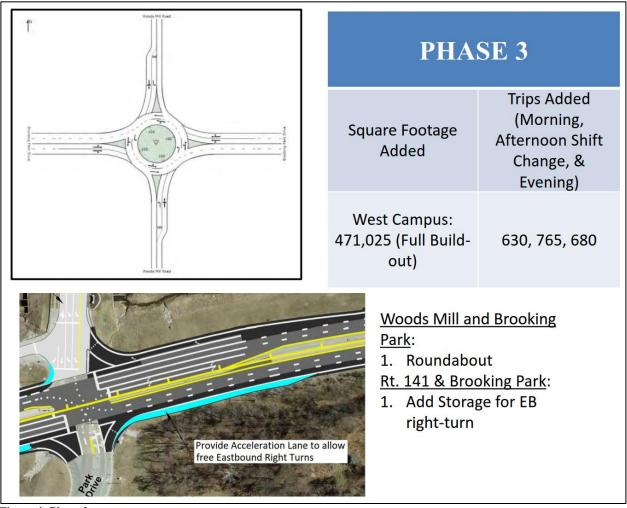


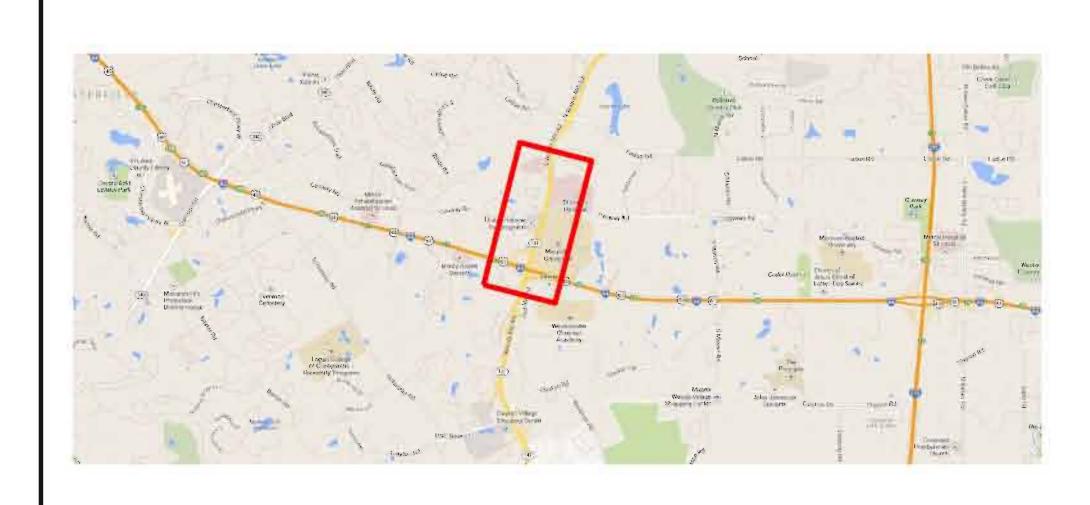
Figure 4: Phase 3

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.

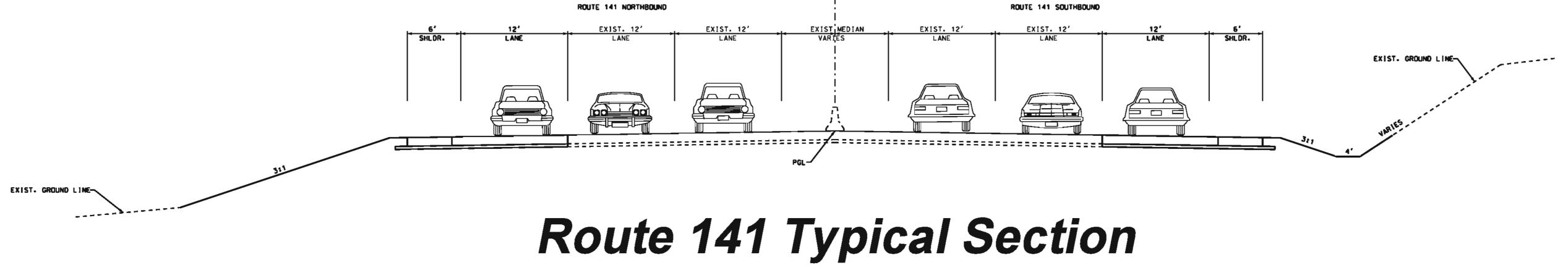




AC

# **Route 141 Lane Additions** St. Louis County, Missouri

# Route 141 and I-64 Interchange







Proposed Widening

**Existing Pavement / Overlay** 

**Retaining Wall** 







# INDEX

1	TITLE SHEET			
2	EXISTING SITE PLAN			
3	CONCEPT PLAN			
4	SECTIONS			
TSD-W	TREE STAND DELINEATION			
CL-1	CONCEPTUAL LANDSCAPE PLAN			
TPP	TREE PRESERVATION PLAN			

# LEGEND

EXISTING CONTOURS	
PROPOSED CONTOURS	
EXISTING SANITARY SEWERS	
EXISTING STORM SEWERS	
PROPOSED SANITARY SEWERS	—— <b>#</b> —— <b>#</b> ——
PROPOSED STORM SEWERS	<b></b>
EXISTING RIGHT-OF-WAY	
PROPOSED RIGHT-OF-WAY	
CENTERLINE	
EASEMENT	
NON-REINFORCED CONCRETE PAVEMENT	
REINFORCED CONCRETE PAVEMENT	ALCONT OF THE
EXISTING SPOT ELEVATION	+ 21. 180.19
PROPOSED SPOT ELEVATION	+ <u>10010</u>
SWALE	<del></del>
TO BE REMOVED	T.B.R.
TO BE REMOVED & RELOCATED	T.B.R. & R.
TO BE USED IN PLACE	ULP.
BACK OF CURB	BC.
FACE OF CURB	F.C.
TRASH ENCLOSURE	$\boxtimes$
LIGHT STANDARD	t¢t or e−∎
GAS MAIN	<b>0</b>
WATER MAIN	w
UNDERGROUND TELEPHONE	— T
FIRE HYDRANT	표
POWER POLE	С,
HAY BALE	
SILTATION CONTROL	

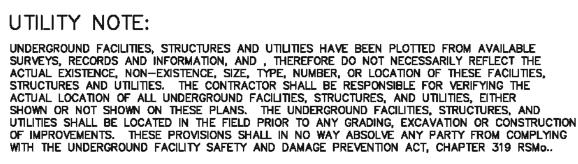
# ABBREVIATIONS

0.	– CLEANOUT
В.	- DEED BOOK
	- ELECTRIC
_	- FLOWLINE
Г	– FEET
ND.	– FOUND
	– GAS
DC.	- LOCATOR NUMBER
.н.	– MANHOLE
•	- NOW OR FORMERLY
	- PLAT BOOK
G.	– PAGE
.V.C.	- POLYVINYL CHLORIDE PIPE
. <b>O.W</b> .	- RIGHT-OF-WAY
C.P.	- REINFORCED CONCRETE PIP
Q.	– SQUARE
	- TELEPHONE CABLE
C.P.	- VETRIFIED CLAY PIPE
1	– WATER
36'W)	- RIGHT-OF-WAY WIDTH
	B. T ND. C. H. /F B. G. V.C. C.P. Q.

# ST. LOUIS CO. BENCHMARK

12-141 - "" 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

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



# ST. LUKE'S EPISCOPAL PRESBYTERIAN HOSPITAL CAMPUS

CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

# 2nd Amended Site Development Concept Plan West Campus PROPERTY DESCRIPTION

LORISSAN MARYLAM OLIVE CREVE COEUR CLAYTON SITE TOWN & COUNTR **NEBSTER** GROVES KIRKWOOL St. Luke's West Compus Lodue Forms Subd. +Weiss Airpor FENTON Broaking Park Village N.T.S. St. Luke's Main Compus Terrocae ot Woods MNI Cov Baywood Villages Subd. Convery Rd. Conway Springs Maryville University Main Comput

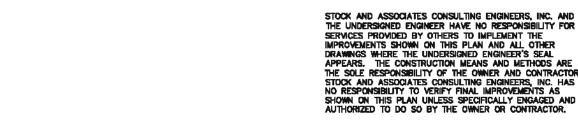
# LOCATION MAP

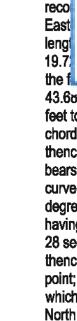
# SITE INFORMATION

SITE	ACRE	AGE
OWN	ER	
SITE	ADDR	ESS:
LOCA	TOR N	10.

