



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

October 8, 2008

Planning Commission
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

The Planning Commission agenda for **October 13**, **2008** will include the following item for your consideration:

St. Luke's Hospital Parcel A (West Parking Lot Addition) Site Development Section Plan: A Site Development Section Plan and Tree Stand Delineation Plan, Preservation Plan and Landscape 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.

## Dear Planning Commission:

George Stock, of Stock and Associates, has submitted a Site Development Section Plan and Tree Stand Delineation Plan, Preservation Plan and Landscape Plan for your review. The Department of Planning and Public Works has reviewed this submittal and submits the following report.

## **BACKGROUND**

- 1. On December 17<sup>th</sup>, 2005, The City of Chesterfield approved Ordinance 2224 which changed the zoning from "NU" Non-Urban District to "MU" Medical Use District.
- 2. On April 10<sup>th</sup>, 2006, The Planning Commission approved the Site Development Concept Plan with a vote of 6-1.

## **SUBMITTAL INFORMATION**

The request is for an additional 17 parking spaces to the west of the existing parking garage on St. Luke's Hospital Campus, Parcel A.

## **DEPARTMENTAL INPUT**

The submittal was reviewed and is in compliance with all City of Chesterfield ordinances. The Department of Planning and Public Works requests action on the Site Development Section Plan and Tree Stand Delineation Plan, Preservation Plan and Landscape Plan.

## Respectfully submitted,

Mara M. Perry, AICP Senior Planner

Cc: City Administrator

City Attorney

Director of Planning & Public Works

Planning and Development Services Director

Attachments:

Site Development Section Plan

Tree Stand Delineation Plan, Preservation Plan and Landscape Plan

## LUKE'S EPISCOPAL PRESBYTERIAN **WEST PARKING LOT ADDITION**

CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

# Site Development Section Plans

Ordinance No. 2224 do hereby agree that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the Planning Commision, ovided a vacoted by order of the City of Chestefrield Council.

GARY OLSON

(Signature) \_\_

— of the City of Chesterfield

"MU"-MEDICAL USE (present zoning)

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

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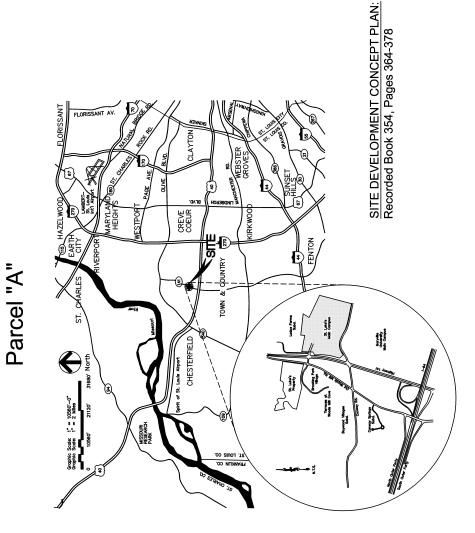
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7	TITLE SHEET	SITE SECTION PLAN	SITE ORDINANCE	SITE ORDINANCE	SITE ORDINANCE	SITE ORDINANCE	
	_	7	2	4	2	9	

## - ELECTRIV - FEET - FOUND - FEET - FOUND - GAS - LOCATOR NUMBER - MANHOLE - NOW OR FORMERLY - NOW OR FORMERLY - ROW OR FOUND - PAGE - P WATER RIGHT—OF—WAY WIDTH **ABBREWATIONS**



of St. Luke's Episcopal Presbyterian Hospitals, a Missouri Corporation, and that the seal afficient to the foregoing instrument is the Corporate Saal or stall and that the saal instrument was signed and sealed on behalf of said Corporation by authority of its Board of Directors, and sold corporation by authority of its Board of Directors, and sold cochowledged said

On this \_\_\_\_\_\_day of \_\_\_\_\_\_to me appeared to me known, who, being by me duly sworn, did say that he / she is the

STATE OF MISSOUR! ) SS. COUNTY OF ST. LOUIS )

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Notarial Seal on the day and year last written above.

instrument to be the free act and deed of said Corporation.

Print Name

This Site Development Section Plan was approved by the City of Chesterfed and duly verified on the day by the Planning and Development Services Director, authorizing the recording of this Site Development Services Director, authorizing Chesterfield Cordinance No. 200. as attested to by the Planning and Development Services Director and the City Clerk.

Planning and Development Services Director

CITY OF CHESTERFIELD, MISSOURI

## **LOCATION MAP**

## SITE INFORMATION

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

This is to certify that Stock and Associates Consulting Engineers, linc. 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.

SURVEYOR'S CERTIFICATION

Ordinance No. 2224.

