

**III. F.**

**Memorandum  
Department of Planning & Public Works**



**To:** Planning and Public Works Committee  
**From:** Mara M. Perry, Senior Planner  
**Date:** 10/20/2008  
**RE:** **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.

**Summary**

At the October 13, 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 and Tree Stand Delineation Plan, Tree Preservation Plan, and Landscape 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  
Aimee Nassif, Planning and Development Services Director



## VII. D.

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

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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,

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 to determine if any additional 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. Downstream sanitary sewers may need to be replaced or upgraded.
4. Detention may be required for the entire site such that the adjacent area will not be inundated by the 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.

- c. Failure to comply with these minimum requirements will result in the expiration of the preliminary development plan and will require a new plan filing.
d. Said plan shall be submitted in accordance with the combined requirements of the Missouri Department of Transportation and the Missouri Department of Public Works.
e. Where the case is shown by the developer, this time interval for plan submittal may be extended through appeal to and approval by the Planning Commission.
f. Where the case is shown by the developer, the Commission may extend the period to complete construction for not more than one additional year.

III. COMPLEMENT OF CONSTRUCTION

A. Submittal 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.

IV. GENERAL CRITERIA-SITE DEVELOPMENT CONCEPT PLAN SUBMITTAL REQUIREMENTS

- 1. Outboundary plat 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/retention facilities, such as dry swales, ponds, basins, or other structures, to be designed and constructed by the Department of Public Works. The minimum detention from the permanent pond 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 all roadway improvements within 150 feet of the site and significant improvements to and across the street from the site, and significant improvements, such as wooded areas and rock formations, that are to remain or be restored.

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.
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. Downstream sanitary sewers may need to be replaced or upgraded.
4. Detention may be required for the entire site such that the adjacent area will not be inundated by the 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.

- 7. Parking calculations.
8. Provide the gross space percentage for each lot on the plan.
9. Provide open space percentage.
10. Address trees and landscaping in accordance with the City of Chesterfield Code.
11. Where the case is shown by the developer, this time interval for plan submittal may be extended through appeal to and approval by the Planning Commission.
12. Provide a lighting plan in accordance with the City of Chesterfield Code.
13. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Ordinance.
14. Provide size and approximate location of existing and proposed building footprints, parking and loading areas, and other structures on and adjacent to property in question.
15. Provide location of curb cuts, necessary right-of-way dedication, road improvements, and driveways on opposite side of street.
16. Show existing and proposed contours at intervals of not more than two (2) feet and extending one hundred fifty (150) feet beyond the limits of the site.
17. Show existing and proposed roadway, drives, and walkways on and adjacent to the property in question, including location of curb cuts, necessary right-of-way dedications and road improvements, and locations of existing roads and driveways on the opposite side of the development.
18. Preliminary storm water and sanitary sewer facilities.
19. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
20. Show the location of significant natural features, such as wooded areas and rock formations that are to remain or be restored.
21. Signed and sealed in accordance with the State of Missouri Department of Professional Registration, Division of Professional Registration, Missouri Board of Professional Engineers and Land Surveyors.

6. Prior to grading permit or improvement plan approval, provide comprehensive site plan showing the proposed site improvements, including all proposed structures, parking and loading areas, and other structures on and adjacent to property in question, including location of curb cuts, necessary right-of-way dedications and road improvements, and locations of existing roads and driveways on the opposite side of the development.

M. GRADING AND IMPROVEMENT PLANS

1. A grading permit or improvement plan approval is required prior to any clearing or grading. The Site Development Plan and Tree Preservation Plan/Tree Removal Permit must be approved prior to issuance of a grading permit. No grading shall be performed until the grading permit is issued.

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 the subdivision plat. The subdivision plat shall be approved by the Missouri Department of Public Works, Missouri Department of Transportation, and the Missouri Department of Public Works.
3. This development may require an NPODES permit from the Missouri Department of Natural Resources. NPODES 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.

