



**VII.A.**

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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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## Planning Commission Staff Report

**Project Type:** Amended Site Development Concept Plan

**Meeting Date:** October 27, 2014

**From:** John Boyer  
Senior Planner

**Location:** 700 Chesterfield Parkway West

**Applicant:** Civil Design Inc.

**Description:** **Monsanto 5<sup>th</sup> ASDCP:** An Amended Site Development Concept Plan, Amended Tree Stand Delineation and Amended Tree Preservation Plan for a 200.51 acre tract of land zoned “C-8” Planned Commercial District located on the north side of Chesterfield Pkwy West, approximately 2,000 feet east of City Center Dr.

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### **PROPOSAL SUMMARY**

The request is for construction of three additional research buildings to the 200+ acre Monsanto campus. The subject site is zoned “C-8” Planned Commercial District and is governed under the terms and conditions of City of Chesterfield Ordinance 258.

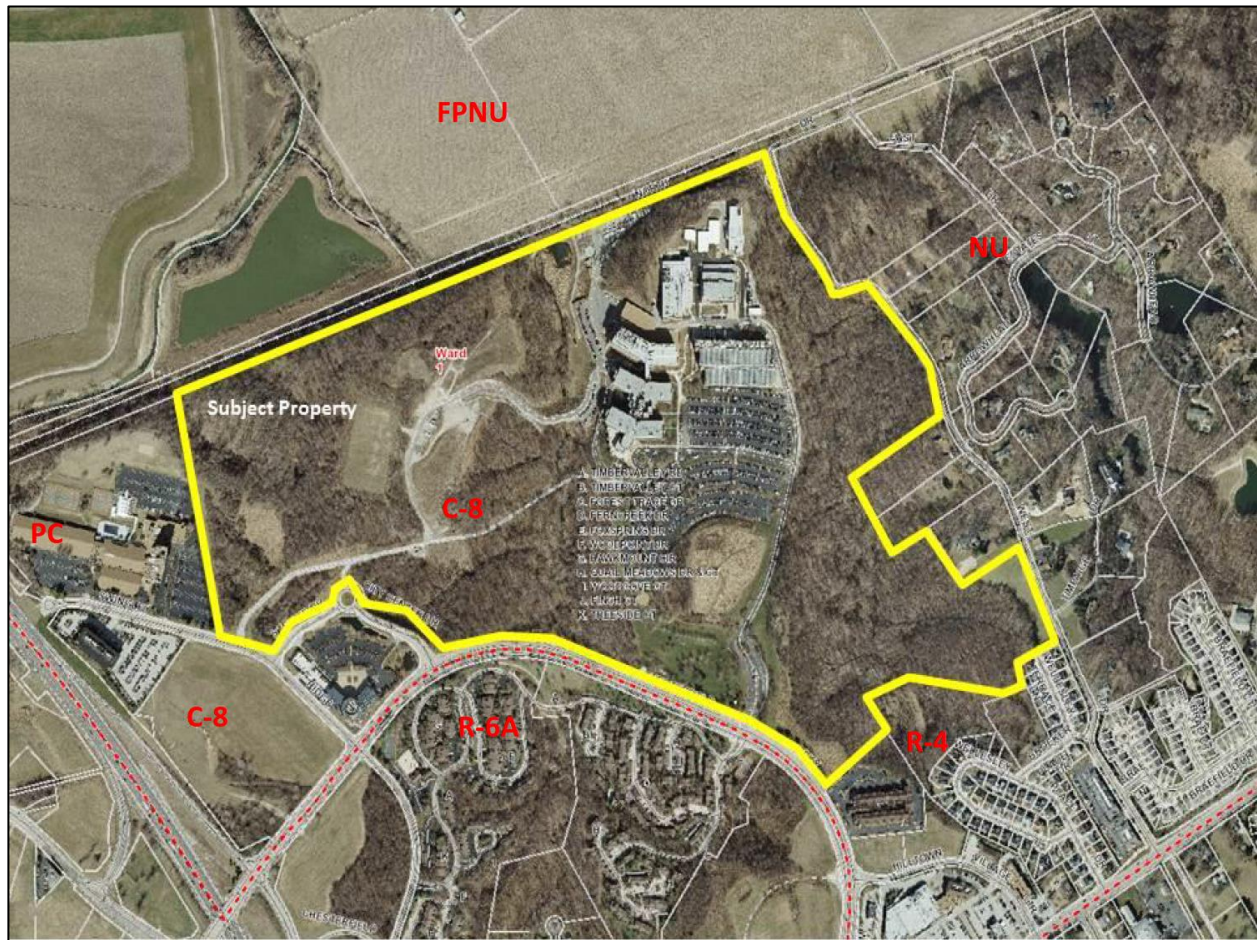
### **ZONING HISTORY OF SUBJECT SITE**

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.

Multiple concept and section plans have been approved previously by the City of Chesterfield and St. Louis County for this site under Pfizer and now Monsanto. There are currently nine buildings approved at this site, totaling 1,520,878 square feet. Current ordinance authority limits total building square footage to 2,660,000 square feet.

**Land Use and Zoning of Surrounding Properties**

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: Site Photo with Area Zoning**

**STAFF ANALYSIS**

A Site Development Concept Plan shows a conceptual layout of a development planned to be constructed in phases. An Amended Site Development Concept Plan is required for this project due to the planned change to construct three (3) additional research buildings which were not included on the previous concept plan. This change does not substantially comply with the approved 4<sup>th</sup> Amended Site Development Concept Plan, necessitating the amendment. No street trees or additional street lighting are planned associated with this amended development. For additional information on specific planned structures associated with this request, please see the Staff Report for the 9<sup>th</sup> Amended Site Development Section Plan filed associated with this application.

**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 and found compliant with all requirements.

**Comprehensive Plan**

While the site is zoned C-8, it is located within the Urban Core District identified on the City of Chesterfield Land Use Plan. This designation encourages high density development of office uses in addition to residential and retail. The Monsanto campus currently is approved for 2.6 million square feet of research/office space by Ordinance 258 over the 200 acre site. While Monsanto currently is not developing the entire site, the Land Use Plan would accommodate/permit the proposed development on this Concept Plan and any potential expansion in the future.

**DEPARTMENT INPUT**

Staff has reviewed the 5<sup>th</sup> Amended Site Development Concept Plan, Tree Stand Delineation, and Amended Tree Preservation Plan and has found the proposal to be in compliance with the site specific ordinance, Comprehensive Plan and all City Code requirements. Staff recommends approval of the 5<sup>th</sup> Amended Site Development Concept Plan.

**MOTION**

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

- 1) “I move to approve (or deny) the 5<sup>th</sup> Amended Site Development Concept Plan, Amended Tree Stand Delineation, and Amended Tree Preservation Plan for Monsanto.”
  
