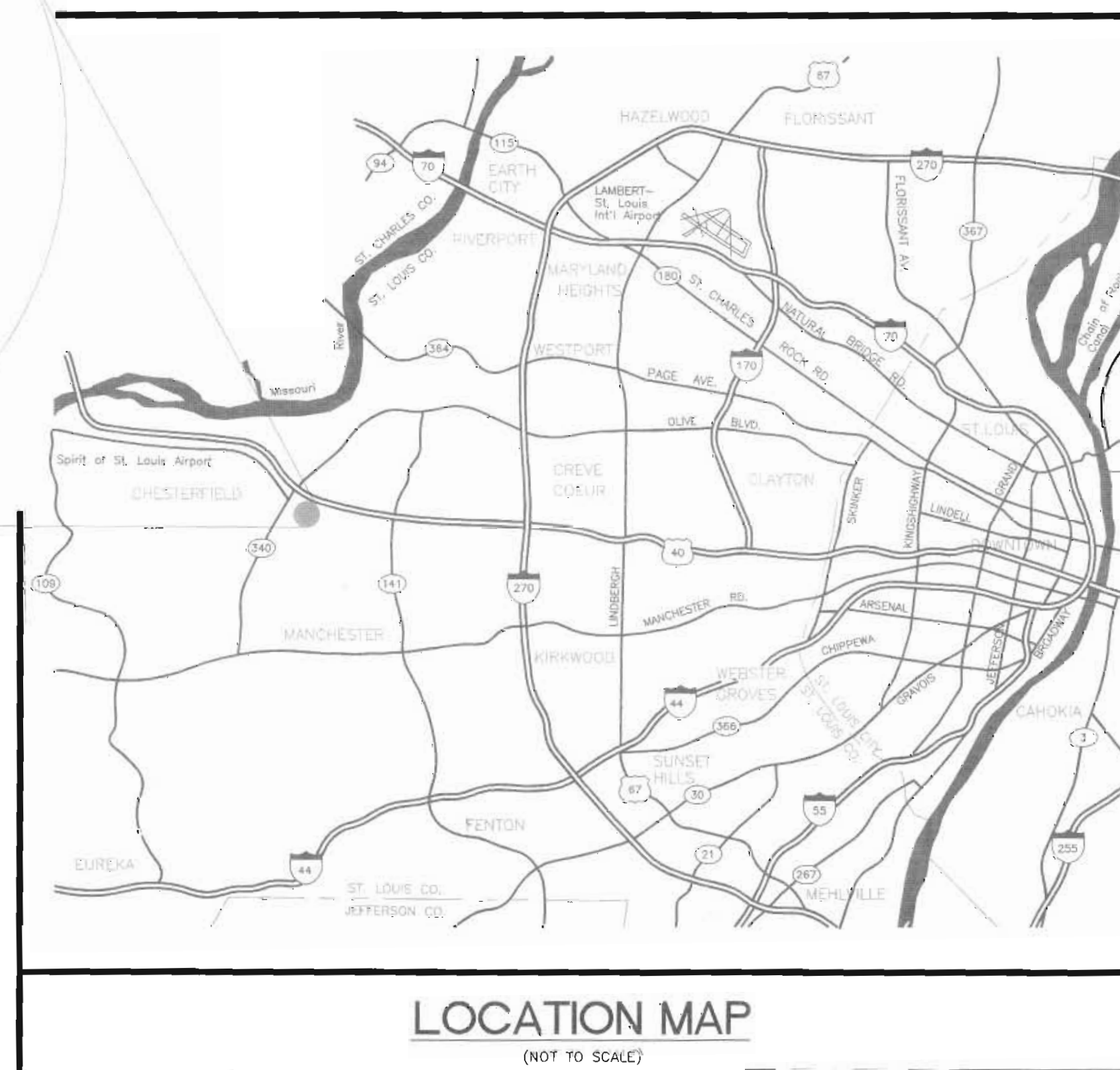
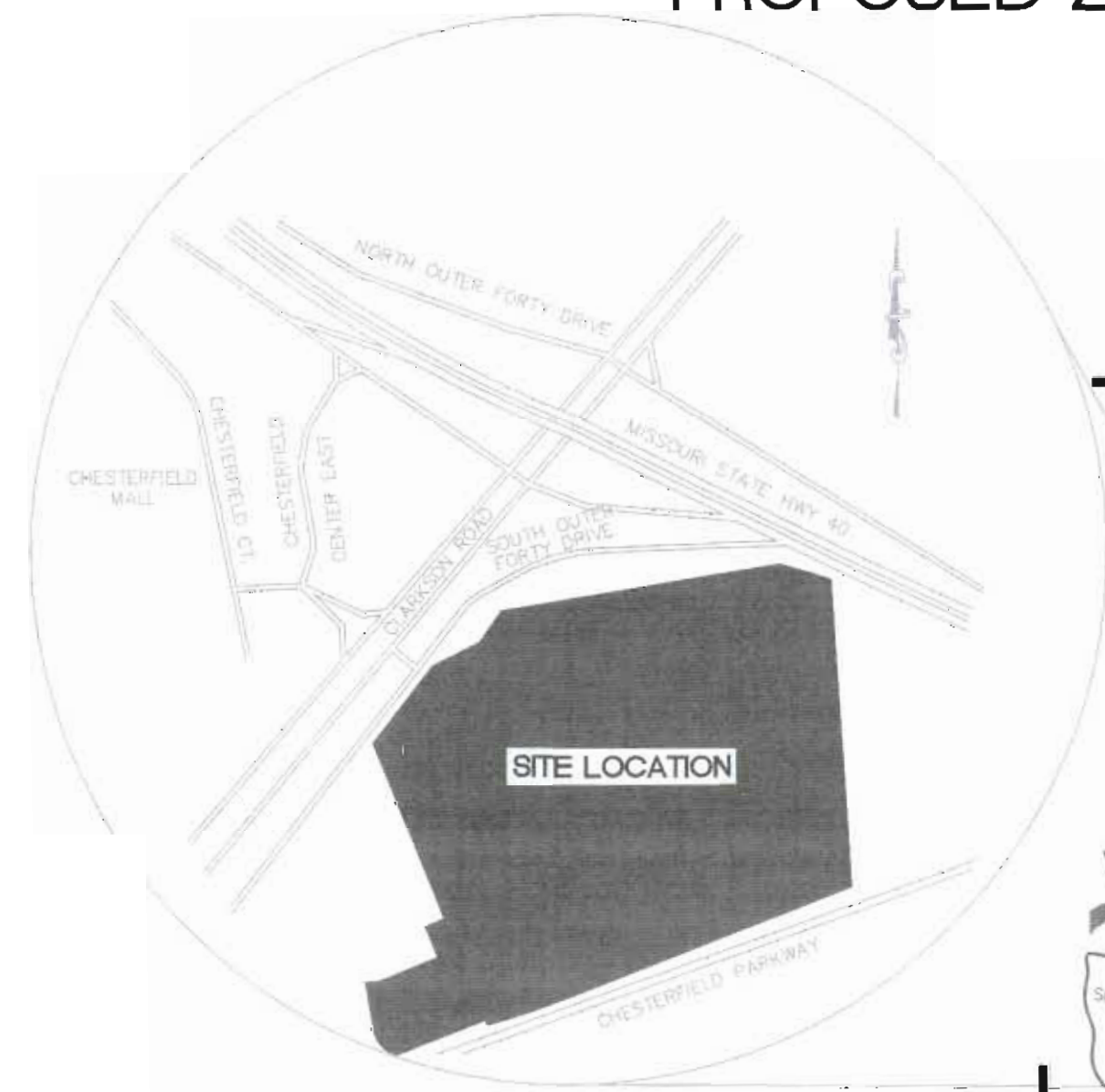


# MERCY HEALTH CAMPUS PRELIMINARY PLAN FOR RE-ZONING

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

## LEGEND

ELECTRIC MANHOLE	
EXISTING SANITARY SEWER	
EXISTING STORM SEWER	
EXISTING TREE	
EXISTING BUILDING	
EXISTING CONTOUR	
SPOT ELEVATION	
EXISTING UTILITIES	
PROPOSED CONTOUR	
PROPOSED SPOT	
PROPOSED STORM SEWER	
PROPOSED SANITARY SEWER	
FIRE HYDRANT	
LIGHT STANDARD	
BUSH	
SIGN	
NOTES PARKING SPACES	
GUY WIRE	
POWER POLE	
WATER MANHOLE	
WATER VALVE	
DENOTES RECORD INFORMATION	
HANDICAPPED PARKING	
PHONE MANHOLE	
WATER LINE	
CONCRETE	
ASPHALT	
POLYVINYL CHLORIDE	
DENOTES WITH TRANSFORMER	
SANITARY	
SWALE	
CHAIN-LINK FENCE	
TRAFFIC FLOW	
SAWCUT	



## SHEET INDEX

1	TITLE SHEET
2	PROPERTY EXHIBIT
3	EXISTING CONDITIONS PLAN
4	PRELIMINARY PLAN
5-9.1	SITE SECTIONS
6	AERIAL EXHIBIT WITH CURRENT ZONING
1-1.1	TREE STAND DELINEATION PLAN

