Memorandum Department of Planning & Public Works

To: Planning and Public Works Committee

From: Mara M. Perry, Senior Planner of Site Plan Review

Date: 05/19/2008

RE: <u>St. Luke's Hospital Parcel A (Campus Parking Lot Addition) Site</u>

<u>Development Section Plan</u>: A Site Development Section Plan, Tree Stand Delineation Plan, Tree Preservation Plan, Landscape Plan and Lighting Plan for a section of a 55 acre lot of land zoned "MU" Medical Use District located at the southeast corner of Highway 141 (Woods Mill) at the intersection with

St. Luke's Drive.

<u>Summary</u>

At the May 12, 2008 meeting of the City of Chesterfield Planning Commission, a recommendation for approval of the above-referenced matter was approved by a vote of 8-0. This project has Automatic Power of Review.

Attached please find a copy of staff's report, the Site Development Section Plan, Tree Stand Delineation Plan, Tree Preservation Plan, Landscape Plan and Lighting Plan.

Respectfully submitted,

Mara M. Perry, AICP

Senior Planner of Site Plan Review

Cc: Michael G. Herring, City Administrator

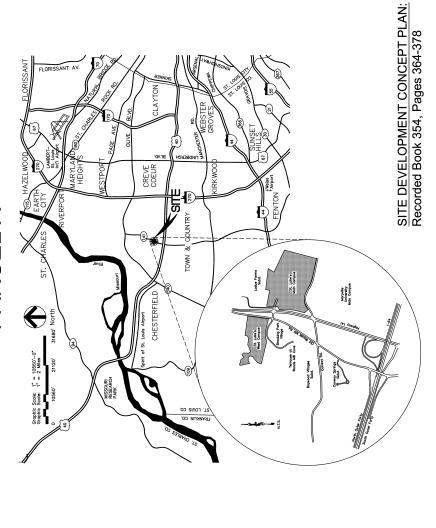
Rob Heggie, City Attorney

Michael O. Geisel, Director of Planning and Public Works

ST. LUKE'S EPISCOPAL PRESBYTERIAN **HOSPITAL - PARKING LOT ADDITION**

CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

Site Development Section Plan North Parking Lot Addition "PARCEL A"



LOCATION MAP

C.O. — CLEANOUT

DB. — DEED BOOK

E. — DEED BOOK

FT — FLOWINE

FT — FET

FT — FOUND

G — GAS

LOC. — LOCATON NUMBER

M.H. — MANHOLE

N.F. — POWO RE FORMERLY

P.C. — POWO RE FORMERLY

R.P. — PLAT BOOK

R.D. — RIGHT-CP-WAY

R.C. — POWO RE FORMERLY

R.O. M. — RIGHT-CP-WAY

R.C. — POWO REPORTE PIPE

SO. — SOUNDE

Y.C. P. — CETRIFIED CLAY PIPE

W.C. P. — VETRIFIED CLAY PIPE

W.C. P. — WATER

W.C. P. — WETRIFIED CLAY PIPE

W. — WATER

W. — WATER

W. — RIGHT-CP-WAY

R.C. M. — RIGHT-CP-WAY

R.C. M. — RIGHT-CP-WAY

R.C. M. — RIGHT-CP-WAY

W. M. — RIGHT-CP-WAY

W. C. P. — RIGHT-CP-WAY

W. P. — RIGHT-CP-WAY

W. M. FIRE

W. M. — RIGHT-CP-WAY

W. P. — RIGHT-CP-WAY

W. M. FIRE

R. M. — RIGHT-CP-WAY

W. M. M. FIRE

R. M. — RIGHT-CP-WAY

W. M. FIRE

R. M. M. M. FIRE

R. M. M. FIRE

R. M. M. M. FIRE

R. M. M. FIRE

R. M. M. M. M. FIRE

R. M. M

ABBREVIATIONS

SITE INFORMATION

St. Luke's Espiscopal-Presbyterian Hospitals 232 South Woodsmill Rd. 18Q140260, 18Q140251, 18Q240306 "MU" "MEDICAL USE" (ORDINANCE NO. 2224) METROPOLITAN ST. LOUIS SEWER DIST. MISSOURI AMERICAN WATER COMPANY LACLEDE GAS CHESTERFIELD FIRE PROTECTION 54.779 Acres ± (PARCEL "A") PARKWAY DISTRICT AMEREN U.E. GAS SERVICE ELECTRIC SERVICE PHONE SERVICE SCHOOL DISTRICT LOCATOR No. EXISTING ZONING SEWER DISTRICT WATER SERVICE OWNER SITE ADDRESS: SITE ACREAGE FIRE DISTRICT

and borony 2008 GEOTECHNICAL ENGINEER'S STATEMENT In concept, the shown retaining walls appear feasible; however verification of their global stability must be completed when th walls are designed. Shawma L. Erter SCI ENGINÉERING, INC.

GARY OLSON, the President/CEO of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter

"MU"-MEDICAL USE of the City of Chesterfield (present zoning) Ordinance No. 2224 do hereby agree that said property from the date of recording this plan shall be developed only as shown threeon, unless said plan is amended by the Planning Commision or voided or vacated by order of the City of Chesterfield Council. GARY OLSON STATE OF MISSOURI SS. COUNTY OF ST. LOUIS

of St. Luke's Episcopal Presbyterian Hospitals, a Missouri Corporation, and that the seal offixed to the foregoing instrument is the Corporate Seal of sold Corporation and that the solid instrument was signed and sealed on behalf of soil Corporation by authority of its Board of Directors, and soil corporation by authority of its Board of Directors, and soil instrument to be the free act and deed of soil Corporation. On this day of day of day of day of day of day own, did say that he she is the IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed i Notarial Seal on the day and year last written above.

SITE SECTION PLAN

- 0 v 4

EXISTING CONTOURS
PROPOSED CONTOURS
EXISTING STORM SEMES
EXISTING STORM SEMES
PROPOSED SUNTINFAY SEMES
PROPOSED SUNTINFAY SEMES
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TO BE REMOVED
TO BE REMOVED & RELOCATED
TO BE USED IN PLACE
BACK OF CURB
FACE OF CURB
TRASH ENCLOSHE
UGHT STANDARD

D E X

LEGEND

SITE ORDINANCE SITE ORDINANCE

Notary Public Print Name

Planning and Development Services Director CITY OF CHESTERFIELD, MISSOURI

City Clerk

Ordinance No. 2224.

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

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

04/24/08 Per City Commen
 04/15/08 Per City Commen

Sheet 1 of 4

Title Page
204-3314.19 - Feb. 20, 2008

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

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

St. Luke's HOSPITAL

UTILITY NOTE:
UNDERGROUND FACUTIES,
SIRRETE RECORDS AND INACTUAL ENSTENCE, NONSTRUCTURES AND UTILITIES AND UTILITIES AND UTILITIES AND UTILITIES AND UTILITIES AND UTILITIES SHALL BE LOCATION OF ALL
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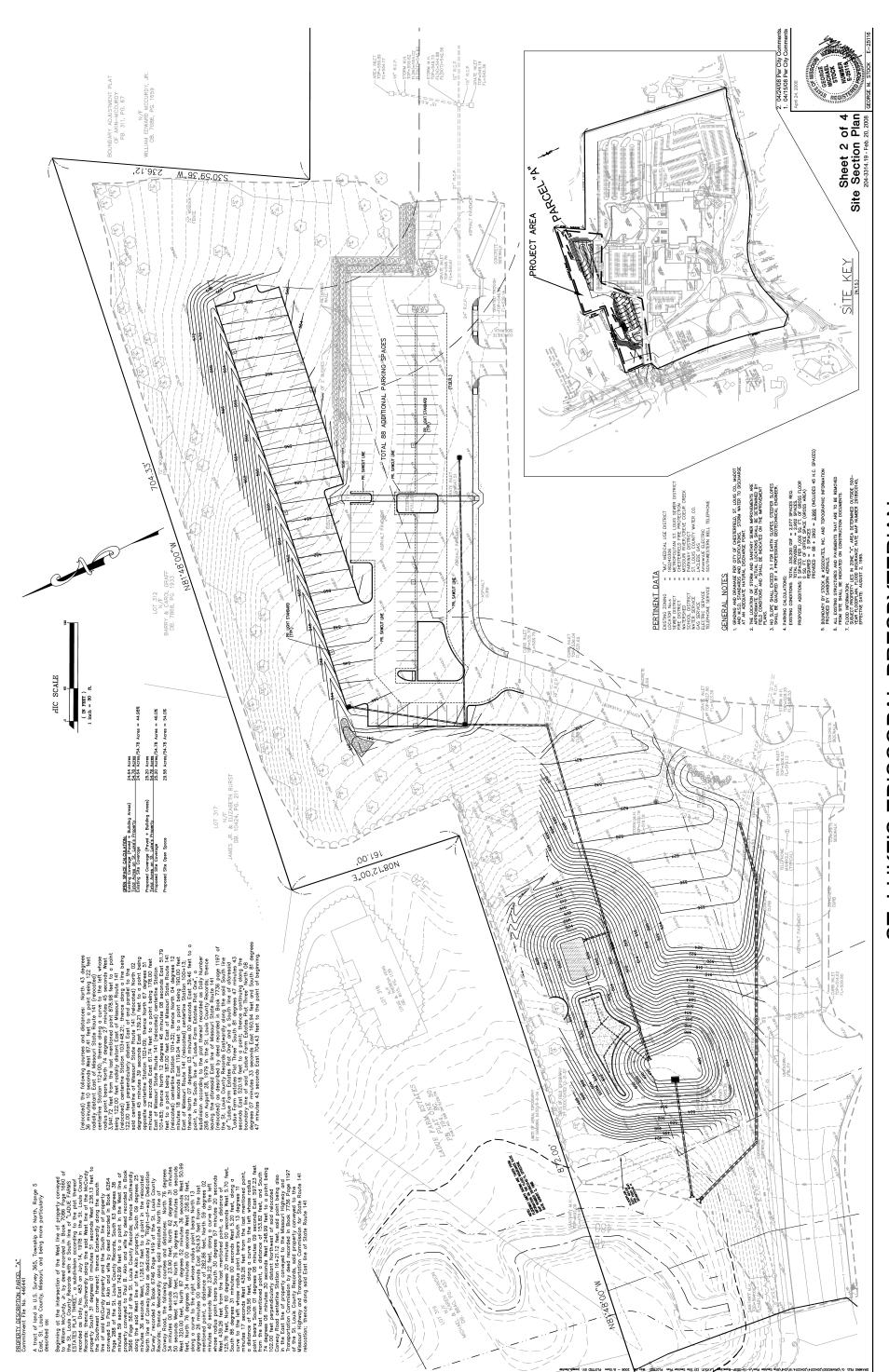
PREPARED FOR:

12-14 - "II" IN THE CENTER ISLAND AT CROSS TRALS.
DRIVE (EAST ENTRANCE TO LADDE TRALS); 15 NORTH OF THE CENTERIAR OF LADDE ROAD AND 0.2 MILE WEST OF HORWAY 141.
ELEV.=499.48.