- 2) “I move to approve the 5<sup>th</sup> Amended Site Development Concept Plan, Amended Tree Stand Delineation, and Amended Tree Preservation Plan for Monsanto, with the following conditions...”  
(Conditions may be added, eliminated, altered or modified)

CC: Aimee Nassif, Planning and Development Services Director

Attachments: 5<sup>th</sup> Amended Site Development Concept Plan  
Amended Tree Stand Delineation  
Amended Tree Preservation Plan

**5th AMENDED SITE  
DEVELOPMENT CONCEPT PLAN  
CAMPUS SITE IMPROVEMENTS**



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

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'	510' (PARKING GARAGE)
MIN. SIDE YARD SETBACK	200'	223' (MM)
MIN. REAR YARD SETBACK	50'	230' (MM)
MAX. BUILDING COVERAGE	25%	37.1%
MAX. IMPERVIOUS COVERAGE	45%	18.6%
% OPENSOURCE		72.3%
MAX. BUILDING HEIGHT	660' MSL	622'-2" MSL

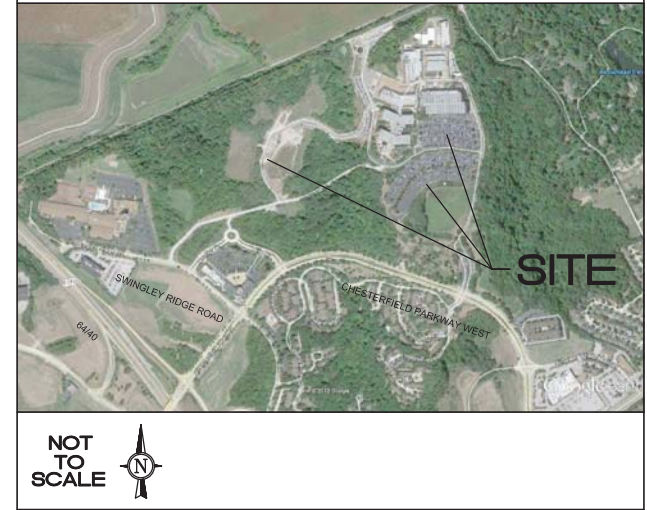
**PROJECT CONTACTS**

CONTACT TYPE:	COMPANY NAME:	CONTACT PHONE:	STREET ADDRESS:	
CITY/ZONING:	CITY OF CHESTERFIELD	(636) 537-4000	690 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**

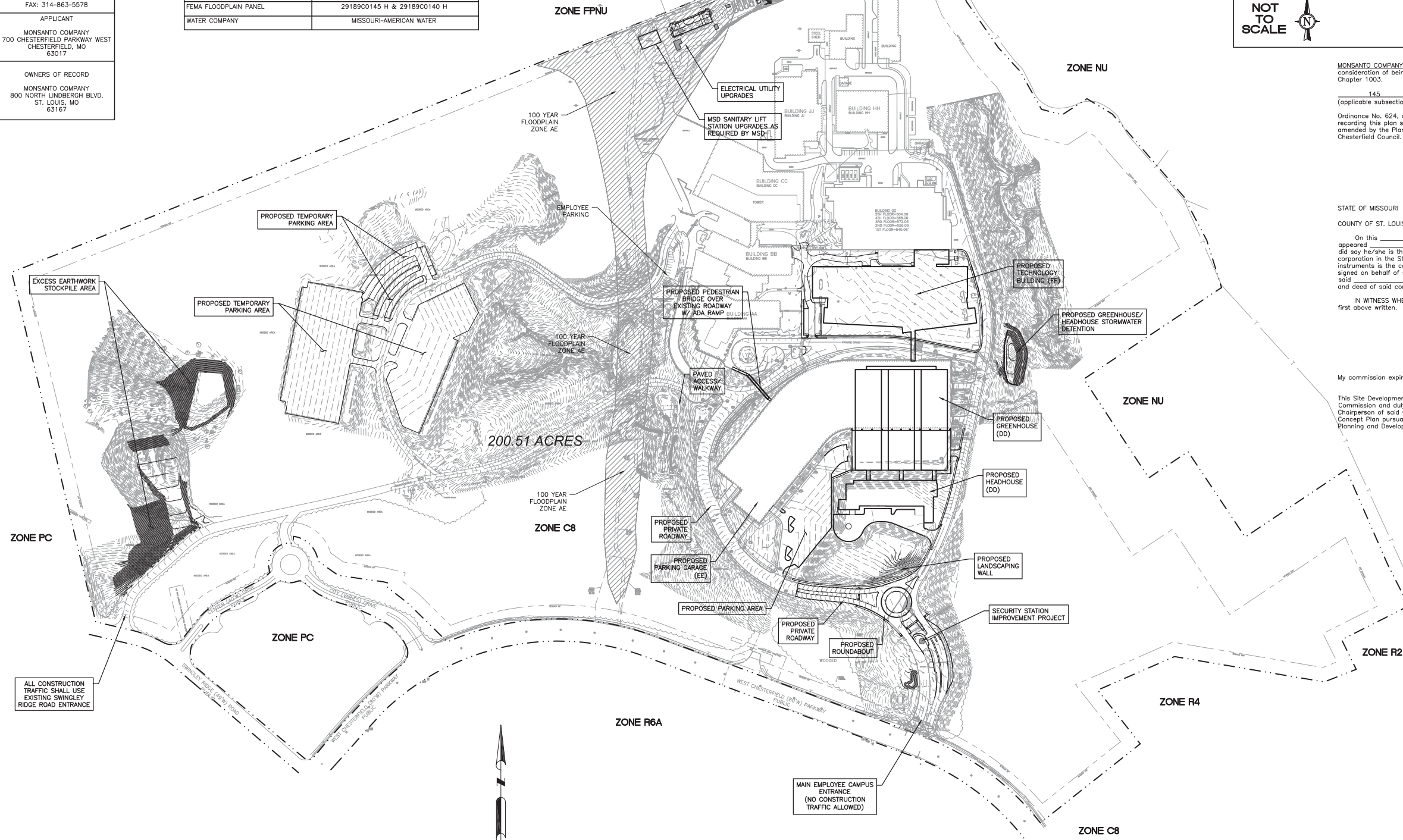
- ALL ELEVATIONS ARE BASED ON ST. LOUIS COUNTY BENCHMARK SYSTEM AND ARE REFERENCED TO BM 12-162: 595.81' - SQUARE ON THE CENTER OF NOSE ISLAND; 30' NORTH OF THE CENTERLINE OF SWINGLEY RIDGE DRIVE AND 5' EAST OF THE CENTERLINE OF CHESTERFIELD VILLAGE PARKWAY.
- THE MAJORITY OF THIS PROPERTY LIES WITHIN ZONE X (500 YEAR FLOOD PLAIN). 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.
- WASHDOWN AREA WILL BE PROVIDED FOR THIS PROJECT AREA.

