



V.I.E.

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

Planning Commission Staff Report

Project Type: Amended Site Development Section Plan

Meeting Date: September 30, 2013

From: John Boyer
Senior Planner

Location: Monsanto CV Campus

Applicant: Monsanto Company and CDI, Inc.

Description: **Monsanto:** An Amended Site Development Section Plan, Amended Lighting Plan, Amended Landscape Plan, Architectural Statement of Design and Architectural Elevations for a 200.51 acre tract of land zoned “C-8” Planned Commercial District on the north side of Chesterfield Pkwy West, approximately 2,000 feet east of City Center Dr. (17S210094).

PROPOSAL SUMMARY

The request is for an addition of a 564,729 square foot parking garage (4 tiers) to an existing 200 acre+ development. The subject site is zoned “C-8” Planned Commercial District and is governed under the terms and conditions of City of Chesterfield Ordinance #258.

HISTORY OF SUBJECT SITE

In 1979, St. Louis County Ordinance #9002 was approved which rezoned the site from “NU” Non-Urban, and “R-3” Residence District to the “C-8” Planned Commercial District. This original ordinance was amended by St. Louis County numerous times (Ordinances #10,573, 10,688, and 10,986). In March 1989, Ordinance #258 was approved by the City of Chesterfield amending previous County ordinances. Ordinance #258 is the current ordinance authority for this site. There are currently nine buildings located at this site, totaling 1,520,878 square feet.

SURROUNDING ZONING

Direction	Land Use	Zoning
North	Vacant Agricultural	“FPNU” Flood Plain Non-Urban District
South	Multi-Family Residences	“R-6A/PEU” Residence/Planned Environmental Unit
East	Residential	“NU” Non-Urban District
West	Commercial/Hotel	“PC” Planned Commercial District

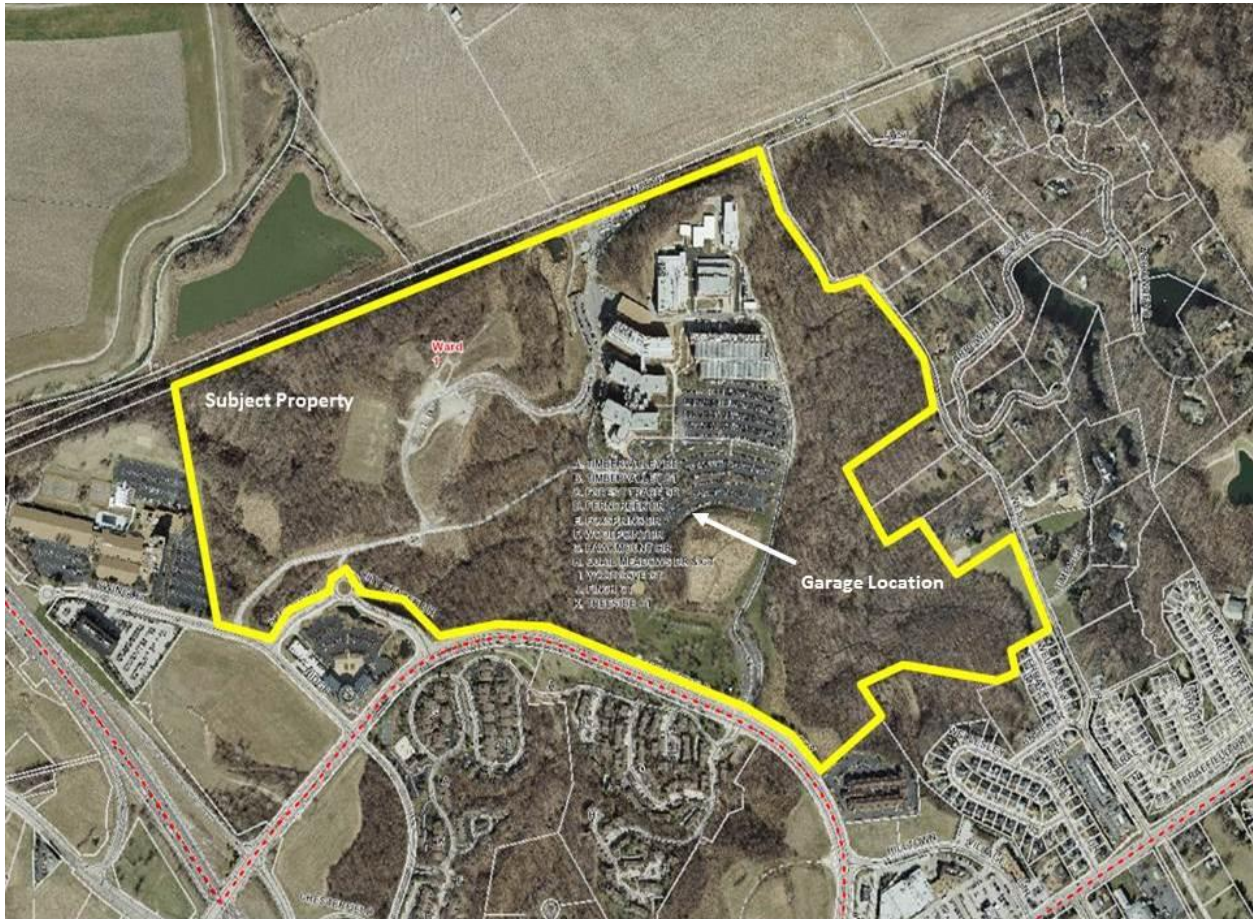


Figure 1: Aerial Photo

STAFF ANALYSIS

Zoning

The subject site is currently zoned “C-8” Planned Commercial District under the terms and conditions of City of Chesterfield Ordinance Number #258. The submittal was reviewed against the requirements of Ordinance Number #258 and all applicable Zoning Ordinance requirements.

Site Relationship

The parking garage is proposed to be placed interior to the 200+ acre site where the existing surface parking area is located (this surface parking will be eliminated with this planned improvement). This 564,729 square foot addition is designed, per the architect’s description, in conjunction with existing grade in order to alleviate major ramping to access the four levels of the garage. By incorporating the proposed structure into existing grade, its visible presence can also be limited.

Traffic Access, Circulation and Parking

No changes in access points are proposed for the site due to planned construction; however small internal changes are identified to accommodate the planned parking structure. Vehicular access to the garage is planned on both the east and west sides with pedestrian access provided by sidewalks around the perimeter of the garage connecting to existing sidewalks.

On site, there are 2,039 parking spaces for 1,400 current employees not including the proposed parking garage. The parking garage plans 1,727 parking spaces. Associated with the proposed location of the garage, the existing 1,352 surface parking spaces will be removed. After construction, a total of 2,414 parking spaces will be available for current employees as well as future building additions and employees planned for this location.

City of Chesterfield Ordinance #258 never repealed previous St. Louis County ordinances associated with this development. Per existing St. Louis County ordinances on this site, parking shall be determined by using St. Louis County parking standards. Staff researched St. Louis County standards concerning Monsanto's use and has found them acceptable in providing adequate parking. Per St. Louis County parking requirements, the site meets minimum parking requirements.

Architectural Elevations

The proposed garage is a four level parking garage with multiple accesses utilizing existing topography to limit ramping and grading. Per the applicant, the garage is planned to eventually house a future greenhouse. The garage structure's design also allows for this future addition to the top level. Material planned for this proposal is a textured precast concrete.

