_____ the owner of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter _____ (applicable subsection) _____ (present zoning) of the City of Chesterfield Ordinance No._____, 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, or voided or vacated by order of the City of Chesterfield Council.

(Signature) _____
TERRY BADER

STATE OF MISSOURI)
) SS.
COUNTY OF ST. LOUIS)

On this_____day of_____, 20__, before me personally appeared TERRY BADER, who being by me duly sworn, did say he is the _____ of _____ a Missouri Corporation, and that said instrument was signed on behalf of said Corporation, and that said TERRY BADER acknowledged said instrument to be the free act and deed of said Corporation.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

_____
Notary Public

_____
Print Name

My commission expires: _____

This Site Development Concept Plan was approved by the City of Chesterfield Planning Commission and duly verified on the ___ day of_____20__, by the Chairperson of said Commission, authorizing the recording of this Site Development Concept Plan pursuant to Chesterfield Ordinance No._____, as attested to by the Planning and Development Services Director and the City Clerk.

_____
Planning and Development Services Director

_____
City Clerk

GEOTECHNICAL STATEMENT

Geotechnology Inc. at the request of Clayco Inc., has provided geotechnical services for the project proposed hereon. A subsurface exploration was conducted during June 2012 for the development proposed hereon. Our preliminary findings indicate that the earth--related aspects are suitable for the development proposed pursuant to the geotechnical recommendations set for in our June 29, 2012 report titled "Subsurface Exploration Mercy Health Campus Chesterfield Parkway East Chesterfield, Missouri" Geotechnology, Inc. Project No. J018949.02.

Geotechnology must be involved during the construction phase to determine that subsurface conditions are as anticipated and that recommendations relative to construction are implemented.

_____
Joel Weinhold, P.E.

_____
Date

SURVEYOR'S CERTIFICATION

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

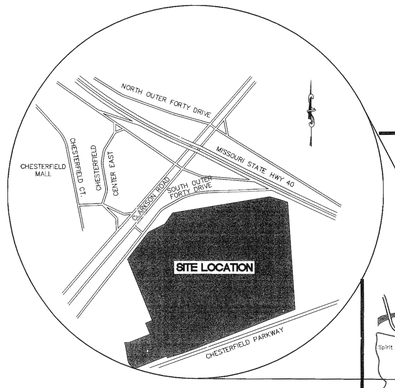
STOCK AND ASSOCIATES CONSULTING ENGINEERS INC.
L.S. No. 222-D

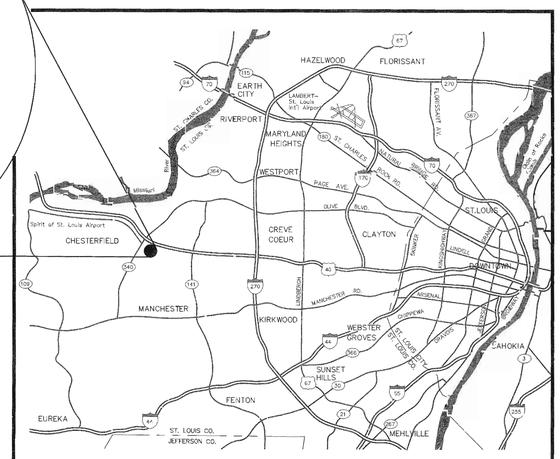
_____
Daniel Ehlmann, Missouri L.S. No. 2215

SITE DEVELOPMENT CONCEPT PLAN FOR MERCY HEALTH CAMPUS

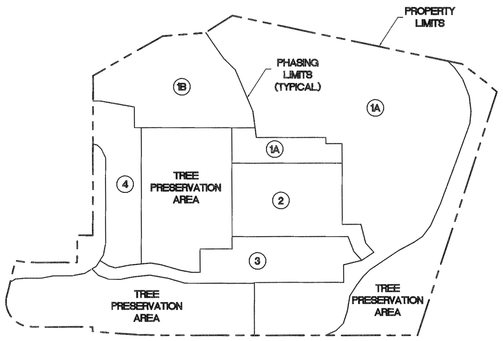
A TRACT OF LAND IN PART OF LOT 1 OF HUMPHREY'S ESTATE AND LOT 1B OF ELBRIDGE PAYNE OFFICE PARK LOCATED IN U.S. SURVEY 2002, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