EXISTING ZONING FIRE DISTRICT SCHOOL DISTRICT SEWER DISTRICT WATER SERVICE GAS SERVICE ELECTRIC SERVICE PHONE SERVICE

- = 38.285 Acres ±
- = St. Luke's Espiscopal-Presbyterian Hospitals
- = 232 South Woodsmill Rd.
- = 18Q140343, 18Q230222, 18Q510278,
- 18Q510290, 18Q510300
- = "MU" "MEDICAL USE" (ORDINANCE NO. 2796)
- = CHESTERFIELD FIRE PROTECTION
- = PARKWAY DISTRICT
- = METROPOLITAN ST. LOUIS SEWER DIST.
- = MISSOURI AMERICAN WATER COMPANY
- = LACLEDE GAS
- = AMEREN U.E.
- = AT&T





City

of Se

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# COMBINED PARCELS

A tract of land being part of the Lot Consolidation Plat "St. Luke's Hospital Northwest" as recorded in Plat Book 356, Page 681-682 of the St. Louis County, Missouri Recorder's Office and a tract of land conveyed to St. Luke's Episcopal Presbyterian Hospitals by a deed recorded in Deed Book 20022, Page 178 of the aforesaid Recorder's Office, and all being part of US Survey 109 and Part of Section 7 in Township 45 North, Range 4 and 5 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri and being more particularly described as

BEGINNING at the intersection of the Southern line "St. Luke's Hospital Northwest" a subdivision recorded in Plat Book 356, Pages 681 - 682 of the St. Louis County, Missouri Recorder's Office with the Western line of a tract of land conveyed to the City of Chesterfield as recorded in Deed Book 17979, Page 5300 of the aforesaid Recorder's Office; thence along the Southern line of St. Luke's Hospital Northwest" the following: North 74 degrees 49 minutes 15 seconds West, a distance of 151.72 feet to a point; thence North 77 degrees 48 minutes 14 seconds West, a distance of 99.92 feet to a point; thence North 85 degrees 55 minutes 43 seconds West, a distance of 99.92 feet to a point; thence South 80 degrees 56 minutes 14 seconds West, a distance of 100.04 feet to a 73 degrees 57 minutes 55 seconds West, a distance of 100.07 feet to a point; thence North 74 along said Western line the following: North 08 degrees 53 minutes 43 seconds East, a distance of 115.49 feet t a point; thence North 46 degrees 44 minutes 38 seconds East, a distance of 205.29 feet to a point; thence South 76 degrees 22 minutes 26 seconds East, a distance of 12.67 feet to a point; thence North 21 degrees 28 minute 00 seconds East, a distance of 97.00 feet to a point; thence North 28 degrees 58 minutes 00 seconds West, a distance of 86.20 feet to a point; thence North 81 degrees 31 minutes 00 seconds West, a distance of 99.00 feet to a point; thence South 61 degrees 27 minutes 00 seconds West, a distance of 127.50 feet to a point; thence North : thence North 85 degrees 54 minutes 00 seconds East, a distance of 41.00 feet to a point; thence South 64 degrees 50 minutes 00 seconds East, a distance of 76.68 feet to a point; thence South 83 degrees 59 minutes 00 seconds East, a distance of 70.00 feet to a point: thence South 48 degrees 04 minutes 00 seconds East, a distance of 48.00 feet to a point: thence South 30 degrees 11 minutes 00 seconds East, a distance of 62.00 feet to a point; thence South 64 degrees 57 minutes 00 seconds East, a distance of 38.00 feet to a point; thence North 65 degrees 11 minutes 00 seconds East, a distance of 60.00 feet to a point; thence North 42 degrees 39 minutes 00 seconds East, a distance of 46.00 feet to a point; thence South 45 degrees 54 minutes 00 seconds East, a distance of 80.00 feet to a point; thence South 00 degrees 50 minutes 00 seconds West, a distance of 192.17 feet to a point; thence South 46 degrees 45 minutes 00 seconds East, a distance of 99.00 feet to a point; thence North 67 degrees 23 minutes 00 seconds East, a distance of 306.05 feet to a point; thence South 71 degrees 42 minutes 00 seconds East, a distance of 116.65 feet

to a point; thence North 75 degrees 00 minutes 00 seconds East, a distance of 94.80 feet to a point; thence North 16 degrees 57 minutes 37 seconds East, a distance of 315.29 feet to a point; thence North 81 degrees 22 minutes 26 seconds West, a distance of 73.02 feet to a point; thence North 85 degrees 37 minutes 26 seconds West, a distance of 125.00 feet to a point; thence along a curve having a radius of 100.00 feet, an arc length of 136.99 feet, and a chord which bears South 54 degrees 07 minutes 56 seconds West, a chord distance of 126.53 feet to a point; thence along a curve having a radius of 125.00 feet, an arc length of 105.00 feet, and a chord which bears South 41 degrees 59 minutes 32 seconds West, a chord distance of 101.94 feet to a point; thence along a curve having a radius of 200.00 feet, an arc length of 189.99 feet, and a chord which bears North 50 degrees 59 minutes 36 seconds West, a chord distance of 182.93 feet to a point; thence along a curve having a radius of 400.00 feet, an arc length of 190.00 feet and a chord which bears North 13 degrees 23 minutes 32 seconds East, a chord distance of 188.22 feet to a point; thence along a curve having a radius of 125.00 feet, an arc length of 88.00 feet, and a chord which bears North 42 degrees 49 minutes 28 seconds East, a chord distance of 86.19 feet to a point; thence along a curve having a radius of 400.00 feet, an arc length of 170.00 feet, and a chord which bears South 85 degrees 56 minutes 08 seconds East, a chord distance of 168.72 feet to a point; thence South 78 degrees 57 minutes 26 seconds East, a distance of 125.00 feet to a point; thence North 78 degrees 37 minutes 34 seconds East, a distance of 82.50 feet to a point; thence South 84 degrees 07 minutes 26 seconds East, a distance of 37.00 feet to a point; thence North 76 degrees 37 minutes 34 seconds East, a distance of 130.00 feet to a point; thence along a curve having a radius of 100.00 feet, an arc length of 80.01 feet, and a chord which bears North 36 degrees 28 minutes 15 seconds East, a chord distance of 77.89 feet to a point; thence North 21 degrees 34 minutes 56 seconds East, a distance of 74.43 feet to a point; thence North 09 degrees 43 minutes 36 seconds East, a distance of 106.30 feet to a point; thence North 04 degrees 08 minutes 47 seconds West, a distance of 85.59 feet to the Northern line of said "St. Luke's Hospital Northwest"; thence along said Northern line South 83 degrees 25 minutes 35 seconds East, a distance of 29.90 feet to the intersection with the Western line of a tract of land conveyed to St. Luke's Episcopal Presbyterian Hospital by a deed recorded in Deed Book 20022, page 178 of the aforesaid Recorder's Office; thence along said Western line North 03 degrees 52 minutes 16 seconds East, a distance of 98.06 feet to a point; thence North 13 degrees 15 minutes 33 seconds East, a distance of 31.73 feet to a point; thence North 18 degrees 35 minutes 59 seconds East, a distance of 17.37 feet to a point; thence North 23 degrees 29 minutes 12 seconds East, a distance of 22.10 feet to a point; thence North 10 degrees 55 minutes 27 seconds East, a distance of 18.51 feet to a point; thence North 19 degrees 54 minutes 41 seconds East, a distance of 34.19 feet to a point; thence North 69 degrees 48 minutes 43 seconds East, a distance of 42.69 feet to the Northern line of said tract; thence along said Northern line South 83 degrees 25 minutes 36 seconds East, a distance of 576.73 feet to the Western