Elevations associated with this planned garage were reviewed by the Architectural Review Board on August 8, 2013. During the meeting, discussion occurred around the proposed materials/colors of the planned garage, the overall placement of this garage within the development and landscaping associated with the planned addition. The Architectural Review Board recommended to forward the plan as submitted to the Planning Commission 6-0.

Landscaping

The applicant is planning a variety of landscaping adjacent to the proposed project. Mixtures of ornamental, deciduous and coniferous trees are proposed along the drive aisle and perimeter of the garage. In addition, existing tree canopy on the site is substantial which limits the public view of the proposed garage addition and assists in maintaining Code compliance in Tree Preservation. This planned landscaping is compliant with City Tree Preservation and Landscaping Requirements, as well as enhancing the existing landscaping and numerous mature woodlands on-site.

Lighting

Lighting elements planned include fifteen (15) foot lighting standards on the parking garage. All lighting is compliant with the City's Lighting Ordinance.

DEPARTMENT INPUT

Staff has reviewed the 6th Amended Site Development Section Plan, Amended Lighting Plan, Amended Landscape Plan and Architectural Elevations and has found the proposal to be in compliance with the site specific ordinances and all City Code requirements. Staff recommends approval of the 6th Amended Site Development Section Plan, Amended Lighting Plan, Amended Landscape Plan and Architectural Elevations.

MOTION

The following options are provided to the Planning Commission for consideration relative to this application:

- 1) "I move to approve (or deny) the 6th Amended Site Development Section Plan, Amended Lighting Plan, Amended Landscape Plan, Architectural Statement of Design and Architectural Elevations for Monsanto."
- 2) "I move to approve the 6th Amended Site Development Section Plan, Amended Lighting Plan, Amended Landscape Plan, Architectural Statement of Design and Architectural Elevations, with the following conditions..." (Conditions may be added, eliminated, altered or modified)

CC: Aimee Nassif, Planning and Development Services Director

Attachments: Architect Statement of Design
Architectural Elevations
Amended Lighting Plan
6th Amended Site Development Section Plan
Amended Landscape Plan

Architect's Statement of Design: Monsanto Company - Open Parking Garage July 24, 2013

The proposed parking garage development is located on the Monsanto campus in the area currently occupied by tiered surface parking.

General Requirements for Site Design:

St. Louis
Boston
New York
Baltimore
Washington DC
Buffalo
Toronto
Montreal
Chicago
Vancouver
San Francisco
Los Angeles
Phoenix
Shanghai
Mumbai

Site Relationship:

The garage is placed on the site to work in conjunction with the natural grades and the existing tiered parking. The shape of the garage follows the curve of the existing parking on the hillside. The lowest levels coincide with the existing parking tiers, and the elevated slabs work with the natural grade to allow access to each level from grade without major ramping. The south façade is nestled into the hillside, limiting its visible presence from the main campus entry, and retaining focus on the existing research buildings.

The predominant façade and retaining wall material is a textured precast concrete, which evokes the existing gabion retaining walls in color and texture. The material selection and curvilinear shape reinforce the sense of the garage as an outgrowth of the existing terraced site where gabion walls and rock outcroppings are visible, and differentiates this open structure from the enclosed rectilinear research buildings.

Circulation System and Access:

Circulation is planned to allow vehicle entry and exit from both the East and West sides of the building at each parking level. A thorough study of traffic patterns on site is currently being conducted to determine if one-way or two-way flow through the garage will be ultimately be preferable. Sidewalks are provided around the perimeter of the building for pedestrian access, with crosswalks connecting to the rest of the campus at the same locations that currently serve the existing tiered parking. Generous sidewalk area is provided at the main exit tower (closest to current buildings) and main path of travel to the rest of the campus. Monsanto's Environmental Safety and Health group has involved throughout the design to ensure clear and safe traffic patterns where pedestrians and vehicles mix.

Topography:

The existing topography is utilized to allow multi-level access without internal ramping, and to limit the building's visibility from the campus entry. Where adjustments to existing grades are required, they are done gradually, not to exceed a 3:1 slope, and with tiered retaining walls.

Retaining Walls:

Retaining walls are tiered to provide for gradual grade changes and limit fall potential for maintenance workers. Retaining walls have been incorporated at water retention basins as well as vehicle entry ramps. The retaining walls that engage the parking garage spandrel are designed to be the same material and finish as the spandrel. Retaining walls that do not engage the building will be gabion (extension) to blend with the existing gabion walls.

General Requirements for Building Design:

Scale:

The garage does not directly abut any other buildings. In plan it matches the scale of the existing tiered surface parking. In section, levels are spaced to provide the required minimum clearances and to coordinate with the existing tiered parking levels. The projecting stair towers step the scale down from vehicle to pedestrian with door openings, elevator/stair lobbies, and glazed areas.

Design:

All facades are treated uniformly, with the main variation designating the entry/exit location at the perimeter stair/elevator tower. Material usage changes as the function changes, indicating a separation between the garage on the lower levels and the future research greenhouses on the partial top level. The palette and form is in keeping with its relative importance on a site predominantly dedicated to research.

Materials and Color:

The predominant façade and retaining wall material is a textured precast concrete, which evokes the existing gabion retaining walls in color and texture. The top level which is dedicated to future greenhouses is clad in a smooth light colored concrete. The use of horizontally banded concrete at the greenhouses is modeled after a similar use on the CC building at the dock and vivarium levels, where these support functions are treated differently than the more refined enclosed labs and offices.

Landscape Design and Screening:

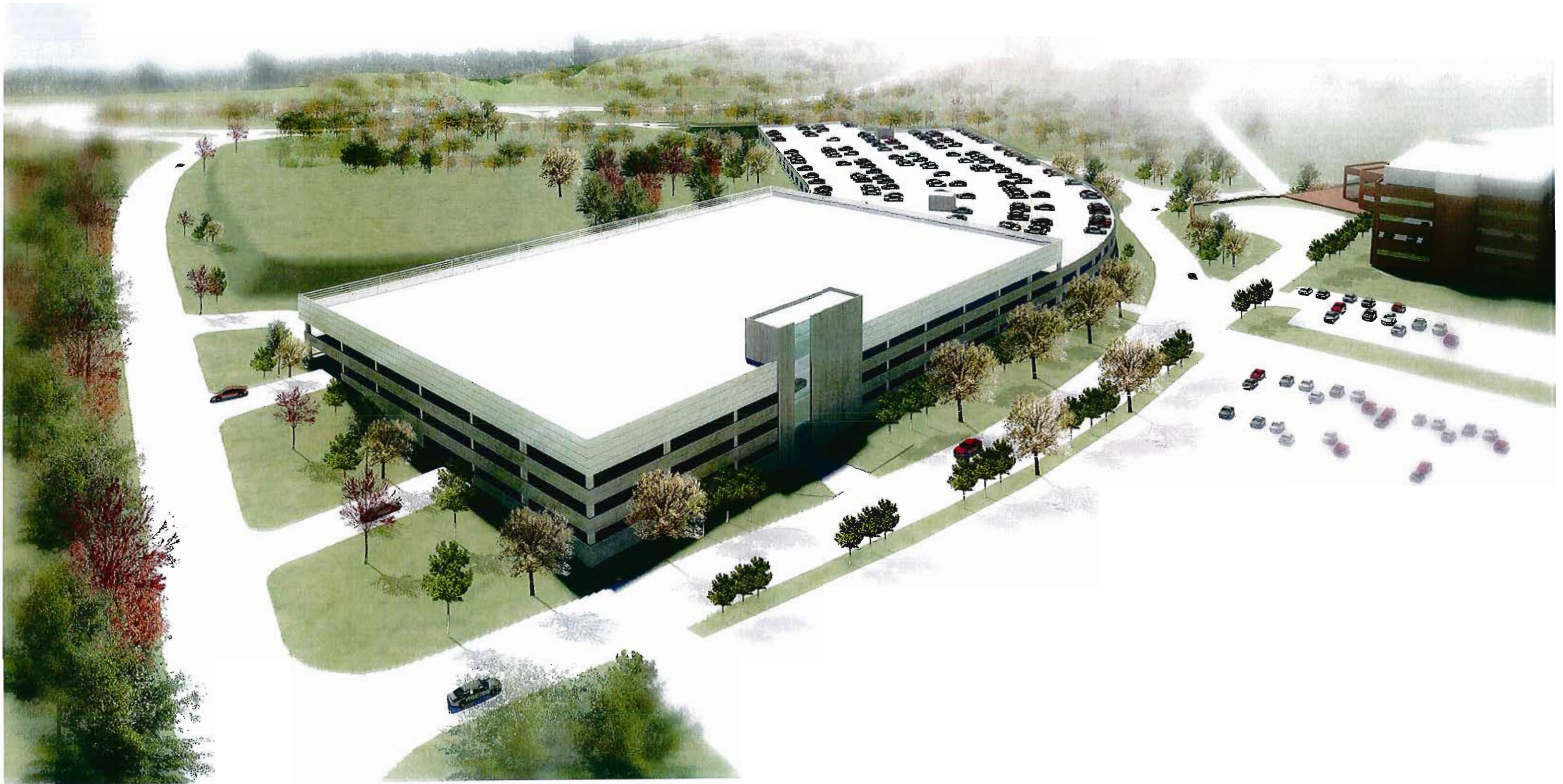
Landscaping is consistent with the City of Chesterfield's requirements, and existing plantings on the Monsanto campus. Landscaping is designed to shade hardscaping and provide color accents along the entry drive and parking garage perimeter. Ornamental, canopy and coniferous trees are located around the garage to provide enhance the streetscape experience across seasons. Canopy trees are used to line the entry drive, with groupings of evergreens and ornamental trees providing variety and selective screening of the garage to reduce its visual mass. There are no trash or service areas in the garage project to require other specific screening.

