

Memorandum

Planning & Development Services Division



To: Planning and Public Works Committee

From: John Boyer, Senior Planner

Date: October 29, 2014

RE: **Monsanto 5th 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.

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. 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.

The Amended Site Development Concept Plan, Amended Tree Stand Delineation and Amended Tree Preservation Plan for Monsanto 5th ASDCP were reviewed by the Planning Commission at the October 27, 2014 meeting, at which time a motion to approve the project as presented was passed by a vote of 7-0 with one abstention.

Power of Review was called for this project proposal and therefore is being presented to the Planning and Public Works Committee. This project will be forwarded to City Council for final review and approval. Attached to this report please find the Site Development Concept Plan packet as recommended for approval by the Planning Commission.

Respectfully submitted,

John Boyer
Senior Planner

Cc: Aimee Nassif, Planning and Development Services Director

Attachments

1. Planning Commission Packet



VII.A.

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 Concept Plan

Meeting Date: October 27, 2014

From: John Boyer
Senior Planner

Location: 700 Chesterfield Parkway West

Applicant: Civil Design Inc.

Description: **Monsanto 5th 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.

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 |

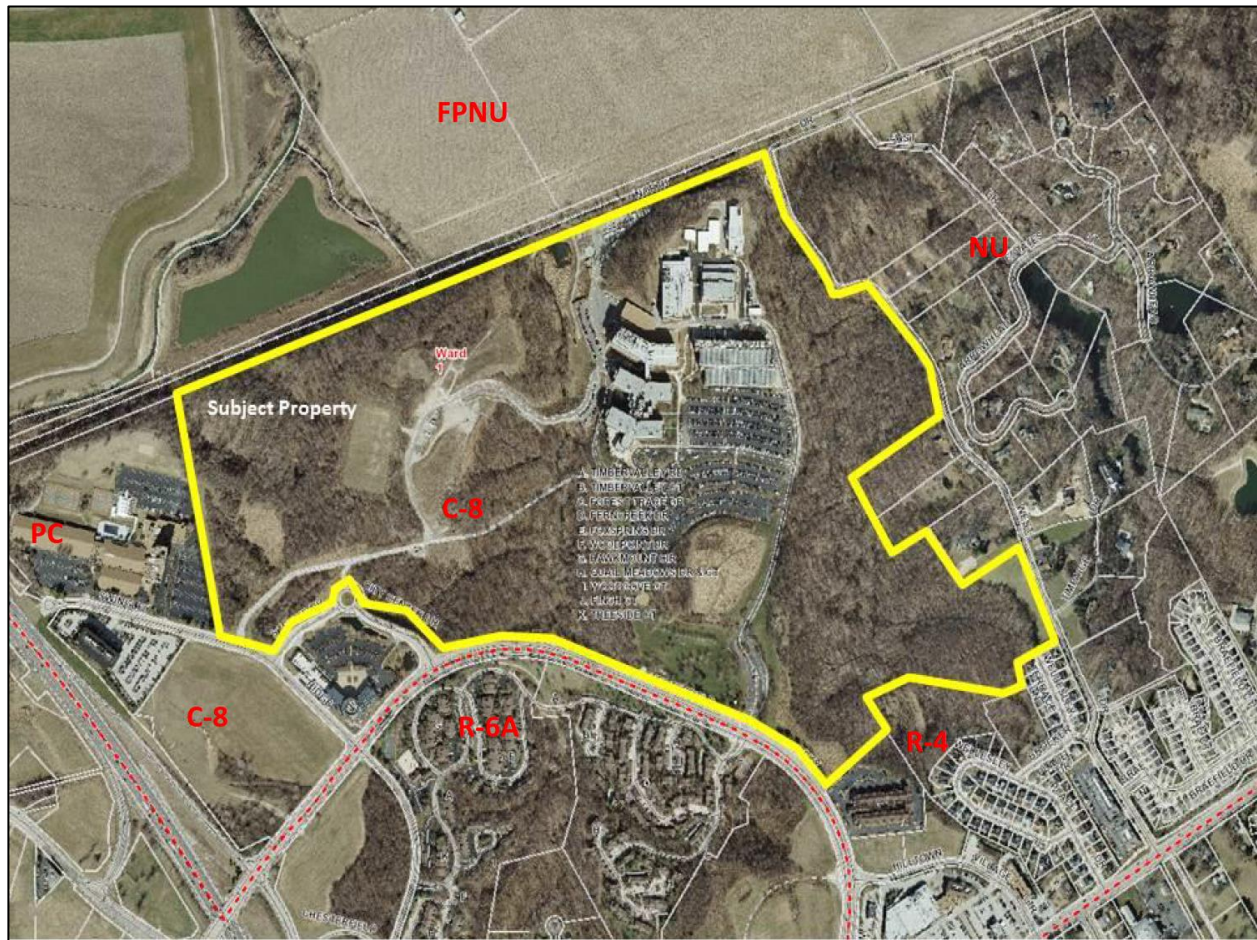


Figure 1: Site Photo with Area Zoning

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 4th 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 9th 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 5th 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 5th 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 5th Amended Site Development Concept Plan, Amended Tree Stand Delineation, and Amended Tree Preservation Plan for Monsanto.”

- 2) “I move to approve the 5th 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: 5th 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-B/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% | 8.1% |
| MAX. IMPERVIOUS COVERAGE | 40% | 18.6% |
| % OPENSPACE | | 72.3% |
| MAX. BUILDING HEIGHT | 650' MSL | 822'-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: | LAGLEDE GAS COMPANY | (314) 621-6660 | 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: 595.61' - SQUARE ON THE CENTER OF NOSE ISLAND; 30' NORTH OF THE CENTERLINE OF SWINGLEY RIDGE DRIVE AND 8' 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. 2919900145 H, 145 OF 420 AND COMMUNITY PANEL NO. 2919900140 H, 140 OF 420, EFFECTIVE DATE AUGUST 2, 1995 (LOW-R 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.

