



VII.A.

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Planning Commission Staff Report

Project Type: Amended Site Development Concept Plan

Meeting Date: April 28, 2014

From: Purvi Patel
Project Planner

Location: North of Chesterfield Parkway East, south of Interstate 64/US Highway 40 (SE Quadrant)

Applicant: Stock and Associates Consulting Engineers, Inc., on behalf of Mercy Health Systems

Description: **Mercy Health Systems:** An Amended Site Development Concept Plan, Amended Conceptual Landscape Plan and Amended Tree Preservation Plan for a 43.35 acre tract of land zoned “UC” Urban Core District located north of Chesterfield Parkway East, south of Interstate 64/US Highway 40 (SE Quadrant).

PROPOSAL SUMMARY

Stock and Associates Consulting Engineers, Inc., on behalf of Mercy Health Systems, has submitted an Amended Site Development Concept Plan, Amended Conceptual Landscape Plan and Amended Tree Preservation Plan for Planning Commission review. The request shows proposed section limit boundaries, conceptual landscaping along arterial roadways, roadway and pedestrian improvements, initial site grading, and spatial allocation of proposed uses (i.e. building, parking, and open space) in a “UC” Urban Core District for a 43.35 acre tract of land located north of Chesterfield Parkway E, south of Interstate 64/US Highway 40 in the area generally referred to as the southeast quadrant.

Consistent with the information presented during the change in zoning in 2012 and the ordinance amendment in 2013, development of the subject site is intended to be constructed in several phases over time. In order to ensure orderly development of this site and coordination of improvements, a Concept Plan is therefore required. This plan shows the infrastructure improvements associated with the development, identifies preliminary spatial allocation of high

level uses, and defines section limits that will be used for future section plan submittals. Specifically, the Concept Plan is required to show the following information:

- All existing streets, roads, floodplain areas, and other significant physical features;
- Approximate location of proposed streets and property lines;
- Existing and proposed contour data to indicate the slope and drainage of the tract;
- Approximate location of existing and proposed sidewalks and pedestrian walkways;
- Proposed type of treatment or method of sewage disposal;
- Structure and parking setbacks along all roadways and property lines.

A Site Development Concept Plan was approved in November 2012 for the development; however, since that time two additional parcels were added to the development in 2013. This Amended Site Development Concept Plan reflects the changes to the development since the addition of acreage. A comparison of the two plans is discussed in detail later in this report.

LAND USE AND ZONING HISTORY OF SUBJECT SITE

The proposed Mercy Health Systems development has been the subject of several smaller planned developments over the years which were never constructed. Then in September of 2012, at the request of Mercy Health Systems, who submitted a request for a zoning map amendment, the City of Chesterfield approved Ordinance 2721. A Site Development Concept Plan including all area covered under this ordinance (40 acres) was approved in November 2012 by the Planning Commission.

The most recent ordinance amendment occurred in 2013, when the City of Chesterfield approved Ordinance 2749 to add two additional parcels to the Mercy Health Systems development, bringing the total size of the development to 43.35 acres.

A grading permit has been issued to the developer based on the currently approved Site Development Concept Plan from 2012, for initial grading on the site which does include tree removal. If this Amended Site Development Concept Plan is approved, a new grading permit will be issued for site grading to reflect the changes made for additional grading area for the surface parking lot and to update areas of tree preservation. After approval of this new grading permit; approximately 7 acres of the 23 total acres of wooded canopy on the site will be protected and preserved.

Land Use and Zoning of Surrounding Properties:

The land use and zoning for the properties surrounding this parcel are as follows:

North: Interstate 64 borders the subject site to the north.

South: The property to the south of the subject site is currently zoned "R-5" Residence District with a PEU (Brandywine).

East: The property to the east of the subject site is currently zoned "R6A" Residence District with a PEU (Schoettler Village Apartments).

West: The property to the west of the subject site is currently zoned "C-8" Planned Commercial District (Elbridge Payne Office Park).



Figure 1: Subject Site Aerial

STAFF ANALYSIS

Zoning

The subject site is zoned “UC” Urban Core District under the terms and conditions of City of Chesterfield Ordinance 2749. The submittal was reviewed against and adheres to the requirements of this ordinance and all applicable City Code requirements.

Proposed Spatial Orientation of Development

Page C1 of the plans includes a Potential Phasing Key. These areas will be used as the starting point for future submission of section plans. Additionally, the information is used to verify consistency of the proposal with City of Chesterfield Ordinance 2749 and other City ordinances pertaining to the development of the subject site.

Similar to the approved Site Development Concept Plan, this proposal includes minimal disturbance along Chesterfield Parkway in an effort to minimize the number of trees impacted. This is consistent with the requirements of City of Chesterfield Ordinance 2749 as well as the information presented during the Public Hearings for the change of zoning petition and the ordinance amendment petition.

Again, similar to the already approved Site Development Section Plan, the northern side of the development will allow for opportunities of creating a highly visible façade from Clarkson Road and the Highway, which is a stark contrast to the southern portion of the development. This contrast between the northern and southern sides of the property is consistent with the project as presented during the zoning map and ordinance amendments.

As seen in Figure 2 and Figure 3 below, the major differences between the approved and proposed Concept Plans are on the western portion of the site. This is mainly due to the addition of the 1350 Elbridge Payne Road parcel to the development. The proposal includes taking down the existing “triangular building” and adding a multi-story building in an “L” shape as Phase 4 of the development. The second major change is the proposal of surface parking for Phase 1A of the development which will be removed when the parking garage is built in Phase 4. And finally there is an entrance proposed on the southwestern portion of the site as part of Phase 1A of the development (near 1350 Elbridge Payne Road) which was not shown on the approved Site Development Concept Plan. However, similar to the surface parking, this entrance will be removed when Phase 4 of the development is constructed.

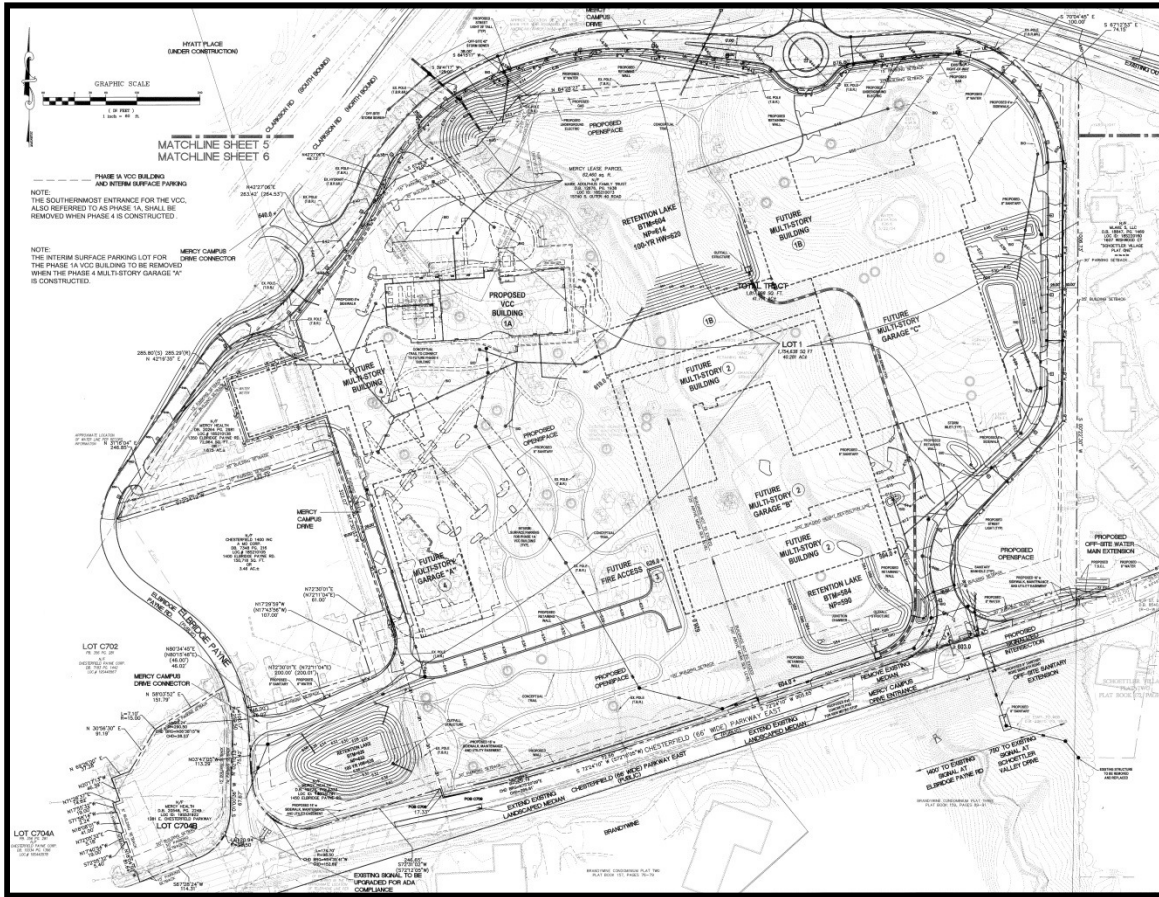


Figure 2: Proposed Amended Site Development Concept Plan

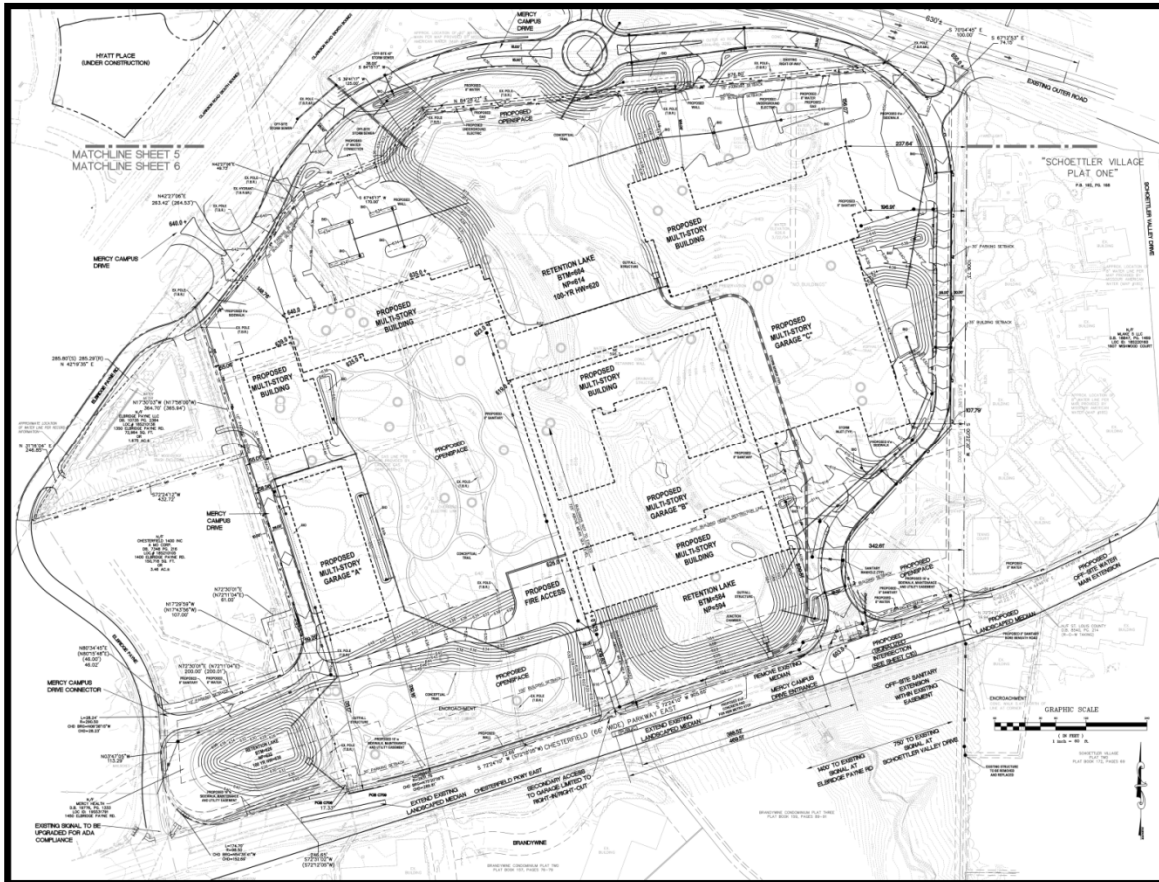


Figure 3: Approved Site Development Concept Plan

Traffic/Road Improvements

As previously noted during the Site Development Concept Plan review, a Traffic Impact Study was submitted in 2012 to identify required improvements associated with the proposed development of the Mercy site. After working extensively with MoDOT and St. Louis County, this Traffic Impact Study was approved prior to approval of the Site Development Concept Plan. As such, several road improvements were identified and required. These required road improvements have not changed and are not changing with this submittal. For your information, below is a summary of those required improvements

1. Clarkson at I-64
 - a. Widen the median under I-64 to provide a second northbound left-turn lane, make corresponding signalization improvements, and widen the North Outer Road west of Clarkson to provide a second receiving lane. (To be performed by MoDOT).
 - b. Extend the northbound left-turn lane through the south ramp terminal to provide additional stacking and make corresponding signalization improvements at the eastbound ramps.
 - c. Extend a third southbound through lane under I-64.

2. Chesterfield Parkway at Elbridge Payne
 - a. Upgrade existing traffic signal and channelization islands to meet ADA requirements.
 - b. Coordinate and optimize signal system on Chesterfield Parkway, Elbridge Payne to Justus Post.
3. Chesterfield Parkway at Mercy Drive
 - a. Install new traffic signal and turn lanes at proposed driveway and interconnect it to St. Louis County's system.
 - b. Perform a progression analysis and develop new timing plans for the coordination and optimization of the signal system on Chesterfield Parkway.
 - c. Remove landscaped median for eastbound left-turn lane.
4. Chesterfield Parkway at South Outer Forty / Schoettler Spur
 - a. Reconfigure the northbound approach and modify the island in the southeast quadrant to provide a separate right-turn lane and a combination through/right-turn lane with storage for the through movement. (Funds to be escrowed with St. Louis County for this improvement.)
 - b. Perform a "progression analysis" to identify appropriate timing changes from Conway Road through Schoettler Valley Drive and the new Mercy signal.
 - c. Remove the landscaped median to the south of Schoettler Spur and restripe the center-left-turn lane to provide a storage bay, striped median and an extension of the southbound left-turn lane at Schoettler Valley.
5. Northbound Clarkson at South Outer Road/Elbridge Payne
 - a. Realign South Outer Forty to provide increased separation from Clarkson. Reconfigure the intersection with the outer road to facilitate inbound traffic.
 - b. Reconstruct existing South Outer Forty.

The applicant is continuously working with all the involved agencies on the timing of the improvements as the subject site will be developed in phases. Staff will forward any new information on required improvements and their status to the Planning Commission with each Site Development Section Plan that is submitted.

It should be noted that the conversion of the existing eastbound I-64 on-ramp from Clarkson is not included in the list above. This improvement is being pursued under a separate agreement, known as the Access Justification Report (AJR), between Mercy, MoDOT and the City of Chesterfield and the Access Justification Report (AJR) is currently under review with the Federal Highway Administration (FHWA).

Access

There are two changes to the access of the site compared to the approved Site Development Concept Plan. One is the proposed interim entrance off Mercy Campus Drive on the south-western portion of the site and the second is the removal of the right-in/right-out secondary access to the parking garage off Chesterfield Parkway. This entrance was removed in order to preserve more of the wooded canopy on the site and the Fire District has approved the removal of this entrance.

The remainder of the access points will remain the same as previously approved and the developer is continuing discussions with all agencies involved to work out the timing of the required improvements as different phases of the development come in.

Pedestrian Circulation

There are no major changes to the pedestrian circulation within and around the site compared to the previously approved Site Development Concept Plan. The circulation is still consistent with nearby improvements and the design for the Pathway on the Parkway project. The subject site will be providing a six foot, multi-use path along Chesterfield Parkway for the length of the site. Additional improvements will include a five foot tree lawn between the sidewalk and street, revised landscaped medians to accommodate proposed changes and entrances on Chesterfield Parkway, and street lighting within the medians.

Sidewalks are proposed on one side of Mercy Campus Drive and will provide public access to areas around and through the site. Improvements are also included at the intersection of Chesterfield Parkway and Elbridge Payne to bring the intersection into compliance with ADA requirements.

Furthermore, the development will include several trails which will not only connect parking areas to buildings but will give the public a chance to explore the wooded areas of the site.

Conceptual Landscape Plan

The Amended Conceptual Landscape Plan is required to show landscaping along collector and arterial roadways only. City of Chesterfield Ordinance 2749 requires that, "Where natural buffers exist, every effort shall be made to reduce disturbance and maintain the existing buffer..." As shown on page C1 of the plan submittal, the plan proposes to retain the existing vegetation on the southern and eastern sides of the development. The proposed development of the Mercy site abuts residential development to the south and east. As such, utilization of the existing vegetation in these areas is highly desirable and will minimize the impact of the proposed development on the adjacent uses.

Tree Preservation

An Amended Tree Preservation Plan (TPP) has been submitted in conjunction with the Amended Site Development Concept Plan. This plan identifies 23.39 acres of canopy area on the site. City of Chesterfield Ordinance 2512 requires that a minimum 30% of any wooded area must be retained. The TPP also takes the initial grading and site work into account. Based on this, 7.04 acres of canopy (30.1%) will be retained. Page C1 of the plans shows a key map that generalizes tree preservation areas and shows proposed section limits.

DEPARTMENTAL INPUT

Staff has reviewed the Amended Site Development Concept Plan, Amended Conceptual Landscape Plan and Amended Tree Preservation Plan and has found the application to be in conformance with City of Chesterfield Ordinance 2749, and all other applicable City Code requirements. Staff recommends approval of the Amended Site Development Concept Plan, Amended Conceptual Landscape Plan and Amended Tree Preservation Plan for the Mercy Health Systems Development.

MOTION

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

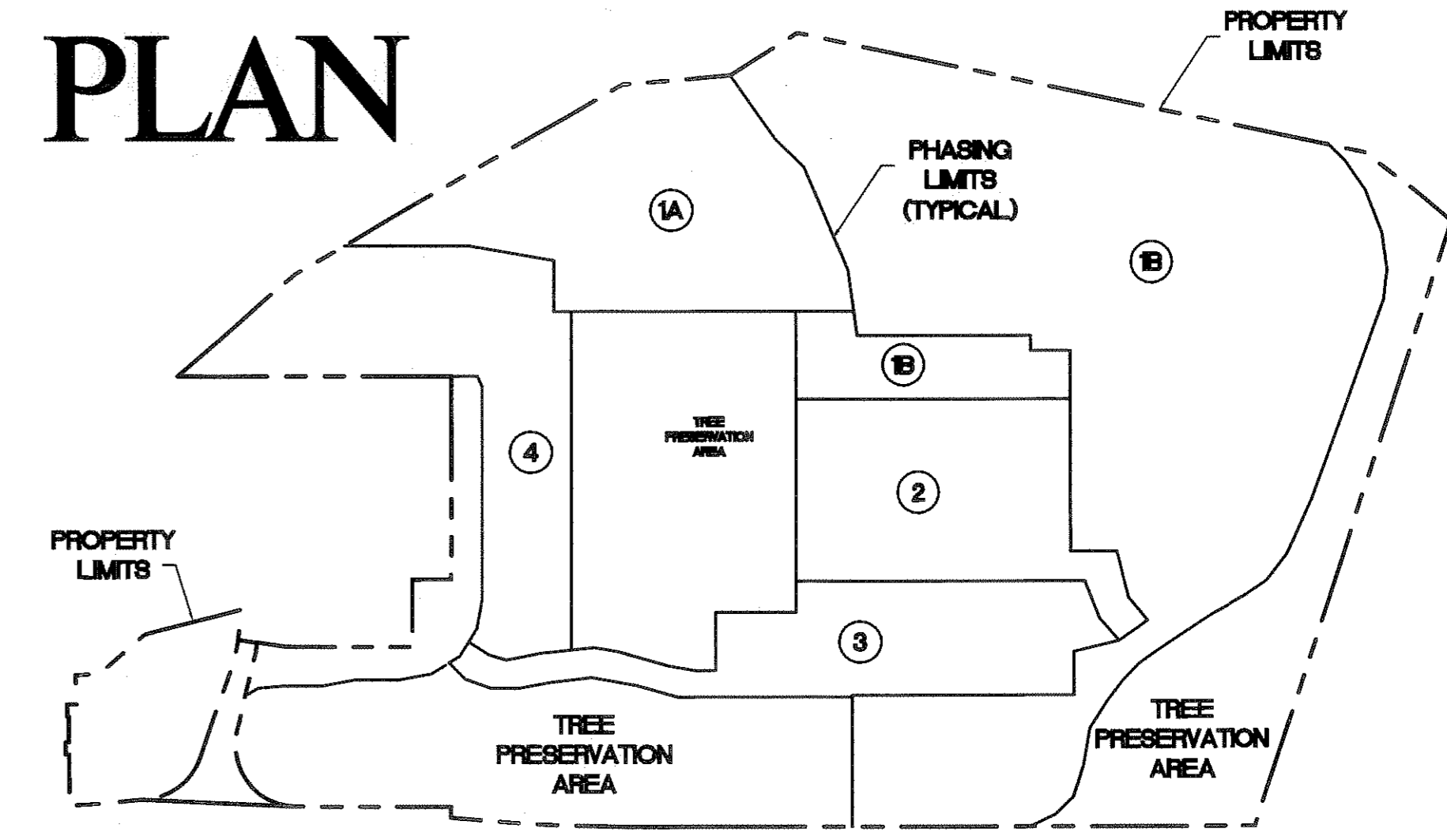
- 1) "I move to approve (or deny) the Amended Site Development Concept Plan, Amended Conceptual Landscape Plan and Amended Tree Preservation Plan for Mercy Health Systems."
- 2) "I move to approve the Amended Site Development Concept Plan, Amended Conceptual Landscape Plan and Amended Tree Preservation Plan for Mercy Health Systems, with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Cc: Aimee Nassif, Planning and Development Services Director

Attachments: Amended Site Development Concept Plan
Amended Conceptual Landscape Plan
Amended Tree Preservation Plan

AMENDED SITE DEVELOPMENT CONCEPT PLAN FOR MERCY HEALTH CAMPUS

A TRACT OF LAND BEING PART OF 'MERCY HEALTH CHESTERFIELD', PLAT BOOK 362, PAGES 74-75, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
 PROPOSED ZONING: "UC" URBAN CORE DISTRICT, ORD. NO. 2749



POTENTIAL PHASING KEY PLAN (NOT TO SCALE)

Property Description
 Total Tract
 A tract of land being all of Lot C704B of the plat of a "Resubdivision of Adjusted Lot A of A Boundary Adjustment Plat of Lots 2 and 3 of a Resubdivision of Lot 2 and Part of Lot 3 of Elbridge Payne Office Park" as recorded in Plat Book 362, Page 281 of the St. Louis County, Missouri Records and Lot 1-B of "A Resubdivision of Lot 1 of Elbridge Payne Office Park" as recorded in Plat Book 202, Page 58 of the aforesaid Records and part Lots 1, 2 and 3 of Humphreys Estate, and being part of U.S. Survey 2002 in Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

