

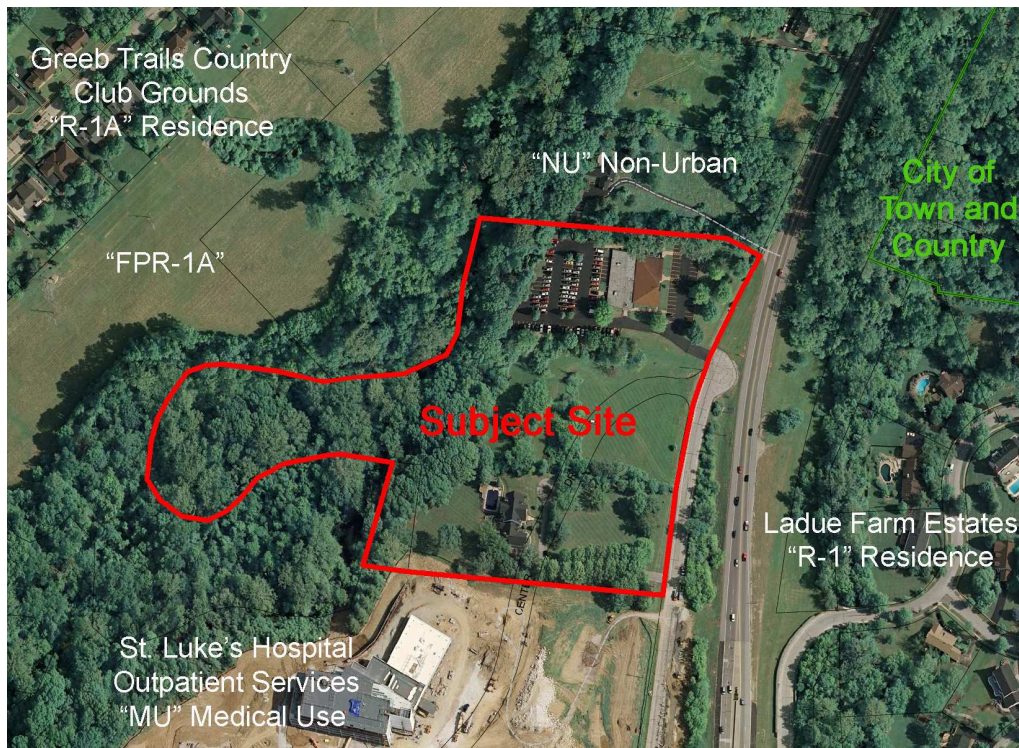
IV. B.

NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold Public Hearings on Monday, October 13, 2008, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said hearings will be as follows:

P.Z. 22-2008 St. Luke's Hospital, Parcel D: a request for an amendment to City of Chesterfield Ordinance 2372 to amend the parking requirements and parking setbacks for a 14.0 acre tract of land zoned "MU" Medical Use District located to the northwest of the intersection of Conway Road and Woods Mill Road.



Anyone interested in the proceedings will be given an opportunity to be heard. Copies of the request are available for review in the Department of Planning at the Chesterfield City Hall, 690 Chesterfield Parkway West during weekdays between the hours of 8:30 a.m. and 4:30 p.m. If you should need additional information about this project, please contact Ms. Mara Perry, Senior Planner, by telephone at 636-537-4744 or by email at mperry@chesterfield.mo.us

CITY OF CHESTERFIELD
Maurice L. Hirsch, Jr., Chair
Chesterfield Planning Commission

Description of Property

A tract of land being all of that property as acquired by St. Luke's Episcopal Presbyterian Hospital and recorded in Book 14566 Page 1766 and Book 16903 Page 1109 of the St. Louis County Records, and being located in part of U. S. Survey 109, Township 45 North, Range 4 and 5 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri.