PROJECT LOCATION MAP

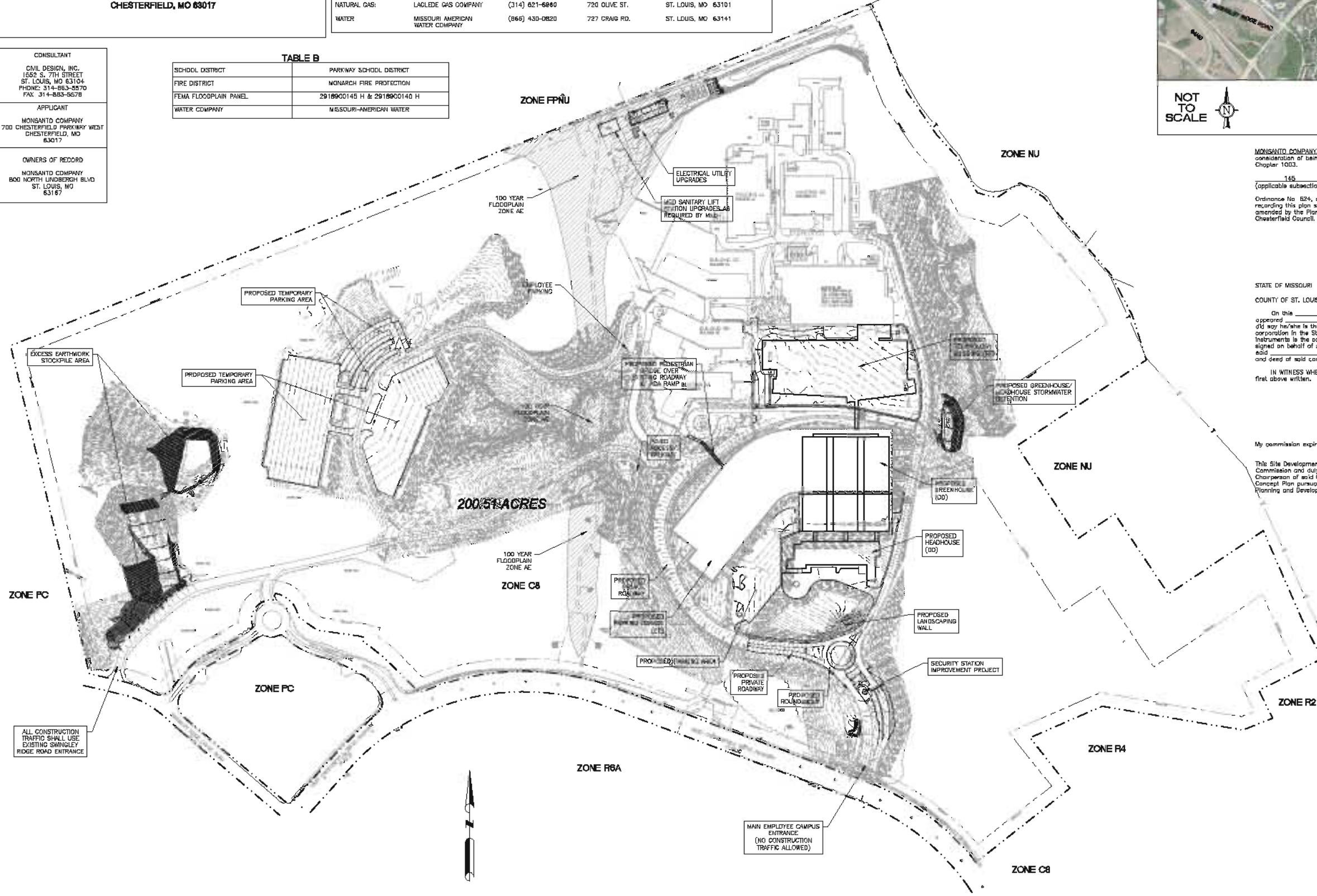


CONSULTANT
CIVIL DESIGN, INC.
1652 S. 7TH STREET
ST. LOUIS, MO 63104
PHONE: 314-863-5570
FAX: 314-863-5678

APPLICANT
MONSANTO COMPANY
700 CHESTERFIELD PARKWAY WEST
CHESTERFIELD, MO 63017

OWNERS OF RECORD
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 | 2919900145 H & 2919900140 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 100.3.

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 instrument 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 Chairman of said Commission, authorizing the recording of this Site Development Concept Plan pursuant to Chesterfield Ordinance Number 200, as amended to by the Planning and Development Services Director and the City Clerk.

Aimee Nasiff,
Planning and Development Services Director

Yolbie Hoss
City Clerk

Stamp area containing the logo for **CIVIL DESIGN, INC.** and a circular notary seal for Aimee Nasiff, Notary Public, State of Missouri, Commission Expires 10-08-2014.

MONSANTO logo and project information: **Site CV**, **Project No. ECZ00018**, **Sheet Number 1 OF 2**

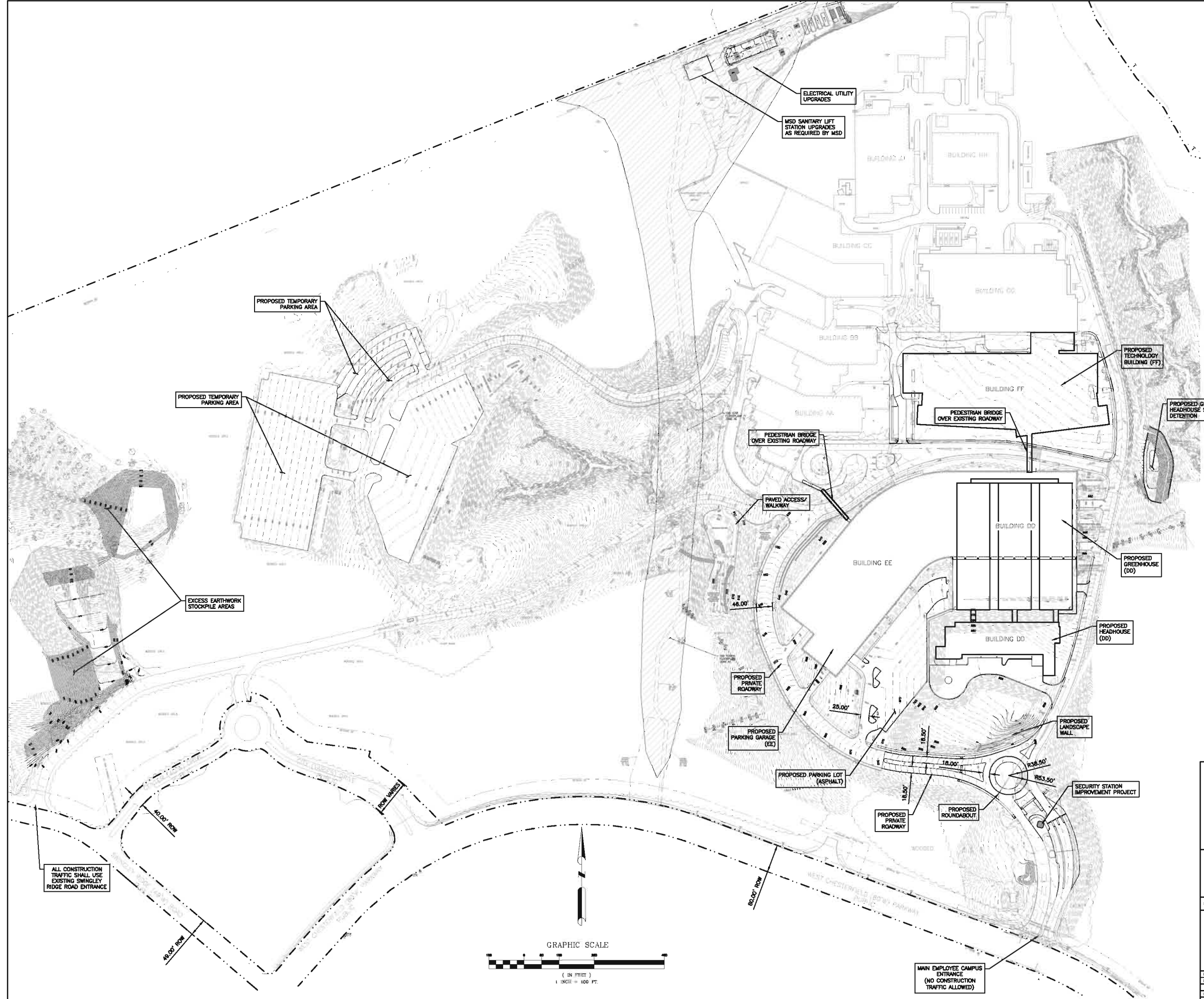
**5th AMENDED SITE DEVELOPMENT CONCEPT PLAN
OVERALL SITE PLAN**

| Building SITE | Floor # | Wing # |
|------------------|------------------|-------------------|
| Drawn By: DATE | Checked By: DATE | Approved By: DATE |
| Checked By: DATE | Checked By: DATE | Checked By: DATE |
| Checked By: DATE | Checked By: DATE | Checked By: DATE |

Sheet Title: **ECZ00018-CV-SITE-S-X-CX-PXX-1**

Adjusted Third One of Boundary Adjustment Tract of land in U.S. Survey
 122 and 124 and part of Lots 5, 6, 7, and 8 of the subdivision of Hugo Cassin
 Farm, Township 33 North, Range 3 East, 9E, St. Louis County, Missouri, according to
 the plat thereof recorded in Plat Book 577, Page 14 of the St. Louis County
 Missouri Records excepting therefrom the part subdivided and now known as
 "Chatterfield Government Center" according to the plat thereof in Plat Book 348,
 Page 135 of the St. Louis County, Missouri Records and being more particularly
 described as follows:

BEGINNING at the intersection of the western line of West Drive (32' wide) and the
 eastern line of the Chicago Rock Island and Pacific Railroad; thence along the
 western line of said West Drive the following courses and distances: South 77°18'48"
 East a distance of 383.24 feet to a point; thence South 34°51'10" East a distance
 of 303.25 feet to a point; thence South 47°02'27" East a distance of 116.00 feet
 to a point; thence South 52°27'30" East a distance of 102.12 feet to a point;
 thence South 70°24'41" East a distance of 76.76 feet to a point; thence North
 07°12'11" East a distance of 105.12 feet to a point; thence South 52°27'30" East a
 distance of 108.34 feet to a point; thence South 52°27'30" East a distance of
 303.25 feet to a point; thence South 27°58'58" East a distance of 176.12 feet to
 a point; thence South 17°19'51" East a distance of 175.17 feet to a point; thence
 South 30°20'50" East a distance of 72.80 feet to a point; thence along the
 aforementioned Lot of Hugo Cassin Farm, west side of being along the
 northwestern line of a tract now or formerly of Rome to begin as recorded in Deed
 Book 414, Page 175 of the St. Louis County, Missouri Records; thence along the
 northwestern line of said West Drive along the northwestern line of said
 West Drive South 23°22'27" East a distance of 303.25 feet to a point; the
 southwestern line of said Lot 5, said point also being the southwestern line of said
 West Drive; thence along the northwestern line of said Lot 6 along the
 southwestern line of said Lot 6 South 33°14'22" East a distance of 423.25 feet to
 a point in the southwestern line of a tract now or formerly of Christine
 Perreault as recorded in Deed Book 414, Page 1002 of the St. Louis County,
 Missouri Records; thence along the southwestern line of said Lot 6 along the
 southwestern line of said Perreault Government Center 89°18'38" East a distance of 303.25
 feet to a point being the northwest corner of Adjusted Tract Two as recorded in
 Plat Book 217, Page 45 of the St. Louis County Missouri Records; thence along the
 southwestern line of said Perreault Government Center along the southwestern line of
 Adjusted Tract Two South 33°14'22" East a distance of 303.24 feet to a point;
 thence North 07°12'11" East a distance of 405.30 feet to a point; thence along the
 line of the aforementioned West Drive (32' wide) south along the western line of
 said West Drive South 52°27'30" East a distance of 285.24 feet to a point; thence
 South 28°16'15" East a distance of 170.31 feet to a point on the northern line of
 Westley Place Addition Amended as recorded in Plat Book 316, Page 6 of the St.
 Louis County, Missouri Records; thence along the northern line of said
 Westley Place South 52°12'30" West a distance of 288.24 feet to a point; thence
 South 29°12'30" East a distance of 117.29 feet to a point on the northern line of
 Westley Place as recorded in Plat Book 316, Page 6 of the
 St. Louis County, Missouri Records; thence along the northern line of said
 Westley Place South 52°12'30" West a distance of 125.12 feet to a point; thence
 North 07°12'11" East a distance of 643.80 feet to a point; thence North 08°24'30"
 West a distance of 300.00 feet to a point on the southwestern line of said
 Westley Place; thence along the southwestern line of said Westley Place South
 30°27'30" East a distance of 343.27 feet to a point on the northern line of a tract
 now or formerly of Apple Bessie as recorded in Deed Book 13114, Page
 1172 of the St. Louis County, Missouri Records; thence along the northern
 line of said Apple Bessie East 81°20'20" West a distance of 600.00 feet to a
 point in the northern line of Chatterfield Village Parkway (32' wide); thence
 along the northern line of Apple Bessie East along the northern line of said
 Chatterfield Village Parkway the following courses and distances: along a curve to
 the left having a radius of 194.00 feet, an arc length of 170.00 feet, a chord
 of which bears North 57°38'35" West a chord distance of 235.12 feet to a point;
 thence North 08°24'30" West a distance of 107.76 feet to a point; thence along a
 curve to the right having a radius of 194.00 feet, an arc length of 170.00 feet, a chord
 of which bears South 08°24'30" West a chord distance of 244.40 feet to a point; and point
 being the intersection of the northern line of said Chatterfield
 Village Parkway and the northern line of City Center Drive (width as
 shown on Lot 1 of the Chatterfield Government Center as recorded in Plat Book
 348, Page 135 of the St. Louis County, Missouri Records; thence along the
 northern line of Chatterfield Village Parkway along the northern line of said City
 Center Drive North 47°21'51" West a distance of 134.00 feet to a point; thence
 North 52°12'30" West a distance of 88.32 feet to a point; thence North 14°28'18"
 East a distance of 14.00 feet to a point; thence North 79°24'30" West a distance
 of 25.00 feet to a point; thence North 81°12'30" West a distance of 181.24 feet to a
 point; thence North 54°22'30" West a distance of 88.34 feet to a point; thence
 along a curve to the left having a radius of 151.80 feet, an arc length of 134.40
 feet, a chord of which bears South 44°27'30" West a chord distance of 124.80 feet
 to a point; thence South 04°12'30" West a distance of 88.34 feet to a point;
 thence along a curve to the left having a radius of 74.80 feet, an arc length of
 105.80 feet, a chord of which bears South 30°12'30" West a chord distance of
 132.34 feet to a point; thence along a curve to the right having a radius of
 74.80 feet, an arc length of 105.80 feet, a chord of which bears North 02°12'30"
 East a chord distance of 88.34 feet to a point; thence South 02°12'30" West a
 distance of 152.80 feet to a point; thence along a curve to the left having a
 radius of 243.00 feet, an arc length of 170.00 feet, a chord of which bears South
 02°07'30" West a chord distance of 101.10 feet to a point; thence South 38°12'30"
 West a distance of 84.40 feet to a point; thence along a curve to the right having
 a radius of 84.40 feet, an arc length of 78.40 feet, a chord of which bears South
 78°48'30" West a chord distance of 72.28 feet to a point in the northern line of
 Chatterfield Ridge Road (32' wide) along the northern line of said Chatterfield
 Ridge Road along a curve to the left having a radius of 428.00 feet, an arc length
 of 118.80 feet, a chord of which bears North 08°48'30" West a chord distance of
 118.31 feet to a point; thence North 78°24'48" West a distance of 134.24 feet to a
 point on the western line of a tract now or formerly of Michael Hahn, L.P., as
 recorded in Deed Book 15818, Page 1282 of the St. Louis County, Missouri
 Records; thence along the northern line of Chatterfield Ridge Road along the
 western line of said Michael Hahn, L.P. West North 17°24'30" West a distance of
 1227.28 feet to a point in the southern line of the aforementioned Chicago Rock
 Island and Pacific Railroad; thence along the western line of said Chicago Rock
 Island and Pacific Railroad North 08°24'30" East a distance of 3550.48 feet to the
 POINT OF BEGINNING and containing 8,726,374 square feet or 200.87 acres more or
 less.



Stamp
 1532 South 7th Street
 St. Louis, MO 63104
 314.863.3370
CDI
CIVIL DESIGN, INC.
 WBE / DBE
 Missouri State Certificate
 of Authority #2002050904
 MISSOURI PROFESSIONAL ENGINEER
 STATE OF MISSOURI
 CIVIL ENGINEER
 LICENSE NUMBER
 PE-280690
 EXPIRES
 10-08-2014

MONSANTO
 Site CV
 Missouri Request No. ECZ00018
 Sheet 2 OF 2

5th AMENDED SITE DEVELOPMENT CONCEPT PLAN SITE PLAN

| Building SITE | DATE | Drawn By | DATE | Checked By | DATE | Approved By | DATE |
|---------------|---------|----------|---------|------------|---------|-------------|------|
| W. THORPE | 10/7/14 | N. COWAN | 10/7/14 | J. FALK | 10/8/14 | | |

CONTRACTOR: CIVIL DESIGN, INC. PROJECT NO.: R1000 SCALE: 1" = 100'

| REV | DATE | BY | DESCRIPTION |
|-----|---------|-----|---------------------|
| 1 | 10/8/14 | WET | ISSUED FOR APPROVAL |

PROJECT: ECZ00018-CV-SITE-S-X-CX-PXX-2

5TH ASDCP: TREE PRESERVATION PLAN

CIVIL ABBREVIATIONS

| | | | |
|-----------|-----------------------|--------|--------------------------------|
| ASPH | ASPHALT | DHE | OVERHEAD ELECTRIC |
| BC | BACK OF CURB | ORD | ORDINANCE |
| BIT | BITUMINOUS | PB | PLAT BOOK |
| BK | BOOK | PC | POINT OF CURVATURE |
| BM | BENCHMARK | PCA | PORTLAND CONCRETE ASSOCIATION |
| 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 | PV | 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 | PVC | POLYVINYL CHLORIDE PIPE |
| DI | DUCTILE IRON PIPE | PVI | POINT OF VERTICAL INTERSECTION |
| DIA | DIAMETER | PVMT | PAVEMENT |
| DIM | DIMENSION | PVT | POINT OF VERTICAL TANGENT |
| DND | DO NOT DISTURB | R, RAD | RADIUS |
| DS | DOWNSPOUT | ROP | REINFORCED CONCRETE PIPE |
| DW | DOMESTIC WATER | RD | ROADWAY |
| ELEC | ELECTRIC | ROW | RIGHT OF WAY |
| ELEV | ELEVATION | RTE | ROUTE |
| EOP | EDGE OF PAVEMENT | SP | SPACES |
| EX, EXIST | EXISTING | SPEC | SPECIFICATION |
| EJ | EXPANSION JOINT | SS, SA | SANITARY SEWER |
| ET | ELECTRIC TRANSFORMER | ST | STORM SEWER |
| FF | FINISH FLOOR | STA | STATION |
| FL | FIRE HYDRANT | STL | STEEL PIPE |
| FL | FLOW LINE | TBA | TO BE ABANDONED |
| FO | FIBER OPTIC | TBA&F | TO BE ABANDONED AND FILLED |
| FP | FIRE PROTECTION | TBR | TO BE REMOVED |
| FW | FIRE WATER | TBR&R | TO BE REMOVED AND REPLACED |
| G | NATURAL GAS | TBR&S | TO BE REMOVED AND SALVAGED |
| GM | GAS METER | TC | TOP OF CURB |
| GV | GAS VALVE | TELE | TELEPHONE |
| HORIZ | HORIZONTAL | TI | TOP OF INLET |
| ID | INSIDE DIAMETER | TW | TOP OF WALL |
| INV | INVERT | TYP | TYPICAL |
| L | LENGTH OF CURVE | UG | UNDERGROUND |
| MAX | MAXIMUM | UGE | UNDERGROUND ELECTRIC |
| MH | MANHOLE | UGT | UNDERGROUND TELEPHONE |
| MIN | MINIMUM | UIP | USE IN PLACE |
| MISC | MISCELLANEOUS | VAC | VACATED |
| MON | MONUMENT | VCP | VITRIFIED CLAY PIPE |
| N | NORTH | VERT | VERTICAL |
| NIC | NOT IN CONTRACT | W | WATER |
| NO | NUMBER | W/ | WITH |
| NTS | NOT TO SCALE | WM | WATER METER |
| OC | ON CENTER | WV | WATER VALVE |
| OD | OUTSIDE DIAMETER | WWF | WELDED WIRE FABRIC |
| OH | OVERHEAD | UNO | UNLESS NOTED OTHERWISE |