ST. LOUIS CO. BENCHIMARK

ST. LUKE'S EPISCOPAL PRESBYTERIAN **HOSPITAL CAMPUS**

CHESTERFIELD, MISSOURI



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

St. Luke's HOSPITAL

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

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

				L. Luke's Episcopal Presbyta articoses	t. Luke's Episcopal Presbyte nuclasion
				City Cornell November 11, 210d	
BELL NO. 2401	PROPERTY DESCRIPTIONS	said center/line of Missouri State Rosto 141 (relocated) North 02 degrees 45 missues 39 seconds	minutes 00 seconds Bast 48,00 feet, thence South 30 degrees 11 minutes 00 seconds East 62.00 feet;	Fige 1 of 30	Page 2 of 30
		East 139.23 feet to a point being opposite centerage Nation 102-09, thence Notice 51	these South 64 degrees 57 mirrates 00 seconds Bast 38.00 feet; theree North 65 degrees 11		
AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF	Areas to be Kezoned	mentales 22 seconds size of 74 feet to a point being 178,00 feet size of Anissouri State Koule 141	minutes (O seconds Past 60,00 feet; thence North 42 degrees 39 minutes 00 seconds East 46.00 feet;		4. Permitted and Anvillant Tool for this development are as
CHESTRRIBLD BY ESTABLISHING A "MU" MEDICAL USE DISTRICT FOR		(relocated) centerting Station 191+83; thence North 12 degrees 40 marrilles U8 seconds East 51.79	thence South 45 degrees 54 minutes 00 seconds Bast 80.00 feet; thence South 00 degrees 50	ATTACHMENT	
THREE (3) PARCELS OF LAND TOTALING 75.22 ACRES OWNED BY ST. LUKE'S	PARCELA	feet to a point; being 187,00 feet East of Missouri State Route 141 (relocated) contentine Station	minutes 00 seconds West 192,17 that; thence South 46 degrees 45 minutes 00 seconds East 99.00		Parameter Land Thomas
EPISCOPAL PRESBYTERIAN HOSPITALS LOCATED AT THE INTERSECTION OF		101+32; thence North 64 degrees 12 minutes 18 seconds Bast 119.04 feet to a point being 190,00	foet, thence North 67 disgress 23 minutes 00 seconds East 306.05 feet, thetoe South 71 degrees 42		a. remining Land Cross.
WOODS MILL ROAD AND CONWAY ROAD. (P.Z. 8-2005 ST. LUKE'S EPISCOPAL	A tract of land in U.S. Survey 365, Township 45 North, Range 5 East, St. Louis County, Missouri,	fast East of Missouri Route 141 (relocated) centerline Station 100+13; thence North 07 degrees 03	minutes 00 seconds Bast 116,65 feet themes North 75 degrees 00 minutes 00 seconds Bast 94.80	To transition with the following Connectionality Bless solitions through house trans-	
PRESBYTERIAN HOSPITALSI	and being more particularly described as:	minutes 00 seconds East 39.46 feet to a point, in the South lipe of "Ladoe Form Estates Plat One", a	feet theree North 12 degree (0) printedto (0) severals Part 92.65 feet; theree South 85 degrees 33	in geography with the indexed comprehensive right poinces, more contained have been	 Educational Services to the Public related to He
		subdivision according to the plat thereof recorded as Duily Number 268 on August 28, 1979 in the	minutes to seconds Past 668 or the to the POINT OF BECTINNING and contamines \$47,736	Octobed	provided to the Public which provide educati
WHEREAS, in the interest of facilitating the establishment of medical develorments	Besiming at the intersection of the West line of recognic conveyed to William McCurdy, Jr. by	St. Louis Commits Recorde thereas become the aforested Test line of Missouri State Route 141	amount of the control and the		matten, with the objective of improving phy
with small law commencial mass in locations amounted the terms and conditions out forth	deel recorded in Book 7086 page 1650 of the St. Leits County Records with a South line of	irrelevation) as described by devel monoided in Book 7736 mass 1197 of the St. Louis Courter Recently	Administration of the state of	1.4 Quadity New Development	health status.
in the assessment programming that are considered upper participation of the consequence	If ATM IN ADMINISTRATES DI ATTHERED SOMMING AS CONTINUED TO THE PART OF THE PA	Contraction between the read Street lines of II when Estern Helping The Contract lines of Street lines of Stre	CONSTRUCTION CONTROL OF TAXABLE IN TOWN	2.1.5 Provide Buffer for Existing Residential Development	
an use appared the Evertained transmissioner, mass,	The Paris of the Control of the Cont	The state of the s		4.1 Buffering of Neighborhoods	ii. Health Services: including clinics of doctors as
The second secon	AND THE PARTY NO. AND SECURITY IN 1875 IN 1885, CAUSE COURSE OF ACCOUNTS, INSTRUMENT STANDARD SANGE MANAGEMENT AND ACCOUNTS, TRACKS OF ACCOUNTS, THE PARTY NAMED AND ACCOUNTS, THE PARTY N	Addition from Section 119 and	Section 2. The prelimitary approval, pursuant to the Cary of Chesternets Zodang	4.2 High Density Office Development	care services offered by amointment on an
WHIRKAS, such approved ordinations, justs and conditions span or confidence with	SEED WEST TIME OF THE MACLACHY DEPOSIT OF THE SEED OF	South there committee a south to so the south the south to so the south the south to so the so the south to so the south to so the south to so the south to so	Ordinance is granted, subject to all of the ordinances, raies and regulations and the apectic	7.2 Multi-Modell Transportation Design	Services may include, but is not Healthd to.
Stood parameter and companion with permitted developments and uses in adjourning one-	A tracking the property of the	organics CV minings 35 seconds past 100,004 from this south of degrees 47 minings 43 seconds state.	conditions as recommended by the Planning Commission in its recommendations to the City	7.2.1 Maintain Proper Level of Service	examination diamonic and treatment of a
fricts, so as to protect the general, wethere, and	that the South little of property conveyoo to Paul to Akin and Wile by deed recorded to Akin	(A) 43 met to the bund of tribuming.	Council.	7.2.3 Maintain Process Traffic Flow	conditions on a non-emergency had to
	Page 238 of the St. Louis County Records, South 63 dagrees 38 minutes 59 seconds 1341 742.59			7.4.9 Environment Sidmustico	Alexandra on a non-cumpany ones, and a
WHERRAS, the petitioner, St. Luke's Episcopal Presbyterium Hospitals requested	feet to a point in the West line of property conveyed to Paul B. Akin and wiffs by dood recorded in		Section 3. The City Council, pursuant to the petition filed by St. Luke's Briscopal	DATE AND ADMINISTRATION OF THE PROPERTY OF THE	diagnostic testing as ordefed by start of outside
regenting to "MU" Medical Use District for five (5) percels located at the intersection of Woods	Book 3966 Page 563 of the St. Louis County Records; thence Southwardly along the said West line	PARCEL B	Preshvieries Horostels in P.Z. 8-2005, requesting the amendment embodied in this ordinance,	Control Brown Library Service	
Mill Read and Cornary Road; and	of the Akin property. South 09 degrees 25 minutes 36 seconds West, 1,128,12 that to a rotat in the		and normanal to the recommendations of the City of Chapterfold Planning Commission that said	8.5 Stormweitz Control	 Hespitals and Medical Centers - An institution
from fraction of narrow page 1	relevanted Morth Than of Connect Road so dedicated by Right-of-way Dedication Survey, transfeld	A mant of land being all of Comme Cabeliotein and a de R Rounders Administrator plat a	The state of the s	10.1 Open Space Preservation and Creation	and surgical care for humans only, for both
WITTOWN OF the second of the second of the Base of the second of the sec	in Book 6746 Brinn 1410 of the Ct. I make Charles Browner Brown Waterwell references	and distriction to the sales of	Services and area plants person of the Pharmas Commission of the	10.1.3 Landscape Buffers	including medical service, training and research
W. HENELAND, 1700 (4) DEFORES IGENERATION AS FORDER SUBSEQUEILLY WIGHTRAWN, 2010,	III SOUL O'NO 1850 1419 III III SO II LADIS ALADAM CONTRA SOULCE, MARINE WENNING SOUL CONTRACTOR AND ANALYSIS OF CONTRACTOR OF THE SOULCE AND ANALYSIS OF CONTRACTOR OF THE SOURCE AND ANALYSIS OF	SUGGRADUAL RECORDING TO THE PER PROPERTY OF THE STATE AND A STATE	May, 2005 does hereby adopt this ortitions pursuant to the bower grantes to the tary of	10.2 Preservation of Natural Features and Open Space	
	recent made of Comway Rober, the following Courses that designed. Notice to beginning to	COMINY RECORDS, and Detrig accepted in U.S. Survey 109 and Section 7, 10W/Smip 43 North, Aunge 3	Chesterfield under Chapter 89 of the Revised Statutes of the State of Massouri authorizing the		to Tabonstonian December Reconstitution of
WHEREAS, the Planning Commission beld a Public Hearing on the matter on May 9,	seconds West 23-90 teet, North 62 degrees 31 manifes 50 seconds West 41.25 fort, North 70	East, and Soction 12, Township 45 North, Range 4 East of the 5th Principal Meridian, N. Louis	Oity Council to exercise legislative power pertaining to planning and zoning.	A SECTION OF THE PROPERTY OF T	1v. Laborantino - Spootanton Invitate Opportuni
2006; and,	degrees 34 minutes 00 seconds West 320,00 flot, North 87 degrees 52 minutes 36 seconds West	County, Missouri, and being more particularly described as follows:		II DESCRIPTION OF THE PROPERTY	or procedures specific to consent informative
	50.99 feet, Norfa 76 degrees 34 minutes 00 seconds West 258.22 feet, along a curve to the right		Section 4. This ordinance and the requirements thereof are excarns from the wending and	and the second of the Stewart and the Stewart and the Stewart December 17 can shall be decided	provider organizations, which are available
WHEREAS, the Planning Commission, having considered said request, recommended	whose methe point bees North 13 degrees 26 minutes 00 seconds Bast 924.95 foot from the last	Beginning at the Northeasterly comer of above said Seesar Subdivision; thence along the Easterly.	sussessme for elections as not in Santon 1003 410 of the Zoning Onlineary of the City of	A. MICHIBATOR to be SHOWN IN THE SITE DEVENOUNCE. CORRESPONDED	conveniently hasts.
annoval of the remeted change of zoning to "MF Medical Use District subject to the	mentioned point, a distance of 282.86 feet. North 59 degrees 02 minutes 40 seconds West 236.22	Southerly Westerly and Northerly lines of said Secont Subdivision the following counts and	Constantial of regiments in the cut an execution of the meaning execution of the	to those conditions specified in Section A, Central Chieffiel Chief	
conditions as forth in the Attachment A true rode of 6.2 and	feet where a curve to the Left whose radius roint beas South 30 degrees 57 minutes 20 seconds	distances themse South 07 decrees 37 minutes 40 seconds West 710.77 first to a voint on a curve to	CONGRESSION	Development Plans and Site Development Section Plans shall address 9 section	v. Medical Care Facilities - Facilities providing 1
CURRENTIES SOLING LA LIE WIN CHARGOLISTICAL CT. O. S. CUR. OZ. C. vez sana,	When 412 75, face from the last members and attention will 10 cape.	equations on manner return of employee of employee are returned from the proof of the control of	And the same of th	design critecia.	including, but not limited to, hospitals, medical
Westernament A. Coll. Co. 10 Land Co. 10 L	West representation that the fact in institutional points is unconsisted to the construction for the fact of the f	un ign in which in a same plant rotate your section is the same of the same plant for decrease	MODITION 3. LINE ORDINATION STALL DOES IN THE TOTO AND RELIGIOUS AND ALLOW HAVE AND		clinics, physicians offices, surplical centers, ski
WHINKIAS, INS CAY COUNTY, DRVING also considered seek request, injuryou and	THE PROPERTY OF A SECURITY OF A SHARP OF A S	toot, thethes boundaries stated up sets of same curve, with a traden while the best of	approval.	B. DBFINITIONS	lone-term care centers, assisted Hylne, 10
CAAC OL LIERC SI LIPROCATE LIBRITATEMENT FUNCTIONS WAN CARLINGS TOGETHING DELLIBRICA GOOD MAN UNCO	TOTAL COLUMN TO AN ARTHUR TO AN ARTHUR TO AN ARTHUR TO A ARTHUR TO	TO SECURE THE PROPERTY OF THE			description of a contract of the contract of t
ENGRACOUS TOR INDICATOR STORE TO THE STORE STORE STORE STORE TO THE STORE	THE DESCRIPTION OF THE PROPERTY OF THE PROPERT	THE COURT NAME OF COMMITTEE OF CONTROL OF THE COURT OF TH	Passed and approved this	 Site Development Concept Plan is a conceptual plan for development in a 	imaging carters remoductive health and flertit
	pears seem of outgrees to mainties by sections that John the inclination point, a	Unition North /4 digrees 49 minutes 15 seconds West 19936s from United 14 digrees 46		nismed district being done in phases. A concept plan provides an overall	and the second second second second second second
NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE	distance of 153.82 feet, and South /4 degrees to manufes 30 seconds West 248.99 feet to a point	minutes 14 seconds West 99.92 feet, thence North 85 degrees 55 minutes 43 seconds West 99.92		referred of a develorment that is bring divided into sections to be develored	London Landon Long Long Long Long Long January Long Long Long Long Long Long Long Long
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:	being 102.00 neet perpendicularly distant Northwest of said relocated Conway Road centering	feet; thence South 80 degrees 56 minutes 14 socoads West 100.04 feet; thence South 73 degrees 57		an argument	HERRIEL SELVECTO.
	Station, 16+21,12 feet, said point being also in the East line of property conveyed to the Missouri	minutes 55 seconds West 160.07 foet; thence North 74 degrees 46 minutes 35 seconds West 765.52	Service Contract of the Contra	transport or	
Section 1. The City of Chesterfield Zoning Ordinance and the Official Zoning District	Highway and Transportation Commission by deed recorded in Book 7736 Page 1197 of the St.	fact to the Southwesteriv corner of above said Seegne Subdivision; thence North 08 degrees 53	MAYOR	The second secon	vi. Research Facilities - Facilities where resear
Mane, which are a part thereof, are hereby sancaded by transferring from the "NU" Non-Urban	Louis County Records, said property conveyed to the Missouri Highway and Transportation	mirrates 43 seconds Best 115.49 feet: thence North 46 degrees 44 minutes 38 seconds East 205.29		A Size Levelopinon Section Flam in Coveropinant for Section of	support of clinical care and the collection of
District to the "MC" Medical Use District three (3) varyeds of land located at the intersection of	Commission for State Route 141 relocation; thence along said Best line of State Route 141	feet, thence South 76 degrees 22 minutes 26 seconds Bart 12.67 feet, thence North 21 degrees 28		the overall concept plin.	clinical research programs.
Woods Mill Road and Conway Road. The Conditional Use Permit (CUP) located on Percel A is	(relocated) the following courses and distances: North 43 degrees 36 minutes 10 seconds West	minutes 00 seconds Bust 97,00 fruit, thence North 28 degrees S8 minutes 00 seconds West 86,20	ACTURES	and the second s	
variated. Descriptions of the subject sites are as follows:	87.41 feet to a point brains, 122 feet radially distant East of Missouri state Route 141 (relocated)	forc. thence North 81 degrees 31 minutes 00 seconds West 99,00 fact; thence South 61 degrees 27		 Side Development Figure a plan for development in printing that is 	vii. Resolential Care and Treatment Facilities - Fe
	contoffine Station 112+00; thence along a curve to the left whose radius point bears North 74	mirates 00 seconds West 127,50 fact: thereon North 13 degrees 20 mirates 00 accounds West 366,78	7	being done in obe philot.	custodial care and/or treatment services to pera
	degrees 27 minutes 45 seconds West 3,941,72 feet from the last mentioned point 878,98 feet to a	feet to the Northwesterly comer of above said Seegar Subdivision; thence North 85 degrees 54	March 10 Some		to live independently. Residential facilities in
	point being 122.00 feet radially distant East of Messonni Route 141 (relocated) centerline Station	minutes 00 accorde Fast 41,00 feet thence South 54 degrees 50 minutes 00 accords Bast 76.68 foot;			not imited to, nursing homes, assisted live
			//		Name of the Control o