ST. LUKE'S EPISCOPAL PRESBYTERIAN HOSPITAL CAMPUS

CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

Preliminary Development Plan Parcel "D"

LEGEND	
---	EXISTING CONTOURS
---	PROPOSED CONTOURS
---	EXISTING SANITARY SEWERS
---	PROPOSED SANITARY SEWERS
---	EXISTING STORM SEWERS
---	PROPOSED STORM SEWERS
---	EXISTING RIGHT-OF-WAY
---	PROPOSED RIGHT-OF-WAY
---	CENTERLINE
---	EASEMENT
---	NON-REINFORCED CONCRETE PAVEMENT
---	REINFORCED CONCRETE PAVEMENT
---	EXISTING SPOT ELEVATION
---	PROPOSED SPOT ELEVATION
---	SWALE
---	TO BE REMOVED
---	TO BE REMOVED & RELOCATED
---	TO BE USED IN PLACE
---	BACK OF CURB
---	FACE OF CURB
---	TRASH ENCLOSURE
---	LIGHT STANDARD
---	GAS MAIN
---	WATER MAIN
---	UNDERGROUND TELEPHONE
---	FIRE HYDRANT
---	POWER POLE
---	HAY BALE
---	SALVATION CONTROL

ABBREVIATIONS

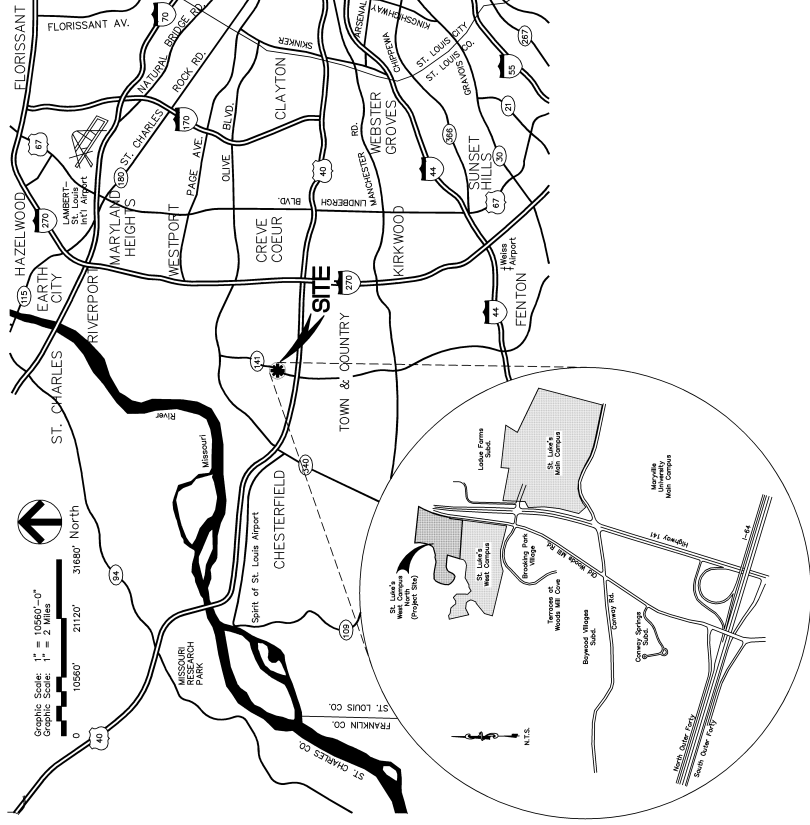
C.O.	— CLEANOUT
DB.	— DEED BOOK
E	— ELECTRIC
FL	— FLOWLINE
FT	— FEET
GRD.	— GROUND
G	— GAS
LOC.	— LOCATOR NUMBER
M.H.	— MANHOLE
N/F	— NOW OR FORMERLY
P.	— PAGE
PG.	— PAGE BOOK
P.V.C.	— POLYVINYL CHLORIDE PIPE
R.O.W.	— RIGHT-OF-WAY
R.C.P.	— REINFORCED CONCRETE PIPE
SQ.	— SQUARE
T	— TELEPHONE CABLE
V.C.P.	— VETRIIFIED CLAY PIPE
(86'W)	— RIGHT-OF-WAY WIDTH

ST. LOUIS CO. BENCHMARK

12-141 - "C" IN THE CENTER ISLAND AT CROSS TRIALS
DRIVE (EAST ENTRANCE TO LAJUE TRIALS); 15' NORTH OF THE
CENTERLINE OF LAJUE ROAD AND 0.2 MILE WEST OF HIGHWAY 141.
ELEV. = 499.48

PREPARED FOR:

St. Lukes Episcopal Presbyterian Hospitals
232 South Woods Mill Road
Chesterfield, MO 63017
Phone: (314) 204-8800
Fax: (314) 204-8824
Contact: Don Miller