TEMP. SITE BENCHMARK	Neither SCI Engineering, Inc. (SCI) no part of these plans. My signature and
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	Conditions may vary from those encouchange due to construction activities, v Therefore. SCI mais be involved duri

INTERPERVENDE CALLIETS, STREAMERS, AND UTILISTS, WE ERRY POTTON THOU ANALYSE. SHREYS, RECORDS, AND PROMATION, AND THEFFORE DO NOT PRESENT, PRESENT PRESENT, PRESENT PRESENT, PRESENT PRESENT, PRESENT PRESENT, PRESENT UTILITY NOTE:

SCI ENGINEERING,

REPARED FOR/DEVELOPER:

St. Lukes Episcopal Presbyterian Hospitals 222 sout work will frod Constraint, Mo 63077 project 31, 205-630 project 314, 205-630 projec

I) nor the undersigned has prepared any and seal are intended to confirm only my pinion that these plans, comply with the c, dated October 2004, and Subsurface und are compatible with the soil and and intended or the exploration data.

GEOTECHNICAL ENGINEER'S STATEMENT

12-141 – "II" IN THE CONTEN ISJAND AT CROSS TRAJS.
DRINE (EAST DITRAMCE TO LADJE TRAJS), 15 NORTH OF THE CONTENUE OF LADJE ROAD AND 0.2 MIE WEST OF LADJE ROAD AND 12 LELY.—4998.48.

ST. LOUIS CO. BENCHMARK

\*\*\* In the conorete sidewalk on the north side of St. Luke's Drive. 7.3 feet north of the north face of curb line and 13.1 feet west of light pole.

DRYMING LITE: G:/DKYM2300/S042314/S042314/S042314/S042314/S042304/S042314/S042514/S042

TEMP. SITE BENCHMARK

concurtons may vary from those encountered during the exploration or can change due to construction activities, weather, or other conditions.

Therefore, Cal must be involved during and inconstruction of this project to observe the act lost lausher face conditions and implementation of our recommendations relative to construction. Construction means and methods shall be left to the Contractor. retaining walls appear feasible; however, verification must be completed when the walls are designed. In concept, the shown of their global stability

METROPOLITAN ST. LOUIS SEWER DIST. MISSOURI AMERICAN WATER COMPANY (Jonathan Brunk (314) 996—2247) LACLEDE GAS "MU" "MEDICAL USE" (ORDINANCE NO. 2224) St. Luke's Espiscopal—Presbyterian Hospitals 232 South Woodsmill Rd., 63017 CHESTERFIELD FIRE PROTECTION PARKWAY DISTRICT 54.779 Acres ± AMEREN U.E. OWNER SITE ADDRESS: LOCATOR No. EXISTING ZONING FIRE DISTRICT GAS SERVICE ELECTRIC SERVICE SCHOOL DISTRICT PHONE SERVICE MDNR SEWER DISTRICT WATER SERVICE SITE ACREAGE

## SPECIAL INSPECTOR FOR SWPPP INSPECTION

MATT GROVES (BYRNE AND JONES CONSTRUCTION): 314.568.2615 EMERGENCY CONTACT

BASE MAP # 180 Sept. 24, 2008

St. Luke's Hospital — West Parking Lot Addition Consulting Engineers, Inc. M.S.D. P#