City Could Page 2-6 59	4. Permitted and Ancillery Uses for this development are as defined below:	a. Permitted Land Uses:	Educational Services to the Public related to Health Cure – Services provided to the Debidic related provided analysis health provided to the Debidic related provided respecting health provided to the Debidic related provided respecting the provided provided respecting the provided provided to the provi	ministry, with one deposition injecting payasses said tental. health stitus.	 Health Services; including clinics of doctors and dentities – Health care services offered by amountment on an ambulatory basis. 	Services may include, but is not limited to, outpatient surgery, examination, diagnosis, and treatment of a variety of medical	conditions on a non-emergency biests, and laborationy and other diagnostic teeting as ordered by staff or outside physician referral.	11. Manualing and Madeon Contract — An intribution manualities		including medical service, training and research theirities.	 Laboratories - Specialized facilities capable of providing a variety of proceduces specific to clinical laboratory services to health 	provider organizations, which are svallable on a regular and conveniently heats.	 Medical Care Facilities – Facilities providing besidn care servioes, including, but not firmled to, hospitals, medical centers, ambulantory 	chinks, physicians offices, sargical central, sitelled autraing ceriters, long-term cure centras, sassisted living, residential cere and	interiors actions, the propose of produce of the pr	vi. Research Facilities – Pacilities where research is conducted in rapport of chimical cure and the collection of research data for chimical research programs.	vii. Redocinal. Gen ein Trensment Verleiten - Feelliten inter provide Neutochen Gen ein Trensmen Verleiten inter provide Vor bei nieden geleiten. Seelliten in der princh, beit zur von der Herinde Verleiten und geleiten, serien der Stelliten, serien von der Herinde Verleiten seriente Diesen, seinleite Hörte Gellisten, serien	hornes or supported living arrangements.
Chy Consultant Norseber 14, 2166	ATTACHNESTA		In keeping with the following Comprehensive Plan policies, those conditions have been developed:	 4 Quality New Development 2.1.5 Provide Buffer for Existing Residential Develorment 	4.1 Buffering of Neighberhoods 4.2 High Denaity Office Development	7.2 Multi-Modelal Transportation Design 7.2.1 Maintain Proper Level of Service	7.2.3 Maintain: Propor Traffic Flow 7.4.2 Encourage Sidewalks 7.4.2 Encourage Sidewalks	8.2.2. Underground Electric Service 8.3 Stormweiter Control	10.1 Open Space Preservation and Crostion	10.1.5 Landscape Buffers 10.2 Preservation of Natural Posturus and Opter Space	I. SPECIFIC CRITERIA	 Information to be shown on the Site Development Concept Flam shall be limited to those conditions executed in Section A. General Criteria-Concert Plan. Site 	Development Plans and Site Development Section Plans shall adhere to specific design criteria.	B. DEFINITIONS	 Sile Development, Coosegy Pin in a concerpoul night of endvelopment in a pinemed diselect being does in places. A concept plan provides an overall prince of a development that it being divided into sections to be developed in chants. 	 A Site Davelogrammal Section Plan is a plan for development for sections of the overall concept, plan. 	 Site Devolopment Plan is a plan for devolopment in plantach districts that is being done in one phase. 	
*=	#8	. 42	33 36	8	60	2. E	78	1 16	of gr	, p	200	of of	3					

	. J.abo's Episcopal Prudysturian Hespitals nudstsian October 28, 2015	F.Z. 8-1005 St. Luke's Epikespul Presbytechan Hoppitals Thanding Commission October 23, 2005	P.Z. 5-1305 St. Lake's Epistoopal Prosbynation Hospitals Flowaring Countlision Overhole: 25, 1005	P.Z. 8-2005 St. Leake's Episcopal Presbyterian Bospitzale Fanning Commission	it. Luke's Episcopal Freshyti arriesisa	t. Luke's Episcopal Fresbyt unission
Committee Comm	November 21, 2015		City Council Newarder 21, 2005	Chy Cataoli Nevember 21, 2005 Page 6 of 30	City Conseil: Newspher 21, 2015 Frgs 7 of 30	The 6 d 30
	Schools for provide edi-		Boensing malve certifications, of individuals working in various areas of health care.	5. Medical Care Facilities 6. Research Facilities		
Legistry - Marie of the market of the control of th	to Ancillary Usen:	designed as a interception must on and with the operation parties on which they are to be effected,	XViii. Social Services – Services or activities undertaken to advance the welface of citizens in need. Such services or activities may	7. Kenderfull, Gare and treatment ractities PARCEL A ANCILLARY USES		
Strategy bear Strategy Stra		x. Heliport - A facility for the servicing, take-off and landing of	include, but are not limited to:		garage of approximately 500 parking spaces. The combination of	handred (700) foet the setback shall be ax hundred (600) feet. The
1 in comparing the control of the co	 Asserted Laving —A secuer residence sestated by congregate meas, housekeeping, and nersonal services for necrons who have 	Delikopters.	a. Assistance and counseling to patients and their families	 Cafeterias for use by employees and guests of primary uses Day Care including while day care 	parking garage and surface purking shall result in a net gain of 270	sole purpose of said reduction of selector shall be for a latter (3) level narkine earner and surface analysis shall result in a net cain of
Comparison of the control of co	difficulties with one or more essentials of daily living, but for	xi. Hospitality Houses - Pacilities that provides lodging and other	dealing with social, emotional and environmental problems associated with illness or disability.	3. Duplicating, mailing, stenographic and office services		270 parking spaces on the castern portion of the campus.
Comparison of the comparison	WHOLE SALPSHIPS DO USOMODIAL INCOME OF SECTION OF SECTI	Supportive set vices to parcents and mean antitions.		5. Gift alsops		 Two hundred (200) feet of the north property line.
The proper continues of the following continues	ii. Cafeterine for use by employees and guests of primery uses - A	xii. Orthopedio Stores A store where orthopedic support devices for	ambalatory settings	6. Hellport	a. The height of proposed additions shall match the existing structure on	
1 Principal control of the proposal control of the pro	restained in which employees man guests of primary users are served at a counter and carry their meals on trave to tables after	physically implied individuals see soid and additional services, such as monter measurement and fifting of devices, and education		7. Hospitality houses 8. Certoevolle stone	Parcel A and be no more than one hundred forty-eight (148) feet.	
This Physicy Contracts, Public of French Communication of the Communicat	Building	on the proper unwindingeness of said devices is provided.	previded in Emergency department settings within a homital/medical center-facility.	Parking structures, public or private	 The existing medical office building shall not exceed seven (7) stories in 	
This contains the secretary of the control of the c	iii Dev Cons including 4408 Day Cons = A facility mayoliffing men for	viii Barbina Semetama Di-Alia on Debuta		10. Phermacies 11. Phermacies	height and the new method office bitticing shall not allows leight (b) storices in helpful.	
The first great of the first great of the control of the first great of the control of the first great gr	five (5) or more children under the age of thirteen (13), for test than	ALIE AMALIES SHADINGES, FARINGES OF ELIPTING		 Resignants, under 2,000 square feet in gross floor area without drive-thrus or 	. No condeten communical constant around the last of the content	the heapital. This area may not be located closer than one hundred
From the first control of the contro	twenty-four (24) hours per day. Adult day care facilities are those	Purking area - An area of land used or intended for off-stree	hospital/medical services that provide medical care and/or	drivering	parking garage shall be limited to a three (3) level parking garage of	twenty-five (125) feet from Conway Road and shall be limited to
in control for the month of the strong of the control for the strong of	that receive payment not the care on persons over 18 years or age the less than twenty-four (24) hours nor day. The adult day-care center	parking Ballitues for motor venicies (City of Cheristracia Zzanig	primary diagnosis is alcoholism or other chemical dependency on	13. Software and training regimes resided to the medical professions including our not limited to enhance for merine	approximately 500 pasking spaces. The combination of parking garage and	that shown on the Prelimanary Plan.
For brighting the control of the first and the first and the control of the first and the control of the first and the fir	shall provide a structured program of personalized cars for adults	Anatomic trace of the	en out-petiont basis.	14. Social services.	eastern portion of the campus.	
The sixture and the sixture of the s	who are not capable of full independent living as a result of	Parking space - A drably dust-proofed, properly graded for		Terminals for buses and other Public Mass Transit Vehicles.		(Woods Mill Road).
the control of control		desirage, usable space, enclosed in a main building or in an accessory building, or unenclosed, reserved for the temporary				(3) Two (200) feet from the engl property line.
formation of the action (1) of a region of the action (1) of a reg		storage of one vehicle, and connected to a street, alley, or other	trensfer of persons or material, or temporary stomase and pervice of		 Ones Snace: A minimum of \$2.6% onen snace is notained for Purcel A. 	
For granted and the position of the continue granted by the continue of the co	iv. Dormitoriee A. dwelling containing sleeping rooms without	designated roadway by a surfaced axie or driveway. Each such	operance venicies used in the transport of persons, goods of	 The use allowed by this permit shall be that of a five hundred (500) bed 	Open space includes all seres excluding the building or areas for	(4) One hundred (100) feet of all other property lines.
Programment of the Control of C	separate counting inclines no a minor of presum customary presided by associated with an educational religious, charitable or	destigation space space output output una unaccessional regularization and care forth in Societies 1001 165. "OREStreet Parking and Londing	VOLUMENT	maximum general acute hospital.	vehicular circulation.	4. ADCHITECTIPAL.
the description of the proposed of the control of t	arrice institution.	Requirements, "(City of Chesterfield Zoning Ordinance)	For organizational purposes, the conditions of this 1,277,800 square foot development include	 No overnight accommodation rooms shall be permitted in the medical office 		
2. The propose of the state of the proposed			those specific for Parcel A, located east of Route 141/Woods Mill Road and Parcel B, located	buildings.		1. Plant additional landscaping between Comway Road entrance and the
The process of the pr	 Duplicating, Mailing, Stanographic and Office Services — Services 	xiv. Pharmaches – A fachlity where prescription drugs are dispensed or	West of Koute 14 J. Woods and Koed, as well as grosp of a general nature.	c. The purpose of ancillary uses is to serve the occupants and petrons of the	divided by the total let area. This square footness not include any	property line to the east, numming parallel to the road all the way to the north,
The control of positions and a provided, deletted of \$2.0 Minet \$1.0 Minet \$1	which provide reproduction of text, drawings, plans, maps, or other	compounded under the supervision of a registered pharmacist.	C. PARCELA SEE EXHIBIT A	principal permitted uses within the building. No separate access from the	structured or surface parking. Plenning Commission may request two	including 6 to 10 feet constances, evergmen plants that would provide
The state of the s	ology, by transpronting, proceeding immediate representation about anything of derivation and remoiding clerical or	ve. Planes of Worthin - A plane for waterful or relations assembly	5	exterior benighing ainal be permitted with respect to these uses.	calculations: one calculation for those arose show grade and exofter that	environmental designations and out-service and
3. Statutor TRBA AND PARENO SETTIAL CENTRAL CE	manifestional arrelines.	Av. Figure of wideling and wighter and wighter assessing.	I. PERMITTED USES		includes building area below grade.	
1. FLOOR ATES. A control and a		xvi. Restnurants, under 2,000 soft gross floor area without drive-thrus		REQUIREMENTS	occupation and deduction open a cuto	
FOOR PARCES IN CONTRACTOR SECTION CONTRACTOR SECTIO		or drive-ins - An establishment engaged in the proparation of	 The uses allowed this "MU" Medical Use District shall be: 		S. SIKUCIUKE AKU PAKAINU BELBALAS	Pointe Couway, is to be installed from the Conway Road night of way parallel
curried-and all all inflaments on the Control Market and the control of the Control Market and the Control o		food and beverages which may be consumed on the premises or		1. FLOOR AREA	1 STRICTURE SPERACKS	with the east property line, around the northeastern corner, and to join the
Proposition of the property of the proposition of the proposition of the property of the prope		carried-out. Said establishment contains no more than 2,000	PARCEL A PERMITTED USES	The state of the s		existing weed cedar feace on the northern property line of St. Luke's. This
A dough that the incidendament and suppoportion to a control of the control of th	 Vii. Florists A shop where flowers and ornamental plants are sold. 	gross square feet and does not provide drive-thru service.	1 Theories are in the subble related to beath over	 JOHN PHEIGHER TIOOT REFER STREET FOR SYCHES JOY 1,000 S AUGUST FOR 	a. No portion of any new building shall be located within the following	fence is to be located on the western side of the McCurty road easement near
Excitation for number 7-follows with the following National Position with the followi	viii (2) Shows A show that sells missell assess articles assessed as	werit Schools and resisting dustifies estated to the Modinal Professions	2. Health services, including clinics of doctors and doctors	Exting and proposed medical office buildings shall not exceed three	pethacia:	the content because of the St. 1260 s property. See items asket have an
	stig.		 Hospitals and medical centers 	THE TANK THE PARTY THE PARTY OF A PARTY TO SHARE A PARTY TO SHARE THE PARTY		of Ponts Cunway.
		provide education and training, including but not limited to	4. Laboratories			