BEGINNING at the Southeast corner of Lot C704B of the plat of a "Resubdivision of Adjusted Lot A of A Boundary Adjustment Plat of Lots 2 and 3 of a Resubdivision of Lot 2 and Part of Lot 3 of Elbridge Payne Office Park" as recorded in Plat Book 362, Page 281 of the St. Louis County, Missouri Records; thence along the Western line of said Lot C704B the following: thence North 18 degrees 04 minutes 50 seconds West, a distance of 81.04 feet to a point; thence South 72 degrees 05 minutes 32 seconds West, a distance of 5.45 feet to a point; thence North 17 degrees 40 minutes 54 seconds West, a distance of 19.00 feet to a point; thence North 72 degrees 05 minutes 32 seconds East, a distance of 5.19 feet to a point; thence North 18 degrees 08 minutes 01 seconds West, a distance of 14.82 feet to a point; thence South 17 degrees 55 minutes 14 seconds West, a distance of 2.24 feet to a point; thence North 17 degrees 55 minutes 32 seconds West, a distance of 19.00 feet to a point; thence North 71 degrees 28 minutes 37 seconds East, a distance of 14.82 feet to a point; thence North 20 degrees 17 minutes 11 seconds West, a distance of 46.39 feet to the Northwest corner of said Lot C704B; thence along the Northwest line of said Lot North 89 degrees 28 minutes 00 seconds East, a distance of 37.26 feet to a point; thence North 59 degrees 03 minutes 52 seconds East, a distance of 151.79 feet to the Western line of Elbridge Payne Road; thence along said Western line in a Southerly direction along a curve to the right having a radius of 259.50 feet, an arc length of 47.86 feet, and a chord which bears South 14 degrees 41 minutes 03 seconds East, a chord distance of 47.89 feet to a point; thence North 80 degrees 34 minutes 36 seconds East, a distance of 31.00 feet to a point; thence leaving said Western line North 80 degrees 34 minutes 36 seconds East, a distance of 46.02 feet to a point on the Eastern line of said Elbridge Payne Road; thence along the Northern line of said Lot 1-B of "A Resubdivision of Lot 1 of Elbridge Payne Office Park" as recorded in Plat Book 202, Page 58 of the aforesaid Records; thence along the Northern line of said Lot 1-B North 72 degrees 30 minutes 01 seconds East, a distance of 200.00 feet to a point; thence North 17 degrees 29 minutes 59 seconds West, a distance of 107.00 feet to a point; thence North 72 degrees 30 minutes 01 seconds East, a distance of 80.69 feet to the Northeast Corner of said Lot 1-B; thence along the Eastern line of Lot 2 of Humphreys Estate; thence along said East line North 17 degrees 30 minutes 03 seconds West, a distance of 32.07 feet to a point; thence leaving said East line South 72 degrees 24 minutes 12 seconds West, a distance of 432.72 feet to the Southeastern line of Elbridge Payne Road; thence along said Southeastern line and the Southern line of the South Outer Forty Road the following: North 31 degrees 16 minutes 04 seconds East, a distance of 248.85 feet to a point; thence North 42 degrees 27 minutes 06 seconds East, a distance of 313.15 feet to a point; thence North 67 degrees 45 minutes 17 seconds East, a distance of 170.35 feet to a point; thence North 33 degrees 41 minutes 17 seconds East, a distance of 125.00 feet to a point; thence North 84 degrees 15 minutes 17 seconds East, a distance of 36.00 feet to a point; thence North 84 degrees 28 minutes 27 seconds East, a distance of 876.80 feet to a point; thence South 70 degrees 04 minutes 45 seconds East, a distance of 100.00 feet to a point; thence South 67 degrees 12 minutes 53 seconds East, a distance of 74.15 feet to the Northeast corner of Schoettler Village Plat One, a subdivision filed for record in Plat Book 172, Page 68 of the aforesaid Records; thence along the Western line of said Schoettler Village Plat One South 00 degrees 22 minutes 30 seconds West, a distance of 1006.73 feet to the Northern line of Chesterfield Parkway East; thence along said Northern line the following: South 72 degrees 24 minutes 10 seconds West, a distance of 72.65 feet to a point; thence South 72 degrees 24 minutes 10 seconds West, a distance of 72.65 feet to a point; thence along a curve to the right having a radius of 253.70 feet, an arc length of 283.94 feet, and a chord which bears South 75 degrees 20 minutes 09 seconds West, a chord distance of 289.81 feet to a point; thence North 17 degrees 30 minutes 03 seconds West, a distance of 17.33 feet to a point; thence South 75 degrees 31 minutes 02 seconds West, a distance of 248.65 feet to a point; thence South 75 degrees 01 minutes 26 seconds West, a distance of 241.72 feet to a point; thence South 67 degrees 28 minutes 24 seconds West, a distance of 114.31 feet to the Point of Beginning and containing 1,688,710 square feet or 43.35 acres more or less as per calculations by Stock & Associates Consulting Engineers, Inc. during February, 2013.

The owner of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter 1003.147 UC - URBAN CORE of the City of Chesterfield Ordinance No. 2749, 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) TERRY BADER

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

On this day of 20 before me personally appeared TERRY BADER, who being by me duly sworn, did say he is the of a Missouri Corporation, and that said instrument was signed on behalf of said Corporation, and that said TERRY BADER acknowledged said instrument to be the free act and deed of said Corporation.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

Notary Public

Print Name

My commission expires:

This Site Development Concept Plan was approved by the City of Chesterfield Planning Commission and duly verified on the day of 20, by the Chairperson of said Commission, authorizing the recording of this Site Development Concept Plan pursuant to Chesterfield Ordinance No., as attested by the Planning and Development Services Director and the City Clerk.

Planning and Development Services Director

City Clerk

GEOTECHNICAL STATEMENT

Geotechnology Inc. at the request of Clayco Inc. has provided geotechnical services for the project proposed hereon. A subsurface exploration was conducted during June 2012 for the development proposed hereon. Our preliminary findings indicate that the earth-related aspects are suitable for the development proposed pursuant to the geotechnical recommendations set forth in our August 1, 2012 report titled "Subsurface Exploration Mercy Health Campus Chesterfield Parkway East Chesterfield, Missouri" Geotechnology, Inc. Project No. J018049.02.

Geotechnology must be involved during the construction phase to determine that subsurface conditions are as anticipated and that recommendations relative to construction are implemented.

Joel Weinholt, P.E.

Date 04/21/14

SURVEYOR'S CERTIFICATION

This is to certify that Stock & 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. 222-0

Daniel Enmann
 Daniel Enmann, Missouri L.S. No. 2215

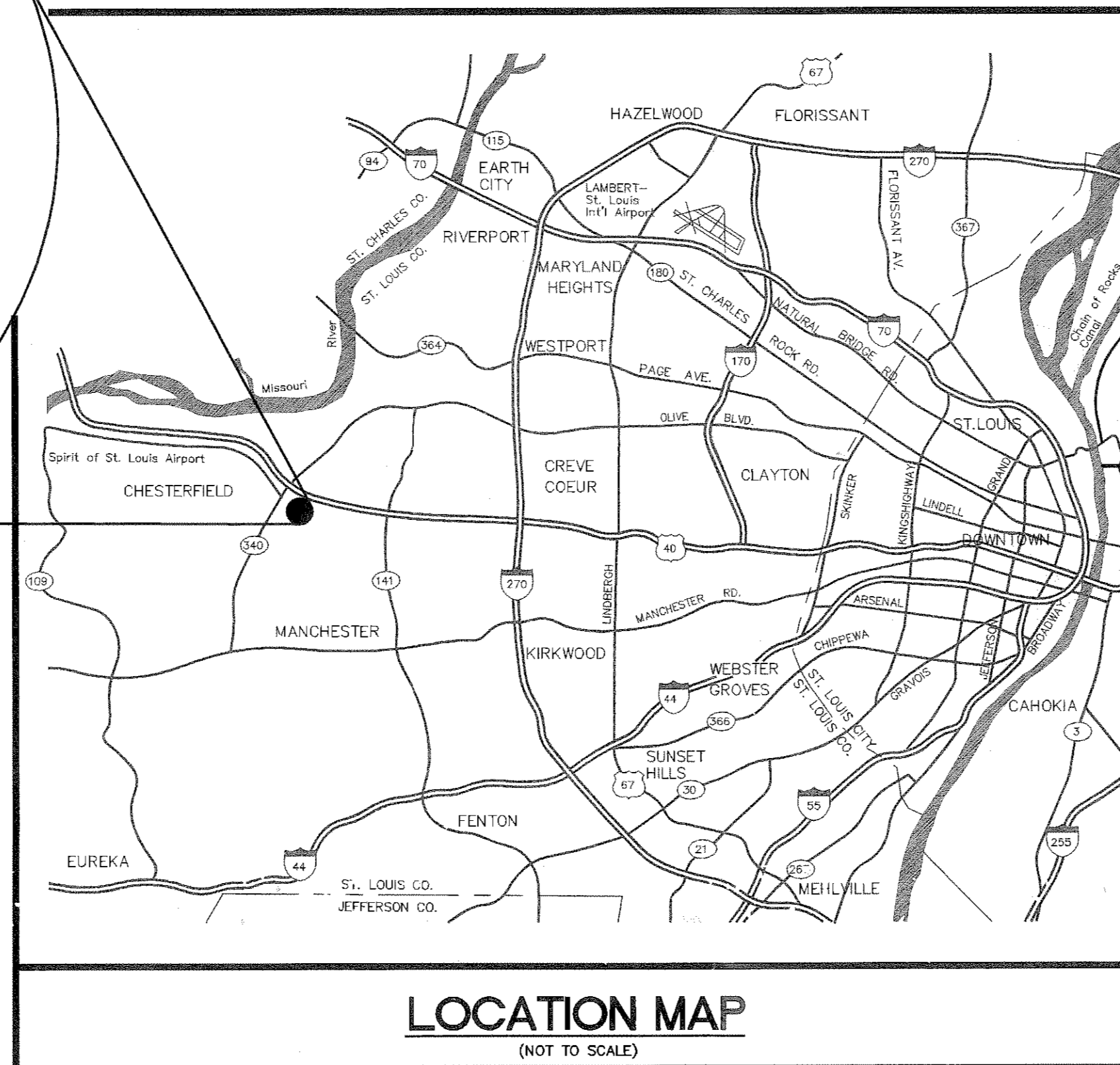
LEGEND

ELECTRIC MANHOLE	W	- WATER
EXISTING SANITARY SEWER	E	- ELECTRIC
EXISTING STORM SEWER	OE	- OVERHEAD ELECTRIC
EXISTING TREE	UE	- UNDERGROUND ELECTRIC
EXISTING BUILDING	G	- GAS
EXISTING CONTOUR	T	- TELEPHONE CABLE
SPOT ELEVATION	T.B.R.	- TO BE REMOVED
EXISTING UTILITIES	T.B.R.&R.	- TO BE REMOVED AND REPLACED
PROPOSED CONTOUR	U.I.P.	- USE IN PLACE
PROPOSED SPOT	T.B.A.	- TO BE ADJUSTED
PROPOSED STORM SEWER	B.C.	- BACK OF CURB
PROPOSED SANITARY SEWER	F.C.	- FACE OF CURB
FIRE HYDRANT	TW	- TOP OF WALL
LIGHT STANDARD	BW	- BOTTOM OF WALL
BUSH	PVMT	- PAVEMENT
SIGN	ASPH	- ASPHALT
NOTES PARKING SPACES	CONC	- CONCRETE
GY WIRE	GRND	- GROUND
POWER POLE	FG	- FINISHED GRADE
WATER MANHOLE	FF	- FINISHED FLOOR
WATER VALVE	LL	- LOWER LEVEL
DENOTES RECORD INFORMATION	TYP	- TYPICAL
HANDICAPPED PARKING	TC	- TOP OF CURB
PHONE MANHOLE	O.C.	- ON CENTER
WATER LINE	E.W.	- EACH WAY
CONCRETE		
ASPHALT		
POLYVINYL CHLORIDE		
DENOTES WITH TRANSFORMER		
SANITARY		
SWALE		
CHAIN-LINK FENCE		
TRAFFIC FLOW		
SAWCUT		
MONARCH TREE		

ABBREVIATIONS

DB.	- DEED BOOK	DB.	- DEED BOOK
PB.	- PLAT BOOK	PB.	- PLAT BOOK
PAGE	- PAGE	PAGE	- PAGE
(-W)	- RIGHT-OF-WAY WIDTH	(-W)	- RIGHT-OF-WAY WIDTH
(REC)	- RECORD INFORMATION	(REC)	- RECORD INFORMATION
FT	- FEET	FT	- FEET
N/F	- NOW OR FORMERLY	N/F	- NOW OR FORMERLY
FND.	- FOUND	FND.	- FOUND
SQ.	- SQUARE	SQ.	- SQUARE
C.O.	- CLEANOUT	C.O.	- CLEANOUT
M.H.	- MANHOLE	M.H.	- MANHOLE
A.I.	- AREA INLET	A.I.	- AREA INLET
C.I.	- CURB INLET	C.I.	- CURB INLET
G.I.	- GRATE INLET	G.I.	- GRATE INLET
Y.D.	- YARD DRAIN	Y.D.	- YARD DRAIN
P.V.C.	- POLYVINYL CHLORIDE PIPE	P.V.C.	- POLYVINYL CHLORIDE PIPE
R.C.P.	- REINFORCED CONCRETE PIPE	R.C.P.	- REINFORCED CONCRETE PIPE
V.C.P.	- VETRIFIED CLAY PIPE	V.C.P.	- VETRIFIED CLAY PIPE
FL	- FLOWLINE	FL	- FLOWLINE
TS	- TAILSTAKE	TS	- TAILSTAKE
ELEV	- ELEVATION	ELEV	- ELEVATION
PROP	- PROPOSED	PROP	- PROPOSED
PR	- PROPOSED	PR	- PROPOSED
EXIST	- EXISTING	EXIST	- EXISTING
EX	- EXISTING	EX	- EXISTING
RD	- ROAD DRAIN	RD	- ROAD DRAIN
M.L.D.	- MAJOR LAND DISTURBANCE	M.L.D.	- MAJOR LAND DISTURBANCE

LOCATION MAP



PERTINENT DATA

OWNER	= MERCY HEALTH
SITE ADDRESS	= 15564 SOUTH OUTER 40 ROAD
PROPOSED ZONING	= "UC"-URBAN CORE DISTRICT
SITE ACREAGE	= 43.35 Acres ±
FIRE DISTRICT	= MONARCH
SEWER DISTRICT	= M.S.D.
WATER SHED	= CREVE COEUR CREEK
WATER SERVICE	= MISSOURI-AMERICAN WATER COMPANY
GAS SERVICE	= LACLEDE GAS COMPANY
ELECTRIC SERVICE	= AMEREN UE ELECTRIC COMPANY
PHONE SERVICE	= AT&T

GENERAL NOTES

- BOUNDARY SURVEY PREPARED BY STOCK & ASSOCIATES DATED DECEMBER 2012. TOPOGRAPHIC SURVEY IS A COMBINATION OF GROUND AND AERIAL DATED DECEMBER 2012.
- 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 GRADES SHALL EXCEED 3:1 SLOPE.
- GRADING AND DRAINAGE PER M.S.D., ST. LOUIS COUNTY AND THE CITY OF CHESTERFIELD
- NO STEP ALLOWED AT ACCESSIBLE ENTRANCE DOORS.
- ADEQUATE EASEMENTS SHALL BE DEDICATED FOR UTILITY RELOCATION.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
- STORMWATER SHALL BE DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- PRIOR TO "SPECIAL USE PERMIT" ISSUANCE BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW MUST BE ESTABLISHED WITH THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.
- ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS FOR NEW DEVELOPMENT SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

NOTE: DEVELOPER IS REQUIRED TO ESCROW THE IMPROVEMENTS AT SOUTH OUTER 40 AS SHOWN IN THE APPROVED TRAFFIC STUDY.

NOTE: ALL SIDEWALKS AND ASSOCIATED ACCESSIBILITY IMPROVEMENTS WITHIN ST. LOUIS COUNTY JURISDICTION SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY ADA STANDARDS.

NOTE: ACCESS TO MERCY CAMPUS DRIVE WILL MEET THE CITY'S ACCESS MANAGEMENT REQUIREMENTS.

NOTE: SEE SHEET C5 FOR PROPOSED IMPROVEMENTS AT SOUTH OUTER 40 AND CHESTERFIELD PARKWAY IMPROVEMENTS.

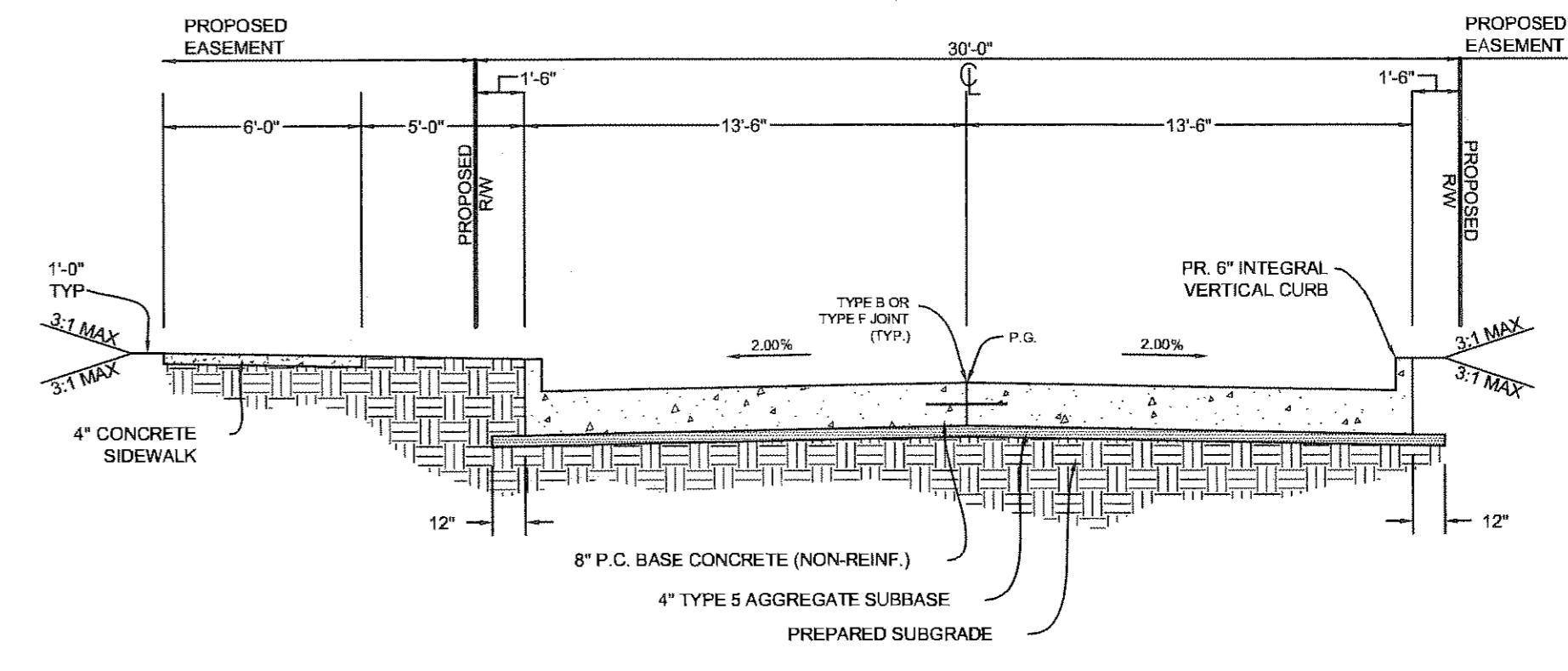
NOTE: PUBLIC ART LOCATIONS WILL BE INCLUDED ON THE INDIVIDUAL SITE DEVELOPMENT SECTION PLANS FOR THE CAMPUS.

NOTE: THE DEVELOPER SHALL BE RESPONSIBLE FOR CONSTRUCTION, BACKFILLING, IRRIGATING, AND LANDSCAPING OF THE PROPOSED MEDIANS ALONG CHESTERFIELD PARKWAY EAST IN ACCORDANCE WITH CITY STANDARDS, SPECIFICATIONS AND GUIDELINES.

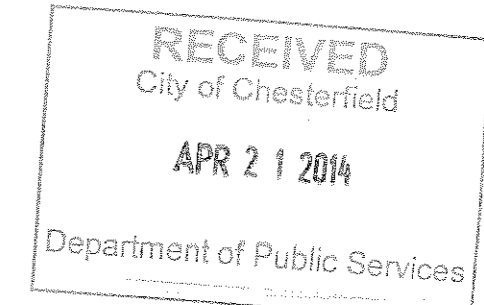
NOTE: THE DEVELOPER WILL BE RESPONSIBLE FOR THE INSTALLATION OF ANY NECESSARY WATER TAPS FOR THE IRRIGATION SYSTEM. THE CITY OF CHESTERFIELD WILL BE RESPONSIBLE FOR FUTURE MAINTENANCE ONCE CONSTRUCTION HAS BEEN COMPLETED AND APPROVED.

UTILITY NOTE

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.