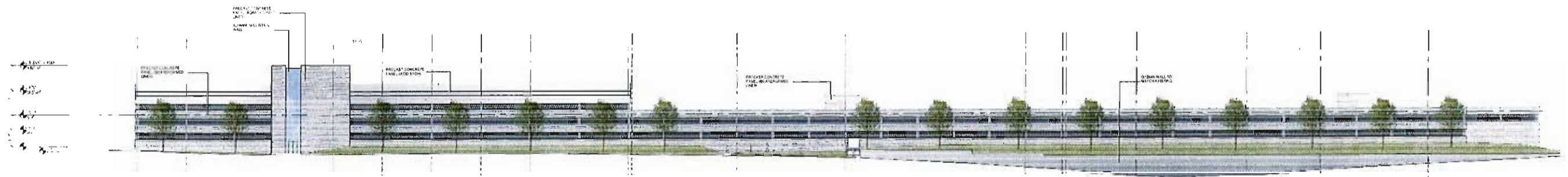
Signage:

Building identification signage is not being proposed for this project. Typical directional signage at entries/exits and stair/elevator towers will be provided. Minimal signage is proposed on the exterior of the garage, but where required all graphics and way finding will incorporate the campus master plan for graphics and signage.

Lighting:

Lighting will adhere to the City of Chesterfield requirements. Photometrics and fixture cuts for the top deck lighting are included in this submittal.

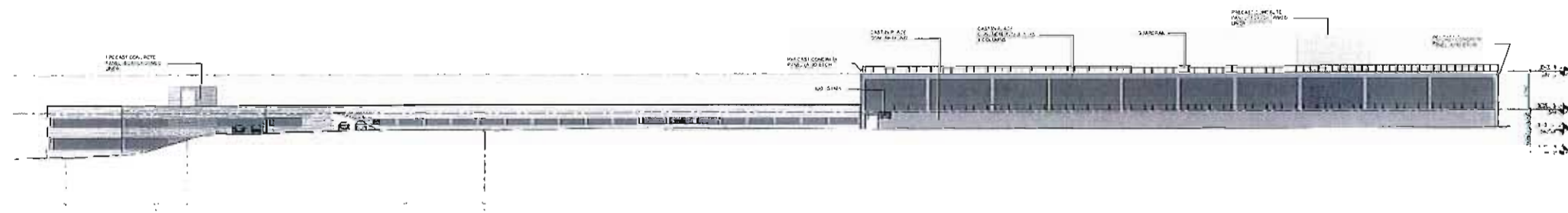




NORTH ELEVATION



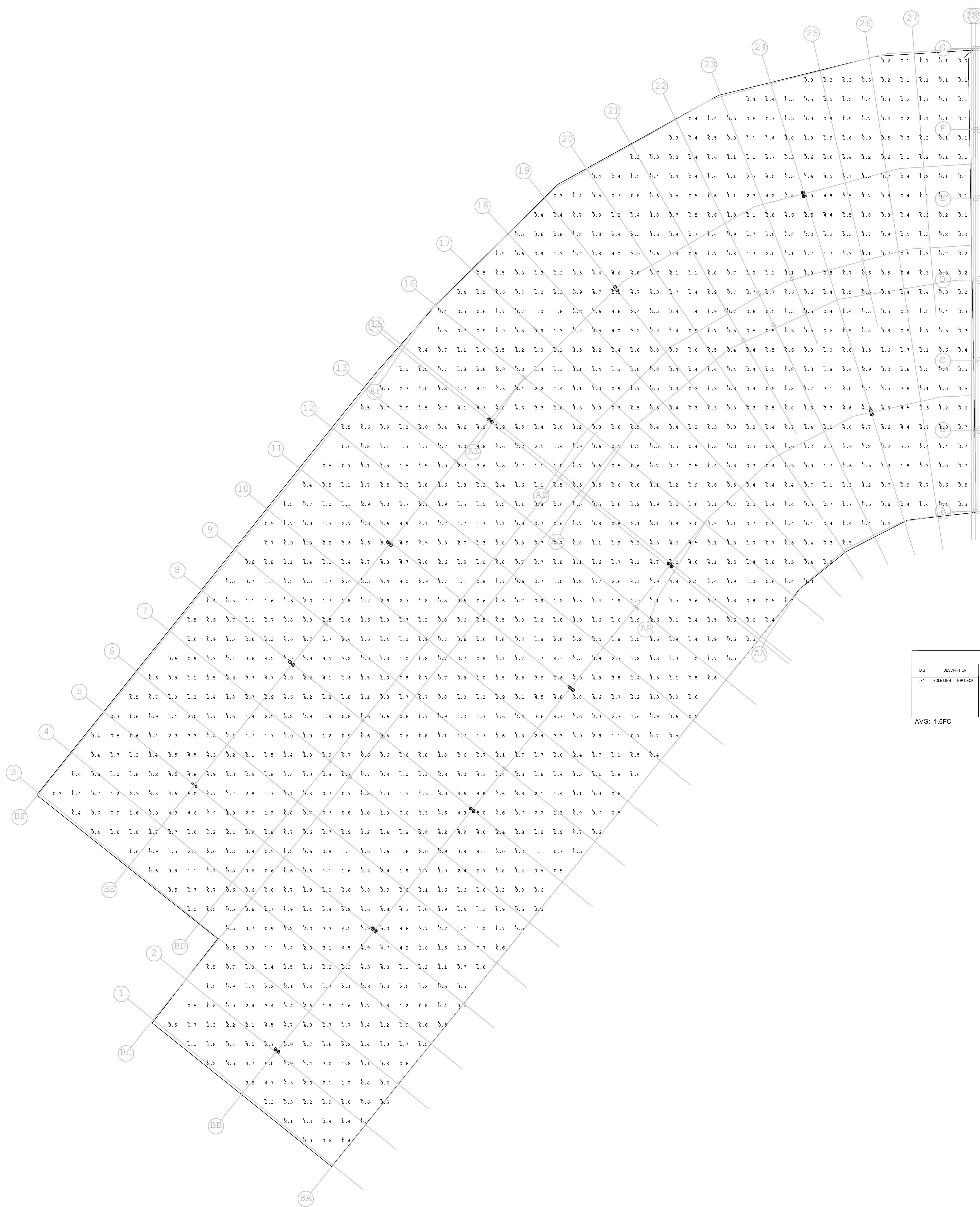
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