right-of-way of Missouri State Highway 141; thence along said Western right-of-way the following: South 29 degrees 54 minutes 18 seconds West, a distance of 36.74 feet to a point; thence South 16 degrees 45 minutes 18 seconds West, a distance of 154.04 feet to a point; thence South 29 degrees 42 minutes 12 seconds West, a distance of 57.84 feet to a point; thence South 24 degrees 46 minutes 16 seconds West, a distance of 253.05 feet to a point; thence along a curve to the left having a radius of 1549.94 feet, an arc length of 304.68 feet, and a chord which bears South 13 degrees 02 minutes 49 seconds West, a chord distance of 304.19 feet to a point;

thence South 08 degrees 10 minutes 33 seconds West, a distance of 12.96 feet to a point; thence South 07



t to a point; thence South 07 degrees 37 minutes st corner of a tract of land described in a deed to the 00 of the aforesaid St. Louis County Recorder's ⇒ to the right having a radius of 345.00 feet, an arc es 11 minutes 29 seconds West, a chord distance a radius of 405.00 feet, an arc length of 182.37 seconds West, a chord distance of 180.83 feet to a a distance of 34.94 feet to a point; thence South 16 to the Point of Beginning and containing 1,659,761 Stock & Associates Consulting Engineers, Inc.

> s's Hospital Northwest" as recorded in Plat Book s Office and being part of US Survey 109 and Part Fifth Principal Meridian, City of Chesterfield, St. s follows:

scribed in a deed to the City of Chesterfield as nty, Missouri Recorder's Office; thence along the o the left having a radius of 2033.68 feet, an arc 3 23 minutes 03 seconds East a chord distance of scribed; thence continuing along said Eastern line eft having a radius of 235.00 feet, an arc length of 43.6v reet, and a chord which bears North 63 degrees 13 minutes 38 seconds West, a chord distance of 43.62

feet to a point; thence along a curve to the right having a radius of 39.00 feet, an arc length of 65.11 feet, and a chord which bears North 20 degrees 43 minutes 20 seconds West, a chord distance of 57.81 feet to a point; thence along a curve to the right having a radius of 270.00 feet, an arc length of 34.09 feet, and a chord which bears North 30 degrees 43 minutes 27 seconds East, a chord distance of 34.07 feet to a point; thence along a curve to the right having a radius of 345.00 feet, an arc length of 77.56 feet, and a chord which bears North 40 degrees 46 minutes 53 seconds East, a chord distance of 77.40 feet to a point; thence along a curve to the left having a radius of 405.00 feet, an arc length of 21.17 feet, and a chord which bears North 45 degrees 43 minutes 28 seconds East, a chord distance of 21.16 feet to the Western right-of-way line of Missouri State Highway 141; thence along said right-of-way line South 07 degrees 37 minutes 40 seconds West, a distance of 159.48 feet to a point; thence along a curve to the right having a radius of 2033.68 feet, an arc length of 18.49 feet, and a chord which bears South 07 degrees 53 minutes 18 seconds West, a chord distance of 18.49 feet to a point; thence North 81 degrees 51 minutes 05 seconds West, a distance of 0.01 feet to the Point of Beginning and containing 7,971 square feet or 0.183 acres more or less as per calculations by Stock & Associates Consulting Engineers, Inc. during August, 2013.

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

Ordinance No. 2796 , 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 Commision or voided or vacated by order of the City of Chesterfield Council

CHRISTINE M. CANDIO

STATE OF MISSOURI

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 \_\_\_\_\_ 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. 2796 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 plan, 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. Therfore, 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 Site Development Concept Plan from an actual survey. The information shown is a correct representation of all existing and proposed land divisions.

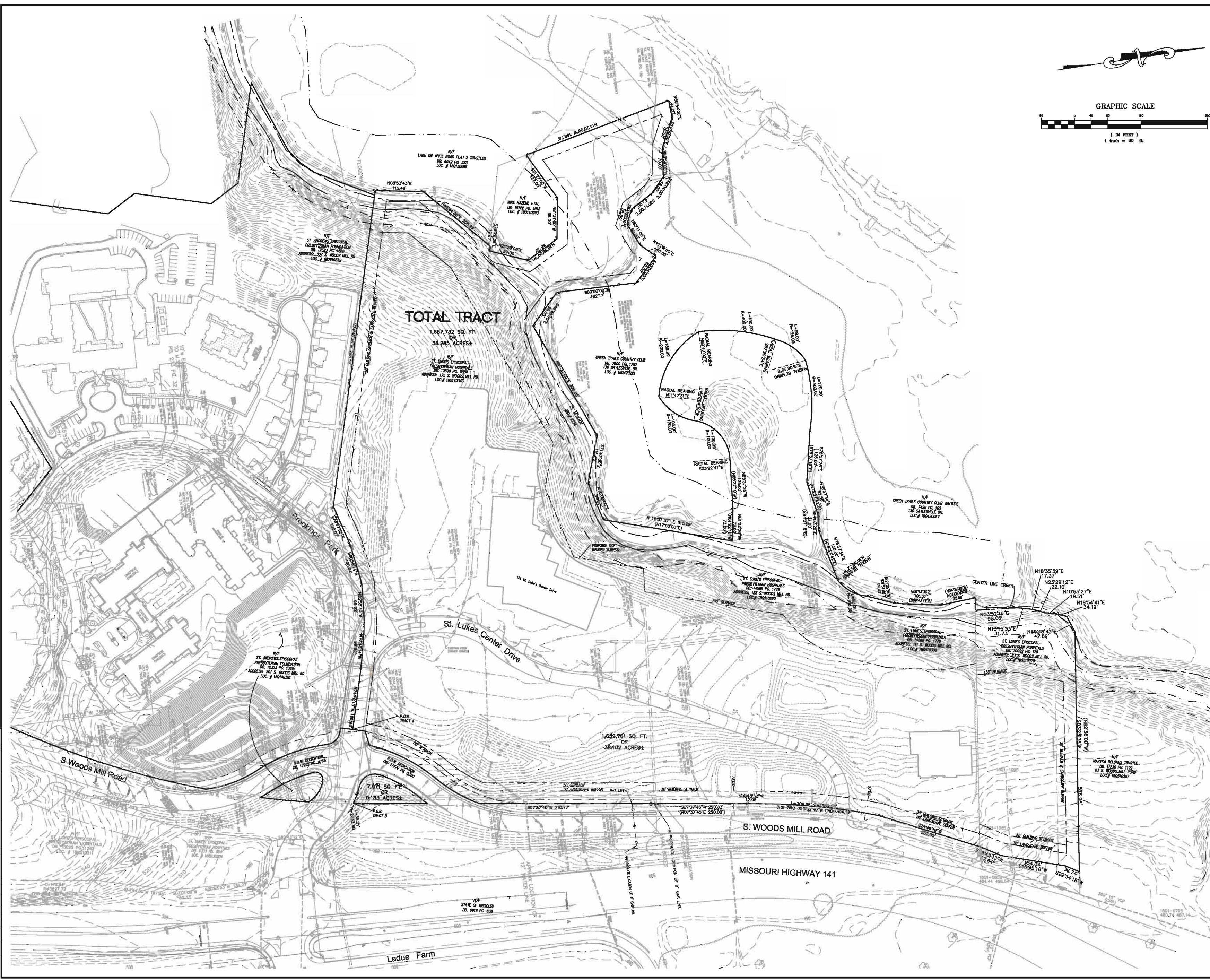
> STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. L.S. No. 222–D



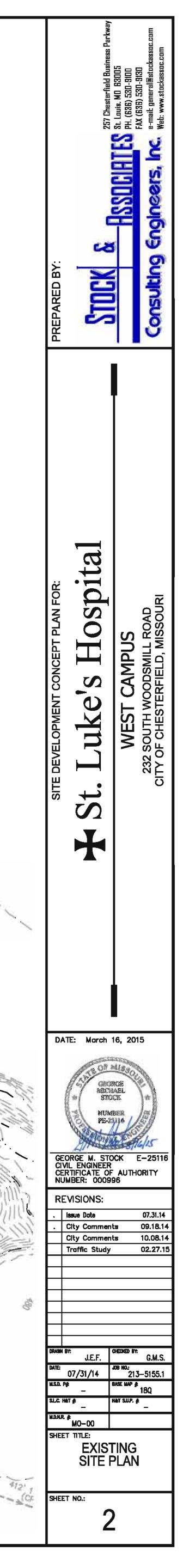
By: 1/16/15 Daniel Ehimann, Missouri L.S. No. 2215

