

BILL NO. 3107

ORDINANCE NO. 2910

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN EXISTING "C8" PLANNED COMMERCIAL DISTRICT TO "UC" URBAN CORE DISTRICT FOR A 200.2 ACRE TRACT OF LAND LOCATED ON THE NORTH SIDE OF CHESTERFIELD PARKWAY WEST, APPROXIMATELY 2,000 FEET EAST OF CITY CENTER DRIVE (P.Z. 07-2015 MONSANTO CHESTERFIELD CAMPUS [C-8 to UC]—17S210094, 17S230025, 17S230014, 17S230036 & 17S240057).

WHEREAS, the petitioner, the Monsanto Company, Inc., has requested a change in zoning from a "C8" Planned Commercial District to "UC" Urban Core District for a 200.2 acre tract of land located on the north side of Chesterfield Parkway West, approximately 2,000 feet east of City Center Drive; and,

WHEREAS, a Public Hearing was held before the Planning Commission on August 10, 2015; and,

WHEREAS, the Planning Commission, having considered said request, recommended approval of the change of zoning; and,

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval of the change of zoning; and,

WHEREAS, the City Council, having considered said request, voted to approve the change of zoning request.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. City of Chesterfield Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by establishing a "UC" Urban Core District designation for 200.2 acres located on the north side of Chesterfield Parkway West, approximately 2,000 feet east of City Center Drive and as described as follows:

Adjusted Tract 1 of Boundary Adjustment Plat of "Tracts of land in U.S. Surveys 123 and 154 and part of Lots 5, 6, 7 and 8 of Subdivision of Hugo Essen 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 Records.

EXCEPTING THEREFROM that part subdivided and now known as “Chesterfield Government Center”, according to the plat recorded in Plat Book 348 Page 145 of the St. Louis County Records; AND ALSO EXCEPTING FROM ADJUSTED TRACT 1 a ‘Projects Improvements’ constructed pursuant to the provisions of the Ground Leases recorded in Book 17103 Page 595 and Book 17736 Page 1483.

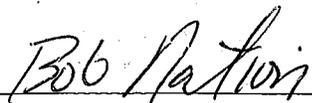
Section 2. The preliminary approval, pursuant to the City of Chesterfield Unified Development Code is granted, subject to all of the ordinances, rules and regulations and the specific conditions as recommended by the Planning Commission in its recommendation to the City Council, which are set out in the “Attachment A” and the preliminary plan indicated as “Attachment B” which is attached hereto as and made part of.

Section 3. The City Council, pursuant to the petition filed by the Monsanto Company, Inc. in P.Z. 07-2015, requesting the rezoning embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 10th day of August 2015, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

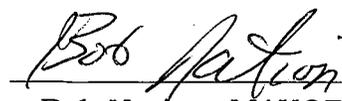
Section 4. This ordinance and the requirements thereof are exempt from the warning and summons for violations as set out in Section 8 of the City of Chesterfield Unified Development Code.

Section 5. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this 7th day of September, 2016



PRESIDING OFFICER



Bob Nation, MAYOR

ATTEST:

Vickie Hass

Vickie Hass, CITY CLERK

FIRST READING HELD: 8/15/2016

ATTACHMENT A

All provisions of the City of Chesterfield City Code shall apply to this development except as specifically modified herein.

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this UC District shall be:
 - a. Office-general; and,
 - b. Research Laboratory and Facility
2. Telecommunication siting permits may be issued for wireless telecommunications facilities per the requirements of the City Code.

B. FLOOR AREA, HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS

1. Floor Area
 - a. Total building floor area shall not exceed 4,800,000 square feet.
2. Height
 - a. The maximum height of any building, exclusive of exhaust stacks as required by State and Federal regulations, shall not exceed 760 feet Mean Sea Level (MSL) based on NGVD29 or 8 stories. The height of each building shall be as shown on the Preliminary Plan attached hereto as Attachment B.
3. Building Requirements
 - a. A minimum of 30% openspace is required for each lot within this development.
 - b. This development shall have a maximum F.A.R. of 0.55.

C. SETBACKS

1. Structure Setbacks

No building or structure, other than: a freestanding project identification sign, light standards, or flag poles will be located within the following setbacks:

- a. Thirty-five (35) feet from the boundary of this UC District, except as shown on the Preliminary Plan attached hereto as Attachment B.

2. Parking Setbacks

No parking stall, loading space, internal driveway, or roadway, except points of ingress or egress, will be located within the following setbacks:

- a. Thirty-five (35) feet from the boundary of this UC District, except as shown on the Preliminary Plan attached hereto as Attachment B.

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
2. Parking lots shall not be used as streets.
3. No construction related parking shall be permitted within right-of-way or on any existing roadways. All construction related parking shall be confined to the development.
4. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

E. LANDSCAPE AND TREE REQUIREMENTS

The development shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.

F. SIGN REQUIREMENTS

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code or a Sign Package may be submitted for the planned district. Sign Packages shall adhere to the City Code and are reviewed and approved by the City of Chesterfield Planning Commission.
2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the Saint Louis County Department of Transportation for sight distance considerations and approved prior to installation or construction.

G. LIGHT REQUIREMENTS

Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.

H. ARCHITECTURAL

1. The development shall adhere to the Architectural Review Standards of the City of Chesterfield Code.
2. Trash enclosures: All exterior trash areas will be enclosed with a minimum six (6) foot high sight-proof enclosure complemented by adequate landscaping. The location, material, and elevation of any trash enclosures will be as approved by the City of Chesterfield on the Site Development Plan.

I. ACCESS/ACCESS MANAGEMENT

1. Access to the development from Chesterfield Parkway West shall be from the existing entrance directly across from Forest Trace Drive along Chesterfield Parkway.

2. A second access point along Chesterfield Parkway shall be provided with the final design and location to be determined during review of Site Development Concept Plans, Site Development Section Plans, or any amendments thereto, as directed by the City of Chesterfield and the St. Louis County Department of Transportation. Auxiliary left and right turn lanes shall be provided as directed by the Saint Louis County Department of Transportation. This access shall provide required sight distance and be constructed to Saint Louis County and City of Chesterfield standards as directed by the City of Chesterfield and the Saint Louis County Department of Transportation.
3. The existing street stub along Chesterfield Parkway West approximately 650 feet west of the existing entrance shall be removed and right-of-way restored per Saint Louis County Department of Transportation standards.
4. Access to this development from Swingley Ridge Drive shall be from an entrance along Stemme Drive/City Center Drive with the final design and location to be determined during review of any plan subsequent to the establishment of this UC district and any amendments thereto. Only one curb cut shall be allowed for the joint Stemme Drive/City Hall entrance/Monsanto entrance configuration.
5. The existing construction entrance at Swingley Ridge Drive shall be removed prior to occupancy of any building on the portion of the campus west of the jurisdictional waterway, unless directed otherwise by the City of Chesterfield.
6. The existing access point off of West Drive shall be for service use only.
7. Adequate sight distance shall be provided, as directed by the City of Chesterfield and St. Louis County Department of Transportation, as applicable. If adequate sight distance cannot be provided at the access location(s), acquisition of right-of-way, reconstruction of pavement and other off-site improvements may be required to provide the required sight distance as required by the City of Chesterfield and the agency in control of the right-of-way off which the access is proposed.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the St. Louis County Department of Transportation. No gate installation will be permitted on public right-of-way.
2. If a gate is installed on a street in this development, the streets within the development, or that portion of the development that is gated, shall be private and remain private forever.
3. The developer's additional road improvement obligation shall be as determined by the approved traffic study and as directed by the City of Chesterfield, St. Louis County Department of Transportation, and Missouri Department of Transportation.
4. Prior to Special Use Permit issuance by the St. Louis County Department of Transportation, a special cash escrow or a special cash escrow supported by an Irrevocable Letter of Credit, must be established with the St. Louis County Department of Transportation to guarantee completion of the required roadway improvements.
5. The developer is advised that utility companies will require compensation for relocation of their facilities within public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's traffic generation assessment contributions. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements.
6. The connection of Swingley Ridge Drive to North Outer 40 with access to I-64 westbound is required prior to occupancy of any development in excess of 2,660,000 square feet as approved by the Missouri Department of Transportation, the Federal Highways Administration, the City of Chesterfield, and the St. Louis County Department of Transportation as applicable.
7. The City reserves the right to hold occupancy permits until all road improvements and right of way dedication required by the phasing plan has been completed. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.