Trebyteria Hegitali Ottober 33, 2015 November 11, 2005	P.Z. F-2005 St. Lata's Epistogial Prodysterina Brogicial Plansing Cammindsian (Costorial St. 2005) CFC Control	P. Z. 5786 St. Ludw's Epitospal Predy torius Rospitals Planning Commission October 32, 3095 Gily Commission Avantum 21, 2005	P.T. F. 2005 St. Luke's Episcopal Prodysterion Brogistate Planake Commission Chebra 7, 2005 Chronical Commission November 17, 2005	P.Z. 9-286 St. Luke's Episoopal Presbyterian Hospitals Plantiff Commission October 21, 2005 CONTOCARGE
		Page 11 of 39		Pege 23 et 30
ight (48) inch perspet wall shall be required on the cast side of the ching structure.	9. STORMWATER AND SANITARY SEWER	 The purpose of sacillary uses is to serve the occupants and patrons of the emirical remainted uses within the building. No separate access from the 	 Parking and Londing Space Subbacks No making or all Londing reason interest forther or residence percent retire of No. 	directed by the Department of Public Works. The Department of Public Works shall establish therefore the Department of Trabile Works while the establish therefore the Public Section of the required fooding that is considered until these seconds in Section III TEAPTMENT TWO.
on the eastern parking structure iskall be down directed box type	1. Any increase to the amount of impurious area on the Parcel A over the	exterior building shall be permitted with respect to these uses.	to practing some peace, will be located within the following setbacks:	improvements shall be designed and approved, and as appropriate elective shall be
in pergrat.	existing condition as or time exect, was require that eventuous by previous for the entire main campias. Detention for the Parcel A will be required to most	2. FLOOR AREA, HEIGHT, BULLDING AND PARKING STRUCTURE	a. Fifty (50) feet from any road right-of-way line.	established prior to the assumore or obtaining permiss on the Percei is in excess of state. "Emetholic."
to the castom percing garage wast be immed to the north, west and	the Crty standards which are current as the time or the proposed	ALCOMORPH OF THE PROPERTY OF T	 Investiv-five (25) feet from any olds or row proporty line. 	The immovements to South Woods Mill Road shall be exastracted within one year of
	D. PARCEL B - SEE EXHIBIT B	1. FLOOR AREA	Warmen Manual Manual Manual on manual or for the North Spine 1999	issuance of any building permit or prior to occapancy of my building in excess of
the Percel A (that portion of the development east of Route 141)	1. PERMITTED USES	Total building flact area shall not exceed 340,000 square feet	For property man adjacent to properties in me ver two-records. For and Scotting of range We "B" Residence District, no netheck shall be very man of the properties of the pr	the end of the improvement completion period, the South Woods Mall Road
to Route 141 shall be as directed by the Messouri Department of	and the contract of the contra	Z. HEIGHT	of building height, measured from grads.	developer may request an extension to the improvement completion period. If, after
Careatazarea Legistribetti ol. Fuodo vioras.	1. The uses blowed this "MU" medical use distinct straight.	The maximum height of buildings, exchasive of roof screening, shall not exceed	SOMEOUT 2	review by the Department of Public Works, such knaper period is deamed measurery to finalizate advances and coordinated revessions for transportation untility facilities.
the Parcel A from Conway Road shall be as directed by the St.	PARCEL B PERMITTED USES	TIVE STORTES OF CHE DISTRICT (1.04) MOST.	· Bomman ·	or other remired improvements, the Director of Public Works may grant an extension
ouncy Department of Lignways and Irrano and the City of	 Educational survivors to the public related to health one. Health environe includes of lates of decision and dentities. 	3. BUILDING REQUIREMENTS	 Access to the Parcel B (that portion of the development west of Route 141) from Old Woodle Mill Road elect to as assessment for the Olds of 	so long as all generations are extended. The Director may require as a condition of the
	3. Laboratories	 Open space: A minimum of 64.4% open space is required for Percel B. Open 	Chesterfield	reasonable conditions as he may deem necessary.
	Medical cure facilities—excluding hospitals Research facilities	space includes all areas excluding the building or areas for vehicular circulation	2 No direct screen in Stein Route 141 or the compatible South Woods	II PARCET A AND PARCET R DEVEL OPMENT CRITICAL
and chall be housed as the unset of the current enterance as monthly of	 Residential care and treatment facilities 	 Pleor Ares Retio: Percel B shall have a maximum Floor Area Ratio (F.A.R.) of 		
THE PERSON IN COMMENT AND ADDRESS OF THE PERSON	7. Schools for the Handicupped	36% F.A.R. is the gross floor area of all buildings on a lot divided by the total lot	portion of the site went of Route 141).	The following criteria shall be applicable to Parcel and to Parcel B:
THE RECORDINATES	PARCEL B ANCILLARY USES	erea. This square flootage does not include any intractured or surface parxing. Dismains Commission was decease too calculations one calculation for those areas	 Any devolutees internal to the Parcel B. erecifically the area of buildings 	A. PARKING AND LOADING REQUIREMENTS
for trash areas shall be enclosed with a six (6) foot high sight proof		spower transfer and another training to building area below grade.		
	 Assisted Living Services Cultimise for the Nu confidence and construction 	OCTOR T MANAGE AND MAKE THE MAKE INCLINED TO	be required to be private.	 Parking and loading spaces for this development will be as required in the Otto of Chesterfield Code.
earth been shall be required on the east elevation against the height	3. Day Care, including Adult Day Care	4. SIRUCIURE AND FARRING SELBACES	 Provide eross access enement/s) or other appropriate lessi instrument(s) 	
of the parking structure so that only the upper deck pumpet walls	4. Duplicating, Mailing, Stemographic and Office Services	Structure Suthersite		 Construction Parking and Auctors
a from the cast. The earth borns shall be planted with evergreen	5. Florists		Parou B as directed by the City of Chesterfield.	a. No occapraction related parking shall be permitted within the State
treas from 6 test to 10 feet tall, staggered and annecaped in such a provide year round arreming to the cust.	Catt Shops Anneliabily Houses	No building or structure, other than a froestanding project identification sign, boundary and retaining upile light structure file make or fences will be located	6. OCCUPANCY PERMITTEINAL OCCUPANCY	Route 141, South Woods Mill Road or Conway Road rights-of-way.
And the state of t	8. Orthopodia Sterrer	within the following setbacks:		 Provide adequate off-street stabilized parking area(s) for construction
onal berm and green space east of the surnee purcing for directly	95. PARKING STRUCTURES, PURSUE OF PTIVBLE		Prior to the issuance of any occupancy permits on the Parior is in excess of the	employees and a wast down station for construction vehicles untaing
culturing as incocated on the Freeminary Flam.		 Fifty (50) feet from any road right-of-way line. 	integroud descendance on the site development contemp parameter development aborned also plan an armoved in Section II. H. TRAFFIC STUDY.	and leaving the site in order to eliminate the condition whereby mud
ATE ROAD IMPROVEMENTS		 Twenty-five (23) feet from any side or rear property line. 	improvements to South Woods Mill Road shall be completed and approved.	ziven oonstruction and employee vergetes is tracked onto the paverners. causing hezardeas condwer and driving conditions.
ments as mass he manifold by the Ohr of Ohistorials unifine				On the state of th
our Department of Transportation to the stared access of	not limited to schools for numering	i. For property lines adjacent to properties in the "NU" Non-Urban, "PS"	7. PUBLIC/PRIVATE ROAD IMPROVEMENTS	If existing Oity maintained streets are to be used as construction access to
rme Estates Subdivision and Parcel A shall be completed		Fark and Scenic, or any "K" or "E" Kenterice District, no senses sound he observe than twentys five (25) feet also one (1) foot for each two feet	The developer shall be responsible for improvements to South Woods Mill Road. The	his site, prior to approval of a grading portuit or improvement plans, or any
ocapancy of any new construction adding square footage to excluding the CDICU expansion of 22,000 sq. ft.	 Terminals for buses and other Public Mass Transit Vehicles. 	of building height, measured from grade.	extent of development of the Parcel B (that portion of the development west of Route	site, the following thems must be addressed:
	2. The absence come in the WATP Madical Than District shall be contricted to Collector		1. In which the first of the color department connected when and for the development section is as	

2. 04/24/08 Per City Comments 1. 04/15/08 Per City Comments

Sheet 3 of 4
Site Ordinance

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

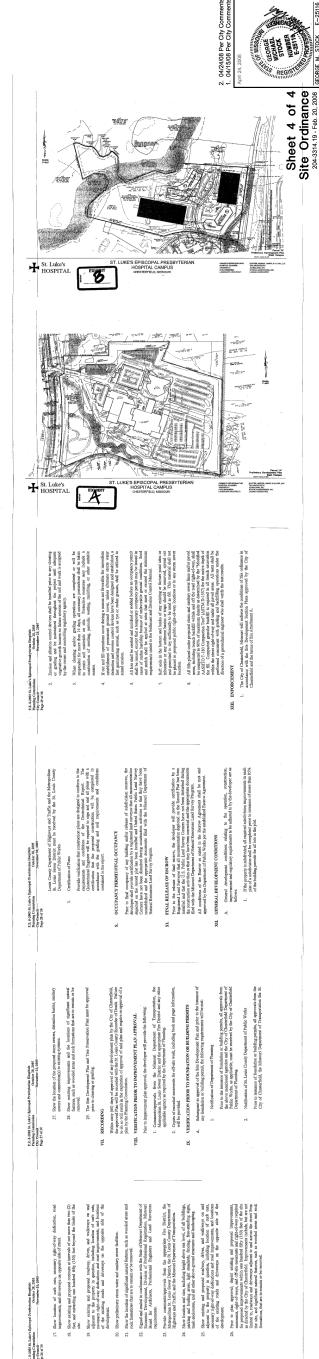
DOSTER, MICKES, JAMES, & ULLOM, LLC TKH ARCHITECTS STOCK & ASSOCIATES, INC. LOOMIS ASSOCIATES