- ASSOCIATES

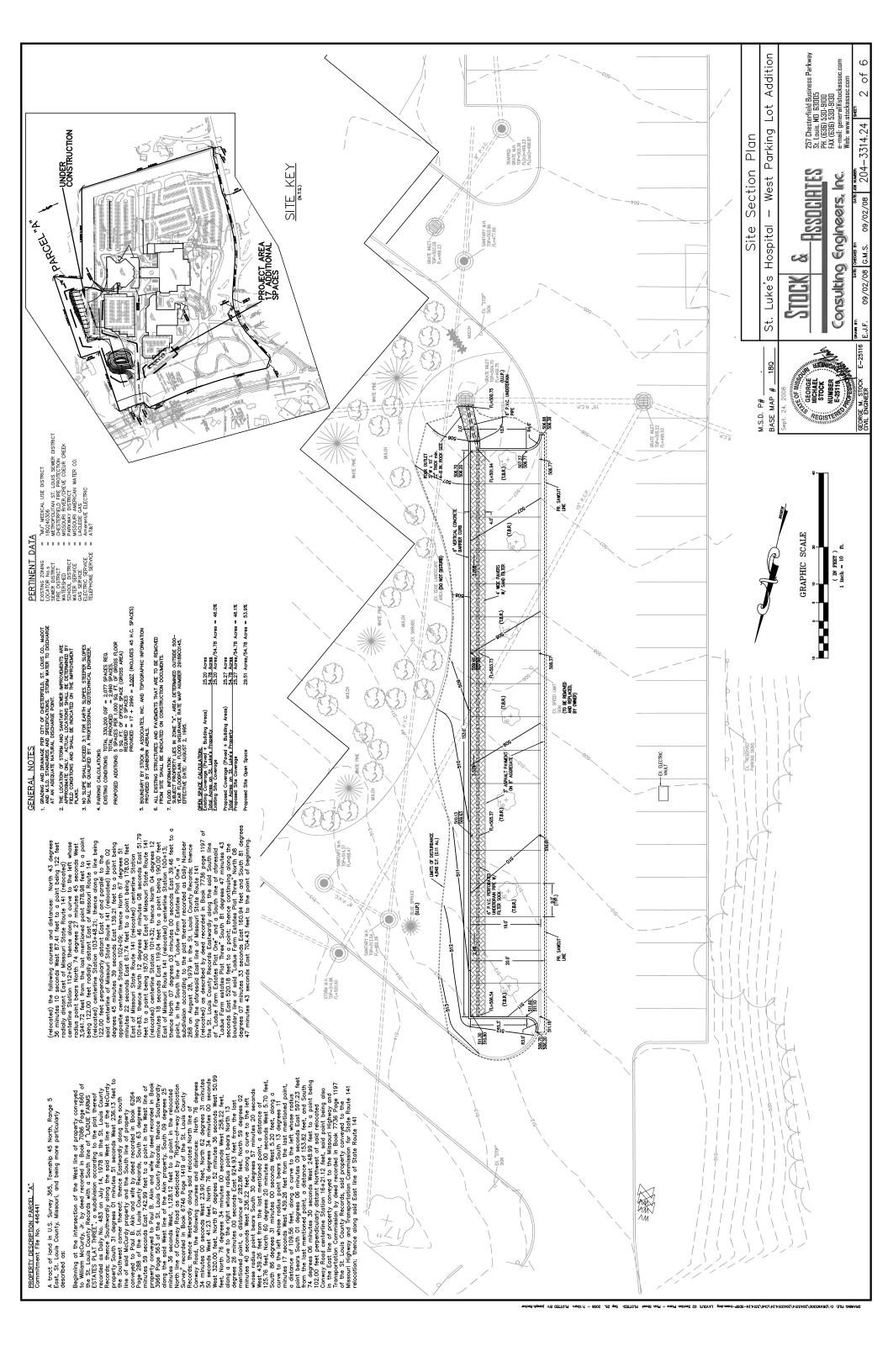
Title Sheed

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

of

DATE JOB NUMBER: 304—3314.24

09/02/08 G.M.S.



ORDINANCE NO. 222

BILL NO. 2401

PROPERTY DESCRIPTIONS

AL GENERALCE ARRANGE THE ZONG ORDINACE OF THE CITY OF CHEFTRATED FOR EXCHANGING A. "ANT" MEDICAL USE DESTECT FOR THERE FOR PARKELS OF THE TABLE OF THE STANDING A. "ANT "MEDICAL USE DESTECT TO WOODS THE TABLE OF TH

WHIREAS, such approved ordinances, plans and conditions shall be constituted with good planning practice and compable with grantites and uses in adjoining distinct, on so protect the general welfare; and, WHEREAS, in the interest of facilitating the establishment of modical developments with architary commercial uses in beaching appropriate under the terms and conditions set first in the approved governing ordinates, and;

WHEREAS, the peditioner, St. Inke's Episcopal Presbyterian Hospitals requested resoning to "MU" Medical Use District for five (5) parcels located at the intersection of Woods Mill Rosa and Cocnway Rosat, and, WHEREAS, two (2) parcels identified as Parcel C were subsequently withdrawn; and,

WHERRIAS, the City Council, having also considered said request, approved P.2. 8. 2005 St. Late's Epiecopal Predyperian Floagstals with changes regarding permitted uses and thresholds for improvements. WHEREAS, the Planning Commission held a Public Hearing on the matter on May 9
2005; and, WHEREAS, the Planning Commission, having considered said request, recommen approval of the requested change of zoning to "MO" Medical Use District subject to conditions set forth in the Attachment A by a vote of 6-2, and;

Section 1. The City of Chesterfield Zoning Ordinance and the Official Zoning District Many while are 1 are the care to when the control of the many You-Urban Districts to the "Mark Medical Use District date (i) perceive is fand located at the immersions of Woods Blink Sond and Convey Sond." The Control Use Present (CITY) located on Pared A is weared. Descriptions of the religious of the religions of the religion of the r

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

n U.S. Survey 365, Township 45 North, Range 5 East, St. Louis nerticularly described as:

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Section 3. The City Crossil, presents to the petition field by \$1. Index in pierospil Peritybrand in the petition field by \$1. Index in pierospil Peritybrand in the formation of the City of Obsterfield Transity Control that of sections in the recurrented that City of Obsterfield Transity Control that and systems to the recurrent that the City of Obsterfield Transity Obsterfield in the City of Section 1. The Control that the City of Control that are the Section 1. The Control that are the City of Control that can't City of Control that can't City of Cycle C

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

Thurston A. Le May

Section 2. The preliminary approval, pursuant to the City of Chanterfield Zmiting Ordinances is granted, subject to all of the ordinances, rules and regulations and the specific confidients as recommended by the Fluxing Commission in the recommendations to the City Control. Section 5. This ordinance shall be in full force and effect from and after its passage approval. Passed and spiroved this Theday of Decounties

I. SPECIFIC CRITERIA

Comprehensive Plan policies,

in keeping with the following developed:

ATTACHMENTA

P. Z. S. 2005 St. Jahr's Epissopal Prosbyterian Bospitals
Planting Commission
City-Council
City-Council
Page 1 of 30

Site Development Concept Plan is a conceptual plan for development in a planned district being done in planes. A concept plan provides an overall picture of a development that is being divided into sections to be developed in planes.