22. Provide comprehensive site plan showing the proposed site improvements, including all proposed structures, parking and loading areas, and other structures on and adjacent to property in question, including location of curb cuts, necessary right-of-way dedications and road improvements, and locations of existing roads and driveways on the opposite side of the development.

V. GENERAL CRITERIA-SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENTS

- 1. Show location and size, including height above sea level, of all buildings, parking and loading areas, and other structures on and adjacent to property in question, including location of curb cuts, necessary right-of-way dedications and road improvements, and locations of existing roads and driveways on the opposite side of the development.
2. Show existing and proposed roadway, drives, and walkways on and adjacent to the property in question, including location of curb cuts, necessary right-of-way dedications and road improvements, and locations of existing roads and driveways on the opposite side of the development.
3. Provide preliminary storm water and sanitary sewer facilities.
4. Signed and sealed in accordance with the State of Missouri Department of Professional Registration, Division of Professional Registration, Missouri Board of Professional Engineers and Land Surveyors.

6. Prior to grading permit or improvement plan approval, provide comprehensive site plan showing the proposed site improvements, including all proposed structures, parking and loading areas, and other structures on and adjacent to property in question, including location of curb cuts, necessary right-of-way dedications and road improvements, and locations of existing roads and driveways on the opposite side of the development.

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2. If the property is subdivided and the design of the site shall be based on the subdivision plat. The subdivision plat shall be approved by the Missouri Department of Public Works, Missouri Department of Transportation, and the Missouri Department of Public Works.
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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.

23. Provide comprehensive site plan showing the proposed site improvements, including all proposed structures, parking and loading areas, and other structures on and adjacent to property in question, including location of curb cuts, necessary right-of-way dedications and road improvements, and locations of existing roads and driveways on the opposite side of the development.

VI. GENERAL CRITERIA - SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

- 1. Outboundary plat 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.
7. Provide the gross space percentage for each lot on the plan.
8. Address trees and landscaping in accordance with the City of Chesterfield Code.
9. Provide Floor Area Ratio (F.A.R.).
10. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Ordinance.
11. Provide a lighting plan in accordance with the City of Chesterfield Code.
12. Provide Floor Area Ratio (F.A.R.).
13. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Ordinance.
14. Scale shall be no greater than one (1) inch equals one hundred (100) feet.
15. Confirmation of compliance with the sky exposure plan and height restrictions as set forth in this ordinance.
16. Size and approximate location of existing and proposed natural and cultural resources, such as wooded areas and rock formations that are to remain or be restored.
17. Signed and sealed in accordance with the State of Missouri Department of Professional Registration, Division of Professional Registration, Missouri Board of Professional Engineers and Land Surveyors.

7. Prior to approval of a grading permit or improvement plan, copies of recorded easements, including book and page of record, for all off-site work and off-site areas impacted by headwater from on-site improvements must be submitted.

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 Section Plan, the developer may submit a Site Development Plan for the entire development within eighteen (18) months of the date of approval of the Preliminary Development Plan to the City.

17. Show location of curb cuts, necessary right-of-way dedication, road improvements, and driveways on opposite side of street.
18. Show existing and proposed contours at intervals of not more than two (2) feet and extending one hundred fifty (150) feet beyond the limits of the site.
19. Show existing and proposed roadway, drives, and walkways on and adjacent to the property in question, including location of curb cuts, necessary right-of-way dedications and road improvements, and locations of existing roads and driveways on the opposite side of the development.
20. Show preliminary storm water and sanitary sewer facilities.
21. Signed and sealed in accordance with the State of Missouri Department of Professional Registration, Division of Professional Registration, Missouri Board of Professional Engineers and Land Surveyors.