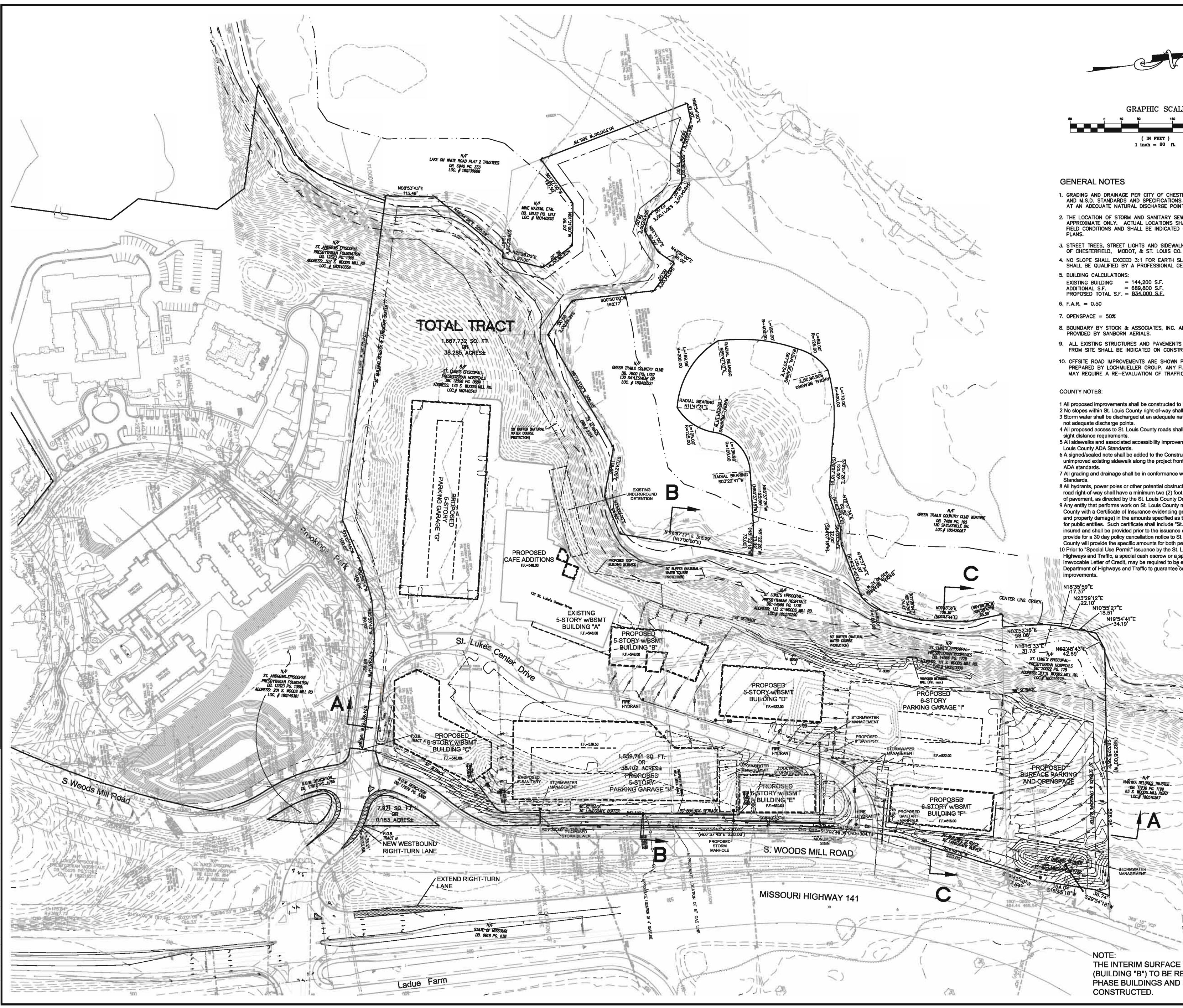


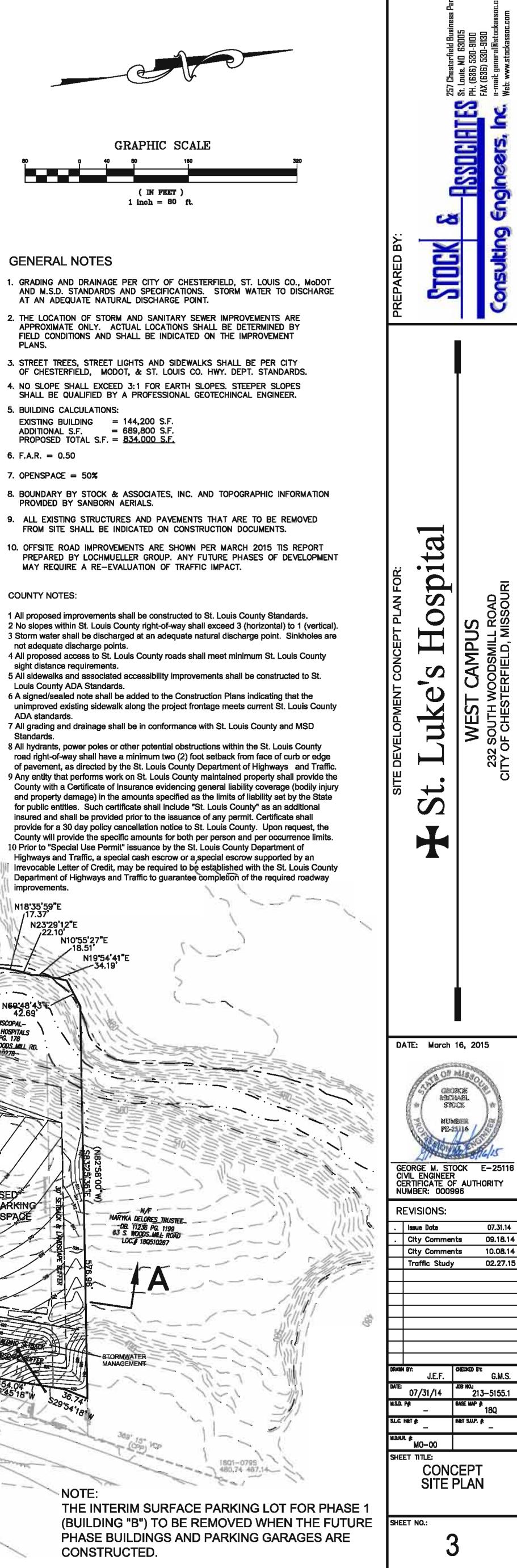
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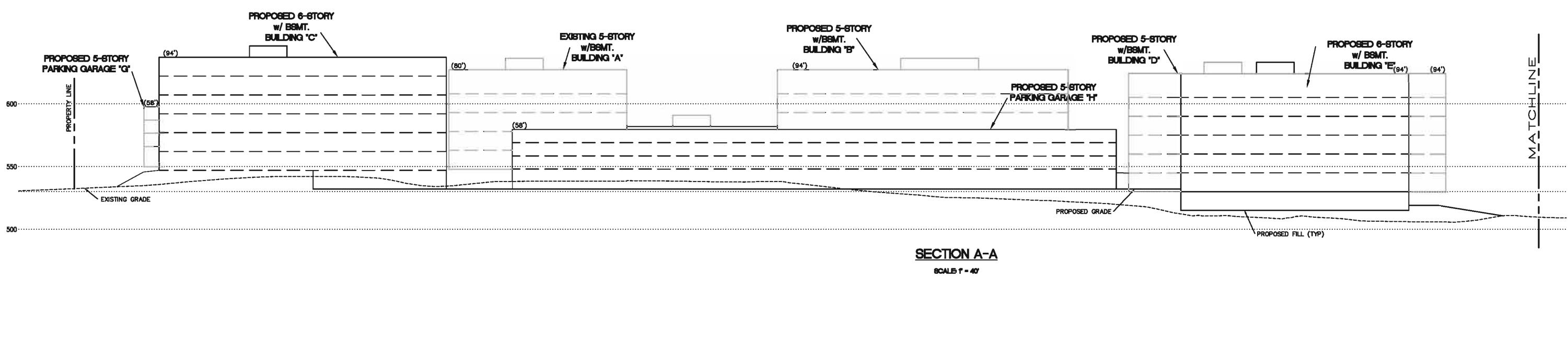