DEFINITIONS

 A Site Development Section Plan is a plan for development for sections of the overall concept plan. Site Development Plan is a plan for development in planned districts that is being done in one phase.

P.Z. 8-2005 St. Lake's Telescond Presbyterian Bospitais
Presbyterian Bospitais
City Counting
November 21, 2005

Bage of 38

xviii. Social Services – Services or activities undertaken to selvence the welfare of citizens in need. Such services or activities may include, but are not limited to: licensing sud'ur certifications, of individuals working in variou areas of health care.

a. Assistance and counseling to patients and their families design with social, emotional and conformational problems associated with liness or destaility.

b. Outpatients social work services – the above provided in ambulatory settings

Heliport – A facility for the servicing, take-off and landing of helicopters. xi. Hospitality Houses - Pacilities that provides lodging and other supportive services to patients and their families.

Group Housing (group house arrangement) – Any combination develing units comprised of two (2) or more readential buildid designed as a functional unit on and with the specific pured of is on which they are to be exected.

viii. Schools for the Handisapped – Centers equipped and staffed to provide education, export and encouragement to handicapped individuals and their families.

P.Z. 8-2005 St. Inke's Epicopal Presbyterian Horpitals
Planning Counsission
City-Counsel
Page 3 of 39

Assisted Living —A senior residence assisted by congregate meals, includecepting, and personal services for persons who have difficulties with one or more essentials of daily living but for when full-time professional mobiled one is unaccessary.

Cafeerins for use by employees and guests of primmy usens restaurant in which employees and guests of primmery users served at a counter and carry their meals on trays to table a paying.

P.Z. 8-2005 St. Luke's Episcopal Presbyterian Hospitals
Fluming Commission
City-Council
November 23, 2005
Play 4 of 30

Emergency department social work services the above provided in Emergency department settings within a hospital/medical center facility.

xix. Substance Abuse Treatment Facility, Outpatient — Organiza hospitalizational services that provide modified one mail rehabilitative teatment services to outpatients for whom I princey Canagnesis also holism or other chemical dependency in out-patient beaut.

XXI. Terminals for buses and other Public Mess Transit vehicles—dept busings or use aperfectled by designed for the servage transits of parsons or material, or temporary somes and service operable which we have been an extensive to persons, spools materials.

America genes. A chanicy map except, proposity gened for durings unable spres, sectored in a rank budden or in successory budding or mencessed, tremer for the improvery strongs of one visities, and connected to a stress alloy, or other successor of the control of the control of the con-sequence of the control of the control of the con-trol of the control of the control of the con-ception of the control of the control of the con-ception of the control of the control of the con-trol of the control of the control of the control of the con-trol of the control of the control of the control of the con-trol of the control of the control of the control of the con-trol of the control of the control of the control of the con-trol of the control of the control of the control of the con-trol of the control of the

Parking sress – An srea of land used or intraded for off-st-parking facilities for motor vehicles (City of Chesterfield Zoni Ordinance)

iii Day Can, incloding Adult Day Can». A facility providing over for free (c) or more different market et al. (c) in set dan verspelout (c) Dates per Cay. Adult day our facilities are those feat mover by promet for can est expense over 10 years of tags for feat mover by promet for can est expense over 10 years of tags in the verspelout (c) boung or day. The shall day were centre feat 10 years is a recommended to the constitution on for sallar who are not equally of full independent living as a round or physical disability. Overlogorated admittings, exceditional impuresset, or fully resulting from a present service.

Domitoties —A dwelling containing sleeping rooms withou spenate cooking facilities fro a number of persons custonanti unrelated by associated with an educational, religious, charitable or service institution.

v. Medici Cary Pacifilists — Pacifilists professional gaths due wereions, noteding but not instead to professional prof

Laboratories – Specialized facilities capable of providing a variet procedure a specific to clinical laboratory services to hasti provider organizations, which are available on a regular an conveniently basis.

Hospitals and Medical Centers - An institution providing mediand surgical care for humans only, for both in-and out-pathe including medical service, training and research facilities.

Health Services, including clinics of doctors and dentists – is accessive officer by appointment on an embatinory Services may include, but is not limited no comparions to commission, disposits, and treatment of a variety of in conditions on a non-contrappersy beats, and informative paid disposition beating accelerable by study of contrible physician refer disposition beating accelerable by study of contrible physician refer disposition beating accelerable by study or outside physician refer

Educational Services to the Public related to Health Care.—St provided to the Public which provide otheration regarding matters, with the objective of improving physical and ean fealth status.