**PROJECT LOCATION MAP**



<b>CONSULTANT</b> CIVIL DESIGN, INC. 1552 S. 7TH STREET ST. LOUIS, MO 63104 PHONE: 314-863-5570 FAX: 314-863-5578
<b>APPLICANT</b> MONSANTO COMPANY 700 CHESTERFIELD PARKWAY WEST CHESTERFIELD, MO 63017
<b>OWNERS OF RECORD</b> MONSANTO COMPANY 800 NORTH LINDBERGH BLVD. ST. LOUIS, MO 63167

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



MONSANTO COMPANY, 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 1003.

145 (applicable subsection) "C-8" (present zoning) of the City of Chesterfield

Ordinance No. 624, do hereby agree and declare 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 Commission, or voided or vacated by order of the City of Chesterfield Council.

(Signature) \_\_\_\_\_

Print Name \_\_\_\_\_

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

On this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2014, before me personally appeared \_\_\_\_\_, to me known, who, being by me sworn in, did say he/she is the \_\_\_\_\_ of the \_\_\_\_\_ MONSANTO COMPANY, a corporation in the State of Missouri, and that the seal affixed to the foregoing instruments is the corporate seal of said corporation, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors, and that said \_\_\_\_\_ 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 \_\_\_\_\_

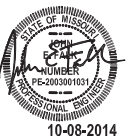
My commission expires: \_\_\_\_\_

This Site Development Concept Plan was approved by the City of Chesterfield Planning Commission and duly verified on the \_\_\_\_\_ day of \_\_\_\_\_, 2014, by the Chairperson of said Commission, authorizing the recording of this Site Development Concept Plan pursuant to Chesterfield Ordinance Number 200, as attested to by the Planning and Development Services Director and the City Clerk.

Aimee Nassif,  
Planning and Development Services Director

Vickie Hass  
City Clerk

Stamp  
1552 South 7th Street  
St. Louis, MO 63104  
314.863.5570  
**CDI**  
CIVIL DESIGN, INC.  
WBE / DBE  
Missouri State Certificate  
of Authority #200200804



MONSANTO logo

Site: CV | Monsanto Project No.: ECZ00018 | Sheet Number: 1 OF 2

**5th AMENDED SITE  
DEVELOPMENT CONCEPT PLAN  
OVERALL SITE PLAN**

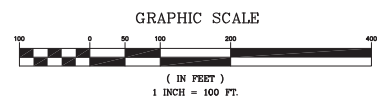
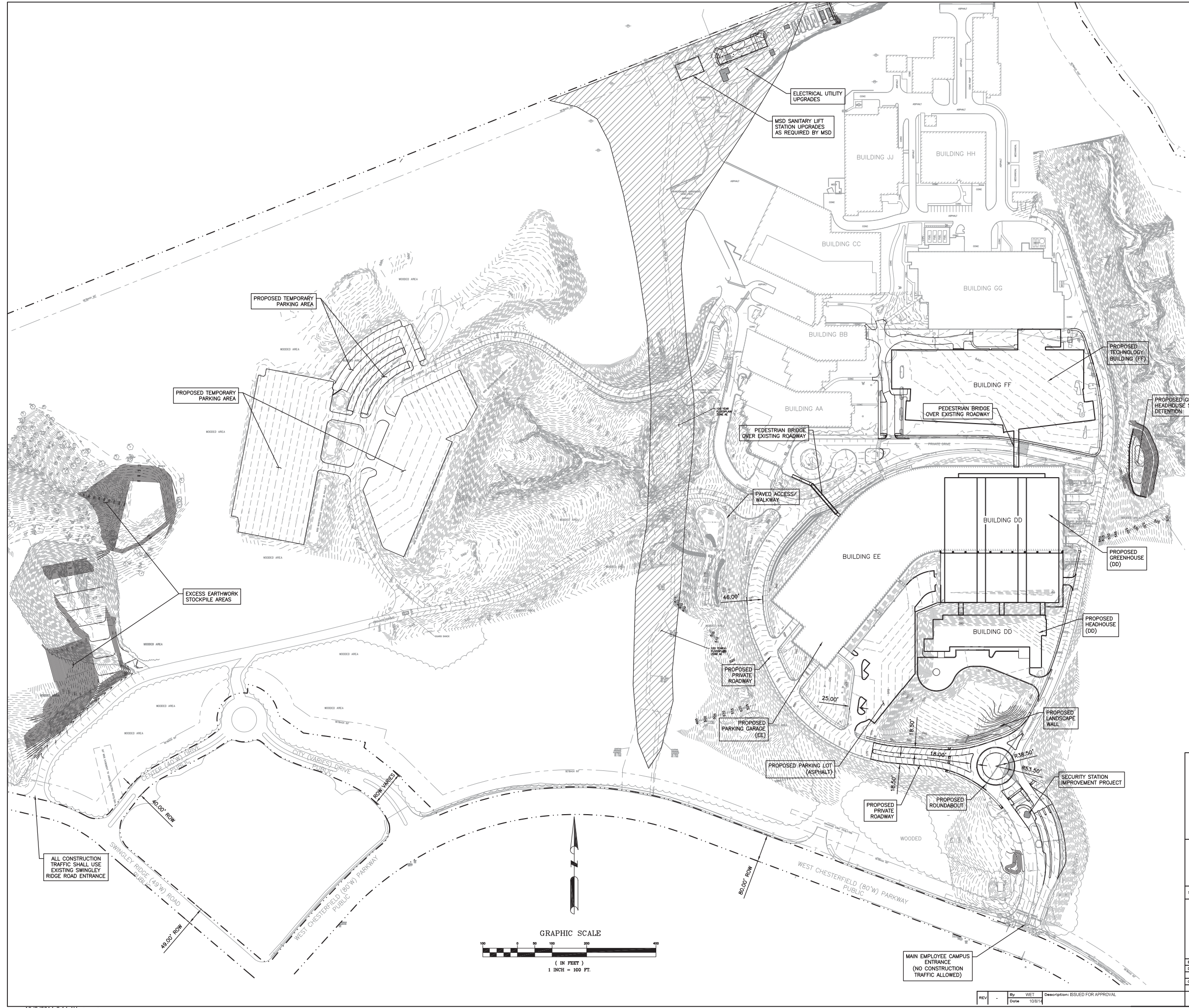
Building SITE	Floor S	Wing X			
Drawn By	DATE	Checked By	DATE	Approved By	DATE
W. THORPE	10/7/14	W. THORPE	10/7/14		10/8/14
Consultant CIVIL DESIGN, INC.	PROJECT NO. R1000	SCALE	SCALE: 1" = 150'		

REV	By	Date	Description
	WET	10/8/14	ISSUED FOR APPROVAL
ARCH	E-1		ECZ00018-CV-SITE-S-X-CX-PXX-1

**DESCRIPTION**  
 MONSANTO BOUNDARY  
 200.51 ACRES

Adjusted Tract One of Boundary Adjustment Tract of West of and U.S. Survey 123 and 124 and part of Lots 5, 6, 7, and 8 of the subdivision of Hugo Eason Farm, Township 45 North, Range 4 East, St. Louis County, Missouri according to the plat thereof recorded in Plat Book 317, Page 45 of the St. Louis County Missouri Records excepting therefrom that part subdivided and now known as "Chesterfield Government Center" according to the plat recorded in Plat Book 348, Page 135 of the St. Louis County, Missouri Records and being more particularly described as follows:

BEGINNING at a transaction of the western line of West Drive (30' wide) and the southern line of the Chicago Rock Island and Pacific Railroad; thence along the western side of West Drive the following courses and distances: South 21°28'40" East a distance of 82.24 feet to a point; thence South 34°15'07" East a distance of 203.22 feet to a point; thence South 42°09'07" East a distance of 110.05 feet to a point; thence South 02°20'07" East a distance of 150.07 feet to a point; thence South 75°28'44" East a distance of 70.79 feet to a point; thence North 57°12'17" East a distance of 150.10 feet to a point; thence South 58°32'23" East a distance of 105.84 feet to a point; thence South 58°32'23" East a distance of 392.32 feet to a point; thence South 27°38'56" East a distance of 175.15 feet to a point; thence South 17°15'57" East a distance of 175.17 feet to a point; thence South 30°10'50" East a distance of 2.00 feet to a point in the northern line of the aforementioned Lot of Hugo Eason Farm, said point also being along the northern line of a tract now or formerly of Rosalie Berg as recorded in Deed Book 9414, Page 115 of the St. Louis County, Missouri Records; thence along the northern line of said West Drive along the northeastern line of said Berg tract South 02°20'07" West a distance of 892.32 feet to a point on the southern line of said Lot 6, said point also being the southern line of said Berg tract; thence along the northern line of said Lot 6 along the southern line of said Lot 6 South 33°14'30" East a distance of 423.50 feet to a point in the northeastern line of a tract now or formerly of Childie Porselund as recorded in Deed Book 9414, Page 102 of the St. Louis County, Missouri Records; thence along the southern line of said Lot 6 along the southern line of said Porselund tract North 58°15'09" East a distance of 300.00 feet to a point being the northeast corner of adjusted Tract Two as recorded in Plat Book 317, Page 45 of the St. Louis County Missouri Records; thence along the southern line of said Porselund tract along the southern line of adjusted Tract Two South 33°14'30" East a distance of 368.54 feet to a point; thence North 58°15'09" East a distance of 405.30 feet to a point in the western line of the aforementioned West Drive (30' wide); thence along the western line of said West Drive South 27°32'23" East a distance of 366.34 feet to a point; thence South 26°38'07" East a distance of 170.21 feet to a point on the northern line of Westley Place Addition Amended as recorded in Plat Book 319, Page 1 of the St. Louis County, Missouri Records; thence along the northern line of said Westley Place South 63°12'30" West a distance of 268.84 feet to a point; thence South 30°10'50" East a distance of 117.02 feet to a point on the northern line of Westley Place as recorded in Plat Book 319, Page 65 of the St. Louis County, Missouri Records; thence along the northern line of said Westley Place South 38°27'24" East a distance of 343.30 feet to a point on the northern line of a tract of land now or formerly of Apple-Sweets as recorded in Deed Book 13114, Page 1172 of the St. Louis County, Missouri Records; thence along the northern line of said Apple-Sweets tract South 51°30'20" West a distance of 450.00 feet to a point in the northern line of Chesterfield Village Parkway (80' wide); thence along the northern line of Chesterfield Village Parkway the following courses and distances: along a curve to the left having a radius of 884.33 feet, an arc length of 64.175 feet, a chord of which bears North 63°50'55" West a chord distance of 635.12 feet to a point; thence North 32°32'30" West a distance of 1010.70 feet to a point; thence along a curve to the right having a radius of 1084.20 feet, an arc length of 763.05 feet, a chord of which bears North 88°29'00" West a chord distance of 744.49 feet to a point; said point being the intersection of the northern line of said Chesterfield Village Parkway and the northeastern line of City Center Drive (variable width) as shown on Lot 1 of the Chesterfield Government Center as recorded in Plat Book 345, Page 135 of the St. Louis County, Missouri Records; thence along the northern line of Chesterfield Village Parkway along the northeastern line of City Center Drive North 42°23'31" West a distance of 134.27 feet to a point; thence North 52°04'07" West a distance of 98.32 feet to a point; thence North 14°29'18" East a distance of 14.97 feet to a point; thence North 78°24'20" West a distance of 20.00 feet to a point; thence North 81°57'31" West a distance of 161.04 feet to a point; thence North 04°42'27" West a distance of 88.49 feet to a point; thence along a curve to the left having a radius of 101.50 feet, an arc length of 134.49 feet, a chord of which bears North 47°37'32" West a chord distance of 124.86 feet to a point; thence South 04°32'19" West a distance of 124.86 feet to a point; thence along a curve to the right having a radius of 158.90 feet, an arc length of 158.90 feet, a chord of which bears North 38°27'23" West a chord distance of 132.34 feet to a point; thence along a curve to the right having a radius of 212.50 feet, an arc length of 59.69 feet, a chord of which bears North 52°30'10" East a chord distance of 59.69 feet to a point; thence South 07°12'22" West a distance of 152.00 feet to a point; thence along a curve to the left having a radius of 245.00 feet, an arc length of 153.63 feet, a chord of which bears South 50°59'57" West a chord distance of 101.10 feet to a point; thence South 38°12'32" West a distance of 84.53 feet to a point; thence along a curve to the right having a radius of 54.00 feet, an arc length of 76.45 feet, a chord of which bears South 78°40'00" West a chord distance of 70.23 feet to a point in the northern line of Swigley Ridge Road (44' wide); thence along the northern line of said Swigley Ridge Road along a curve to the left having a radius of 424.50 feet, an arc length of 118.91 feet, a chord of which bears North 88°45'52" West a chord distance of 118.91 feet to a point; thence North 76°32'46" West a distance of 134.59 feet to a point on the eastern line of a tract of land now or formerly of Sibbal Hanks, L.P., as recorded in Deed Book 15619, Page 1280 of the St. Louis County, Missouri Records; thence along the northern line of Swigley Ridge Road along the western line of said Sibbal Hanks, L.P., said point also being the northern line of 1287.29 feet to a point in the southern line of the aforementioned Chicago Rock Island and Pacific Railroad; thence along the southern line of said Chicago Rock Island and Pacific Railroad North 68°30'48" East a distance of 3535.49 feet to the POINT OF BEGINNING and containing 8,734,374 square feet or 200.51 acres more or less.