LOCATION MAP

SITE INFORMATION

SITE ACREAGE	= 14.03 Acres ±
OWNER	= St. Luke's Episcopal—Presbyterian Hospitals
SITE ADDRESS:	= 232 South Woodsmill Rd.
LOCATOR No.	= 180420023, 180510036
PROPOSED ZONING	= "MU" "MEDICAL USE"
FIRE DISTRICT	= CHESTERFIELD FIRE PROTECTION
SCHOOL DISTRICT	= PARKWAY DISTRICT
SEWER DISTRICT	= METROPOLITAN ST. LOUIS SEWER DIST.
WATER SERVICE	= MISSOURI AMERICAN WATER COMPANY
GAS SERVICE	= LAACLEDE GAS
ELECTRIC SERVICE	= AMEREN U.E.
PHONE SERVICE	= SBC/AT&T

UTILITY NOTE:
UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS AND FIELD SURVEY. THE EXISTENCE, TYPE, SIZE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES IS NOT GUARANTEED. THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER ABOVE OR BELOW GROUND, SHALL BE THE RESPONSIBILITY OF THE USER OF THIS PLAN. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONSENTS FROM ALL AFFECTED AGENCIES AND UTILITIES. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 318.100.

INDEX

1	TITLE SHEET
2	EXISTING CONDITIONS PLAN
3	PRELIMINARY DEVELOPMENT PLAN
4	ULTIMATE ROAD IMPROVEMENT PLAN

GEOTECHNICAL ENGINEER'S STATEMENT

Neither SCI Engineering, Inc. (SCI) nor the undersigned has prepared any part of these plans. My signature and seal are placed on these plans only to indicate that I am a duly licensed professional engineer in the State of Missouri and I am in good standing with the Board of Professional Engineers and Surveyors of the State of Missouri. I do not have any knowledge of the project, dated October 2004, and am not responsible for the design or construction of the project. My signature and seal are placed on these plans only to indicate that I am a duly licensed professional engineer in the State of Missouri and I am in good standing with the Board of Professional Engineers and Surveyors of the State of Missouri. I do not have any knowledge of the project, dated October 2004, and am not responsible for the design or construction of the project. My signature and seal are placed on these plans only to indicate that I am a duly licensed professional engineer in the State of Missouri and I am in good standing with the Board of Professional Engineers and Surveyors of the State of Missouri. I do not have any knowledge of the project, dated October 2004, and am not responsible for the design or construction of the project.

Conditions may vary from those estimated during the site investigation and may require additional foundation, wall, or other construction. Therefore, SCI must be involved during the construction of this project to observe the actual subsurface conditions and to verify the accuracy of the information provided to SCI. Construction means and methods shall be left to the contractor. In concept, the above retaining walls appear feasible; however, verification of their global stability must be completed when the walls are designed.

SCI ENGINEERING, INC.

T. Michael McMillin, P.E.
Date: _____

SURVEYOR'S CERTIFICATION

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

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

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

3. REVISED 04/11/07 PER FIRE COMMENTS
2. REVISED 12/21/06
1. REVISED 08/16/06 PER CITY COMMENTS

April 11, 2007



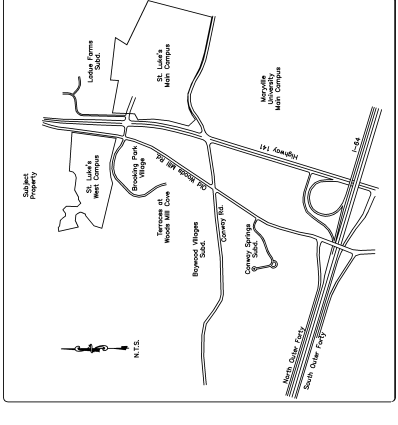
Sheet 1 of 4
Title Page

204-3314.5 - February 8, 2006 E-25116

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

OWNER'S REPRESENTATIVE:
DOSTER, MICKES, JAMES, & ULLOM, LLC
HOSPITAL PLANNER:
TKH ARCHITECTS
ACI/BOLAND INC.
ARCHITECT:
STOCK & ASSOCIATES, INC.
CIVIL ENGINEER:
LOOMIS ASSOCIATES
LANDSCAPE ARCHITECT:

**St. Luke's
HOSPITAL**



- PERTINENT DATA**
- EXISTING ZONING = "T1" "T2" "T3" NON-URBAN
 - PROPOSED ZONING = "T1" FLOODPLAIN NON-URBAN
 - PROVIDED ZONING = "M" MEDICAL DISTRICT 184500020, 184500030
 - SEWER DISTRICT = METROPOLITAN ST. LOUIS SEWER DISTRICT
 - SCHOOL DISTRICT = MISSOURI RIVER/DOE/LOUIS CREEK
 - WATERSHED = MISSOURI RIVER/DOE/LOUIS CREEK
 - PARKWAY DISTRICT
 - SCHOOL DISTRICT
 - GAS SERVICE = MISSOURI RIVER/DOE/LOUIS CREEK
 - WATER SERVICE = MISSOURI RIVER/DOE/LOUIS CREEK
 - TELEPHONE SERVICE = SBC/AT&T

- GENERAL NOTES**
1. OLD WOODSMILL RD. IMPROVEMENTS PER MO. DEPARTMENT OF TRANSPORTATION.
 2. GRADING AND DRAINAGE PER CITY OF CHESTERFIELD, MODOT AND M.S.D. TO BE PROVIDED BY CONTRACTOR FOR DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT.
 3. THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS SHALL BE DETERMINED BY PLANS, CONDUITS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
 4. STREET TREES, STREET LIGHTS AND SIGNALS SHALL BE PER CITY OF CHESTERFIELD, MODOT, & ST. LOUIS CO. HWY. DEPT. STANDARDS.
 5. PROJECT I.D. SIGN SHALL HAVE A MAXIMUM AREA OF FIFTY (50) FT. SQUARE.
 6. NO SLOPE SHALL EXCEED 3:1 FOR EARTH SLOPES. STEEPER SLOPES SHALL BE QUIFIED BY A PROFESSIONAL GEOTECHNICAL ENGINEER.
 7. PARKING CALCULATIONS:
 - PARKING "D" MEDICAL OFFICE: 5 SPACES PER 1,000 S.F. OF OFFICE SPACE (A) REQUIRED = 1,000 S.F. (INCLUDES 25 (A.C. SPACES)
 - PARKING "C" MEDICAL OFFICE: 5 SPACES PER 1,000 S.F. OF OFFICE SPACE (A) REQUIRED = 1,000 S.F. (INCLUDES 25 (A.C. SPACES)
 - 1,480 SPACES PROVIDED UNDER PROPOSED IMPROVEMENTS SHOWN ON THIS PLAN PLUS 500 ADDITIONAL SPACES FROM EXISTING SPACES PROVIDED UNDER PROPOSED IMPROVEMENTS.
 8. BOUNDARY BY STOCK & ASSOCIATES, INC. AND TOPOGRAPHIC INFORMATION PROVIDED BY SANDERN AERIALS.
 9. ALL EXISTING STRUCTURES AND PAVEMENTS THAT ARE TO BE REMOVED FROM SITE WILL BE SHOWN ON CONSTRUCTION DOCUMENTS.
 10. FLOOD INFORMATION: FLOOD INFORMATION LIES IN ZONE "X" AREA DETERMINED OUTSIDE 500-YEAR FLOODPLAIN. FLOOD INSURANCE RATE MAP NUMBER 2188C0145, EFFECTIVE DATE: AUGUST 2, 1995.

- WEST CAMPUS NOTES**
- (B-1) PROPOSED 5-STORY MEDICAL OFFICE BUILDING 122,250 S.F.
 - (B-2) PROPOSED 5-STORY MEDICAL OFFICE BUILDING 91,500 S.F.
 - (B-3) PROPOSED 5-STORY MEDICAL OFFICE BUILDING 171,000 S.F.

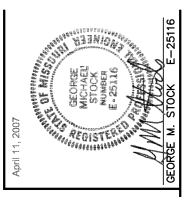
- (C) PROPOSED 8-STORY 1,008 ± CAR PARKING GARAGE
 - (D) PROPOSED 5-STORY 445 ± CAR PARKING GARAGE ADDITION
- TOTAL: 384,750 S.F.