4. Permitted and Ancillary Uses for this deve

P.Z. 8-2095 St. Jacke's Episcopal Presbyterian Bospitals Fistange Commission City Council Plays 2 of 30

Duplicating, Mailing, Stenographic and Office Services – Services which provide reproduction of feet, drawings, plans, maps, or othe copy, 10 beneficially photocopying, minnegarphing, reproducing selections of minnegarphing, reproducing selections of order methods of drapitestion, and providing detected propriessional arctices.

Dwellings, Multiple-family - A building or portion therec designed for or occurred exclusively by three (3) or more families.

Gif. Shops — A altop that sells miscellaneous articles appropriate a gifts.

vii. Florists -- A shop where flowers and ornamental plants are sold.

Residential Cree and Treatment Fealities – Pacifities that provide constodial care and/or treatment services to persons who are not able to live interpredently. Readedsial holities may include, but are not limited to, marsing homes, assisted bring facilities, group homes or supported living artungements.

DBYMING LITE: G/DBYM2300/S042214/S042214/S042214/S214/S214/S24/S214/S052214/S054214/S042214/S054214/S0

Research Facilities – Facilities where research is conducted in support of clinical care and the collection of research data for clinical research programs.

xiii Parking Structures, Public or Private --

xii. Orthopedie Shores — A store where orthopedie support duvines physiolally implaced dischinals are sold and additional service such as proper measurement and fifting of devices, and educat on the proper use/maintenance of said devices is provided.

For arganizational purposes, the conditions of this 1,277,300 equare foot development include these specific for Parock A, located was of Route 141/Woods Mill Road and Parock B, located west of Route 141/Woods Mill Road.

1. The uses allowed this "MU" Medical Use District shall be: C. PARCEL A - SEE EXHIBIT A 1. PERMITTED USES

PARCEL A PERMITTED USES

xvi. Restuurus, under 2,000 suff gross floor area without chro-thrus or dirty-the — An establishment enegged in the preparation of food and bewenges which may be continued on the premises or currick-or. Said exalibilated contains no more than 2,000 gross sequere feet and does not provide direction areas in proper than 2,000 gross sequere feet and does not provide direction areas/sec.

 xiv. Pharmacies – A facility where prescription drugs are dispen compounded under the supervision of a registered pharmacia xv. Places of Worship - A place for worship or religious xvii. Schools and training facilities related to the Medical. Profession including, but not limited to echools for turning. – Perallities whis provide education and training, including but not limited

Educational services to the public related to health care
 Health services, including clinics of doctors and dentists
 Hospitals and medical centers
 Laborations.

R.Z. 6-2905 St. Lute's Episcopal Preshytavian Hospitah Planning Cemnissian
October 2k, 2405
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Prese S of 38

5. Modical Care Facilities 6. Research Facilities 7. Residential care and treatment facilities PARCEL A ANCILLARY USES

1. Coffering for tast by exployers and greate of primary V.
2. Day/Care, insulings added to come of the services A. Day/Care, insulings strangegraphic and coffice services A. Fortine G. Hellport C. Hellport C.

drivenia 13. Schools and training facilities related to the medical profession not limited to eachoul for musting 14. Scholl survices.

The use allowed by this pecunit shall be that of a five hundred (500) maximum general actie hospital.

No overnight accommodation rooms shall be permitted in the medical buildings.

c. The purpose of saciliary uses is to save the occupants and patricia of the principal participal the white building. Negotian account of months activity obsilings shall be permissed with report to these use.

FACOR AREA. THE STATE THE PRINCIPLE REPORT OF THE PRINCIPLE REQUIREMENTS.

1. FLOOR AREA

Total building floor area shall not exceed 997,800 square feet
 Existing and proposed medical office buildings shall not exceed three hundred eighty-six thousand (386,000) square feet in gross floor area.

CEDENCE MINISTER STOCK MINISTER STOC BASE MAP # 18Q M.S.D. P# \_ STOY AND CANADATE ORGANISM CONTROLLED CONTRO

St. Luke's Hospital — West Parking Lot Addition Consulting Engineers, Inc.

RSSDCIATES

Site Ordinance

257 Chesterfield Business Parkway St. Louis, MD 63005 PH, (638) 530-9100 FAX (638) 530-9100 e-mail: general@stockassoc.com Web: www.stockassoc.com

3 of

09/02/08 09/02/08 G.M.S.