Stamp

1552 South 7<sup>th</sup> Street  
 St. Louis, MO 63104  
 314.863.5570

**CDI**  
**CIVIL DESIGN, INC.**  
 WBE / DBE  
 Missouri State Certificate  
 of Authority #2002006804

STATE OF MISSOURI  
 PROFESSIONAL ENGINEER  
 NUMBER  
 PE-260300163  
 EXPIRES  
 10-08-2014

**MONSANTO**

Site: CV    Monsanto Project No.: ECZ00018    Sheet Number: 2 OF 2

**5th AMENDED SITE DEVELOPMENT CONCEPT PLAN SITE PLAN**

Building SITE	Floor S	Wing X			
Drawn By	DATE	Checked By	DATE	Approved By	DATE
W. THORPE	10/7/14	R. COWAN	10/7/14		10/8/14
Consultant CIVIL DESIGN, INC.	10/7/14	10/7/14	FALL	SCALE: T = 1/8"	
SIZE	Drawing Name	REV			
ARCH: E	ECZ00018-CV-SITE-S-X-CX-PXX-2				

# 5TH ASDCP: TREE PRESERVATION PLAN

## CIVIL ABBREVIATIONS

ASPH	ASPHALT	OHE	OVERHEAD ELECTRIC
BC	BACK OF CURB	ORD	ORDINANCE
BIT	BITUMINOUS	PB	PLAT BOOK
BK	BOOK	PC	POINT OF CURVATURE
BM	BENCHMARK	PCA	PORTLAND CEMENT CONCRETE
BOP	BEGINNING OF PROJECT	PCC	PORTLAND CEMENT CONCRETE
BW	BOTTOM OF WALL	PCH	PIPE CULVERT HEADWALLS
CL	CENTERLINE	PG	PAGE
CI	CURB INLET	PI	POINT OF INTERSECTION
CJ	CONSTRUCTION JOINT	PIV	POST INDICATOR VALVE
CMP	CORRUGATED METAL PIPE	PL	PROPERTY LINE
CO	CLEANOUT	PP	POWER POLE
CONC	CONCRETE	PROP	PROPOSED
CPR	COPPER PIPE	PSI	POUNDS PER SQUARE INCH
CS	COMBINED SEWER	PT	POINT OF TANGENT
CT	COOLING TOWER	PVC	POINT OF VERTICAL CURVE
D	DEGREE OF CURVE	PVI	POINT OF VERTICAL INTERSECTION
DI	DUCTILE IRON PIPE	PVT	PAVEMENT
DIA	DIAMETER	R, RAD	RADIUS
DIM	DIMENSION	RCP	REINFORCED CONCRETE PIPE
DND	DO NOT DISTURB	RD	ROADWAY
DS	DOWNSPOUT	ROW	RIGHT OF WAY
DW	DOMESTIC WATER	RTE	ROUTE
ELEC	ELECTRIC	SP	SPACES
ELEV	ELEVATION	SPEC	SPECIFICATION
EOP	EDGE OF PAVEMENT	SS, SA	SANITARY SEWER
EX, EXIST	EXISTING	ST	STORM SEWER
EJ	EXPANSION JOINT	STA	STATION
ET	ELECTRIC TRANSFORMER	STL	STEEL PIPE
FF	FINISH FLOOR	TEA	TO BE ABANDONED
FH	FIRE HYDRANT	TBA&F	TO BE ABANDONED AND FILLED
FL	FLOW LINE	TBR	TO BE REMOVED
FO	FIBER OPTIC	TBR&R	TO BE REMOVED AND REPLACED
FP	FIRE PROTECTION	TBR&S	TO BE REMOVED AND SALVAGED
FW	FIRE WATER	TC	TOP OF CURB
G	NATURAL GAS	TELE	TELEPHONE
GM	GAS METER	TI	TOP OF INLET
GV	GAS VALVE	TW	TOP OF WALL
HORIZ	HORIZONTAL	TYP	TYPICAL
ID	INSIDE DIAMETER	UG	UNDERGROUND
INV	INVERT	UGE	UNDERGROUND ELECTRIC
L	LENGTH OF CURVE	UGT	UNDERGROUND TELEPHONE
MAX	MAXIMUM	UIP	USE IN PLACE
MH	MANHOLE	VAC	VACATED
MIN	MINIMUM	VCP	VITRIFIED CLAY PIPE
MISC	MISCELLANEOUS	VERT	VERTICAL
MON	MONUMENT	W	WATER
N	NORTH	W/	WITH
NIC	NOT IN CONTRACT	WM	WATER METER
NO	NUMBER	WV	WATER VALVE
NTS	NOT TO SCALE	WWF	WELDED WIRE FABRIC
OC	ON CENTER	UNO	UNLESS NOTED OTHERWISE
OD	OUTSIDE DIAMETER		
OH	OVERHEAD		

## CIVIL LEGEND

EXISTING:	PROPOSED
CHEMICAL SEWER MAIN	— CS — CS —
CITY WATER MAIN	— CW —
CITY WATER MAIN	⊗
COMM./TELEPHONE/FIBER OPTIC	— TEL-FO —
COMM./TELEPHONE JUNCTION BOX	⊞
COMM./TELEPHONE UNDERGROUND	— UT —
ELECTRICAL OVERHEAD	— OE —
ELECTRICAL POWER	— E — E —
ELECTRICAL POWER LIGHT FIXTURE	⊕
ELECTRICAL UNDERGROUND	—
FIRE PROTECTION MAIN	— F — F —
FIRE PROTECTION MAIN HYDRANT	⊕
FUEL OIL MAIN	— FOS —
IRRIGATION MAIN PIPING	— IRR-S —
IRRIGATION MAIN SPRINKLERS	△ •
NATURAL GAS MAIN	— GAS —
NATURAL GAS MAIN DEVICE	⊗
SANITARY SEWER MAIN	— SAN —
STEAM PIPE	— S — S —
STORM SEWER MAIN	— 18-STORM —
STORM SEWER MAIN FITTING	▽
STORM SEWER MAIN INLET	⊞
MANHOLE	○
STORM SEWER MAIN ROOF DRAIN	*

## PROPERTY INFORMATION

### PROPERTY ADDRESS:

700 CHESTERFIELD PARKWAY WEST  
CHESTERFIELD, MO 63017  
ST. LOUIS COUNTY LOCATOR # 17S210094

## GENERAL NOTES

1. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS/INSPECTIONS/ETC. IN ORDER TO COMPLETE THIS PROJECT. THE COST ASSOCIATED WITH ALL PERMITS/INSPECTIONS/ETC. SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
2. ALL CONSTRUCTION ACTIVITIES SHALL COMPLY WITH APPLICABLE OSHA REGULATIONS.

