CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD AGENDA
THURSDAY, FEBRUARY 15, 2007, 6:30 P.M.
CITY HALL – 690 CHESTERFIELD PARKWAY WEST

CONFERENCE ROOM 101

I. CALL TO ORDER

II. PROJECT PRESENTATIONS:

A. Pfizer PGM Biopharma Building: A Site Development Section Plan, Architectural Elevations, Landscape Plan, Lighting Plan and Architects Statement of Design for a 200.51 acre lot of land located at the Northwest corner of 700 Chesterfield Parkway West.

B. Sentrus Office Building (Sentrus Place): Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for an office building and research facility in a "PI" Planned Industrial District located in the northeast corner of the Sentrus Place development, north of Chesterfield Airport Road across from the intersection with Cepi Drive.

III. APPROVAL OF THE DECEMBER 14, 2006 MEETING SUMMARY

IV. OLD BUSINESS

V. NEW BUSINESS

VI. ADJOURNMENT

Note: The Architectural Review Board will consider and act upon the matters listed above, and such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time. Notice is hereby given that the Architectural Review Board may also hold a closed meeting for the purpose of dealing with matters related to one or more of the following: legal actions, cause of action, litigation or privileged communications between the City's representatives and its attorneys. (RSMo 610.021 (1) 1994).

Architecture · Engineering · Planning · Interiors
Flad & Associates

644 Science Drive
P.O. Box 44977
Madison, WI 53744-4977

608-238-2661
608-238-6727 FAX

Visit our web site at www.flad.com

Transmittal

City of Chesterfield
To

Department of Planning

690 Chesterfield Parkway W

Chesterfield, MO 63017-0760

Charlie Campo (636) 537-4742
Attention

RECEIVED
FEB 5 2007
PLANNING DEPARTMENT

February 2, 2007
Date

05199-00
Flad Project Number

70C5SL1600
Client Project Number

Flad Submittal Number

Contractor Submittal Number

Specification Section

Pfizer PGM GQTS
Project Name

Chesterfield, MO
Project Location

We Are Sending

[X] Herewith
[ ] Hand Deliver
[ ] Hold for Pick-Up

[X] Next Day Air
Received by:
Received by:

[ ] Regular Mail
Date/Time:
Date/Time:

No. of Copies	Description: **Building MM Design Review Comments**	Approved	Approved as Noted	No Action Required	Revise/ Resubmit	Rejected/ Resubmit	Approved as Noted/ Resubmit	Not Subject to Review
12	11x17 copies of drawings used for Chesterfield architectural review bid							

Project Statistics

Acreage: 200.51 Gross Floor Area: 46,498 Building Height: 35'

Existing Overlay Districts: Check (√) all that apply [ ] C.U.P. [ ] C.S.P. [ ] L.P.A.

Proposed Usage: Laboratory and office space

Exterior Building Materials: Brick and metal panel

Construction Type: Type II-B, 0-HR

Roof Material and Design: Modified Bituminous Membrane; Flat/Low Slope

Building Setbacks: Front Yard: 2211' Side Yard: 229' Rear Yard: 222'

Max. Building Height: 75' Min. Lot Requirement: 1.0

Description of art or architecturally significant features (if any):

Screening Materials and Design: Metal panel similar to building exterior at penthouse

Additional Project Information, if any:

Gary Klipfel, File
cc

Chris Kronser
By

P:\PFIZER\05199-00\ADM\TRANSMITTAL\2007\070202_CK_CCAMPO.DOC

PFIZER PGM
MM BUILDING SUBMITTAL FOR THE ARCHITECTURAL REVIEW BOARD

Architect's Statement in Response to the Design Guidelines for the City of Chesterfield

RECEIVED
FEB 5 2007
PLANNING
DEPARTMENT

Chapter One / Site Layout

A. Physical Features

- Building located at the top of a hill at the rear of the Pfizer campus with a lower level exposed on the east side and buried in the hill on the west side.
- Low height modular brick terrace walls provide a minimal flat area adjust to building for fire access.
- Service road between Building MM and Tank Storage Building provides utility access and location for storm water retention tank below the driveway.
- Existing trees are maintained where possible by using retaining walls integral to the building to minimize re-grading.