8. Provide a sidewalk conforming to Saint Louis County ADA standards adjacent to Chesterfield Parkway West, as directed by the City of Chesterfield and Saint Louis County Department of Transportation.
9. Provide and/or improve sidewalk and curb ramps, in conformance with ADA standards, along Swingley Ridge Drive and Stemme Drive. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects. The sidewalk may be located within right-of-way controlled by another agency, if permitted by that agency or on private property within a six (6) foot wide sidewalk, maintenance and utility easement dedicated to the City of Chesterfield.
10. Obtain approvals from the City of Chesterfield, Saint Louis County Department of Transportation, and the Missouri Department of Transportation and other entities as necessary for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.
11. A 20 foot wide dedication strip for right-of-way along West Drive shall be dedicated to the City of Chesterfield, at no cost to the City, prior to approval of improvement plans. This dedication strip shall include all necessary temporary easements for construction. Be advised that required parking and structure setbacks for this development shall be from the existing western property line as shown on the Preliminary Plan attached hereto as Attachment B. This 20 foot wide right-of-way does not count against the total property acreage.
12. Improve the existing transit stop west of the main entrance off Chesterfield Parkway West with a covered shelter. The shelter is to be privately maintained, not located within public right-of-way and private advertisement is not permitted upon this shelter. The shelter shall be constructed with the first plan subsequent to the establishment of this UC District.

K. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield and/or the Missouri Department of Transportation and/or St. Louis County Department of Transportation prior to approval of any plan subsequent to the establishment of this UC district. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements as required. The scope of the traffic study shall include but not be limited to Chesterfield Parkway West, North Outer 40 Road, Olive Road, Clarkson Road, Swingley Ridge Drive and any other impacted roadways.
2. If construction is phased, a plan for this phasing and associated traffic improvements shall be included in the traffic study.
3. If full build-out has not occurred within 10 years of the date of the traffic study, or if the City determines there to be a condition of development which would affect the findings of the traffic study, the developer will be required to update the traffic study prior to approval of any subsequent plans.
4. Provide a sight distance evaluation report, as required by the City of Chesterfield and/or Saint Louis County Department of Transportation, for the proposed entrances onto Chesterfield Parkway West and Swingley Ridge Road. If adequate sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to the vertical alignment, and/or other off-site improvements shall be required, as directed by the City of Chesterfield and/or the Saint Louis County Department of Transportation.

L. POWER OF REVIEW

Either Councilmember of the Ward where a development is proposed or the Mayor may request that the plan for a development be reviewed and approved by the entire City Council. This request must be made no later than twenty-four (24) hours after Planning Commission review. The City Council will then take appropriate action relative to the proposal. The plan for a development, for purposes of this section, may include the site development plan, site development section plan, site development concept plan, landscape plan, lighting plans, architectural elevations, sign package or any amendment thereto.

M. STORM WATER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate piped system.
2. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield and the Metropolitan St. Louis Sewer District. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential developments. The location and types of storm water management facilities shall be identified on all Site Development Plans.
3. Post construction storm water Best Management Practices (BMPs) are required to treat the extents of the project's disturbed area. BMPs shall be designed to provide runoff volume reduction such that the project post development runoff condition mimics its preconstruction runoff condition. Channel Protection and Detention are required. Facilities to satisfy these requirements are indicated on the drawing, and their adequacy will be evaluated during formal plan review when design calculations are submitted for MSD review.
4. Emergency overflow drainage ways to accommodate runoff from the 100 year storm event shall be provided for all storm sewers, as directed by the City of Chesterfield.
5. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
6. The lowest opening of all structures shall be set at least two (2) feet higher than the 100 year high water elevation in detention/retention facilities. All structures shall be set at least 30 feet horizontally from the limits of the 100 year high water.
7. Locations of site features such as lakes and detention ponds must be approved by the City of Chesterfield and the Metropolitan Saint Louis Sewer District.

N. SANITARY SEWER

1. Sanitary sewers shall be approved by the Metropolitan St. Louis Sewer District and the City of Chesterfield.

2. Capacity improvements to the Monsanto Pump Station are required prior to occupancy of the new buildings as required by the Metropolitan St. Louis Sewer District.

O. GEOTECHNICAL REPORT

Prior to Site Development Plan approval, provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of Public Services. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and Improvement Plans.

P. MISCELLANEOUS

1. All utilities will be installed underground.
2. An opportunity for recycling will be provided. All provisions of Chapter 25, Article VII, and Section 25-122 thru Section 25-126 of the City Code shall be required where applicable.
3. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the City of Chesterfield and Saint Louis County Department of Transportation or the Missouri Department of Transportation. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.
4. Prior to final release of construction deposits or record plat approval, the developer shall provide certification by a registered land surveyor that all monumentation depicted on the record plat has been installed and United States Public Land Survey Corners have not been disturbed during construction activities or that they have been reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program, as necessary.

5. This development shall include the installation of public art. Said artwork shall be placed so as to be visible for public view and enjoyment. Location and art work to be approved by the City of Chesterfield prior to the issuance of municipal zoning approval for any new development in excess of 2,660,000 square feet.

Q. WETLANDS AND JURISDICTIONAL WATERWAYS

1. Prior to approval of any grading permit or improvement plans, or issuance of a building permit, required permits from the Army Corps of Engineers shall be obtained.

II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT CONCEPT PLANS AND SITE DEVELOPMENT PLANS

- A. The developer shall submit a concept plan within eighteen (18) months of City Council approval of the change of zoning.
- B. In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire development within eighteen (18) months of the date of approval of the change of zoning by the City.
- C. Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.
- D. Said Plan shall be submitted in accordance with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site Development Plans by sections of this project to the Planning Commission shall be permitted if this option is utilized.
- E. Where due cause is shown by the developer, the City Council may extend the period to submit a Site Development Concept Plan or Site Development Plan for eighteen (18) months.

III. COMMENCEMENT OF CONSTRUCTION

- A. Substantial construction shall commence within two (2) years of approval of the Site Development Concept Plan or Site Development Plan, unless otherwise authorized by ordinance.
- B. Where due cause is shown by the developer, the City Council may extend the period to commence construction for two (2) additional years.

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT CONCEPT PLAN

1. Any Site Development Concept Plan shall show all information required on a preliminary plat as required in the City of Chesterfield Code.
2. Include a Conceptual Landscape Plan in accordance with the City of Chesterfield Code to indicate proposed landscaping along arterial and collector roadways.
3. Include a Lighting Plan in accordance with the City of Chesterfield Code to indicate proposed lighting along arterial collector roadways.
4. Provide comments/approvals from the appropriate Fire District, the St. Louis County Department of Highways and Traffic, Monarch Chesterfield Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.
5. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

B. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

The Site Development Plan shall include, but not be limited to, the following:

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of property.
3. Density calculations.
4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide openspace percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.

8. A note indicating signage approval is separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs.
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.
14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
18. Address trees and landscaping in accordance with the City of Chesterfield Code.
19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.

21. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, Metropolitan St. Louis Sewer District (MSD) and the Missouri Department of Transportation.
22. Compliance with Sky Exposure Plane.
23. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

C. SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENTS

The Site Development Section Plan shall adhere to the above criteria and to the following:

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
3. Provide openspace percentage for overall development including separate percentage for each lot on the plan.
4. Provide Floor Area Ratio (F.A.R.).
5. A note indicating all utilities will be installed underground.
6. A note indicating signage approval is separate process.
7. Depict the location of all buildings, size, including height and distance from adjacent property lines and proposed use.
8. Specific structure and parking setbacks along all roadways and property lines.
9. Indicate location of all existing and proposed freestanding monument signs.
10. Zoning district lines, subdivision name, lot number, lot dimensions, lot area, and zoning of adjacent parcels where different than site.
11. Floodplain boundaries.

12. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
13. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
14. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
15. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
16. Address trees and landscaping in accordance with the City of Chesterfield Code.
17. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
18. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
19. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, St. Louis Department of Highways and Traffic, Metropolitan St. Louis Sewer District (MSD) and the Missouri Department of Transportation.
20. Compliance with Sky Exposure Plane.
21. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

V. TRUST FUND CONTRIBUTION

Traffic Generation Assessment Rates

The amount of all required contributions for roadway, storm water and primary water line improvements, if not submitted by January 1, 2017, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the Saint Louis County Department of Transportation.

A. ROADS

1. The developer shall be required to contribute a Traffic Generation Assessment (TGA) to the Chesterfield Valley Trust Fund (No. 554). This contribution shall not exceed an amount established by multiplying the required parking spaces by the following rate schedule:

<u>Type of Development</u>	<u>Required Contribution</u>
General Office	\$741.06/parking space
Research Center	\$741.06/parking space
Loading Space	\$3,638.14/parking space

If types of development proposed differ from those listed, rates shall be provided by the St. Louis County Department of Transportation.

If a portion of the improvements required herein are needed to provide for the safety of the traveling public, their completion as a part of this development is mandatory.

Allowable credits for required roadway improvements will be awarded as directed by the St. Louis County Department of Transportation and the City of Chesterfield. Sidewalk construction and utility relocation, among other items, are not considered allowable credits.

2. As this development is located within a trust fund area established by St. Louis County, any portion of the traffic generation assessment contribution which remains following completion of road improvements required by the development shall be retained in the appropriate trust fund.

3. Traffic Generation Assessment contributions shall be deposited with Saint Louis County Department of Transportation. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by Saint Louis County Department of Transportation or prior to the issuance of building permits in the case where no Special Use Permit is required. If development phasing is anticipated, the developer shall provide the Traffic Generation Assessment contribution prior to the issuance of building permits for each phase of development. Funds shall be payable to Treasurer, Saint Louis County.

VI. RECORDING

Within sixty (60) days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

VII. ENFORCEMENT

- A.** The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Plan approved by the City of Chesterfield and the terms of this Attachment A.
- B.** Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.
- C.** Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.
- D.** Waiver of Notice of Violation per the City of Chesterfield Code.
- E.** This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.

MONSANTO COMPANY CHESTERFIELD VILLAGE CAMPUS

CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
PRELIMINARY PLAN

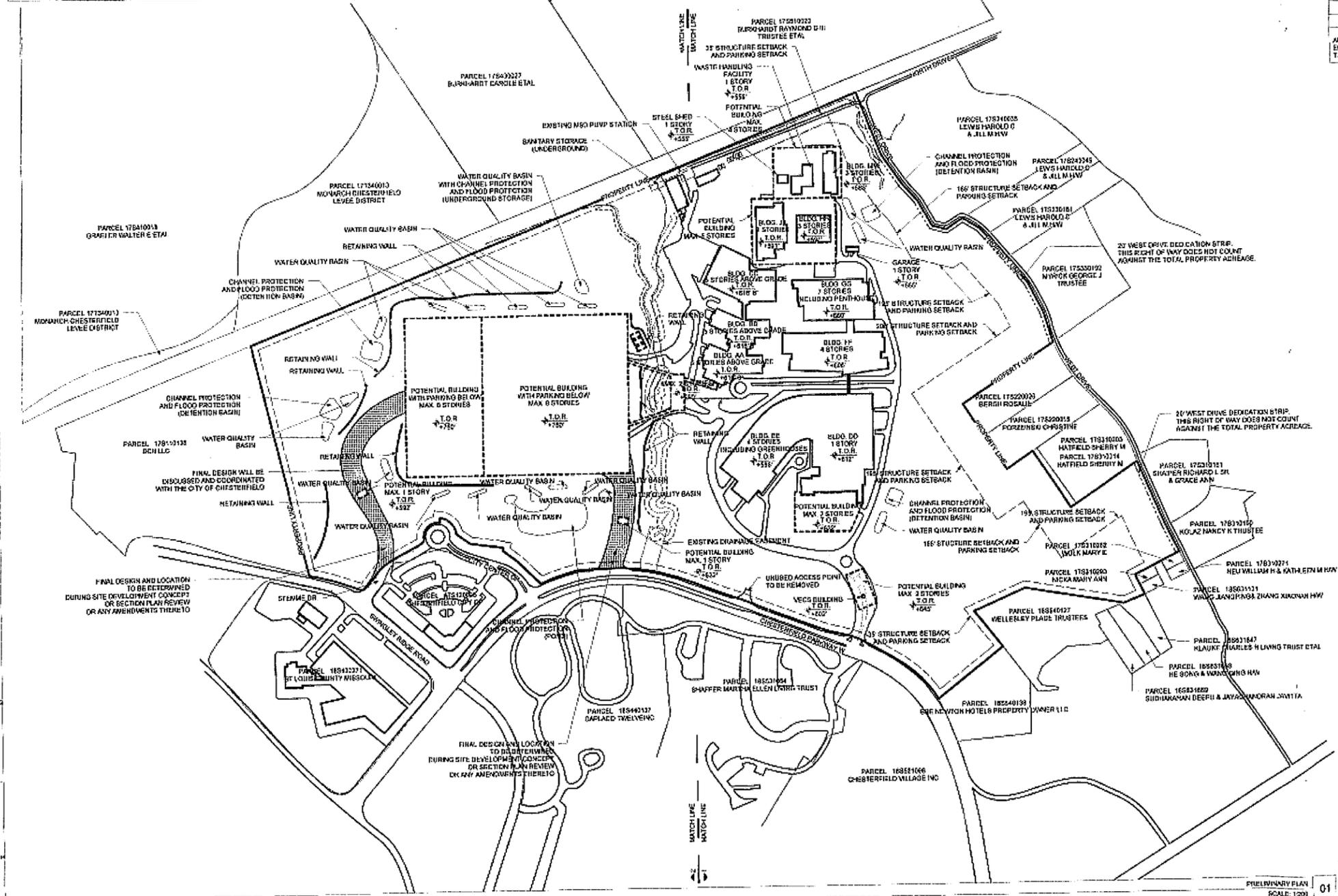
SHEET NUMBER	SHEET NAME	SCALE
AD 3.000	COVER SHEET PRELIMINARY PLAN	1:200
AD 3.010	PRELIMINARY PLAN - 1 POTENTIAL USES & STRUCTURES EXISTING & POTENTIAL CONTOURS LOCATION OF TREE MASSES (E, D, A, AND M, W, S) POTENTIAL INGRESS & EGRESS TO SITE (SANITATION & DRAINAGE FACILITIES)	1:200
AD 3.011	PRELIMINARY PLAN - 2 POTENTIAL USES & STRUCTURES EXISTING & POTENTIAL CONTOURS LOCATION OF TREE MASSES (E, D, A, AND M, W, S) POTENTIAL INGRESS & EGRESS TO SITE (SANITATION & DRAINAGE FACILITIES)	1:100
AD 3.020	TREE STAND DELINEATION - DIAGRAM	N.T.S.
AD 3.021	TREE STAND DELINEATION - DIMENSIONS	N.T.S.
AD 3.022	SITE SECTIONS OF PRELIMINARY PLAN	1:100
AD 3.023	SWATH LINE SECTION	AS NOTED
AD 3.024	EXISTING SITE RESOURCES MAP	1:100

