



VII. D.

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 17th, 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 10th, 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,

A handwritten signature in black ink, appearing to read "Mara M. Perry". The signature is fluid and cursive, with the first name "Mara" being the most prominent.

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

II. TRAFFIC STUDY

Provide a traffic study as directed by the City of Chesterfield and/or the Missouri Department of Transportation and/or the St. Louis County Department of Public Works. The study shall include, but not be limited to, internal and external circulation and site specific impacts, such as the need for additional lanes, entrance configuration, geometric, sight distance, traffic signal coordination and other improvements required. The study shall also include a traffic impact study for the proposed development and roadway improvement will be required by the City of Chesterfield Department of Public Works.

L. POWER OF REVIEW

The traffic study shall be submitted with the Site Development Concept Plan/Tree Removal Permit (whichever is later) to occur and shall also be deemed necessary by the Department of Planning.

M. STORMWATER AND SANITARY SEWER

- 1. The site shall provide for the positive drainage of storm water and it shall be discharged in an adequate storm discharge point or an adequate pipe system. The adequacy and location of the existing stormwater systems shall be verified and upgraded if necessary.
- 2. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by the Department of Public Works.
- 3. Downstream sanitary sewers need to be evaluated to ensure adequate capacity.
- 4. Downstream sanitary sewers may need to be replaced or upgraded.
- 5. Detention may be required for the entire site such that the adjacent area will not be inundated during a 2-year and 100-year, 24-hour storm event. Stormwater must be discharged at an adequate discharge point. Without mitigation will not be allowed within the detention basin area.

III. COMPLEMENT OF CONSTRUCTION

- A. Substantial construction shall commence within two (2) years of approval of the site development concept plan or site development plan, unless otherwise authorized by ordinance. Substantial construction means final grading for roadways necessary for first approval plan or phases of construction and commencement of installation of sanitary storm sewers.
- B. Where this case is shown by the developer, the Commission may extend the period to commence construction for not more than one additional year.

IV. GENERAL CRITERIA-SITE DEVELOPMENT CONCEPT PLAN SUBMITTAL REQUIREMENTS

- A. The Site Development Concept Plan shall include, but not be limited to, the following:
 - 1. Outboundary plot and legal description of the property.
 - 2. Density Calculations.
 - 3. Zoning district lines and floodplain boundaries.
 - 4. Location map, north arrow, and plan scale.
 - 5. Conceptual location, and form, including height, of all proposed buildings, parking and loading areas, and lot.
 - 6. Specific structure and parking setbacks along all roadways and property lines.

5. Detention/retention is to be provided in each watershed as required by the City of Chesterfield. Detention of storm water runoff is required by providing permanent detention facilities, such as dry swales, ponds, basins, or other structures, or by providing temporary detention facilities, such as detention basins, ponds, or other structures. The minimum detention from the permanent pool elevation to the maximum ponding elevation of a basin shall be three (3) feet, as directed. Wetland mitigation shall not be required for any wetland area. Wetland mitigation shall not be required for any non-wetland area. Wetland mitigation shall not be required for any wetland area. Wetland mitigation shall not be required for any wetland area.

K. ROADWAY IMPROVEMENTS AND CURB CUTS

Obtain approval from the City of Chesterfield Department of Public Works, Missouri Department of Transportation, and the Missouri Department of Public Works for the location of proposed curb cuts, areas of new dedication, and roadway improvements.

L. GEOTECHNICAL REPORT

- 1. The site shall provide for the positive drainage of storm water and it shall be discharged in an adequate storm discharge point or an adequate pipe system. The adequacy and location of the existing stormwater systems shall be verified and upgraded if necessary.
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6. Prior to grading permit or improvement plan approval, provide a site development concept plan to the appropriate departments, Missouri Department of Transportation, and the Metropolitan St. Louis Sewer District.