TOPDEK™ LED
Luminaires for Parking Garages & Surface Lots

PRODUCT INFORMATION

Model: LP001
Luminaire Type: Pole Mount
Luminaire Length: 24.00"
Luminaire Width: 18.00"
Luminaire Height: 18.00"
Luminaire Weight: 15.00 lbs

PRODUCT FEATURES:

- 100000 Hour Life (L70 at 100% CRI)
- 50000 Hour Life (L70 at 100% CRI)
- 50000 Hour Life (L70 at 100% CRI)
- 50000 Hour Life (L70 at 100% CRI)
- 50000 Hour Life (L70 at 100% CRI)

INSTALLATION:

• Mounting Height: 18'-0" (5.49m)

OPERATIONAL INFORMATION:

• Power: 100W (1000lm)

WARRANTY:

• 5 Year (50,000 Hours) Limited Warranty

ORDERING INFORMATION

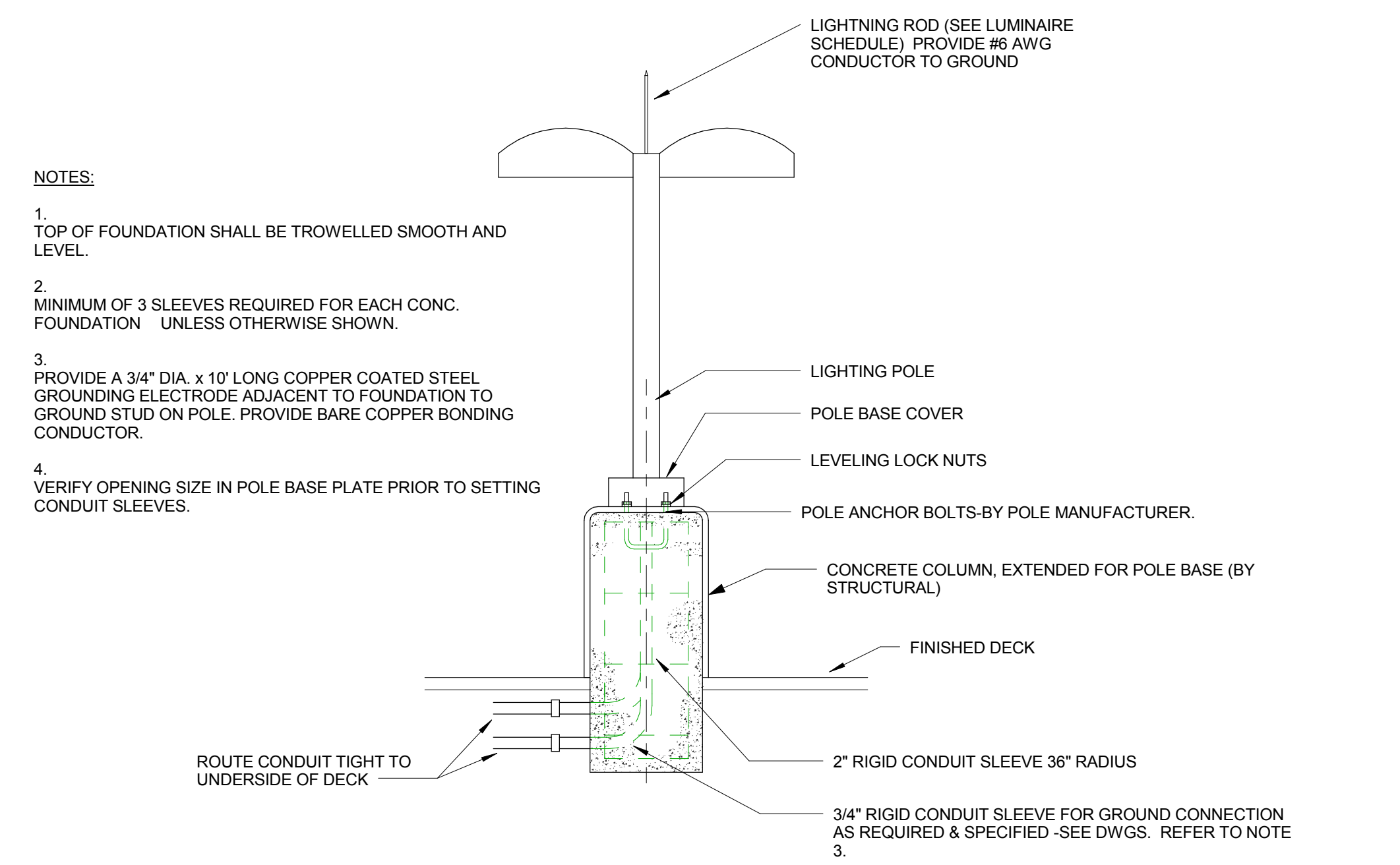
Model	Qty	Unit Price	Total Price
LP001	1	150.00	150.00

NOTES:

1. TOP OF FOUNDATION SHALL BE TROWELED SMOOTH AND LEVEL.
2. MINIMUM OF 3 SLEEVES REQUIRED FOR EACH CONC. FOUNDATION - UNLESS OTHERWISE SHOWN.
3. PROVIDE A 3/4" DIA. X 10' LONG COPPER COATED STEEL GROUNDING ELECTRODE ADJACENT TO FOUNDATION TO GROUND STUD ON POLE. PROVIDE BARE COPPER BONDING CONDUCTOR.
4. VERIFY OPENING SIZE IN POLE BASE PLATE PRIOR TO SETTING CONDUIT SLEEVES.