PROPERTY	LAND USE	ZONING	EXISTING USE	ORDINANCE NO.
NORTH	FARM	FLOOD PLAIN NON-URBAN	FARM	
SOUTH	COMMERCIAL RESIDENTIAL	PLANNED COMMERCIAL RESIDENCE DISTRICT (PCRD)	PUBLIC BUILDING	
EAST	RESIDENTIAL	NON-URBAN RESIDENCE DISTRICT (NRD)	RESIDENTIAL	
WEST	COMMERCIAL	PLANNED COMMERCIAL	HOTEL	

	GREENHOUSES
	OFFICES
	PARKING
	UTILITY/MAINTENANCE
	FUTURE ACCESS POINT
	EXISTING TREE
	EXISTING CONTOUR LINE
	POTENTIAL MODIFIED CONTOUR LINE
	NEW CONTOUR LINE
	PROPERTY LINE
	30' STRUCTURE SETBACK AND PARKING SETBACK EXCEPT WHERE SHOWN OTHERWISE
	20' WEST EDGE DEDICATION STRIP
	ADJACENT PROPERTY BOUNDARY LINE
	100 YEAR FLOOD PLAIN
	STREAM BUFFER SETBACK
	STREAM BUFFER
	DRAINAGE EASEMENT
	POTENTIAL BUILDING
	EXISTING BUILDING
	ROAD EDGE
	WATER QUALITY BASIN AND DETENTION BASIN
	RETAINING WALLS
	MATCH LINE

ALL CONTOURS AT 48L INTERVALS
ELEVATION AT LEVEL OF TOP OF FLOOR - 100' - BASED ON NGVD 29
T.O.R IS MAXIMUM EXCLUDING EXHAUST STACKS

CITY OF CHESTERFIELD
PLANNED DISTRICT ORDINANCE
ATTACHMENT B



<p>DESIGNED BY: [Signature]</p> <p>DATE: [Date]</p>	<p>SCALE: 1:200</p> <p>PROJECT NAME: MONSANTO COMPANY CHESTERFIELD VILLAGE CAMPUS</p>	<p>DATE: [Date]</p> <p>PROJECT NUMBER: 483.100</p>	<p>SCALE: 1:200</p> <p>PROJECT NUMBER: 483.100</p>	<p>DATE: [Date]</p> <p>PROJECT NUMBER: 483.100</p>
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6/27/24 MONSANTO CHESTERFIELD PROJECT



[Symbol]	LABORATORIES
[Symbol]	GREENHOUSES
[Symbol]	OFFICES
[Symbol]	PARKING
[Symbol]	UTILITY MAINTENANCE
[Symbol]	FUTURE ACCESS POINT
[Symbol]	EXISTING TREE
[Symbol]	EXISTING CONTOUR LINE
[Symbol]	POTENTIAL MODIFIED CONTOUR LINE
[Symbol]	NEW CONTOUR LINE
[Symbol]	PROPERTY LINE
[Symbol]	30' STRUCTURE SETBACK AND PARKING SETBACK EXCEPT WHERE SHOWN OTHERWISE
[Symbol]	30' WEST DRIVE DEDICATION STRIP
[Symbol]	ADJACENT PROPERTY BOUNDARY LINE
[Symbol]	100 YEAR FLOOD PLAIN
[Symbol]	STREAM BUFFER SETBACK
[Symbol]	STREAM BUFFER
[Symbol]	DRAINAGE EMBANKMENT
[Symbol]	POTENTIAL BUILDING
[Symbol]	EXISTING BUILDING
[Symbol]	ROAD EDGE
[Symbol]	WATER QUALITY BASIN AND DETENTION BASIN
[Symbol]	RETAINING WALLS
[Symbol]	MATCH LINE

ALL CONTOURS AT 1' ELEVATION INTERVAL
ELEVATION AT LEVEL OF TOP OF FLOOR JOIST - BASED ON NAD 83
T.O.F. IS MAXIMUM EXCLUDING FOUNDATION SETBACKS

POTENTIAL NEW SLOPE IN THIS AREA EXCEEDS 3:1
APPROVAL OF THIS PLAN
DOES NOT CONSTITUTE APPROVAL
OF SLOPES IN EXCESS OF 3:1
STEEP SLOPES ARE SUBJECT TO THE REVIEW
AND APPROVAL OF THE CITY OF CHESTERFIELD

PARCEL 177340013
MONARCH CHESTERFIELD
LEVEE DISTRICT

100
FOOT

PARCEL 175180126
DOW LLC

FINAL DESIGN WILL BE
DISCUSSED AND COORDINATED
WITH THE CITY OF CHESTERFIELD

POTENTIAL NEW SLOPE IN THIS AREA EXCEEDS 3:1
APPROVAL OF THIS PLAN
DOES NOT CONSTITUTE APPROVAL
OF SLOPES IN EXCESS OF 3:1
STEEP SLOPES ARE SUBJECT TO THE REVIEW
AND APPROVAL OF THE CITY OF CHESTERFIELD

35 PROPERTY LINE AND PARKING SETBACK

FINAL DESIGN AND LOCATION
TO BE DETERMINED
DURING SITE DEVELOPMENT CONCEPT
OR SECTION PLAN REVIEW
OR ANY AMENDMENTS THERETO

PARCEL 185430271
LETA LOUISIANA COUNTY MISSOURI

POTENTIAL NEW SLOPE IN THIS AREA EXCEEDS 3:1
APPROVAL OF THIS PLAN
DOES NOT CONSTITUTE APPROVAL
OF SLOPES IN EXCESS OF 3:1
STEEP SLOPES ARE SUBJECT TO THE REVIEW
AND APPROVAL OF THE CITY OF CHESTERFIELD