B. Vegetation

- Disturbed areas around the north and east side of the building are replaced with ground cover type vegetation to blend back to the natural landscape.
- New tree plantings are grouped to help transition site back to the existing wooded area.

C. Site Relationships of Design

- The service area of the building is located at a midpoint back from the main driveway on the west side of the building adjacent to the tank storage building to the west.
- The front sidewalk links to the existing sidewalk system and creates a transition zone from the driveway/pedestrian areas to the main entry to the building.

D. Pedestrian and Vehicular Circulation

- The building location connects to an existing drive around the back of Building HH.
- The current sidewalk pathway system will be extended to the front of the building at the main entry.
- Parking will be provided at the main parking lots within the campus layout.

E. Pedestrian Orientation

- See Section D.

Chapter Two / Buildings

I. All Structures

A. General Architectural Guidelines

- The building is composed of two elements: A brick front section, which encloses the office area and a metal panel rear section to the north, which encloses the lab areas and mechanical penthouse.
- These materials are compatible with existing brick structures and the new NRB Building currently under construction.

B. Scale

- Scale of the building is similar to the adjacent Building HH with one-story exposed at the main entry, and two-stories exposed on the lower east side of the building.

C. Design

- The front of the building, which is the brick portion, carries colors and banding patterns similar to other buildings on the Pfizer campus.
- The rear section of the building, the lab portion, is a metal panel exterior similar to other metal panel enclosures located on campus.
- Roof top exhaust fan units are placed behind a screen wall, which is the same material as the metal panel lab section of the structure.
- The main entry is located between a brick section and the stairway tower, which has a metal and glass exterior and is slightly recessed.

D. Relation to Adjacent Development

- The building will carry similar brick colors, patterns, and materials as other Pfizer campus structures.

E. Materials/Colors

- The exterior materials include brick and a insulated metal panel, which are compatible with other building materials onsite and are of a high quality finish.
- The brick portion of the building is offset slightly from the metal portion at major intersections of the materials to give a sense of solidness to the overall structure.
- Introduction of the metal panel of the front stairwell that intersects the brick portion of the building creates continuity with the rear section of the structure, which is metal panel.

II. Residential Architecture

A. General Residential Architecture

- Not applicable.

B. Multiple-Family Architecture

- Not applicable.

III. Non-Residential Architecture

A. General

- The main elevation of the metal building is offset from the brick portion of the building, relieving the longer elevation.
- The brick section of the building is lower than the metal paneled penthouse to the rear, again relieving the long horizontal elevation.

B. Building Equipment and Service

- The dumpster for the building is located on the west side of the building towards the rear of the building in a recessed area.
- Major mechanical equipment is located in a fully enclosed penthouse above the second floor.
- Two exterior fans are enclosed behind screen panels, which match the metals of the lab portion of the building.

Chapter Three / Landscape Design

- Major landscaping components are ground cover that will require no irrigation, which will blend with the existing wooded landscape.
- A small grouping of more formalized plantings is included in the main entry of the building to differentiate that area from the other areas blending into the wooded areas.