ST. LUKE'S EPISCOPAL PRESBYTERIAN HOSPITAL CAMPUS **St. Luke's HOSPITAL

CHESTERFIELD, MISSOURI

Luke's Episcopal Presbyt nissbo	Cary Countil Page 19 of 30	maintenance of the slope. Any steep slope proposed on a Site Development	Plan shall be labeled and reterenced, with the following note: Approval of	thus plan does not constitute approved of stoppes in excess of 3.1.	stopes are ampled to the Penny and approved of the Library of those	WORKS, KENSEW OF THE PRODOSES SHEED SUCHE ON CONTRACT HIS WALL THE	review of the grading permit or improvement pant, for the project.		M. GRADING AND IMPROVEMENT PLANS.		1. A grading permit of simpovement plan entroval is required price to	issuance of a building permit, as directed.		 A grading permit or improvement plan approval is required prior to any 	closing or grading. The Site Development Figure and 1700 Frederivation	Plany I res Removal Permit must be approved prior to usuannes of a grading	permit or approval of improvement plans. No grading that results in a	change in watersheds will be permitted.		5. Price to approve or a granting parant or improvement parant or our	Wallet Pollution From the Court in an extension of the Court of the Co	EDUCATOR IN COLUMN COLU	Sequential control of the control of	and interest of the Comment of the C	institutional of the state of additional and other pollutinities in storm Water	Associated to the control of the con	committees with the terms and conditions stated in the Sediment and	Processing Maries		 Prior to Site Development Plan approval, depict existing and proposed 	immeovements within 150 feet of the site as directed. Improvements	include, but are not limited to, readways and driveways adjacent to and	across the street from the site, and significant natural features, such as	wooded areas and rock formations, that are to remote or be removed.		If street grades in excess of six percent (6%) are desired, steep grade	approval must be obtained. In no case shall alopes in excess of twelve	percent (12%) be considered. Any request for steep street grades must	include justification prepared, signed and sealed by a registered	professional engineer and include plans, profiles, bering lngs, cross-	sections, etc. in accordance with the Struct Grade Design Policy. The	justification should clearly indicate site conditions and alternatives	considered. If stoop grades are approved for this site, a disclosure	statement shall be provided to all potential buyers and a note indicating	
P.Z. P-2055 St. Lufer's Episopal Presbyreries Hospitzis Prasadag, Carantistoa October 32, 2005 Prasadag, Carantistoa	The State of	additional homogeneous for the first transfer of the second secon	5. Determine retermine is to be provided in each watersine, by	CAP Of Chestighted. Lorenton of sooth ware train is required by	proving permanent contract actions, being a large to the	DODGE, URBING PORTER OF DURING AUGUSTANCE CONTRACTOR OF THE PROPERTY OF THE PR	Department of Public Work. The manufacturing of Land	permitted to the property of the permitted provided to the permitted to th	SIGNI DE GIRE (2) 1961, 88 CHECKEL PROGRAM MANAGEMENT CONTROL	permitted within a determined beam. The determined	Service was to Service to Service on 1916 to 1	areas in non-residential developments of menune of business permiss	exceeding sixty (60%) of the approved dwelling thins in each plan,	watershed or phase of resilicities dovelopments. Lie location and types of	detection/relicition facilities shall be identified on the 50e Lovelphiness	Plen		The lowest opening of all structures shall be set of loss two (2) feet higher	than the 100-year ings water developing to the control of the cont	ATTACHMENT STATE TO SEE AT 1998) DO JOCK EDUCATION TO THE ATTACHMENT OF THE STATE OF THE SECOND SECO	LOU-YEAR DAGE WHEN	STITE STATE AND STREET AND STATE OF THE STAT	SQS.	 Obtain approval from the City of Chreterhold Department of Public Works, 	St. Louis County Highways and Traffic and the Misseuri Department of	Transportation for the locations of proposed curb cuts, areas of new	dedication, and rosdway improvements.		I. GEOTECHNICAL REPORT:	 Provide a gnotochnical report, prepared by a registered professional 	engineer licensed to practice in the State of Missour; as directed by the	Department of Public Works. The report shall verify the smitability of	grading and proposed improvements with soil and geologic conditions and	address the existence of any potential sinkhole, pends, dams, soptic fields,	etc., and recommendations for treatment. A statement of compliance,	argued and scaled by the geotechnical engineer preparing the report, shall	be included on the Site Development Plan.		 If cut or fill slopes in excess of the standard maximum of 3:1 horizontal ren 	to vertical rise are desired, approval for the steeper slopes must be obtained	from the Director of Public Works. Approval of stooper slopes is limited to	individual and isolated slopes, rock dikes, undisturbed and stuble natural	slopes and slopes blending with the natural terrain. Design of the stoop	slopes traist be performed by a registered professional engineer and modifie	recommendations regarding construction methods and long-vern
. Letter's Episcopal Presbyte releaton	City Council Newmont 21, 2005		B. TRAFFIC STUDY			Missouri Department of Transportation analyse the St. Louis County	Department of Highways and Traffic. The scope of the study thall include	internal and external circulation and to site specific impacts, such as the need	for additional lance, entrance configuration, geometrics, sight distance, trathe	aignal medifications or other improvements required. The study shall also	identify the thresholds of development at which intersection and resdway		reviewed and appeaved by the City of Casterfield Department of Public	Works.		The traffic study shall be submitted with the Site Development Concept	Plan/Site Development Section (whichever is the first to occur) and shall also	include transportation model information. Said study shall be updated as	deemed necessary by the Department of Planning.		1. POWER OF REVIEW		City Council stail have authorisine power of review of site plants for the	publicat governorm. The City Control was men also appropriate	action relative to the proposal.		5. SLOKEWAIDK AND SANITAKE SEWAK	the state of the state of the state and the state of the	A. Allo dillo balled in the state of the sta	on traversing to a set a section of the criticism and pro- ceptor. The adversary and confident of the existing downstream systems existen. The adversary and confident of the existing downstream systems			Emergency everflow drainage wave to accommodate runoff from the 100-	were storm event shall be provided for all storm sewers, as directed by the	Department of Public Works.		 Downstream somitery servers used to be evaluated to ensure adocusts. 	presented Downstream and tery several may need to be traduced or	nmerafled.		Deterrion may be required for the entire site such that the release rates will	not exceed the allowable release rates for the post develop peak flow of the	 2-year and 100-year, 24-hour storm event. Stormwater must be discharged 	at an adequate discharge point. Wethand midigation will not be allowed	within the detention been area.
Luke's Egiscopal Presbyt zisaion	City Chandl Novamber 21, 2005	3. Mechanical equipment will be adequately acceened by reofing or other	material as approved by the Planning Commission.		F. ACCESS/ACCESS MANAGEMENT		Streets and drives related to this devrippment shall be designed and located in	conformance with the Chesterfield Driveway Access Location and Denga	Standards, as originally adopted by Ordinance No. 2105 and as may be attreaded	from time to time.		G. PUBLICPRIVATE ROAD DAPROVEMENTS, INCLUDING	PEDESTRIAN CIRCULATION		 Provide a 5 floot wide sidewalk, conforming to ADA standards, along the · 	west side of South Woods Mill Roof slong the eather longth of the site. If	existing sidowalk is removed for the possible realignment of South Woods	Mill Road it shall be replaced with a 5 foot wide sidewalk with the	appropriate transition to a 4 foot wide section as needed.		2. Any changes to the location or geometry of the influenced of Sollin	WOODS WITH (OATH LAND THAN THAN THAN THAN THE THE SECTION OF	street consisting State Kollie i 1 South Wood Mail for as	approved by the action of the second of the	or transportation. The According was manufactured injuries and assertions and assertions are according to the according to th	THE CHARLICLES TRANSPORT & THE CHARLE OF THE PROPOSED THE CHARLES	2. Tennesses Const. Woods Mill Dood show the making frontisms of the site to a	5. Improve County of the County of a 20 feet enterent including our termined	teners and street designates to directed by the Dentitional of Dehiller	Works. Additional turn lanes and richt-of-way may be required for	changes to the location or exemptive of the intersection of South Woods	Mill Road with Benefiting Park (Private Drive) and the section of street	comporting State Route 141 to South Words Mill Road as directed by the	Department of Public Works.		The state of the s	4. Provide any auditorial inflatorial way constitute any auditorial to	Scho Kolida 141, as required by the business of transportation.	The state of the s	5. Provide end additional influence and constitute and improvements in	Commit count is required by the St. Louis county preparations of	Ingilways and Liadule.	6. Information of passes the same sheet has constructed in accountance with Section	1005 180 of the Schrödinger Office (Streeterfield)	The second of th
St. Leike's Episcopal Pressylu menistion	City Cruzeii November 21, 2005 Page 15 of 30	C. SIGN REQUIREMENTS		 Ornamental Entrance Monument construction, if proposed, shall be reviewed 	by the Missouri Department of Transportation, the St. Lottle County	Department of Highways and Traffic and the City of Chetroriteic, as	directed, for sight distance considerations prior to installation or construction.		No advertising aigns, temporary signs, portable signs, off site signs, or	situation getting devices shall be permitted in this development.		 All permanent freestanding business and identification signs shall have 	landscaping, which may include, but not be limited to, shrubs, annuals, and	other materials, adjacent to the sign bese or structural supports. This sign and	landscaping shall be as approved by the Planning Commission on the Site	Development Plan.		 Signs shall be permitted in accordance with the regulations of the City of 	Chestratifield Code.		D. LIGHT REQUIREMENTS	a Branch of Branch and and the Art of the State of	1. Friends in highling paint was but smooth in motorcation with the Cary of	TOTAL STREET,	The location and bright of the light standards will be as suppoved by the	Planetos Concession.		2 Economic for manipulational lightline on amore of filmeinstice will be citized	so that light is east on one would be included to all the controlled	Construct Common Construction and Common or with some or	E. ARCHITECTURAL.		 The developer shall submit architectural elevations, including but not 	limited to, colored renderings and building materials. Architectural	information is to be reviewed by the Architectural Review Board and the	Plarning Corrnission.		 Their ancioenes: The fourtion and elevation of any track enclosures will 	be as approved by the Planning Commission on the Site Development	Plan. All exterior trush areas will be enclosed with a six (6) foot high	sight-proof enclosure complimented by adequate landscaping approved by	the Planning Commission on the Site Development Plan. The material	will be as approved by the Planning Commission in conjunction with the	Site Development Plan.	
Luke's Episcopal Presbyte mission	- City Countil Navyasher 21, 2005 Page 14 of 30	 The travel route must be approved by the Department of Public Works. 	No deviation from the approved route will be permitted.		 An evaluation, including film record, of the current condition of the 	parvenent on the approved travel route must be submitted.		 An appropriate bond must be submitted, as approved by the City of 	Chesturfield, to cosze that any damage to exating pavement is	reprinted. Repair of damage to existing streets will not be included in	the subdivision escrow, a separate bond must be established.		 All plan sheets shall indicate that vehicle loads of construction traffic 	using this route are not to exceed 22,400 pounds axle load per 50,000	gross vehicle weight and that no tri-axie tracks are to be used. Weight	tickets may be used to determine conformance with this requirement.		e. Additional protective monstres, as deemed necessary by the	Department of Public Worlds, may also be required.		The streets surrounding this development and any street used for	constitution access instead scale for cleaned strongbook the day. The	ocvelope: shall keep the rold dear of muo and debns at all under.		B. LANDSCAFE, INCL. AND BUFFIR REQUIREMENTS	4. The descriptions do it makes to be backered a because when the control delicement over much trees.	A. The unwelges status success as animate the status of the states were necessarily man unser- monotonical for all a second-state than first of Parameter 10 for an expension of the state	property and the control of the cont	2 Tarefflorina	 A minimum of a twenty (20) foot wide-buffer strin between the proposed 	develorment and residential subdivisions	h in addition, a theiry (30) fron wide buffer strin will be required alone	collectoralisticals		If the estimated oost of new landscaping indicated on the Site Development	Section Plan as required by the Planning Commission exceeds one thousand	(\$1.000) dollars, as determined by a plant numery, the petitioner shall fitnish	a two (2) were bond or earny sufficient in smooth to guarantee the	installation of said lendscening.		4. Prior to release of the Landscape Installation Bond/Excrow, a two (2) year	Landscape Maintenance Bond/Bacrow will be required.			