## GENERAL NOTES

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

## Property Description

A tract of land being part of Lot 1 of Thomas K. Humphrey Estate Subdivision and part of Lot 1-B of the Resubdivision of Lot 1 of Elbridge Payne Office Park according to the plat thereof as recorded in Plat Book 202 page 58 of the St. Louis County Records, located in part of U.S. Survey 2002, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, being more particularly described as follows:

BEGINNING at a found 3/4 inch iron pipe marking the intersection of the West line of above said Lot 1 of Thomas K. Humphrey Estate Subdivision and said eastern right-of-way line of Missouri Route "D" (Relocated and Missouri Route "AA" (340), also being the located on the west line of a tract of land as conveyed to Chesterfield Center Corporation, by instrument recorded in Book 12820 Page 2049 of the St. Louis County records; thence along said eastern right-of-way line the following courses and distances: North 42 degrees 27 minutes 06 seconds East, 313.14 feet, North 67 degrees 45 minutes 17 seconds East, 170.00 feet, North 39 degrees 41 minutes 17 seconds East, 125.00 feet, North 84 degrees 28 minutes 27 seconds East, 914.80 feet, South 70 degrees 04 minutes 45 seconds East, 100.00 feet and South 67 degrees 12 minutes 53 seconds East, 74.15 feet the northwestern corner of a tract of land as conveyed to MLake 5, LLC by instrument recorded in Book 18847, Page 1469 of above said records; thence along the western line of said MLake 5, LLC tract, South 00 degrees 22 minutes 30 seconds West, 1006.73 feet to the northern right-of-way line of Chesterfield Parkway East, variable width; thence along said northern right-of-way line, South 72 degrees 24 minutes 10 seconds West, 978.31 feet to a point of curvature to the right, along said curve having a radius of 2831.79 feet, an arc length of 289.93 feet, and a chord which bears South 75 degrees 20 minutes 09 seconds West, 289.81 feet; North 17 degrees 30 minutes 03 seconds West, 17.33 feet; South 72 degrees 31 minutes 02 seconds West, 246.65 feet to the beginning of a curve to the right; thence along said curve having a radius of 99.50 feet, an arc length of 174.70 feet, and a chord which bears North 54 degrees 35 minutes 41 seconds West, 152.69 feet to a point of tangency, said point also being located on the eastern right-of-way line of Elbridge Payne Road, variable width; thence along said eastern right-of-way line North 03 degrees 47 minutes 05 seconds West, 113.29 feet to the beginning of a curve to the left; thence along said curve having a radius of 290.50 feet, an arc length of 28.24 feet, and a chord which bears North 06 degrees 38 minutes 15 seconds West, 28.23 feet to the Northwest corner of above said Lot 1-B; thence along the northern line of Lot 1-B the following courses and distances: North 80 degrees 34 minutes 45 seconds East, 46.02 feet; North 72 degrees 30 minutes 01 seconds East, 200.00 feet; North 17 degrees 29 minutes 59 seconds West, 107.00 feet and North 72 degrees 30 minutes 01 seconds East, 61.00 feet to the Northeast corner of said Lot 1-B, said point also being located on the western line of a tract of land as conveyed to Chesterfield Village, Inc. by instrument recorded in Book 11234, page 4 of above said records; thence along said western line North 17 degrees 30 minutes 03 seconds West, 262.80 feet to the northwestern corner of said Chesterfield Village, Inc. tract, said point also being the southwestern corner of above said Chesterfield Center Corporation tract; thence along the west line of said Chesterfield Center Corporation tract, North 17 degrees 30 minutes 03 seconds West, 364.70 feet to the Point of Beginning and containing 1,744,145 square feet or 40,040 acres more or less according to calculations performed by Stock & Associates Consulting Engineers, Inc. on January 24, 2012.

## PERTINENT DATA

OWNER	= MERCY HEALTH
SITE ADDRESS	= D.B. 19776, PG. 1338
PROPOSED ZONING	= 15564 SOUTH OUTER RD DISTRICT
SITE ACREAGE (TO BE ZONED)	= "UC" - URBAN CORE DISTRICT
FIRE DISTRICT	= 40,040 Acres ±
SEWER DISTRICT	= MONARCH
WATER SHED	= M.S.D.
WATER SERVICE	= CREVE COEUR CREEK
GAS SERVICE	= MISSOURI-AMERICAN WATER COMPANY
ELECTRIC SERVICE	= LACLEDE GAS COMPANY
PHONE SERVICE	= AMEREN UE ELECTRIC COMPANY
	= AT&T

## ABBREVIATIONS

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

## ST. LOUIS COUNTY BENCHMARK

12-165 - ELEV. 846.98  
"STANDARD ALUMINUM DISK" STAMPED SL-31, SET  
ALONG THE WEST SIDE OF ELBRIDGE DRIVE, ACROSS  
THE NORTH DRIVE OF FIRST NATIONAL BANK, APPROX.  
100' SOUTH OF STRECKER RD. & MCBRIDE POINTE DR.

## SURVEYOR'S CERTIFICATION

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

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

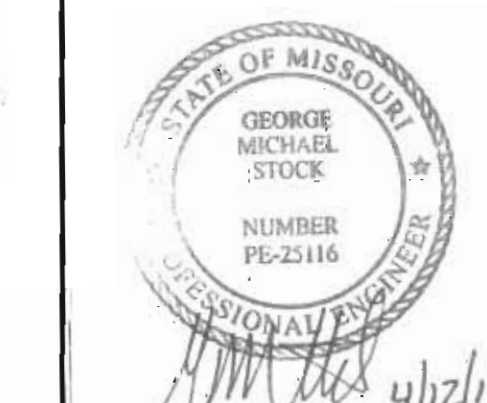


## UTILITY NOTE

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S REAL REPRESENTATION OF THE EXISTING CONDITIONS AND MEASUREMENTS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS NO RESPONSIBILITY TO VERIFY THE ACCURACY OF THE INFORMATION SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND ADVISED TO DO SO.

CITY P&Z # 02-2012  
M.S.D. # \_\_\_\_\_  
BASE MAP # 18S.19E

- 04/12/2012 - REVISED PER CLIENT AND CITY DISCUSSION
- 04/02/2012 - REVISED LAYOUT PER CITY ISSUES LETTER DATE 03/26/2012
- 03/21/2012 - REVISED BUILDINGS LAYOUT