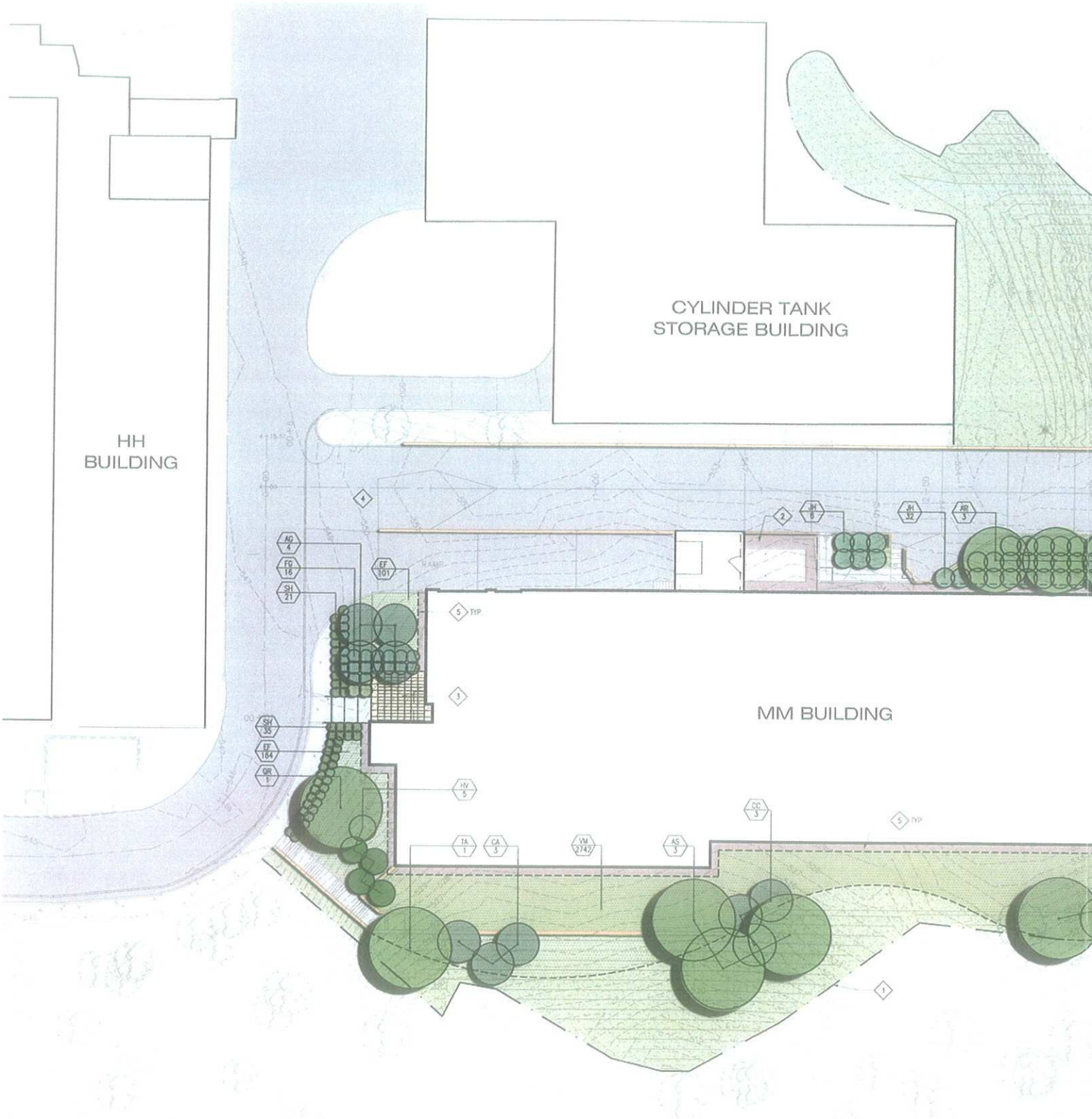
Chapter Four / Miscellaneous

A. Signage

- The building will have a sign element similar to other buildings on site.

B. Lighting

- Lighting consists of 20 foot high pole lights on the service drive and turn around to the rear of the building, a bollard light at the main entry walkway, and building mounted lights for security around the entire perimeter of the building.
- Light fixtures will be cutoff type distribution for reduction of glare.



Pfizer

PLANTI

PGM Biopharma Building MM

Scale: 1"=40'-0"