N. MISCELLANEOUS

- 1. If the property is subdivided, accessibility easements shall be required throughout the development, as directed.
- 2. If the property is subdivided and the design of the site shall be based on a common ground or special easements, including easements needed for access to the well.
- 3. This development may require an NPODS permit from the Missouri Department of Natural Resources. NPODS permits are applicable to construction activities that disturb one (1) or more acres.
- 4. The developer shall ensure, at his expense and prior to the recording of any plat, the reestablishment, maintenance or appropriate siting of all utility lines, including but not limited to, water, gas, electric, and telecommunications lines, in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the United States Public Land Survey System.
- 5. If any development in, or alteration of, the floodplain is proposed, the developer shall submit a Floodplain Study and Floodplain Development Permit application to the Missouri Department of Natural Resources. The Floodplain Study shall be prepared by a professional engineer and shall be approved prior to the approval of a grading permit or improvement plan. The Floodplain Study shall be prepared by a professional engineer and shall be approved prior to the approval of a grading permit or improvement plan. The Floodplain Study shall be prepared by a professional engineer and shall be approved prior to the approval of a grading permit or improvement plan.

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6. Prior to grading permit or improvement plan approval, provide a site development concept plan to the appropriate departments, Missouri Department of Transportation, and the Metropolitan St. Louis Sewer District.

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

- 1. TIME PERIOD FOR PLAN SUBMITTAL.
 - a. The developer shall submit a concept plan within eighteen (18) months of the date of approval of the Site Development Concept Plan. This requirement shall be accomplished prior to issuance of a building permit.
 - b. In lieu of submitting a Site Development Concept Plan and Site Development Plan for the entire development within eighteen (18) months of the date of approval of the Preliminary Development Plan for the City.

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Site Ordinance
St. Luke's Hospital - West Parking Lot Addition
M.S.D. P# _____ BASE MAP # 18Q
Sept. 24, 2008
DRAWN BY: GEORGE V. STOCK E-25116 CIVIL ENGINEER
DATE CHECKED BY: E.J.F. 09/02/08 C.M.S. 09/02/08 DATE JOB NUMBER: 204-3314.24 SHEET: 5 of 6
STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63105
PH (636) 530-9100
FAX (636) 530-9130
E-mail: general@stockassoc.com
Web: www.stockassoc.com

27. Show the location of the proposed storm sewers, detention basins, sanitary sewers and connections to existing systems.
28. Show existing improvements and the locations of significant natural resources, such as wooded areas and rock formations that are to remain or be removed.
29. The Site Development Plan and Tree Preservation Plan must be approved prior to clearing or grading.

VII. RECORDING

Within sixty (60) days of approval of any development plan by the City of Chesterfield, the applicant shall file the approved plan with the Recorder of Deeds for recording and the Planning Commission for approval of said plan and require re-approval of a plan by the Planning Commission.

VIII. VERIFICATION PRIOR TO IMPROVEMENT PLAN APPROVAL

- Prior to improvement plan approval, the developer will provide the following:
1. Certifications from the Missouri Department of Transportation, the Metropolitan St. Louis Sewer District and the appropriate Fire District and any other applicable agency as required by the Department of Planning.
 2. Copies of recorded assessments for off-site work, including book and page information, will be provided.

IX. VERIFICATION PRIOR TO FOUNDATION OR BUILDING PERMITS

- Subsequent to approval of the Site Development Plan and prior to the issuance of any foundation or building permits, the following requirements will be met:
1. Notification of Department of Planning
 2. Prior to the issuance of foundation or building permits, all approvals from the above mentioned agencies and the City of Chesterfield Department of Public Works, as applicable, must be received by the City of Chesterfield Department of Planning.
 3. Notification of St. Louis County Department of Public Works
 4. Prior to issuance of foundation or building permits, all approvals from the City of Chesterfield, the Missouri Department of Transportation the St.

St. Louis County Department of Highway and Traffic and the Metropolitan St. Louis Sewer District must be received by the St. Louis County Department of Public Works.

3. Certifications of Plans

Provide verification that construction plans are designed to conform to the requirements and conditions of the Missouri Department of Public Works. The certification that the proposed construction will be completed in accordance with the grading and soil requirements and conditions contained in this report.

X. OCCUPANCY PERMIT/FINAL OCCUPANCY

Prior to final occupancy of any building and/or release of subdivision escrow, the developer shall provide certification by a registered land surveyor that all measurement and construction information shown on the approved plans has been reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program.

XI. FINAL RELEASE OF ESCROW

Prior to the release of final escrow, the developer will provide certification by a Registered Land Surveyor that all measurement and construction information shown on the approved plans has been reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program. All conditions of the Escrow as stated in the Escrow Agreement shall be met and approved by the Department of Public Works per the established Escrow Agreement.