Site Ordinance
St. Luke's Hospital - West Parking Lot Addition
M.S.D. P# BASE MAP # 18Q
Sept. 24, 2008
GEORGE V. STOCK E-25116 REGISTERED PROFESSIONAL ENGINEER CIVIL ENGINEER
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
DRAWN BY: E.J.F. DATE CHECKED BY: DATE JOB NUMBER: 09/02/08 09/02/08 C.M.S. 204-3314.24 5 of 6



- 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**

- 1. Commencement of any building and/or site work shall be contingent upon the receipt of all necessary permits 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 instruments for off-site work, including book and page information, will be provided.

**IX. VERIFICATION PRIOR TO FOUNDATION OR BUILDING PERMITS**

- A. Subsequent to approval of the Site Development Plan and prior to the issuance of any foundation or building permits, the following requirements shall be met:
  - 1. Notification of Department of Planning
  - 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.
- 2. Notification of St. Louis County Department of Public Works
- 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. Certification of Plans**

Provide verification that construction plans are designed to conform to the requirements and conditions of the approved Site Development Plan and that the construction will be in accordance with the grading and soil requirements and conditions contained in the 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 boundary lines shown on the approved Site Development Plan have 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 boundary lines shown on the approved Site Development Plan have been reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program.

**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 prior to the issuance of a building permit for all lots in the plat.

- 2. Erosion and sediment control devices shall be installed prior to any clearing or grading operations. The devices shall be designed and installed in accordance with the requirements of the Missouri Department of Conservation and approved 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 the installation of silt fences, portable washing, mulching, or other suitable means.
- 4. If any soil erosion occurs during a season not favorable for immediate stabilization 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 lots shall be seeded and mulched or sodded before an occupancy permit is issued. The seeding and mulching shall be done in accordance with the requirements stated in the Sediment and Erosion Control Manual.
- 6. Seeding and mulching shall be applied at rates that meet or exceed the minimum requirements stated in the Sediment and Erosion Control Manual.
- 7. Soft soils in the bottom and banks of any existing or former pond sites or subsidence on any sediment basins or traps shall be removed, graded out and replaced with suitable material. The material shall be compacted to meet the requirements stated in the Sediment and Erosion Control Manual.
- 8. All fills 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 in accordance with the Missouri Department of Transportation Manual for the determination of granular backfill and shall verify the test results.

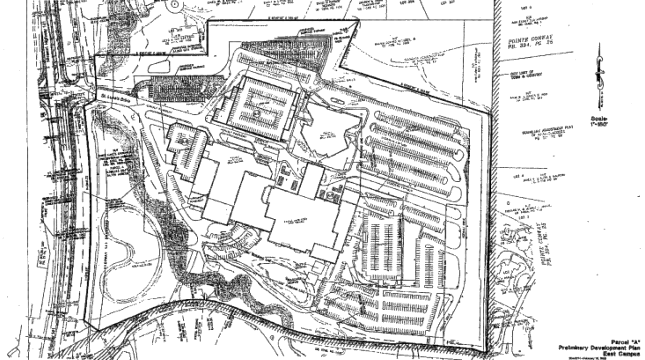
**XIII. ENFORCEMENT**

- 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.