MERCY CAMPUS DRIVE TYPICAL 2" SECTION



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

CLAYCO

THE ART & SCIENCE OF BUILDING
 CLAYCO INC.
 2199 Inverbell Business Center Drive
 St. Louis, MO 63114
 Ph. 314.428.5100 Fax 314.428.3165

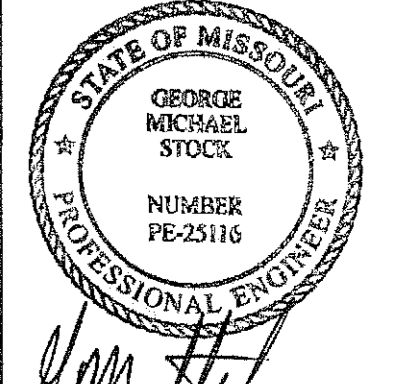
FORUM STUDIO
 2199 Inverbell Business Center Drive
 St. Louis, MO 63114
 Ph. 314.428.1010 Fax 314.428.7770

PREPARED BY:

AMENDED SITE DEVELOPMENT CONCEPT PLAN FOR:

OWNER:

MERCY HEALTH SYSTEM
 14528 South Outer Forty, Suite 100
 Chesterfield, MO 63017
 Attn: Terry F. Bader
 Phone: 314-628-3656



04/21/14
 GEORGE M. STOCK E-25116
 CIVIL ENGINEER
 CERTIFICATE OF AUTHORITY
 NUMBER: 000995

DRAWING ISSUE

- REVISED PER CITY & COUNTY COMMENTS 09/30/13
- REVISED PER COUNTY SIGNAL COMMENTS 10/03/13
- REVISED PER CITY COMMENTS 11/04/13
- REVISED PER CITY COMMENTS 11/18/13
- REVISED PER CITY COMMENTS 01/24/14
- REVISED PER CITY COMMENTS 02/21/14
- REVISED PER CITY COMMENTS 03/18/14
- REVISED PER CITY COMMENTS 03/21/14
- 21 SETS TO CITY 04/21/14

DRAWN BY: J.E.B. CHECKED BY: G.M.S.
 DATE: 09/09/13 JOB NO: 211-4821
 USD P. NO: -- BASE MAP: 18S & 19S

SHEET TITLE:

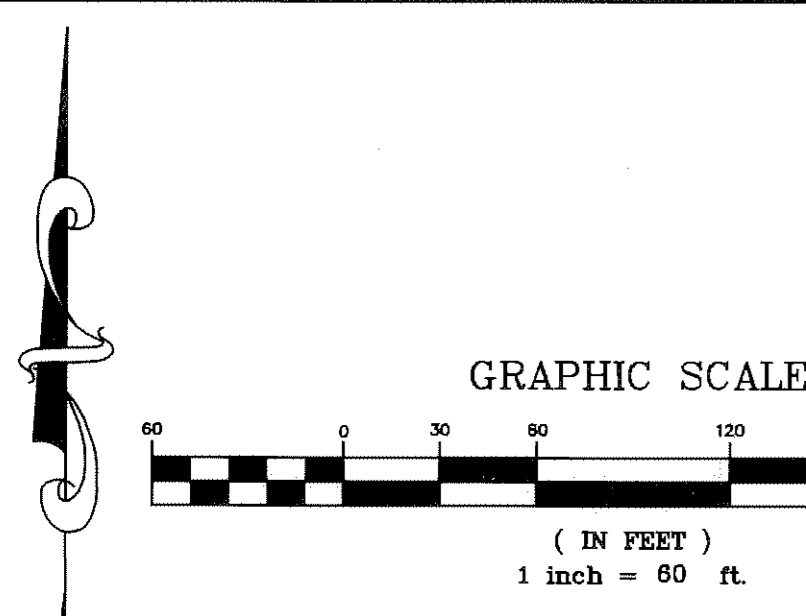
TITLE SHEET

SHEET NO.:

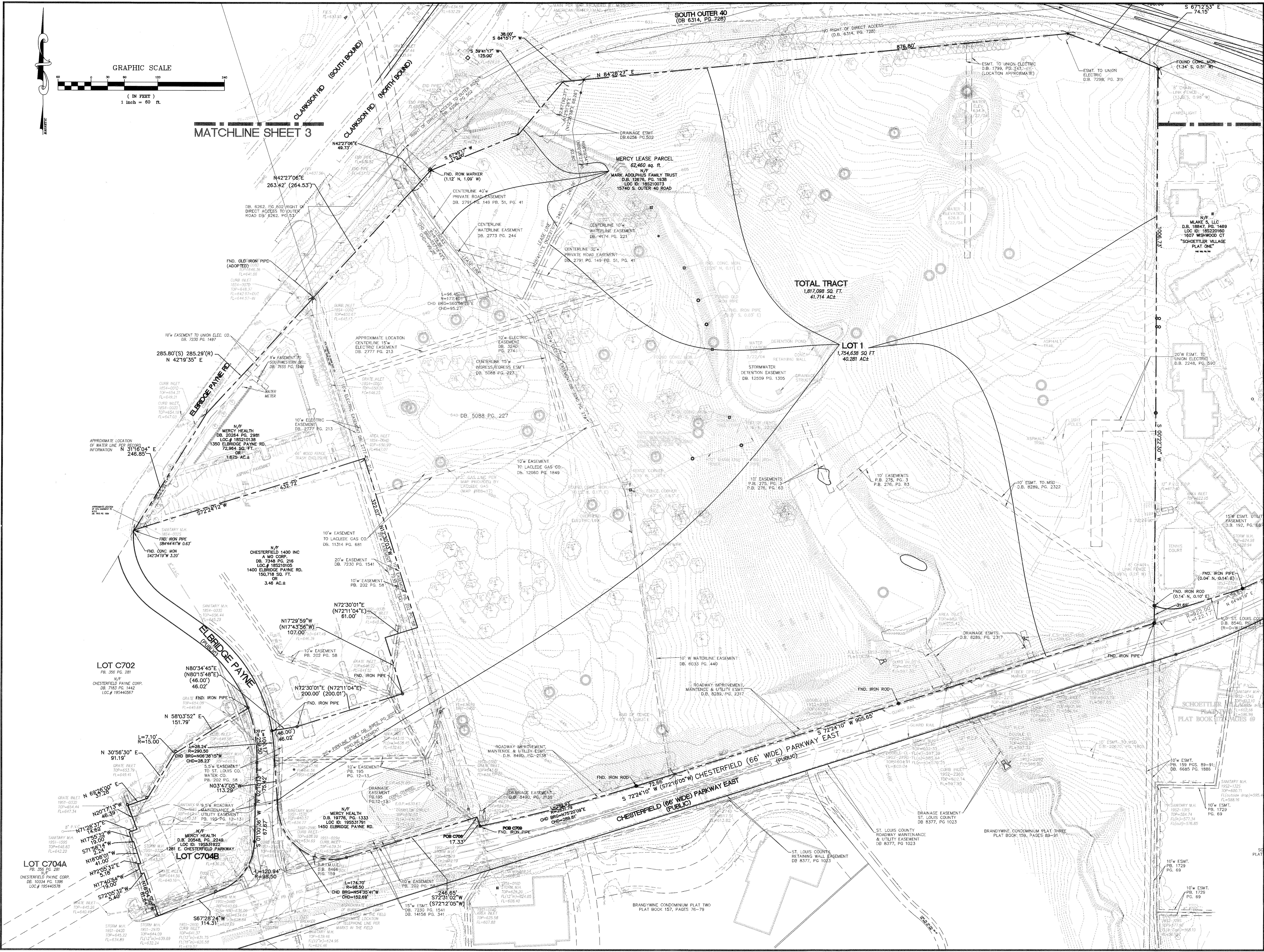
C1

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

STOCK & ASSOCIATES
 Consulting Engineers, Inc.



MATCHLINE SHEET 3



PREPARED BY:
STOCK & ASSOCIATES
 Consulting Engineers, Inc.
 257 Chesterfield Business Parkway
 St. Louis, MO 63005
 TEL: (636) 830-9130
 FAX: (636) 830-9130
 e-mail: general@stockassoc.com
 web: www.stockassoc.com

AMENDED SITE DEVELOPMENT CONCEPT PLAN FOR:
MERCY HEALTH CAMPUS
 CITY OF CHESTERFIELD
 ST. LOUIS COUNTY, MISSOURI

OWNER:
MERCY HEALTH SYSTEM
 14528 South Outer Forty,
 Chesterfield, MO 63017
 Attn: Terry F. Bader
 Phone: 314-628-3656

STATE OF MISSOURI
 GEORGE MICHAEL STOCK
 PROFESSIONAL ENGINEER
 NUMBER PE-25316
 04/21/14

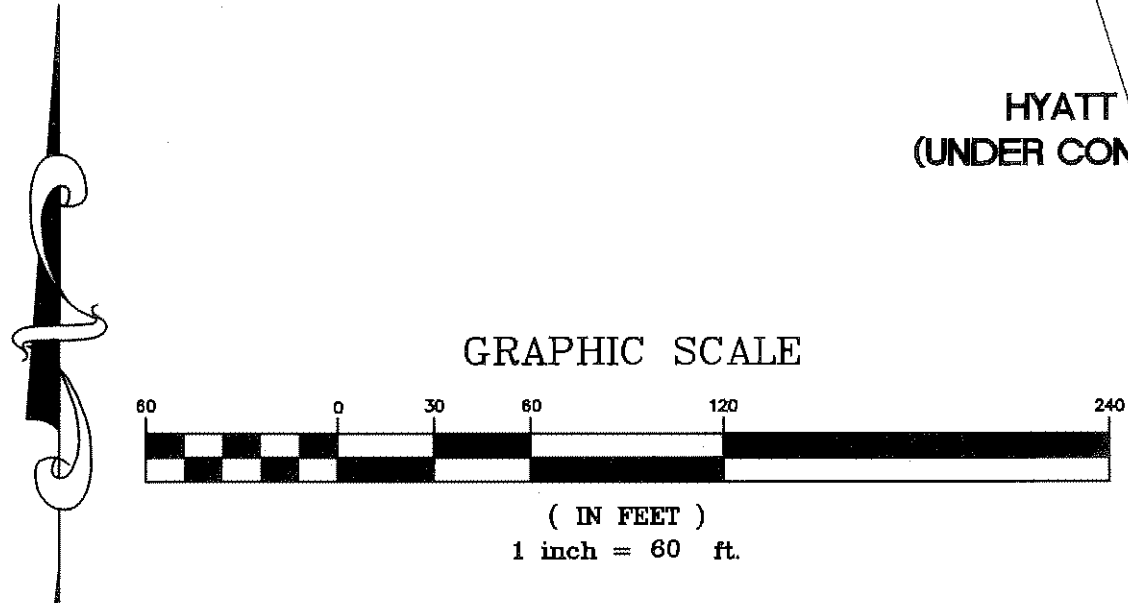
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4.	REVISED PER CITY COMMENTS 01/18/13
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6.	REVISED PER CITY COMMENTS 02/21/14
7.	REVISED PER CITY COMMENTS 03/18/14
8.	REVISED PER CITY COMMENTS 03/31/14
9.	21 SETS TO CITY 04/21/14

DRAWN BY:	CHECKED BY:
J.E.B.	G.M.S.

DATE:	JOB NO.:
09/09/13	211-4821

SHEET TITLE:
EXISTING CONDITIONS PLAN

SHEET NO.:
C2

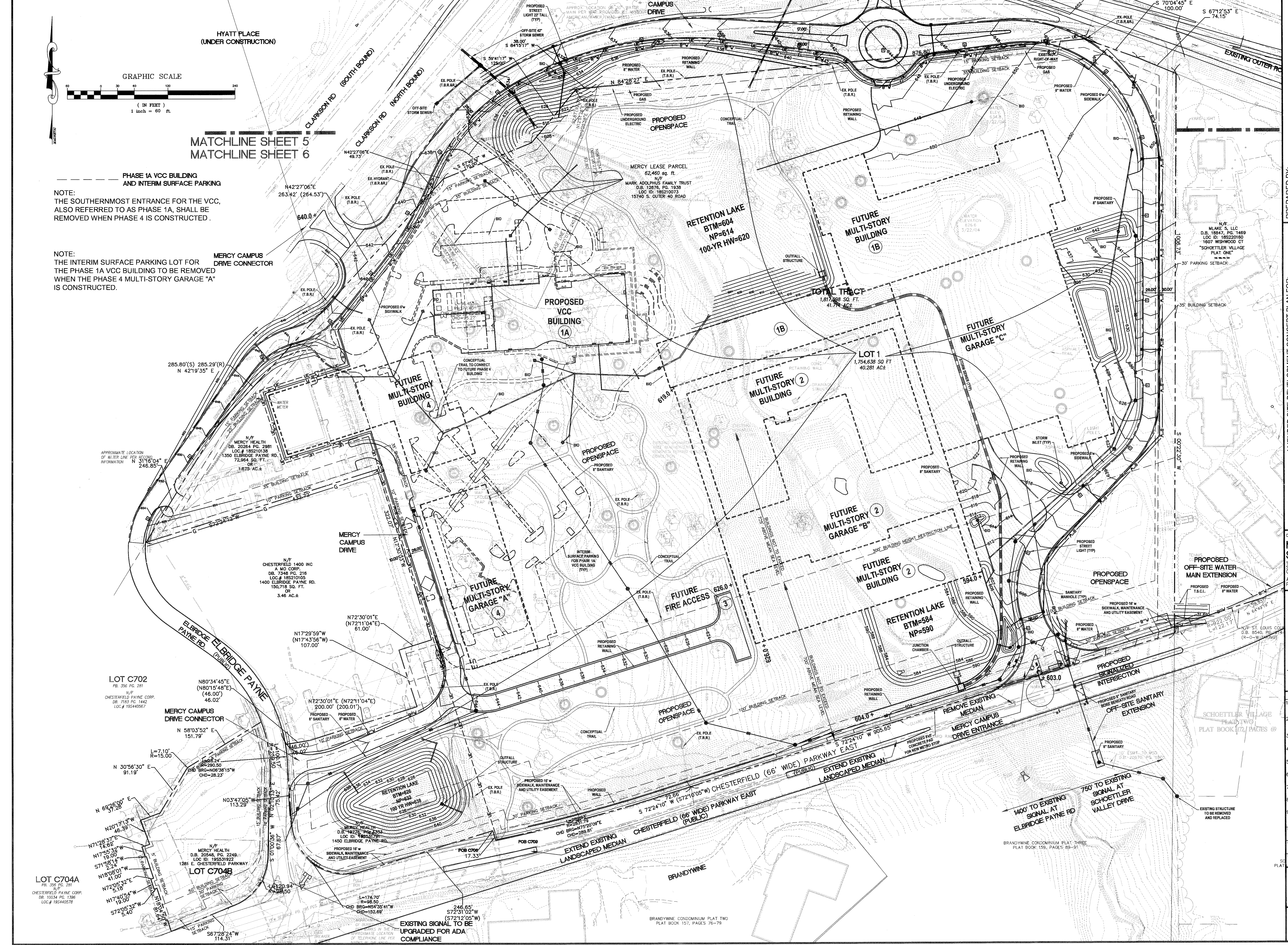


MATCHLINE SHEET 5
MATCHLINE SHEET 6

PHASE 1A VCC BUILDING
AND INTERIM SURFACE PARKING

NOTE:
THE SOUTHERNMOST ENTRANCE FOR THE VCC,
ALSO REFERRED TO AS PHASE 1A, SHALL BE
REMOVED WHEN PHASE 4 IS CONSTRUCTED.

NOTE:
THE INTERIM SURFACE PARKING LOT FOR
THE PHASE 1A VCC BUILDING TO BE REMOVED
WHEN THE PHASE 4 MULTI-STORY GARAGE "A"
IS CONSTRUCTED.

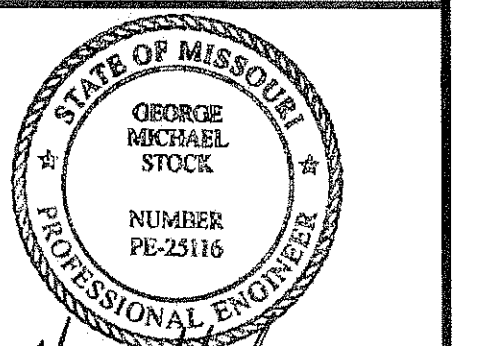


PREPARED BY:

AMENDED SITE DEVELOPMENT CONCEPT PLAN FOR:

OWNER

MERCY HEALTH SYSTEM
14528 South Outer Forty,
Suite 100
Chesterfield, MO 63017
Attn: Terry F. Bader
Phone: 314-628-3656



04/21/14
E-25116
CERTIFICATE OF AUTHORITY
NUMBER: 000296

DRAWING ISSUE

1. REVISED PER CITY & COUNTY COMMENTS 09/30/13
2. REVISED PER COUNTY SIGNAL COMMENTS 11/04/13
3. REVISED PER CITY COMMENTS 11/04/13
4. REVISED PER CITY COMMENTS 01/24/14
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8. REVISED PER CITY COMMENTS 03/31/14
9. 21 SETS TO CITY 04/21/14

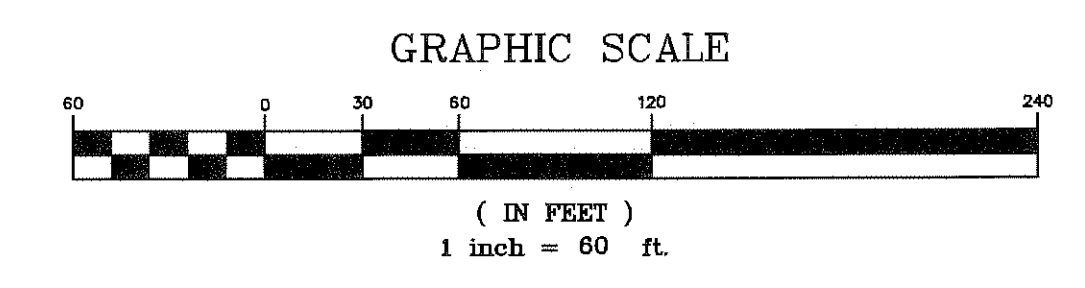
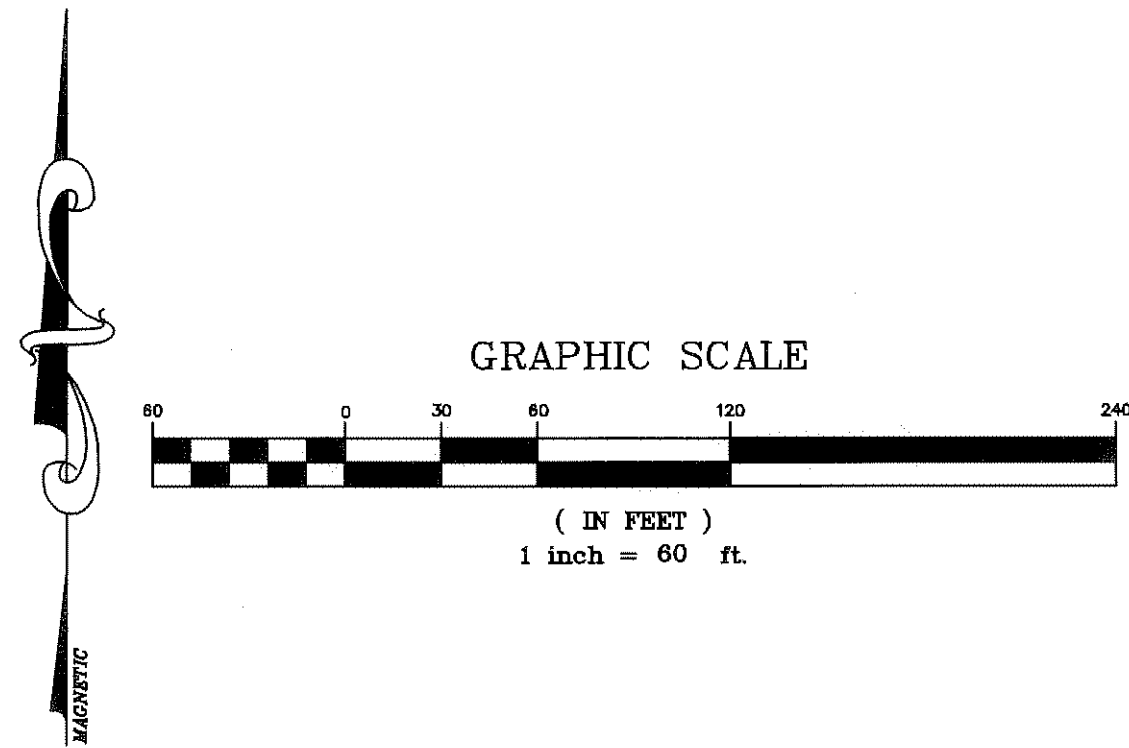
DATE: 09/09/13
JOB NO: 211-4821
SHEET NO: 185 & 195

SITE DEVELOPMENT
CONCEPT PLAN

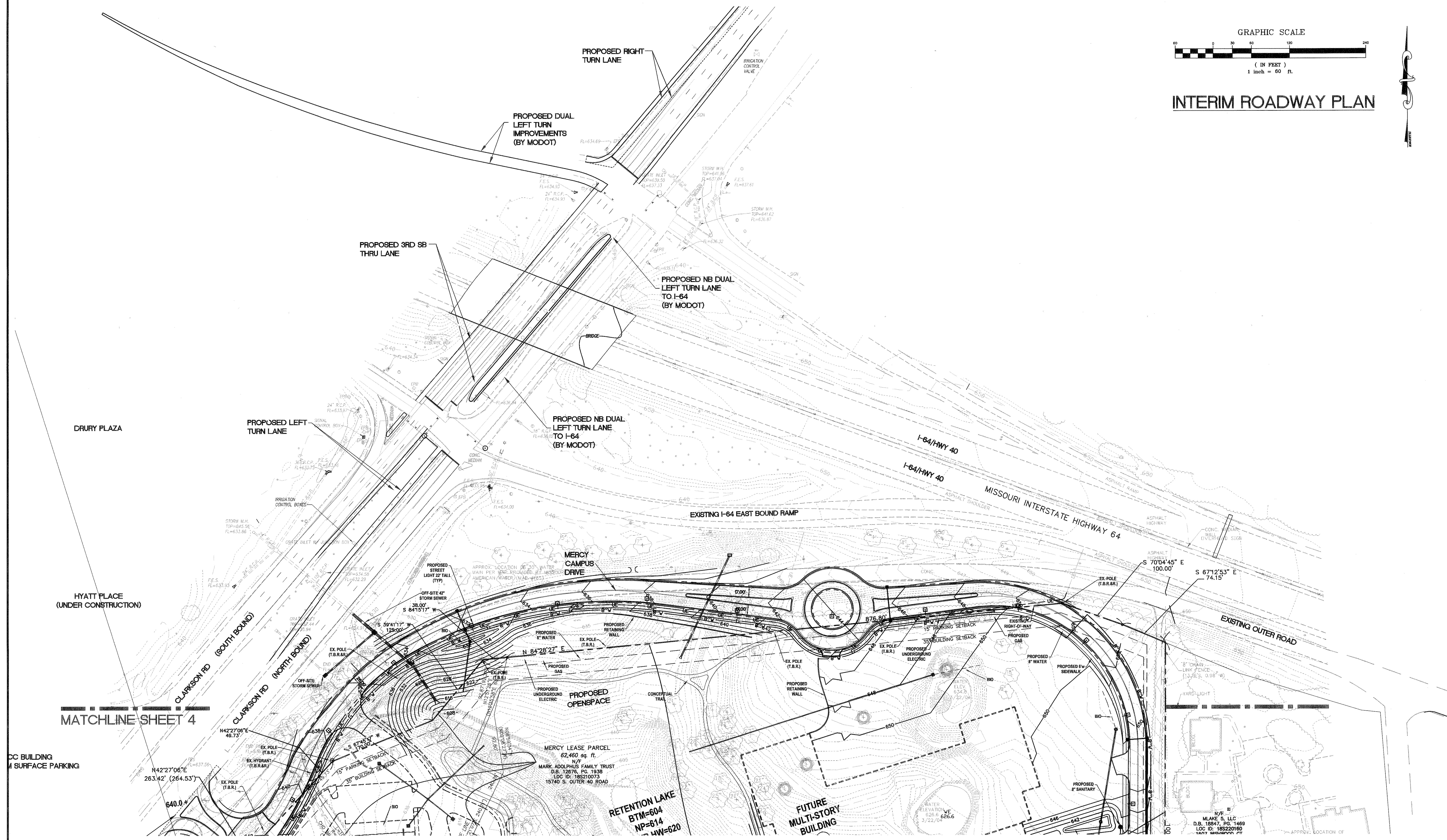
SHEET NO: C4

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

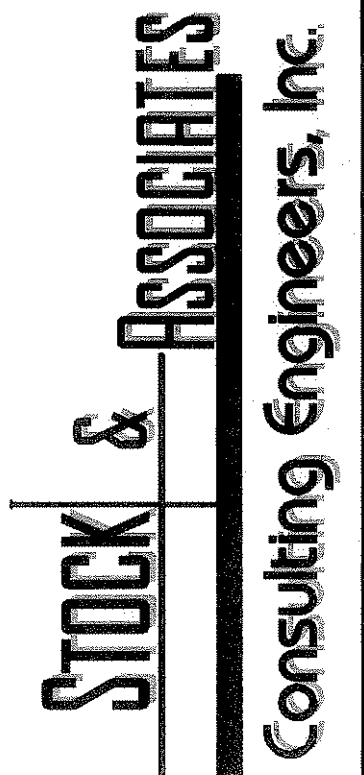
MERCY HEALTH CAMPUS
CITY OF CHESTERFIELD
ST. LOUIS COUNTY, MISSOURI



INTERIM ROADWAY PLAN



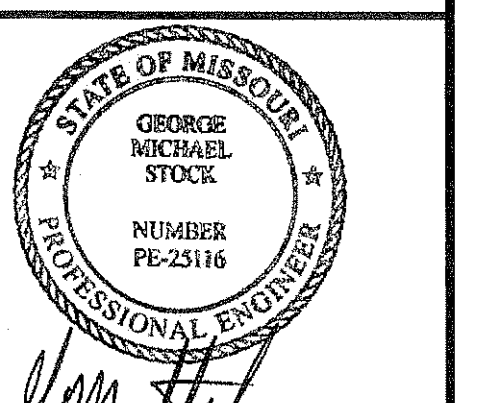
PREPARED BY:



AMENDED SITE DEVELOPMENT CONCEPT PLAN FOR:

MERCY HEALTH CAMPUS
CITY OF CHESTERFIELD
ST. LOUIS COUNTY, MISSOURI

OWNER:
MERCY HEALTH SYSTEM
14528 South Outer Forty,
Suite 100
Chesterfield, MO 63017
Attn: Terry F. Bader
Phone: 314-628-3656



DATE: 04/21/14
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000986

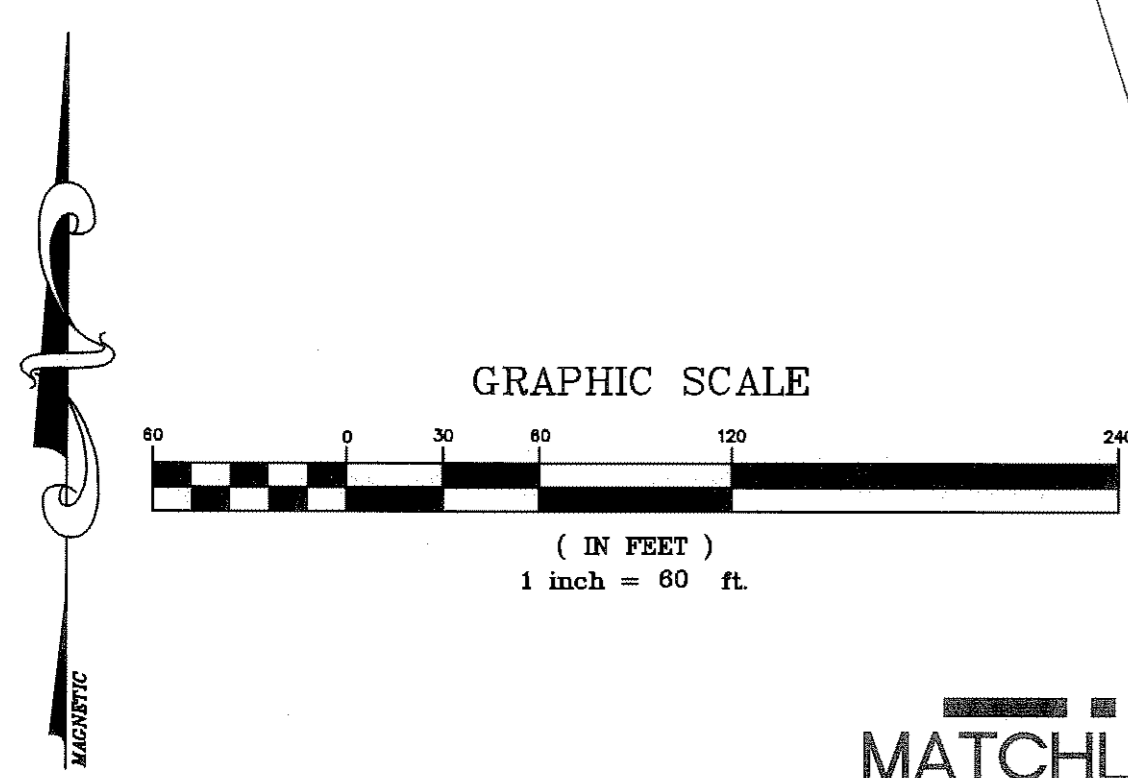
- DRAWING ISSUE
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 3. REVISED PER CITY COMMENTS 11/04/13
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 7. REVISED PER CITY COMMENTS 03/18/14
 8. REVISED PER CITY COMMENTS 03/31/14
 9. 21 SETS TO CITY 04/21/14

DATE:	09/09/13	CHECKED BY:	G.M.S.
JOB NO.:	211-4821		
BASE MAP:	185 & 195		

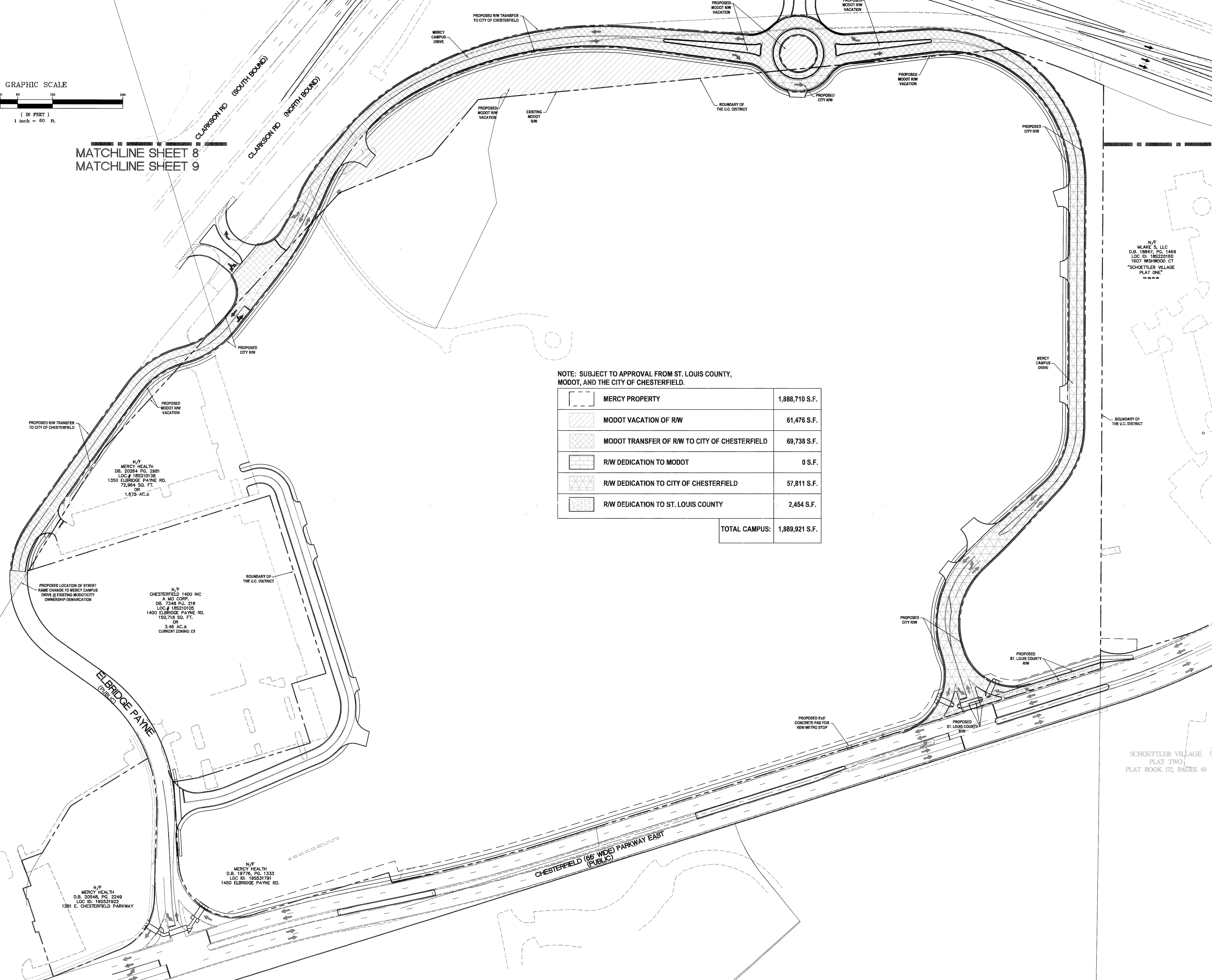
SHEET TITLE:
SITE DEVELOPMENT CONCEPT PLAN W/ INTERIM ROADS

SHEET NO.:
C6

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



MATCHLINE SHEET 8
MATCHLINE SHEET 9



NOTE: SUBJECT TO APPROVAL FROM ST. LOUIS COUNTY, MODOT, AND THE CITY OF CHESTERFIELD.

	MERCY PROPERTY	1,888,710 S.F.
	MODOT VACATION OF R/W	61,476 S.F.
	MODOT TRANSFER OF R/W TO CITY OF CHESTERFIELD	69,738 S.F.
	R/W DEDICATION TO MODOT	0 S.F.
	R/W DEDICATION TO CITY OF CHESTERFIELD	57,811 S.F.
	R/W DEDICATION TO ST. LOUIS COUNTY	2,454 S.F.
TOTAL CAMPUS:		1,889,921 S.F.

N/F
MERCY HEALTH
D.B. 20264, P.C. 2981
LOC # 18S210139
1350 ELBRIDGE PAYNE RD.
72,964 SQ. FT.
OR
1.679 AC.±

N/F
CHESTERFIELD 1400 INC
A MO CORP.
D.B. 72448, P.C. 216
LOC # 18S210105
1400 ELBRIDGE PAYNE RD.
150,718 SQ. FT.
OR
3.46 AC.±
CURRENT ZONING: C3

N/F
MERCY HEALTH
D.B. 20548, P.C. 2249
LOC ID: 19S531922
1281 E. CHESTERFIELD PARKWAY

N/F
MERCY HEALTH
D.B. 19776, P.C. 1333
LOC ID: 19S531791
1450 ELBRIDGE PAYNE RD.

N/F
MLAKE 5, LLC
D.B. 19847, P.C. 1469
LOC ID: 18S220169
1607 WISHWOOD CT
"SCHOETTLER VILLAGE
PLAT ONE"
148,000 SQ. FT.

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005
PH: (636) 530-9100
FAX: (636) 530-9130
e-mail: general@stockand.com
Web: www.stockand.com

AMENDED SITE DEVELOPMENT CONCEPT PLAN FOR:
MERCY HEALTH CAMPUS
CITY OF CHESTERFIELD
ST. LOUIS COUNTY, MISSOURI

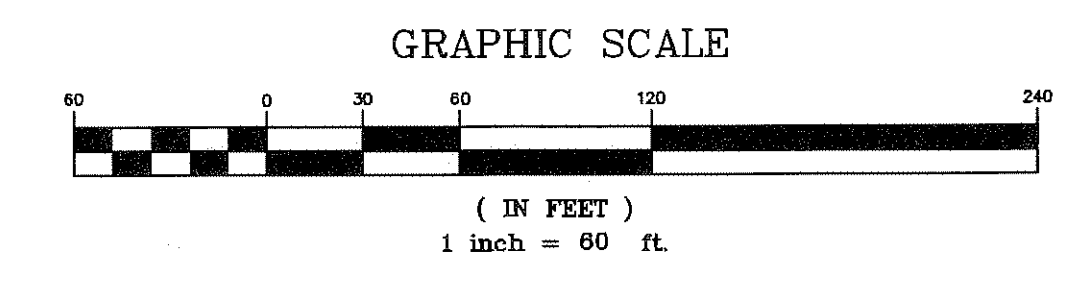
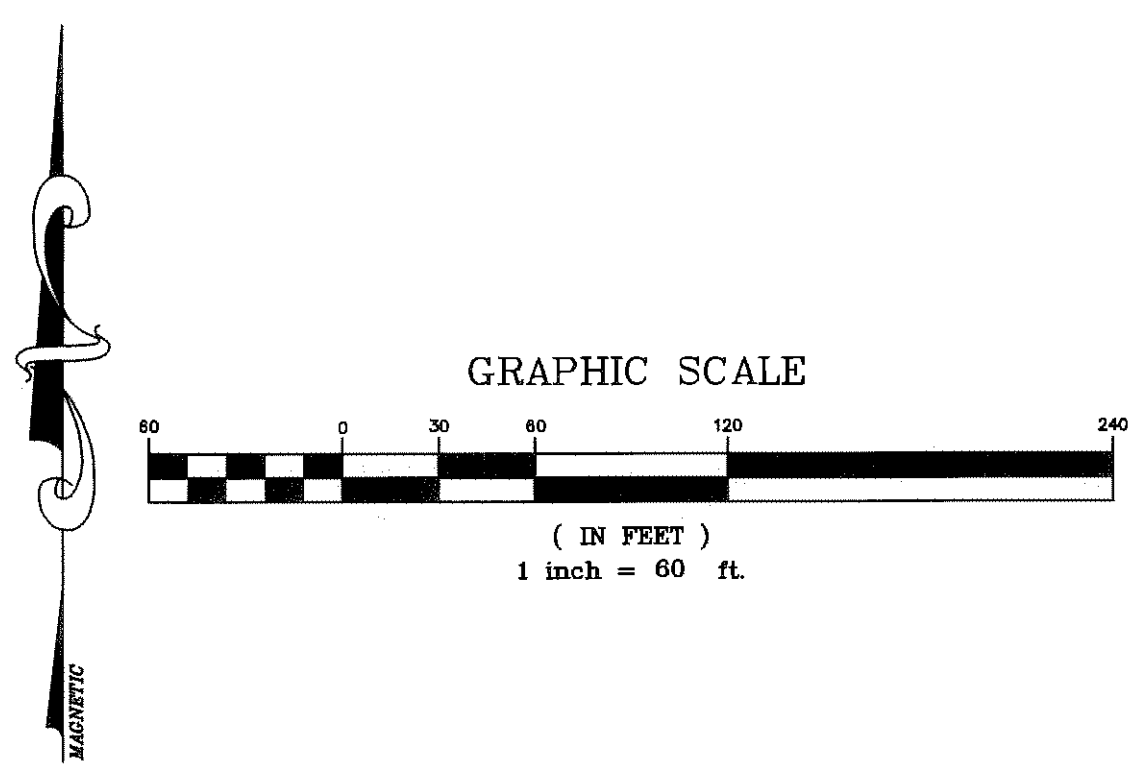
OWNER:
MERCY HEALTH SYSTEM
14528 South Outer Forty,
Suite 100
Chesterfield, MO 63017
Attn: Terry F. Bader
Phone: 314-628-3656

STATE OF MISSOURI
GEORGE M. STOCK
E-25116
NUMBER
PE-25116
PROFESSIONAL ENGINEER
George M. Stock
04/21/14
GEORGE M. STOCK
CIVIL ENGINEER
E-25116
CERTIFICATE OF AUTHORITY
NUMBER: 000996

- DRAWING ISSUE
1. REVISED PER CITY & COUNTY COMMENTS 09/30/13
 2. REVISED PER COUNTY SIGNAL COMMENTS 10/03/13
 3. REVISED PER CITY COMMENTS 11/04/13
 4. REVISED PER CITY COMMENTS 11/18/13
 5. REVISED PER CITY COMMENTS 01/24/14
 6. REVISED PER CITY COMMENTS 02/21/14
 7. REVISED PER CITY COMMENTS 03/16/14
 8. REVISED PER CITY COMMENTS 03/31/14
 9. 21 SETS TO CITY 04/21/14

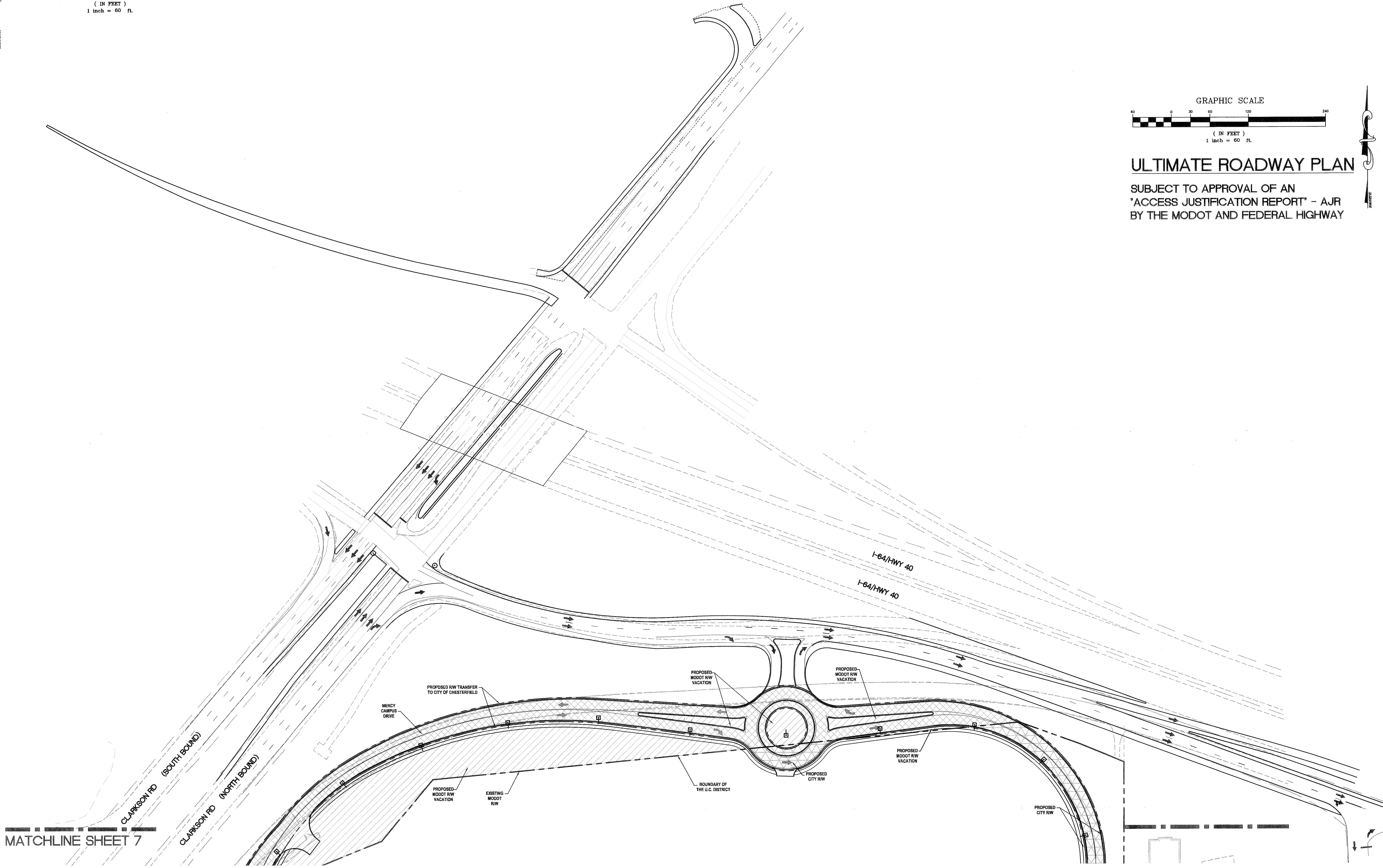
DRAWN BY: J.E.B. CHECKED BY: G.M.S.
DATE: 09/09/13 JOB NO: 211-4821
MSD P NO: --- BASE MAP: 18S & 19S

SHEET TITLE:
STRIPING AND RIGHT-OF-WAY PLAN
SHEET NO:
C7



ULTIMATE ROADWAY PLAN

SUBJECT TO APPROVAL OF AN
"ACCESS JUSTIFICATION REPORT" - AJR
BY THE MODOT AND FEDERAL HIGHWAY



MATCHLINE SHEET 7

PREPARED BY:

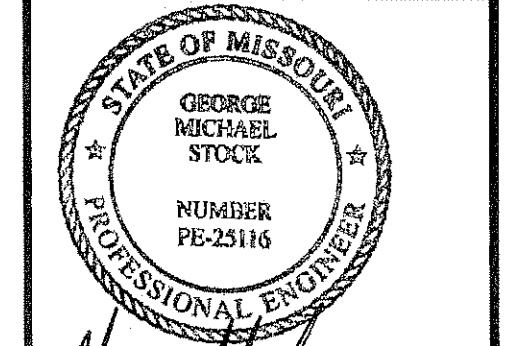
STOCK & ASSOCIATES
Consulting Engineers, Inc.