GREENSPACE AND FLOOR AREA RATIO AS REQUIRED BY THE CITY OF CHESTERFIELD

PARCEL "D" BUILDINGS:
 Existing Coverage (Paved + Building Area) 1.84 Acres
 Existing Site Coverage 1.84 Acres / 4.03 Acres = 13.11%

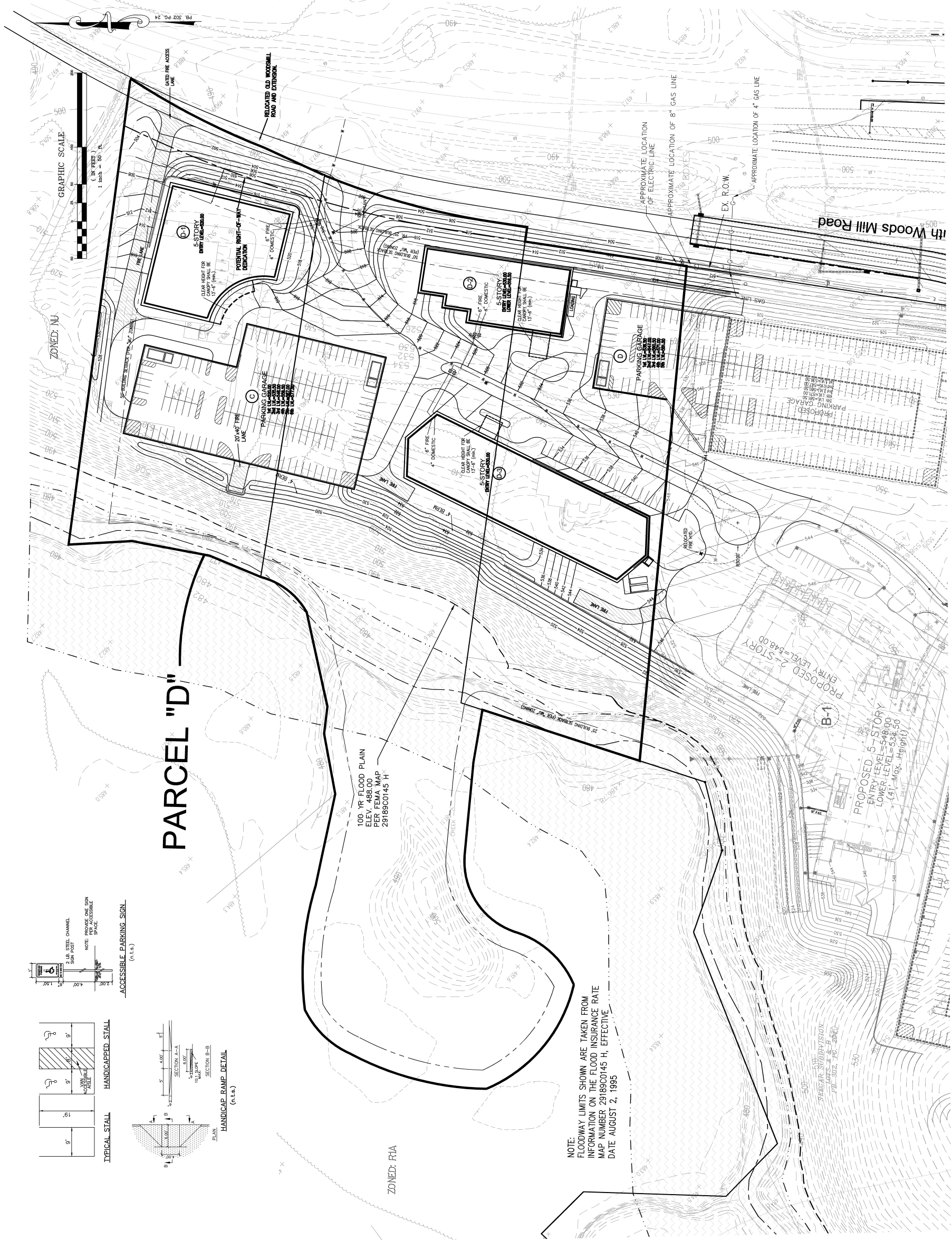
Proposed Coverage (Paved + Building Area) 4.31 Acres
 Total Area on St. Luke's Property 15.03 Acres
 Proposed Site Coverage 4.31 Acres / 14.03 Acres = 30.7%

FLOOR AREA RATIO (FAR):
 132,250 Square Feet
 91,500 Square Feet
 171,000 Square Feet
 Total 394,750 Square Feet
 Total Area on St. Luke's Property 15.03 Acres
 Floor Area Ratio (FAR) = 8.5