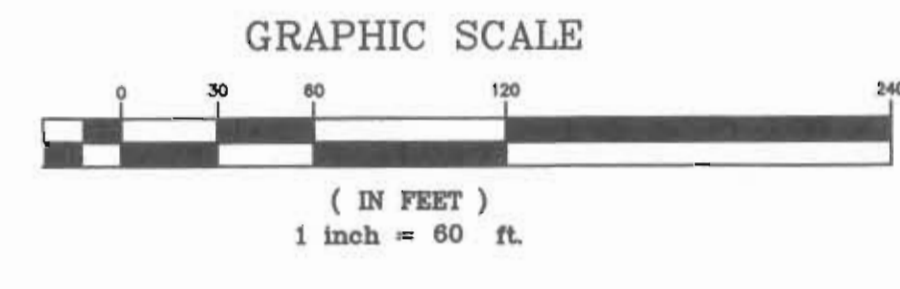


TITLE SHEET  
MERCY HEALTH CAMPUS

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

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

DRAWN BY: J.M.B. DATE: 02/01/2012 CHECKED BY: G.M.S. DATE: 02/01/2012 JOB NUMBER: 211-4821 SHEET: 1 of 5



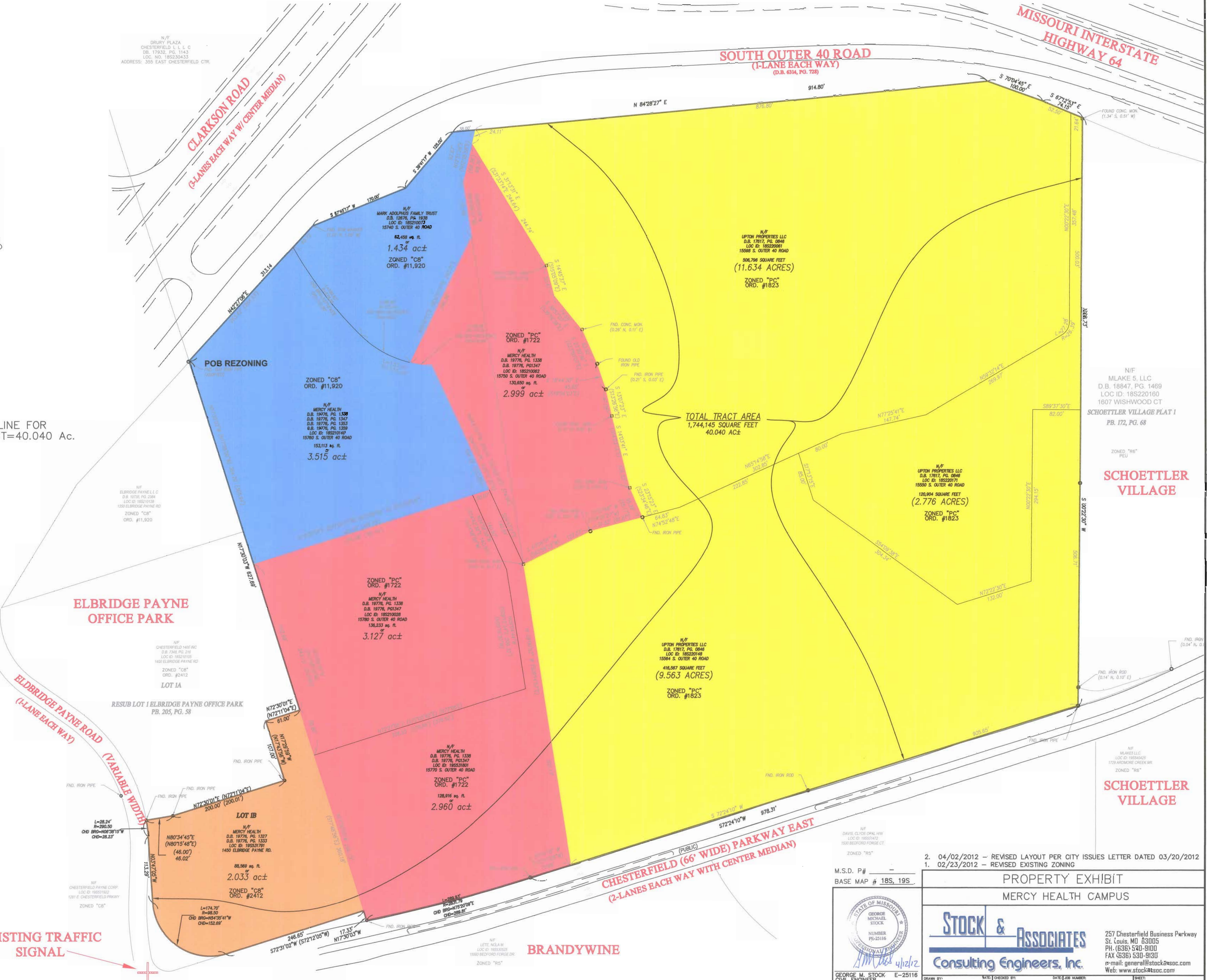
BOUNDARY LINE FOR TOTAL TRACT=40.040 Ac.

N/F  
DRURY PLAZA  
CHESTERFIELD, L.L.C.  
D.B. 17832, PG. 1143  
LOC. ID: 185230433  
ADDRESS: 355 EAST CHESTERFIELD CTR.

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

**SOUTH OUTER 40 ROAD**  
(1-LANE EACH WAY)  
(D.B. 6314, PG. 728)

**MISSOURI INTERSTATE  
HIGHWAY 64**



**ELBRIDGE PAYNE  
OFFICE PARK**

RESUB LOT 1 ELBRIDGE PAYNE OFFICE PARK  
PB. 205, PG. 58

**ELDRIDGE PAYNE ROAD**  
(1-LANE EACH WAY)

**LOT IB**

N/F  
MERCY HEALTH  
D.B. 19776, PG. 1337  
D.B. 19776, PG. 1337  
D.B. 19776, PG. 1337  
LOC. ID: 185231791  
1450 ELBRIDGE PAYNE RD.  
88,569 sq. ft.  
or  
**2.033 ac±**  
ZONED "CB"  
ORD. #2412

**LOT IA**

N/F  
CHESTERFIELD M&M INC  
D.B. 7248, PG. 216  
LOC. ID: 185241018  
1450 ELBRIDGE PAYNE RD.  
ZONED "CB"  
ORD. #2412

ZONED "PC"  
ORD. #1722

N/F  
MERCY HEALTH  
D.B. 19776, PG. 1338  
D.B. 19776, PG. 1338  
D.B. 19776, PG. 1338  
LOC. ID: 185210028  
15780 S. OUTER 40 ROAD  
138,253 sq. ft.  
or  
**3.127 ac±**

N/F  
MARK ADOLPHUS FAMILY TRUST  
D.B. 12978, PG. 1838  
LOC. ID: 185210073  
15740 S. OUTER 40 ROAD  
62,458 sq. ft.  
or  
**1.434 ac±**  
ZONED "CB"  
ORD. #11,920

ZONED "PC"  
ORD. #1722

N/F  
MERCY HEALTH  
D.B. 19776, PG. 1338  
D.B. 19776, PG. 1337  
D.B. 19776, PG. 1337  
LOC. ID: 185231800  
15770 S. OUTER 40 ROAD  
128,916 sq. ft.  
or  
**2.960 ac±**

ZONED "PC"  
ORD. #1722

N/F  
MERCY HEALTH  
D.B. 19776, PG. 1338  
D.B. 19776, PG. 1337  
D.B. 19776, PG. 1337  
LOC. ID: 185210062  
15780 S. OUTER 40 ROAD  
130,850 sq. ft.  
or  
**2.999 ac±**

**TOTAL TRACT AREA**  
1,744,145 SQUARE FEET  
40.040 AC±

N/F  
UPTON PROPERTIES LLC  
D.B. 17817, PG. 0846  
LOC. ID: 185220061  
15586 S. OUTER 40 ROAD  
508,798 SQUARE FEET  
(11.634 ACRES)  
ZONED "PC"  
ORD. #1823

N/F  
UPTON PROPERTIES LLC  
D.B. 17817, PG. 0846  
LOC. ID: 185220171  
15550 S. OUTER 40 ROAD  
120,804 SQUARE FEET  
(2.776 ACRES)  
ZONED "PC"  
ORD. #1823

N/F  
UPTON PROPERTIES LLC  
D.B. 17817, PG. 0846  
LOC. ID: 185220148  
15564 S. OUTER 40 ROAD  
416,567 SQUARE FEET  
(9.563 ACRES)  
ZONED "PC"  
ORD. #1823

N/F  
MLAKE 5, LLC  
D.B. 18847, PG. 1469  
LOC. ID: 185220160  
1607 WISHWOOD CT  
SCHOETTLER VILLAGE PLAT I  
PB. 172, PG. 68

ZONED "RS"  
FEU  
**SCHOETTLER  
VILLAGE**

N/F  
MERCY LLC  
LOC. ID: 185240428  
1709 ARDMORE CREEK DR.  
ZONED "RS"  
**SCHOETTLER  
VILLAGE**

**EXISTING TRAFFIC  
SIGNAL**

**BRANDYWINE**

**CHESTERFIELD (66' WIDE) PARKWAY EAST**  
(2-LANES EACH WAY WITH CENTER MEDIAN)

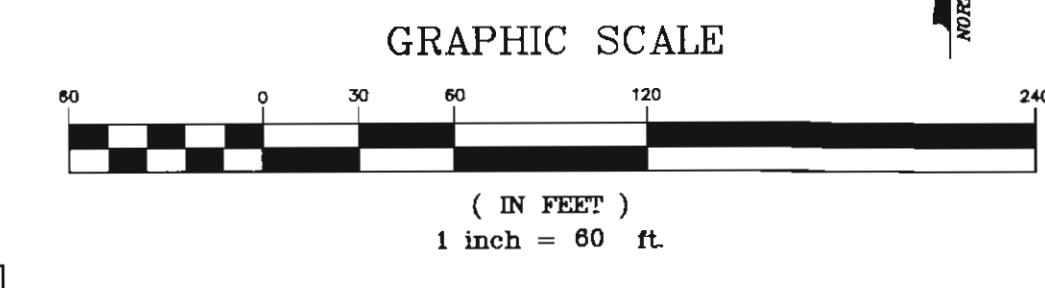
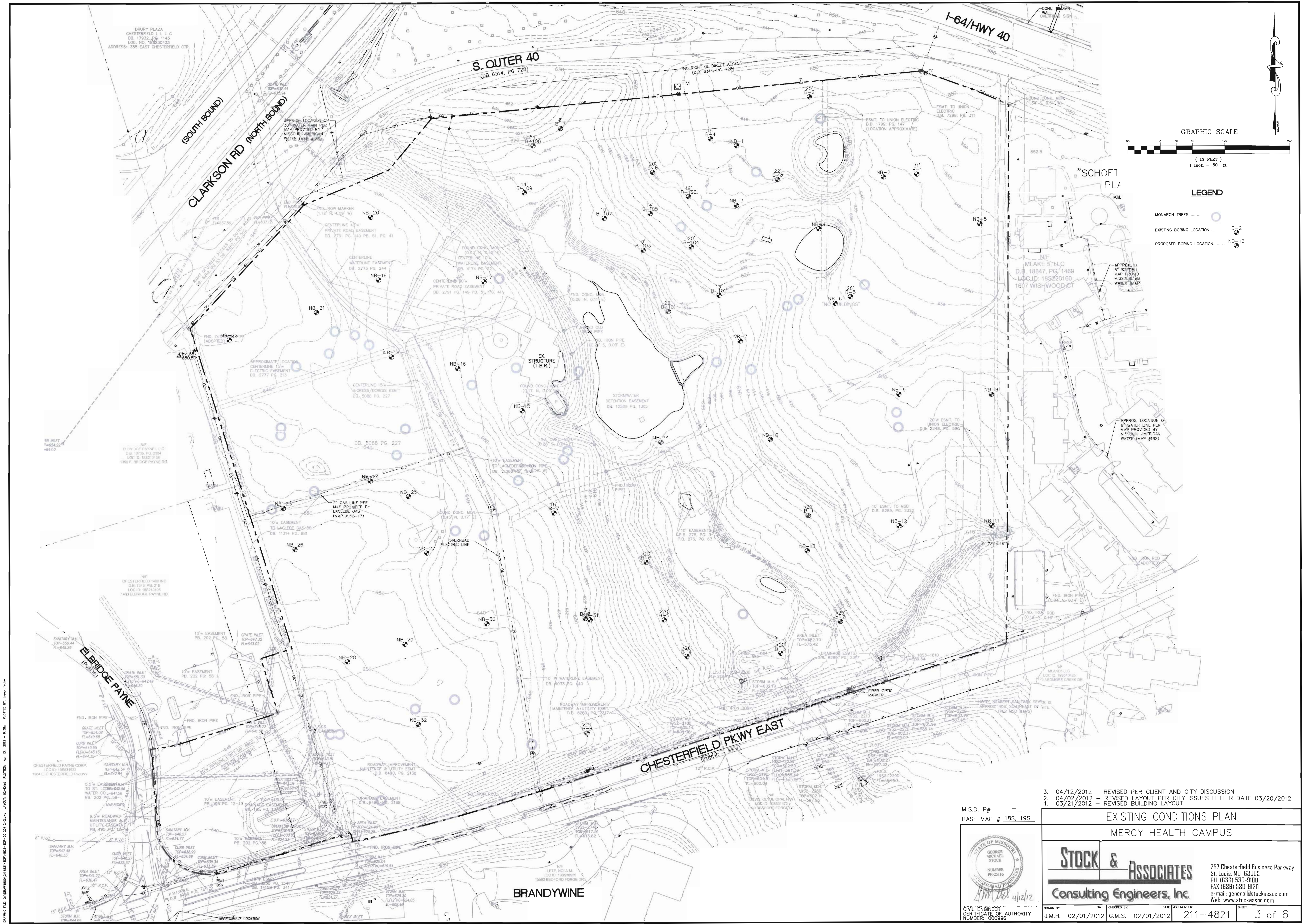
M.S.D. P# -  
BASE MAP # 18S, 19S.