LUMINAIRE SCHEDULE

TAG	DESCRIPTION	INSTALLATION METHOD	DEPTH	LAMP SPEC	BALLAST SPEC	WATTAGE	SHUNT WATTAGE	BUILDING OPTICS	FEATURES/OPTIONS	REFERENCED PRODUCTS	NOTES
AVG: 1.5FC	POLE LIGHT - TOP DECK	POLE		LED		27	376	TYPE 4 DISTRIBUTION, 5000 DRIVER, 14.00 LUMENS	COOL WHITE COLOR TEMPERATURE, BLACK FINISH, DIE FORGED ALUMINUM, WITH MATTE CLEAR ACrylic LENS	MINIMAL TPO SERIES OR EQUAL	



1 LIGHTING PHOTOMETRICS
1" = 20'-0"

4 LIGHTING POLE FOUNDATION
N.T.S.

CONFIDENTIAL PROJECT

PARKING GARAGE

CANNON DESIGN

1100 Clark Avenue
St. Louis, Missouri 63102
T: 314.241.5200
F: 314.241.2570

Baltimore • Boston • Buffalo • Chicago
Los Angeles • Miami • New York • Phoenix
St. Louis • San Francisco • Shanghai • Toronto
Vancouver • Victoria • Washington DC

No.	Description	Date

Lighting Photometrics

Project No.: 00482.30 Checked by: TZ

LP001

NOT FOR CONSTRUCTION

6TH AMENDED SITE DEVELOPMENT PLAN

NEW PARKING GARAGE



MONSANTO COMPANY
CHESTERFIELD CAMPUS
700 CHESTERFIELD PARKWAY WEST
CHESTERFIELD, MO 63017

CONSULTANTS

CANNON DESIGN
1100 CLARK AVENUE
ST. LOUIS, MO 63102
PHONE: 314-241-6250
FAX: 314-241-2570

CIVIL DESIGN, INC.
1552 S. 7TH STREET
ST. LOUIS, MO 63104
PHONE: 314-863-5570
FAX: 314-863-5578

APPLICANT
MONSANTO COMPANY
700 CHESTERFIELD PARKWAY WEST
CHESTERFIELD, MO 63017

OWNERS OF RECORD
MONSANTO COMPANY
800 NORTH LINDBERGH BLVD.
ST. LOUIS, MO 63167

SHEET LIST

- 1 OF 3 OVERALL SITE PLAN
- 2 OF 3 SITE PLAN
- 3 OF 3 TREE PLANTING PLAN

TABLE A		
LOT DATA	REQUIRED/PERMITTED	PROVIDED
ZONING	C-8/PLANNED COMMERCIAL	
REQ. MINIMUM LOT AREA (ACRES)	1.0	200.51
EXISTING LOT AREA (ACRES)	200.51	
MIN. FRONT YARD SETBACK	50'	511' (NEW PARKING GARAGE)
MIN. SIDE YARD SETBACK	200'	223' (0M)
MIN. REAR YARD SETBACK	60'	232' (1M)
MAX. BUILDING COVERAGE	25%	8.9%
MAX. IMPERVIOUS COVERAGE	45%	17.6%
MAX. BUILDING HEIGHT	COORDINATE W/ HEIGHT OF ADJACENT STRUCTURES PER ARB	N/A

PROJECT CONTACTS

CONTACT TYPE:	COMPANY NAME:	CONTACT PHONE:	STREET ADDRESS:	
CITY/ZONING:	CITY OF CHESTERFIELD	(636) 537-4000	890 CHESTERFIELD PARKWAY WEST	CHESTERFIELD, MO 63017
STORM/SANITARY:	METROPOLITAN ST. LOUIS SEWER DISTRICT (MSD)	(314) 768-6200	2350 MARKET ST.	ST. LOUIS, MO 63103
ELECTRIC:	AMEREN MISSOURI	(866) 992-6619	1901 CHOUTEAU AVE.	ST. LOUIS, MO 63166
NATURAL GAS:	LACLEDE GAS COMPANY	(314) 621-6960	720 OLIVE ST.	ST. LOUIS, MO 63101
WATER:	MISSOURI AMERICAN WATER COMPANY	(866) 430-0820	727 CRAIG RD.	ST. LOUIS, MO 63141

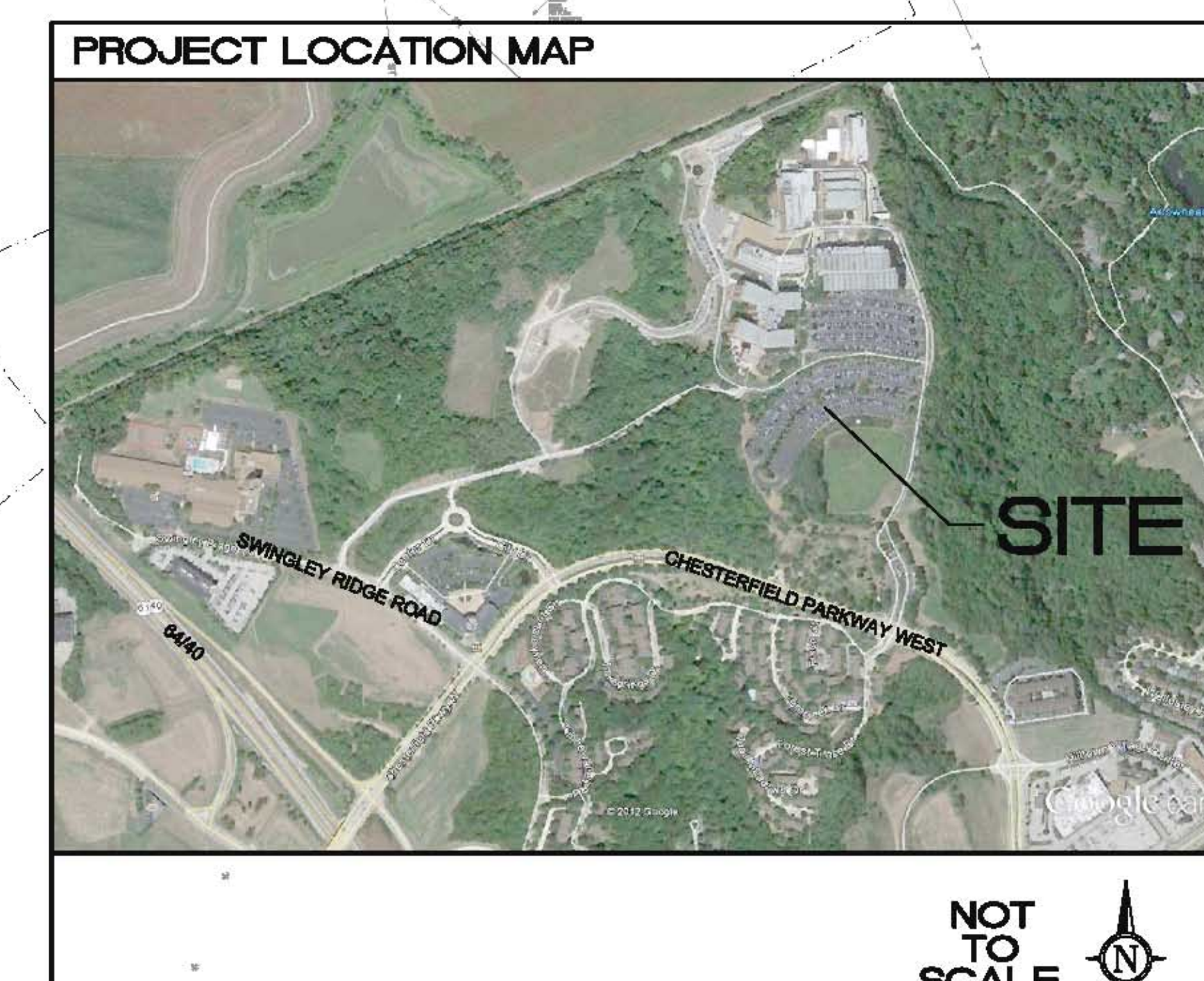
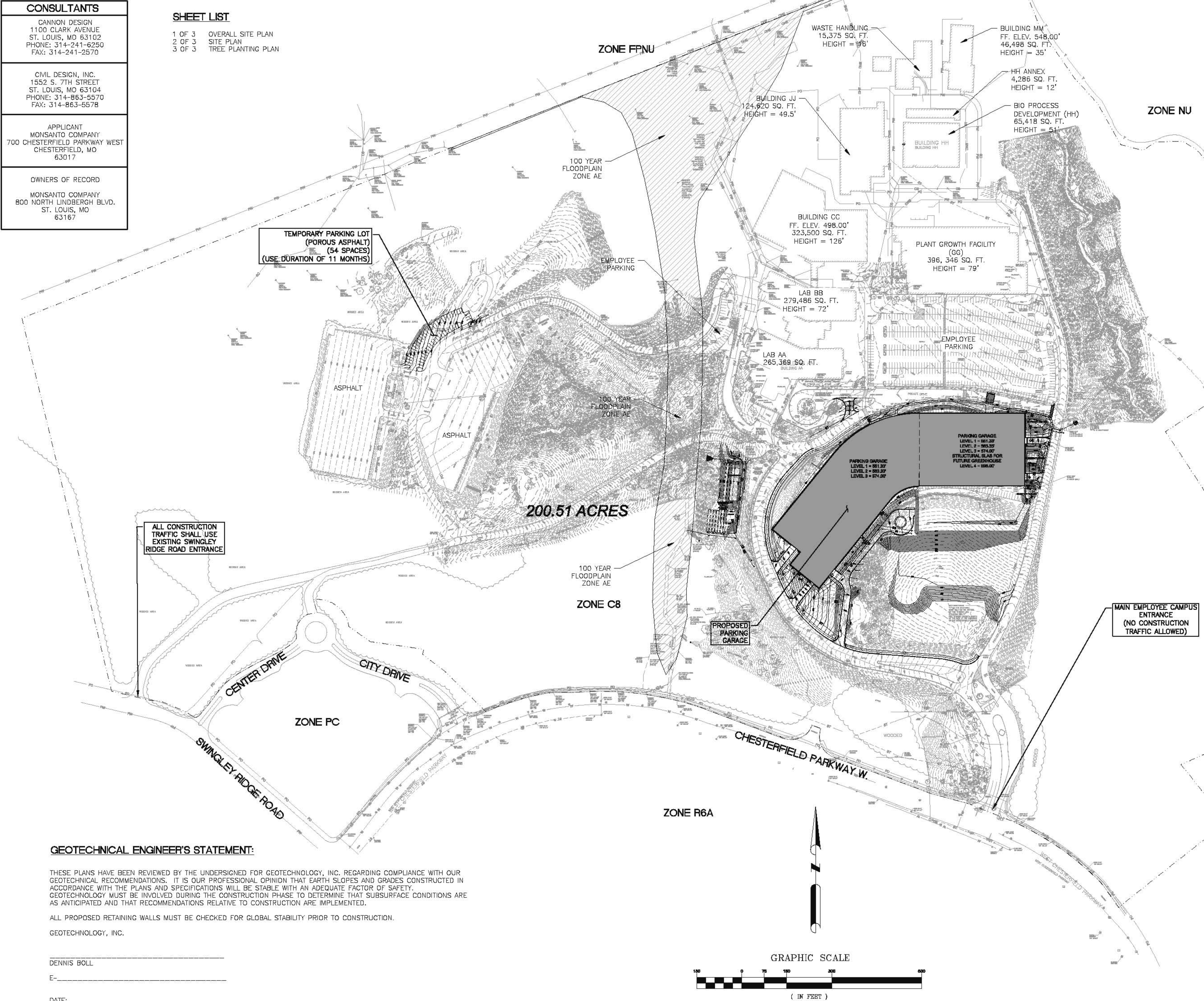
GENERAL NOTES