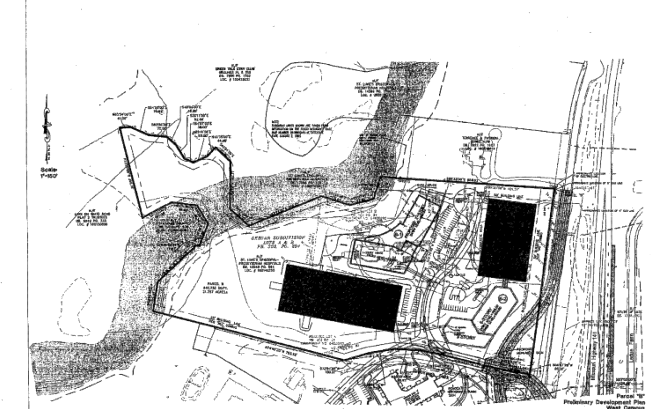
XII. GENERAL DEVELOPMENT CONDITIONS

- A. General development conditions relating to the operation, construction, improvement and regulatory requirements to be adhered to by the developer are as follows:
1. If the property is subdivided, all required subdivision improvements in each lot shall be completed and approved by the Missouri Department of Public Works prior to the issuance of more than 65% of the building permits for all lots in the plat.

2. Erosion and sediment control devices shall be installed prior to any clearing or grading. The devices shall be designed to prevent erosion of the soil and work is accepted by the owner and controlling regulatory agency.
3. When clearing and/or grading operations are completed or will be suspended for more than 14 days, all necessary precautions shall be taken to retain soil materials on site. Precaution measures may include a combination of stumps, periodic weeding, mulching, or other suitable means.
4. If any soil fill operations occur during a season not favorable for immediate establishment of permanent ground cover, unless alternate storm water detention and erosion control devices have been designed and established, a fast germinating annual, such as rye or rye grass, shall be utilized to retard erosion.
5. All pits shall be sealed and rimmed or rodded before an occupancy permit is issued. The pits shall be sealed with a minimum of 18 inches of compacted and match shall be applied at rates that meet or exceed the minimum requirements stated in the Sediment and Erosion Control Manual.
6. All pits placed under proposed storm and sanitary sewer lines and/or paved areas, including trench backfill within and off the road right-of-way, shall be compacted to 90% of maximum density as determined by the Modified Proctor Test. Compacted granular backfill is required in all trench excavation within the street right-of-way and under all paved areas. All tests shall be performed concurrent with grading and backfilling operations under the direction of a geotechnical engineer who shall verify the test results.

XIII. ENFORCEMENT

1. The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Site Development Section Plans approved by the City of Chesterfield and the terms of this Attachment A.



STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR APPROVALS SHOWN ON THIS PLAN AND ALL OTHER APPROVALS. THE CONSULTING ENGINEER'S WORK IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE STRUCTURES SHOWN ON THIS PLAN. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER SHALL NOT BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE STRUCTURES SHOWN ON THIS PLAN.

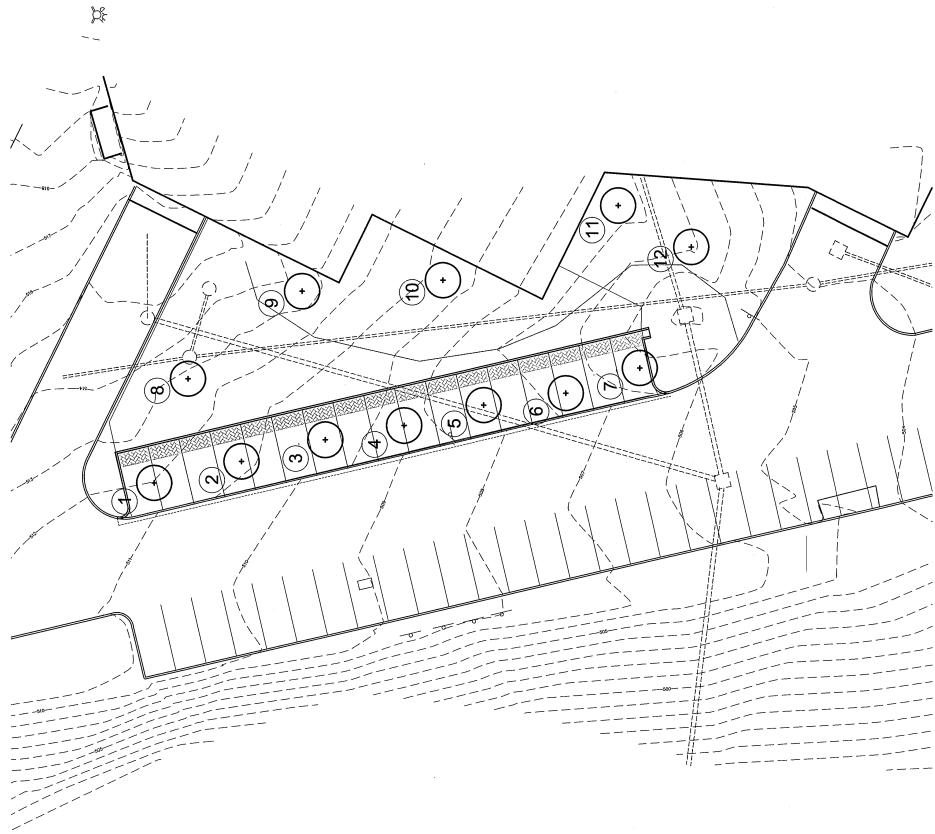
M.S.D. P# _____
 BASE MAP # 18Q
 Sept. 24, 2008