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

- 2. 04/02/2012 - REVISED LAYOUT PER CITY ISSUES LETTER DATED 03/20/2012
- 1. 02/23/2012 - REVISED EXISTING ZONING

PROPERTY EXHIBIT			
MERCY HEALTH CAMPUS			
<b>Stock &amp; Associates</b>		257 Chesterfield Business Parkway St. Louis, MO 63005 PH: (636) 540-8100 FAX: (636) 530-9130 e-mail: general@stock&assoc.com Web: www.stock&assoc.com	
<b>Consulting Engineers, Inc.</b>		DRAWN BY: W.J.P. DATE: 01/24/12 CHECKED BY: D.M.E. DATE: 01/24/12 JOB NUMBER: 211-4821 SHEET: 2 of 6	

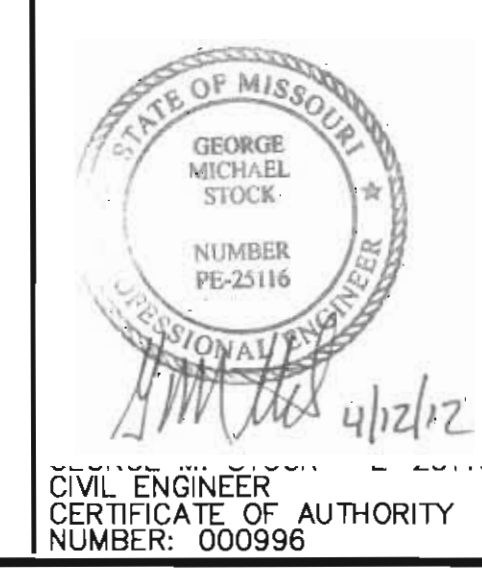


**LEGEND**

- MONARCH TREES.....
- EXISTING BORING LOCATION..... B-2
- PROPOSED BORING LOCATION..... NB-12

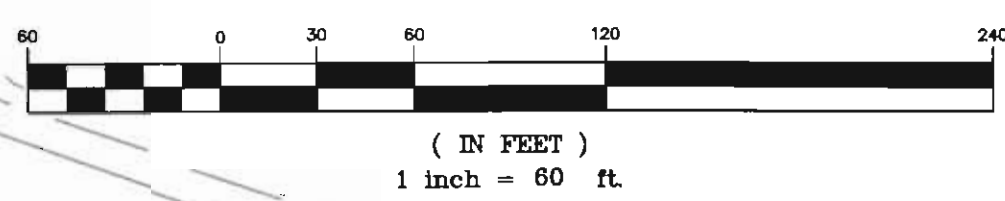
3. 04/12/2012 - REVISED PER CLIENT AND CITY DISCUSSION
2. 04/02/2012 - REVISED LAYOUT PER CITY ISSUES LETTER DATE 03/20/2012
1. 03/21/2012 - REVISED BUILDING LAYOUT

M.S.D. P# \_\_\_\_\_  
 BASE MAP # 185, 195



EXISTING CONDITIONS PLAN					
MERCY HEALTH CAMPUS					
<b>Stock &amp; Associates</b>					
Consulting Engineers, Inc.					
257 Chesterfield Business Parkway St. Louis, MO 63005 PH: (636) 530-9100 FAX: (636) 530-9130 e-mail: general@stockassoc.com Web: www.stockassoc.com					
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 LAYOUT: 04/13/2012 10:30 AM



BRURY PLAZA  
CHESTERFIELD L.L.C.  
D.B. 17932, PG. 1143  
LOC. NO. 18520433  
ADDRESS: 355 EAST CHESTERFIELD CIR.

SOUTH OUTER 40  
WILL REQUIRE UPGRADE  
TO STANDARD ROAD  
SECTION.  
S. OUTER 40  
(DB 6314, PG. 728)

ACCESS DRIVE  
AND POTENTIAL SLIP RAMP  
SUBJECT TO MODOI APPROVAL

RELOCATED I-64 RAMP  
I-64/HWY 40  
RELOCATED OUTER ROAD

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

"SCHOETTLER VILLAGE  
PLAT ONE"  
P.B. 192, PG. 168

SCHOETTLER VALLEY DRIVE

LEGEND  
MONARCH TREES.....

ACCESS DRIVE

CONCEPTUAL  
PAVEMENT  
LIMITS (TYP.)

A

PROPOSED SURFACE PARKING  
AND OPEN SPACE

PROPOSED MULTI-STORY  
BUILDING

OPEN SPACE

PR. TRAIL  
(TYP.)

PROPOSED SURFACE PARKING  
AND OPEN SPACE

PROPOSED MULTI-STORY  
BUILDING

PROPOSED MULTI-STORY  
GARAGE "C"

PROPOSED RETENTION LAKE  
N.P.=610  
100 YR=616

PROPOSED MULTI-STORY  
BUILDING

PROPOSED SURFACE PARKING  
AND OPEN SPACE

PROPOSED MULTI-STORY  
GARAGE "D"

PROPOSED MULTI-STORY  
GARAGE "A"

OPEN SPACE

PR. SANITARY

PR. STORM

OPEN SPACE

PR. SANITARY

SOUTH OUTER 40 AREA  
MAX. HEIGHT 715 MSL  
PARKWAY AREA  
MAX. HEIGHT 700 MSL

PROPOSED MULTI-STORY  
BUILDING

OPEN SPACE

PR. TRAIL  
(TYP.)

PROPOSED MULTI-STORY  
GARAGE "B"

PROPOSED RETENTION LAKE  
N.P.=590  
100 YR=596

PR. TRAIL

PROPOSED MULTI-STORY  
BUILDING

OPEN SPACE

PR. SANITARY

PR. WALL

ACCESS DRIVE

PR. SANITARY

PR. TRAIL  
(TYP.)

PR. SANITARY

ACCESS DRIVE

ACCESS DRIVE  
EXISTING  
SIGNAL TO BE  
UPGRADED  
MSD P# 10525

EXISTING  
SIGNAL TO BE  
UPGRADED FOR  
ADA  
COMPLIANCE

CHESTERFIELD PKWY EAST  
(PUBLIC 65' W)

PROPOSED  
SIGNALIZED  
INTERSECTION

PROPOSED PATHWAY  
ON THE PARKWAY PER  
CITY DETAILS + STANDARDS

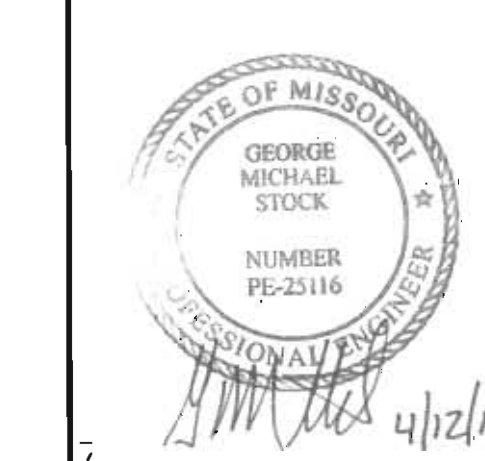
750 TO  
EXISTING SIGNAL  
AT SCHOETTLER  
VALLEY DRIVE

400 TO  
EXISTING  
SIGNAL AT  
ELBRIDGE PAYNE RD

SANITARY SEWER  
MAIN EXTENSION  
REQUIRED.