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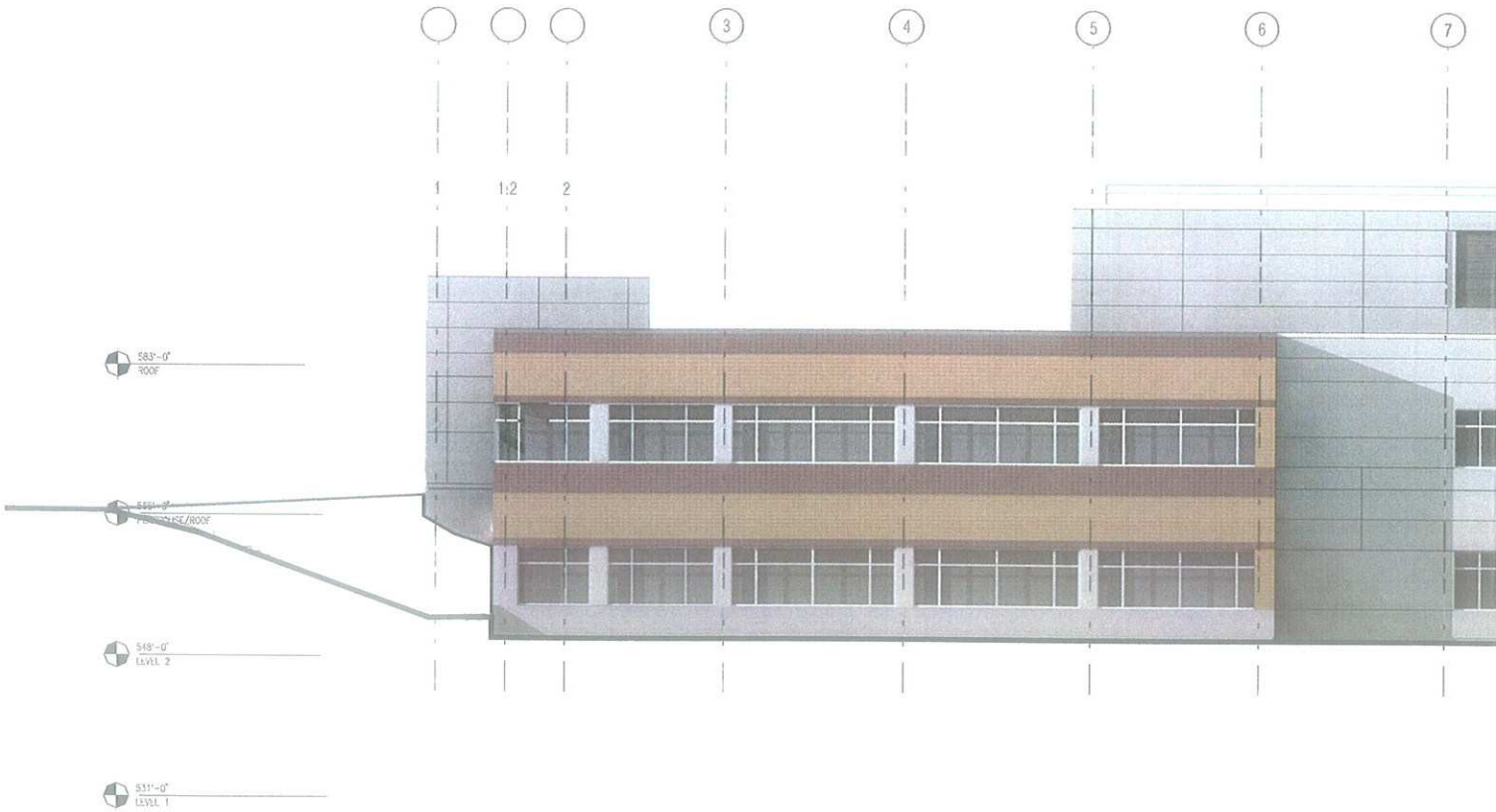

