



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

## Planning and Development Services Division Public Hearing Summary Report

P.Z. 14-2013 St. Luke's Hospital-West Campus (175 S. Woods Mill Rd.): A request for a zoning map amendment from "MU" Medical Use District, "R-2" Residence District and "FPNU" Flood Plain Non-Urban District to create a new "MU" Medical Use District for a 40.3 acre tract of land located west of the intersection of South Woods Mill Road and Hwy 141 (18Q140343, 18Q510278, 18Q230204 and 18Q210211).

#### **Summary**

St. Luke's Episcopal Presbyterian Hospitals has submitted a request for a zoning map amendment (rezoning) from an existing "MU" Medical Use District, "R-2" Residence District and "FPNU" Floodplain Non-Urban District to a new "MU" Medical Use District. The City of Chesterfield Land Use Plan indicates this area within the Residential Single Family land use district. The area of this property which is zoned "MU" is under two City of Chesterfield governing ordinances, Ord. 2224 and Ord. 2499. The intent is to place this western campus into its own ordinance separate from the eastern campus as indicated within the Project Narrative (see attached Campus Exhibit for West Campus depiction). If this petition is approved by the City of Chesterfield, these ordinances will be repealed and replaced by a new single ordinance governing the entire western campus. The applicant is not proposing to change permitted land uses allowed under Ordinance 2224 and 2499 for this western campus.

Multiple building expansions are planned associated with this proposal. A total of 144,200 square feet of existing medical structures are currently on-site with another 707,800 (approximately) square feet planned for an approximately 852,000 square feet of total medical structures. This square footage does not include parking garage structures. Proposed structures identified on the Preliminary Plan include new medical buildings, parking garages and surface parking. Only one new access point is planned at this point to serve the vacant southern property adjacent to S. Woods Mill Rd. and Hwy 141; however, an updated traffic study will be required during the Site Development Plan review to further evaluate access. The Preliminary Plan submitted associated with this petition is still being reviewed and is subject to revision/change based upon comments generated by the Public, Planning Commission and City Staff.

A public hearing further addressing the request will be held at the December 9, 2013, City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice, Preliminary Plan and Project Narrative.

Respectfully submitted,

John Boyer Senior Planner

#### Attachments

- 1. Campus Exhibit
- 2. Public Hearing Notice
- 3. Preliminary Plan
- 4. Project narrative

cc: Aimee Nassif, Planning and Development Services Director



Campus Exhibit



## NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold a Public Hearing on December 9, 2013 at 7:00 p.m. in the City Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017. Said Hearing will be as follows:

P.Z. 14-2013 St. Luke's Hospital-West Campus (175 S. Woods Mill Rd.): A request for an ordinance amendment to modify the boundaries of an "MU" Medical Use District to incorporate two parcels zoned "R-2" Residence District and one parcel zoned "FPNU" Flood Plain Non-Urban District resulting in a 40.3 acre district located west of the intersection of South Woods Mill Road and Hwy 141 (18Q140343, 18Q510278, 18Q230204 and 18Q210211).

#### **Description of Property**

A tract of land being part of the US Survey 109 in Township 45 North, Range 4 and 5 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri.

For a list of requested uses, contact the project planner.



City of Chesterfield 690 Chesterfield Parkway West Chesterfield, MO 63017



Information on this Public Hearing may be found on the City's website at http://www.chesterfield.mo.us/public-notice.html or by contacting Senior Planner John Boyer at 636.537.4734 or via e-mail at jboyer@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public Hearing.

#### NARRATIVE STATEMENT

There are four (4) Parcels affected by this Application. Two of the contiguous parcels ("Parcel B" and "Parcel D") are governed by separate site specific zoning ordinances, Ordinance 2224 for Parcel B and Ordinance 2499 for Parcel D. Both Parcel B and Parcel D are located West of Highway 141 and are zoned "MU" Medical Use District. Applicant has partially developed Parcel B and Parcel D for MU uses.