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

AMENDED SITE DEVELOPMENT CONCEPT PLAN FOR:

MERCY HEALTH CAMPUS
CITY OF CHESTERFIELD
ST. LOUIS COUNTY, MISSOURI

OWNER
MERCY HEALTH SYSTEM
14526 South Outer Forty,
Suite 100
Chesterfield, MO 63017
Attn: Terry F. Bader
Phone: 314-628-3656



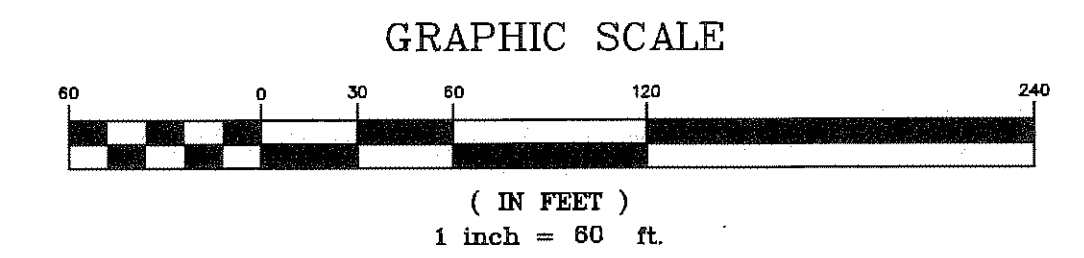
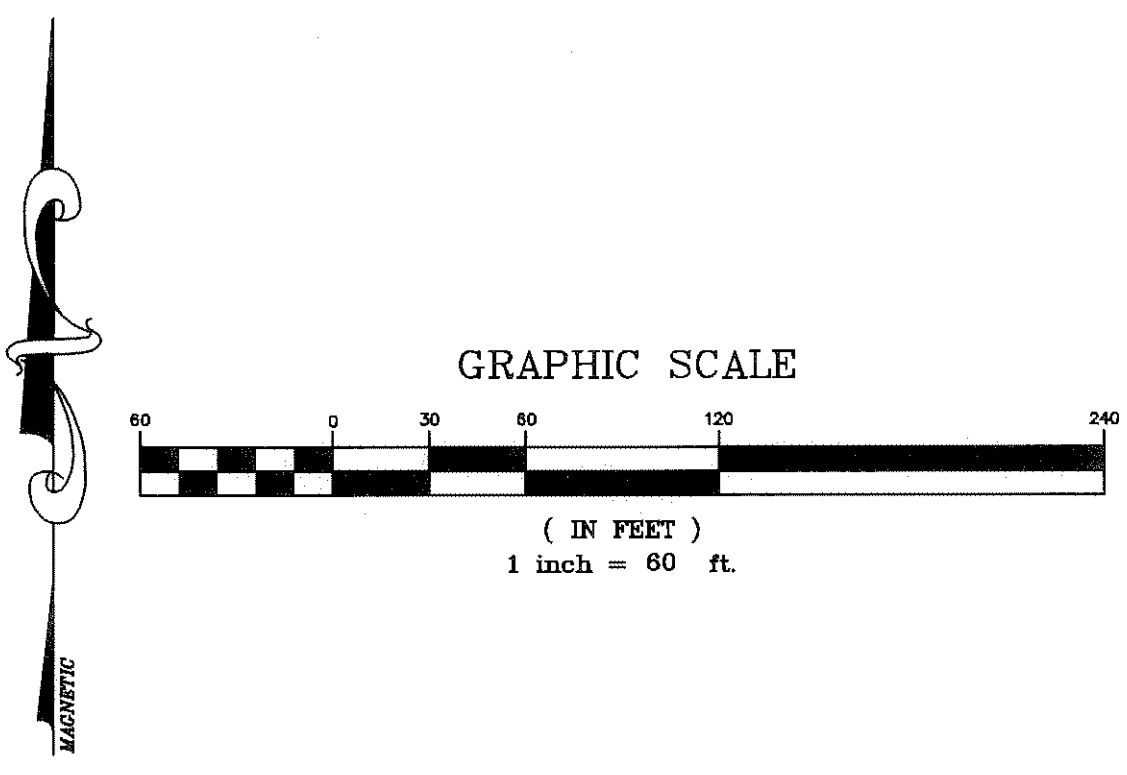
04/21/14
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

- DRAWING ISSUE
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 2. REVISED PER COUNTY SIGNAL COMMENTS 10/03/13
 3. REVISED PER CITY COMMENTS 11/04/13
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 7. REVISED PER CITY COMMENTS 03/18/14
 8. REVISED PER CITY COMMENTS 03/31/14
 9. 21 SETS TO CITY 04/21/14

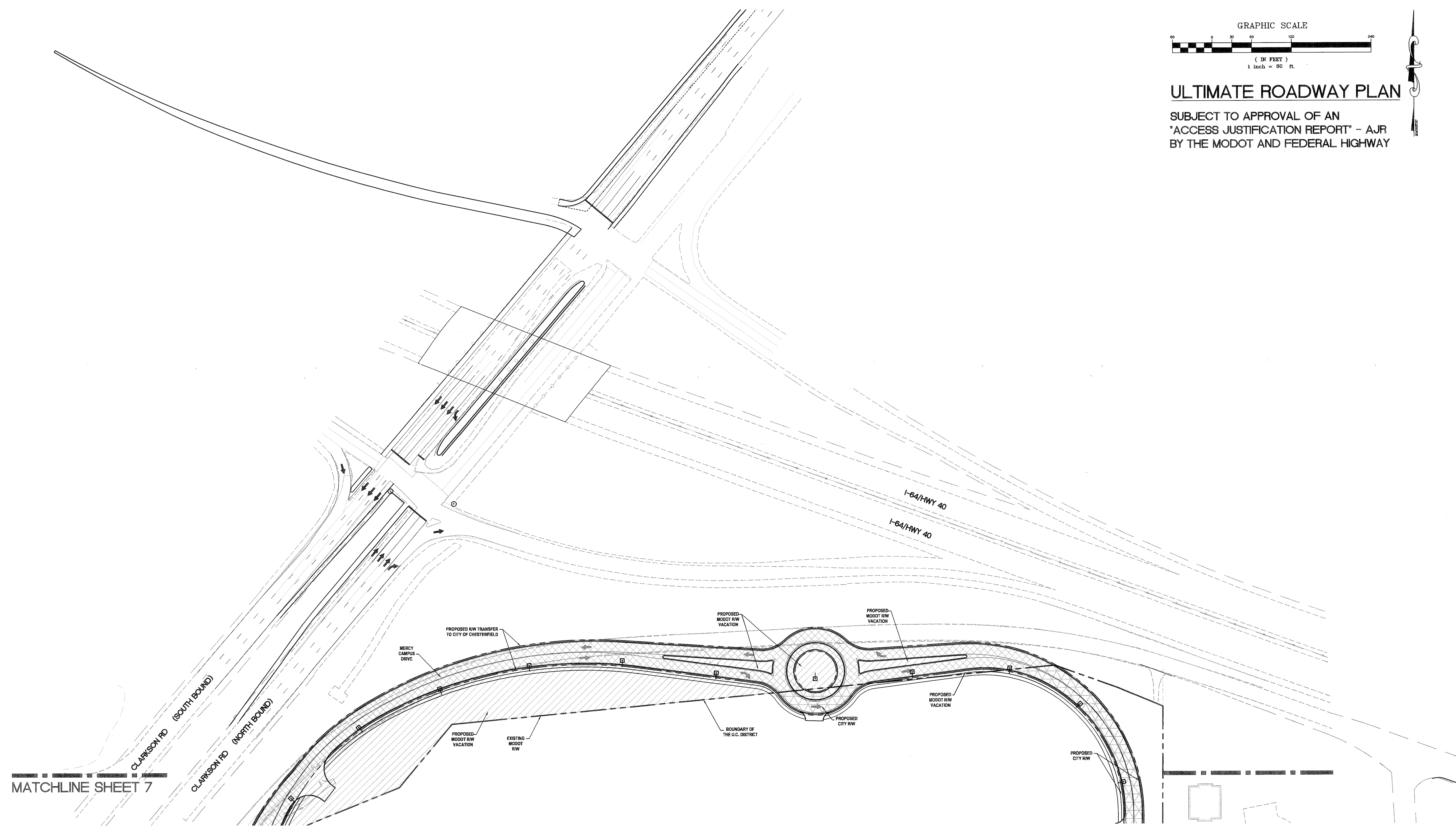
DRAWN BY:	CHECKED BY:
J.E.B.	G.M.S.
DATE:	JOB NO.
09/09/13	211-4821
MOD P NO.:	BASE MAP:
--	18S & 19S

SHEET TITLE:
STRIPING AND R/W PLAN W/ ULTIMATE ROADS

SHEET NO.:
C8



ULTIMATE ROADWAY PLAN
 SUBJECT TO APPROVAL OF AN
 "ACCESS JUSTIFICATION REPORT" - AJR
 BY THE MODOT AND FEDERAL HIGHWAY



MATCHLINE SHEET 7

PREPARED BY:

STOCK & ASSOCIATES
 Consulting Engineers, Inc.

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 e-mail: gstock@stockassoc.com
 Web: www.stockassoc.com

AMENDED SITE DEVELOPMENT CONCEPT PLAN FOR:

MERCY HEALTH CAMPUS
 CITY OF CHESTERFIELD
 ST. LOUIS COUNTY, MISSOURI

OWNER
MERCY HEALTH SYSTEM
 14528 South Outer Forty,
 Suite 100
 Chesterfield, MO 63017
 Attn: Terry F. Bader
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04/21/14
 GEORGE M. STOCK E-25116
 CIVIL ENGINEER
 CERTIFICATE OF AUTHORITY
 NUMBER: 000996

- DRAWING ISSUE**
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DRAWN BY:	CHECKED BY:
J.E.B.	G.M.S.
DATE:	JOB NO.:
09/09/13	211-4821
NSD P. NO.:	BASE MAP:
	18S & 19S

SHEET TITLE:
STRIPING AND RIGHT-OF-WAY PLAN W/ INTERIM ROADS

SHEET NO.:
C9

BILL NO. 2928

ORDINANCE NO. 2749

AN ORDINANCE REPEALING ST. LOUIS COUNTY ORDINANCE 11,323 AND CITY OF CHESTERFIELD ORDINANCE 2721 TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN AREA COVERED BY TWO "C-B" PLANNED COMMERCIAL DISTRICTS AND ONE "UC" URBAN CORE DISTRICT TO A SINGLE "UC" URBAN CORE DISTRICT FOR A 43.35 ACRE AREA OF LAND LOCATED NORTH OF CHESTERFIELD PARKWAY AT THE INTERSECTION WITH ELBRIDGE PAYNE RD. (P.Z. 06-2013 MERCY HEALTH SYSTEMS (CHESTERFIELD VILLAGE SE QUADRANT) 198531791, 198531801, 18S210028, 18S210149, 18S210073, 18S210062, 18S220148, 18S220171, 18S220061, 198531922, AND 18S210138).

WHEREAS, Mercy Health Systems has requested an ordinance amendment to add two parcels covered under two "C-8" Planned Commercial Districts to an existing "UC" Urban District, resulting in a new 43.35 acre "UC" Urban Core District located north of Chesterfield Parkway at the intersection with Elbridge Payne Rd.; and,

WHEREAS, a Public Hearing was held before the Planning Commission on March 25, 2013; and,

WHEREAS, the Planning Commission, having considered said request, recommended approval of the ordinance amendment; with amendments to the setbacks for 1281 Chesterfield Parkway E (19S531922) and,

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval of the ordinance amendment; and,

WHEREAS, the City Council, having considered said request voted to approve the ordinance amendment request.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. City of Chesterfield Zoning Ordinance and the Official Zoning District Map, which are part thereof, are hereby amended by establishing a "UC" Urban Core District for a 43.35 acre tract of land located north of Chesterfield Parkway at the intersection of Elbridge Payne Rd. (19S531791, 19S531801, 18S210028, 18S210149, 18S210073, 18S210062, 18S220148, 18S220171, 18S220061, 19S531922, and 18S210138) and as described as follows:

A tract of land being all of Lot C704B of the plat of a "Resubdivision of Adjusted Lot A of 'A' Boundary Adjustment Plat of Lots 2 and 3 of a Resubdivision of Lot 2 and Part of Lot 3 of Elbridge Payne Office Park" as recorded in Plat Book 356, Page 281 of the St. Louis County, Missouri Records and Lot 1-B of "A Resubdivision of Lot 1 of Elbridge Payne Office

Park" as recorded in Plat Book 202, Page 58 of the aforesaid Records and part Lots 1, 2 and 3 of Humphrey's Estate, and being part of U.S. Survey 2002 in Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

BEGINNING at the Southeast corner of Lot C704B of the plat of a "Resubdivision of Adjusted Lot A of 'A' Boundary Adjustment Plat of Lots 2 and 3 of a Resubdivision of Lot 2 and Part of Lot 3 of Elbridge Payne Office Park" as recorded in Plat Book 356, Page 281 of the St. Louis County, Missouri Records; thence along the Western line of said Lot C704B the following: thence North 18 degrees 04 minutes 50 seconds West, a distance of 81.64 feet to a point; thence South 72 degrees 05 minutes 32 seconds West, a distance of 5.40 feet to a point; thence North 17 degrees 40 minutes 54 seconds West, a distance of 19.00 feet to a point; thence North 72 degrees 05 minutes 32 seconds East, a distance of 5.18 feet to a point; thence North 18 degrees 08 minutes 01 seconds West, a distance of 41.00 feet to a point; thence South 71 degrees 58 minutes 14 seconds West, a distance of 2.24 feet to a point; thence North 17 degrees 55 minutes 32 seconds West, a distance of 19.00 feet to a point; thence North 71 degrees 28 minutes 37 seconds East, a distance of 14.62 feet to a point; thence North 20 degrees 17 minutes 13 seconds West, a distance of 46.39 feet to the Northwest corner of said Lot C704B; thence along the Northwest line of said Lot North 69 degrees 26 minutes 00 seconds East, a distance of 37.28 feet to a point; thence North 30 degrees 56 minutes 30 seconds East, a distance of 91.19 feet to a point; thence along a curve to the right having a radius of 15.00 feet, an arc length of 7.10 feet, and a chord which bears North 44 degrees 30 minutes 06 seconds East, a chord distance of 7.03 feet to a point; thence North 58 degrees 03 minutes 52 seconds East, a distance of 151.79 feet to the Western line of Elbridge Payne Road; thence along said Western line in a Southerly direction along a curve to the right having a radius of 259.50 feet, an arc length of 47.66 feet, and a chord which bears South 14 degrees 41 minutes 03 seconds East, a chord distance of 47.59 feet to a point; thence North 80 degrees 34 minutes 38 seconds East, a distance of 31.00 feet to a point; thence leaving said Western line North 80 degrees 34 minutes 45 seconds East, a distance of 46.02 feet to a point on the Eastern line of said Elbridge Payne Road, said point being the Northwest corner of Lot 1-B of "A Resubdivision of Lot 1 of Elbridge Payne Office Park" as recorded in Plat Book 202, Page 58 of the aforesaid Records; thence along the Northern line of said Lot 1-B North 72 degrees 30 minutes 01 seconds East, a distance of 200.00 feet to a point; thence North 17 degrees 29 minutes 59 seconds West, a distance of 107.00 feet to a point; thence North 72 degrees 30 minutes 01 seconds East, a distance of 60.99 feet to the Northeast Corner of said Lot 1-B, said point being on the Eastern line of Lot 2 of Humphreys Estate; thence along said

East line North 17 degrees 30 minutes 03 seconds West, a distance of 322.07 feet to a point; thence leaving said East line South 72 degrees 24 minutes 12 seconds West, a distance of 432.72 feet to the Southeastern line of Elbridge Payne Road; thence along said Southeastern line and the Southern line of the South Outer Forty Road the following North 31 degrees 16 minutes 04 seconds East, a distance of 246.85 feet to a point; thence North 42 degrees 19 minutes 35 seconds East, a distance of 285.80 feet to a point; thence North 42 degrees 27 minutes 06 seconds East, a distance of 313.15 feet to a point; thence North 67 degrees 45 minutes 17 seconds East, a distance of 170.35 feet to a point; thence North 39 degrees 41 minutes 17 seconds East, a distance of 125.00 feet to a point; thence North 84 degrees 15 minutes 17 seconds East, a distance of 38.00 feet to a point; thence North 84 degrees 28 minutes 27 seconds East, a distance of 876.80 feet to a point; thence South 70 degrees 04 minutes 45 seconds East, a distance of 100.00 feet to a point; thence South 67 degrees 12 minutes 53 seconds East, a distance of 74.15 feet to the Northeast corner of Schoettler Village Plat One, a subdivision filed for record in Plat Book 172, Page 68 of the aforesaid Records; thence along the Western line of said Schoettler Village Plat One South 00 degrees 22 minutes 30 seconds West, a distance of 1006.73 feet to the Northern line of Chesterfield Parkway East; thence along said Northern line the following South 72 degrees 24 minutes 10 seconds West, a distance of 905.65 feet to a point; thence South 72 degrees 24 minutes 10 seconds West, a distance of 72.66 feet to a point; thence along a curve to the right having a radius of 2831.79 feet, an arc length of 289.94 feet, and a chord which bears South 75 degrees 20 minutes 09 seconds West, a chord distance of 289.81 feet to a point; thence North 17 degrees 30 minutes 03 seconds West, a distance of 17.33 feet to a point; thence South 72 degrees 31 minutes 02 seconds West, a distance of 246.65 feet to a point; thence South 75 degrees 01 minutes 26 seconds West, a distance of 241.72 feet to a point; thence South 67 degrees 28 minutes 24 seconds West, a distance of 114.31 feet to the Point of Beginning and containing 1,888,710 square feet or 43.35 acres more or less as per calculations by Stock & Associates Consulting Engineers, Inc. during February, 2013.

Section 2. The preliminary approval, pursuant to the City of Chesterfield Zoning Ordinance is granted, subject to all of the ordinances, rules and regulations and the specific conditions as recommended by the Planning Commission in its recommendation to the City Council, which are set out in the Attachment "A" and the preliminary plan indicated as "Attachment B" which is attached hereto as and made part of.

Section 3. The City Council, pursuant to the petition filed by Mercy Health Systems in P.Z. 06-2013, requesting the amendment embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that

said petition be granted and after a public hearing, held by the Planning Commission on the 25th day of March 2013, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

Section 4. This ordinance and the requirements thereof are exempt from the warning and summons for violations as set out in Section 1003.410 of the Zoning Ordinance of the City of Chesterfield.

Section 5. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this 17th day of June, 2013

ATTEST: Vickie Haas, CITY CLERK

ATTEST: Vickie Haas, CITY CLERK

Bob Nation, MAYOR

FIRST READING HELD: May 20, 2013

Planning Commission April 22, 2013 Planning and Public Works Committee May 9, 2013 City Council, May 20, 2013 City Council June 3, 2013

ATTACHMENT A

All provisions of the City of Chesterfield City Code shall apply to this development except as specifically modified herein.

I. SPECIFIC CRITERIA

A. PERMITTED USES

- 1. The uses allowed in this 'UC' Urban Core District shall be: a. Health services; including clinics of doctors and dentists b. Hospice c. Hospitals and medical centers d. Medical care facilities e. Office, dental f. Office, general g. Office, medical h. Outpatient care and treatment facilities i. Parking area, including garages, for automobiles j. Parking structures, public or private k. Residential care and treatment facilities l. Schools for the handicapped m. Wellness centers

2. Hours of Operation.

- a. Hours of operation for this 'UC' District shall not be restricted.

3. Ancillary uses for the above referenced permitted uses shall be as follows:

- a. Administrative office for educational or religious facility b. Assisted living c. Auditorium d. Barber or beauty shop e. Cafeterias for use by employees and guests of primary uses f. Coffee shop g. Day care, including adult day care h. Device for energy generation i. Dormitories j. Duplicating, mailing, stenographic and office services k. Dwelling, employee l. Dwellings, multiple family m. Educational facility - Specialized private school

Planning Commission April 22, 2013 Planning and Public Works Committee May 9, 2013 City Council, May 20, 2013 City Council June 3, 2013

- n. Educational facility - Vocational school, outdoor training o. Educational services to the public related to health care p. Financial institutions with no drive-throughs q. Florists r. Gift shops s. Grocery - Neighborhood t. Group housing u. Gymnasium v. Hospitality houses w. Laboratories x. Newspaper stand y. Orthopedic stores z. Pharmacies aa. Places of worship bb. Research facilities cc. Restaurant, sit down or take out including outdoor customer dining area under two thousand (2,000) square feet in gross floor area without drive-through or drive-in dd. Satellite dish ee. Schools and training facilities related to the medical professions including but not limited to schools for nursing ff. Social services gg. Substance abuse treatment facility, outpatient hh. Substance abuse treatment facility, residential ii. Telecommunications structure jj. Telecommunications tower or facility kk. Terminals for buses and other public mass transit vehicles ll. Transit transfer station
- 4. Telecommunication siting permits may be issued for wireless telecommunications facilities per the requirements of the City of Chesterfield Telecommunications Ordinance Number 2391.

B. FLOOR AREA, HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS

1. Height

- a. Any structures, other than parking structures, that are primarily (greater than 50% of square footage) located within 300 feet of Chesterfield Parkway (Parkway Area) shall not exceed: i. 700 feet above Mean Sea Level exclusive of mechanical equipment, penthouses and screening for such items, and

Planning Commission April 22, 2013 Planning and Public Works Committee May 9, 2013 City Council, May 20, 2013 City Council June 3, 2013

- ii. Three stories in height, exclusive of mechanical equipment and penthouses and screening for such items.
- b. Any structures, other than parking structures, that are primarily (greater than 50% of square footage) located north of 300 feet of Chesterfield Parkway ("S. Outer 40 Area") shall not exceed: i. 725 feet above Mean Sea Level, exclusive of mechanical equipment, penthouses and screening for such items, and ii. Six stories in height, exclusive of mechanical equipment and penthouses and screening for such items.
- c. Parking structures: i. Parking Structure Area A, as delineated on the Preliminary Plan shall not be greater than 690 feet above Mean Sea Level. ii. Parking Structure Area B, as delineated on the Preliminary Plan shall not be greater than 640 feet above Mean Sea Level. Any proposed parking or similar structure on the top deck not associated with the parking of vehicles shall be considered part of building and subject to building height limitations. iii. Parking Structure Area C, as delineated on the Preliminary Plan shall not be greater than 650 feet above Mean Sea Level.
- d. For the purpose of this section, a story shall be defined as the horizontal segment of a building between the floor surface and the ceiling next above it, and wholly above grade.

2. Open Space

- a. A minimum of 30% open space is required for this development.
- 3. Floor Area a. This development shall have a maximum F.A.R. of 0.55.

C. SETBACKS

All building and parking (including parking structures) shall be as shown on the Preliminary Plan.

Planning Commission April 22, 2013 Planning and Public Works Committee May 9, 2013 City Council, May 20, 2013 City Council June 3, 2013

D. PARKING AND LOADING REQUIREMENTS

- 1. A Parking Demand Study shall be submitted during the site development plan review process in accordance with Section 1003.165 of the City of Chesterfield Zoning Ordinance. This study will be reviewed as part of the site development plan submittal and approved by Planning Commission.

E. LANDSCAPE AND TREE REQUIREMENTS

- 1. The developer shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.
- 2. Where natural buffers exist, every effort shall be made to reduce disturbance and maintain the existing buffer, except for the removal of dead wood and invasive vines and plants. Additional trees and shrubs may be required to bring the natural buffer up to the full perimeter buffer requirements.
- 3. The developer shall extend the landscaped median areas on Chesterfield Parkway which were previously planned for access to the property covered by this ordinance. The median(s) shall be constructed, backfilled, irrigated and landscaped in accordance with City standards, specifications, and guidelines. The developer will be responsible for the installation of any necessary water taps for the irrigation system. The City of Chesterfield will be responsible for future maintenance once construction of the medians has been completed and approved. Final extents of the medians shall be as directed by the City of Chesterfield and St. Louis County Department of Highways and Traffic.

F. SIGN REQUIREMENTS

- 1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code or a Sign Package may be submitted for the planned district. Sign Packages shall adhere to the City Code and are reviewed and approved by the City of Chesterfield Planning Commission.
- 2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, St. Louis County Department of Highways and Traffic, and/or MoDOT, as applicable, for sight distance considerations prior to installation or construction.

G. LIGHT REQUIREMENTS

- 1. Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.

PREPARED BY:

STOCK & ASSOCIATES Consulting Engineers, Inc.

AMENDED SITE DEVELOPMENT CONCEPT PLAN FOR:

MERCY HEALTH CAMPUS CITY OF CHESTERFIELD ST. LOUIS COUNTY, MISSOURI

MERCY HEALTH SYSTEM 14528 South Outer Forty, Suite 100 Chesterfield, MO 63017 Attn: Terry F. Boder Phone: 314-628-3656

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

Table with columns for REVISION PER CITY & COUNTY COMMENTS, REVISION PER COUNTY SIGNAL COMMENTS, REVISION PER CITY COMMENTS, and REVISION PER CITY COMMENTS. Includes dates and revision numbers.

Table with columns for DRAWN BY, CHECKED BY, DATE, JOB NO., and SHEET TITLE. Includes names J.E.B. and G.M.S., date 09/09/13, job number 211-4821, and sheet number 185 & 19S.

ORDINANCE

C11

H. ARCHITECTURAL

1. The developer shall adhere to the Architectural Review Standards of the City of Chesterfield Code.
2. Trash enclosures: All exterior trash areas will be enclosed with a minimum six (6) foot high sight-proof enclosure complemented by adequate landscaping. The location, material, and elevation of any trash enclosures will be as approved by the City of Chesterfield on the Site Development Plan.

I. ACCESS/ACCESS MANAGEMENT

1. Access to this development from Chesterfield Parkway shall be via one (1) commercial entrance, signalized as warranted by the MUTCD, and built to St. Louis County standards. If signalized, the entrance shall be centered between the existing signalized intersections at Elbridge Payne Drive and Schoettler Valley Drive, as directed by the St. Louis County Department of Highways and Traffic. Additional rights-of-way access to Chesterfield Parkway may be permitted as indicated in the approved traffic study.
2. Parking shall be prohibited along both sides of the main driveway and cross-traffic shall not be permitted within 175 feet from Chesterfield Parkway as directed by the Saint Louis County Department of Highways and Traffic.
3. If required sight distance cannot be provided at the access locations, acquisition of right-of-way, reconstruction of pavement including correction to the vertical alignment and other off-site improvements may be required to provide adequate sight distance as directed by the Saint Louis County Department of Highways and Traffic and / or the City of Chesterfield.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. The intersection of Elbridge Payne and Chesterfield Parkway shall be brought up to adhere to the 2010 ADA Standards for Accessible Design, or most current requirements, to include pedestrian facilities.
2. Sidewalks shall be installed on both sides of internal drives. Drives running parallel to a property line with no building access between the drive and property line shall only be required to install sidewalks on the interior side of the drive. All pedestrian facilities shall adhere to all applicable 2010 ADA Standards for Accessible Design or most current requirements, specifically regarding the site arrival points. Internal sidewalks shall connect to the site frontage and provide pedestrian access.