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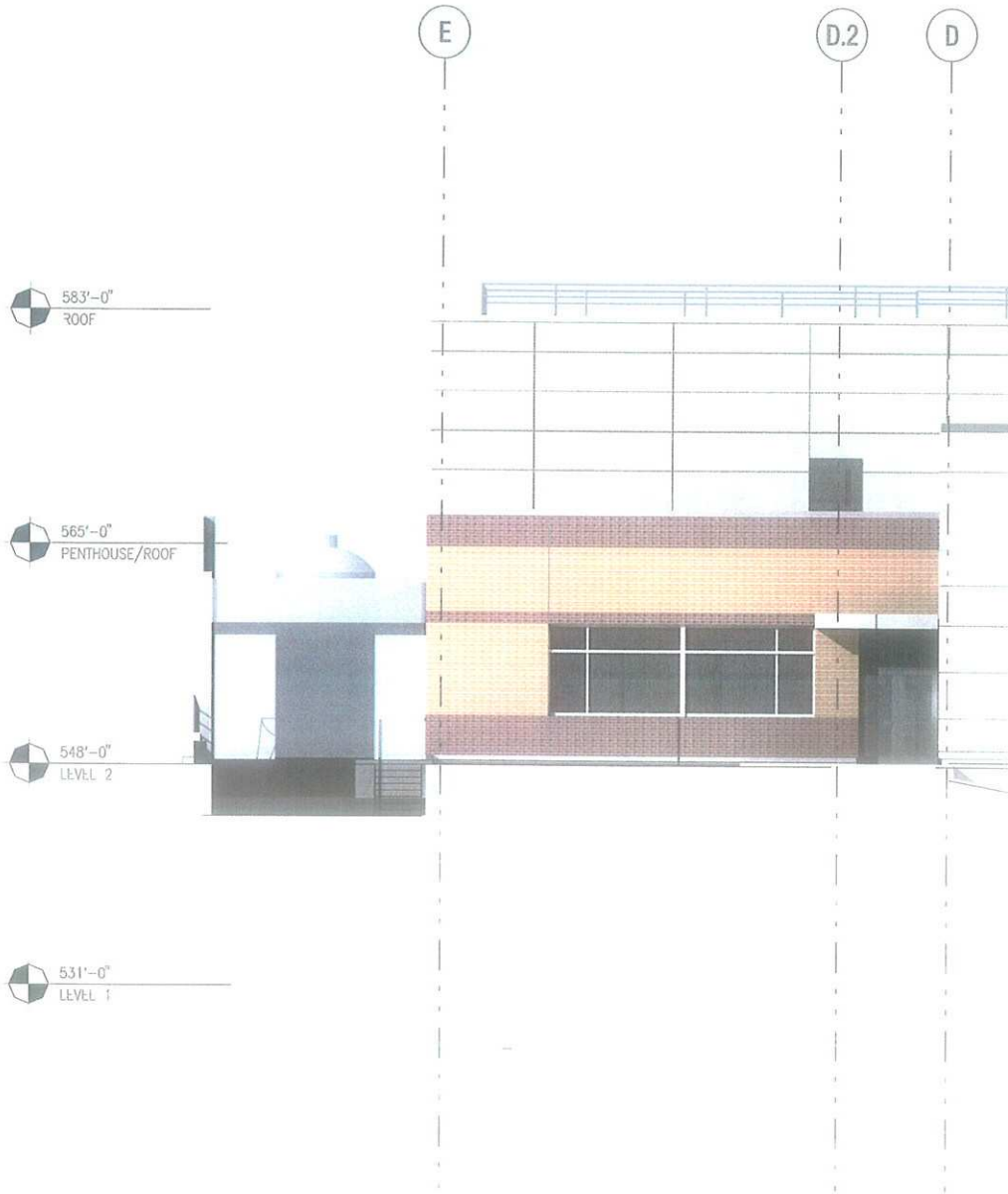