E-25116

GEORGE M. STOCK CIVIL ENGINEER

DATE: JUSP NUMBER: 08 204-3314.24

PACE ASSORS I. Land 'Palence of Trade patients.  Premate Commission.  Content 21, 2000  Per 1870  Prompter of carellary uses in sever the competents and patterns of the enterior buildings of the building. No appearance sevens from the enterior buildings aball by spremitted with respect to these tones.  2. FILOR AREA.  1. FILOR AREA.  The maximum height of buildings, exchanive of roof streening, shall not exceed \$40,000 square freet  2. HEIGHT.  The maximum height of buildings, exchanive of roof streening, shall not exceed from the active on we have a coloning the coloning of the coloning shall not exceed from the active on we active from the coloning shall not exceed from a proc. A minimum of \$64.50 open space it required for Percel B. Open space of A minimum of \$64.50 open space of the coloning shall not exceed from a street of the coloning shall not exceed from the active from the coloning from the coloning for trans for velocine from coloning for the front of the coloning shall not exceed from the street of the street of the street of \$64.50 open space it required for Percel B. Open space includes all evens acciding the buildings or trans from Flore New Role (P.A.2) of the Maximum of \$64.50 open space is required for Percel B. Open space includes all evens excluding the buildings are below graded.  STRUCTURE AND PARKING STEPACKS  1. Structure Schebels  No building or many fronten from any root includents, the polency lines when the following schebels.  E. Filty (Spi Bert from any your dipole over the coloning project identification sign, benchery and structure, other than a forestanding project identification for the coloning forest to property lines allowed to many bed or tree property line.  E. Filty (Spi Bert from any your dipole or the root of the colon by the coloning forest to the properties in the TWP. Non-Lifton, 75% for the standard or forest to be forest to be forest to the forest to be forest to the forest to the forest to be forest to the fo	Provide (Consultant New York 2018)  CONTROL (CONTROL NEW YORK 2018)  CONTROL (	Site Ordinance  St. Luke's Hospital – West Parking Lot Addition  STOCK & FASOCIATES 257 Chresterfield Business Parkway 31. Louis, WI 63005 PH. (638) 530-9100 PH. (63
Primating Commissions  Paramates T. 1995  PARCEL B. SER EXTIBILE B  1. PREMITTED USES  Paramates T. 1995  Paramates T. 199	P. 2. 62066 St. Lak's placepal Pradiction Braginab  Thromatic Connection  Outside 21, 2005  Outside 21	M.S.D. P#  BASE MAP # 180  Sept. 24, 2008
PARABOR E. Lab. * pleuspal Production Emphasia.  Friending Commissions.  November 71, 2005.  An Antro-cipid (60) inch purpor wall shall be required on the outst side of the castern packing structure.  1 Lighting on the castern packing structure shall be down directed box 1992 where a limited to the castern packing structure and be form of the castern packing structure and be form of the castern packing structure and be form of the castern packing structure and the form of the castern packing structure and the form of the castern beautiful to the castern of the castern packing structure and the form of the castern	Parallet Consultation (Context, 23, 1985)  Parallet Consultation (Context, 23, 1985)  Parallet Consultation (Context, 24, 1985)  Parallet Consultation (Context, 24, 1986)  An orderation in the approved treet mitted permitted.  An orderation in the approved treet mitted to stability the permitted.  An orderation in the approved treet mitted in stabilities.  Consecribidat to canno that any damage to calcing personal in princise. Beginning the stabilities are stabilitied.  All plan sheets shall indicate that vehicles leads of contraction traffic under the stabilities.  An orderation is considered to calcing personal in princise. Beginning the stabilities of the subdivision cancer, a separate broad must be adolded in the audificiation generacy, asymate broad must be adolded in the audificiation protective massive, as a deemed recovered.  An plan sheets shall indicate that vehicle leads of construction traffic under the subdivision massive, as a deemed recovered.  Construction protective massive, as a deemed recovery by the construction according to the determine softeness with the requirement.  B. LANDSCAFF, TREE AND BUFFER REQUIREMENTS  The development of Public Works, may also be required.  A maintenant and relational stabilities and a desired in the stabilities of the formation of a new 1907 (1907 forwards that of the compared and the confined a	
Parameter Commission Production Broughling  Presented Commission Production Broughling  Presented Commission Production Broughling  Presented Commission Production Production Production  Presented Commission Production P	Paraleg Consideration Condense 12, 288  Paraleg Consideration Condense 12, 288  Control Consideration Provincian Braphish  Parage 15 of the Department of Palice Worker. The Department of Palice Works shall ended the Control Contro	
The state's phonogal two beater at any framework of the state of the s	Public R. Lude's Relevosal Prinklytics in Banghania  Paradage Constitution  Outsort 23, 1395  Page 14 259  Preside and Losding Space Softencial riversey, or read-say, except point of riverse and degree, will be located within the silversing subsaciat.  a. Fifty (20) feet from may pade 1000 feets by the control of the co	

257 Chesterfield Business Parkway
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PH (638b) 530-9100
FAX (638b) 530-9130
e-mail; general@stockassoc.com
Web: www.stockassoc.com

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 $\begin{array}{c|c} \text{DATE} & \text{JOB NUMBER:} \\ 09/02/08 & 204-3314.24 \end{array}$ 