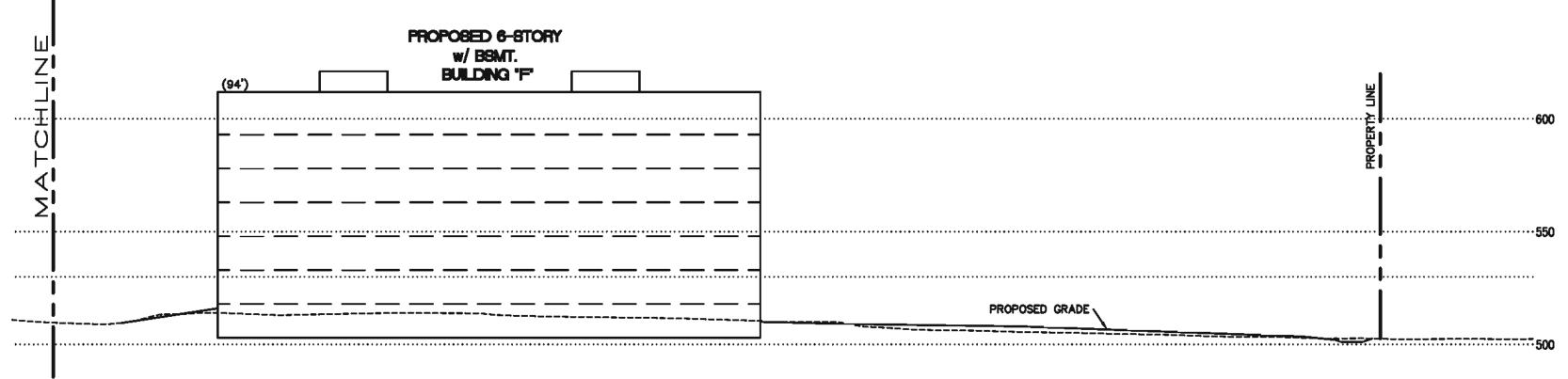


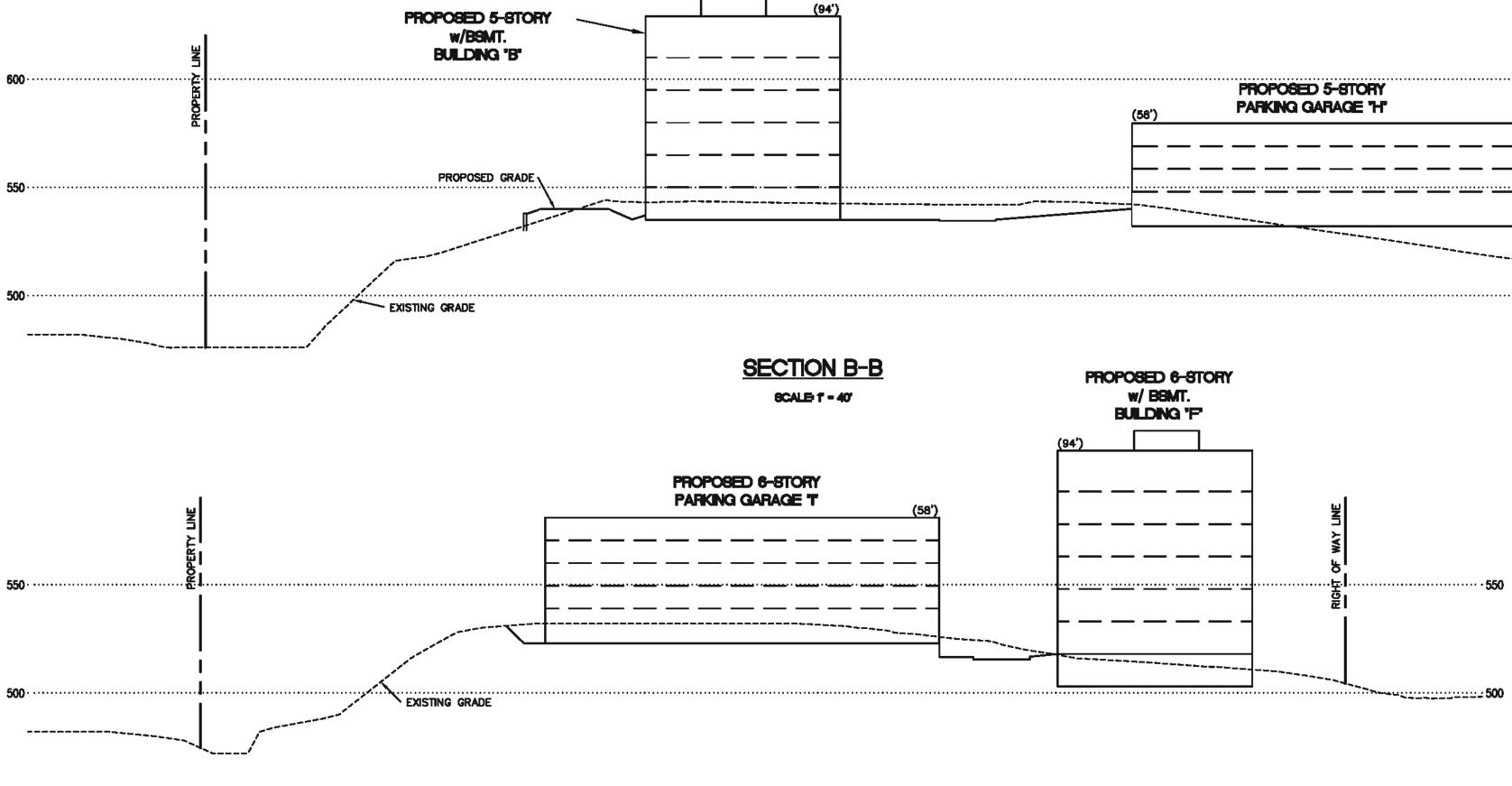










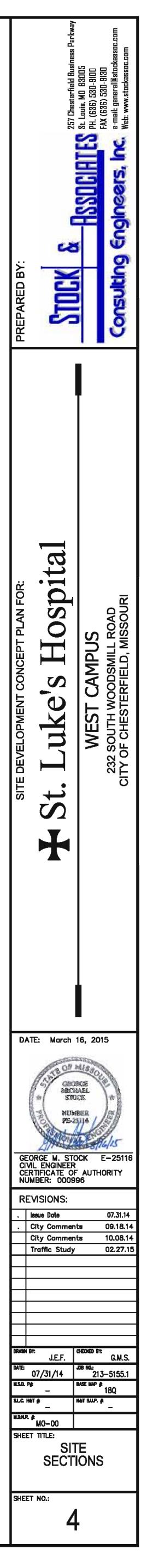




SECTION A-A 8CALE: 1 - 40'

ſ	(94')	4	
		PROPOSED 5-STORY <sup>≷</sup>   (58") PARKING GARAGE "H" <sup>b</sup>	
		│	

SECTION C-C 8CALE: 1 - 40'