5. New stormwater detention basins will be constructed based on current MSD standards. Creve Coeur Creek is a "release rate watershed", the impervious area in the development plans indicates the differential runoff will be >= 5 cfs, and the detention basin should be designed to limit runoff to watershed release rates in Table 4-5 of MSD's Rules and Regulations.
6. The storm sewer proposed to take runoff from the Clarkson Road and S. Outer 40 right-of-way will be a privately maintained storm sewer. Should the developer desire to make this sewer a public sewer, its alignment and potentially the site layout will need to be modified.
7. For either 1350 Elbridge Payne Rd or 1281 E. Chesterfield Pkwy, all development that occurs subsequent to the change in zoning should be submitted to MSD for review. Development on either parcel will be evaluated as part of the overall Mercy Health Campus project.
8. Based on the proposed building plan for 1350 Elbridge Payne Rd, a boundary adjustment plat will be needed and reviewed with formal plan review.
9. Stormwater management will be required for all future development on these parcels and should be consistent with MSD comments submitted as part of the earlier concept plan (BK 360, PG 391-406). Please note the following:
 - a. Stormwater quality management and channel protection detention will be required for all development on 1350 Elbridge Payne Rd or 1281 E. Chesterfield Pkwy.
 - b. If future development at 1350 Elbridge Payne drains into other on-site flood detention basin(s), then those basin(s) should be sized to accommodate that flow. The amount of allowable release from those basin(s) should be based on allowable release rates for Creve Coeur Creek listed in Table 4-5 of MSD Rules and Regulations.
 - c. 1281 E. Chesterfield Pkwy presently drains into an existing detention pond. Any increase in runoff from this parcel will need to be addressed with detention facilities, to meet current flood detention requirements. Flood detention requirements may either be met with a new on-site basin, or by upgrading the existing pond.

P. SANITARY SEWER

1. An assessment of the sanitary system that serves this site will be required to evaluate whether the sanitary system has capacity for the additional flow produced by this complex. The developer will be required to make any upgrades necessary to accommodate the additional sanitary flow from the site.

3. Provide improvements, including a 6 foot wide sidewalk, street trees, tree lawn, 'Share the Road' signage, and street lights, along the Chesterfield Parkway along the frontage of the subject site in accordance with the preliminary plans for the "Parkway on the Parkway" project. The improvements may be located in right-of-way if permitted by the St. Louis County Department of Highways and Traffic or within a sidewalk, maintenance and utility easement. An area at least 16 feet wide is required for the improvements. The City of Chesterfield will be responsible for maintenance of the improvements; the property owner shall be responsible for all costs related to providing power to the street lights.

4. Due to the size of this development and potential traffic generation, a traffic impact study will be required to determine the needed roadway improvements to mitigate the additional traffic on local roads and the state highway system. The developer's additional road improvement obligation shall be as determined by the approved study and as directed by the City of Chesterfield, St. Louis County Department of Highways and Traffic, and Missouri Department of Transportation.

5. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the St. Louis County Department of Highways and Traffic and the City of Chesterfield. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.

6. The City and the developer shall enter into an agreement, including a financial instrument for funding, for pursuing approvals and completing construction for the improvements associated with S. Outer 40 Road, access to I-64 from S. Outer 40 Road and related improvements as identified in the study prepared by Bernard Lochmueller & Associates, Inc. dated May 21, 2012, as amended, under Preliminary Evaluation of Alternative Freeway Access.

7. 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

2. Sanitary load estimates may be needed to be updated to reflect this revised plan, and calculations will be reviewed during formal plan review.

Q. GEOTECHNICAL REPORT

Prior to Site Development Plan approval, provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of Public Services. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and Improvement plans.

R. WETLANDS AND JURISDICTIONAL WATERWAYS

Prior to approval of any grading permit or improvement plans, or issuance of a building permit, required permits from the ACOE shall be obtained.

S. MISCELLANEOUS

1. All utilities will be installed underground.
2. An opportunity for recycling will be provided. All provisions of Chapter 25, Article VII, and Section 25-122 thru Section 25-128 of the City of Chesterfield, Missouri Code shall be required where applicable.

II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT CONCEPT PLANS AND SITE DEVELOPMENT PLANS

- A. The developer shall submit a concept plan within eighteen (18) months of City Council approval of the change of zoning.
- B. In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire development within eighteen (18) months of the date of approval of the change of zoning by the City.
- C. Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.

- D. Said Plan shall be submitted in accordance with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site Development Plans by sections of this project to the Planning Commission shall be permitted if this option is utilized.

by an Irrevocable Letter of Credit must be established with the St. Louis County Department of Highways and Traffic to guarantee completion of the required roadway improvements.

8. Provide cross access easement and temporary slope construction license or other appropriate legal instrument or agreement guaranteeing permanent access between this site and adjacent properties as directed by the St. Louis County Departments of Planning and Highways and Traffic and / or the City of Chesterfield.

K. TRAFFIC STUDY

1. The developer shall submit a traffic study, addressing the traffic generated by the proposed development, to the Missouri Department of Transportation (MoDOT), the St. Louis County Department of Highways and Traffic (SLCDHT), and the City of Chesterfield, as applicable, for review and approval. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.

2. Provide a sight distance evaluation report, as required by the City of Chesterfield, for the proposed entrances to this development. If adequate sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to the vertical alignment, and/or other off-site improvements shall be required, as directed by the City of Chesterfield and/or the Missouri Department of Transportation.

L. TRAIL

A trail for public use that connects to public sidewalk(s) shall be provided and maintained by the developer.

M. PUBLIC ART

General areas where public art may be placed shall be indicated on the appropriate site development plan. The specific details for the public art, such as location, size, placement, type, etc., shall be approved by the City of Chesterfield.

- E. Where due cause is shown by the developer, this time interval for plan submittal may be extended through appeal to and approval by the Planning Commission.

III. COMMENCEMENT OF CONSTRUCTION

- A. Substantial construction shall commence within two (2) years of approval of the Site Development Concept Plan or Site Development Plan, unless otherwise authorized by ordinance.
- B. Where due cause is shown by the developer, the Commission may extend the period to commence construction for not more than one additional year.

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT CONCEPT PLAN

1. Any Site Development Concept Plan shall show all information required on a preliminary plat as required in the City of Chesterfield Code.
2. Include a Conceptual Landscape Plan in accordance with the City of Chesterfield Code to indicate proposed landscaping along arterial and collector roadways.
3. Include a Lighting Plan in accordance with the City of Chesterfield Code to indicate proposed lighting along arterial collector roadways.
4. Provide comments/approvals from the appropriate fire district, the St. Louis County Department of Highways and Traffic, Spirit of St. Louis Airport, the Missouri Department of Transportation, and Metro Transit.
5. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

B. SITE DEVELOPMENT PLAN AND SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENTS

Site Development Plan or Site Development Section Plan(s) shall include, but not be limited to, the following:

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of property.
3. Density calculations.

Either Councilmember of the Ward where a development is proposed or the Mayor may request that the plan for a development be reviewed and approved by the entire City Council. This request must be made no later than twenty-four (24) hours after Planning Commission review. The City Council will then take appropriate action relative to the proposal. The plan for a development, for purposes of this section, may include the site development plan, site development section plan, site development concept plan, landscape plan, lighting plans, architectural elevations, sign package or any amendment thereto.

O. STORMWATER

1. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield. The stormwater management facilities shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty percent (60%) of approved dwelling units in each plat, watershed or phase of residential developments. The location and types of stormwater management facilities shall be identified on the Site Development Plan(s).

2. This project will be considered "new development" and stormwater quality controls shall be designed and implemented to reasonably mimic pre-construction runoff conditions to the maximum extent practicable. Water quality, channel protection (extended detention), and flood detention requirements must be met during formal plan review.

3. Formal plan submittal and approval will be required by MSD prior to the issuance of permits. Formal plan approval is subject to the requirements of detailed review. A complete pre-existing natural resources plan shall be submitted with plan review materials.

4. As previously part of development planning, a flood detention basin was proposed on this property that would serve development on the Mercy parcel, the proposed Hyatt Place at Drury Plaza, and the existing Drury Plaza. A "master stormwater detention plan" shall be submitted to MSD as part of formal plan review for all of these properties. Prior to approving development plans, MSD will also need construction schedules for the project and the Drury Plaza project, as well as a commitment from both parties to meet the schedule's due date for detention basin construction.

Failure to meet the schedule for flood detention basin construction may necessitate compliance enforcement action by MSD.

4. Parking calculations, including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.

5. Provide open space percentage for overall development including separate percentage for each lot on the plan.

6. Provide Floor Area Ratio (F.A.R.).

7. A note indicating all utilities will be installed underground.

8. A note indicating signage approval is separate process.

9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.

10. Specific structure and parking setbacks along all roadways and property lines.

11. Indicate location of all existing and proposed freestanding monument signs.

12. Indicate location of public art as identified in Section I.M.

13. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.

14. Floodplain boundaries.

15. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.

16. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.

17. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.

18. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.

19. Address trees and landscaping in accordance with the City of Chesterfield Code.

PREPARED BY:

AMENDED SITE DEVELOPMENT CONCEPT PLAN FOR:

MERCY HEALTH CAMPUS

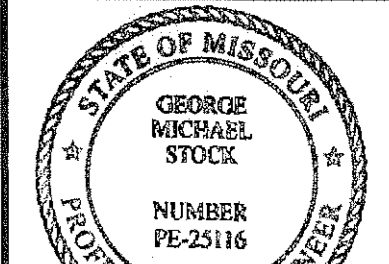
CITY OF CHESTERFIELD
ST. LOUIS COUNTY, MISSOURI

OWNER

MERCY HEALTH SYSTEM

14528 South Outer Fort, Suite 100
Chesterfield, MO 63017

Attn: Terry F. Bader
Phone: 314-628-3656



04/21/14
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

DRAWING ISSUE

1. REVISED PER CITY & COUNTY COMMENTS 09/30/13
2. REVISED PER COUNTY SIGNAL COMMENTS 10/03/13
3. REVISED PER CITY COMMENTS 11/04/13
4. REVISED PER CITY COMMENTS 11/18/13
5. REVISED PER CITY COMMENTS 01/24/14
6. REVISED PER CITY COMMENTS 02/21/14
7. REVISED PER CITY COMMENTS 03/18/14
8. REVISED PER CITY COMMENTS 03/31/14
9. 21 SETS TO CITY 04/21/14

DRAWN BY: J.E.B. CHECKED BY: G.M.S.

DATE: 09/09/13 JOB NO: 211-4821

MSD P. NO: --- BASE MAP: ---
SHEET TITLE: 18S & 19S

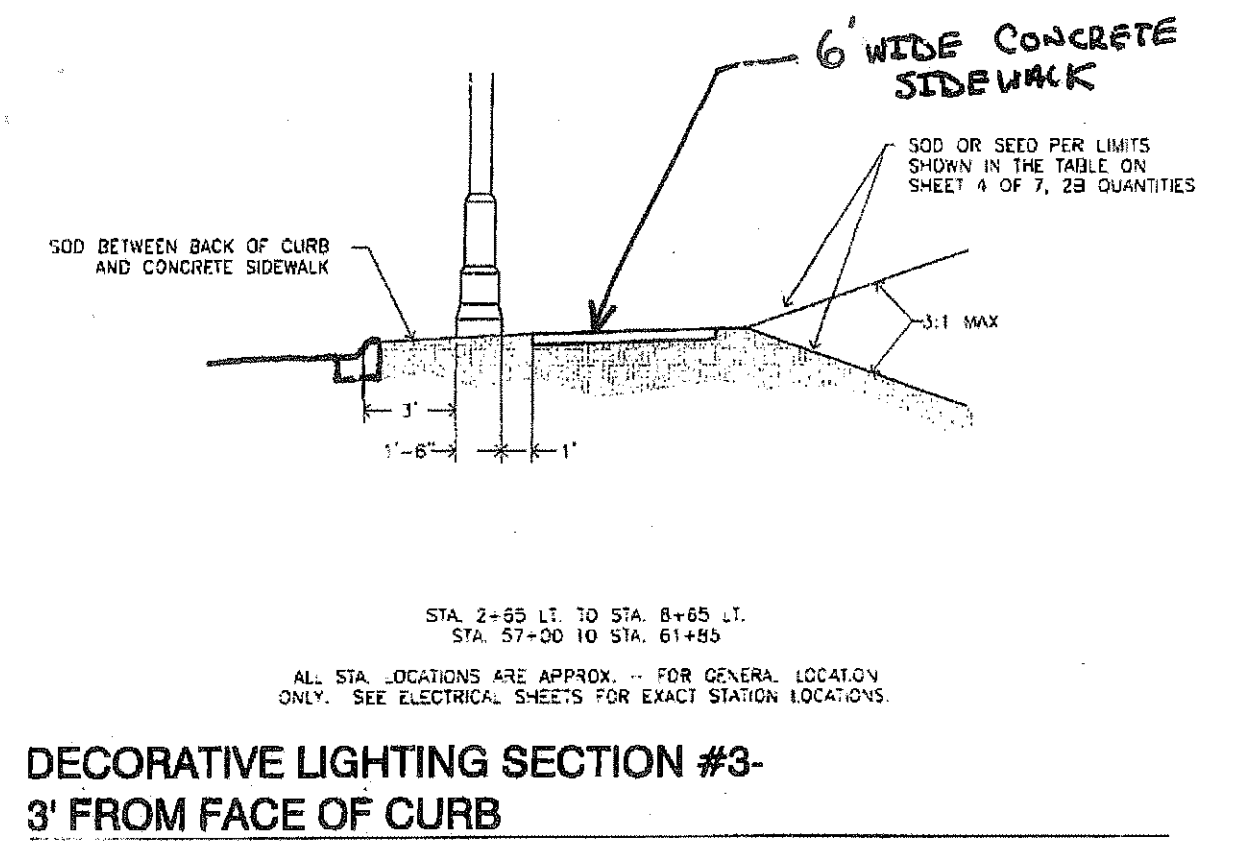
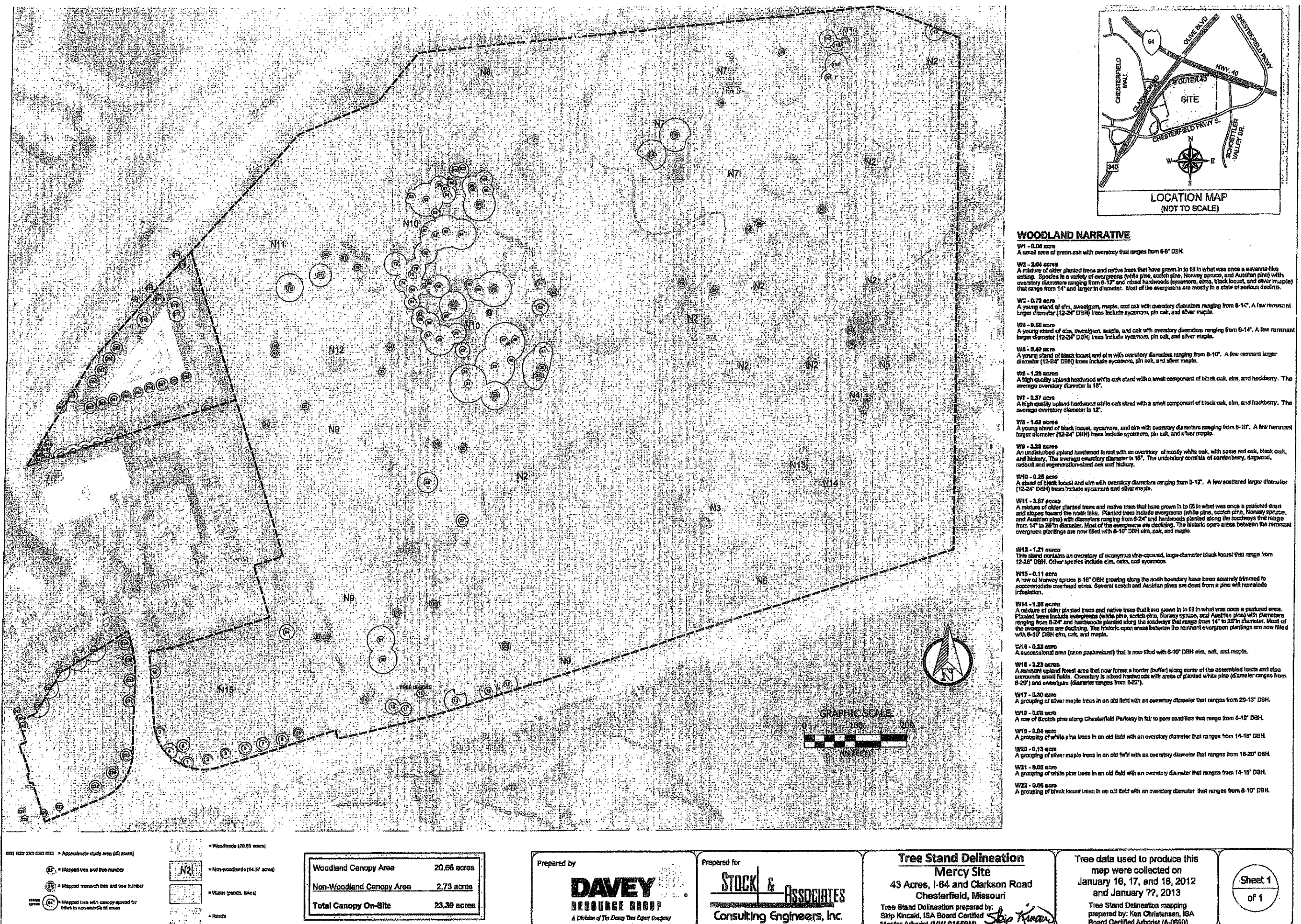
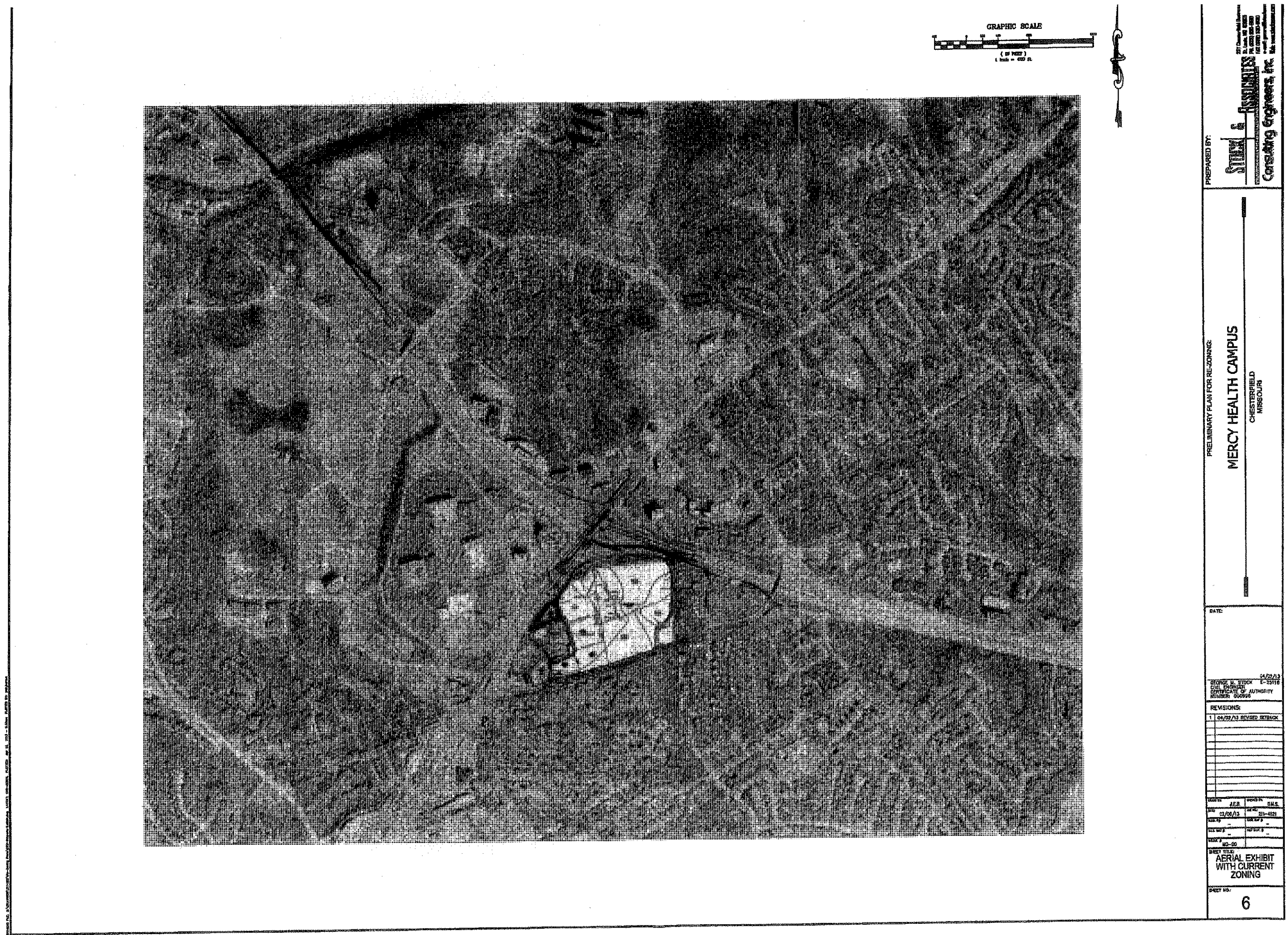
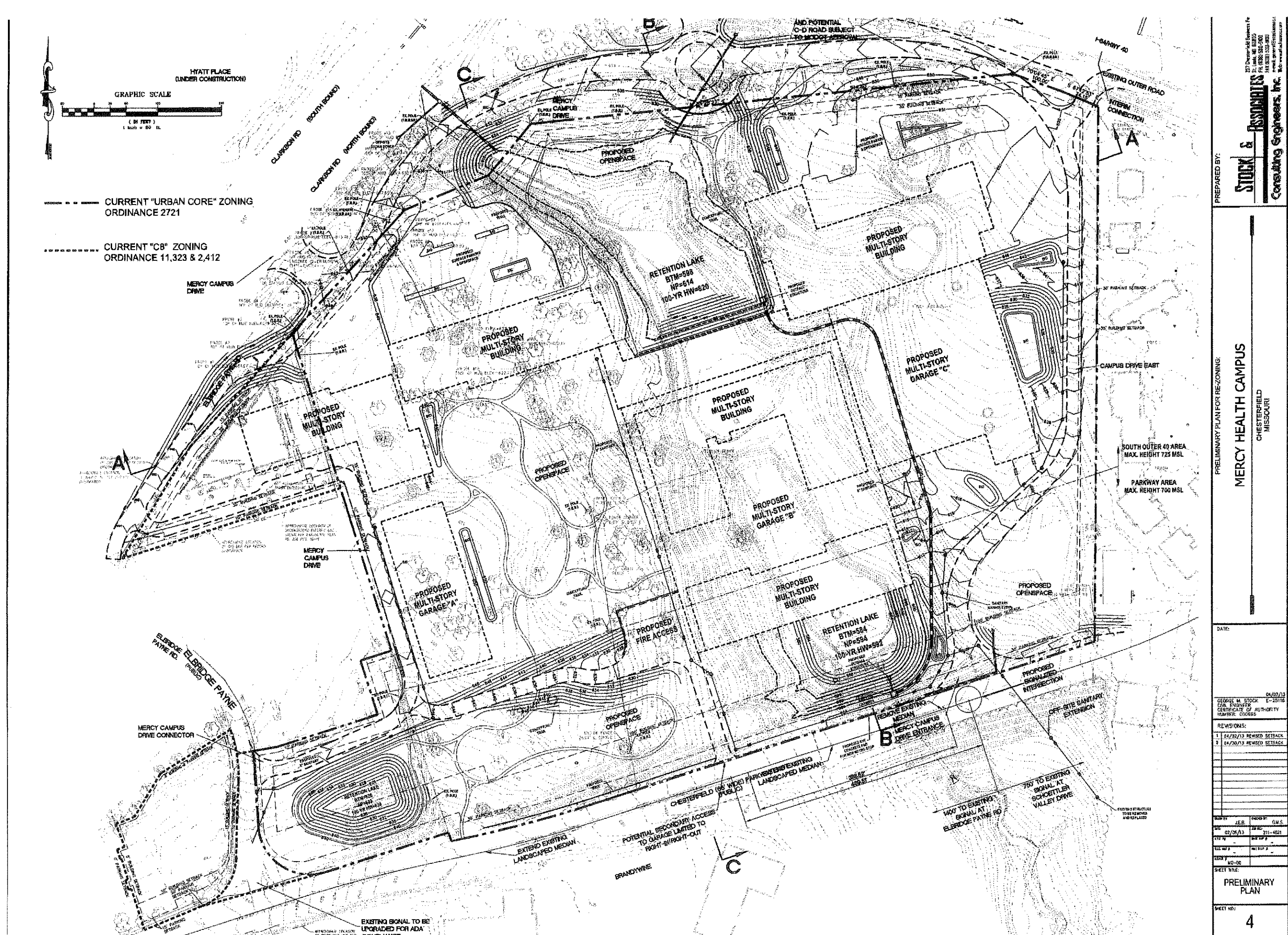
ORDINANCE