PARCEL 185681004
SHAFER MATHIA ELLEN LIVING TRUST

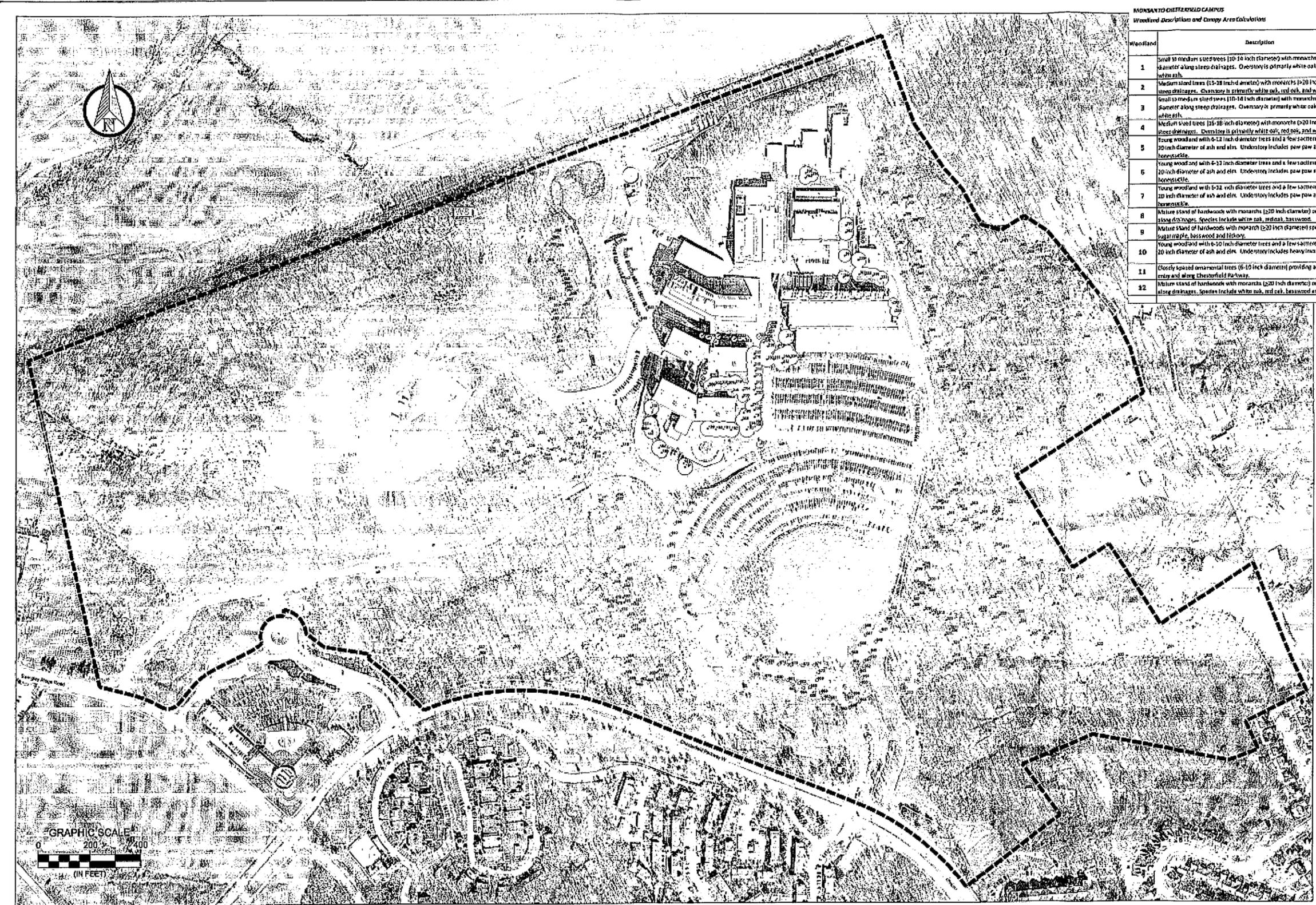
FINAL DESIGN AND LOCATION
TO BE DETERMINED
DURING SITE DEVELOPMENT CONCEPT
OR SECTION PLAN REVIEW
OR ANY AMENDMENTS THERETO

UNUSED ACCESS POINT
TO BE REMOVED

PARCEL 185680137
CAPLACCI TWELVE

<p>DESIGNER</p> <p>1200 TUMPKY 1000 DANE BOULEVARD SUITE 400 ST. LOUIS, MO 63104 314.973.0544 F 314.973.0587</p>	<p>ENV. ENGINEER</p> <p>DR. DONALD LING 1802 SOUTH THIRTYFIFTH ST. LOUIS, MO 63104 314.680.4421 F 314.963.5578</p>	<p>ARCHITECT</p> <p>RAFAEL VIZCAY ARCHITECTS PC 30 N. WASHINGTON STREET NEW YORK, NY 10011 212.604.8082 F 646.413.6606</p>	<p>CONSULTANT</p> <p>MONSANTO COMPANY 100 NORTH LEBANON BOULEVARD ST. LOUIS, MO 63107</p>	<p>PROJECT NAME AND LOCATION</p> <p>MONSANTO MONSANTO COMPANY CHESTERFIELD VILLAGE CAMPUS CHESTERFIELD, MISSOURI</p>	<p>DATE</p> <p>06/27/24</p>	<p>DESCRIPTION</p> <p>PRELIMINARY PLAN-2</p>	<p>DESIGNED BY</p> <p>RAFAEL VIZCAY ARCHITECTS PC</p>	<p>SCALE</p> <p>1:100</p>	<p>DRAWN BY</p> <p>AG.3.011</p>
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MONSANTO CHESTERFIELD CAMPUS
Woodland Description and Canopy Area Calculations

Woodland	Description	Canopy Area (acres)
1	Small to medium sized trees (10-16 inch diameter) with monoch (30 inch diameter along steep drainage). Overstory is primarily white oak, red oak, and white ash.	1.431
2	Medium sized trees (15-20 inch diameter) with monoch (20 inch diameter along steep drainage). Overstory is primarily white oak, red oak, and white ash.	0.817
3	Small to medium sized trees (10-16 inch diameter) with monoch (30 inch diameter along steep drainage). Overstory is primarily white oak, red oak, and white ash.	3.337
4	Medium sized trees (15-20 inch diameter) with monoch (20 inch diameter along steep drainage). 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.	16.162
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.	2.709
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.	5.302
8	Mature stand of hardwoods with monoch (20 inch diameter) on north slope and along drainage. Species include white oak, red oak, basswood.	13.082
9	Mature stand of hardwoods with monoch (20 inch diameter) species of red oak, sugar maple, basswood and hickory.	6.815
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.	2.216
12	Mature stand of hardwoods with monoch (20 inch diameter) on north slope and along drainage. Species include white oak, red oak, basswood and hickory.	30.428
TOTAL		110.108

- Appropriate study area (200.261 acres)
- ① Mapped tree and tree number
- ② Mapped tree and tree number and tree in woodlands (0/1-12/1)
- ③ Mapped tree and tree number and tree in non-woodlands (0/1-12/1)

- Woodlands (110.108 acres)
- Non-woodlands (97.879 acres)

Woodland Canopy Area	110.108 acres
Non-Woodland Canopy Area	2.327 acres
Total Canopy On-Site	112.435 acres

Prepared by

 A Division of The Davey Tree Expert Company

Prepared for
Civil Design, Inc.

Tree Stand Delineation Map
 700 Chesterfield Parkway
 200 Acres, Chesterfield, Missouri

Tree Stand Delineation prepared by:
 Jacob McMains, ISA Board Certified
 Arborist (MW-6328A)

Tree data used to produce this map were collected in March and June 2013 and April 11, 2014 and revised May 18, 2015

Tree Stand Delineation mapping prepared by: Ken Christensen, ISA Board Certified Arborist (A-0690)

Sheet 1
 of 2

TRAFFIC ENGINEER
 CDS GROUP
 1250 OLIVE BROOKWAY, SUITE 400
 ST. LOUIS, MO 63104
 P 314 276-0644 F 314 276-0677

CIVIL DESIGN, INC.
 CIVIL DESIGN, INC.
 1124 SOUTH 17TH STREET
 ST. LOUIS, MO 63104
 P 314 424-4127 F 314 424-4128

LANDSCAPE ARCHITECT
 CDS
 4201 TOWER FRONT AVENUE
 SUITE 1000, ST. LOUIS, MO 63114
 P 314 524-4200

ARCHITECT
 RAFAEL VENOLY ARCHITECTS PC
 20 WASHINGTON STREET
 NEW YORK, NY 10011
 P 212 633-0280 F 212 633-0281

OWNER
 MONSANTO COMPANY
 50 NORTH LINCOLN BOULEVARD
 ST. LOUIS, MO 63107



DISCLAIMER
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PROJECT NAME AND LOCATION
 MONSANTO COMPANY
 CHESTERFIELD VILLAGE CAMPUS
 CHESTERFIELD, MISSOURI



REV.	DATE	DESCRIPTION	APPROVED BY
01	05-20-15	AS SHOWN	JACOB MCMAINS

PROJECT INFORMATION
 PROJECT NUMBER: 091100
 SCALE: N.T.S.