Planning Commission October 28, 2005	rinsina	Pluming Commission October 28, 2005	P.2. 8-2005 St. Luken's Episcopal Prestyteran Beopitals Placeing Commission Occuber 28, 2005	Luke's Episcopal Presbyt mission	P. Z. R-3300 St. Lutter's Spittergual Presity terian Mostpletta Planning Commission October 28, 2016
Ciry Council November 11, 2005 Fags 16 of 39	Page 21 of 30	Zay za of 30	City Countil Newsber 21, 2005 Page 23 of 30	- City Cruzell - November 21, 2005 Page 24 of 30	City-Guandina November 21, 2013 Page 25 of 30
that priority anow removed will not be given to this site shall be included	prior to the final release of any escrow reid for improvements in the			Board for Architects, Professional Hagineers and Land Surveyors	
on the Site Development Pitn and Record Plat.	devolopment.	 Failure to comply with these submittal requirements will result in the expiration of the preliminary development plan and will require 	7. Parking calculations.	requirements.	VI. GENERAL CRITERIA - SITE DEVELOPMENT PLAN SUBMITTAL REGILREMENTS
6. Prior to grading permit or improvement plan approval, provide	If any lot is proposed to be located in an existing, or proposed, Special	a new public hearing.	Provide the green space percentage for each lot on the plan.	22. Provide commenta/approvals from the appropriate Fire District, the	
comments/approvals from the appropriate Pire District, St. Louis County	Flood Huzard Area the lot shall be clearly labeled as being location in the	handless and the second of the		Metropolitan St. Louis Sower District, the St. Louis County Department of	 Site Development Plac shall include, but is not limited to, the following:
Department of Highways and Traffic, Missouri Department of Transcontion and the Metensolitan St Louis Season District.	Shodplain on the Sile Development Plea and improvement pasts. The Ingress Reference Level (Thors) as defined by PEMA, shall be constructed	 Steff Plan shall be submitted in socionalide with the combined requirements for Sita Development Section and Compute Plans. 	Provide open space percentage.	Highways and Traffic, and the Missouri Department of Transportation.	Conferenciate with and less of the economy
THE PROPERTY AND THE PROPERTY OF THE PROPERTY	a minimum of two (2) fost above the base flood elevation. The	The salomasion of Amended Site Development Plans by accitons of	10 Address trees and landsomine in accombance with the City of Chesterfield		
 Prior to approval of a grading permit or improvement plans, copies of 	Reference Lovel (floor) of structures in areas removed flors or within 100	this project to the Planning Commission shall be permitted if this		V. GENERAL CRITERIA -SITE DEVELOPMENT SECTION PLAN	2. Density Culculations.
recorded casements, including book and page of record, for all off-site	that of the Special Hood Hazard Area shall be oxystituted a transmitten of	option is utilized.		SUBMITTAL REQUIREMENTS	
WORK BING OEI-EDIT BEGGS MINERALED BY MESSAWARD LIVER, OFF-SEW SEWANDERS MINERALED BY MINERALED BY MESSAWARD LIVERS OF SERVICE BY MINERALED BY MINERALED BY MESSAWARD LIVERS OF SERVICE BY MINERALED BY MINERALED BY MESSAWARD LIVERS OF SERVICE BY MINERALED BY MINERALED BY MINERALED BY MESSAWARD LIVERS OF SERVICE BY MINERALED BY MINER	(ver) (a) the address other address and that means the throughout the presentably let make a cheer address are that in that secure the structures are presentably let make an other address are that in that secure the structures are presentably.	e. Where the cause is shown by the developer, this time interval for	 Provide a lighting plan in accordance with the Cary of Catesactions Code. 	A. V Affel - a. A Annual concession of the Character Conference Conference	2). Coming Lyserer mess and Josephan connections
	sate from flooding as defined by FEMA and approved by the Department	plan submittal may be extended through appeal to and agmoved by	 Pravoide Floor Area Ratio (F-A-R.) 	Plan shall achore to the following criteria:	 Location map, north scrow, and plan scale.
MISCELLANEOUS	of regular Works. As the minimum revealor in the solutions of several to the shall be indicated on the Site Development Plan and	the Present Commission.	19 Chambanatha all antiminant also manufactures of the Ober of Chapter Sal		Concessed Josepha and site, including being of all proposed brilldings
 If the property is subdivided, access/ntility extensets shall be required 	improvement plans, and an Elevation Certificate, on the form developed	III. COMMENCEMENT OF CONSTRUCTION	Subdivision Ordinance.	 Sigow location and street increasing resign acrow sea level, or an outcomes, parking and locating erees, light standards, frequing, free-standing signs, 	
Grouppont the development, as directed.	by FEMA for that purpose, shall be submitted unamediately after	and the foresterning to the second of the se		trash enclosures, and all other above ground structures, and lundocuping.	
A way to a consistent of the finished and the solution of the subdivision	OSSITUAÇÃO DO CASA BULGARA. OCUPRAÇÃO PORTIRAS ASSISTANTA INTO CONTRACTOR AND	A. NIGORATHIA ORDINATIONS STREET CONTINUES WITHIN 1900 (4.5) prices in talgetove at una tale described to the continues of th	 Provide size and approximate location of existing and proposed internal 		Purking calculations.
 If the property is submitted and sabulat us usign, or use securities. include receivance until that server multiple nonetties. those walls shall be 	SHOOTING IN ARREST OF VERVENOUS CONTINUES AND ARREST OF THE PERSONS AN	sun undergrad by ordinance. Substantia construction meets final grading for	aged adjacent touchway, drives, major utility catendria, necessity tagat-or-	2. Show confirmation to compiliate with the sky expedite plan and beight	7 Seconda and newhole selected along all machines and property
located within common ground or special essentents, including essements	All utilities will be installed underground. The development of this percel	condways necessary for first approved plat or phase of construction and		CONTRACTOR AS ANY LIGHT IN THE AN UNITED AS AN AUTOMORPHICAL	like.
needed for access to the walls.	will coordinate the installation of all utilities in conjunction with the	commencement of installation of statisty storm sowers.		Show existing and proposed roadway, drives, and walkways on and	
	CONSTITUCION OF ADVIOUS OR ALC.	19 TITL- and the control to shown her the decordance the Commission result restricted the	 Provide location of curb cuts, mecassary right-of-way dedication, road 	adjacent to the property in question, including location of cure, cure,	 Provide the green space percentage for each jot on the plan.
 Interpretation of Natural Resources, NPDES permits are applicable to 	 Sleaves for future telecommunication are required to be 	So, written due cease to anover, of the contrastion, and commenced that the commenced to commence on the not more than one additional year.	migrovements, and enversity on opposite stor of errect.	mecassary right-of-way defications and trait improvements, and locations	9. Provide occu state percentate.
construction activities that disturb one (1) or more acres.	installed adjacent and/or parallel to any proposed roadway, or other		 Show existing and proposed conjugate at intervals of not more than two (2) 	On this washing toward was warenedy on the opposite or the	
	location as directed by the City of Chesterfield, in order to facilitate	IV. GENERAL CRITERIA-SITE DEVELOPMENT CONCEPT PLAN SUBMITTAL	feet, and extending one hundred fifty (150) fost beyond the limits of the		 Address trees and landscaping in accordance with the City of Chesterfield
4. The developer shall cause, at his expense and prior to the recording of	the installation of utilities and beleecommunication infrastructure for	REQUIREMENTS	site.	4. Prior to plan approval depict existing and proposed improvements,	Code.
any plat, the resulablishment, restoration or appropriate witnessing of all	CONTENT AND TOWNS.	and the state of t		essements, right-of-ways, and off-site ensements and right-of-way required	Control of the contro
	THE PROPERTY OF STREET OF STREET OF STREET PROPERTY OF AND	A. The Sife Librarighted Concept Fatt state include, our not use immission w, use	7. Show existing and proposed roadway, cnvey, and walkways of the	for proposed improvements within one hundryl fifty (150) feet of the site	 Provide a lighting plan in accordance with the City of Constitution Colle.
units the Mecouri Minimum Standards relating to the prosecution and	STTE DEVELOPMENT CONCEPT FOR	An world	adjacent to the property in question, including tocardum or only accessed cloth of two delications	as directed by the Carlot Carl	12. Provide Floor Arms Ratio (E.A.R.)
maintenance of the United States Public Land Survey Corners.		 Outboundery plat and legal description of the property. 	of the existing roads and driveways on the opposite side of the	the site, and standboard material describes and the site and standboard materials.	
	1. TIME PERIOD FOR PLAN SUBARTIAL			formowhighs, that are to remain or be removed.	 Comply with all preliminary plat requirements of the City of Chesterfield
5. If any development in, or affection of, the hootplain is proposed, the	and the description shall enforce a converse when subthem (18)	Z. Denarty Calculations.			Subcivision Ordinance.
developer single submit a Floodplatt Study and Floodplata Levelopaten	E. Into Convention a Similar and a connection must approximate the modern of the professional approximate the modern of the professional approximate the modern of the professional and the professional approximate the modern of the modern	r remain a financial florance and Benchmistic factors designed	 Preliminary storm water and samulary sewed Jacuines. 	Show the location of the proposed storm sewers, detection besins, snattary	and (100) benchmark over almost short (100) and make an all the first of the first
Production Study many he symmetric to approval of the Site	Plan. This requirement with the encountries of	5. ZOHING URUSA HIER SHIT DOUGSEN COMMERCES	10 The sents shall he as sensites than one (1) inch against one franched (100)	SCHAES and connection(4) to existing systems.	
Development Plan as diensed. The Roodnian Development Permit	building permits.	4 Tonasion-men, north arrow: and plan soule.	Seed Seed	of charm material incommensation of the profession of charme material	15. Confirmation of committees with the sky exposure plan and belaht
must be seretoved print to the approval of a grading permit or			Topos .		
	 In lieu of submitting a Site Development Concept Plan and Site 	Conceptual location, and size, including helght, of all proposed buildings,	 Show the location of significent natural features, such as wooded areas and 	removed	
Hazard Area is proposed, the Developer shall be required to obtain a	Development Section Figure 1. The Association of the Company of th	parking and loading areas, seed lots.	rock formations that are to remain or be removed.		16. Size and approximate location of existing and proposed internal and
Letter of Map Ravillon (LANA) from the remond for trible	LOVENDINGS THE THE TO US WILLOW UNIVERSITY DESCRIPTIONS AND SECURITY OF THE TOTAL O	the state of the second		 The Site Development Plan and Tree Prosurvation Plan must be approved 	Adjacen: Dogway, drives, major duniy capaments, increased in particular
MELINGRICH Agony (China), the books are to be seen to b	Plan by the City.	United.	21. https://doi.org/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10.1001/10	prior to any cleaning of grading.	in question.