	Monarch Trees		
			DBH
Tree #	Species	Rating	(inches
M01	Sycamore	Good	24
M02	Oak, White	Poor	25.5
M03	Oak, Red	Good	26
M04	Hackberry	Excellent	24
M05	Sycamore	Good	24
M08	Sycamore	Good	34
M10	Oak, Red	Good	24
M11	Maple, Silver	Excellent	28
M12	Maple, Silver	Excellent	26
M13	Oak, Black	Fair	24
M14	Maple, Silver	Excellent	24
M35	Maple, Silver	Excellent	26
M36	Maple, Silver	Excellent	28
M37	Sycamore	Good	28
M38	Maple, Silver	Excellent	30
M39	Sycamore	Good	28
M40	Sycamore	Good	35
M42	Oak, Black	Fair	24
M43	Oak, Black	Fair	26
M44	Oak, Black	Fair	28
M45	Oak, Black	Fair	31
M46	Oak, Black	Fair	24
M47	Oak, Black	Fair	26
M48	Cottonwood	Good	28
M49	Sycamore	Good	34
M50	Sycamore	Good	34
M51	Sycamore	Good	36
M53	Maple, Silver	Excellent	35
M54	Persimmon	Good	24
M55	Persimmon	Good	24
M56	Red Oak	Good	28
M57	Red Oak	Good	22
M58	Red Oak	Good	22
M59	Red Oak	Good	32
M60	Red Oak	Good	24
M61	Red Oak	Good	30

WOODLAND DESCRIPTIONS

<u>Woodland A</u> - The majority off Woodland A is offsite. The portion of this woodland found on this site has mostly shingle oak as the overstory with black cherry and honeysuckle as the understory. Woodland area: 12,735 s.f., or 0.29 acres.

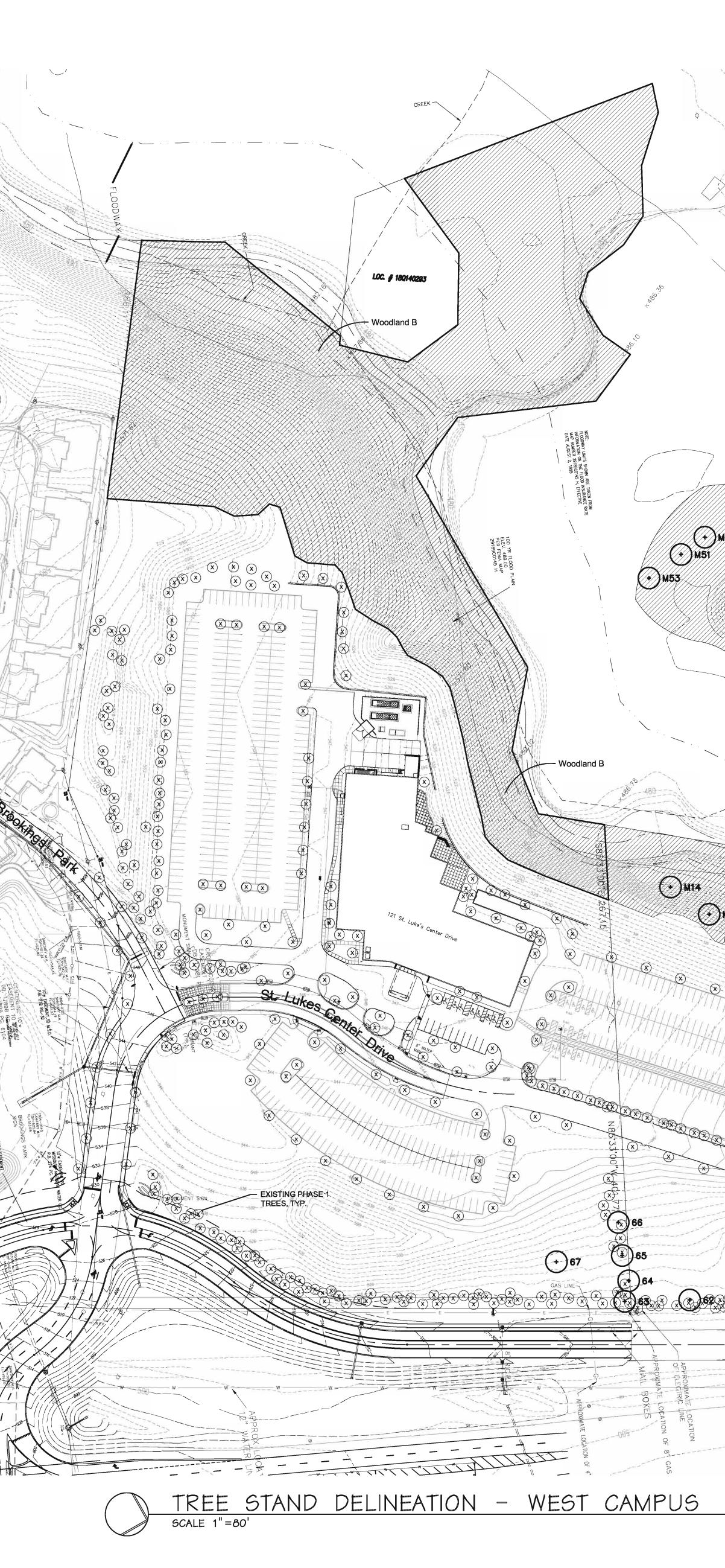
Woodland B - The woodland is a combination of gentle slopes and bottom land. Overstory tree composition includes white and red oak on the slopes and sycamore, hackberry, silver maple and green ash in the bottoms. The understory consists of honeysuckle, pawpaw, buckeye, blackgum, American elm and black cherry. Woodland area: 591,239 s.f., or 13.57 acres.

- Woods Mill Rop

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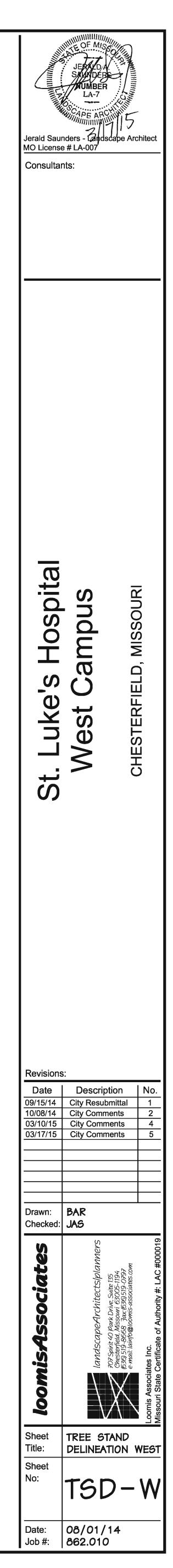
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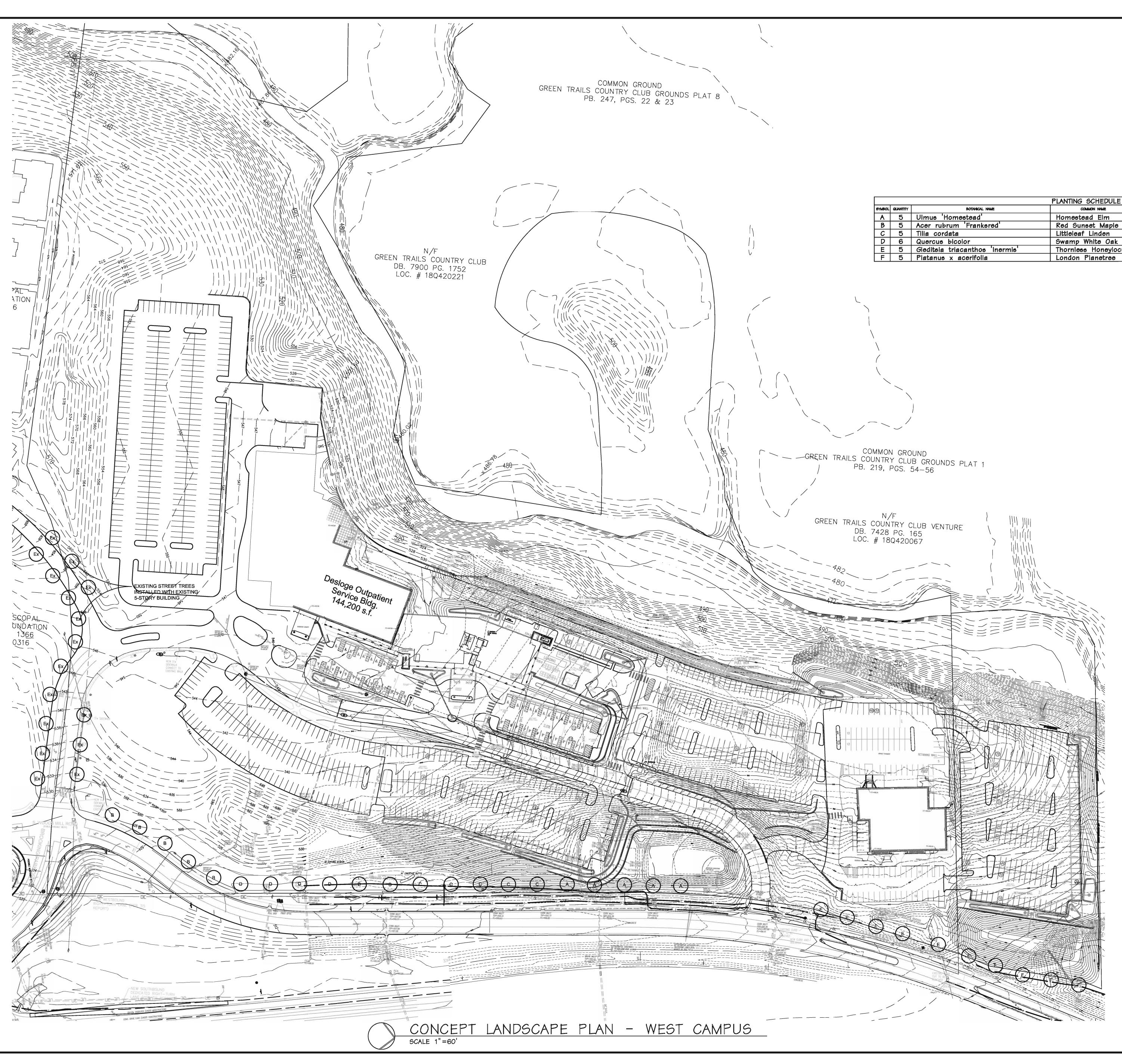
- A