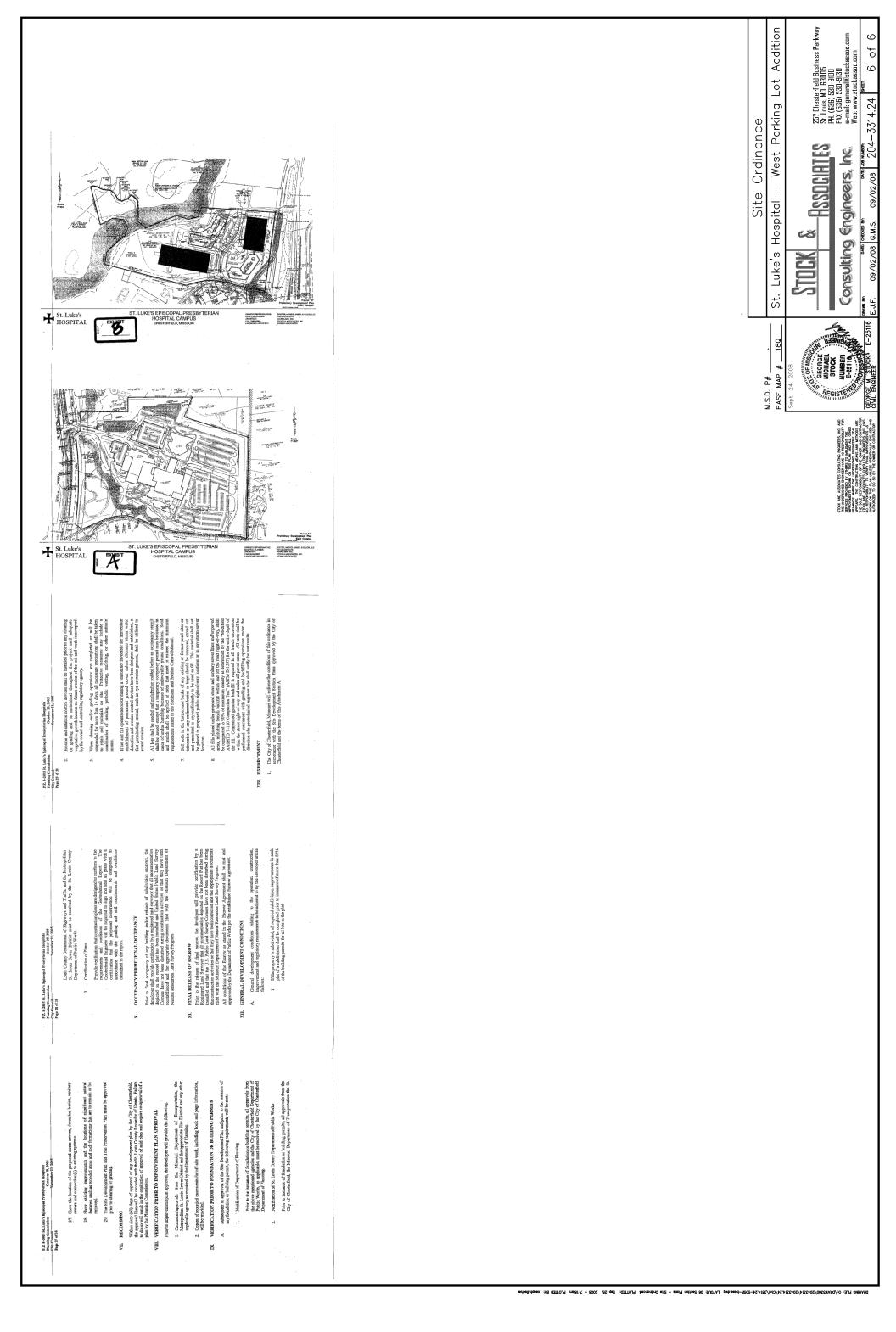
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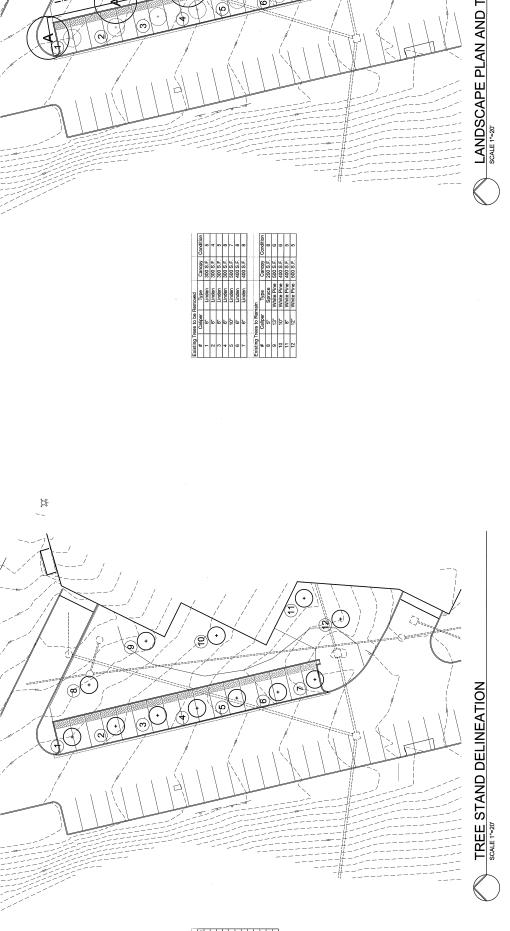
Consulting Engineers, Inc.