- ALL ELEVATIONS ARE BASED ON ST. LOUIS COUNTY BENCHMARK SYSTEM AND ARE REFERENCED TO BM 12-182; 595.81' - SQUARE ON THE CENTER OF NOSE ISLAND; 30' NORTH OF THE CENTERLINE OF SWINGLEY RIDGE DRIVE AND 5' EAST OF THE CENTERLINE OF CHESTERFIELD VILLAGE PARKWAY.
- THE MAJORITY OF THIS PROPERTY LIES WITHIN ZONE X (500 YEAR FLOOD PLAN). ZONE AE (100-YEAR BASE FLOOD ELEVATIONS) DELINEATED PER THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 29189C0145 H, 145 OF 420 AND COMMUNITY PANEL NO. 29189C0140 H, 140 OF 420, EFFECTIVE DATE AUGUST 2, 1995 (LOMR-F ISSUED BY FEMA OCTOBER 13, 2004)
- THIS PROPERTY LIES WITHIN THE FOLLOWING CLASSIFICATIONS - HYDROLOGIC SOIL GROUPS: "B" PONDING FREQUENCY: 0 TO 14 PERCENT SLOPE GRADIENT: 15 PERCENT OR GREATER SOIL MAP: MENFRO SILT LOAM, 20 TO 45 PERCENT SLOPES (2F) AND MENFRO SILT LOAM, 9 TO 14 PERCENT SLOPES (2D) DRAINAGE CLASS: WELL DRAINED
- CONSTRUCTION ACCESS FOR THE PROJECT WILL BE THROUGH THE SWINGLEY RIDGE ACCESS ROAD.
- WASH/DOWN AREA WILL BE PROVIDED FOR THIS PROJECT AREA.
- NO ADDITIONAL EMPLOYEES WILL BE GENERATED ON THE CAMPUS DUE TO THE PROPOSED IMPROVEMENTS

TABLE B	
SCHOOL DISTRICT	PARKWAY SCHOOL DISTRICT
FIRE DISTRICT	MONARCH FIRE PROTECTION
FEMA FLOODPLAIN PANEL	29189C0145 H & 29189C0140 H
WATER COMPANY	MISSOURI-AMERICAN WATER

TABLE C	
EMPLOYEES	
TOTAL CAMPUS EMPLOYEES	1400
NOTE: TOTAL EMPLOYEE COUNT WILL NOT INCREASE DUE TO THE PROPOSED IMPROVEMENTS.	

PARKING	
EXISTING NUMBER OF PARKING SPACES	2039
PARKING SPACES REMOVED DUE TO THIS PROJECT	-1352
PARKING SPACES PROVIDED BY THIS PROJECT (INTERNAL TO GARAGE)	+1727
TOTAL NUMBER OF PARKING SPACES PROVIDED ON CAMPUS	2414



GEOTECHNICAL ENGINEER'S STATEMENT:

THESE PLANS HAVE BEEN REVIEWED BY THE UNDERSIGNED FOR GEOTECHNOLOGY, INC. REGARDING COMPLIANCE WITH OUR GEOTECHNICAL RECOMMENDATIONS. IT IS OUR PROFESSIONAL OPINION THAT EARTH SLOPES AND GRADES CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS WILL BE STABLE WITH AN ADEQUATE FACTOR OF SAFETY. GEOTECHNOLOGY MUST BE INVOLVED DURING THE CONSTRUCTION PHASE TO DETERMINE THAT SUBSURFACE CONDITIONS ARE AS ANTICIPATED AND THAT RECOMMENDATIONS RELATIVE TO CONSTRUCTION ARE IMPLEMENTED.

ALL PROPOSED RETAINING WALLS MUST BE CHECKED FOR GLOBAL STABILITY PRIOR TO CONSTRUCTION.

GEOTECHNOLOGY, INC.