Unfortunately, because Parcel B and Parcel D were rezoned to MU under separate site specific ordinances at different times, the development standards are not consistent and the dividing line between the two Ordinances is creating issues with respect to setbacks. There is no reason to have two different Ordinances governing the same development. The Application requests that the entire development be governed by one Ordinance.

In addition, Applicant owns Parcel C and Parcel E. Parcel E is adjacent to Parcel D on the North, and Parcel C is in close proximity to Parcel B on the South, separated from Parcel B only by public roadway. The Application requests that Parcels C and E be rezoned to MU and added to the existing development. The Application requests the same uses already approved in the Ordinances applicable to Parcels B and D. The development standards proposed by Applicant and reflected in the Preliminary Development Plan are consistent across the four (4) Parcels, respect the buffers previously established when Parcels B and D were zoned to MU and are more restrictive than comparable developments elsewhere in the community.

RECEIVED
City of Chesterfield

DEC 4 - 2013

Department of Public Services

CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

# PRELIMINARY PLAN FOR "MEDICAL USE" ZONING AMENDMENT

PARCEL "B" - ZONED MU (Ordinance #2224)
PARCEL "D" - ZONED MU (Ordinance #2499)
PARCEL "C" - ZONED R2

## SHEET INDEX

- TITLE SHEET
- PROPERTY EXHIBIT
- EXISTING CONDITIONS PLAN
- PRELIMINARY PLAN
- SITE SECTIONS
- AERIAL EXHIBIT WITH CURRENT ZONING

TSD-W TREE STAND DELINEATION PLAN

## LEGEND

EXISTING CONTOURS

HAY BALE

SILTATION CONTROL

EXISTING CONTOONS	
PROPOSED CONTOURS	
EXISTING SANITARY SEWERS	
EXISTING STORM SEWERS	
PROPOSED SANITARY SEWERS	
PROPOSED STORM SEWERS	
EXISTING RIGHT-OF-WAY	
PROPOSED RIGHT-OF-WAY	
CENTERLINE	
EASEMENT	
NON-REINFORCED CONCRETE PAVEMENT	<b>32.33</b>
REINFORCED CONCRETE PAVEMENT	
EXISTING SPOT ELEVATION	+ EX. 620.15
PROPOSED SPOT ELEVATION	± 520.10
SWALE	<del></del>
TO BE REMOVED	T.B.R.
TO BE REMOVED & RELOCATED	T.B.R. & R.
TO BE USED IN PLACE	U.P.
BACK OF CURB	B.C.
FACE OF CURB	F.C.
TRASH ENCLOSURE	$\boxtimes$
LIGHT STANDARD	¢x on ●─■
GAS MAIN	
WATER MAIN	— w —
UNDERGROUND TELEPHONE	— т — —
FIRE HYDRANT	¥
POWER POLE	മ

### ST. LOUIS CO. BENCHMARK

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

## **ABBREVIATIONS**

	- CLEANOUT - DEED BOOK
E	- ELECTRIC
FL	- FLOWLINE
FT	- FEET
FND.	- FOUND
G	- GAS
LOC.	- LOCATOR NUMBER
	<ul><li>MANHOLE</li></ul>
N/F	<ul> <li>NOW OR FORMERLY</li> </ul>
PB.	<ul> <li>PLAT BOOK</li> </ul>
PG.	- PAGE
P.V.C.	- POLYVINYL CHLORIDE PIPE
R.O.W.	- RIGHT-OF-WAY
R.C.P.	- REINFORCED CONCRETE PIPE
SQ.	- SQUARE
T	- TELEPHONE CABLE
V.C.P.	- VETRIFIED CLAY PIPE
W	<ul><li>WATER</li></ul>

### GENERAL NOTES

(86'W) - RIGHT-OF-WAY WIDTH

- 1. BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY STOCK AND ASSOCIATES
- 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.
- NO GRADE SHALL EXCEED 3:1 SLOPE. 4. GRADING AND STORM WATER PER M.S.D. AND THE CITY OF CHESTERFIELD
- 5. NO STEP ALLOWED AT ACCESSIBLE ENTRANCE DOORS. 6. ADEQUATE EASEMENTS SHALL BE DEDICATED FOR UTILITY RELOCATION
  - WATER SERVICE

LOCATION MAP

SITE INFORMATION

SITE ACREAGE = St. Luke's Espiscopal—Presbyterian Hospitals OWNER SITE ADDRESS: = 18Q210211, 18Q230204, 18Q230222, 18Q140343, LOCATOR No.