ST. LUKE'S HOSPITAL  
HOSPITAL CAMPUS  
CHESTERFIELD, MISSOURI

EXHIBIT A

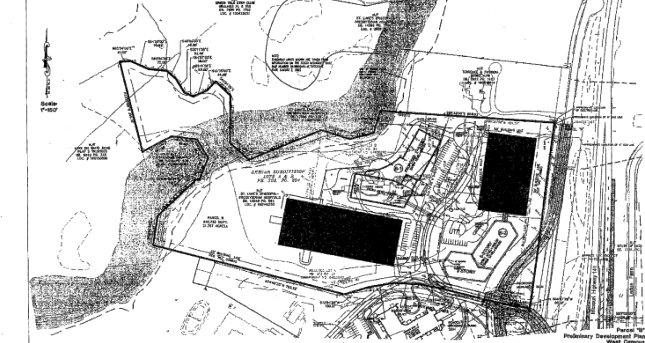
ST. LUKE'S EPISCOPAL PRESBYTERIAN HOSPITAL CAMPUS  
CHESTERFIELD, MISSOURI



ST. LUKE'S HOSPITAL  
HOSPITAL CAMPUS  
CHESTERFIELD, MISSOURI

EXHIBIT B

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



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

St. Luke's Hospital - West Parking Lot Addition

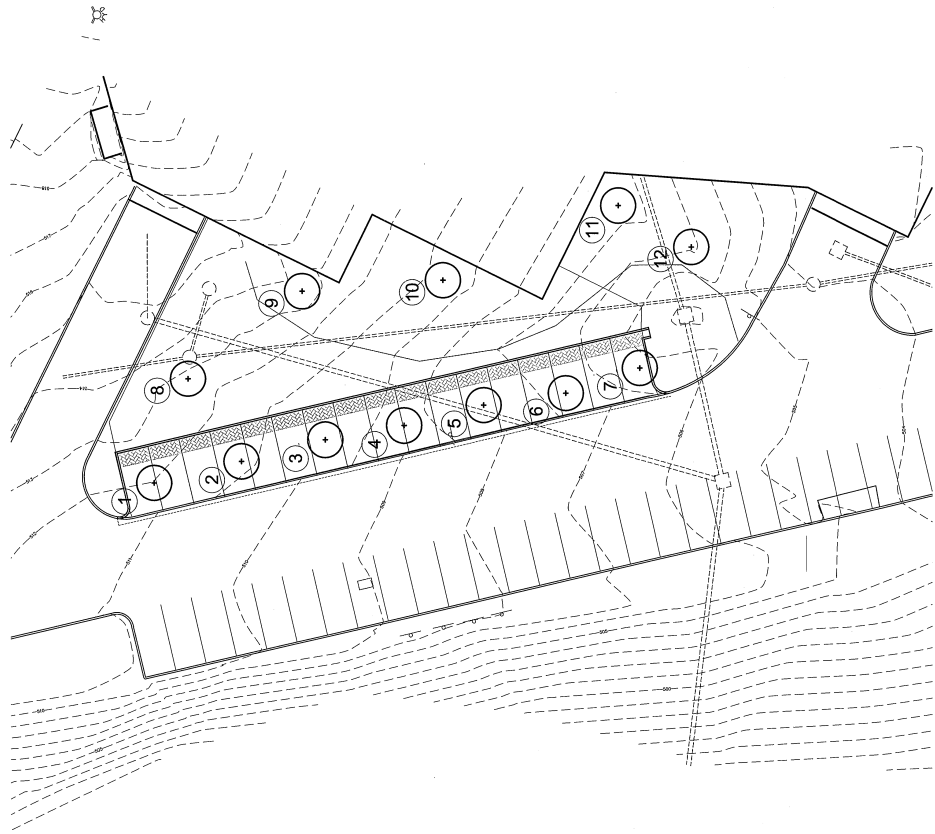
Site Ordinance

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

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

REGISTERED PROFESSIONAL ENGINEER  
STATE OF MISSOURI  
GEORGE MICHAEL STOCK  
NUMBER E-2511A  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF MISSOURI  
GEORGE MICHAEL STOCK  
CIVIL ENGINEER E-25116



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	15"	White Pine	500 S.F.
10	15"	White Pine	500 S.F.
11	6"	White Pine	400 S.F.
12	12"	White Pine	500 S.F.