PROPOSED ZONING: "UC" URBAN CORE DISTRICT, ORD. NO. 2721





LOCATION MAP
(NOT TO SCALE)



POTENTIAL PHASING KEY PLAN
(NOT TO SCALE)

Property Description

A tract of land being part of Lot 1 of Thomas K. Humphrey Estate Subdivision and part of Lot 1-B of the Resubdivision of Lot 1 of Elbridge Payne Office Park, according to the plat thereof as recorded in Plat Book 202 page 58 of the St. Louis County Records, located in part of U.S. Survey 2002, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, being more particularly described as follows:

BEGINNING at a found 3/4 inch iron pipe marking the intersection of the West line of above said Lot 1 of Thomas K. Humphrey Estate Subdivision and said eastern right-of-way line of Missouri Route "D" Relocated and Missouri Route "AA" (340), also being the located on the west line of a tract of land as conveyed to Chesterfield Center Corporation, by instrument recorded in Book 12820 Page 2049 of the St. Louis County records; thence along said eastern right-of-way line the following courses and distances: North 42 degrees 27 minutes 06 seconds East, 313.14 feet, North 67 degrees 45 minutes 17 seconds East, 170.00 feet, North 39 degrees 41 minutes 17 seconds East, 125.00 feet, North 84 degrees 28 minutes 27 seconds East, 914.80 feet; South 70 degrees 04 minutes 45 seconds East, 100.00 feet and South 67 degrees 12 minutes 53 seconds East, 74.15 feet the northwestern corner of a tract of land as conveyed to MLake 5, LLC by instrument recorded in Book 18847, Page 1469 of above said records; thence along the western line of said MLake 5, LLC tract, South 00 degrees 22 minutes 30 seconds West, 1006.73 feet to the northern right-of-way line of Chesterfield Parkway East, variable width; thence along said northern right-of-way line, South 72 degrees 24 minutes 10 seconds West, 978.31 feet to a point of curvature to the right; along said curve having a radius of 2831.79 feet, an arc length of 289.93 feet, and a chord which bears South 75 degrees 20 minutes 09 seconds West, 289.81 feet; North 17 degrees 30 minutes 03 seconds West, 17.33 feet; South 72 degrees 31 minutes 02 seconds West, 246.65 feet to the beginning of a curve to the right; thence along said curve having a radius of 98.50 feet, an arc length of 174.70 feet, and a chord which bears North 54 degrees 35 minutes 41 seconds West, 152.69 feet to a point of tangency, said point also being located on the eastern right-of-way line of Eldridge Payne Road, variable width; thence along said eastern right-of-way line North 03 degrees 47 minutes 05 seconds West, 113.29 feet to the beginning of a curve to the left; thence along said curve having a radius of 290.50 feet, an arc length of 28.24 feet, and a chord which bears North 06 degrees 38 minutes 15 seconds West, 28.23 feet to the Northwest corner of above said Lot 1-B; thence along the northern line of Lot 1-B the following courses and distances: North 80 degrees 34 minutes 45 seconds East, 46.02 feet; North 72 degrees 30 minutes 01 seconds East, 200.00 feet; North 17 degrees 29 minutes 59 seconds West, 107.00 feet and North 72 degrees 30 minutes 01 seconds East, 61.00 feet to the Northeast corner of said Lot 1-B, said point also being located on the western line of a tract of land as conveyed to Chesterfield Village, Inc. by instrument recorded in Book 11234, page 4 of above said records; thence along said western line North 17 degrees 30 minutes 03 seconds West, 262.99 feet to the northwestern corner of said Chesterfield Village, Inc. tract, said point also being the southwestern corner of above said Chesterfield Center Corporation tract; thence along the west line of said Chesterfield Center Corporation tract, North 17 degrees 30 minutes 03 seconds West, 364.70 feet to the Point of Beginning and containing 1,744,145 square feet or 40.040 acres more or less according to calculations penormed by Stock & Associates Consulting Engineers, Inc. on January 24, 2012.