DENNIS BOLL
E-
DATE:

MONSANTO - CHESTERFIELD CAMPUS

BID PACKAGE 1D

CANNON DESIGN

1100 Clark Avenue
St. Louis, Missouri 63102
T: 314.241.6250
F: 314.241.2870

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St. Louis • San Francisco • Shanghai • Toronto
Vancouver • Wichita • Washington DC



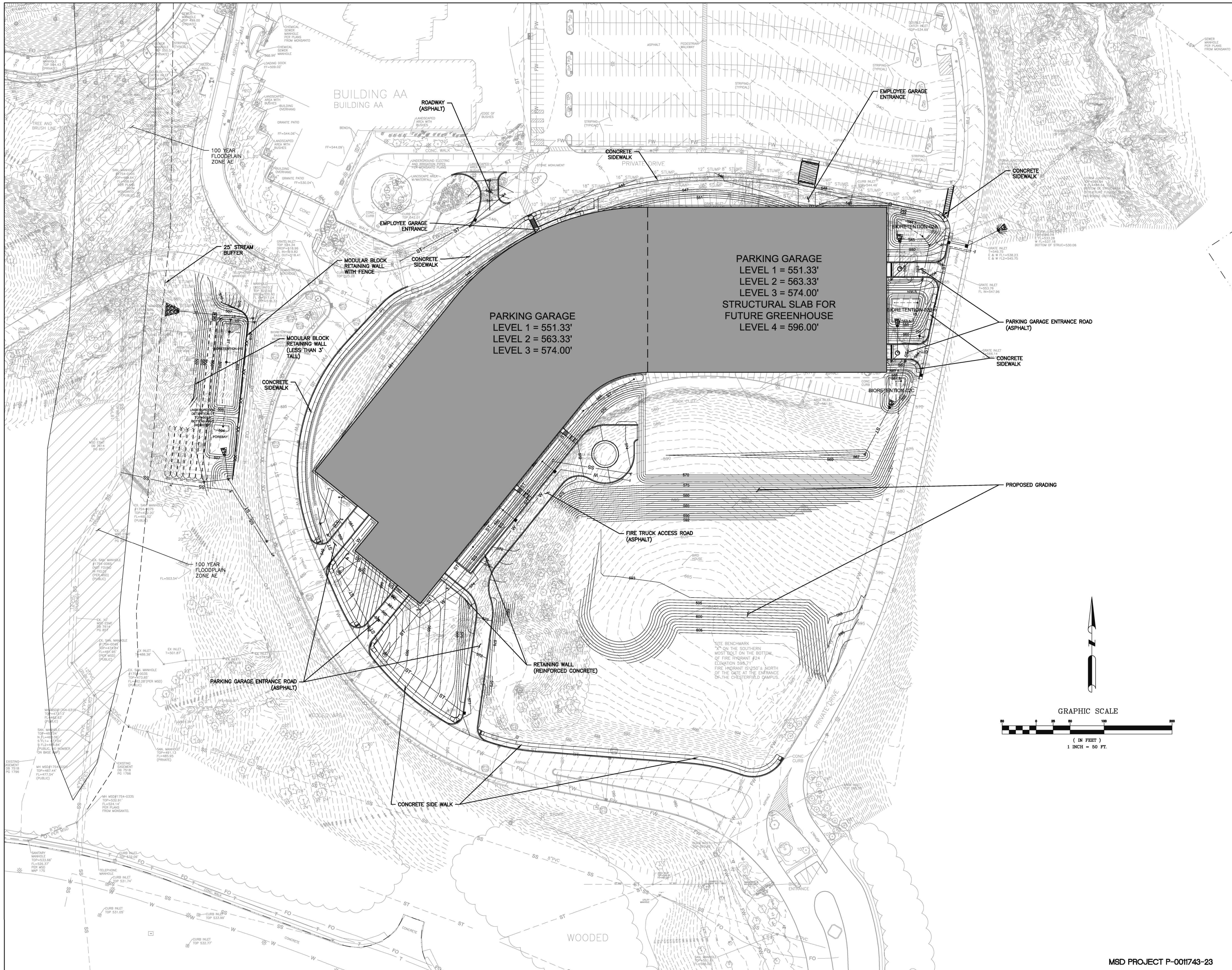
6TH AMENDED SITE DEVELOPMENT PLAN

No.	Description	Date
		11 SEPT 2013

OVERALL SITE PLAN

Project No.: 004082-10 Checked by: JEF





**MONSANTO -
CHESTERFIELD CAMPUS**

BID PACKAGE 1D

CANNONDESIGN

1100 Clark Avenue
St. Louis, Missouri 63102
T: 314.241.8250
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St. Louis • San Francisco • Shanghai • Toronto
Vancouver • Victoria • Washington DC