Sheet 3 of 4
 Preliminary Development Plan
 204-3314.5 - February 8, 2006
 GEORGE M. STOCK E-25116

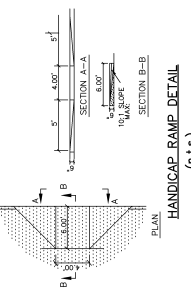
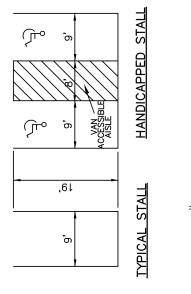
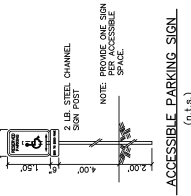
OWNER'S REPRESENTATIVE: DOSTER, MICKES, JAMES, & ULLOM, LLC
 HOSPITAL PLANNER: TKH ARCHITECTS
 ARCHITECT: ACI/BOLAND INC.
 CIVIL ENGINEER: STOCK & ASSOCIATES, INC.
 LANDSCAPE ARCHITECT: LOOMIS ASSOCIATES



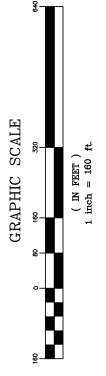
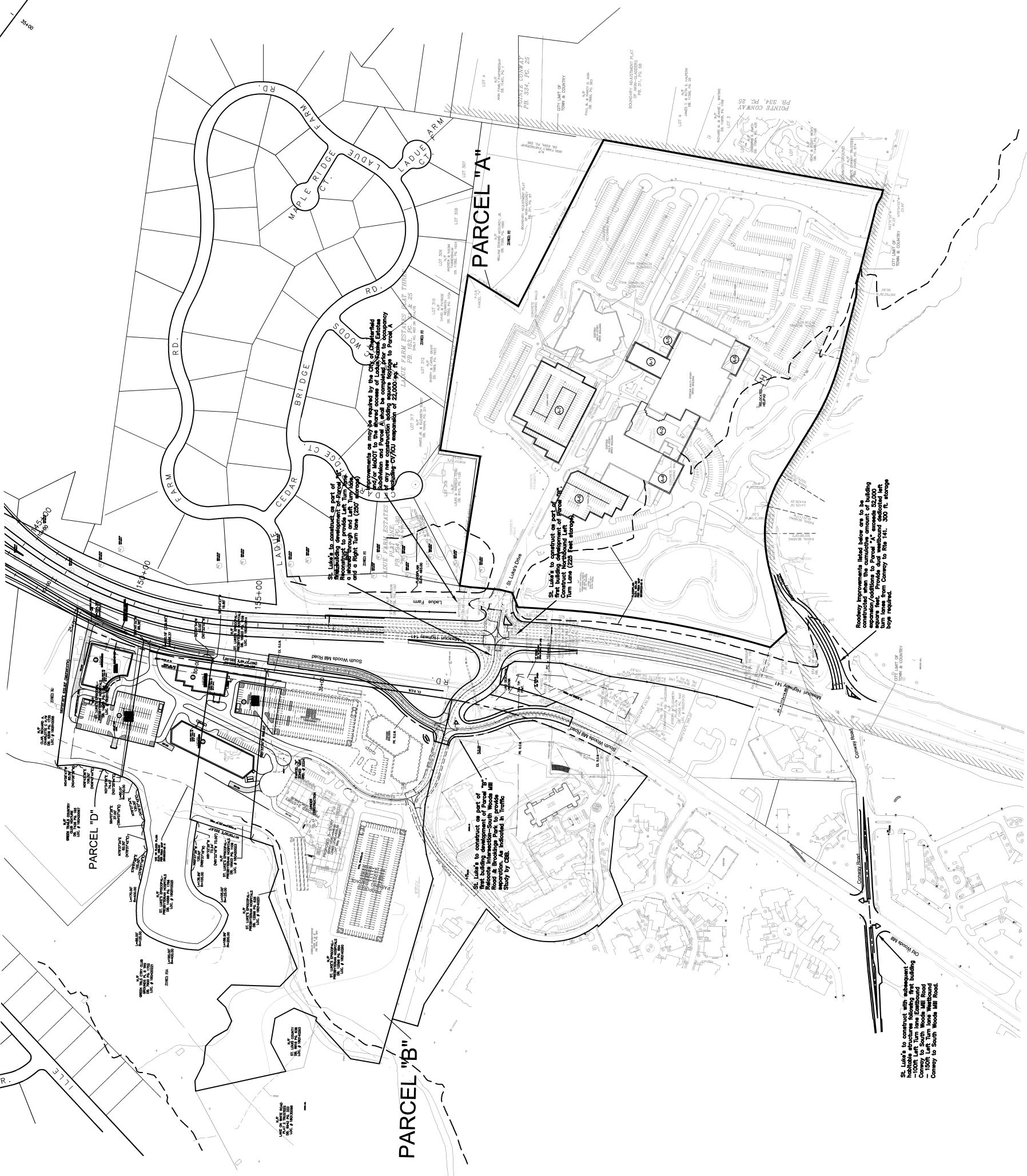
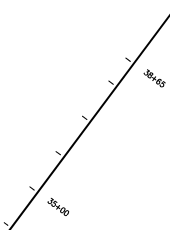
PARCEL "D"