DATE
 05/18/2015

TITLE
 TREE STAND DELINEATION DIAGRAM

DRAWN BY
 JACOB MCMAINS

TREE DATA - 700 Chesterfield Parkway, Chesterfield, MO
 Data collected March 2013; June 2013; April 2014 (Skip Kincaid); and
 May 2015 by Jacob McMains
 Project Manager and Consulting Forester
 Davey Resource Group
 ISA Certified Arborist (MW-5328A)
 jacob.mcmains@davey.com

Jacob McMains

ID	Species	DBH	Height	Health	Notes
1	Red Oak	12	15	1	
2	White Oak	8	10	1	
3	Red Oak	15	20	1	
4	White Oak	10	15	1	
5	Red Oak	18	25	1	
6	White Oak	12	18	1	
7	Red Oak	14	22	1	
8	White Oak	9	12	1	
9	Red Oak	16	24	1	
10	White Oak	11	16	1	
11	Red Oak	13	19	1	
12	White Oak	10	14	1	
13	Red Oak	17	26	1	
14	White Oak	12	17	1	
15	Red Oak	14	21	1	
16	White Oak	9	13	1	
17	Red Oak	16	23	1	
18	White Oak	11	15	1	
19	Red Oak	13	18	1	
20	White Oak	10	14	1	
21	Red Oak	17	26	1	
22	White Oak	12	17	1	
23	Red Oak	14	21	1	
24	White Oak	9	13	1	
25	Red Oak	16	23	1	
26	White Oak	11	15	1	
27	Red Oak	13	18	1	
28	White Oak	10	14	1	
29	Red Oak	17	26	1	
30	White Oak	12	17	1	
31	Red Oak	14	21	1	
32	White Oak	9	13	1	
33	Red Oak	16	23	1	
34	White Oak	11	15	1	
35	Red Oak	13	18	1	
36	White Oak	10	14	1	
37	Red Oak	17	26	1	
38	White Oak	12	17	1	
39	Red Oak	14	21	1	
40	White Oak	9	13	1	
41	Red Oak	16	23	1	
42	White Oak	11	15	1	
43	Red Oak	13	18	1	
44	White Oak	10	14	1	
45	Red Oak	17	26	1	
46	White Oak	12	17	1	
47	Red Oak	14	21	1	
48	White Oak	9	13	1	
49	Red Oak	16	23	1	
50	White Oak	11	15	1	

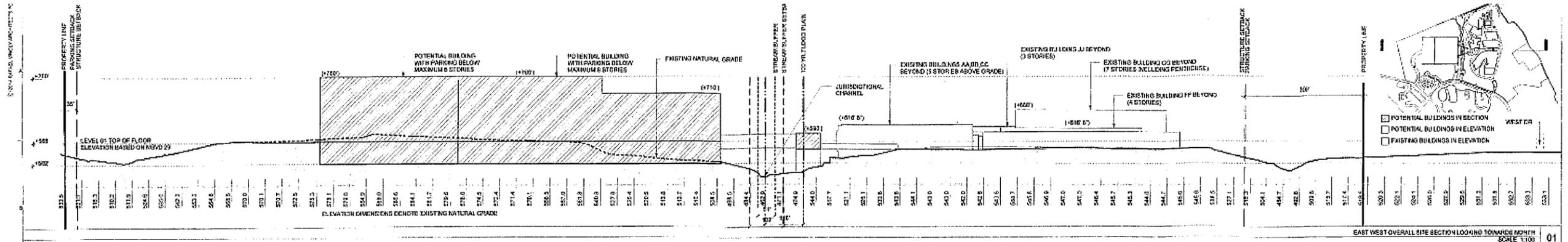
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55	Red Oak	18	25	1	
56	White Oak	12	18	1	
57	Red Oak	14	22	1	
58	White Oak	9	12	1	
59	Red Oak	16	24	1	
60	White Oak	11	16	1	
61	Red Oak	13	19	1	
62	White Oak	10	14	1	
63	Red Oak	17	26	1	
64	White Oak	12	17	1	
65	Red Oak	14	21	1	
66	White Oak	9	13	1	
67	Red Oak	16	23	1	
68	White Oak	11	15	1	
69	Red Oak	13	18	1	
70	White Oak	10	14	1	
71	Red Oak	17	26	1	
72	White Oak	12	17	1	
73	Red Oak	14	21	1	
74	White Oak	9	13	1	
75	Red Oak	16	23	1	
76	White Oak	11	15	1	
77	Red Oak	13	18	1	
78	White Oak	10	14	1	
79	Red Oak	17	26	1	
80	White Oak	12	17	1	
81	Red Oak	14	21	1	
82	White Oak	9	13	1	
83	Red Oak	16	23	1	
84	White Oak	11	15	1	
85	Red Oak	13	18	1	
86	White Oak	10	14	1	
87	Red Oak	17	26	1	
88	White Oak	12	17	1	
89	Red Oak	14	21	1	
90	White Oak	9	13	1	
91	Red Oak	16	23	1	
92	White Oak	11	15	1	
93	Red Oak	13	18	1	
94	White Oak	10	14	1	
95	Red Oak	17	26	1	
96	White Oak	12	17	1	
97	Red Oak	14	21	1	
98	White Oak	9	13	1	
99	Red Oak	16	23	1	
100	White Oak	11	15	1	

ID	Species	DBH	Height	Health	Notes
101	Red Oak	12	15	1	
102	White Oak	8	10	1	
103	Red Oak	15	20	1	
104	White Oak	10	15	1	
105	Red Oak	18	25	1	
106	White Oak	12	18	1	
107	Red Oak	14	22	1	
108	White Oak	9	12	1	
109	Red Oak	16	24	1	
110	White Oak	11	16	1	
111	Red Oak	13	19	1	
112	White Oak	10	14	1	
113	Red Oak	17	26	1	
114	White Oak	12	17	1	
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145	Red Oak	17	26	1	
146	White Oak	12	17	1	
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148	White Oak	9	13	1	
149	Red Oak	16	23	1	
150	White Oak	11	15	1	

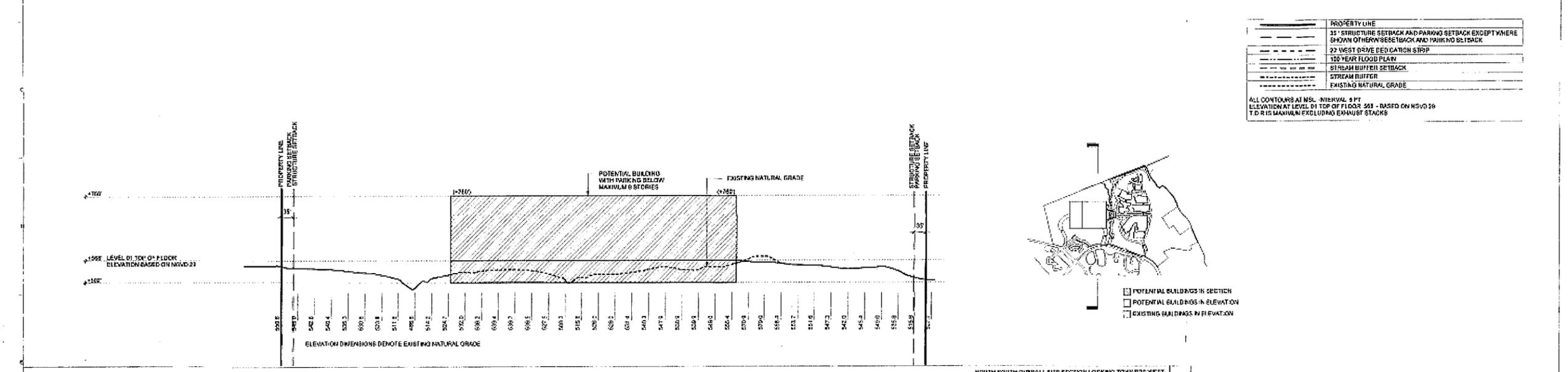
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155	Red Oak	18	25	1	
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157	Red Oak	14	22	1	
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159	Red Oak	16	24	1	
160	White Oak	11	16	1	
161	Red Oak	13	19	1	
162	White Oak	10	14	1	
163	Red Oak	17	26	1	
164	White Oak	12	17	1	
165	Red Oak	14	21	1	
166	White Oak	9	13	1	
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168	White Oak	11	15	1	
169	Red Oak	13	18	1	
170	White Oak	10	14	1	
171	Red Oak	17	26	1	
172	White Oak	12	17	1	
173	Red Oak	14	21	1	
174	White Oak	9	13	1	
175	Red Oak	16	23	1	
176	White Oak	11	15	1	
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178	White Oak	10	14	1	
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184	White Oak	11	15	1	
185	Red Oak	13	18	1	
186	White Oak	10	14	1	
187	Red Oak	17	26	1	
188	White Oak	12	17	1	
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190	White Oak	9	13	1	
191	Red Oak	16	23	1	
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193	Red Oak	13	18	1	
194	White Oak	10	14	1	
195	Red Oak	17	26	1	
196	White Oak	12	17	1	
197	Red Oak	14	21	1	
198	White Oak	9	13	1	
199	Red Oak	16	23	1	
200	White Oak	11	15	1	