GEORGE MICHAEL STOCK
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL ENGINEER E-2511A

Site Ordinance
 St. Luke's Hospital - West Parking Lot Addition

257 Chesterfield Business Parkway
 St. Louis, MO 63105
 PH (636) 530-9100
 FAX (636) 530-9130
 e-mail: general@stockassoc.com
 Web: www.stockassoc.com

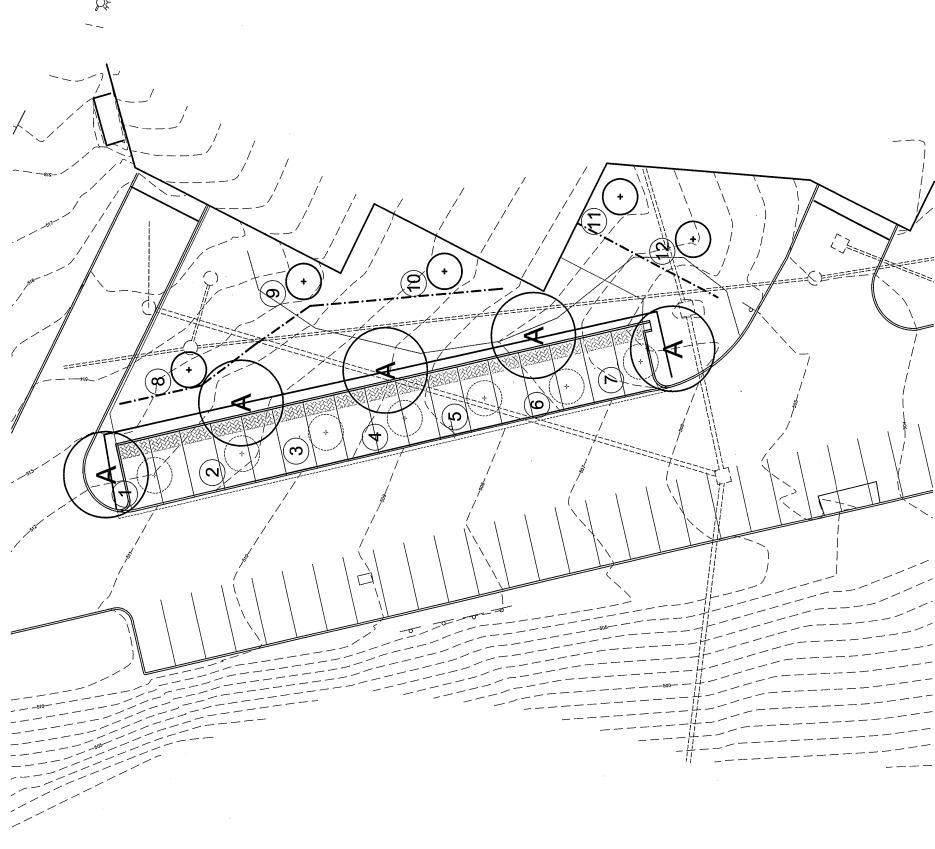
DATE CHECKED BY: E.J.F. DATE: 09/02/08 C.M.S. JOB NUMBER: 204-3314.24 SHEET: 6 of 6



Existing Trees			
#	Caliper	Type	Canopy
1	6"	Linden	300 S.F.
2	6"	Linden	300 S.F.
3	6"	Linden	300 S.F.
4	6"	Linden	300 S.F.
5	10"	Linden	500 S.F.
6	6"	Linden	400 S.F.
7	6"	Linden	400 S.F.
8	5"	Spruce	200 S.F.
9	6"	White Pine	500 S.F.
10	6"	White Pine	500 S.F.
11	6"	White Pine	400 S.F.
12	12"	White Pine	500 S.F.