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

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

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

MONARCH TREES WITHIN WOODLANDS

ASAMON AS

Tree Stand Delineation Plan - Overall 204-3314.19-Feb. 19, 2008

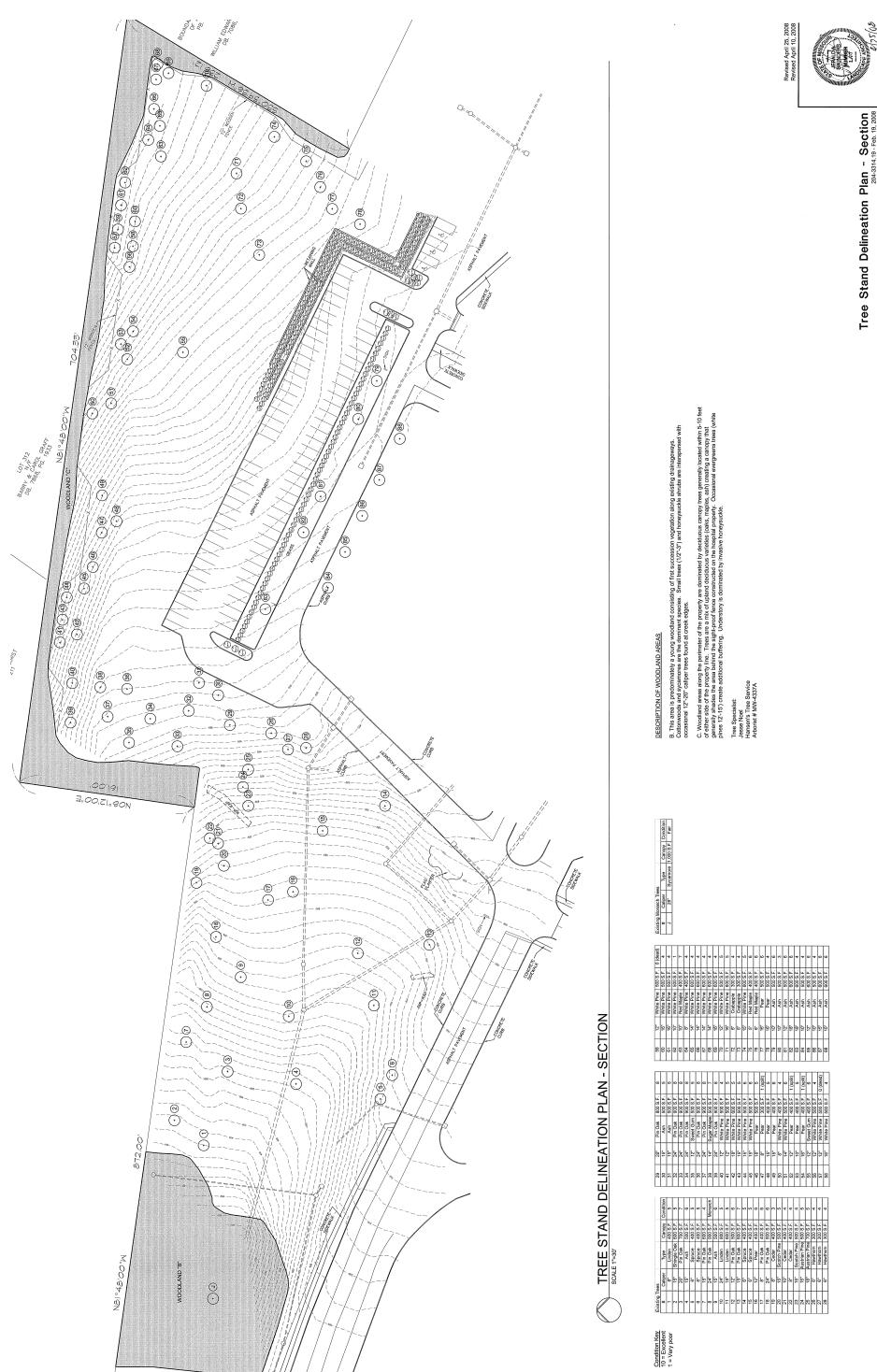
OWNER'S REPRESENATIVE: DOSTEF HOSPITAL PLANNER: TKH ARK CIVIL ENGINEER: STOCK LANDSCAPE ARCHITECT: LOOMIS

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

HOS HOLL LONE & ELL SOH

St. Luke's HOSPITAL

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





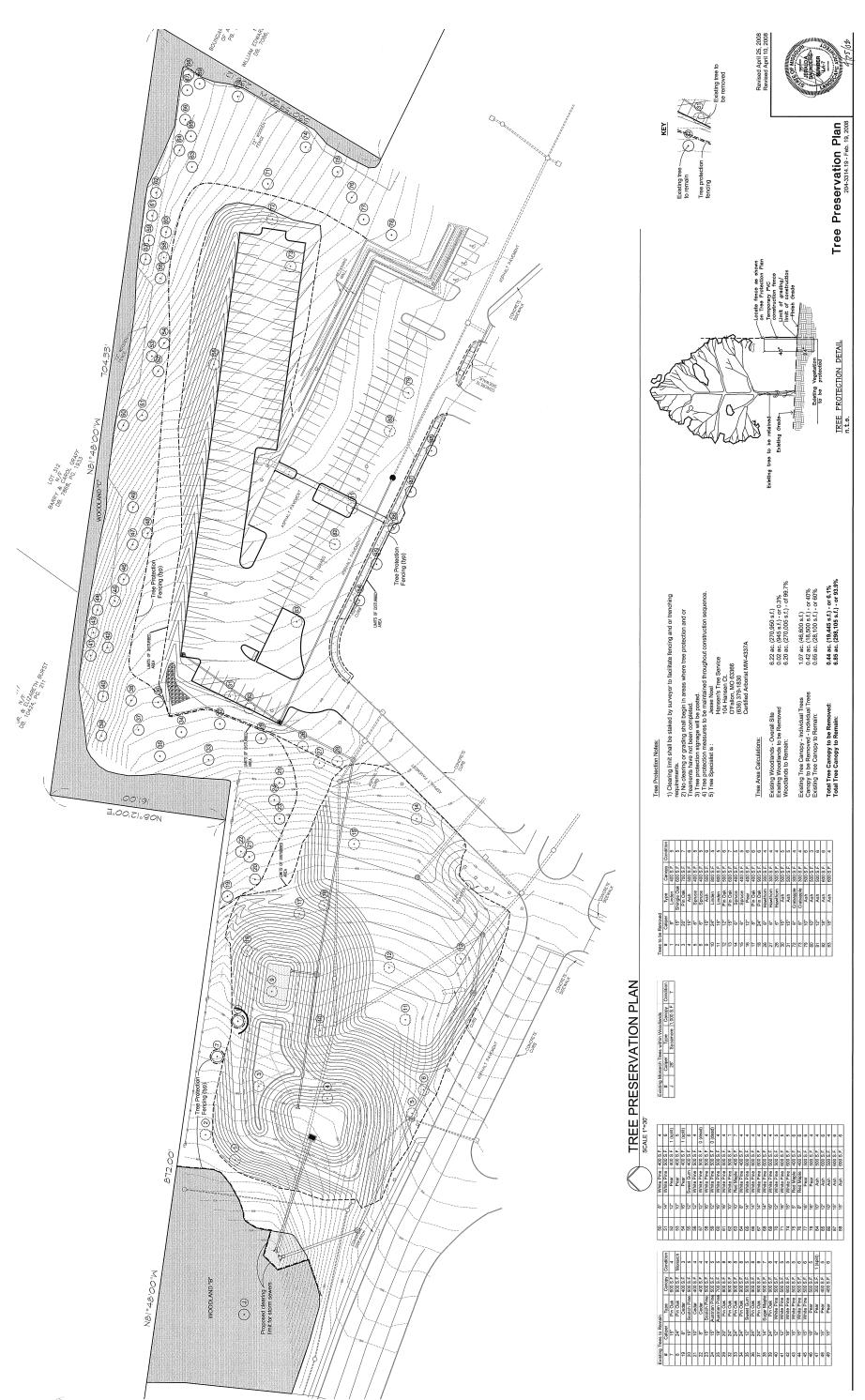
ST. LUKE'S EPISCOPAL PRESBYTERIAN

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

CHESTERFIELD, MISSOURI

St. Luke's HOSPITAL

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



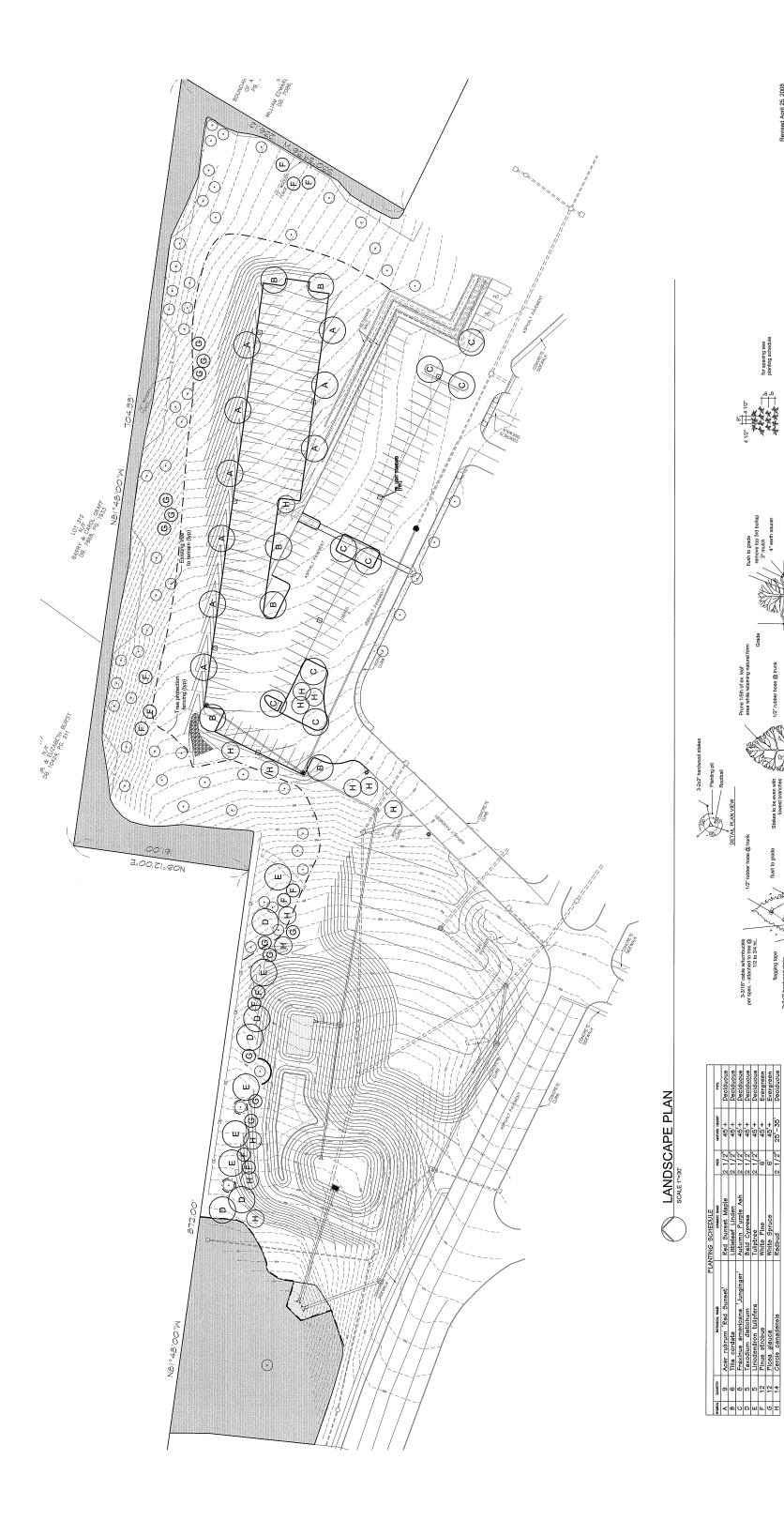
ST. LUKE'S EPISCOPAL PRESBYTERIAN HOSPITAL CAMPUS

St. Luke's HOSPITAL

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

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

CHESTERFIELD, MISSOURI





HOSPITAL CAMPUS

St. Luke's HOSPITAL

CHESTERFIELD, MISSOURI

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

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

Landscape Plan

TYPICAL PERENNIAL PLANTING

SECTION VIEW

SCARIFY ROOT BALL OF ALL CONTAINER STOCK TYPICAL SHRUB PLANTING

backfill per spec. I hoosened subsoil

4" earth saucer 3" bark mulch

Backfill per spec.

Ioosened subsoil

General Notes:

1) All disturbed areas will be seeded.