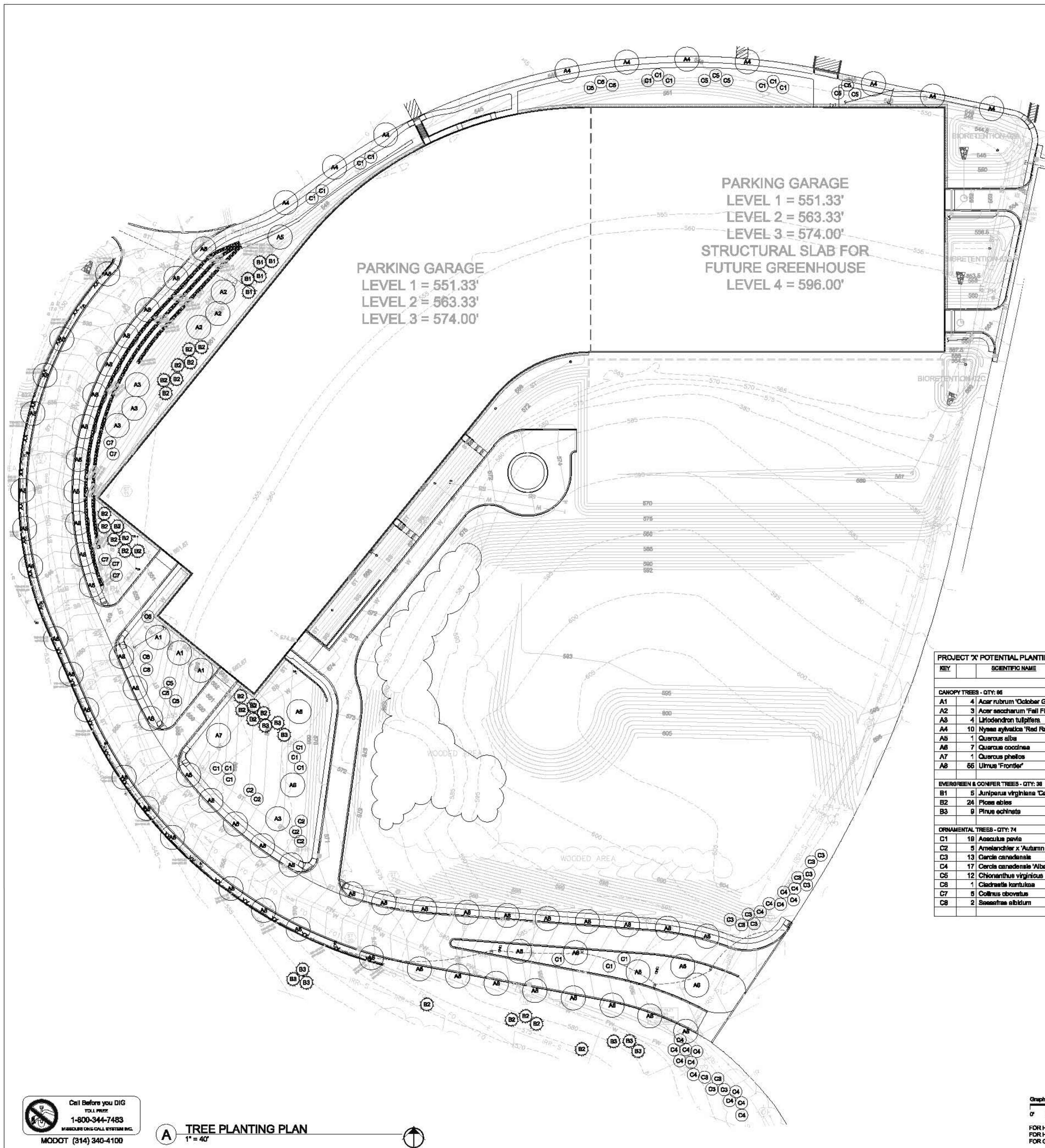
**6TH AMENDED
SITE
DEVELOPMENT
PLAN**

No.	Description	Date
		11 SEPT 2013

SITE PLAN

Project No.: 004082.10 Checked by: JEF

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LEGEND

- A** CANOPY TREES
- B** EVERGREEN & CONIFER TREES
- C** ORNAMENTAL TREES

PARKING GARAGE
LEVEL 1 = 551.33'
LEVEL 2 = 563.33'
LEVEL 3 = 574.00'

PARKING GARAGE
LEVEL 1 = 551.33'
LEVEL 2 = 563.33'
LEVEL 3 = 574.00'
STRUCTURAL SLAB FOR
FUTURE GREENHOUSE
LEVEL 4 = 596.00'

TOTAL SITE AREA: 200.51 A
BUILDINGS & PAVEMENT: 35.3 A (17.6%)
OPEN SPACE: 165.2 A (82.4%)

PROJECT 'X' POTENTIAL PLANTING SCHEDULE

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	COMMENTS
CANOPY TREES - QTY: 86					
A1	4 <i>Acer rubrum</i> 'October Glory'	'October Glory' Red Maple	2.5' Cal.	As Shown	Per Details, B&B, Mature Height: 40' - 50'
A2	3 <i>Acer saccharum</i> 'Fall Fiesta'	'Fall Fiesta' Sugar Maple	2.5' Cal.	As Shown	Per Details, B&B, Mature Height: 60' - 75'
A3	4 <i>Liriodendron tulipifera</i>	Tulip Tree	2.5' Cal.	As Shown	Per Details, B&B, Mature Height: 70' - 90'
A4	10 <i>Nyssa sylvatica</i> 'Red Rage'	'Red Rage' Black Gum	2.5' Cal.	As Shown	Per Details, B&B, Mature Height: to 35'
A5	1 <i>Quercus alba</i>	White Oak	2.5' Cal.	As Shown	Per Details, B&B, Mature Height: 50' - 80'
A6	7 <i>Quercus coccinea</i>	Scarlet Oak	2.5' Cal.	As Shown	Per Details, B&B, Mature Height: 70' - 75'
A7	1 <i>Quercus phellos</i>	Willow Oak	2.5' Cal.	As Shown	Per Details, B&B, Mature Height: 40' - 80'
A8	56 <i>Ulmus 'Frontier'</i>	'Frontier' Elm	2.5' Cal.	As Shown	Per Details, B&B, Mature Height: to 40'
EVERGREEN & CONIFER TREES - QTY: 38					
B1	5 <i>Juniperus virginiana</i> 'Canoard'	'Canoard' Eastern Red Cedar	8' Ht.	As Shown	Per Details, B&B, Mature Height: 20' - 35'
B2	24 <i>Picea abies</i>	Norway Spruce	8' Ht.	As Shown	Per Details, B&B, Mature Height: 40' - 80'
B3	9 <i>Pinus echinata</i>	Shortleaf Pine	8' Ht.	As Shown	Per Details, B&B, Mature Height: 50' - 80'
ORNAMENTAL TREES - QTY: 74					
C1	15 <i>Asclepias speciosa</i>	Red buckeye	2.5' Cal.	As Shown	Per Details, B&B
C2	5 <i>Amelanchier</i> x 'Autumn Brilliance'	'Autumn Brilliance' Serviceberry	8' Ht.	As Shown	Per Details, B&B, Multi-stem, Mature Height: 15' - 20'
C3	13 <i>Gardenia canadensis</i>	Eastern Redbud	2.5' Cal.	As Shown	Per Details, B&B, Mature Height: 15' - 25'
C4	17 <i>Cercis canadensis</i> 'Alba'	White Redbud	2.5' Cal.	As Shown	Per Details, B&B, Mature Height: 20' - 30'
C5	1 <i>Chionanthus virginicus</i>	Fringe Tree	8' Ht.	As Shown	Per Details, B&B, Multi-stem, Mature Height: 12' - 20'
C6	1 <i>Cladonia karkulnasa</i>	American Yellowwood	2.5' Cal.	As Shown	Per Details, B&B, Mature Height: 30' - 50'
C7	8 <i>Cotinus coccinea</i>	American Smoke Tree	8' Ht.	As Shown	Per Details, B&B, Mature Height: 20' - 30'
C8	2 <i>Sesuvium portulacastrum</i>	Common Sesuvium	2.5' Cal.	As Shown	Per Details, B&B, Mature Height: 30' - 80'

MONSANTO - CHESTERFIELD CAMPUS

BID PACKAGE 1D

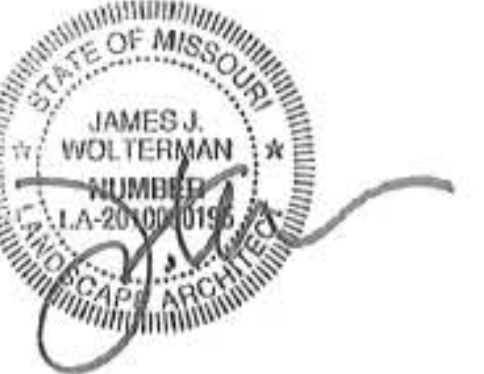
CANNON DESIGN

1930 Clark Avenue
St. Louis, Missouri 63102
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F: 314.241.2370

Dallas • Detroit • Dallas • Calgary • Chicago
Houston • Los Angeles • Miami • New York • Phoenix
St. Louis • San Francisco • Shanghai • Toronto
Vancouver • Wichita • Washington DC



7722 BRIDGEMAN BLVD.
SAINT LOUIS, MO 63119
PHONE: 314.844.8700
FAX: 314.844.8375



8-20-2013

6TH AMENDED SITE DEVELOPMENT PLAN

11 SEPTEMBER 2013

No.	Description	Date

Drawing Title:

TREE PLANTING PLAN

Project No.: 00402510 Checked by: XJC

3 of 3

Call Before you DIG
TOLL FREE
1-800-344-7483
MISSOURI ONE-CALL SYSTEM INC.
MODOT (314) 340-4100

A TREE PLANTING PLAN
1" = 40'



FOR HARDSCAPE CONSTRUCTION DETAILS, REFER TO SHEET L1-3JX - L1-3JX
FOR HARDSCAPE NOTES, REFER TO SHEET L1-1JX
FOR GRADING, CONTOURS, AND DETAILS, REFER TO CIVIL SHEETS

NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IN EVENT OF DISCREPANCIES, OMISSIONS, AND/OR CONFLICTS IN THE DRAWINGS OR SPECIFICATIONS. THE CONTRACTOR IS NOT AUTHORIZED TO SCALE THE DRAWINGS. ALL QUESTIONS IN REFERENCE TO CONTRACT DOCUMENTS SHALL BE IMMEDIATELY DIRECTED TO THE LANDSCAPE ARCHITECT.

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