Condition Key
10 = Excellent
1 = Very poor

TREE STAND DELINEATION
SCALE 1"=20'



Existing Trees to be Removed			
#	Caliper	Type	Canopy
1	6"	Linden	300 S.F.
2	6"	Linden	300 S.F.
3	6"	Linden	300 S.F.
4	6"	Linden	300 S.F.
5	10"	Linden	500 S.F.
6	6"	Linden	400 S.F.
7	6"	Linden	400 S.F.
8	5"	Spruce	200 S.F.
9	6"	White Pine	500 S.F.
10	6"	White Pine	500 S.F.
11	6"	White Pine	400 S.F.
12	12"	White Pine	500 S.F.

Existing Trees to Remain			
#	Caliper	Type	Canopy
8	14"	Spruce	200 S.F.
9	15"	White Pine	500 S.F.
10	15"	White Pine	500 S.F.
11	8"	White Pine	400 S.F.
12	12"	White Pine	500 S.F.

LANDSCAPE PLAN AND TREE PROTECTION PLAN
SCALE 1"=20'

PLANTING SCHEDULE			
QUANTITY	SPECIES	SIZE	TYPE
5	Tilia cordata	2-1/2"	Deciduous
	Lilialaif Linden	45"+	

Tree Protection Notes:

- 1) Clearing limit shall be staked by surveyor to facilitate fencing and or trenching requirements.
- 2) No clearing or grading shall begin in areas where tree protection and or treatments have not been completed.
- 3) Tree protection signage will be posted.
- 4) Tree protection measures to be maintained throughout construction sequence.
- 5) Tree Specialists is:

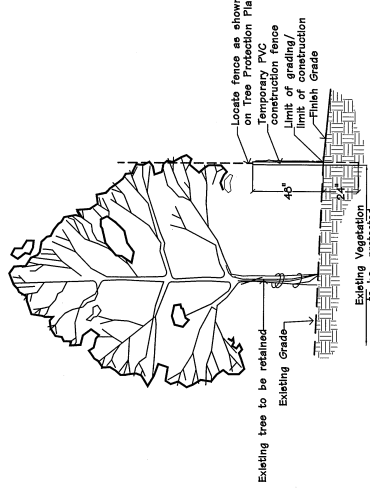
Douglas Leasing
707 Spirit 40 Park Dr. Suite 135
Chesterfield, MO 63005
(636) 519-8688
Certified Arborist MW-4826-A

Tree Area Calculations:

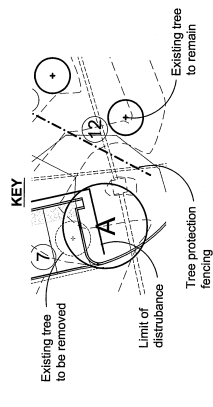
Existing Woodlands (Overall Site): 6.22 ac. (270,950 s.f.)
Existing Woodlands to be Removed - This Section: 0 ac.
Woodlands to Remain (Overall Site): 6.22 ac. (270,950 s.f.) - or 100%

Existing Tree Canopy - Individual Trees (This Section Plan): 0.11 ac. (4,500 s.f.)
Existing Tree Canopy to be Removed (This Section Plan): 0.06 ac. (2,500 s.f.) - or 55.5%
Existing Tree Canopy to Remain (This Section Plan): 0.05 ac. (2,000 s.f.) - or 44.5%

Total Tree Canopy (Woodlands and Individual Trees) to be Removed - Overall Site: 0.49 ac. (21,300 s.f.) - or 6.6%
Total Tree Canopy (Woodlands and Individual Trees) to Remain - Overall Site: 6.50 ac. (300,750 s.f.) - or 93.4%



TREE PROTECTION DETAIL
r.l.s.



Revised September 25, 2008



**Tree Stand Delineation
Tree Preservation Plan
Landscape Plan**
862.008 - Aug. 29, 2008

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



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

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