- 3. 04/12/2012 - REVISED PER CLIENT AND CITY DISCUSSION
- 2. 04/02/2012 - REVISED LAYOUT PER CITY ISSUES LETTER DATE 03/20/2012
- 1. 03/27/2012 - REVISED BUILDING LAYOUT

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



CIVIL ENGINEER  
CERTIFICATE OF AUTHORITY  
NUMBER: 000996

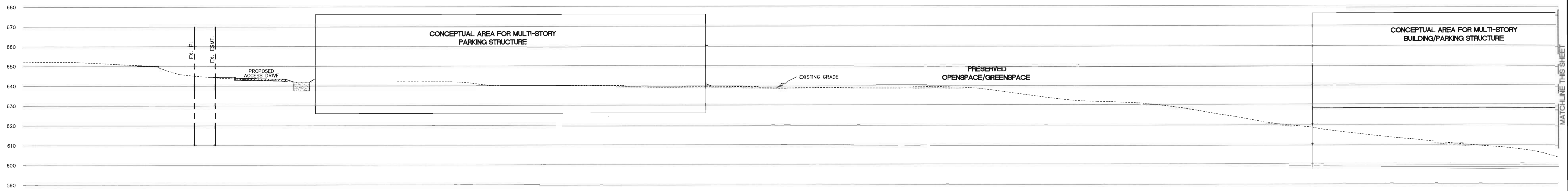
PRELIMINARY PLAN  
MERCY HEALTH CAMPUS

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

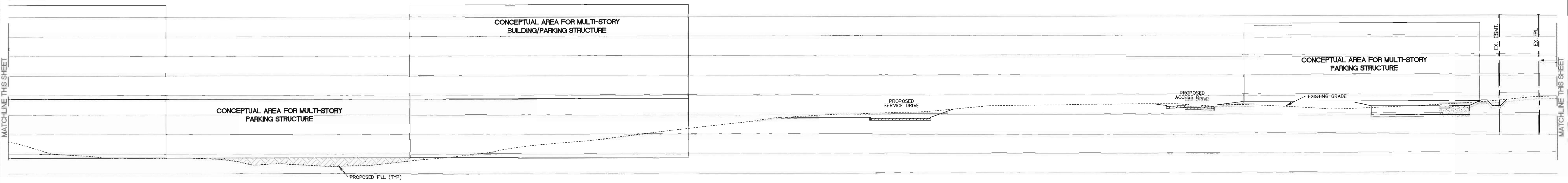
257 Chesterfield Business Parkway  
St. Louis, MO 63005  
PH. (636) 530-9100  
FAX (636) 530-9130  
e-mail: general@stockassoc.com  
Web: www.stockassoc.com

DATE CHECKED BY: DATE: JOB NUMBER: SHEET:  
J.M.B. 03/15/2012 G.M.S. 03/15/2012 211-4821 4 of 6

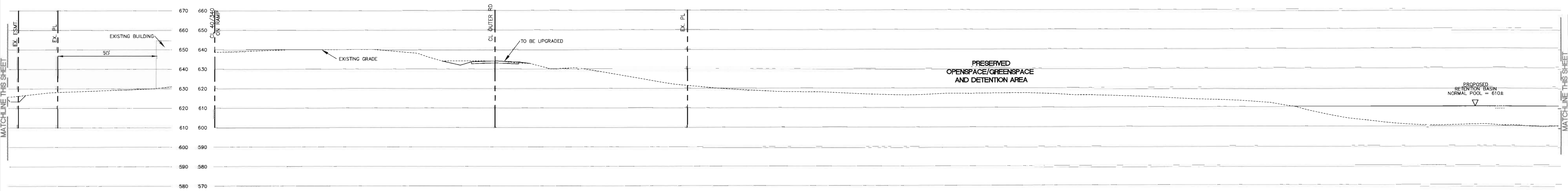
DATE PLOTTED: Apr 13, 2012 9:08am PLOTTED BY: jpmph/ksk  
DRAWING FILE: C:\WORK\03112012\03112012-2.dwg LAYOUT: Site plan PLOTTED: Apr 13, 2012 9:08am PLOTTED BY: jpmph/ksk



SITE SECTION A-A  
SCALE 1-20'

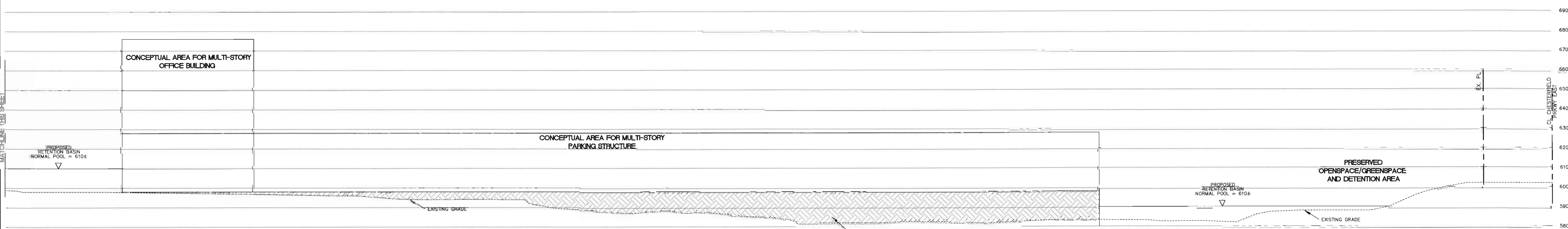


SITE SECTION A-A  
SCALE 1-20'



SITE SECTION A-A  
SCALE 1-20'

SITE SECTION B-B  
SCALE 1-20'



SITE SECTION B-B  
SCALE 1-20'

3. 04/12/2012 - REVISED PER CLIENT AND CITY DISCUSSION
2. 04/02/2012 - REVISED LAYOUT PER CITY ISSUES LETTER DATE 03/20/2012
1. 03/21/2012 - REVISED BUILDING LAYOUT

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

SITE SECTIONS  
MERCY HEALTH CAMPUS

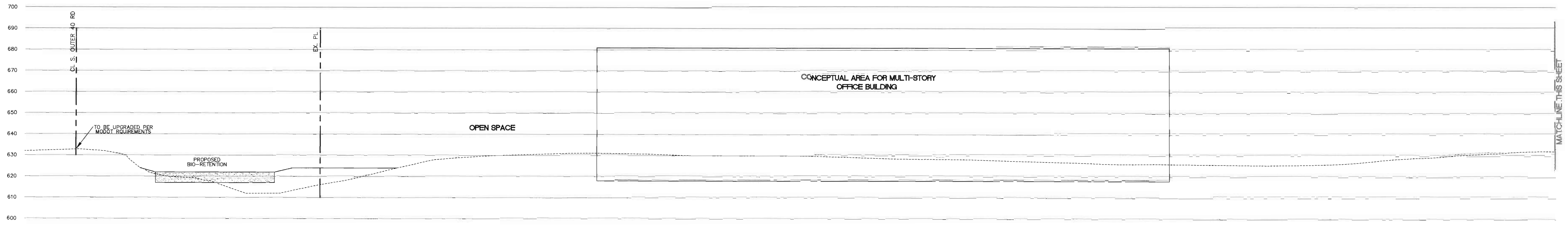
STATE OF MISSOURI  
GEORGE MICHAEL STOCK  
NUMBER PE-25116  
PROFESSIONAL ENGINEER

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

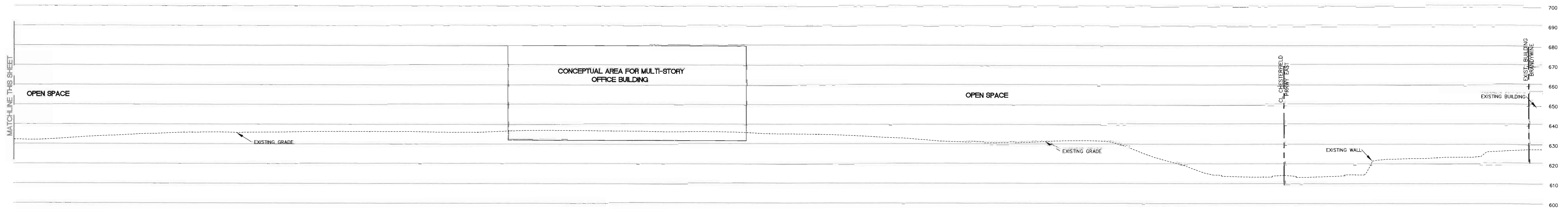
**Stock & Associates**  
Consulting Engineers, Inc.