SHEET NO.:

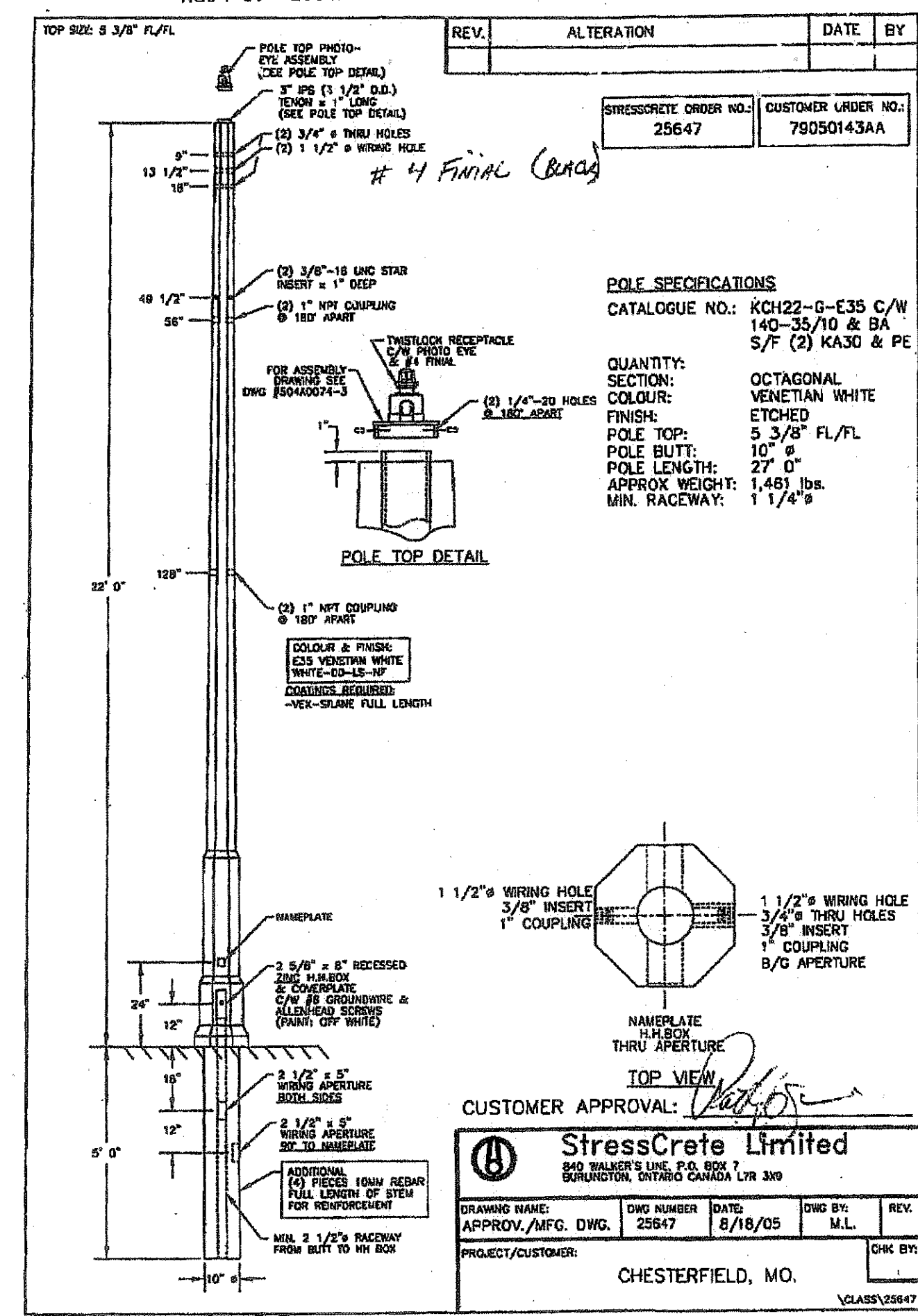
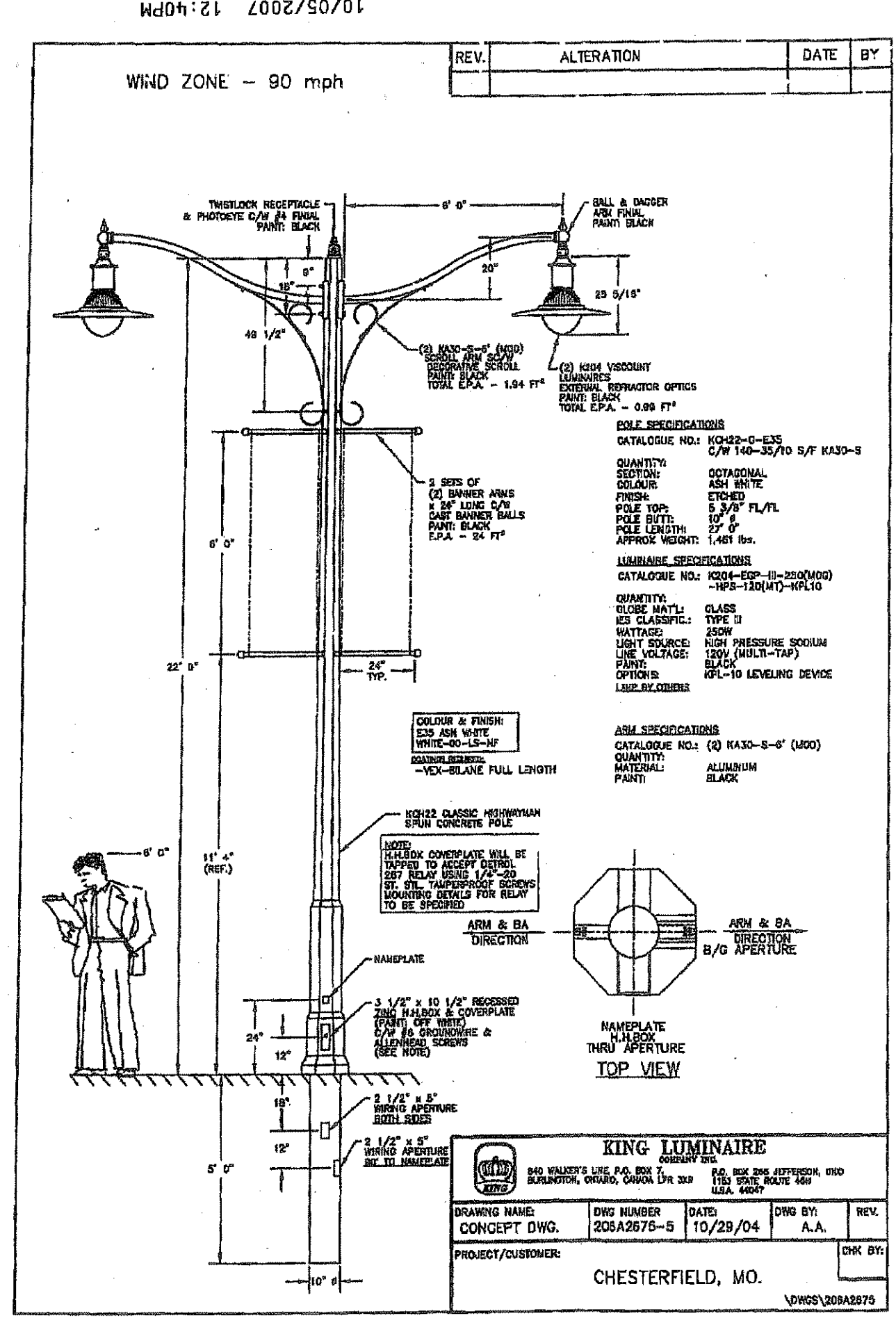
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257 Chesterfield Business Parkway
St. Louis, MO 63005
PH: (636) 530-9100
FAX: (636) 530-9130
e-mail: general@stockandassociates.com
Web: www.stockandassociates.com

STOCK & ASSOCIATES
Consulting Engineers, Inc.



NOTE:
LIGHTING FOR THE PATHWAY ON THE PARKWAY SHALL BE LOCATED WITHIN THE CENTER MEDIAN OF CHESTERFIELD PARKWAY EAST.

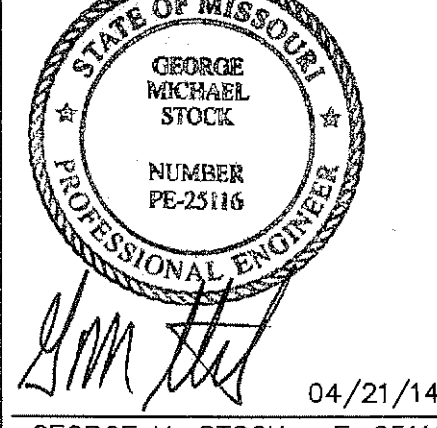


PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.

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PH: (636) 530-9100
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e-mail: general@stockassoc.com
Web: www.stockassoc.com

AMENDED SITE DEVELOPMENT CONCEPT PLAN FOR:
MERCY HEALTH CAMPUS
CITY OF CHESTERFIELD
ST. LOUIS COUNTY, MISSOURI

OWNER
MERCY HEALTH SYSTEM
14528 South Outer Fort, Suite 100
Chesterfield, MO 63017
Attn: Terry F. Bader
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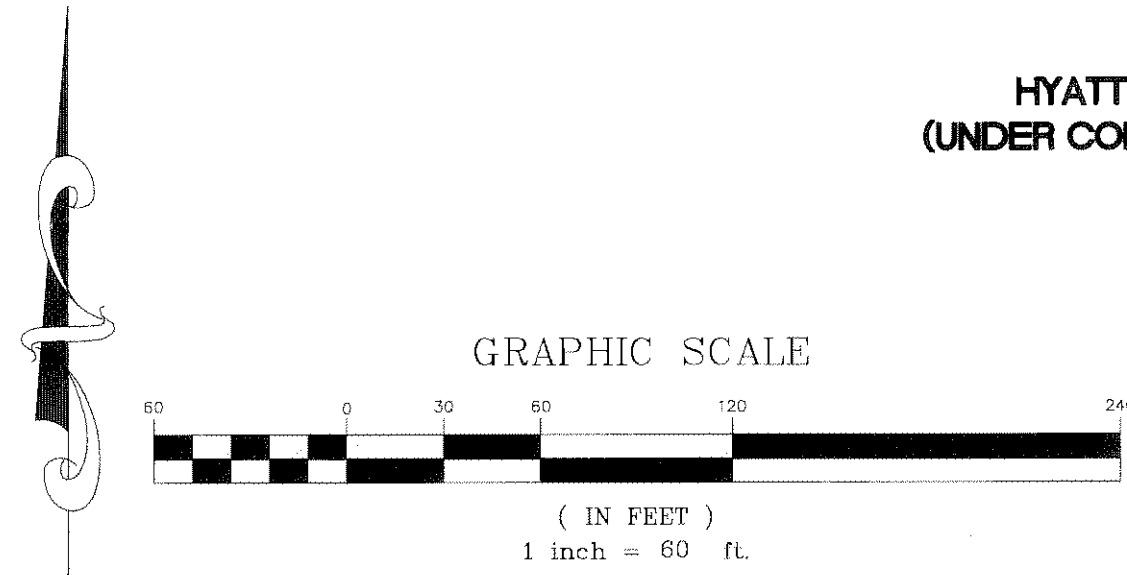


- DRAWING ISSUE
- REVISED PER CITY & COUNTY COMMENTS 09/30/13
 - REVISED PER COUNTY SIGNAL COMMENTS 10/03/13
 - REVISED PER CITY COMMENTS 11/04/13
 - REVISED PER CITY COMMENTS 11/18/13
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 - 21 SETS TO CITY 04/21/14

DRAWN BY: J.E.B. CHECKED BY: G.M.S.
DATE: 09/09/13 JOB NO: 211-4821
MSD P. NO: --- BASE MAP: 18S & 19S

SHEET TITLE:
ORDINANCE

SHEET NO.:
C14



HYATT PLACE
(UNDER CONSTRUCTION)

PROPOSED 30' WIDE LANDSCAPE BUFFER.
PLANTING DESIGN SHALL BE INDICATED
ON SITE DEVELOPMENT SECTION PLAN.

PROPOSED 30' WIDE LANDSCAPE BUFFER.
PLANTING DESIGN SHALL BE INDICATED
ON SITE DEVELOPMENT SECTION PLAN.

PROPOSED 30' WIDE LANDSCAPE BUFFER.
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PROPOSED 30' WIDE LANDSCAPE BUFFER.
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PROPOSED 30' WIDE LANDSCAPE
BUFFER.
PLANTING DESIGN SHALL BE
INDICATED ON SITE
DEVELOPMENT
SECTION PLAN.

AMENDED SITE DEVELOPMENT CONCEPT PLAN FOR:

MERCY HEALTH CAMPUS
CITY OF CHESTERFIELD
ST. LOUIS COUNTY, MISSOURI

PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.

SINER
MERCY HEALTH SYSTEM
14528 South Outer Forty,
Suite 100
Chesterfield, MO 63017
Attn: Terry F. Bader
Phone: 314-628-3656



#	DRAWING	ISSUE	DESCRIPTION	DATE
1	PER CITY COMMENTS	12/16/2013		
2	PER CITY COMMENTS	01/24/2014		
3	PER CITY COMMENTS	02/21/2014		
4	PER CITY COMMENTS	03/18/2014		
5	PER CITY COMMENTS	03/31/2014		
6	21 SETS TO CITY	04/21/2014		

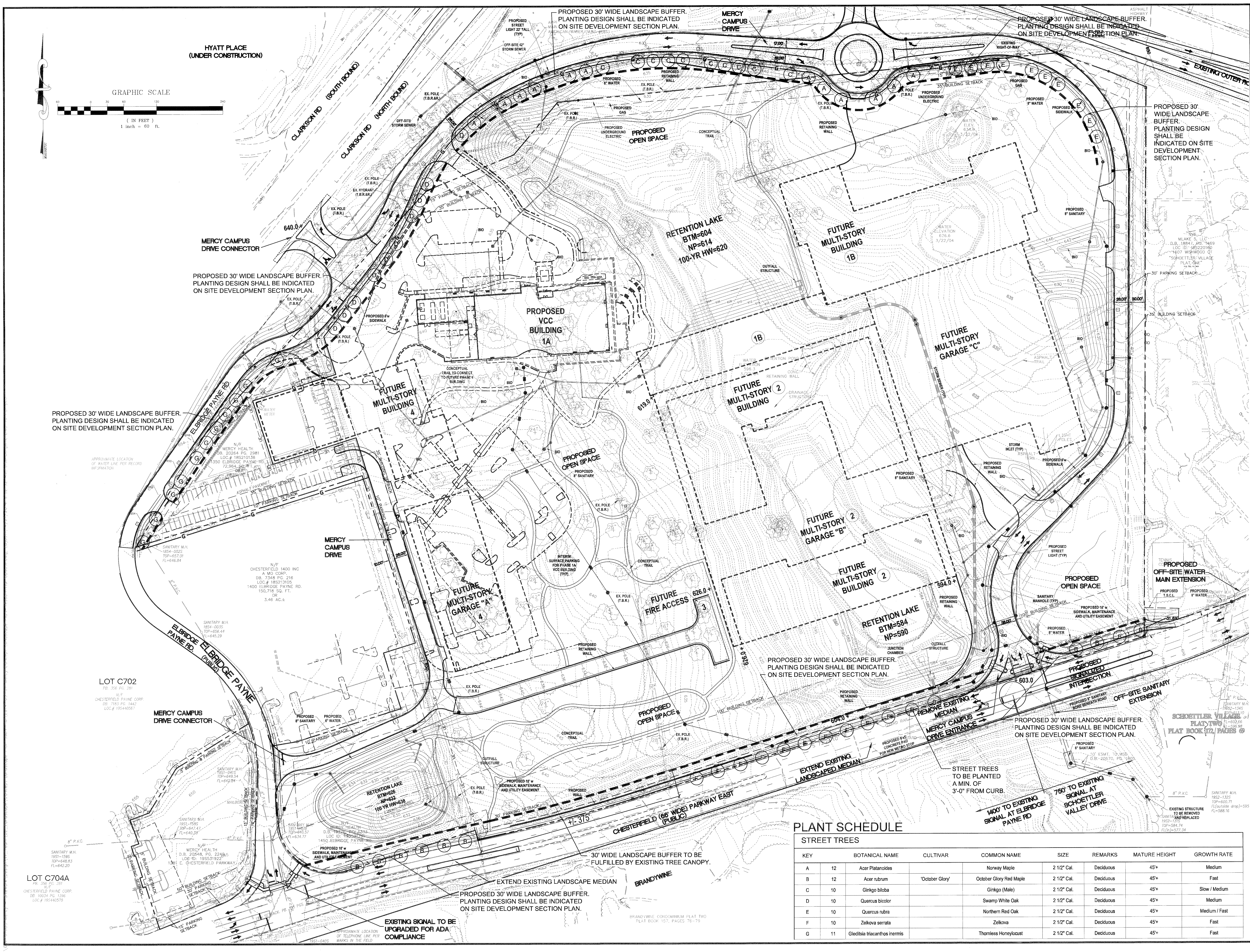
NEIL E. EISENBERGER
LANDSCAPE ARCHITECT
MISSOURI LICENSE #
2000166247

LANDSCAPE CONCEPT PLAN

SHEET NO. **L1**

PLANT SCHEDULE

STREET TREES							
KEY	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	REMARKS	MATURE HEIGHT	GROWTH RATE
A	Acer Platanoides		Norway Maple	2 1/2" Cal.	Deciduous	45'+	Medium
B	Acer rubrum	'October Glory'	October Glory Red Maple	2 1/2" Cal.	Deciduous	45'+	Fast
C	Ginkgo biloba		Ginkgo (Male)	2 1/2" Cal.	Deciduous	45'+	Slow / Medium
D	Quercus bicolor		Swamp White Oak	2 1/2" Cal.	Deciduous	45'+	Medium
E	Quercus rubra		Northern Red Oak	2 1/2" Cal.	Deciduous	45'+	Medium / Fast
F	Zelkova serrata		Zelkova	2 1/2" Cal.	Deciduous	45'+	Fast
G	Gleditsia triacanthos inermis		Thornless Honeylocust	2 1/2" Cal.	Deciduous	45'+	Fast



LOT C702
FB 306 PG. 281
N/F CHESTERFIELD PAVINE CORP
DB 7183 PG. 1442
LOC # 195440587

LOT C704A
PG. 306 PG. 281
N/F CHESTERFIELD PAVINE CORP
DB 10634 PG. 1336
LOC # 195440578

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N/F MERCY HEALTH
DB 20284 PG. 2291
LOC # 185210136
1350 ELBRIDGE PAVINE RD.
72,964 SQ. FT.
3.46 AC ±

N/F CHESTERFIELD 1400 INC
A MO CORP.
DB 7348 PG. 216
LOC # 185210105
1400 ELBRIDGE PAVINE RD.
150,716 SQ. FT.
3.46 AC ±

N/F MERCY HEALTH
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LOC # 185210136
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72,964 SQ. FT.
3.46 AC ±

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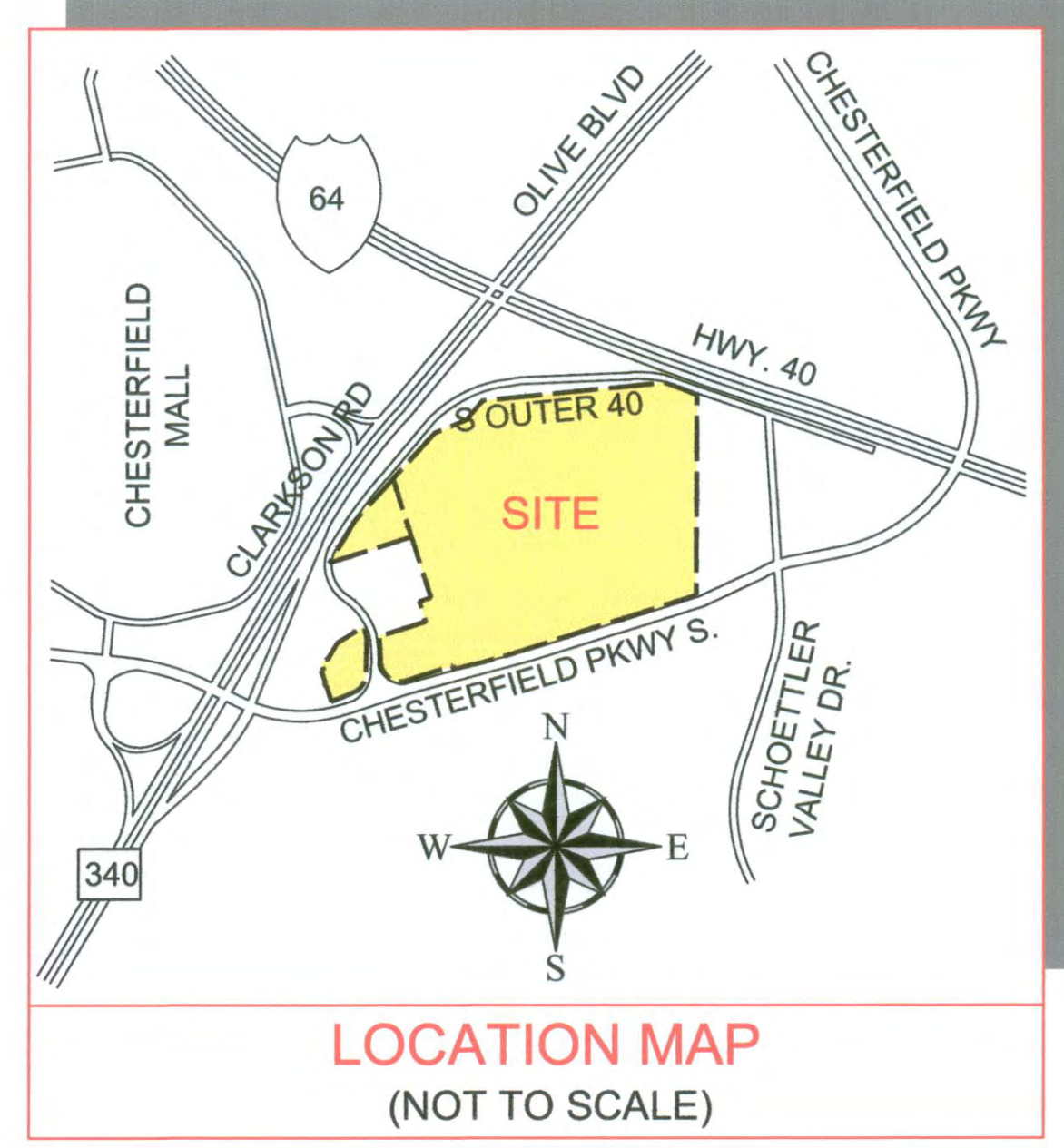
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SANITARY



WOODLAND NARRATIVE

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

--- = Approximate study area (43 acres)

25 = Mapped tree and tree number

26 = 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

Existing Tree Canopy	
Woodland Canopy Area	20.66 acres
Non-Woodland Canopy Area	2.73 acres
Total Canopy On-Site	23.39 acres

Prepared by

DAVEY RESOURCE GROUP
A Division of The Davey Tree Expert Company

Prepared for

STOCK & ASSOCIATES
Consulting Engineers, Inc.