SHEET INDEX

C1	TITLE SHEET
C2	EXISTING CONDITIONS PLAN
C3	EXISTING CONDITIONS PLAN
C4	SITE DEVELOPMENT CONCEPT PLAN
C5	SITE DEVELOPMENT CONCEPT PLAN W/ ULTIMATE ROADS
C6	SITE DEVELOPMENT CONCEPT PLAN W/ INTERIM ROADS
C7	STRIPING AND RIGHT-OF-WAY PLAN
C8	STRIPING AND RIGHT--OF-WAY PLAN W/ ULTIMATE ROADS
C9	STRIPING AND RIGHT-OF-WAY PLAN W/ INTERIM ROADS
C10	ST. LOUIS COUNTY RIGHT-OF-WAY IMPROVEMENTS
C11	ORDINANCE
C12	ORDINANCE
C13	ORDINANCE
L1	LANDSCAPE CONCEPT PLAN
1	PRELIMINARY TREE PROTECTION PLAN
2	PRELIMINARY TREE PROTECTION DETAILS

LEGEND

ELECTRIC MANHOLE
EXISTING SANITARY SEWER
EXISTING STORM SEWER
EXISTING TREE
EXISTING BUILDING
EXISTING CONTOUR
SPOT ELEVATION
EXISTING UTILITIES
PROPOSED CONTOUR
PROPOSED SPOT
PROPOSED STORM SEWER
PROPOSED SANITARY SEWER
FIRE HYDRANT
LIGHT STANDARD
BUSH
SIGN
NOTES PARKING SPACES
GUY WIRE
POWER POLE
WATER MANHOLE
WATER VALVE
DENOTES RECORD INFORMATION
HANDICAPPED PARKING
PHONE MANHOLE
WATER LINE
CONCRETE
ASPHALT
POLYVINYL CHLORIDE
DENOTES WITH
TRANSFORMER
SANITARY
SWALE
CHAIN-LINK FENCE
TRAFFIC FLOW
SAWCUT
MONARCH TREE

ABBREVIATIONS

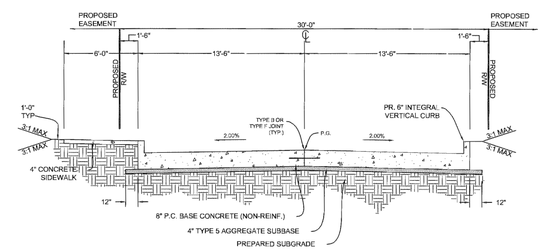
W	– WATER	DB.	– DEED BOOK
E	– ELECTRIC	PB.	– PLAT BOOK
OE	– OVERHEAD ELECTRIC	PG.	– PAGE
UE	– UNDERGROUND ELECTRIC	(–W)	– RIGHT–OF–WAY WIDTH
G	– GAS	(REC)	– RECORD INFORMATION
T	– TELEPHONE CABLE	FT	– FEET
T.B.R.	– TO BE REMOVED	N/F	– NOW OR FORMERLY
T.B.R.&R.	– TO BE REMOVED AND REPLACED	FND.	– FOUND
U.I.P.	– USE IN PLACE	SQ.	– SQUARE
T.B.A.	– TO BE ADJUSTED	C.O.	– CLEANOUT
B.C.	– BACK OF CURB	M.H.	– MANHOLE
F.C.	– FACE OF CURB	A.I.	– AREA INLET
TW	– TOP OF WALL	C.I.	– CURB INLET
BW	– BOTTOM OF WALL	G.I.	– GRATE INLET
PVMT	– PAVEMENT	Y.D.	– YARD DRAIN
ASPH	– ASPHALT	P.V.C.	– POLYVINYL CHLORIDE PIPE
CONC	– CONCRETE	R.C.P.	– REINFORCED CONCRETE PIPE
GRND	– GROUND	V.C.P.	– VETRIFIED CLAY PIPE
FG	– FINISHED GRADE	FL	– FLOWLINE
FF	– FINISHED FLOOR	TS	– TAILSTAKE
LL	– LOWER LEVEL	ELEV	– ELEVATION
TYP	– TYPICAL	PROP	– PROPOSED
TC	– TOP OF CURB	PR	– PROPOSED
O.C.	– ON CENTER	EXIST	– EXISTING
E.W.	– EACH WAY	EX	– EXISTING
		RD	– ROOF DRAIN
		M.L.D.	– MAJOR LAND DISTURBANCE