PROPOSED ZONING FIRE DISTRICT

CHESTERFIELD

SCHOOL DISTRICT SEWER DISTRICT

GAS SERVICE ELECTRIC SERVICE PHONE SERVICE

= 40.301 Acres  $\pm$ 

= 83, 111, 133, 173, 175, 250, 270 S. Woods Mill Rd.

18Q510290, 18Q510300, 18Q510278

= "MU" "MEDICAL USE"

= MONARCH

= PARKWAY DISTRICT

= METROPOLITAN ST. LOUIS SEWER DIST.

= MISSOURI AMERICAN WATER COMPANY = LACLEDE GAS

= AMEREN MISSOURI

= AT&T

CURRENT "MU" ZONING ORDINANCE 2224, 2499

CURRENT "NU" ZONING

CURRENT "FPNU" ZONING

CURRENT "R2" ZONING

#### PROPERTY DESCRIPTION

#### COMBINED PARCELS "B & D" AND #33 S. WOODSMILL ROAD

A tract of land being part of the Lot Consolidation Plat "St. Luke's Hospital Northwest" as recorded in Plat Book 356, Page 681-682 of the St. Louis County, Missouri Recorder's Office and a tract of land conveyed to St. Luke's Episcopal Presbyterian Hospitals by a deed recorded in Deed Book 20022, Page 178 of the aforesaid Recorder's Office, and all being part of US Survey 109 and Part of Section 7 in Township 45 North, Range 4 and 5 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

BEGINNING at the intersection of the Southern line "St. Luke's Hospital Northwest" a subdivision recorded in Plat Book 356, Pages 681 - 682 of the St. Louis County, Missouri Recorder's Office with the Western line of a tract of land conveyed to the City of Chesterfield as recorded in Deed Book 17979, Page 5300 of the aforecard Recorder's Office; thence along the Southern line of St. Luke's Hospital Northwest" the following: North 74 degrees 49 minutes 15 seconds West, a distance of 101.72 feet to a point; thence North 77 degrees 48 minutes 14 seconds West, a distance of 99.92 feet to a point; thence North 85 degrees 55 minutes 43 seconds West, a distance of 99.92 feet to a point; thence South 80 degrees 56 minutes 14 seconds West, a distance of 100.04 feet to a point; thence South 73 degrees 57 minutes 55 seconds West, a distance of 100.07 feet to a point; thence North 74 degrees 46 minutes 35 seconds West, a distance of 765.52 feet to the Western into of said "St. Luke's Hospital Northwest"; thence along said Western line the following: North 08 degrees 53 minutes 43 seconds East, a distance of 115.49 feet to a point; the North 46 degrees 44 minutes 38 seconds East, a distance of 205.29 feet to a point; thence South 76 degrees 22 minutes 26 seconds East, a distance of 12.67 feet to a point; thence North 21 degrees 28 minutes 00 seconds East, a distance of 97.00 feet to a point; thence North 28 degrees 58 minutes 00 seconds West, a distance of 86.20 feet to a point; thence North 81 degrees 31 minutes 00 seconds West, a distance of 99.00 feet to a point; thence South 61 degrees 27 minutes 00 seconds West a distance of 127.50 feet to a point; thence North 13 degrees 20 minutes 00 seconds West, a distance of 366.78 feet to a point; thence North 85 degrees 54 minutes 00 seconds East, a distance of 41.00 feet to a point; thence South 64 degrees 50 minutes 00 seconds East, a distance of 76.68 feet to a point; thence South 83 degrees 59 minutes 00 seconds East, a distance of 70.00 feet to a point; thence South 48 degrees 04 minutes 00 seconds East, a distance of 48.00 feet to a point; thence South 30 degrees 11 minutes 00 seconds East, a distance of 62.00 feet to a point; thence South 64 degrees 57 minutes 00 seconds East, a distance of 38.00 feet to a point; thence North 65 degrees 11 minutes 00 seconds East, a distance of 60.00 feet to a point; thence North 42 degrees 39 minutes 00 seconds East, a distance of 46.00 feet to a point; thence South 45 degrees 54 minutes 00 seconds East, a distance of 80.00 feet to a point; thence South 00 degrees 50 minutes 00 seconds West, a distance of 192.17 feet to a point; thence South 46 degrees 45 minutes 00 seconds East, a distance of 99.00 feet to a point; thence North 67 degrees 23 minutes 00 seconds East, a distance of 306.05 feet to a point; thence South 71 degrees 42 minutes 00 seconds East, a distance of 116.65 feet to a point; thence North 75 degrees