CIVIL LEGEND

| | EXISTING | PROPOSED |
|--|----------|----------|
| CIVIL GENERAL INFO | | |
| ATTACHED MAN | | |
| CITY ZONING MAN | | |
| COMMUNICATIONS/UTILITY | | |
| COMMUNICATIONS JUNCTION BOX | | |
| COMMUNICATIONS (UNDERGROUND) | | |
| ELECTRICAL ADDRESS | | |
| ELECTRICAL POLE | | |
| ELECTRICAL POWER CABLE TYPING | | |
| ELECTRICAL UNDERGROUND | | |
| FIRE PROTECTION MAN | | |
| FIRE PROTECTION MAN (PROPOSED) | | |
| FUEL OIL MAN | | |
| INDUSTRIAL MAN (PROPOSED) | | |
| INDUSTRIAL MAN (UNDERGROUND) | | |
| NATURAL GAS MAN | | |
| NATURAL GAS MAN (UNDERGROUND) | | |
| SEWER MAN | | |
| SEWER PIPE | | |
| STORM SEWER MAN | | |
| STORM SEWER MAN (PROPOSED) | | |
| STORM SEWER MAN (UNDERGROUND) | | |
| STORM SEWER MAN (UNDERGROUND) (PROPOSED) | | |
| MANHOLE | | |
| STORM SEWER MAN (UNDERGROUND) (PROPOSED) | | |

PROPERTY INFORMATION

PROPERTY ADDRESS:

700 CHESTERFIELD PARKWAY WEST
CHESTERFIELD, MO 63017
ST. LOUIS COUNTY LOCATOR # 175210094

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

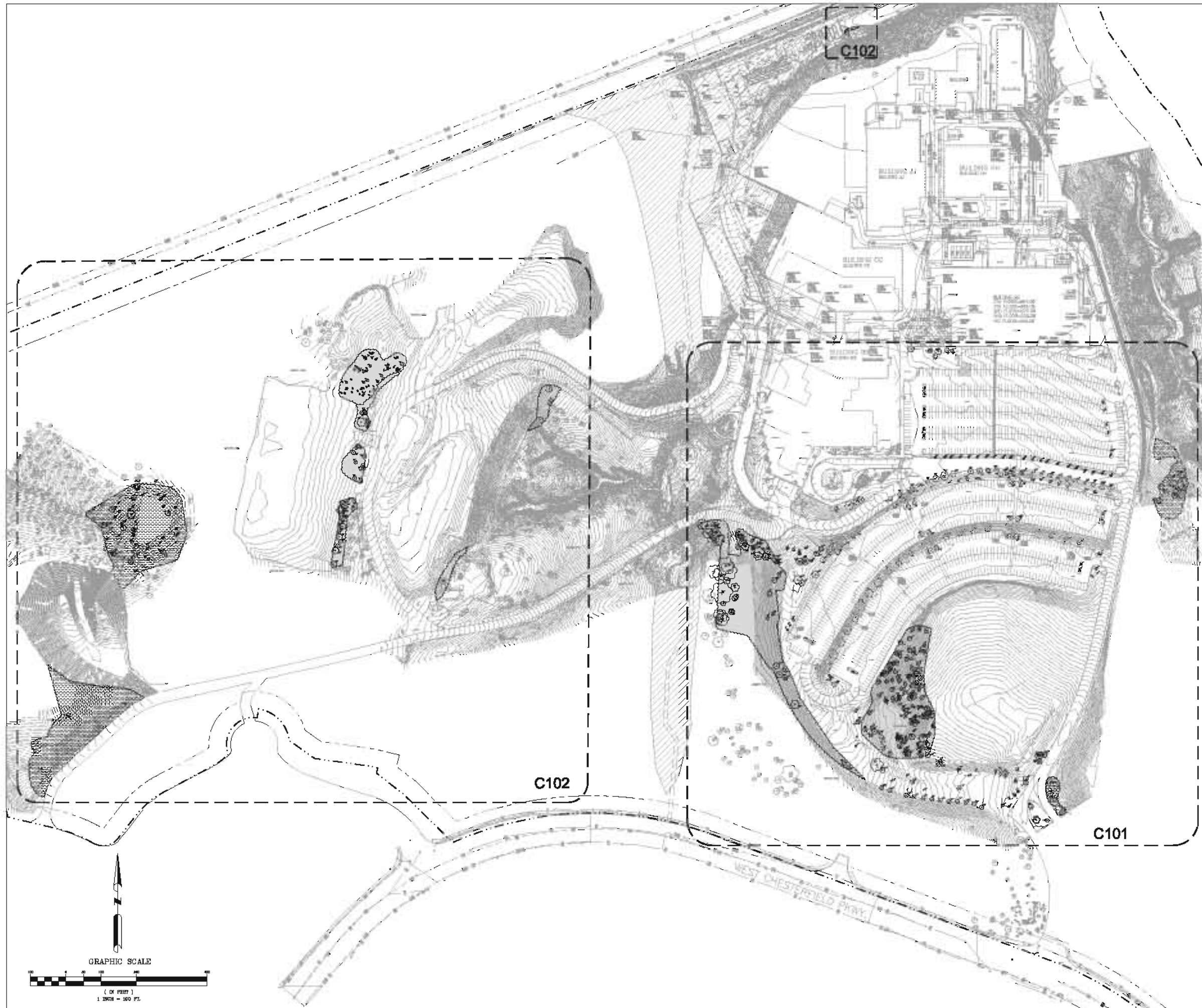
| | |
|------|--------------------------------|
| C001 | CIVIL GENERAL INFORMATION |
| C100 | OVERALL TREE PRESERVATION PLAN |
| C101 | TREE PRESERVATION PLAN - EAST |
| C102 | TREE PRESERVATION PLAN - WEST |

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





- 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 = 12,546 SF

WOODED CANOPY REMOVAL (C101) = 17,028 SF

WOODED CANOPY REMOVAL (C102) = 88,478 SF

TOTAL CANOPY REMOVAL = 128,052 SF (2.94 ACRES)

TOTAL TREE CANOPY ON PROPERTY UPON PROJECT COMPLETION = 108.67 ACRES

SEE SHEETS C101 & C102 FOR FURTHER INFORMATION

*BASED ON INITIAL SITE TREE CANOPY AREA

TREE DATA COLLECTED BY:

SKIP KINARD
 SENIOR CONSULTING URBAN FORESTER
 DAVEY RESOURCE GROUP
 ISA BOARD CERTIFIED MASTER ARBORIST (MA-01558M)
 skip.kinard@davey.com

Skip Kinard

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
 1528 South 7th Street
 Metairie, LA 70001
 504.885.2272

CIVIL DESIGN, INC.
 WBE | DBE
 Minority Owned Business
 Civil Authority #2002022884