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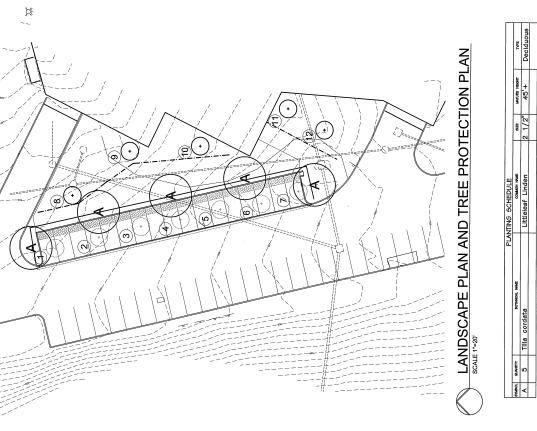
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Consert at 18 may continue to the given to this tite shall be included to the tite. Development in the analysis of the continue of the continu	V. GENERAL CRITERIA - SITE DEVELOPMENT PLAN SUBMITTAL  VI. GENERAL CRITERIA - SITE DEVELOPMENT PLAN SUBMITTAL  A. Site Development Plan deal include, but is not itative to, the following:  1. Orderondry plan and jegul description of the property.  2. Description and, and legal description of the property.  3. Zoning Destrict lines and Stoodplain boundaries.  4. Lossines man, arothe surve, and julia stelle.  5. Consequent losation and sin inchaing bright, of all property richts and obtaining areas, and sin.  6. Prefring electricates and practicing surveys and joins stelle.  7. Specific structure and practicing surveys and joins of the plan.  8. Provide the press space percentage for each int on the plan.  9. Provide to green space percentage for each int on the plan.  10. Address trees and landscaping in accordance with the City of Chestrifield Code.  11. Provide and landscaping in accordance with the City of Chestrifield Code.  12. Travide man and practicing splan in accordance with the City of Chestrifield Subsidiate to Confirmation of compliance with the six exposure plan and beight recentions are stelled.  14. Seels build by no generat time one (1) inch couling can handway in property in generate man one of the content property in generics.  15. Confirmation of compliance with the six exposure plan and beight recentions are stelled in a frontients and can't can one and adjusted to property in generics.	M.S.D. P# —
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The Action is Lank's placegal Prospection Simplishs    Production   Content at a 1885	December 2, 1980 St. Labor 9 photograph Production incompared to the compared of the compared	

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Condition Key 10 = Excellent 1 = Very poor



	- 1		PLANTING SCHEDULE		
SHEOL	ĕ	BOTANICAL NAME	COMMON NAME	SKZII	MATURE HEIGHT
<	ß	Tilla cordata	Littleleaf Linden	2 1/2"	45'+
R.	ь Б	Excelling free to be retained Excelling Grade	Looste force se shown on Tree Protection Plan Temperary PVC construction free a limit of construction force for the force on the force		
				·  -	Troo De
				-	

1) Cleaning limit shall be staked by survayor to facilitate fencing and or tranching requirements.

2) No cleaning or grading shall begin in areas where tree protection and or Treaments have not been completed.

3) Thee protection signage will be posted.

4) Tree protection regarge will be posted.

4) Tree Drotection measures to be maintained throughout construction sequence.

5) Tree Specialist is:

Douglas DeLong

6.90 ac. (300,750 s.f.) - or 93.4%

0.49 ac. (21,300 s.f.) - or 6.6%

Total Tree Canopy (Woodlands and Individual Trees) to be Removed - Overall Site Total Tree Canopy (Woodlands and Individual Trees) to Remain - Overall Site:

Tree Protection Notes:

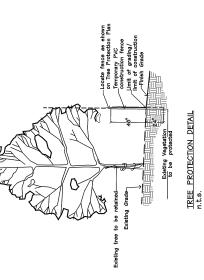
6.22 ac. (270,950 s.f.) 0 ac. 6.22 ac. (270,950 s.f.) - or 100%

Existing Woodlands (Overall Site): Existing Woodlands to be Removed - This Section: Woodlands to Remain (Overall Site):

Tree Area Calculations:

0.11 ac. (4,500 s.f.) 0.06 ac. (2,500 s.f.) - or 55.5% 0.05 ac. (2,000 s.f.) - or 44.5%

Existing Tree Canopy - Individual Trees (This Section Plan) Existing Tree Canopy to be Removed (This Section Plan): Existing Tree Canopy to Remain (This Section Plan):



Existing free to be removed	Limit of seed distrubance	Tree fending	Tree Stand Delir	Tree Preservatic Landscap	
	MARIN	Locate fence as shown on Tree Probadon Plan on Tree Probadon Plan Construction fence (LIIII) of grading (LIIII) of grading (Fine or fence or	letting Vegetation 5 be protected	OTECTION DETAIL	

ST. LUKE'S EPISCOPAL PRESBYTERIAN HOSPITAL CAMPUS

St. Luke's HOSPITAL

CHESTERFIELD, MISSOURI

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

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