PERTINENT DATA

OWNER	=	MERCY HEALTH D.B. 19776, PG. 1338
SITE ADDRESS	=	15564 SOUTH OUTER 40 ROAD
PROPOSED ZONING	=	"UC"–URBAN CORE DISTRICT
SITE ACREAGE	=	40.040 Acres ±
FIRE DISTRICT	=	MONARCH
SEWER DISTRICT	=	M.S.D.
WATER SHED	=	CREVE COEUR CREEK
WATER SERVICE	=	MISSOURI–AMERICAN WATER COMPANY
GAS SERVICE	=	LACLEDE GAS COMPANY
ELECTRIC SERVICE	=	AMEREN UE ELECTRIC COMPANY
PHONE SERVICE	=	AT&T

GENERAL NOTES

1. BOUNDARY SURVEY PREPARED BY STOCK & ASSOCIATES DATED DECEMBER 2012. TOPOGRAPHIC SURVEY IS A COMBINATION OF GROUND AND AERIAL DATED DECEMBER 2012.
2. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
3. NO GRADES SHALL EXCEED 3:1 SLOPE.
4. GRADING AND DRAINAGE PER M.S.D., ST. LOUIS COUNTY AND THE CITY OF CHESTERFIELD
5. NO STEP ALLOWED AT ACCESSIBLE ENTRANCE DOORS.
6. ADEQUATE EASEMENTS SHALL BE DEDICATED FOR UTILITY RELOCATION.
7. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
8. STORMWATER SHALL BE DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
9. PRIOR TO "SPECIAL USE PERMIT" ISSUANCE BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPEICAL CASH ESCROW MUST BE ESTABLISHED WITH THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETEION OF THE REQUIRED ROADWAY IMPROVEMENTS.
10. ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS FOR NEW DEVELOPMENT SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.
11. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.



MERCY CAMPUS DRIVE
TYPICAL 2 LANE SECTION

NOTE: DEVELOPER IS REQUIRED TO ESCROW THE IMPROVEMENTS AT SOUTH OUTER 40 AS SHOWN IN THE APPROVED TRAFFIC STUDY.	NOTE: PUBLIC ART LOCATIONS WILL BE INCLUDED ON THE INDIVIDUAL SITE DEVELOPMENT SECTION PLANS FOR THE CAMPUS.
NOTE: ALL SIDEWALKS AND ASSOCIATED ACCESSIBILITY IMPROVEMENTS WITHIN ST. LOUIS COUNTY JURISDICTION SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY ADA STANDARDS.	NOTE: THE DEVELOPER SHALL BE RESPONSIBLE FOR CONSTRUCTION, BACKFILLING, IRRIGATING, AND LANDSCAPING THE PROPOSED MEDIANS ALONG CHESTERFIELD PARKWAY EAST IN ACCORDANCE WITH CITY STANDARDS, SPECIFICATIONS AND GUIDELINES.
NOTE: ACCESS TO MERCY CAMPUS DRIVE WILL MEET THE CITY'S ACCESS MANAGEMENT REQUIREMENTS.	THE DEVELOPER WILL BE RESPONSIBLE FOR THE INSTALLATION OF ANY NECESSARY WATER TAPS FOR THE IRRIGATION SYSTEM. THE CITY OF CHESTERFIELD WILL BE RESPONSIBLE FOR FUTURE MAINTENANCE ONCE CONSTRUCTION HAS BEEN COMPLETED AND APPROVED.
NOTE: SEE SHEET C5 FOR PROPOSED IMPROVEMENTS AT SOUTH OUTER 40 AND CHESTERFIELD PARKWAY EAST. THE DEVELOPER IS REQUIRED TO ESCROW THE IMPROVEMENTS.	

PREPARED FOR:
Mercy Health System
14528 South Outer Forty, Suite 100
Chesterfield, MO 63017
PH. (314) 628-3575

CLAYCO
THE ART & SCIENCE OF BUILDING
CLAYCO INC.
2199 Innerbelt Business Center Drive
St. Louis, MO 63114
Ph 314.429.5100 Fx 314.429.3185

FORUM
FORUM STUDIO
2199 Innerbelt Business Center Drive
St. Louis, MO 63114
Ph 314.429.1919 Fx 314.429.7770

TRANSPORTATION CONSULTANT:
BERNARDIN · LOCHMUELLER & ASSOCIATES, INC.
411 North 10th Street · St. Louis, Missouri 63101-1335
PHONE 314.621.3395

UTILITY NOTE

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND , THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo..