2) In ground automatic irrigation system to be provided for landscape areas

3) Openepace calculations:

Total Property Land: 54.78 Ac. Total Coverage : 25.20 Ac. (46.0%) Total Openspace: 29.56 Ac. (54.0%)

Fraxinue americana Ju
Taxodium distichum
Lindendron tulipfera
Pinue strobue
Pinea glauca
Picea glauca
Cercis canadensis

remove top 3rd burlap

CANOPY TREE PLANTING

TYPICAL EVERGREEN PLANTING

PLAN VIEW

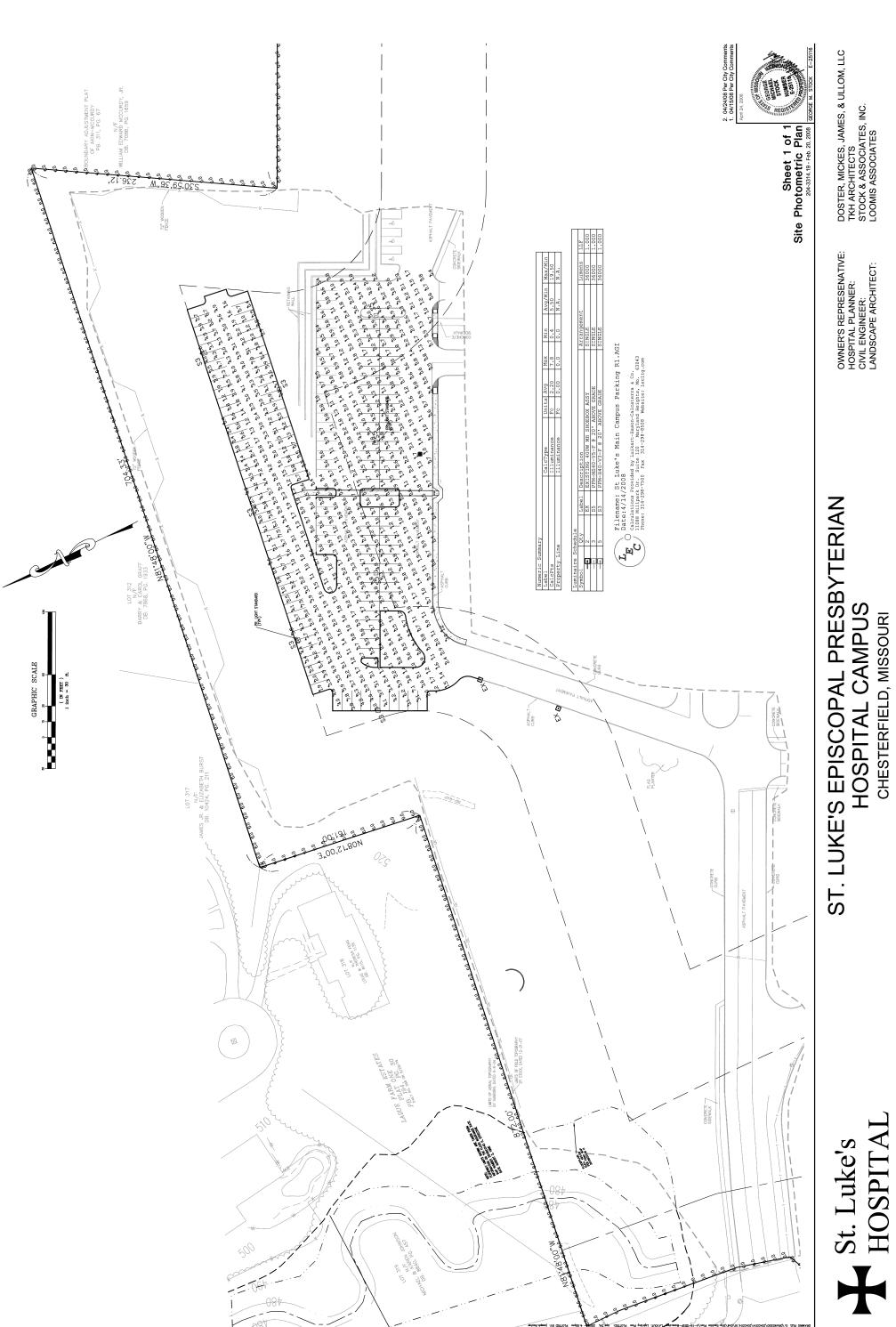
Prune 1/5th of ex. leaf area while retaining natural fom

3-3/16" cable w/tumbuckle per spec. - attached to tree @ 1/2 to 3/4 ht..

flagging tape 2x3x3" hardwood stake-flush to grade

till bed per spec with amendments

Revised April 25, 2008 Revised April 10, 2008



ST. LUKE'S EPISCOPAL PRESBYTERIAN HOSPITAL CAMPUS

CHESTERFIELD, MISSOURI

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

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

PROFORMER SERIES

Cat. #		Approvals
Job	Туре	

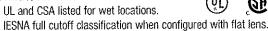
APPLICATIONS

 Provides maximum pole spacing with uniform lighting for any commercial application.

SPECIFICATIONS

- · Square, formed aluminum housing with embossed decorative band. Optional color vinyl trim stripe available.
- Formed aluminum door with round, clear, convex tempered glass lens, fully gasketed to housing, secured with hinge and two captive screws. Optional flat glass lens requires reduced envelope lamp.
- Specular, anodized aluminum, segmented reflectors for vertical lamp, provide Type III, IV, V square, or V rectangular light patterns. IESNA Full cutoff lighting classification achieved with flat lens. Tool-free fasteners allow easy access to ballast. Type V4 optics factory-rotatable in H40 and H1K wattage/source.
- Extruded aluminum arm required for pole mount. Spider mount has four twin-tube arms attaching housing to pole top fitter. Yoke mount has two square arms securing housing to pole top fitter.
- Mogul porcelain socket, pulse rated, with spring-loaded, nickel-plated center contact and reinforced lamp grip screw shell.
- CWA type ballast, HPF, starting rated at -20°F (-40°F for HPS).
- Durable Lektrocote® TGIC thermoset polyester powder coat paint finish assures long life and maintenance-free service.

LISTINGS/CERTIFICATIONS





Star View.

ARM MOUNT YOKE MOUNT SPIDER MOUNT

	A	В	C	D	E	EPA (arm)	Weight (arm)
PFM	12"	21.125"	37.25"	39.5"	•	2.2 ft. ²	46 lbs
FLAT	305 mm	536 mm	946 mm	1003 mm	-	0.2 m²	20.8 kg
PFM	12"	21.125"	37.25"	39.5"	2.875"	2.3 ft.2	47 lbs
CONVEX	305 mm	536 mm	946 mm	1003 mm	73 mm	0.2 m²	21.3 kg
PFL	16"	25"	45.5"	46"	-	3.4 ft.2	77 lbs
FLAT	406 mm	635 mm	1143 mm	1168 mm	-	0.3 m²	34.9 kg
PFL	16"	25"	45.5"	46"	4"	3.5 ft.2	79 lbs
CONVEX	406 mm	635 mm	1143 mm	1168 mm	102 mm	0.3 m²	35.8 kg

NOTE: EPA and weight values do not include mounting arm

NOTE: Spider mount adds: PFM - 0.5 ft. PPA (9 lbs.), PFL - 0.6 ft. EPA (11 lbs.) YOKE mount adds: PFM - 1.6 ft.' EPA (11 lbs.), PFL - 2.6 ft.' EPA (18 lbs.)

ORDERING INFORMATION

ORDERING EXAMPLE

PFL	- A -	P1K	- V5 -	C	- Q	- GR	- F4
	at constitution of the con		[***************************************		
Series	Mounting	Wattage/ Source	Lamp Orientation/Distribution	Lens	Voltage	Color	Options

SERIES

PFM	Medium Proformer (175-400W)
PFL	Large Proformer (400-1000W)

MOUL	YTING
A	Arm Mount (arm not included,
	order separately)
S4	Spider Mount - Pad
	(4" square pole) PFM only
S5	Spider Mount - Pad
	(5" square pole)
S6	Spider Mount - Pad
	(6" square pole)
ST	Spider Mount (2.375" tenon)
Y4A	Yoke Mount - Pad
	(4" sq. alum. pole) PFM only
Y5A	Yoke Mount - Pad
	(5" sq. alum. pole) PFM only
Y6A	Yoke Mount - Pad
	(6" sq. alum. pole)
Y4\$	Yoke Mount - Pad
	(4" sq. steel pole) PFM only
Y5S	Yoke Mount - Pad
	(5" sq. steel pole) PFM only
Y6S	Yoke Mount - Pad
	(6" sq. steel pole)
YT	Yoke Mount (2.375" tenon)

WATTAGE/SOURCE

	METAL HALIDE
H17	175 watt (ED-28) PFM only
H25	250 watt (ED-28) PFM only
H401	400 watt (ED-37)
H1K1	1000 watt (BT-56) PFL only
	SUPER METAL HALIDE
MS17	175 watt (ED-28) PFM only
MS25	250 watt (ED-28) PFM only
MS40	400 watt (ED-28) PFM only
PU	LSE START METAL HALIDE
P25	250 watt (ED-28) PFM only
P321	320 watt (ED-37) PFM only
P351	350 watt (ED-37) PFM only
P401.7	400 watt (ED-37) PFM only
P45	450 watt (ED-37) PFL only
P75	750 watt (BT-37) PFL only
P1K	1000 watt (BT-37) PFL only
	HIGH PRESSURE SODIUM
S25	250 watt (ED-18) PFM only
S40	400 watt (ED-18) PFM only
S1K1	1000 watt (E-25) PFL only

LAMP ORIENTATION/DISTRIBUTION

V3	Vertical	10	
V4	Vertical	IV	
V5 ²	Vertical	V (square)	
VT3	Vertical	V (rectangle)	PFL only

LENS

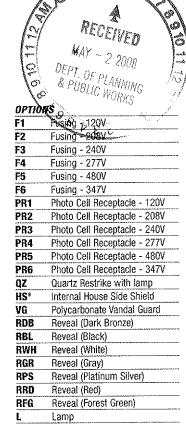
Flat

Convex

Q4	Quad-Tap ^e - 120/208/240)/277V
5	480V	
T⁴	Tri-Tap® - 120/277/347V	CSA

COLO	R
DB	Dark Bronze
BL	Black
WH	White
GR	Gray
PS	Platinum Silver
RD	Red (premium color)
FG	Forest Green (premium color)
CC	Forest Green (premium color)
	,,,,,

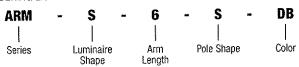
- 1 Reduced envelope lamp required with flat lens.
- ED-37 lamp required with 1000W HPS.
- 3 PFL with convex lens only.
- 4 Factory wired for highest voltage unless specified.
- 7 PFL uses standard sized lamp.



SHEET # PROFORMER-SPEC6/06

ORDERING INFORMATION

ORDERING EXAMPLE ARM



SERIES		
ARM	Rigid Arm	
I HIMINA	IRF SHAPF	

LUMINAIRE SHAPE				
S	Square			

ARM	LENGTH	
6	6" Arm (EPA=0.24 ft², 3.5 lbs)	
	(0.02 m², 1.5 kg)	

0 Aim (LI A=0.24 R , 0.0 100)
(0.02 m², 1.5 kg)
12.5" Arm (EPA=0.5 ft², 6.0 lbs)
(0.04 m², 2.7 kg)

1	Required for	qn°	configurations.

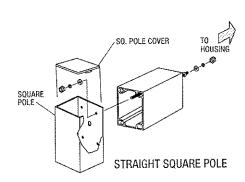
Pθ	ILE	SH	AP	Έ

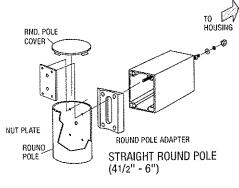
	2 011711 2
	#1 DRILL PATTERN FOR POLE
S	Square
R4	Round Straight (4.5")
R5	Round Straight (5")
R6	Round Straight (6")
	#2 DRILL PATTERN FOR POLE
T2	Round Tapered (2.5")
T3	Round Tapered (3")
T35	Round Tapered (3.5")
T4	Round Tapered & Straight (4")

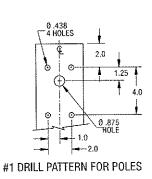
COLOR	
DB	Dark Bronze
BL.	Black
WH	White
GR	Gray
PS	Platinum Silver
RD	Red (premium color)
FG	Forest Green (premium color)
CC	Custom Color (consult factory

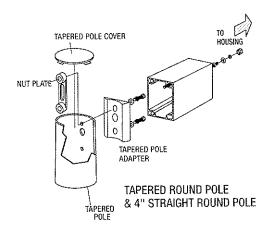
WALL BRACKET

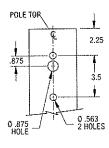
WB-S-XX Bracket only, arm not included nor required for fixture mounting Replace XX with color designation











#2 DRILL PATTERN FOR POLES

Due to our continued efforts to improve our products, product specifications are subject to change without notice.



Spaulding Lighting • 101 Corporate Drive • Spartanburg, SC 29303 • PHONE: 864-599-6000

For more information visit our web site: www.spauldinglighting.com