seconds East, a distance of 94.80 feet to a point; thence North 16 degrees 57 minutes 37 seconds East, a distance of 315.29 feet to a point; thence North 81 degrees 22 minutes 26 seconds West, a distance of 73.02 feet to a point; thence North 85 degrees 37 minutes 26 seconds West, a distance of 125.00 feet to a point; thence along a curve having a radius of 100.00 feet, an arc length of 136.99 feet, and a chord which bears South 54 degrees 07 minutes 56 seconds West, a chord distance of 126.53 feet to a point; thence along a curve having a radius of 125.00 feet, an arc length of 105.00 feet, and a chord which bears South 41 degrees 59 minutes 32 seconds West, a chord distance of 101.94 feet to a point; thence along a curve having a radius of 200.00 feet, an arc length of 189.99 feet, and a chord which bears North 50 degrees 59 minutes 36 seconds West, a chord distance of 182.93 feet to a point; thence along a curve having a radius of 400.00 feet, an arc length of 190.00 feet, and a chord which bears North 13 degrees 23 minutes 32 seconds East, a chord distance of 188.22 feet to a point; thence along a curve having a radius of 125.00 feet, an arc length of 88.00 feet, and a chord which bears North 42 degrees 49 minutes 28 seconds East, a chord distance of 86.19 feet to a point; thence along a curve having a radius of 400.00 feet, an arc length of 170.00 feet, and a chord which bears South 85 degrees 56 minutes 08 seconds East, a chord distance of 168.72 feet to a point; thence South 78 degrees 57 minutes 26 seconds East, a distance of 125.00 feet to a point; thence North 78 degrees 37 minutes 34 seconds East, a distance of 82.50 feet to a point; thence South 84 degrees 07 minutes 26 seconds East, a distance of 37.00 feet to a point; thence North 76 degrees 37 minutes 34 seconds East, a distance of 130.00 feet to a point; thence along a curve having a radius of 100.00 feet, an arc length of 80.01 feet, and a chord which bears North 36 degrees 28 minutes 15 seconds East, a chord distance of 77.89 feet to a point; thence North 21 degrees 34 minutes 56 seconds East, a distance of 74.43 feet to a point; thence North 09 degrees 43 minutes 36 seconds East, a distance of 136.30 feet to a point; thence North 04 degrees 08 minutes 47 seconds West, a distance of 85.59 feet to the Northern line of said "St. Luke's Hospital Northwest"; thence along said Northern line South 83 degrees 25 minutes 35 seconds East, a distance of 29.90 feet to the intersection with the Western line of a tract of land conveyed to St. Luke's Episcopal Presbyterian Hospital by a deed recorded in Deed Book 20022, page 178 of the aforesaid Recorder's Office; thence along said Western line North 03 degrees 52 minutes 16 seconds East, a distance of 98.06 feet to a point; thence North 13 degrees 15 minutes 33 seconds East, a distance of 31.73 feet to a point; thence North 18 degrees 35 minutes 59 seconds East, a distance of 17.37 feet to a point; thence North 23 degrees 29 minutes 12 seconds East, a distance of 22.10 feet to a point; thence North 10 degrees 55 minutes 27 seconds East, a distance of 18.51 feet to a point; thence North 19 degrees 54 minutes 41 seconds East, a distance of 34.19 feet to a point; thence North 69 degrees 48 minutes 43 seconds East, a distance of 42.69 feet to the Northern line of said tract; thence along said Northern line South 83 degrees 25 minutes 36 seconds East, a distance of 576.73 feet to the Western right-of-way of Missouri State Highway 141; thence along said Western right-of-way the following: South 29 degrees 54 minutes 18 seconds West, a distance of 36.74 feet to a point; thence South 16 degrees 45 minutes 18 seconds West, a distance of 154.04 feet to a point; thence South 29 degrees 42 minutes 12 seconds West, a distance of 57.84 feet to a point; thence South 24 degrees 46 minutes 16 seconds West, a distance of 253.05 feet to a point; thence along a curve to the left having a radius of 1549.94 feet, an arc length of 304.68 feet, and a chord which bears South 13 degrees 02 minutes 49 seconds West, a chord distance of 304.19 feet to a point; thence South 08 degrees 10 minutes 33 seconds West, a distance of 12.96 feet to a point; thence South 07 degrees 37 minutes 43 seconds West, a distance of 220.03 feet to a point; thence South 07 degrees 37 minutes 40 seconds West, a distance of 425.18 feet to the Northernmost corner of a tract of land described in a deed to the City of Chesterfield as recorded in Deed Book 17979, Page 5300 of the aforesaid St. Louis County Recorder's Office; thence along the Western line of said tract along a curve to the right having a radius of 345.00 feet, an arc length of 120.79 feet, and a chord which bears South 37 degrees 11 minutes 29 seconds West, a chord distance of 120.18 feet to a point; thence along a curve to the left having a radius of 405.00 feet, an arc length of 182.37 feet, and a chord which bears South 34 degrees 19 minutes 18 seconds West, a chord distance of 180.83 feet to a point; thence South 81 degrees 29 minutes 29 seconds West, a distance of 34.94 feet to a point; thence South 16 degrees 14 minutes 55 seconds West, a distance of 30.00 feet to the Point of Beginning and containing 1,659,761 square feet or 38.102 acres more or less as per calculations by Stock & Associates Consulting Engineers, Inc. during August, 2013.