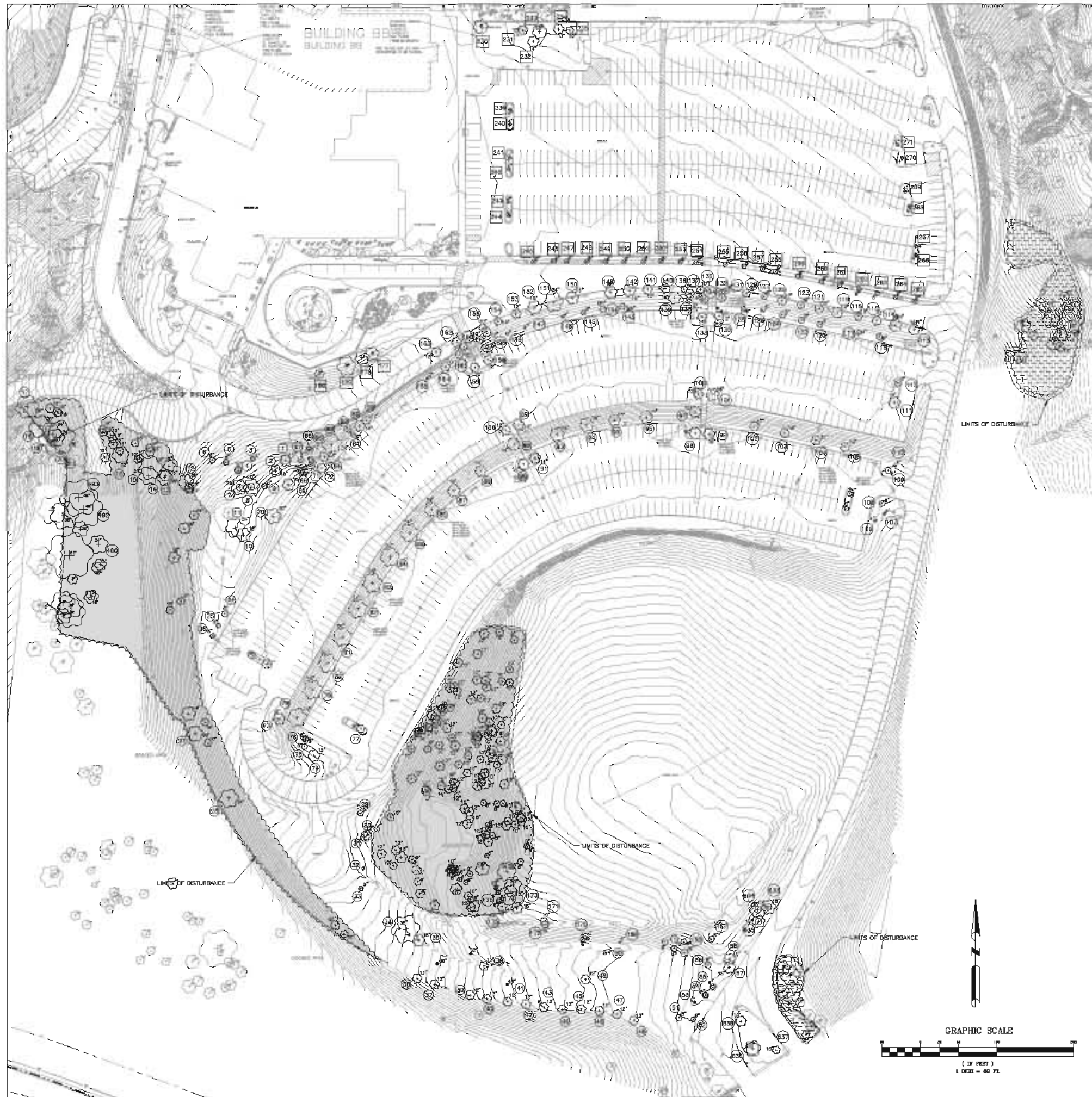
STATE OF MISSOURI
 SUB A
 WEST
 LA-200407119
 LANDSCAPE ARCHITECT
 10-06-2014

MONSANTO

Project No. **ECZ00018** Sheet Number **C100**

OVERALL TREE PRESERVATION PLAN

| Working DATE | Drawn By | DATE | Checked By | DATE | Approved By | DATE |
|--|-------------|---------|------------|---------|---------------|------|
| 10/7/2014 | W. THOMPSON | 10/7/14 | M. DOWNER | 10/7/14 | SCOTT P. WOOD | |
| Drawing Name: ECZ00018-CV-SITE-S-X-CX-PXX-100 | | | | | | |



TREES PREVIOUSLY APPROVED FOR REMOVAL (NOT INCLUDED IN TREE CANOPY REMOVAL CALCULATIONS):

| ID | Species | DBH | Height | Health | Notes |
|-----|---------|-----|--------|--------|-------|
| 1 | ... | ... | ... | ... | ... |
| 2 | ... | ... | ... | ... | ... |
| 3 | ... | ... | ... | ... | ... |
| 4 | ... | ... | ... | ... | ... |
| 5 | ... | ... | ... | ... | ... |
| 6 | ... | ... | ... | ... | ... |
| 7 | ... | ... | ... | ... | ... |
| 8 | ... | ... | ... | ... | ... |
| 9 | ... | ... | ... | ... | ... |
| 10 | ... | ... | ... | ... | ... |
| 11 | ... | ... | ... | ... | ... |
| 12 | ... | ... | ... | ... | ... |
| 13 | ... | ... | ... | ... | ... |
| 14 | ... | ... | ... | ... | ... |
| 15 | ... | ... | ... | ... | ... |
| 16 | ... | ... | ... | ... | ... |
| 17 | ... | ... | ... | ... | ... |
| 18 | ... | ... | ... | ... | ... |
| 19 | ... | ... | ... | ... | ... |
| 20 | ... | ... | ... | ... | ... |
| 21 | ... | ... | ... | ... | ... |
| 22 | ... | ... | ... | ... | ... |
| 23 | ... | ... | ... | ... | ... |
| 24 | ... | ... | ... | ... | ... |
| 25 | ... | ... | ... | ... | ... |
| 26 | ... | ... | ... | ... | ... |
| 27 | ... | ... | ... | ... | ... |
| 28 | ... | ... | ... | ... | ... |
| 29 | ... | ... | ... | ... | ... |
| 30 | ... | ... | ... | ... | ... |
| 31 | ... | ... | ... | ... | ... |
| 32 | ... | ... | ... | ... | ... |
| 33 | ... | ... | ... | ... | ... |
| 34 | ... | ... | ... | ... | ... |
| 35 | ... | ... | ... | ... | ... |
| 36 | ... | ... | ... | ... | ... |
| 37 | ... | ... | ... | ... | ... |
| 38 | ... | ... | ... | ... | ... |
| 39 | ... | ... | ... | ... | ... |
| 40 | ... | ... | ... | ... | ... |
| 41 | ... | ... | ... | ... | ... |
| 42 | ... | ... | ... | ... | ... |
| 43 | ... | ... | ... | ... | ... |
| 44 | ... | ... | ... | ... | ... |
| 45 | ... | ... | ... | ... | ... |
| 46 | ... | ... | ... | ... | ... |
| 47 | ... | ... | ... | ... | ... |
| 48 | ... | ... | ... | ... | ... |
| 49 | ... | ... | ... | ... | ... |
| 50 | ... | ... | ... | ... | ... |
| 51 | ... | ... | ... | ... | ... |
| 52 | ... | ... | ... | ... | ... |
| 53 | ... | ... | ... | ... | ... |
| 54 | ... | ... | ... | ... | ... |
| 55 | ... | ... | ... | ... | ... |
| 56 | ... | ... | ... | ... | ... |
| 57 | ... | ... | ... | ... | ... |
| 58 | ... | ... | ... | ... | ... |
| 59 | ... | ... | ... | ... | ... |
| 60 | ... | ... | ... | ... | ... |
| 61 | ... | ... | ... | ... | ... |
| 62 | ... | ... | ... | ... | ... |
| 63 | ... | ... | ... | ... | ... |
| 64 | ... | ... | ... | ... | ... |
| 65 | ... | ... | ... | ... | ... |
| 66 | ... | ... | ... | ... | ... |
| 67 | ... | ... | ... | ... | ... |
| 68 | ... | ... | ... | ... | ... |
| 69 | ... | ... | ... | ... | ... |
| 70 | ... | ... | ... | ... | ... |
| 71 | ... | ... | ... | ... | ... |
| 72 | ... | ... | ... | ... | ... |
| 73 | ... | ... | ... | ... | ... |
| 74 | ... | ... | ... | ... | ... |
| 75 | ... | ... | ... | ... | ... |
| 76 | ... | ... | ... | ... | ... |
| 77 | ... | ... | ... | ... | ... |
| 78 | ... | ... | ... | ... | ... |
| 79 | ... | ... | ... | ... | ... |
| 80 | ... | ... | ... | ... | ... |
| 81 | ... | ... | ... | ... | ... |
| 82 | ... | ... | ... | ... | ... |
| 83 | ... | ... | ... | ... | ... |
| 84 | ... | ... | ... | ... | ... |
| 85 | ... | ... | ... | ... | ... |
| 86 | ... | ... | ... | ... | ... |
| 87 | ... | ... | ... | ... | ... |
| 88 | ... | ... | ... | ... | ... |
| 89 | ... | ... | ... | ... | ... |
| 90 | ... | ... | ... | ... | ... |
| 91 | ... | ... | ... | ... | ... |
| 92 | ... | ... | ... | ... | ... |
| 93 | ... | ... | ... | ... | ... |
| 94 | ... | ... | ... | ... | ... |
| 95 | ... | ... | ... | ... | ... |
| 96 | ... | ... | ... | ... | ... |
| 97 | ... | ... | ... | ... | ... |
| 98 | ... | ... | ... | ... | ... |
| 99 | ... | ... | ... | ... | ... |
| 100 | ... | ... | ... | ... | ... |