		ree List Type	Size	Condition
	1 2 3	Oak Walnut	30" 12" 10"	Fair Fair Fair
	3 4 5	Shingle Oak Cherry	6" 10"	Fair Fair Fair
	6 7	Spruce Cedar Spruce	10 12" 12"	Fair Fair
	8	Spruce Redbud	10" 10"	Fair Fair
	10	Cottonwood	30"	Fair
	11	Hackberry	10"	Fair
	12	Hackberry	8"	Fair
	13	Cedar	10"	Fair
	14	Walnut	24"	Fair
	15	Cherry	12"	Fair
	16	Cedar	12"	Fair
	17	Cedar	12"	Fair
	18	Redbud	8"	Fair
	19	Cottonwood	30"	Fair
	20	Cottonwood	24"	Fair
	21	Cottonwood	20"	Fair
	22	Cottonwood	20"	Fair
	23	Cottonwood	20"	Fair
	24	Cottonwood	30"	Fair
	24 25 26	Cottonwood Cottonwood	24" 30"	Fair Fair
	20 27 28	Cherry Pin Oak	15" 12"	Fair
	20 29 32	Cherry Pin Oak	20" 18"	Fair Fair Good
	33	Pin Oak	18"	Good
	34	Shingle Oak	18"	Good
490	35	Pin Oak	17"	Good
	36	Pin Oak	14"	Fair
	38 39	White Pine Pin Oak	15" 17"	Good
	40 41	Pin Oak Pin Oak	6" 21"	Good
	41 42 43	White Oak Shingle Oak	14" 15"	Good Good Good
	43 44 45	Sugar Maple Cherry	15" 15" 10"	Good Good Fair
0	45 46 49	Shingle Oak Boxelder	24" 9"	Poor Fair
	50 52	Black Oak White Pine	9" 9" 18"	Good Good
	53 54	Boxelder Silver Maple	10"	Poor Poor
	55	Silver Maple	26"	Poor
	56	Silver Maple	26"	Poor
* M49	59	Persimmon	16"	Fair
	60	Walnut	28"	Poor
(+) (+) (+) (+) (+) (+) (+) (+) (+) (+)	61	Boxelder	15"	Fair
	62	Pin Oak	24"	Good
ter mark	63	Pin Oak	16"	Fair
	64	Pin Oak	20"	Good
(+)N43	65	Pin Oak	16"	Good
	66	Pin Oak	16"	Good
A42 (+) MAA	67	Boxelder	20"	Fair
	68	Pear	8"	Fair
Woodland B	69	Pear	8"	Fair
	70	Pear	8"	Fair
	71	Pear	8"	Fair
	72	Crabapple	2"	Fair
(+) M35	73	Ginkgo	5"	Fair
	74	Shingle Oak	20"	Fair
	75	Ash	4"	Fair
$\begin{array}{c} MB1 \\ \textcircled{\ }} M11 \\ M12 \\ \textcircled{\ }} M13 \\ \textcircled{\ }} M59 \\ \textcircled{\ }} M10 \\ \textcircled{\ }} M8 \\ \textcircled{\ }} M10 \\ $	1		• Wood	lland B
× + 46	)19 +)20 )21	(+) (+) (+) (+) (+) (+) (+) (+) (+) (+)	)5	

Tree Stand Delineation Plan Prepared under direction of: Douglas DeLong Certified Arborist MW- 4826A Dauglas G. Uh hang