### PART OF ORGINAL PARCEL "B"

A tract of land being part of the Lot Consolidation Plat "St. Luke's Hospital Northwest" as recorded in Plat Book 356, Page 681-682 of the St. Louis County, Missouri Recorder's Office and being part of US Survey 109 and Part of Section 7 in Township 45 North, Range 4 and 5 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

COMMENCING at the Southeastern corner of a tract of land described in a deed to the City of Chesterfield as recorded in Deed Book 17979, Page 5300 of the St. Louis County, Missouri Recorder's Office; thence along the Eastern line of said tract in a Northerly direction along a curve to the left having a radius of 2033.68 feet, an arc length of 16.72 feet, the chord of which bears North 08 degrees 23 minutes 03 seconds East a chord distance of 19.72 feet to the POINT OF BEGINNING of the tract herein described; thence continuing along said Eastern line the following: in a Northwesterly direction along a curve to the left having a radius of 235.00 feet, an arc length of 43.68 feet, and a chord which bears North 63 degrees 13 minutes 38 seconds West, a chord distance of 43.62 feet to a point; thence along a curve to the right having a radius of 39.00 feet, an arc length of 65.11 feet, and a chord which bears North 20 degrees 43 minutes 20 seconds West, a chord distance of 57.81 feet to a point; thence along a curve to the right having a radius of 270.00 feet, an arc length of 34.09 feet, and a chord which bears North 30 degrees 43 minutes 27 seconds East, a chord distance of 34.07 feet to a point; thence along a curve to the right having a radius of 345.00 feet, an arc length of 77.56 feet, and a chord which bears North 40 degrees 46 minutes 53 seconds East, a chord distance of 77.40 feet to a point; thence along a curve to the left having a radius of 405.00 feet, an arc length of 21.17 feet, and a chord which bears North 45 degrees 43 minutes 28 seconds East, a chord distance of 21.16 feet to the Western right-of-way line of Missouri State Highway 141; thence along said right-of-way line South 07 degrees 37 minutes 40 seconds West, a distance of 159.48 feet to a point; thence along a curve to the right having a radius of 2033.68 feet, an arc length of 18.49 feet, and a chord which bears South 07 degrees 53 minutes 18 seconds West, a chord distance of 18.49 feet to a point; thence North 81 degrees 51 minutes 05 seconds West, a distance of 0.01 feet to the Point of Beginning and containing 7,971 square feet or 0.183 acres more or less as per calculations by Stock & Associates Consulting Engineers, Inc. during August, 2013.