257 Chesterfield Business Parkway  
St. Louis, MO 63005  
PH (336) 530-9100  
FAX (336) 530-9130  
e-mail: general@stockassoc.com  
Web: www.stockassoc.com

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



SITE SECTION C-C  
SCALE 1-20

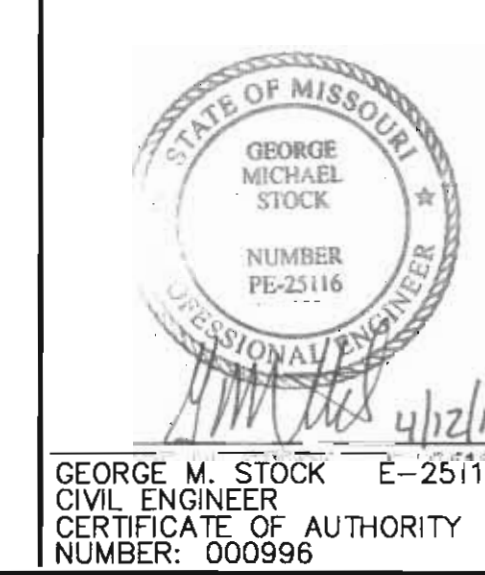


SITE SECTION C-C  
SCALE 1-20

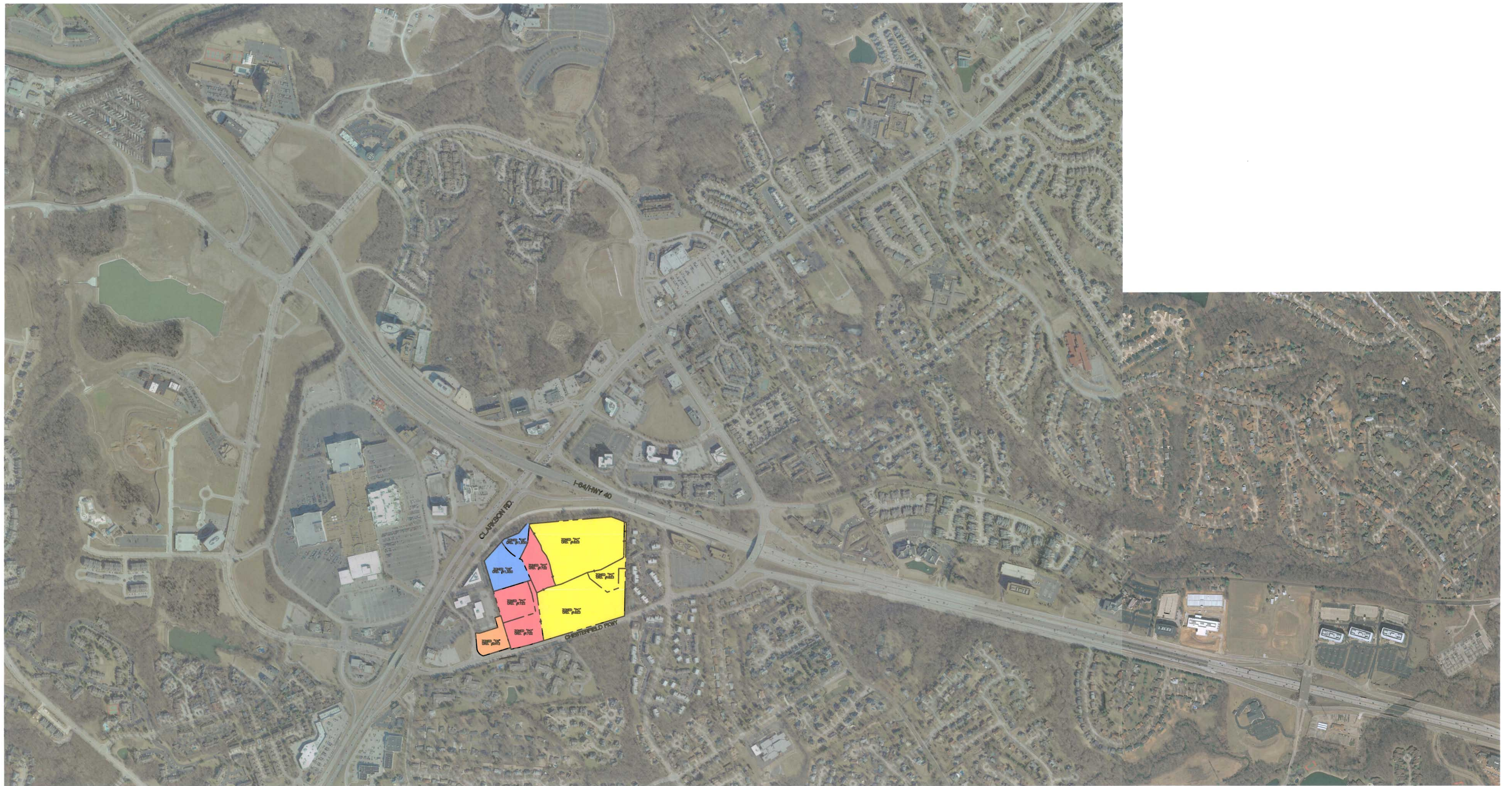
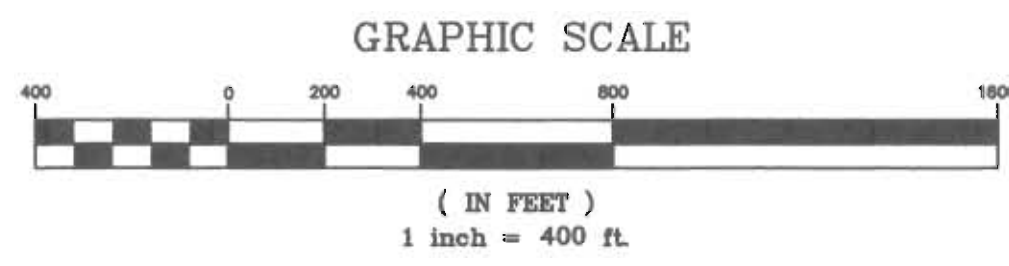
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3. 04/12/2012 - REVISED PER CLIENT AND CITY DISCUSSION
2. 04/02/2012 - REVISED LAYOUT PER CITY ISSUES LETTER DATE 03/20/2012
1. 03/21/2012 - REVISED BUILDING LAYOUT

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



SITE SECTIONS	
MERCY HEALTH CAMPUS	
	257 Chesterfield Business Parkway St. Louis, MO 63005 PH: (636) 530-9100 FAX: (636) 530-9130 e-mail: general@stockassoc.com Web: www.stockassoc.com
GEORGE M. STOCK CIVIL ENGINEER CERTIFICATE OF AUTHORITY NUMBER: 000996	DATE: 02/01/2012 CHECKED BY: G.M.S. DATE: 02/01/2012 JOB NUMBER: 211-4821 SHEET: 5.1 of 6

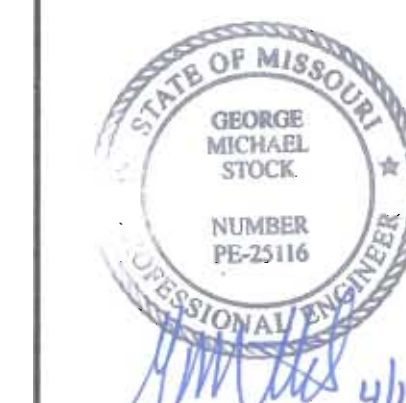


- 2. 04/02/2012 - REVISED LAYOUT PER CITY ISSUES LETTER DATED 03/20/2012
- 1. 02/23/2012 - REVISED EXISTING ZONING

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

AERIAL EXHIBIT WITH CURRENT ZONING

MERCY HEALTH CAMPUS



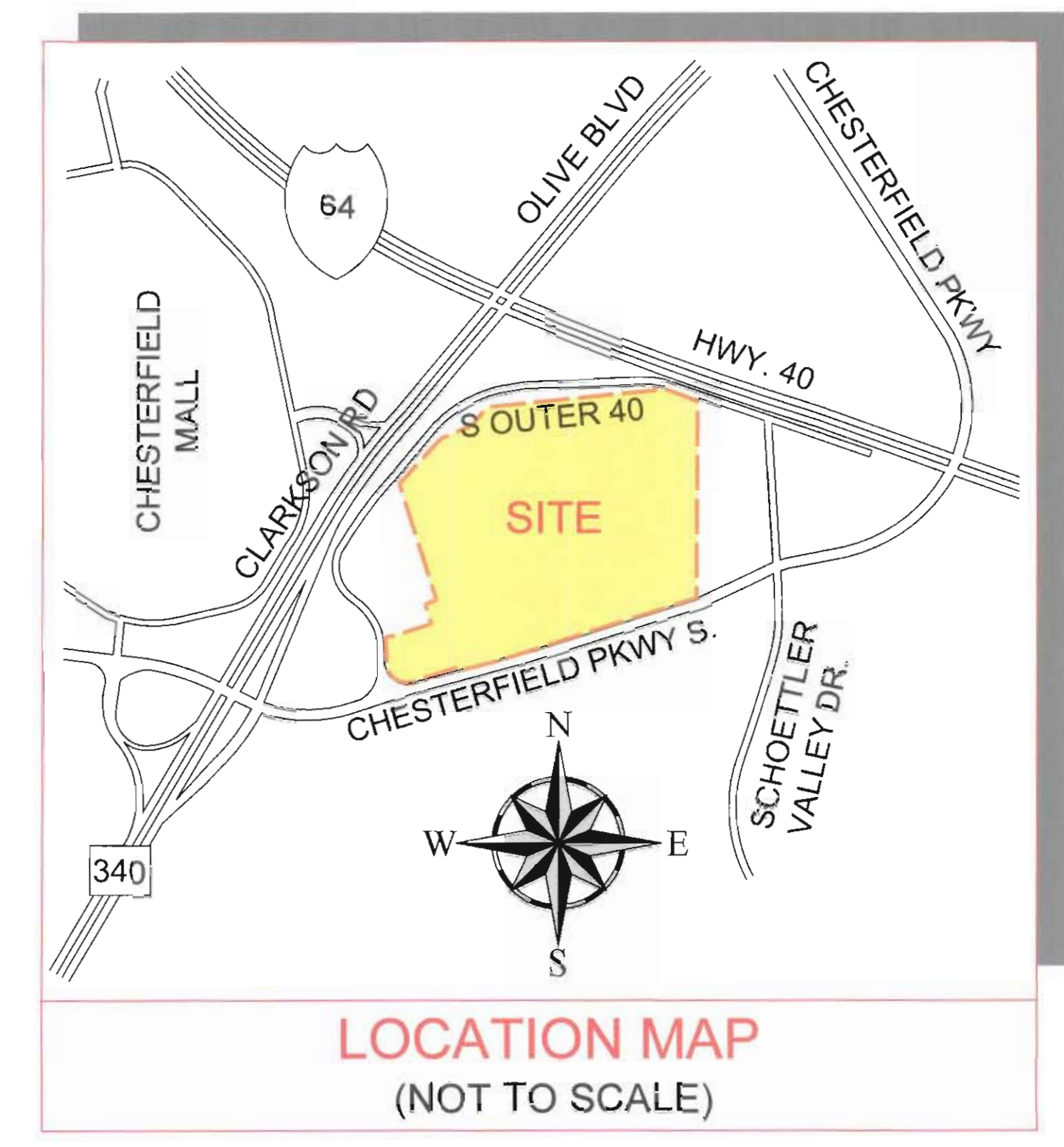
GEORGE M. STOCK  
 CIVIL ENGINEER  
 E-25116  
 CERTIFICATE OF AUTHORITY  
 NUMBER: 000996