ID	Species	DBH	Height	Health	Notes
201	Red Oak	12	15	1	
202	White Oak	8	10	1	
203	Red Oak	15	20	1	
204	White Oak	10	15	1	
205	Red Oak	18	25	1	
206	White Oak	12	18	1	
207	Red Oak	14	22	1	
208	White Oak	9	12	1	
209	Red Oak	16	24	1	
210	White Oak	11	16	1	
211	Red Oak	13	19	1	
212	White Oak	10	14	1	
213	Red Oak	17	26	1	
214	White Oak	12	17	1	
215	Red Oak	14	21	1	
216	White Oak	9	13	1	
217	Red Oak	16	23	1	
218	White Oak	11	15	1	
219	Red Oak	13	18	1	
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231	Red Oak	14	21	1	
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233	Red Oak	16	23	1	
234	White Oak	11	15	1	
235	Red Oak	13	18	1	
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239	Red Oak	14	21	1	
240	White Oak	9	13	1	
241	Red Oak	16	23	1	
242	White Oak	11	15	1	
243	Red Oak	13	18	1	
244	White Oak	10	14	1	
245	Red Oak	17	26	1	
246	White Oak	12	17	1	
247	Red Oak	14	21	1	
248	White Oak	9	13	1	
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250	White Oak	11	15	1	

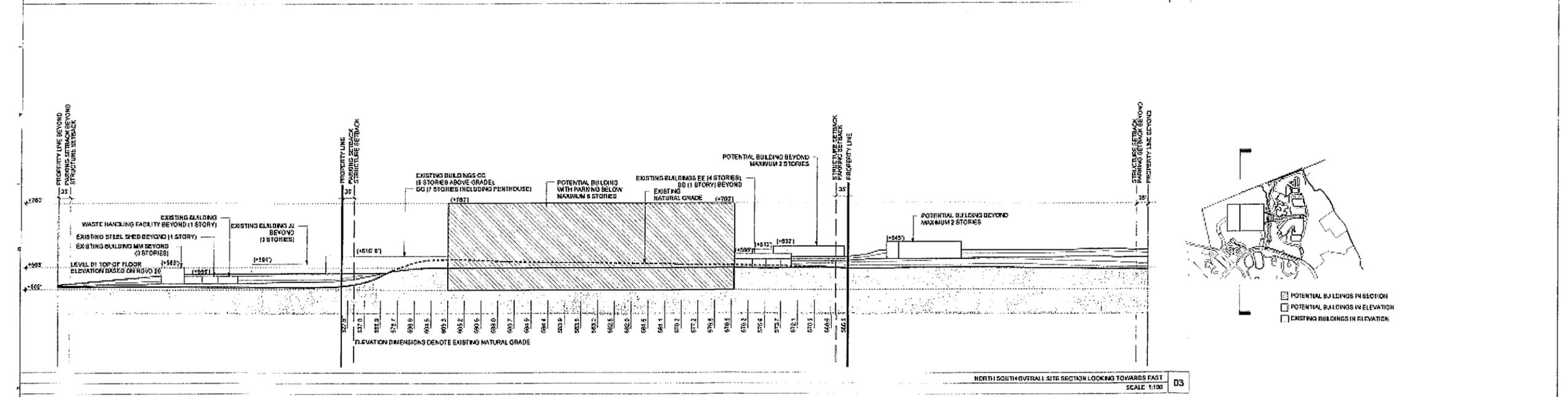
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254	White Oak	10	15	1	
255	Red Oak	18	25	1	
256	White Oak	12	18	1	
257	Red Oak	14	22	1	
258	White Oak	9	12	1	
259	Red Oak	16	24	1	
260	White Oak	11	16	1	
261	Red Oak	13	19	1	
262	White Oak	10	14	1	
263	Red Oak	17	26	1	
264	White Oak	12	17	1	
265	Red Oak	14	21	1	
266	White Oak	9	13	1	
267	Red Oak</				