100 YR. FLOOD PLAIN
 ELEV. 483.14
 PER FEMA MAP
 29189C0145 H

NOTE:
 FLOODWAY LIMITS SHOWN ARE TAKEN FROM
 INFORMATION ON THE FLOOD INSURANCE RATE
 MAP NUMBER 29189C0145 H, EFFECTIVE
 DATE AUGUST 2, 1995



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



NOTE:
 1. ROAD IMPROVEMENTS SHOWN ON PLAN PER TRAFFIC STUDY REPORT DATED JUNE, 2005, BY CRAWFORD, BUNTE, BRAMMEIER.
 2. ROAD IMPROVEMENTS SHOWN FOR HIGHWAY 141 IMPROVEMENTS AND OLD WOODSMILL ROAD AND LADUE ROAD RELOCATIONS PER PRELIMINARY PLANS BY MISSOURI DEPARTMENT OF TRANSPORTATION.

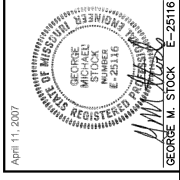
St. Luke's to construct, as part of first building development of Parcel "D", a bridge over the intersection of Cedar and Ladue Roads. The bridge will be a 200' long, 20' wide concrete bridge with a 10' high parapet wall on each side. The bridge will be constructed on a 10' high embankment. The bridge will be constructed on a 10' high embankment. The bridge will be constructed on a 10' high embankment.

St. Luke's to construct, as part of first building development of Parcel "B", a road and bridge over the intersection of Cedar and Ladue Roads. The road and bridge will be a 200' long, 20' wide concrete road and bridge with a 10' high parapet wall on each side. The road and bridge will be constructed on a 10' high embankment. The road and bridge will be constructed on a 10' high embankment.

St. Luke's to construct, as part of first building development of Parcel "A", a road and bridge over the intersection of Cedar and Ladue Roads. The road and bridge will be a 200' long, 20' wide concrete road and bridge with a 10' high parapet wall on each side. The road and bridge will be constructed on a 10' high embankment. The road and bridge will be constructed on a 10' high embankment.

Roadway improvements listed below are to be constructed when the cumulative amount of building development on the site reaches 50,000 square feet. Franchise and other improvements are to be constructed when the cumulative amount of building development on the site reaches 100,000 square feet. Franchise and other improvements are to be constructed when the cumulative amount of building development on the site reaches 100,000 square feet.

St. Luke's to construct, with subsequent building development, a road and bridge over the intersection of Cedar and Ladue Roads. The road and bridge will be a 200' long, 20' wide concrete road and bridge with a 10' high parapet wall on each side. The road and bridge will be constructed on a 10' high embankment. The road and bridge will be constructed on a 10' high embankment.



Sheet 4 of 4
 Ultimate Road Improvement Plan
 204-3314.5 - February 8, 2006
 GEORGE M. STOCK E-25116

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



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 HOSPITAL PLANNER:
 TKH ARCHITECTS
 ARCHITECT:
 ACI/BOLAND INC.
 CIVIL ENGINEER:
 STOCK & ASSOCIATES, INC.
 LANDSCAPE ARCHITECT:
 LOOMIS ASSOCIATES