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

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 St. Louis, MO 63005  
 PH (636) 530-9100  
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 Web: www.stockassoc.com

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

DRAWING FILE: G:\V\WORK\2011\18S19S\18S19S\_VERT\_VEST\_CSP-06.dwg LAYOUT: 06-vest PLOTTED: Apr 13, 2012 - 7:30am PLOTTED BY: Joseph Madsen



**WOODLAND NARRATIVE**

- W1 - 0.04 acre**  
A small area of green ash with overstory that ranges from 5-8" DBH.
- W2 - 2.94 acres**  
A mixture of older planted trees and native trees that have grown in to fill in what was once a savanna-like setting. Species is a variety of evergreens (white pine, scotch pine, Norway spruce, and Austrian pine) with overstory diameters ranging from 6-12" and mixed hardwoods (sycamore, elms, black locust, and silver maple) that range from 14" and larger in diameter. Most of the evergreens are mostly in a state of serious decline.
- W3 - 0.73 acre**  
A young stand of elm, sweetgum, maple, and oak with overstory diameters ranging from 6-14". A few remnant larger diameter (12-24" DBH) trees include sycamore, pin oak, and silver maple.
- W4 - 0.56 acre**  
A young stand of elm, sweetgum, maple, and oak with overstory diameters ranging from 6-14". A few remnant larger diameter (12-24" DBH) trees include sycamore, pin oak, and silver maple.
- W5 - 0.49 acre**  
A young stand of black locust and elm with overstory diameters ranging from 8-10". A few remnant larger diameter (12-24" DBH) trees include sycamore, pin oak, and silver maple.
- W6 - 1.25 acres**  
A high quality upland hardwood white oak stand with a small component of black oak, elm, and hackberry. The average overstory diameter is 18".
- W7 - 0.37 acre**  
A high quality upland hardwood white oak stand with a small component of black oak, elm, and hackberry. The average overstory diameter is 12".
- W8 - 1.52 acres**  
A young stand of black locust, sycamore, and elm with overstory diameters ranging from 8-10". A few remnant larger diameter (12-24" DBH) trees include sycamore, pin oak, and silver maple.
- W9 - 3.20 acres**  
An undisturbed upland hardwood forest with an overstory of mostly white oak, with some red oak, black oak, and hickory. The average overstory diameter is 18". The understorey consists of serviceberry, dogwood, redbud and regeneration-sized oak and hickory.
- W10 - 0.25 acre**  
A stand of black locust and elm with overstory diameters ranging from 8-12". A few scattered larger diameter (12-24" DBH) trees include sycamore and silver maple.
- W11 - 3.57 acres**  
A mixture of older planted trees and native trees that have grown in to fill in what was once a pastured area and slopes toward the north lake. Planted trees include evergreens (white pine, scotch pine, Norway spruce, and Austrian pine) with diameters ranging from 6-24" and hardwoods planted along the roadways that range from 14" to 28" in diameter. Most of the evergreens are declining. The historic open areas between the remnant evergreen plantings are now filled with 6-10" DBH elm, oak, and maple.
- W12 - 1.21 acres**  
This stand contains an overstory of euonymus vine-covered, large-diameter black locust that range from 12-26" DBH. Other species include elm, oaks, and sycamore.
- W13 - 0.11 acre**  
A row of Norway spruce 8-16" DBH growing along the north boundary have been severely trimmed to accommodate overhead wires. Several scotch and Austrian pines are dead from a pine wilt nematode infestation.
- W14 - 1.23 acres**  
A mixture of older planted trees and native trees that have grown in to fill in what was once a pastured area. Planted trees include evergreens (white pine, scotch pine, Norway spruce, and Austrian pine) with diameters ranging from 6-24" and hardwoods planted along the roadways that range from 14" to 28" in diameter. Most of the evergreens are declining. The historic open areas between the remnant evergreen plantings are now filled with 6-10" DBH elm, oak, and maple.
- W15 - 0.22 acre**  
A successional area (once pastureland) that is now filled with 6-10" DBH elm, oak, and maple.
- W16 - 3.23 acres**  
A remnant upland forest area that now forms a border (buffer) along some of the assembled tracts and also surrounds small fields. Overstory is mixed hardwoods with areas of planted white pine (diameter ranges from 8-26") and sweetgum (diameter ranges from 8-22").
- W17 - 0.30 acre**  
A grouping of silver maple trees in an old field with an overstory diameter that ranges from 20-13" DBH.
- W18 - 0.06 acre**  
A row of Scotch pine along Chesterfield Parkway in fair to poor condition that range from 6-10" DBH.
- W19 - 0.04 acre**  
A grouping of white pine trees in an old field with an overstory diameter that ranges from 14-18" DBH.
- W20 - 0.13 acre**  
A grouping of silver maple trees in an old field with an overstory diameter that ranges from 18-20" DBH.
- W21 - 0.05 acre**  
A grouping of white pine trees in an old field with an overstory diameter that ranges from 14-18" DBH.
- W22 - 0.06 acre**  
A grouping of black locust trees in an old field with an overstory diameter that ranges from 8-10" DBH.



- - - - - = Approximate study area (40 acres)
- (25) = Mapped tree and tree number
- (25) = Mapped monarch tree and tree number
- (24) = Mapped tree with canopy spread for trees in non-woodland areas
- W4 = Woodlands (20.69 acres)
- N2 = Non-woodlands (14.57 acres)
- Water (ponds, lakes)
- Roads

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

Prepared by  
  
 A Division of The Davey Tree Expert Company

Prepared for  
  
 Consulting Engineers, Inc.