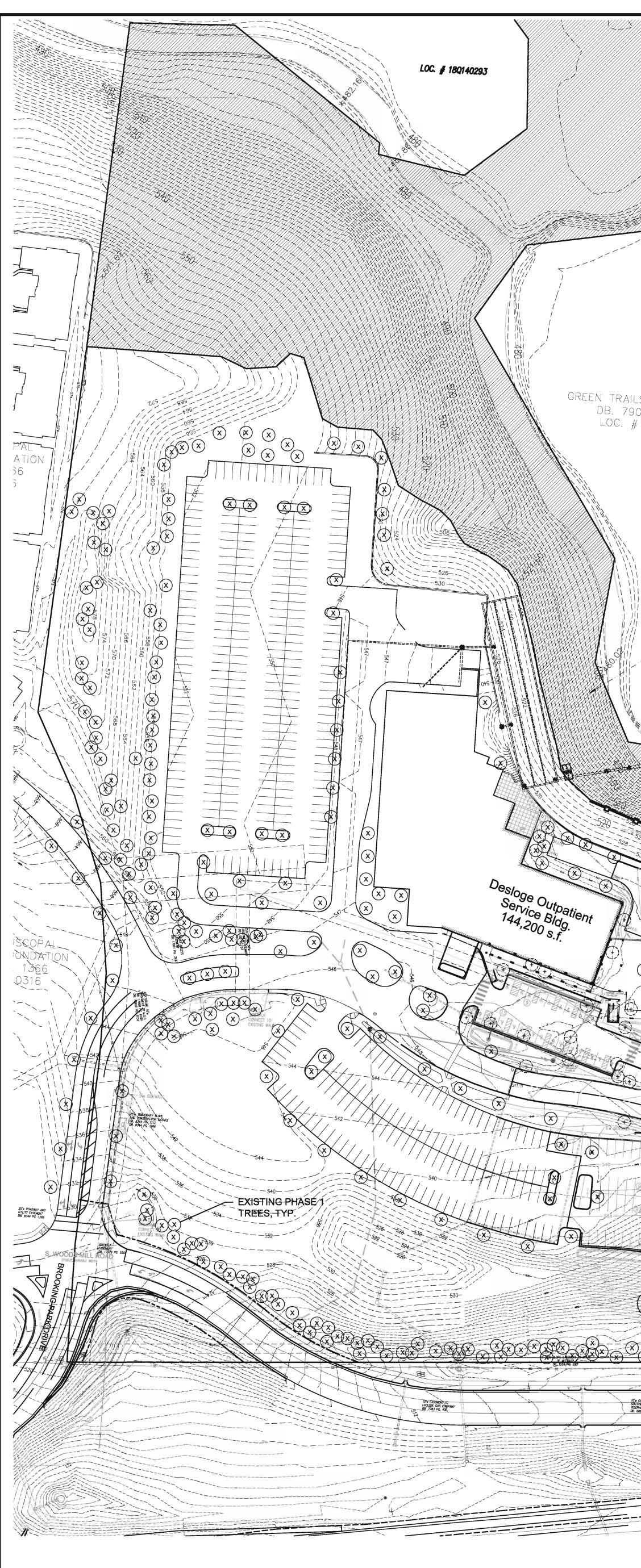




			PLANTING SCHEDULE				
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	<b>SIZE</b>	REMARKS	RATE	MATURE
Α	5	Ulmus 'Homestead'	Homestead Elm	2 1/2"	Canopy	MED/FAST	60-
В	5	Acer rubrum 'Frankered'	Red Sunset Maple	2 1/2	Canopy	FAST	45
С	5	Tilia cordata	Littleleaf Linden	2 1/2	Canopy	SLOW	45
D	6	Quercus bicolor	Swamp White Oak	2 1/2	Canopy	MED.	45
E	5	Gleditsia triacanthos 'Inermis'	Thornless Honeylocust	2 1/2	Canopy	FAST	45
F	5	Platanu <del>s</del> x acerifolia	London Planetree	2 1/2	Canopy	FAST	45



URE HEIGHT 0-80 45'+ 45'+ 45'+ 45'+ 45'+ 45'+



Tree Preservation Plan Legend: Individual Trees To Be Removed Symbol Description Туре Oak Walnut Woodlands to be preserved Shingle Oak 3 Cherry 4 Spruce Woodlands to be removed 7 8 9 Red Cotton Tree Protection Fencing 10 Hackb 11 12 Hackb Individual Tree to remain +)72 13 14 Wal 15 Che Individual Tree to be removed + )49 16 Ce Ce 18 Red  $\mathbf{x}$ Cotton Existing Phase 1 Tree to remain - 19 Cotton Cotton Cottor (+)Existing Phase 1 Tree to be removed Cottor Cotton Cotton Cottor Che 40 Pin N/F GREEN TRAILS COUNTRY CLUB DB. 7900 PG. 1752 LOC. # 18Q420221 White + )M50 +/XM49 Shingl 43 //+/XM48 \*//\*//XM5X///. 44 Sugar 45 Che + XMA7 46 Shingle \* )M53-49 Boxe Black ( + ) M46 White Box Silve Silver Silver Persir Wa Boxe Pin Pin ( Pin C 64 Pin C 65 66 Pin O 67 Boxe M/35 75 Individual Trees To (+)M40 / 100 YR FLOOD PLAIN ELEV. 489.00 PER FEMA MAP 29189C0145 H Tvt H+ )M36 38 FLOODWAY BOUNDARY FLOODWAY LINHTS SHOWN ARE TAKEN FROM INFORMATION ON THE FLOOD INSURANCE RATE MAP NUMBER 29189C0145 H, EFFECTIVE DATE AUGUST 2, 1995 41 68 69 73 Gink Shingle 74 A A A  $\bigotimes$  $\mathbf{x}$ Section 1 WOODLAND TO B + 58 (X) + 67 10'W EASEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY DB. 6667 PG. 620 16.5'w EASEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY DB. 6647 PG, 1103 TREE PRESERVATION PLAN - WEST CAMPUS scale 1"=60'

ngle Oak	10" 6"	Fair Fair	TOTAL EXISTING TREE CANOPY - 15.24 ac. or 663,745 s.f	<ul> <li>Pre-construction meeting to be held on-site to include a presentation o tree protection measures to operators; construction supervisors;</li> </ul>
pruce Sedar	10" 12"	Fair Fair	Total Woodlands to be removed - 22,522 s.f. Total Individual Tree canopy to be removed - 55,984 s.f.	developer's representative; and city zoning inspector.
pruce pruce edbud	<u>12"</u> <u>10"</u> 10"	Fair Fair Fair	Total area to be removed (Max. 70%) - 78,506 s.f., or <b>11.83</b> %	installation of protection fencing. No early maintenance schedule is
onwood ckberry	30" 10"	Fair	TREE SPECIALIST Doug Delong	required. No root-pruning required. Required siltation devices to be installed along limit of disturbance line
ckberry Cedar	8" 10"	Fair Fair	Certified Arborist MW-4826-A	No clearing or grading shall begin in areas where the treatment and preservation measures have not been completed including the
/alnut herry Cedar	24" 12" 12"	Fair Fair Fair	Douglas a. Wichong	installation of tree protection fencing along all "Limit of Disturbance" lines shown on the map.
Cedar Cedar	12" 8"	Fair		Tree Protection Fencing shall be 4-foot tall, plastic, orange fencing.
onwood onwood	30" 24"	Fair Fair		equipment traffice/parking, concrete washout, material storage or othe such construction activity shall be permitted to penetrate the protection
onwood	20" 20" 20"	Fair Fair Fair		fencing or disrupt the Protected Woodland Area. Tree Protection Signage will be placed along the Protection Fencing as shown as the
onwood onwood onwood	<u>    20                                </u>	Fair Fair Fair		dashed line on the map. TREE PROTECTION ACTION KEY SEQUENCE:
onwood herry	30" 15"	Fair Fair		1. Survey limit of disturbance.
n Oak	12" 20"	Fair Fair		<ol> <li>Install tree protection fencing.</li> <li>Post tree protection signage on fence (No signs will be posted on transmission tree protection area on off limits zero.</li> </ol>
n Oak lite Oak ligle Oak	6" 14" 15"	Good Good Good		4. Maintain tree protection area as an off-limits zone.
ar Maple	15" 15" 10"	Good Fair		
ngle Oak oxelder	24" 9"	Poor Fair	NUM THE	KS .
ite Pine	9" 18" 12"	Good Good		
oxelder er Maple er Maple	12 10" 26"	Poor Poor Poor		
er Maple simmon	26" 16"	Poor Fair		
/alnut oxelder	28" 15"	Poor Fair		
n Oak n Oak n Oak	24" 16" 20"	Good Fair Good		Drip line of existing tree to be used in
n Oak n Oak	16" 16"	Good Good		
oxelder Ash	20" 4"	Fair Fair		
To Remain				Limit of Grading: see Plan
<b>Type</b> in Oak	<b>Size</b> 18"	Condition Good		$\Pi_{1}$ Tree protection fence
n Oak ngle Oak n Oak	<u>18"</u> 18" 17"	Good Good Good		/ Proposed Grade
in Oak ite Pine	<u>17</u> 14" 15"	Fair Good		
n Oak n Oak	17" 21"	Fair Good	AD AT	2 Marshin
Pear Pear Pear	8" 8" 8"	Fair Fair Fair		
Pear abapple	8" 2"	Fair Fair	< Critical Root	Zone
inkgo ngle Oak	5" 20"	Fair Fair	TREE PROTECTIO	
		YP) OODLAND TO REMOVED	71 12 16 NDIVIDUAL	Monarch Trees To Remain         Tree #       Species       Rating       (inches)         M01       Oak, White       Poor       25.5         M02       Oak, White       Poor       25.5         M03       Oak, Red       Good       24         M05       Sycamore       Good       24         M11       Maple, Silver       Excellent       28         M13       Oak, Black       Fair       24         M14       Maple, Silver       Excellent       20         M36       Maple, Silver       Excellent       20         M36       Maple, Silver       Excellent       20         M37       Sycamore       Good       28         M36       Maple, Silver       Excellent       30         M39       Sycamore       Good       28         M36       Oak, Black       Fair       28         M36       Oak, Black       Fair       28

WOODLAND DATA

Condition

Fair

Fair

Size

30" 12"

Total Project Site area - 38.28 ac. or 1,667,694 s.f.

Total Individual Tree Canopy - 1.37 ac. or 59,771 s.f. TOTAL EXISTING TREE CANOPY - 15.24 ac. or 663,745 s.f.

Total Woodlands - 13.87 ac. or 603,974 s.f.

TREE NOTES

Preserved woodland is delineated with bold line and gray shading.