TREES AWAITING APPROVAL TO BE REMOVED:

| ID | Species | DBH | Height | Health | Notes |
|-----|---------|-----|--------|--------|-------|
| 101 | ... | ... | ... | ... | ... |
| 102 | ... | ... | ... | ... | ... |
| 103 | ... | ... | ... | ... | ... |
| 104 | ... | ... | ... | ... | ... |
| 105 | ... | ... | ... | ... | ... |
| 106 | ... | ... | ... | ... | ... |
| 107 | ... | ... | ... | ... | ... |
| 108 | ... | ... | ... | ... | ... |
| 109 | ... | ... | ... | ... | ... |
| 110 | ... | ... | ... | ... | ... |
| 111 | ... | ... | ... | ... | ... |
| 112 | ... | ... | ... | ... | ... |
| 113 | ... | ... | ... | ... | ... |
| 114 | ... | ... | ... | ... | ... |
| 115 | ... | ... | ... | ... | ... |
| 116 | ... | ... | ... | ... | ... |
| 117 | ... | ... | ... | ... | ... |
| 118 | ... | ... | ... | ... | ... |
| 119 | ... | ... | ... | ... | ... |
| 120 | ... | ... | ... | ... | ... |
| 121 | ... | ... | ... | ... | ... |
| 122 | ... | ... | ... | ... | ... |
| 123 | ... | ... | ... | ... | ... |
| 124 | ... | ... | ... | ... | ... |
| 125 | ... | ... | ... | ... | ... |
| 126 | ... | ... | ... | ... | ... |
| 127 | ... | ... | ... | ... | ... |
| 128 | ... | ... | ... | ... | ... |
| 129 | ... | ... | ... | ... | ... |
| 130 | ... | ... | ... | ... | ... |
| 131 | ... | ... | ... | ... | ... |
| 132 | ... | ... | ... | ... | ... |
| 133 | ... | ... | ... | ... | ... |
| 134 | ... | ... | ... | ... | ... |
| 135 | ... | ... | ... | ... | ... |
| 136 | ... | ... | ... | ... | ... |
| 137 | ... | ... | ... | ... | ... |
| 138 | ... | ... | ... | ... | ... |
| 139 | ... | ... | ... | ... | ... |
| 140 | ... | ... | ... | ... | ... |
| 141 | ... | ... | ... | ... | ... |
| 142 | ... | ... | ... | ... | ... |
| 143 | ... | ... | ... | ... | ... |
| 144 | ... | ... | ... | ... | ... |
| 145 | ... | ... | ... | ... | ... |
| 146 | ... | ... | ... | ... | ... |
| 147 | ... | ... | ... | ... | ... |
| 148 | ... | ... | ... | ... | ... |
| 149 | ... | ... | ... | ... | ... |
| 150 | ... | ... | ... | ... | ... |

LEGEND:

- WOODED CANOPY AREA TO BE REMOVED
- WOODED CANOPY AREA PREVIOUSLY APPROVED TO BE REMOVED (NOT INCLUDED IN TREE CANOPY REMOVAL CALCULATIONS)
- TREES PREVIOUSLY APPROVED TO BE REMOVED (SEE TABLE)
- TREES AWAITING APPROVAL TO BE REMOVED (SEE TABLE)

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

Stamp:

 10-06-2014

MONSANTO

Project No. **ECZ00018** Sheet Number **C101**

TREE PRESERVATION PLAN - EAST

| Drawn By | DATE | Checked By | DATE | Approved By | DATE |
|-------------|----------|------------|----------|-------------|------|
| W. THOMPSON | 10/17/14 | M. DOWNS | 10/17/14 | | |

Scale: 1" = 60'

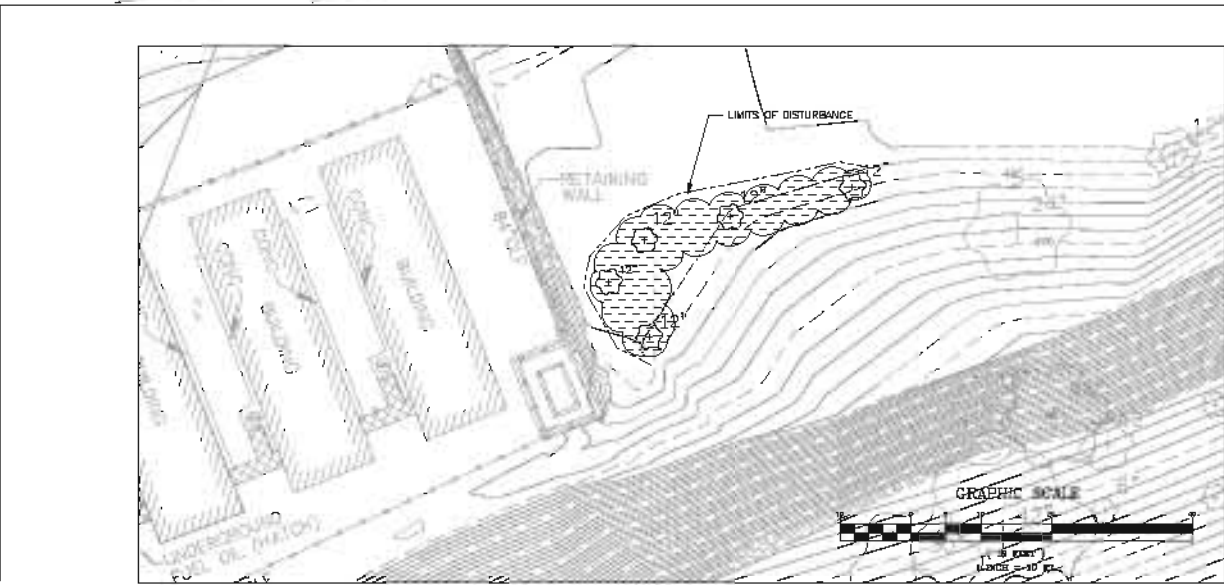
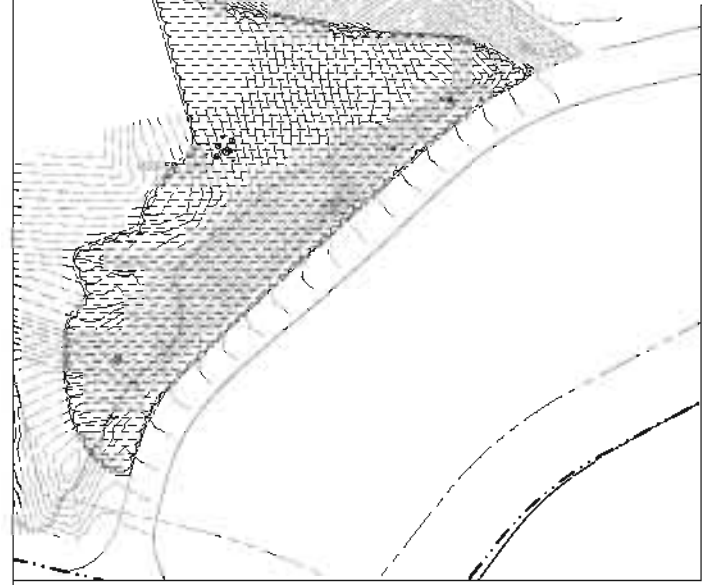
By: WET Date: 10/17/14 Description: ISSUED FOR APPROVAL

Project: ECZ00018-CV-SITE-S-X-CX-PXX-101



- 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

1528 South 7th Street
 St. Louis, MO 63104
 314.863.2270
 MISSOURI STATE BOARD OF ARCHITECTURE
 LICENSE NO. 000000000

MONSANTO

PROJECT: **ECZ00018** Sheet: **C102**

TREE PRESERVATION PLAN - WEST

| Drawn By | DATE | Checked By | DATE | Approved By | DATE |
|--|----------|--------------------------|----------|------------------------|------|
| W. THOMPSON | 10/17/14 | M. DOWNER | 10/17/14 | | |
| Developed by: W. THOMPSON, INC. | | PROJECT: ECZ00018 | | SCALE: AS SHOWN | |

| 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 |
| TOTAL | | 111.923 |



= 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)
W4 = Non-woodlands (88.587 acres)

| | |
|-----------------------------|---------------------|
| Woodland Canopy Area | 111.92 acres |
| Non-Woodland Canopy Area | 1.18 acres |
| Total Canopy On-Site | 113.10 acres |