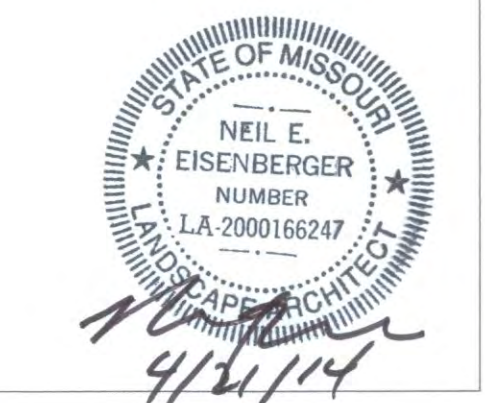
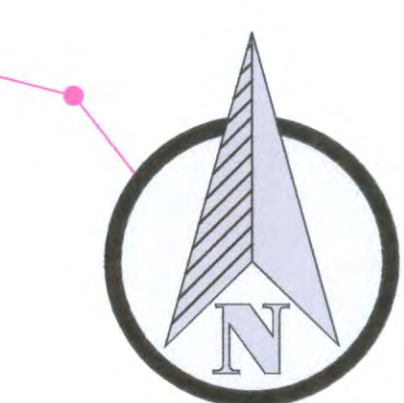
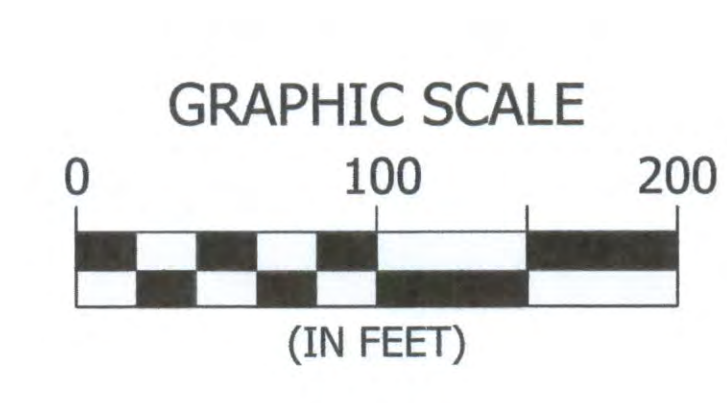
Tree Stand Delineation
Mercy Site
43 Acres, I-64 and Clarkson Road
Chesterfield, Missouri

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
and updated June 10, 2013

Tree Stand Delineation mapping prepared by: Ken Christensen, ISA Board Certified Arborist (A-0690)

Tree ID	Species	DBH (in)	Height (ft)	Canopy Spread (ft)	Health	Notes
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- - - - - = 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
 (10) = Trees to be removed
 W7 = Protected woodland
 TPF = Tree protection fence

Tree Canopy Calculations	
Total canopy area existing	23.39 acres
Total canopy area to be removed	16.35 acres
Total canopy area protected	7.04 acres
Percent Canopy Protected	30.10 %

Prepared by

A Division of The Davey Tree Expert Company

Prepared for

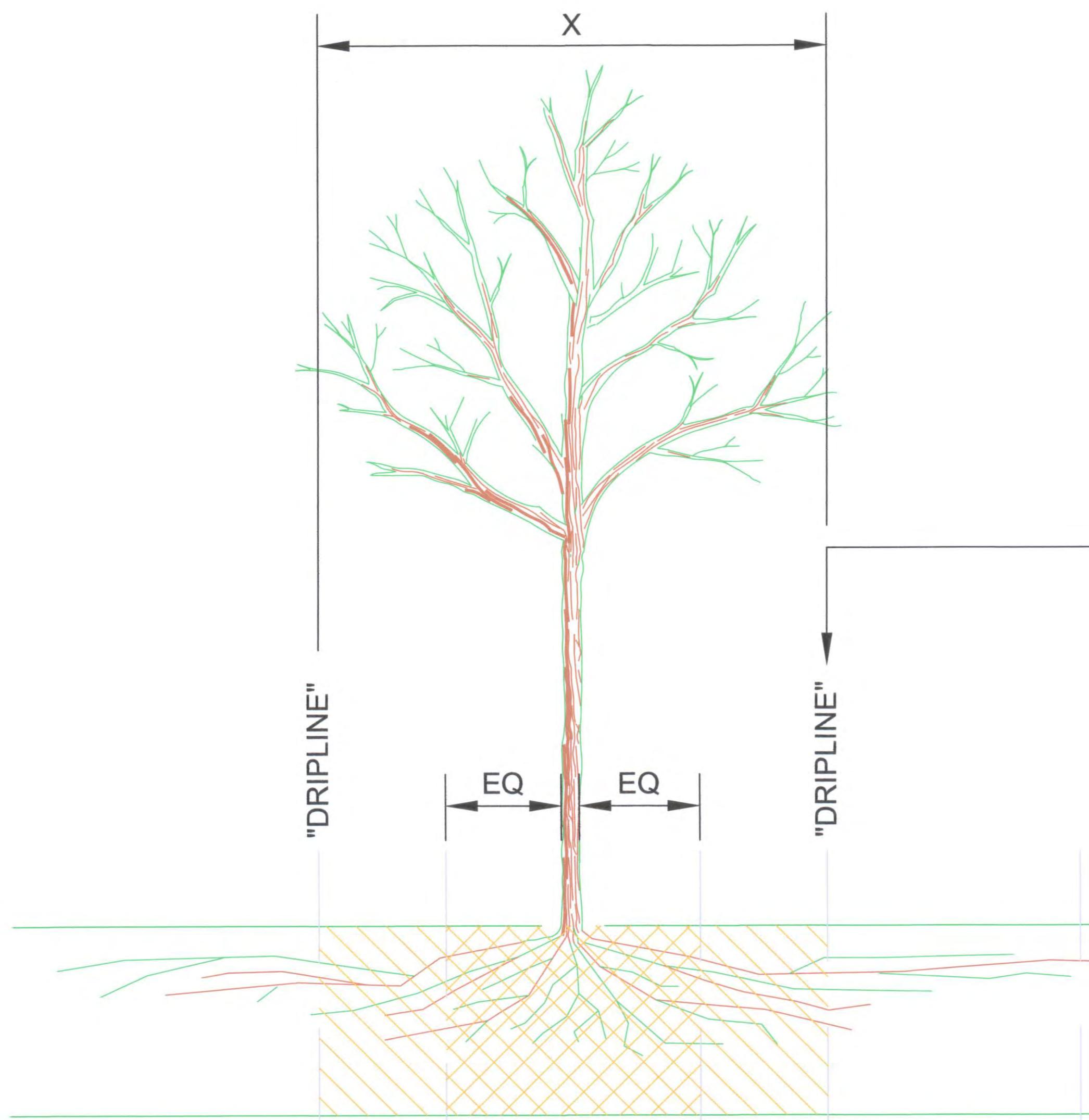
Consulting Engineers, Inc.

Concept Tree Protection Plan
 Mercy Site
 43 Acres, I-64 and Clarkson Road
 Chesterfield, Missouri

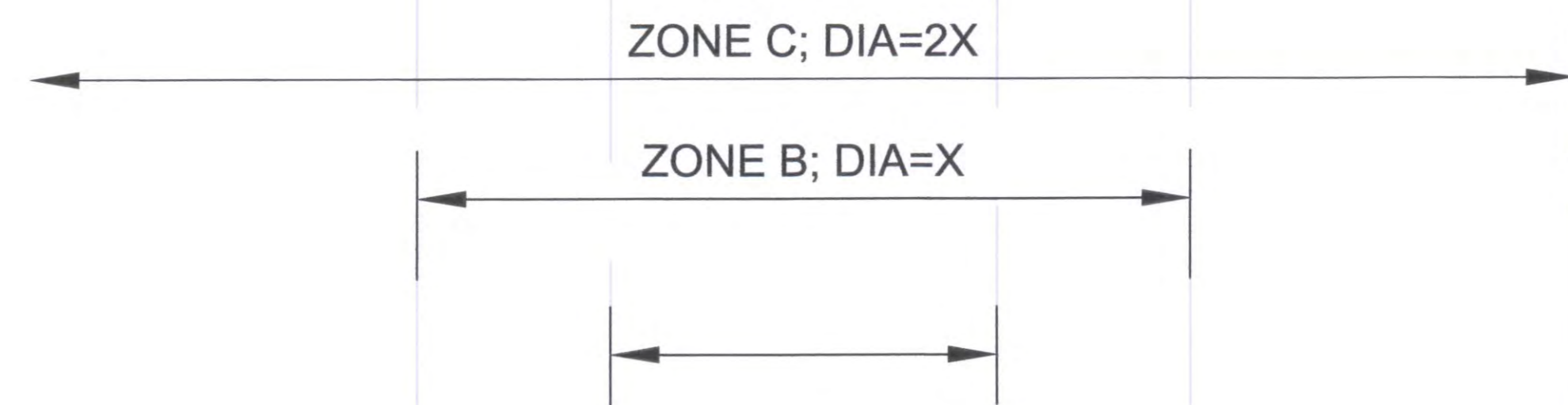
Tree Protection Plan prepared by:
 Skip Kincaid, ISA Board Certified
 Master Arborist (MW-0155BM)

Tree data used to produce this map were collected on January 16, 17, and 18, 2012 and updated June 10, 2013

Tree Protection Plan mapping prepared by: Ken Christensen, ISA Board Certified Arborist (A-0690)



ELEVATION



PLAN VIEW

FENCING/ROOT PROTECTION

- Fencing to be provided and maintained as specified per plan
- Engineer's approval required for use/access within zone b. permission for use/access requires surface protection for all unfenced, unpaved surfaces within zone b

*** SURFACE PROTECTION MEASURES**

1. Mulch layer, 6"-8" depth
2. 3/4" plywood
3. Steel plates

TRENCHING / EXCAVATION

ZONE A (CRITICAL ROOT ZONE)

1. No disturbance allowed without site-specific inspection and approval of methods to minimize root damage
2. Severance of roots larger than 2" diameter requires engineer's approval
3. Tunneling required to install lines 3'-0" below grade or deeper

ZONE B (DRIPLINE)

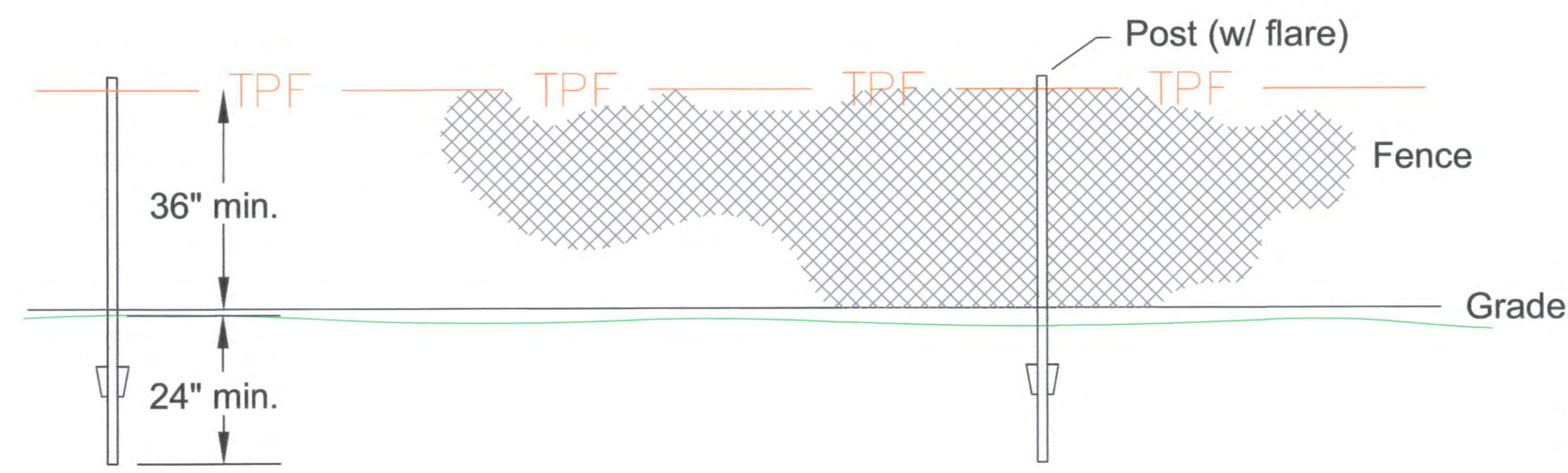
Operation of heavy equipment and/or stockpiling of materials subject to engineers approval. Surface protection* measures required trenching allowed as follows:

- Excavation by hand or with hand-driven trencher may be required
- Limit trench width. do not disturb Zone A maintain 2/3 or more of Zone B in undisturbed condition
- Tunneling may be required for trenches deeper than 3'-0"

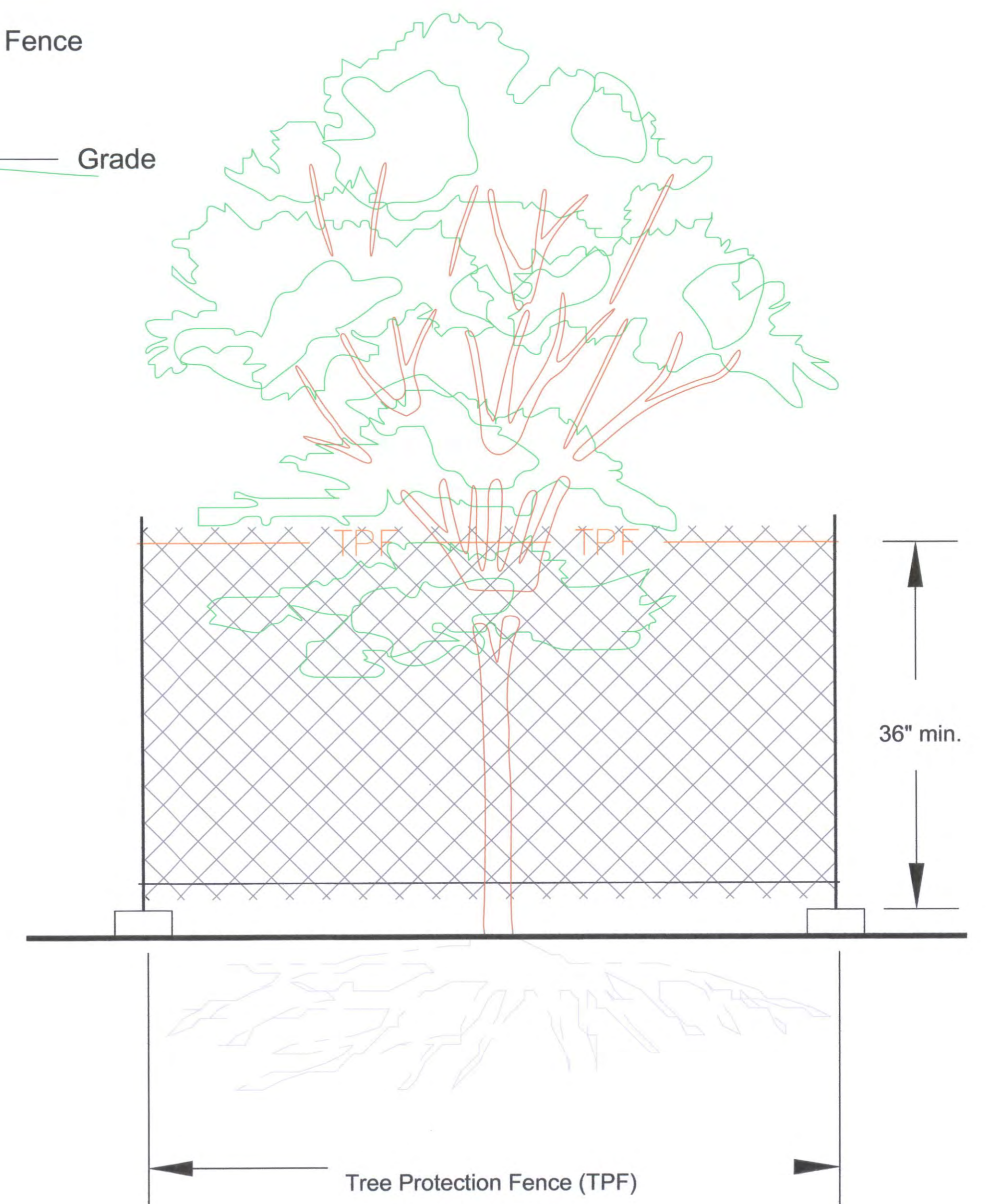
ZONE C (FEEDER ROOT ZONE)

Operation of heavy equipment and/or stockpiling of materials subject to engineers approval. Surface protection* measures may be required trenching with heavy equipment allowed as follows:

- Minimize trench width
- Maintain 2/3 or more of Zone C in undisturbed condition



TREE PROTECTION FENCE
N.T.S.



TREE PROTECTION NOTES:

- 1 Critical Root Zone is the minimum area of a tree's root zone that should be protected. It is calculated by multiplying the tree's diameter (in inches) by 1.5 to determine the radius of the protected area. (i.e. Tree Protection fencing should be located in a circle around the tree at the radius shown.)
- 2 Structural Critical Root Distance is the minimum distance that any root severance can occur. Severing roots any closer will greatly increase the chance of catastrophic tree failure due to loss of supporting roots. The distance is based on Coder, K. 1996. Construction Damage Assessments: Trees and Sites. University of Georgia, October, 1996. (Tool #8).
- 3 Action Item includes any required tree protection action to be taken including the following:
 - **OK** - Tree is adequate distance away from construction activity that no protection measures are required.
 - **TBR** - To Be Removed
 - **Fence xx** - Construction fencing will be installed prior to any grading or construction activity. See the map version of the Tree Protection Plan for specific location. The xx refers to radius minimum and maximum distance from tree to fence. The fence will delineate an area that is considered the "Tree Protection Zone". While fence is in place there should be no grading, equipment access, material storage, or root disturbance of any kind within the "Tree Protection Zone" delineated by the fencing. Fencing will be 48" tall heavy-gauge orange plastic construction grade that is adequately supported without sagging. Fencing will remain in place for the duration of the grading associated with the installation of new stormwater pipe. It can only be moved to permit the installation of new soil near and around trees as indicated and only with permission of City Arborist.
 - **Mulch** - Apply an 8-10 inch deep layer of wood chips around the tree at a radius equal to the "Critical Root Zone Radius". Do not pile up wood chips at the tree's base. Mulch only needs to be applied where equipment traffic is required that will impact the tree's critical root zone. Mulch layer will reduce soil compaction and rutting. An additional layer of 3/4" plywood, plastic, or rubberized material may be needed on top of mulch to reduce compaction. Remove chips after project completion without damaging the original grade and without damaging roots that may be present underneath.

NOTES:

Tree Protection During Construction

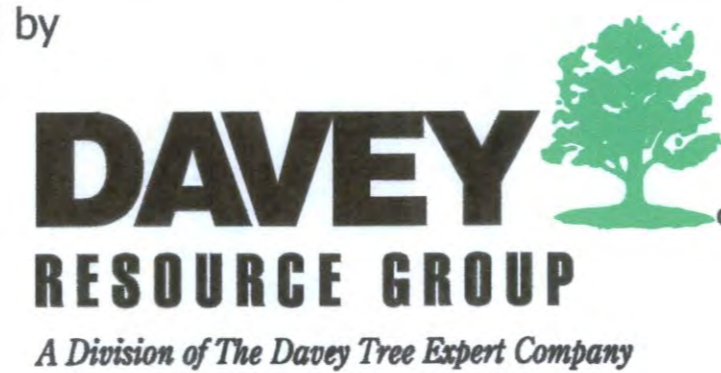
A three- to six-foot high temporary fence shall be placed at dripline of tree to be saved, or a distance of 15' from the trunk, whichever is greater. The fence shall completely encircle the tree(s) or as shown on plans. Install fence posts using pier blocks if appropriate. Avoid driving posts or stakes into major roots. Fencing may extend beyond dripline or 15' if plan design allows. Owner may permit alternative fencing methods if site prohibits installation of pier blocks (steep slopes, soft soils, etc.).

Treatment of Roots Exposed During Construction

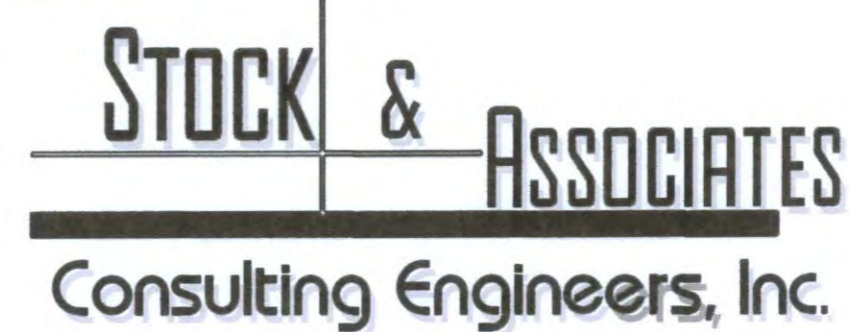
For roots over 1" in diameter damaged during construction; make a clean, straight cut to remove damaged portion of root. all exposed roots shall be temporarily covered with damp burlap to prevent drying, and covered with soil as soon as possible. Work within protection fence shall be done manually. No excavation, stockpiling of materials, vehicular traffic, or storage of equipment or machinery shall be allowed within the limit of the fencing.



Prepared by



Prepared for



Tree Protection Plan

Mercy Site
43 Acres, I-64 and Clarkson Road
Chesterfield, Missouri

Tree Protection Plan prepared by:
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Master Arborist (MW-0155BM)

Tree data used to produce this map were collected on January 16, 17, and 18, 2012 and updated June 10, 2013

Tree Protection Plan mapping prepared by: Ken Christensen, ISA Board Certified Arborist (A-0690)