SOUTH ELEV

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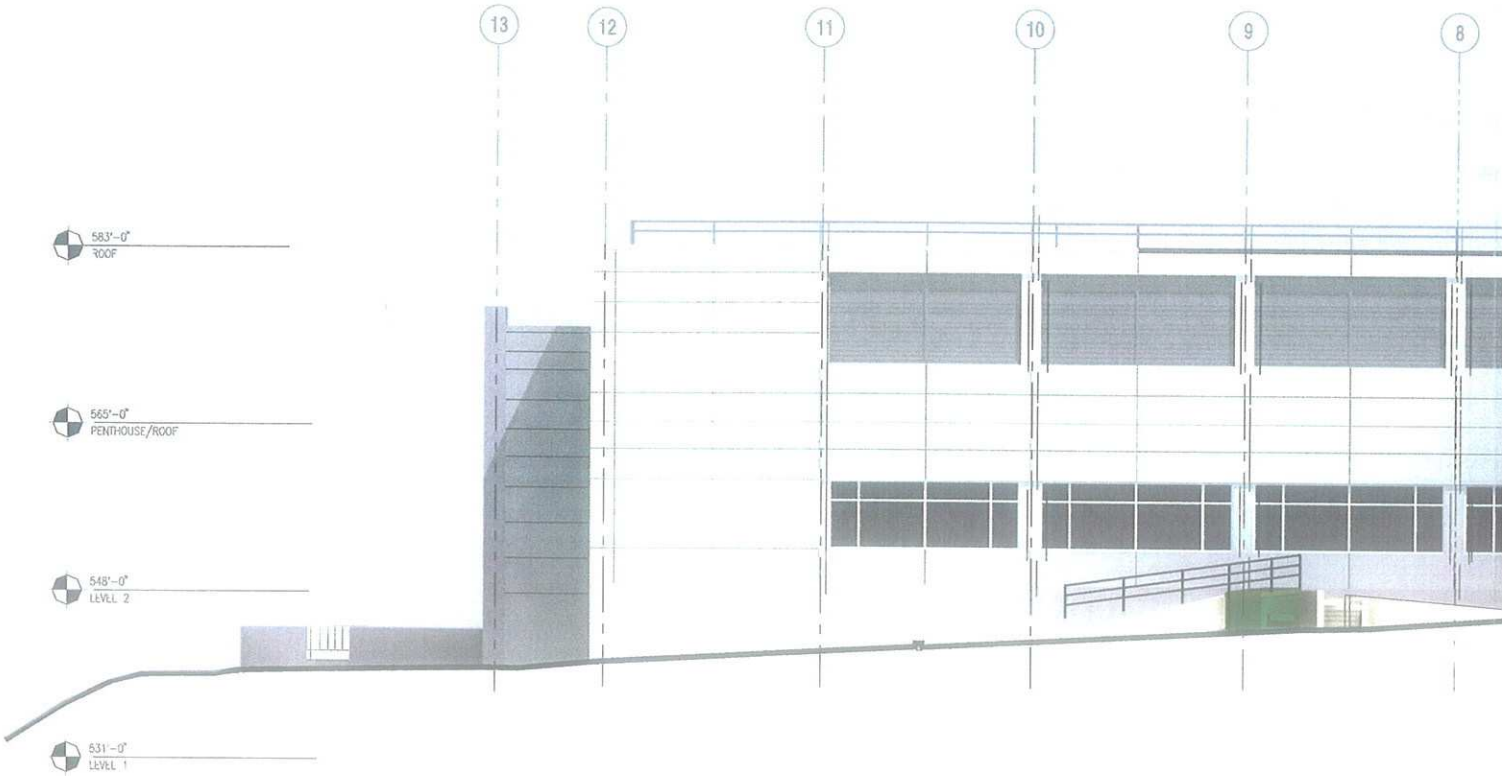