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



| Tree Number | Common Name | DBH (in) | Condition | Health | Height (ft) | Canopy Spread (ft) | Canopy Area (sq ft) | Woodland Tree |
|-------------|-------------------|----------|-----------|--------|-------------|--------------------|---------------------|---------------|
| 177 | White Birch | 11 | Fair | Yes | 30 | 307 | 93 | Yes |
| 178 | Red Maple | 12 | Good | Yes | 30 | 307 | 93 | Yes |
| 179 | Ash, White | 18 | Good | Yes | 30 | 307 | 93 | Yes |
| 180 | Ash, White | 12 | Good | Yes | 30 | 307 | 93 | Yes |
| 181 | Rose, American | 12 | Fair | No | 30 | 307 | 93 | Yes |
| 182 | Maple, Red | 9 | Fair | No | 20 | 314 | 96 | Yes |
| 183 | Honeylocust | 9 | Fair | No | 20 | 314 | 96 | Yes |
| 184 | Ash, White | 17 | Good | Yes | 30 | 307 | 93 | Yes |
| 185 | Ash, White | 18 | Good | Yes | 30 | 307 | 93 | Yes |
| 186 | Redbud | 10 | Fair | No | 20 | 314 | 96 | Yes |
| 187 | Oak, Pin | 12 | Fair | No | 30 | 307 | 93 | Yes |
| 188 | Honeylocust | 14 | Good | Yes | 30 | 307 | 93 | Yes |
| 189 | Honeylocust | 12 | Good | No | 30 | 307 | 93 | Yes |
| 190 | Honeylocust | 12 | Good | No | 30 | 307 | 93 | Yes |
| 191 | Honeylocust | 12 | Good | No | 30 | 307 | 93 | Yes |
| 192 | Honeylocust | 12 | Good | No | 30 | 307 | 93 | Yes |
| 193 | Honeylocust | 12 | Good | No | 30 | 307 | 93 | Yes |
| 194 | Redbud | 10 | Fair | No | 20 | 314 | 96 | Yes |
| 195 | Redbud | 10 | Fair | No | 20 | 314 | 96 | Yes |
| 196 | Redbud | 10 | Good | No | 20 | 314 | 96 | Yes |
| 197 | Honeylocust | 10 | Good | No | 25 | 481 | 150 | Yes |
| 198 | Honeylocust | 9 | Fair | No | 30 | 307 | 93 | Yes |
| 199 | Flam, Purpleleaf | 8 | Good | No | 25 | 481 | 150 | Yes |
| 200 | Oak, Pin | 11 | Fair | No | 25 | 481 | 150 | Yes |
| 201 | Honeylocust | 8 | Fair | No | 25 | 481 | 150 | Yes |
| 202 | Honeylocust | 12 | Good | No | 30 | 307 | 93 | Yes |
| 203 | Honeylocust | 9 | Fair | No | 30 | 307 | 93 | Yes |
| 204 | Ash, White | 18 | Good | Yes | 30 | 307 | 93 | Yes |
| 205 | White Birch | 12 | Fair | No | 20 | 314 | 96 | Yes |
| 206 | Maple, Red | 8 | Fair | No | 20 | 314 | 96 | Yes |
| 207 | Honeylocust | 18 | Fair | No | 30 | 307 | 93 | Yes |
| 208 | Oak, Pin | 8 | Fair | No | 20 | 314 | 96 | Yes |
| 209 | Ash, White | 8 | Fair | No | 30 | 307 | 93 | Yes |
| 210 | White Birch | 12 | Fair | No | 20 | 314 | 96 | Yes |
| 211 | Honeylocust | 10 | Good | No | 30 | 307 | 93 | Yes |
| 212 | Honeylocust | 10 | Good | No | 30 | 307 | 93 | Yes |
| 213 | Honeylocust | 10 | Good | No | 30 | 307 | 93 | Yes |
| 214 | Honeylocust | 9 | Good | No | 30 | 307 | 93 | Yes |
| 215 | Honeylocust | 10 | Good | No | 30 | 307 | 93 | Yes |
| 216 | Honeylocust | 9 | Good | No | 30 | 307 | 93 | Yes |
| 217 | Elm, Hybrid | 8 | Good | No | 12 | 113 | 36 | Yes |
| 218 | Elm, Hybrid | 8 | Good | No | 12 | 113 | 36 | Yes |
| 219 | Elm, Hybrid | 8 | Good | No | 12 | 113 | 36 | Yes |
| 220 | Elm, Hybrid | 8 | Good | No | 12 | 113 | 36 | Yes |
| 221 | Elm, Hybrid | 8 | Good | No | 12 | 113 | 36 | Yes |
| 222 | Elm, Hybrid | 8 | Good | No | 12 | 113 | 36 | Yes |
| 223 | Elm, Hybrid | 8 | Good | No | 12 | 113 | 36 | Yes |
| 224 | Buckeye | 7 | Good | No | 20 | 79 | 24 | Yes |
| 225 | Elm, Hybrid | 7 | Good | No | 20 | 79 | 24 | Yes |
| 226 | Elm, Hybrid | 7 | Good | No | 20 | 79 | 24 | Yes |
| 227 | Elm, Hybrid | 7 | Good | No | 20 | 79 | 24 | Yes |
| 228 | Elm, Hybrid | 7 | Good | No | 20 | 79 | 24 | Yes |
| 229 | Elm, Hybrid | 7 | Good | No | 20 | 79 | 24 | Yes |
| 230 | Ash, Green | 18 | Good | Yes | 30 | 307 | 93 | Yes |
| 231 | Maple, Red | 10 | Fair | No | 20 | 314 | 96 | Yes |
| 232 | Maple, Red | 14 | Fair | No | 30 | 307 | 93 | Yes |
| 233 | Pear, Callery | 18 | Fair | No | 40 | 1257 | 384 | Yes |
| 234 | Oak, Red | 14 | Fair | No | 30 | 307 | 93 | Yes |
| 235 | Spotted Flowering | 9 | Fair | No | 30 | 307 | 93 | Yes |
| 236 | Flam, Purpleleaf | 6 | Fair | No | 20 | 314 | 96 | Yes |
| 237 | Ash, Green | 18 | Fair | No | 30 | 307 | 93 | Yes |
| 238 | Ash, White | 8 | Fair | No | 20 | 314 | 96 | Yes |
| 239 | Ash, White | 8 | Fair | No | 20 | 314 | 96 | Yes |
| 240 | Ash, White | 8 | Fair | No | 20 | 314 | 96 | Yes |
| 241 | Ash, White | 8 | Fair | No | 20 | 314 | 96 | Yes |
| 242 | Ash, White | 8 | Fair | No | 20 | 314 | 96 | Yes |
| 243 | Ash, White | 8 | Fair | No | 20 | 314 | 96 | Yes |
| 244 | Ash, White | 8 | Fair | No | 20 | 314 | 96 | Yes |
| 245 | Ash, White | 8 | Fair | No | 20 | 314 | 96 | Yes |
| 246 | Ash, White | 8 | Fair | No | 20 | 314 | 96 | Yes |
| 247 | Ash, White | 8 | Fair | No | 20 | 314 | 96 | Yes |
| 248 | Ash, White | 8 | Fair | No | 20 | 314 | 96 | Yes |
| 249 | Ash, White | 8 | Fair | No | 20 | 314 | 96 | Yes |
| 250 | Ash, White | 8 | Fair | No | 20 | 314 | 96 | Yes |
| 251 | Ash, White | 8 | Fair | No | 20 | 314 | 96 | Yes |
| 252 | Ash, White | 8 | Fair | No | 20 | 314 | 96 | Yes |
| 253 | Ash, White | 8 | Fair | No | 20 | 314 | 96 | Yes |
| 254 | Ash, White | 8 | Fair | No | 20 | 314 | 96 | Yes |
| 255 | Ash, White | 8 | Fair | No | 20 | 314 | 96 | Yes |
| 256 | Ash, White | 8 | Fair | No | 20 | 314 | 96 | Yes |
| 257 | Ash, White | 8 | Fair | No | 20 | 314 | 96 | Yes |
| 258 | Ash, White | 8 | Fair | No | 20 | 314 | 96 | Yes |
| 259 | Ash, White | 8 | Fair | No | 20 | 314 | 96 | Yes |
| 260 | Ash, White | 8 | Fair | No | 20 | 314 | 96 | Yes |
| 261 | Ash, White | 8 | Fair | No | 20 | 314 | 96 | Yes |
| 262 | Ash, White | 8 | Fair | No | 20 | 314 | 96 | Yes |
| 263 | Ash, White | 8 | Fair | No | 20 | 314 | 96 | Yes |
| 264 | Ash, White | 8 | Fair | No | 20 | 314 | 96 | Yes |
| 265 | Ash, White | 8 | Fair | No | 20 | 314 | 96 | Yes |
| 266 | Ash, White | 8 | Fair | No | 20 | 314 | 96 | Yes |
| 267 | Ash, White | 8 | Fair | No | 20 | 314 | 96 | Yes |
| 268 | Ash, White | 8 | Fair | No | 20 | 314 | 96 | Yes |
| 269 | Ash, White | 8 | Fair | No | 20 | 314 | 96 | Yes |
| 270 | Ash, White | 8 | Fair | No | 20 | 314 | 96 | Yes |
| 271 | Ash, White | 8 | Fair | No | 20 | 314 | 96 | Yes |
| 272 | Ash, White | 8 | Fair | No | 20 | 314 | 96 | Yes |