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND

ST. LOUIS COUNTY BENCHMARK

12-165 – ELEV. 646.98
"STANDARD ALUMINUM DISK" STAMPED SL-31, SET ALONG THE WEST SIDE OF ELDBRIDGE DRIVE, ACROSS THE NORTH DRIVE OF FIRST NATIONAL BANK. APPROX. 100' SOUTH OF STRECKER RD. & MCBRIDE POINTE DR.

PREPARED BY:
STOCK & ASSOCIATES Consulting Engineers, Inc.
257 Chesterfield Business Parkway
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FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

SITE DEVELOPMENT CONCEPT PLAN FOR:
MERCY HEALTH CAMPUS
CITY OF CHESTERFIELD
ST. LOUIS COUNTY, MISSOURI

OWNER
MERCY HEALTH SYSTEM
14528 South Outer Forty, Suite 100
Chesterfield, MO 63017
Attn: Terry F. Bader
Phone: 314-628-3656

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER PE-25116
PROFESSIONAL ENGINEER

11/16/12
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY NUMBER: 000996

DRAWING ISSUE

#	DESCRIPTION	DATE
1	CITY SUBMITTAL	9/13/12
2	CITY COMMENTS	10/23/12
3	COUNTY COMMENTS	10/24/12
4	METRO COMMENTS	10/30/12
5	COUNTY COMMENTS	11/01/12
6	CITY COMMENTS	11/07/12
7	24 SETS TO CITY	11/16/12

RECEIVED
City of Chesterfield
NOV 16 2012
Department of Public Services

DRAWN BY: J.E.B.	CHECKED BY: G.M.S.
DATE: 09/10/12	JOB NO: 211-4821
MSD P NO: ---	BASE MAP: 18S & 19S

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TITLE SHEET

SHEET NO.:
C1

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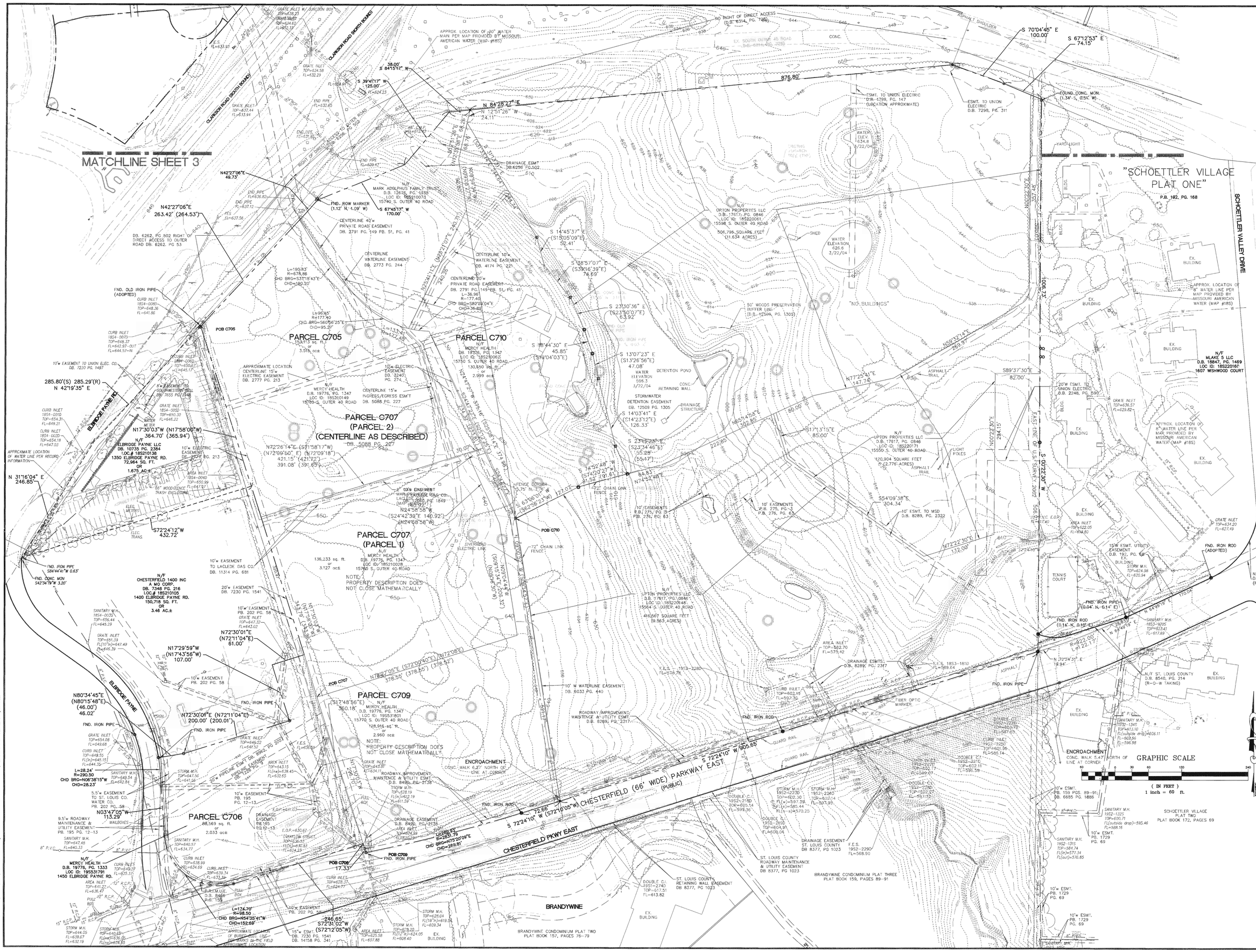