## CIVIL DRAWING INDEX

C001	CIVIL GENERAL INFORMATION
C100	OVERALL TREE PRESERVATION PLAN
C101	TREE PRESERVATION PLAN - EAST
C102	TREE PRESERVATION PLAN - WEST

## PROJECT CONTACTS

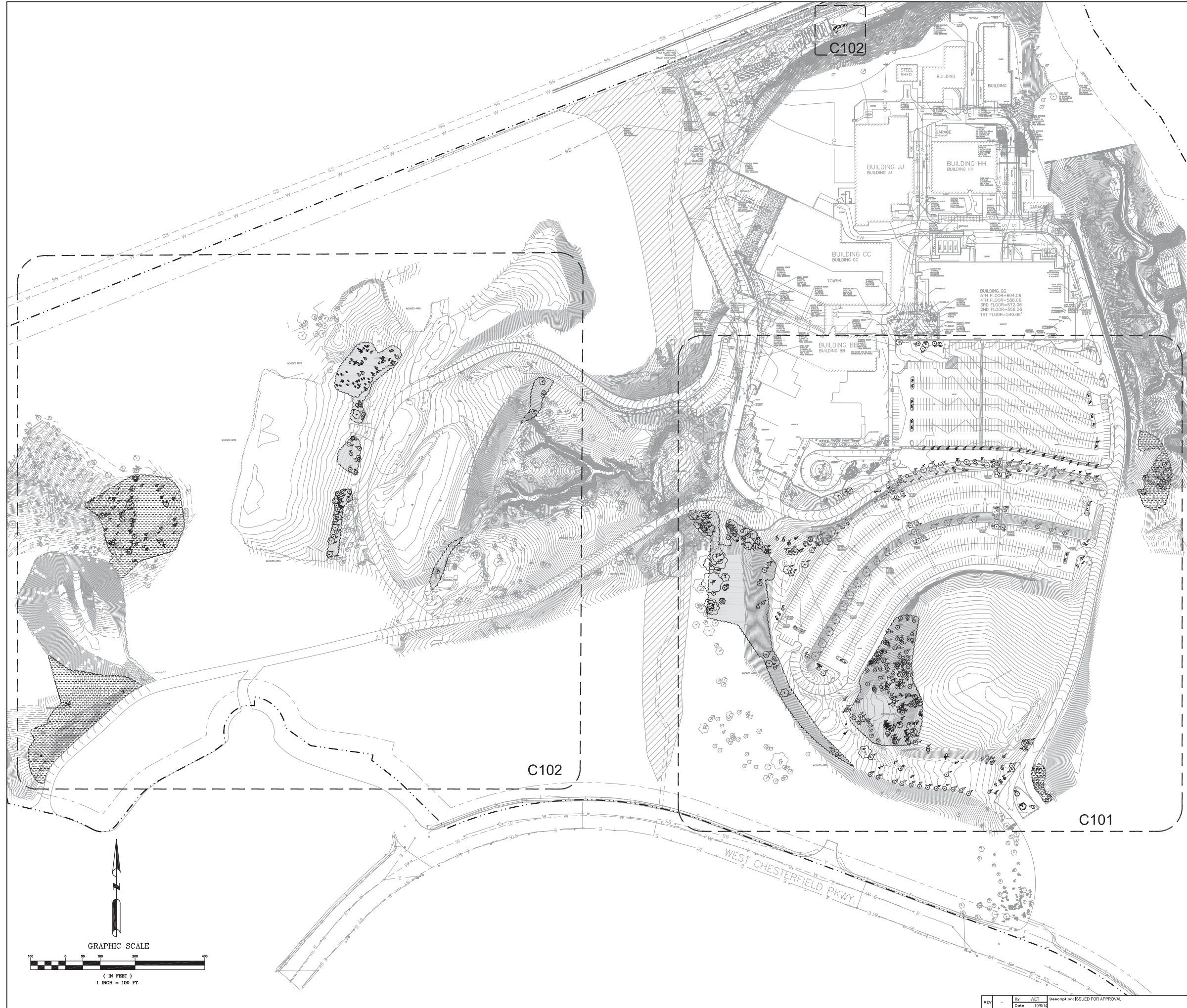
CONTACT TYPE:	COMPANY NAME:	CONTACT PHONE:	STREET ADDRESS:
CITY/ZONING:	CITY OF CHESTERFIELD	(636) 537-4000	690 CHESTERFIELD PARKWAY WEST CHESTERFIELD, MO 63017

## PROJECT LOCATION MAP



## CIVIL GENERAL INFORMATION

Building SITE	Floor S	Wing X
Drawn By: W. THORPE	DATE: 10/7/14	Checked By: M. COVINE
DATE: 10/7/14	DATE: 10/7/14	DATE: 10/7/14
Consultant: CIVIL DESIGN, INC.	PROJECT NO.: R1000	SCALE: NTS
SIZE: ARCH E 1	Drawing Name: ECZ00018-CV-SITE-S-X-CX-GEN-001	REV: -



- DEMOLITION NOTES:**
1. UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THAT THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION PRIOR TO CONSTRUCTION.
  2. THE STREETS AND AREAS SURROUNDING THIS SITE CONTAIN LARGE AMOUNTS OF BOTH PEDESTRIAN AND VEHICLE TRAFFIC. ALL NECESSARY CARE SHALL BE TAKEN BY THE CONTRACTOR TO ENSURE THE SAFETY OF THE GENERAL PUBLIC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING AND MAINTAINING SAFE AND EFFICIENT PROJECT LIMITS. THE CONTRACTOR SHALL FOLLOW ALL FEDERAL, STATE, AND LOCAL GUIDELINES WITH REGARDS TO CONSTRUCTION SAFETY THROUGHOUT THE ENTIRE DURATION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY BREACHES OF SAFETY OR DESTRUCTION OF PROPERTY RELATED TO THE CONSTRUCTION OF THIS PROJECT.
  3. ALL DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF ACCORDING TO ALL FEDERAL, STATE, AND LOCAL REGULATIONS.
  4. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS NOT TO DAMAGE ANY EXISTING SITE FEATURES TO REMAIN. IF ANY DAMAGE OCCURS, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE IMMEDIATELY. THE CONTRACTOR SHALL REPAIR ALL DAMAGED ITEMS TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
  5. FOR ALL TREES WITHIN REMOVAL AREA AND/OR SHOWN TO BE REMOVED, CONTRACTOR SHALL REMOVE TREE DOWN TO 36" ABOVE EXISTING GRADE. STUMP REMOVAL WILL OCCUR BY OTHERS.
  6. CONTRACTOR SHALL TAKE EXTRA PRECAUTION WHEN REMOVING TREES NEAR EXISTING PARKING AREAS. COORDINATE WITH OWNER'S REPRESENTATIVE.