| Tree Number | Common Name | DBH (in) | Condition | Health | Height (ft) | Canopy Spread (ft) | Canopy Area (sq ft) | Woodland Tree |
|-------------|----------------|----------|-----------|--------|-------------|--------------------|---------------------|---------------|
| 273 | Elm, Hybrid | 8 | Good | No | 15 | 117 | 36 | Yes |
| 274 | Honeylocust | 12 | Good | No | 40 | 1257 | 384 | Yes |
| 275 | Ash, White | 13 | Good | No | 40 | 1257 | 384 | Yes |
| 276 | Honeylocust | 8 | Good | No | 30 | 307 | 93 | Yes |
| 277 | Pear, Callery | 14 | Fair | No | 30 | 307 | 93 | Yes |
| 278 | Honeylocust | 14 | Fair | No | 30 | 307 | 93 | Yes |
| 279 | Honeylocust | 14 | Fair | No | 30 | 307 | 93 | Yes |
| 280 | Honeylocust | 14 | Fair | No | 30 | 307 | 93 | Yes |
| 281 | Honeylocust | 14 | Fair | No | 30 | 307 | 93 | Yes |
| 282 | Honeylocust | 14 | Fair | No | 30 | 307 | 93 | Yes |
| 283 | Honeylocust | 14 | Fair | No | 30 | 307 | 93 | Yes |
| 284 | Honeylocust | 14 | Fair | No | 30 | 307 | 93 | Yes |
| 285 | Honeylocust | 14 | Fair | No | 30 | 307 | 93 | Yes |
| 286 | Honeylocust | 14 | Fair | No | 30 | 307 | 93 | Yes |
| 287 | Oak, Pin | 11 | Good | No | 30 | 307 | 93 | Yes |
| 288 | Honeylocust | 14 | Fair | No | 30 | 307 | 93 | Yes |
| 289 | Honeylocust | 14 | Good | No | 30 | 307 | 93 | Yes |
| 290 | Honeylocust | 14 | Good | No | 30 | 307 | 93 | Yes |
| 291 | Honeylocust | 14 | Good | No | 30 | 307 | 93 | Yes |
| 292 | Honeylocust | 14 | Good | No | 30 | 307 | 93 | Yes |
| 293 | Honeylocust | 14 | Good | No | 30 | 307 | 93 | Yes |
| 294 | Ash, White | 12 | Good | No | 25 | 481 | 150 | Yes |
| 295 | White Birch | 10 | Good | No | 25 | 481 | 150 | Yes |
| 296 | Maple, Red | 10 | Good | No | 25 | 481 | 150 | Yes |
| 297 | Oak, Red | 10 | Good | No | 25 | 481 | 150 | Yes |
| 298 | Oak, Red | 18 | Fair | Yes | 0 | 0 | 0 | Yes |
| 299 | Ash, Green | 22 | Fair | Yes | 0 | 0 | 0 | Yes |
| 300 | White Birch | 26 | Fair | Yes | 0 | 0 | 0 | Yes |
| 301 | Oak, White | 30 | Fair | Yes | 0 | 0 | 0 | Yes |
| 302 | Oak, White | 30 | Good | Yes | 0 | 0 | 0 | Yes |
| 303 | Oak, Red | 30 | Good | Yes | 0 | 0 | 0 | Yes |
| 304 | Hickory, Black | 24 | Fair | Yes | 0 | 0 | 0 | Yes |
| 305 | Hickory, Black | 24 | Fair | Yes | 0 | 0 | 0 | Yes |
| 306 | Hickory, Black | 24 | Fair | Yes | 0 | 0 | 0 | Yes |
| 307 | Oak, White | 32 | Good | Yes | 0 | 0 | 0 | Yes |
| 308 | Oak, White | 32 | Good | Yes | 0 | 0 | 0 | Yes |
| 309 | Hickory, Black | 24 | Fair | Yes | 0 | 0 | 0 | Yes |
| 310 | Hickory, Black | 24 | Fair | Yes | 0 | 0 | 0 | Yes |
| 311 | Ash, Green | 32 | Fair | Yes | 0 | 0 | 0 | Yes |
| 312 | Oak, White | 32 | Fair | Yes | 0 | 0 | 0 | Yes |
| 313 | Hickory, Black | 24 | Fair | Yes | 0 | 0 | 0 | Yes |
| 314 | Maple, Sugar | 28 | Fair | Yes | 0 | 0 | 0 | Yes |
| 315 | Maple, Sugar | 28 | Fair | Yes | 0 | 0 | 0 | Yes |
| 316 | Maple, Sugar | 28 | Fair | Yes | 0 | 0 | 0 | Yes |
| 317 | Maple, Sugar | 28 | Fair | Yes | 0 | 0 | 0 | Yes |
| 318 | Maple, Sugar | 28 | Fair | Yes | 0 | 0 | 0 | Yes |
| 319 | Maple, Sugar | 28 | Fair | Yes | 0 | 0 | 0 | Yes |
| 320 | Maple, Sugar | 28 | Fair | Yes | 0 | 0 | 0 | Yes |
| 321 | Maple, Sugar | 28 | Fair | Yes | 0 | 0 | 0 | Yes |
| 322 | Maple, Sugar | 28 | Fair | Yes | 0 | 0 | 0 | Yes |
| 323 | Maple, Sugar | 28 | Fair | Yes | 0 | 0 | 0 | Yes |
| 324 | Maple, Sugar | 28 | Fair | Yes | 0 | 0 | 0 | Yes |
| 325 | Maple, Sugar | 28 | Fair | Yes | 0 | 0 | 0 | Yes |
| 326 | Maple, Sugar | 28 | Fair | Yes | 0 | 0 | 0 | Yes |
| 327 | Maple, Sugar | 28 | Fair | Yes | 0 | 0 | 0 | Yes |
| 328 | Maple, Sugar | 28 | Fair | Yes | 0 | 0 | 0 | Yes |
| 329 | Maple, Sugar | 28 | Fair | Yes | 0 | 0 | 0 | Yes |
| 330 | Maple, Sugar | 28 | Fair | Yes | 0 | 0 | 0 | Yes |
| 331 | Maple, Sugar | 28 | Fair | Yes | 0 | 0 | 0 | Yes |
| 332 | Maple, Sugar | 28 | Fair | Yes | 0 | 0 | 0 | Yes |
| 333 | Maple, Sugar | 28 | Fair | Yes | 0 | 0 | 0 | Yes |
| 334 | Maple, Sugar | 28 | Fair | Yes | 0 | 0 | 0 | Yes |
| 335 | Maple, Sugar | 28 | Fair | Yes | 0 | 0 | 0 | Yes |
| 336 | Maple, Sugar | 28 | Fair | Yes | 0 | 0 | 0 | Yes |
| 337 | Maple, Sugar | 28 | Fair | Yes | 0 | 0 | 0 | Yes |
| 338 | Maple, Sugar | 28 | Fair | Yes | 0 | 0 | 0 | Yes |
| 339 | Maple, Sugar | 28 | Fair | Yes | 0 | 0 | 0 | Yes |
| 340 | Maple, Sugar | 28 | Fair | Yes | 0 | 0 | 0 | Yes |
| 341 | Maple, Sugar | 28 | Fair | Yes | 0 | 0 | 0 | Yes |
| 342 | Maple, Sugar | 28 | Fair | Yes | 0 | 0 | 0 | Yes |
| 343 | Maple, Sugar | 28 | Fair | Yes | 0 | 0 | 0 | Yes |
| 344 | Maple, Sugar | 28 | Fair | Yes | 0 | 0 | 0 | Yes |
| 345 | Maple, Sugar | 28 | Fair | Yes | 0 | 0 | 0 | Yes |
| 346 | Maple, Sugar | 28 | Fair | Yes | 0 | 0 | 0 | Yes |
| 347 | Maple, Sugar | 28 | Fair | Yes | 0 | 0 | 0 | Yes |
| 348 | Maple, Sugar | 28 | Fair | Yes | 0 | 0 | 0 | Yes |
| 349 | Maple, Sugar | 28 | Fair | Yes | 0 | 0 | 0 | Yes |
| 350 | Maple, Sugar | 28 | Fair | Yes | 0 | 0 | 0 | Yes |
| 351 | Maple, Sugar | 28 | Fair | Yes | 0 | 0 | 0 | Yes |
| 352 | Maple, Sugar | 28 | Fair | Yes | 0 | 0 | 0 | Yes |
| 353 | Maple, Sugar | 28 | Fair | Yes | 0 | 0 | 0 | Yes |
| 354 | Maple, Sugar | 28 | Fair | Yes | 0 | 0 | 0 | Yes |
| 355 | Maple, Sugar | 28 | Fair | Yes | 0 | 0 | 0 | Yes |
| 356 | Maple, Sugar | 28 | Fair | Yes | 0 | 0 | 0 | Yes |
| 357 | Maple, Sugar | | | | | | | |