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

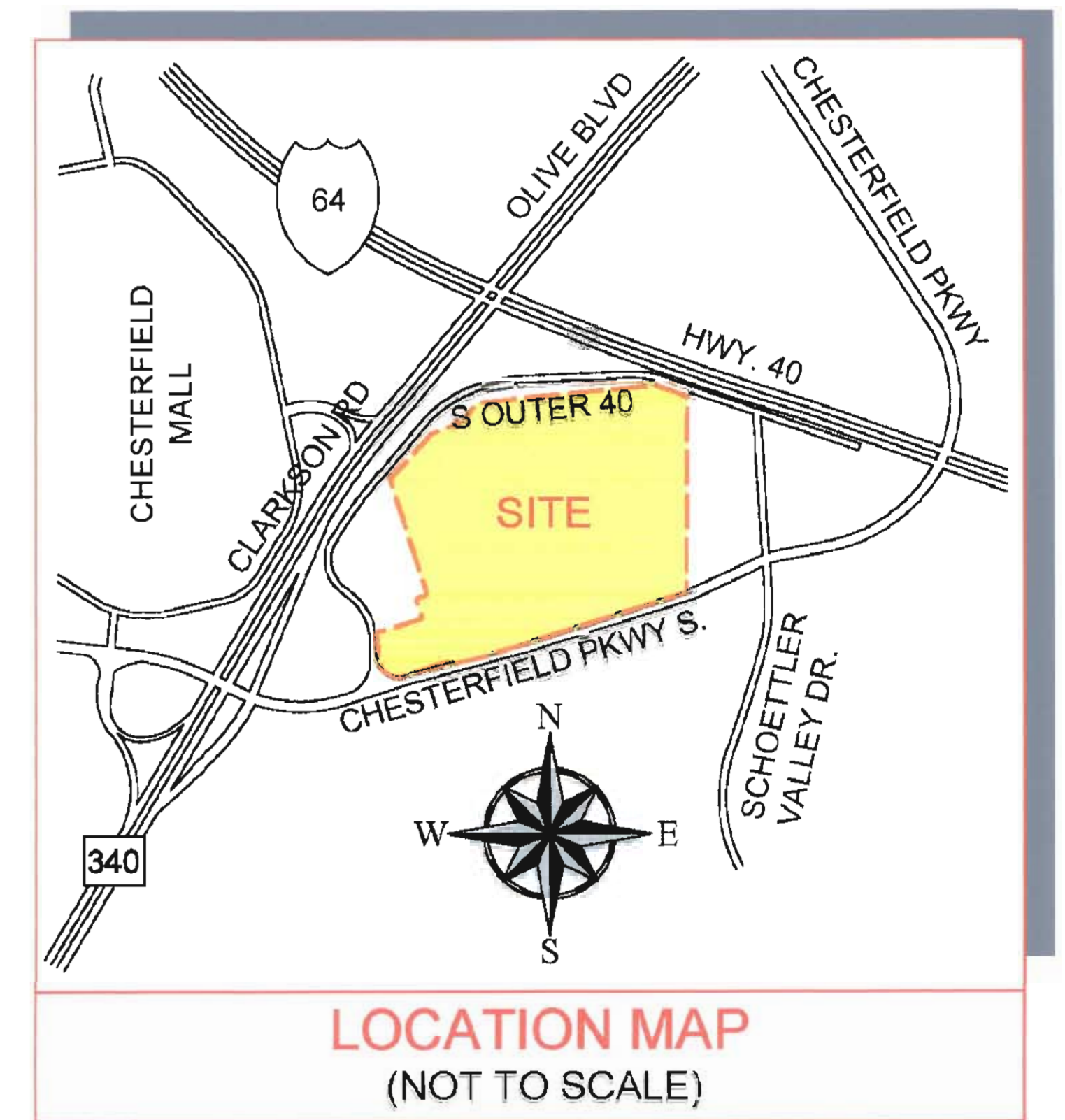
Tree data used to produce this map were collected on January 16, 17, and 18, 2012  
 Tree Stand Delineation mapping prepared by: Ken Christensen, ISA Board Certified Arborist (A-0690)



TREE DATA - Mercy Site - Chesterfield, MO - January 20, 2012

Map ID	Common Name	Diameter (inches @ 4.5')	Canopy Spread (feet)	Condition Rating	Monarch Tree?	Woodland Tree?	Comments
1	Ash, Green	8	25	Fair	No	No	
2	Ash, Green	11	20	Poor	No	No	
3	Ash, Green	7	20	Fair	No	No	
4	Ash, Green	11	30	Fair	No	No	
5	Ash, Green	10	25	Fair	No	No	
6	Ash, Green	8	25	Fair	No	No	
7	Ash, Green	10	25	Fair	No	No	
8	Ash, Green	11	25	Fair	No	No	
9	Ash, Green	8	20	Fair	No	No	
10	Ash, Green	9	20	Fair	No	No	
11	Maple, Silver	8	25	Fair	No	No	DUAL STEM
12	Oak, Pin	18	30	Fair	No	No	
13	Sycamore, American	13	45	Fair	No	No	
14	Pine, White	23	55	Fair	Yes	Yes	
15	Maple, Silver	7	15	Fair	No	No	
16	Cottonwood, Eastern	15	35	Fair	No	No	
17	Cottonwood, Eastern	14	40	Fair	No	No	
18	Ash, Green	14	25	Fair	No	No	
19	Ash, Green	23	55	Fair	No	No	
20	Pine, White	28	35	Fair	Yes	Yes	
21	Maple, Sugar	28	55	Poor	No	No	
22	Pine, White	20	40	Fair	Yes	Yes	
23	Pine, White	20	50	Fair	Yes	Yes	
24	Maple, Silver	15	30	Fair	No	No	
25	Pine, White	24	30	Fair	Yes	Yes	
26	Oak, Pin	35	65	Fair	Yes	Yes	
27	Bald Cypress	14	25	Fair	No	No	
28	Mimosa	13	40	Fair	No	No	MULTI STEM
29	Walnut, Black	26	55	Fair	Yes	Yes	
30	Bald Cypress	33	45	Good	Yes	Yes	
31	Oak, Pin	28	75	Fair	Yes	Yes	
32	Oak, Pin	28	60	Fair	Yes	Yes	
33	Oak, Pin	24	55	Fair	Yes	No	
34	Oak, Pin	36	75	Fair	No	No	
35	Walnut, Black	25	55	Fair	Yes	No	
36	Oak, Pin	37	60	Fair	No	No	
37	Pine, White	24	50	Fair	Yes	Yes	
38	Oak, Shingle	35	75	Fair	Yes	No	
39	elm, American	34	80	Poor	No	No	
40	Spruce, Colorado Blue	8	15	Poor	No	No	
41	Magnolia, Saucer	12	35	Fair	No	No	MULTI STEM
42	Locust, Black	27	30	Fair	No	No	
43	Pine, White	21	35	Fair	Yes	Yes	
44	Pine, White	24	45	Fair	Yes	Yes	
45	Pine, White	20	25	Fair	Yes	Yes	
46	American holly	5	15	Fair	No	No	
47	Oak, Pin	38	80	Poor	No	No	
48	Oak, Pin	30	60	Fair	No	No	
49	American holly	8	15	Fair	No	No	
50	Pine, White	30	40	Poor	Yes	Yes	
51	Maple, Sugar	15	30	Poor	No	No	
52	Pine, White	27	40	Fair	No	No	
53	Pine, White	25	30	Fair	Yes	Yes	DUAL STEM
54	Maple, Sugar	18	40	Fair	No	No	
55	Maple, Sugar	15	35	Fair	No	No	
56	Spruce, Colorado Blue	10	20	Fair	No	No	
57	Maple, Sugar	14	30	Fair	No	No	
58	American holly	6	10	Fair	No	No	DUAL STEM

59	Spruce, Colorado Blue	14	30	Good	No	No	
60	Maple, Red	35	55	Good	Yes	No	
61	Maple, Sugar	16	30	Poor	No	No	
62	Pine, White	20	30	Fair	Yes	No	
63	Beech, American	24	45	Fair	Yes	Yes	
64	Maple, Red	23	45	Fair	No	No	
65	Locust, Black	15	35	Poor	No	No	
66	Oak, Pin	35	70	Fair	Yes	No	
67	Pine, White	15	30	Fair	No	No	
68	Maple, Sugar	14	45	Fair	No	No	
69	Pine, White	12	20	Fair	No	No	
70	Crabapple, Spp.	7	20	Fair	No	No	
71	Pear, Aristocrat Caller	9	20	Fair	No	No	
72	Pine, White	20	30	Fair	Yes	Yes	
73	Bald Cypress	25	55	Fair	Yes	No	
74	Ginkgo	18	35	Poor	No	No	
75	Oak, Pin	22	45	Fair	No	No	
76	Maple, Sugar	21	40	Fair	No	No	
77	Pine, White	33	45	Fair	Yes	No	
78	Pine, White	28	55	Fair	Yes	Yes	
79	Walnut, Black	26	45	Fair	No	No	
80	Pine, White	20	45	Fair	Yes	Yes	
81	Pine, White	22	55	Fair	Yes	Yes	
82	Maple, Sugar	18	45	Fair	No	No	
83	Sweetgum, American	22	60	Fair	No	No	
84	Oak, Pin	33	60	Fair	No	No	
85	Sweetgum, American	21	65	Fair	No	No	
86	Pine, White	21	30	Fair	Yes	Yes	
87	Oak, Pin	38	65	Fair	No	No	
88	Pine, White	23	35	Fair	Yes	Yes	
89	American holly	6	20	Fair	No	No	
90	Oak, Shingle	39	65	Fair	Yes	Yes	
91	Hackberry, Common	34	65	Good	Yes	No	
92	Oak, Pin	44	65	Fair	No	No	
93	Locust, Black	32	30	Poor	No	No	
94	Locust, Black	30	35	Fair	No	No	
95	Locust, Black	27	30	Fair	No	No	
96	Walnut, Black	14	35	Fair	No	No	
97	Locust, Black	18	25	Poor	No	No	
98	Locust, Black	28	40	Fair	No	No	
99	Locust, Black	22	35	Poor	No	No	
100	Locust, Black	26	20	Poor	No	No	
101	Locust, Black	24	35	Fair	No	No	
102	Locust, Black	25	25	Poor	No	No	
103	Locust, Black	25	30	Poor	No	No	
104	Sycamore, American	36	60	Fair	Yes	No	
105	Sycamore, American	32	65	Fair	Yes	No	
106	Sycamore, American	40	80	Fair	Yes	Yes	
107	Locust, Black	9	30	Fair	No	No	
108	Tree of Heaven	18	45	Fair	No	No	
109	Oak, Shingle	18	60	Fair	Yes	No	
110	Tree of Heaven	9	25	Poor	No	No	
111	Tree of Heaven	10	20	Poor	No	No	
112	Walnut, Black	13	35	Poor	No	Yes	
113	Spruce, Norway	25	35	Fair	No	Yes	



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<b>Total Canopy On-Site</b>	<b>22.69 acres</b>

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