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J.E.B.	G.M.S.
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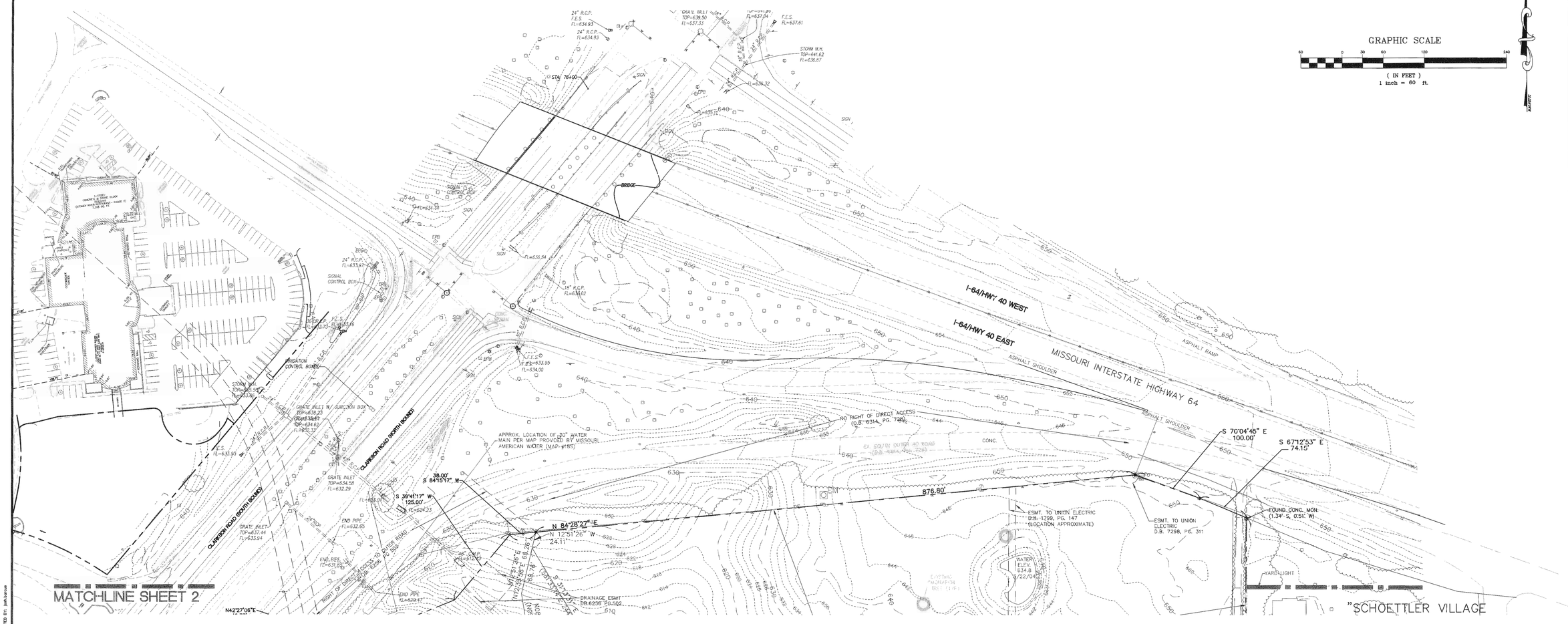
EXISTING CONDITIONS PLAN