EAST WEST OVERALL SITE SECTION LOOKING TOWARDS NORTH
SCALE: 1:100 01

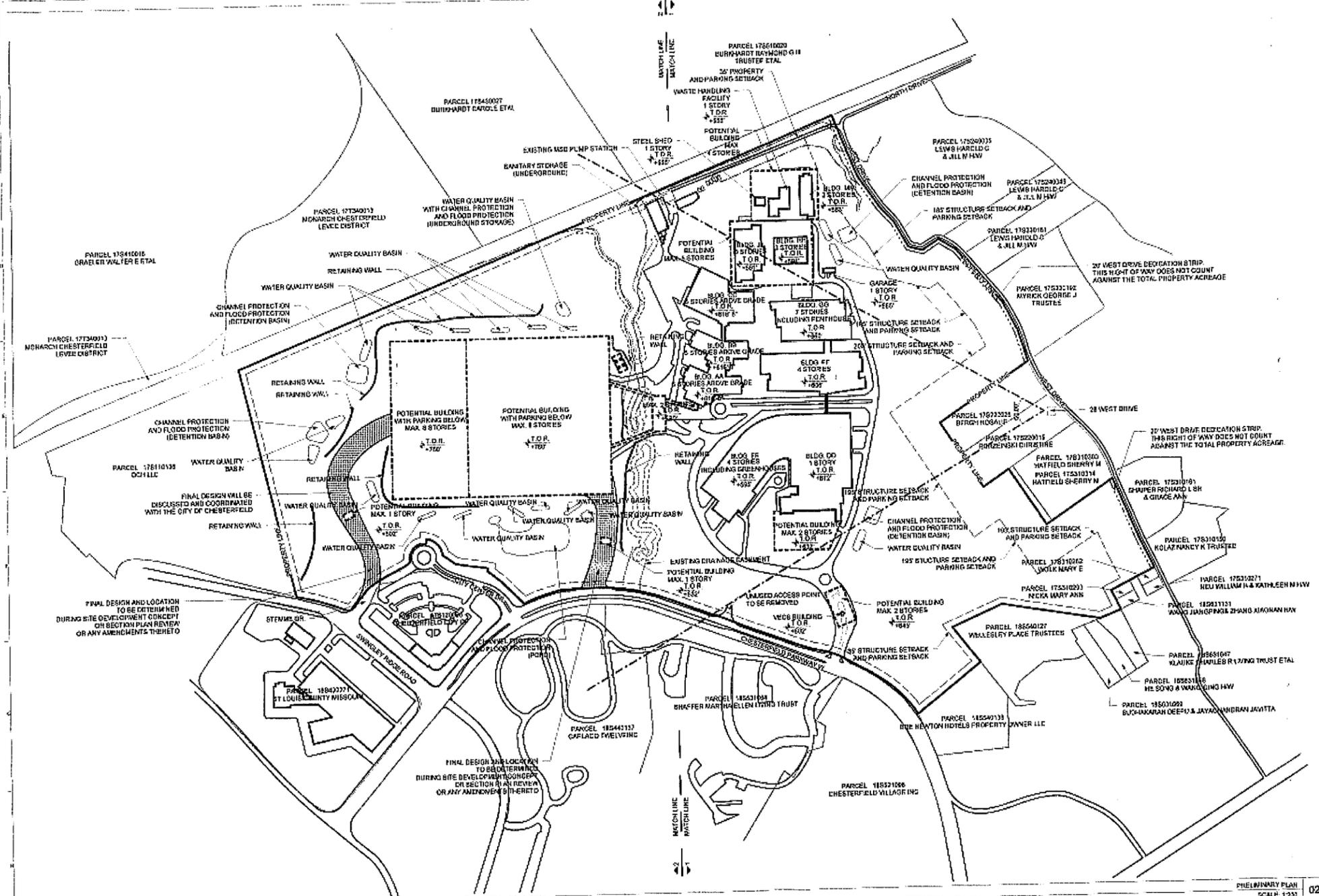
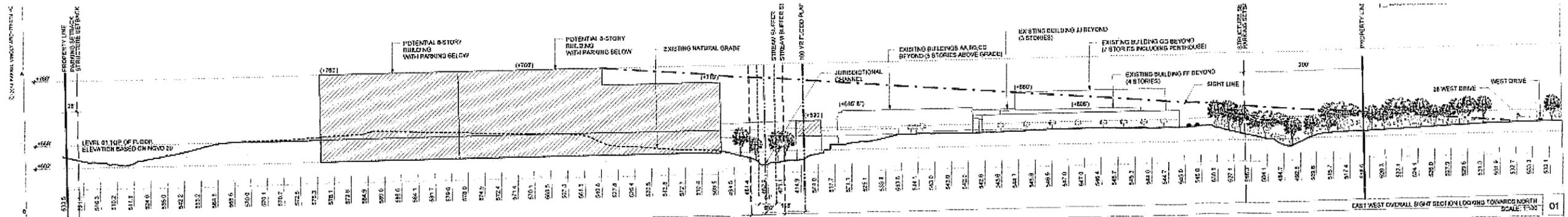


NORTH SOUTH OVERALL SITE SECTION LOOKING TOWARDS WEST
SCALE: 1:100 02



NORTH SOUTH OVERALL SITE SECTION LOOKING TOWARDS EAST
SCALE: 1:100 03

GRAPHIC ENGINEER TERRY TRAPP 20 BROADWAY SQUARE, SUITE 430 ST. LOUIS, MO 63101 T 314.626.5571	LEVEL SURVEYOR CIVIL DESIGN, INC. 1522 SOUTH 10TH STREET ST. LOUIS, MO 63104 T 314.886.4407 F 314.883.5528	ARCHITECT RAFAEL VILLALBA ARCHITECTS INC. 20 BROADWAY SQUARE, SUITE 430 ST. LOUIS, MO 63101 T 314.626.5571 F 314.626.5571	SEAL 	PROJECT NAME AND LOCATION MONSANTO CHESTERFIELD VILLAGE PHASE 1 220 CHESTERFIELD PARKWAY WEST CHESTERFIELD, MO 63017	KEY PLAN 	DATE 08/20/24	DESCRIPTION PRELIMINARY SITE PLAN	DRAWING OR EXISTING RAFAEL VILLALBA ARCHITECTS PC	DRAWING TITLE SITE SECTIONS OF PRELIMINARY FORM
						PROJECT NUMBER 080-182	SCALE 1:100	DATE 08/20/24	PROJECT NUMBER 080-182



	PROPERTY LINE
	30' STRUCTURE SETBACK AND PARKING SETBACK EXCEPT WHERE SHOWN OTHERWISE SETBACK AND PARKING SETBACK
	20' WEST DRIVE DEDICATION STRIP
	100 YEAR FLOOD PLAIN
	STREAM BUFFER SETBACK
	STREAM BUFFER
	EXISTING NATURAL GRADE

ALL ELEVATIONS AT 1' INTERVAL 3 FT ELEVATION AT LEVEL OF TOP OF FLOOR 300' BASED ON NAVD 83 T.O.F. IS MAXIMUM EXCLUDING CHIMNEY STACKS



VIEW FROM 22 WEST DRIVE LOOKING WEST



VIEW FROM 22 WEST DRIVE LOOKING WEST

PRELIMINARY PLAN SCALE: 1:25 02

<p>TRAFFIC ENGINEER TRAFFIC ENGINEER 1000 OLIVE ST. SUITE 200 ST. LOUIS, MO 63101 TEL: 314.433.1141 FAX: 314.433.1142</p>	<p>CIVIL ENGINEER CIVIL ENGINEERING 500 SOUTH THURSDAY ST. LOUIS, MO 63101 TEL: 314.433.1141 FAX: 314.433.1142</p>	<p>LANDSCAPE ARCHITECT LANDSCAPE ARCHITECT 1000 OLIVE ST. SUITE 200 ST. LOUIS, MO 63101 TEL: 314.433.1141 FAX: 314.433.1142</p>	<p>ARCHITECT ARCHITECT 1000 OLIVE ST. SUITE 200 ST. LOUIS, MO 63101 TEL: 314.433.1141 FAX: 314.433.1142</p>	<p>ENGINEER ENGINEER 1000 OLIVE ST. SUITE 200 ST. LOUIS, MO 63101 TEL: 314.433.1141 FAX: 314.433.1142</p>	<p>PROFESSIONAL ENGINEER AND LOCATION PROFESSIONAL ENGINEER AND LOCATION 1000 OLIVE ST. SUITE 200 ST. LOUIS, MO 63101 TEL: 314.433.1141 FAX: 314.433.1142</p>	<p>NEW PLAN NEW PLAN 1000 OLIVE ST. SUITE 200 ST. LOUIS, MO 63101 TEL: 314.433.1141 FAX: 314.433.1142</p>	<p>CONTRACTOR CONTRACTOR 1000 OLIVE ST. SUITE 200 ST. LOUIS, MO 63101 TEL: 314.433.1141 FAX: 314.433.1142</p>	<p>CONTRACTOR CONTRACTOR 1000 OLIVE ST. SUITE 200 ST. LOUIS, MO 63101 TEL: 314.433.1141 FAX: 314.433.1142</p>	<p>CONTRACTOR CONTRACTOR 1000 OLIVE ST. SUITE 200 ST. LOUIS, MO 63101 TEL: 314.433.1141 FAX: 314.433.1142</p>	<p>CONTRACTOR CONTRACTOR 1000 OLIVE ST. SUITE 200 ST. LOUIS, MO 63101 TEL: 314.433.1141 FAX: 314.433.1142</p>	<p>CONTRACTOR CONTRACTOR 1000 OLIVE ST. SUITE 200 ST. LOUIS, MO 63101 TEL: 314.433.1141 FAX: 314.433.1142</p>
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CONTRACTOR: MONSANTO COMPANY
 CHESTERFIELD VILLAGE CAMPUS
 22 WEST DRIVE
 CHESTERFIELD, MO 63005

PROJECT NUMBER: 040132
 SCALE: AS NOTED
 DRAWING TITLE: SIGHT LINE SECTION
 DRAWING NUMBER: A0.3.031