**CANOPY REMOVAL CALCULATIONS:**

TOTAL AREA OF PROPERTY: 200.51 ACRES

ESTIMATE OF EXISTING TOTAL TREE CANOPY ON PROPERTY = 112.91 ACRES

30% MINIMUM REQUIRED CANOPY TO BE PRESERVED\* = 33.26 ACRES

TREE CANOPY REMOVAL:

NON-WOODED CANOPY REMOVAL = 12,545 SF

WOODED CANOPY REMOVAL (C101) = 17,029 SF

WOODED CANOPY REMOVAL (C102) = 98,479 SF

TOTAL CANOPY REMOVAL = 128,053 SF (2.94 ACRES)

TOTAL TREE CANOPY ON PROPERTY UPON PROJECT COMPLETION = 109.97 ACRES

SEE SHEETS C101 & C102 FOR FURTHER INFORMATION

\*BASED ON INITIAL SITE TREE CANOPY AREA

**TREE DATA COLLECTED BY:**

SKIP KINCAID  
SENIOR CONSULTING URBAN FORESTER  
DAVEY RESOURCE GROUP  
ISA BOARD CERTIFIED MASTER ARBORIST (MW-01558M)  
skip.kincaid@davey.com

*Skip Kincaid*

**DEMOLITION LEGEND:**

WOODED CANOPY AREA TO BE REMOVED

WOODED CANOPY AREA PREVIOUSLY APPROVED TO BE REMOVED (NOT INCLUDED IN TREE CANOPY REMOVAL CALCULATIONS)

Stamp

**CDI**  
1552 South 7<sup>th</sup> Street  
St. Louis, MO 63104  
314.863.5570

**CIVIL DESIGN, INC.**  
WBE / DBE  
Missouri State Certificate of Authority #200200804

**STATE OF MISSOURI**  
SUE A. WEST  
LA-3804081819  
LANDSCAPE ARCHITECT  
10-08-2014

**MONSANTO**

1552 South 7<sup>th</sup> Street  
St. Louis, MO 63104  
314.863.5570

Site: CV    Monsanto Project No.: ECZ00018    Sheet Number: C100

**OVERALL TREE PRESERVATION PLAN**

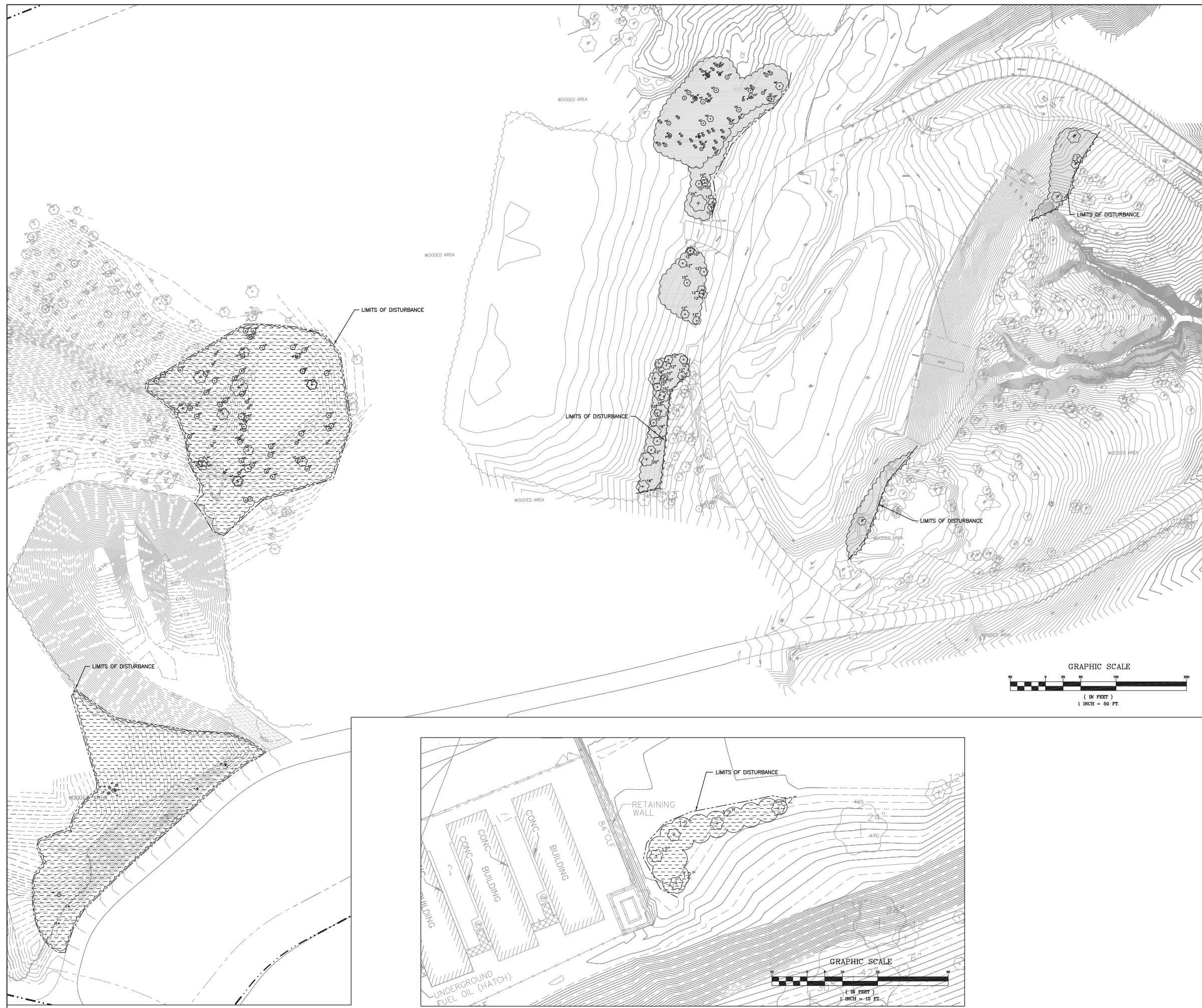
Building SITE	Floor S	Wing X
Drawn By: W. THORPE	DATE: 10/7/14	10/7/14
Checked By: W. THORPE	DATE: 10/7/14	10/7/14
Approved By: W. THORPE	DATE: 10/7/14	10/7/14
Scale: 1" = 100'		

REV	By	Date	Description
1	WET	10/8/14	ISSUED FOR APPROVAL

ARCH: [ ]    ECZ00018-CV-SITE-S-X-CX-PXX-100



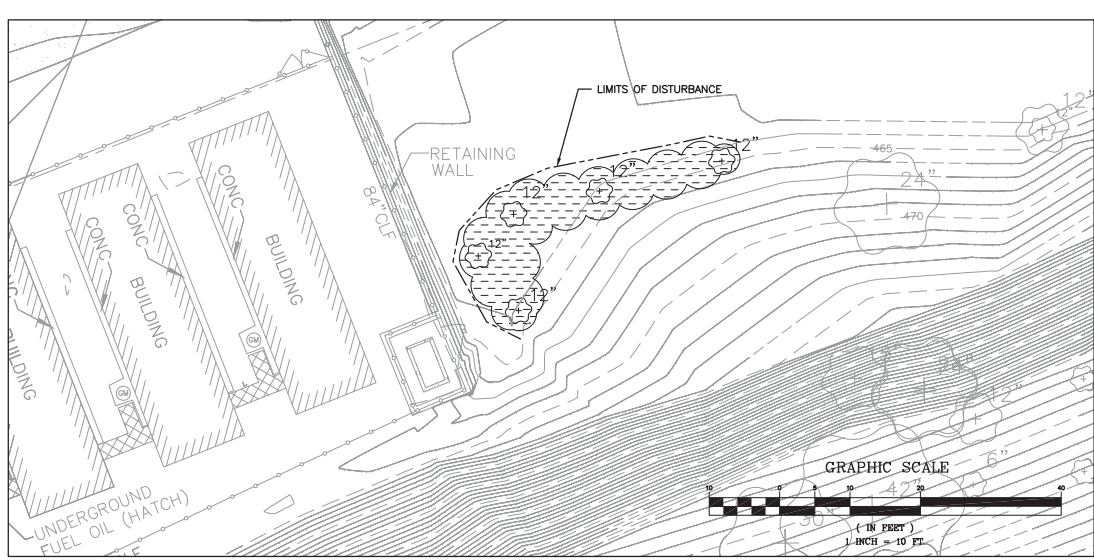




**LEGEND:**

- WOODED CANOPY AREA TO BE REMOVED
- WOODED CANOPY AREA PREVIOUSLY APPROVED TO BE REMOVED (NOT INCLUDED IN TREE CANOPY REMOVAL CALCULATIONS)