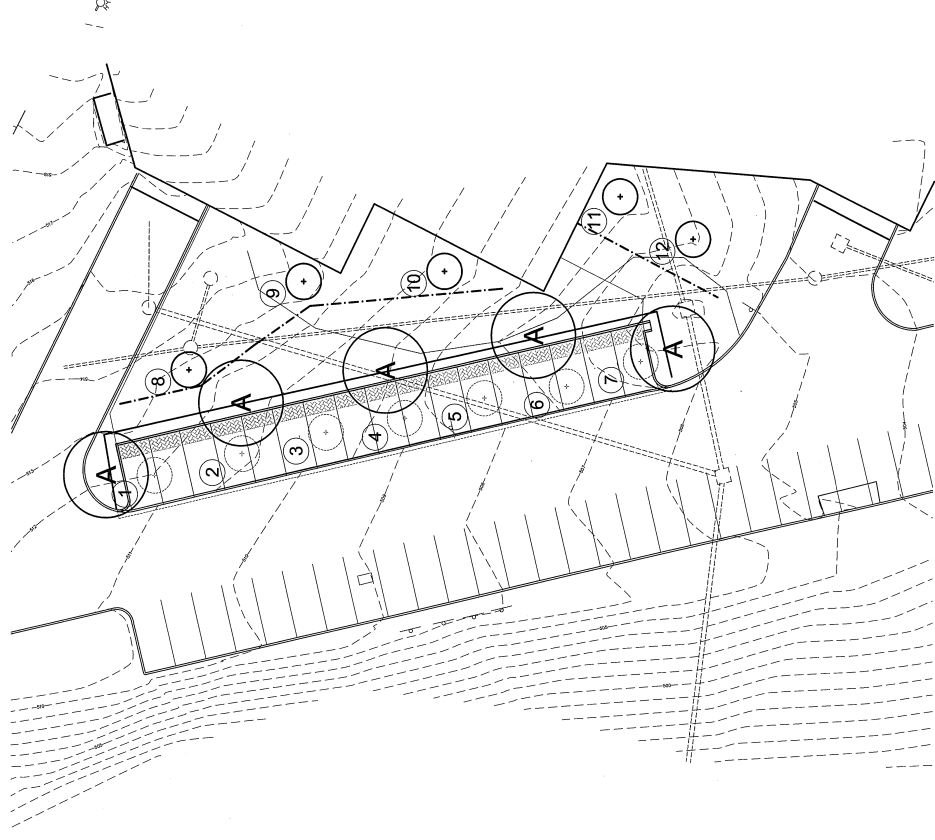
Condition Key  
10 = Excellent  
1 = Very poor

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	15"	White Pine	500 S.F.
10	15"	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
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	15"	White Pine	500 S.F.
10	15"	White Pine	500 S.F.
11	6"	White Pine	400 S.F.
12	12"	White Pine	500 S.F.

### TREE STAND DELINEATION

SCALE 1"=20'



### LANDSCAPE PLAN AND TREE PROTECTION PLAN

SCALE 1"=20'

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

**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:

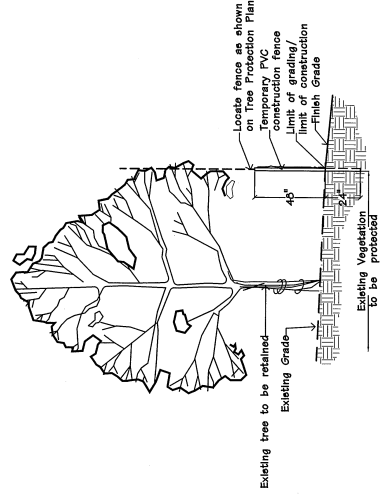
Douglas Leasing  
707 Spirit 40 Park Dr. Suite 135  
Chesterfield, MO 63005  
(636) 519-8688  
Certified Arborist MW-4826-A

**Tree Area Calculations:**

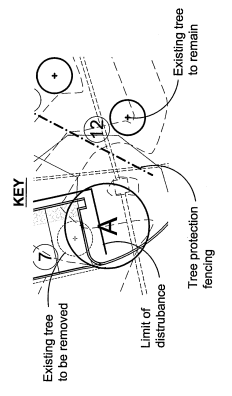
Existing Woodlands (Overall Site): 6.22 ac. (270,950 s.f.)  
Existing Woodlands to be Removed - This Section: 0 ac.  
Woodlands to Remain (Overall Site): 6.22 ac. (270,950 s.f.) - or 100%

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.



### Tree Stand Delineation Tree Preservation Plan Landscape Plan

Revised September 25, 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