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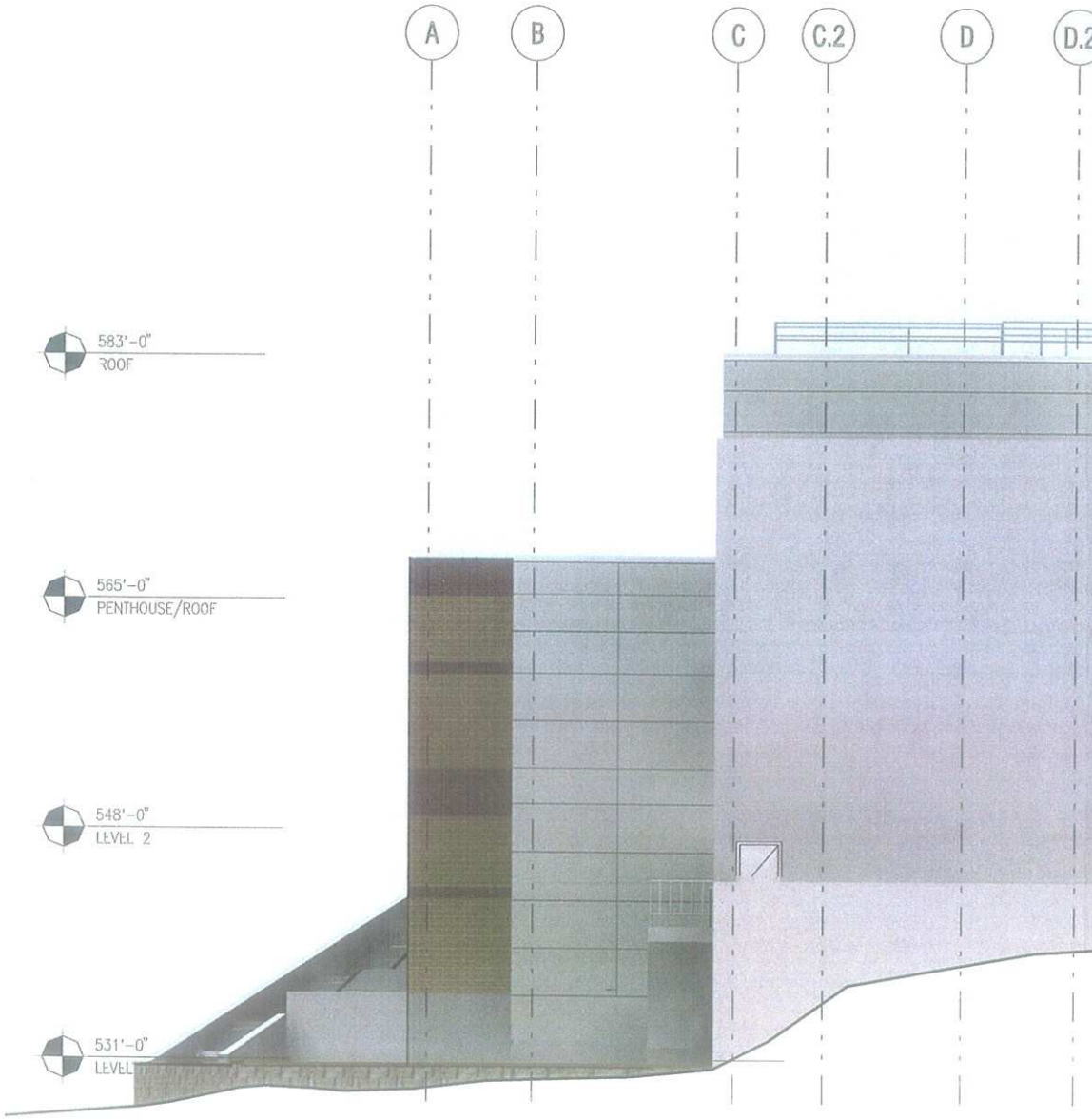