### PARCEL "C"

A tract of land being the same property as described in deeds to St. Luke's Episcopal Presbyterian Hospital as recorded in Deed Book 6333, Page 864 and Deed Book 15025, Page 1262 of the St. Louis County, Missouri Recorder's Office, and being part of US Survey 109 in Township 45 North, Rang 4 and 5 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

BEGINNING at the Southeast corner of a the tract of land described in Deed Book15025, Page 1262 of the St. Louis County, Missouri Recorder's Office; thence along the Southern line of said tract North 62 degrees 54 minutes 44 seconds West, a distance of 230.36 feet to the Eastern line of South Woods Mill Road; thence along said Eastern line in a Northerly direction a curve to the left having a radius of 2133.68 feet, an arc length of 307.77 feet, and a chord which bears North 23 degrees 51 minutes 35 seconds East, a chord distance of 307.50 feet to a point; thence along a curve to the left having a radius of 2133.68 feet, an arc length of 234.73 feet, and a chord which bears North 16 degrees 34 minutes 33 seconds East, a chord distance of 234.61 feet to the Southern line of Brookings Park; thence along said Southern line South 82 degrees 43 minutes 11 seconds East, a distance of 1.23 feet to a point; thence along a curve to the left having a radius of 211.00 feet, an arc length of 79.84 feet, and a chord which bears South 66 degrees 37 minutes 00 seconds East, a chord distance of 79.36 feet to a point; thence South 32 degrees 45 minutes 20 seconds East, a distance of 30.07 feet to a point on the Western right-of-way line of Missouri State Highway 141; thence along said Western right-of-way line the following: South 00 degrees 53 minutes 53 seconds West, a distance of 138.27 feet to a point; thence South 03 degrees 01 minutes 09 seconds West, a distance of 60.33 feet to a point; thence South 14 degrees 44 minutes 00 seconds West, a distance of 187.46 feet to a point; thence along a curve having a radius of 3697.72 feet, an arc length of 175.85 feet, and a chord which bears South 07 degrees 41 minutes 42 seconds West, a chord distance of 175.83 feet to a point; thence North 09 degrees 02 minutes 59 seconds East, a distance of 0.00 feet to the Point of Beginning and containing 87,790 square feet or 2.015 acres more or less as per calculations by Stock & Associates Consulting Engineers, Inc. during August, 2013.

## 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 lancing

STOCK AND ASSOCIATES CONSULTING ENGINEERS INC.

RECEIVED DEC # 4 2013

Doniel Ehlmann, Missouri L.S. No. 2215

City of Chesterfield

SHEET TITLE:

DATE: DEC. 03, 2013

MICHAEL

E-25116

GEORGE M. STOCK E-2511 CIVIL ENGINEER CERTIFICATE OF AUTHORITY

NUMBER: 000996

REVISIONS:

City Comments

AS30CHTE3

**WEST** 

232 South Woods Mill Road Chesterfield, MO 63017

PREPARED FOR:

Contact: Don Miller

St. Lukes Episcopal Presbyterian Hospitals Phone: (314) 205-6800 Fax: (314) 205-6824

DosterUllom, LLC 16090 Swingley Ridge Road, Suite 620 Chesterfield, MO 63017 PH. (636) 532-0042

### **UTILITY NOTE**

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORD'S 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 L'OTATEL IN THE FIELD PRIOR TO ANY GRADING, EXPLANATION OF CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WALY ABSOLVE ANY PART, Y FROM COMPLYING WITH THE UNDERGR. OUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMO-

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

Department of Public Services