SHEET NO.:
C2



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EXISTING CONDITIONS PLAN

SHEET NO.:
C3

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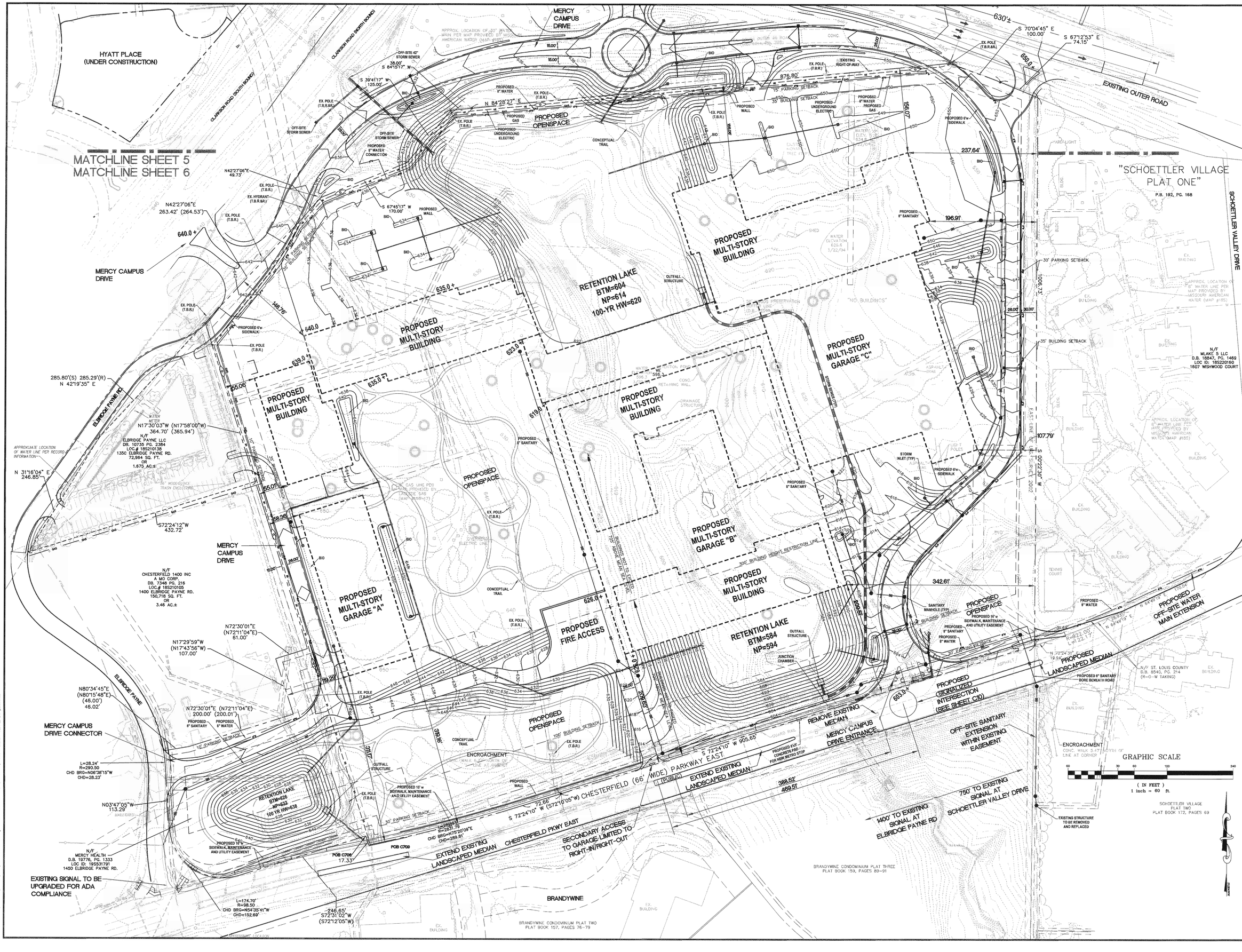

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SITE DEVELOPMENT CONCEPT PLAN

SHEET NO.:
C4