**NOTE:**  
EXTENT OF WOODED CANOPY REMOVAL AREA SHALL HAVE SILT FENCING THAT WILL SERVE AS TREE PROTECTION FENCE.



Stamp

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1552 South 7<sup>th</sup> Street  
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314.863.5570

**CIVIL DESIGN, INC.**  
WBE / DBE  
Missouri State Certificate of Authority #2002008804

**STATE OF MISSOURI**  
SUE A. WIEST  
LANDSCAPE ARCHITECT  
LA-380407819  
10-08-2014

**MONSANTO**

MONSANTO COMPANY  
GLOBAL CORPORATE SERVICES DEPARTMENT  
800 NORTH WOODBURN BOULEVARD  
ST. LOUIS, MISSOURI 63167

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Site: CV    Monsanto Project No.: ECZ00018    Sheet Number: C102

**TREE PRESERVATION PLAN - WEST**

Building SITE	Floor S	Wing X
Drawn By: W. THORPE	DATE: 10/7/14	Checked By: M. COVINE
DATE: 10/7/14	DATE: 10/7/14	DATE: 10/7/14
Consultant: CIVIL DESIGN, INC.	SCALE: SEE PLAN SHEET	SCALE: SEE PLAN SHEET
SIZE: ARCH E 1	Drawing Name: ECZ00018-CV-SITE-S-X-CX-PXX-102	REV: -

Woodland	Description	Canopy Area (acres)
1	Small to medium sized trees (10-14 inch diameter) with monarchs (>20 inch diameter along steep drainages. Overstory is primarily white oak, red oak, and white ash.	1.481
2	Medium sized trees (15-18 inch diameter) with monarchs (>20 inch diameter along steep drainages. Overstory is primarily white oak, red oak, and white ash.	0.807
3	Small to medium sized trees (10-14 inch diameter) with monarchs (>20 inch diameter along steep drainages. Overstory is primarily white oak, red oak, and white ash.	3.257
4	Medium sized trees (15-18 inch diameter) with monarchs (>20 inch diameter along steep drainages. Overstory is primarily white oak, red oak, and white ash.	0.784
5	Young woodland with 6-12 inch diameter trees and a few scattered larger trees (12-20 inch diameter of ash and elm. Understory includes paw paw and heavy invasive honeysuckle.	10.834
6	Young woodland with 6-12 inch diameter trees and a few scattered larger trees (12-20 inch diameter of ash and elm. Understory includes paw paw and heavy invasive honeysuckle.	2.920
7	Young woodland with 6-12 inch diameter trees and a few scattered larger trees (12-20 inch diameter of ash and elm. Understory includes paw paw and heavy invasive honeysuckle.	5.353
8	Mature stand of hardwoods with monarchs (>20 inch diameter) on north slope and along drainages. Species include white oak, red oak, basswood.	12.720
9	Mature stand of hardwoods with monarch (>20 inch diameter) species of red oak, sugar maple, basswood and hickory.	6.875
10	Young woodland with 6-10 inch diameter trees and a few scattered larger trees (12-20 inch diameter of ash and elm. Understory includes heavy invasive honeysuckle.	12.688
11	Closely spaced ornamental trees (6-10 inch diameter) providing a buffer along main entry and along Chesterfield Parkway.	2.420
12	A remnant woodland serving as a buffer and erosion control just south of parking lots. Small diameter trees (6-10 inch diameter) of elm and ash.	1.530
13	Mature stand of hardwoods with monarchs (>20 inch diameter) on north slopes and along drainages. Species include white oak, red oak, basswood and hickory.	50.245
<b>TOTAL</b>		<b>111.923</b>



= Approximate study area (200.510 acres)  
T = Mapped tree and tree number  
M = Monarch tree and tree number are trees in woodlands (W1-W13)  
T = Mapped tree with canopy spread for trees in non-woodland areas  
W4 = Woodlands (111.923 acres)  
Bldg = Non-woodlands (88.587 acres)

Woodland Canopy Area	111.92 acres
Non-Woodland Canopy Area	1.18 acres
<b>Total Canopy On-Site</b>	<b>113.10 acres</b>

Prepared by  
  
*A Division of The Davey Tree Expert Company*

Prepared for  
**Civil Design, Inc.**

**Tree Stand Delineation Map**  
 700 Chesterfield Parkway  
 198 Acres, Chesterfield, Missouri  
 Tree Stand Delineation prepared by:  
 Skip Kincaid, ISA Board Certified Master Arborist (MW-0155BM)

Tree data used to produce this map were collected in March and June 2013 and revised April 11, 2014  
 Tree Stand Delineation mapping prepared by: Ken Christensen, ISA Board Certified Arborist (A-0690)

TREE DATA - 700 Chesterfield Parkway, Chesterfield, MO

Data collected March 2013 and June 2013 by Skip Kincaid

Senior Consulting Urban Forester

Davey Resource Group

ISA Board Certified Master Arborist (MW-0155BM)

skip.kincaid@davey.com



Table with 10 columns: Tree Number, Common Name, Diameter at 1.37m, Location Rating, Health, Canopy Spread, Canopy Area, Woodland Type. Contains tree data from 171 to 222.

Table with 10 columns: Tree Number, Common Name, Diameter at 1.37m, Location Rating, Health, Canopy Spread, Canopy Area, Woodland Type. Contains tree data from 223 to 374.

Table with 10 columns: Tree Number, Common Name, Diameter at 1.37m, Location Rating, Health, Canopy Spread, Canopy Area, Woodland Type. Contains tree data from 375 to 526.

Table with 10 columns: Tree Number, Common Name, Diameter at 1.37m, Location Rating, Health, Canopy Spread, Canopy Area, Woodland Type. Contains tree data from 527 to 678.

Table with 10 columns: Tree Number, Common Name, Diameter at 1.37m, Location Rating, Health, Canopy Spread, Canopy Area, Woodland Type. Contains tree data from 679 to 830.