NORTH ELEVAT

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NOT TO SCALE

VIEW FROM

PGM BIOPHARMA
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VIEW FROM AC

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VIEW FROM N

PGM BIOPHARMA
NOT TO SCALE

VIEW LOOKING NORTH FROM ACCESS DRIVE

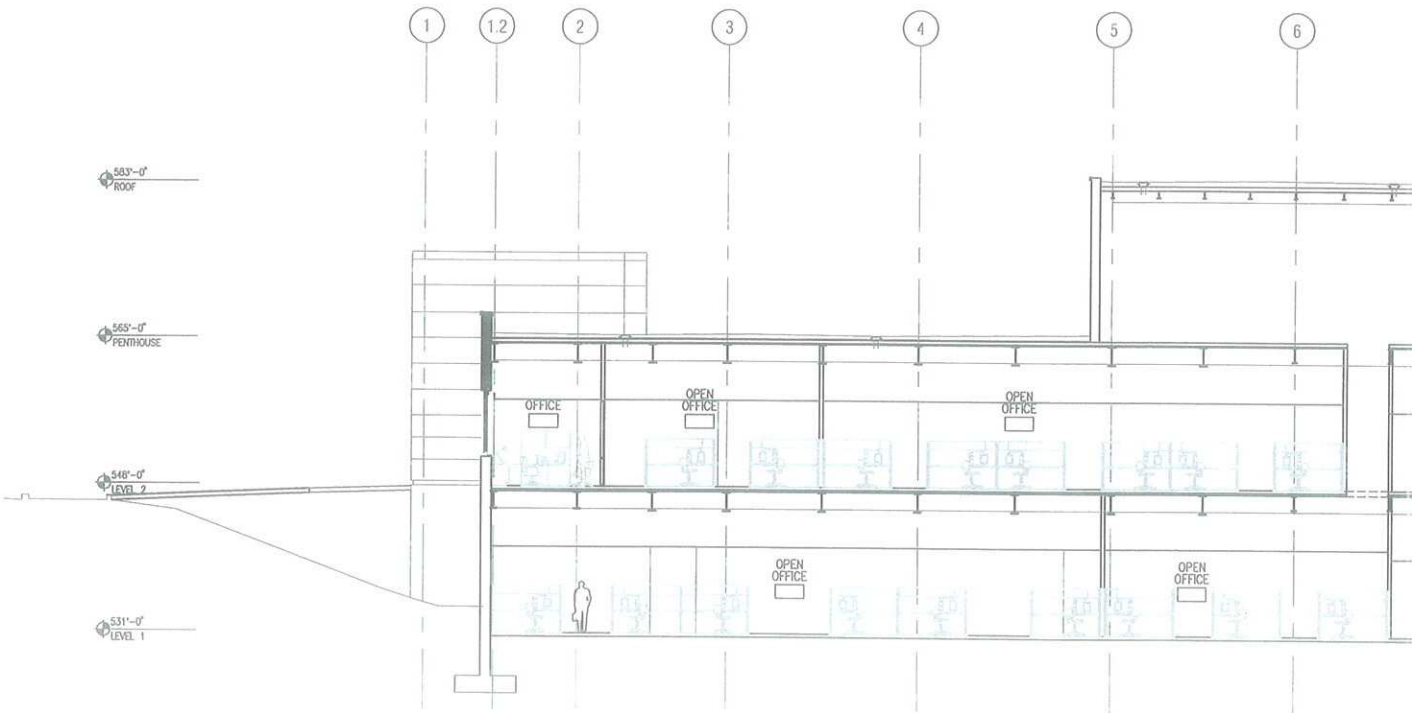
VIEW LOOKING AT SITE FROM SOUTHWEST CORNER - BUILDING HH AT LEFT

TYI

VIEV

VIEWS OF EXIS

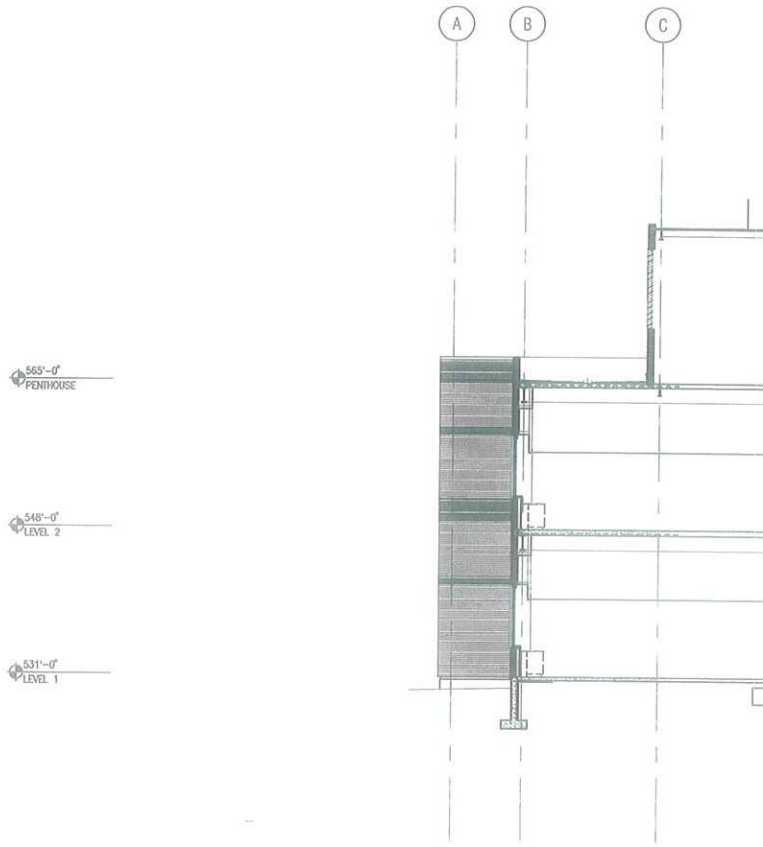
PGM BIOPHARMA
NOT TO SCALE



SECTION

PGM Biopharma Building

NOT TO SCALE



SECTION

PGM Biopharma Building

NOT TO SCALE

City of Chesterfield

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

II. B.

February 8, 2007

Architectural Review Board
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

Re: **Sentrus Office Building (Sentrus Place):** Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for an office building and research facility in a "PI" Planned Industrial District located in the northeast corner of the Sentrus Place development, north of Chesterfield Airport Road across from the intersection with Cepi Drive.

Dear Board Members:

Henty & Associates, P.C., has submitted, on behalf of Phase Two Investments, L.L.C. a Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architects Statement of Design for the above referenced project. The Department of Planning has reviewed this request and submits the following report.

Submittal Information

The request is for a new 100,000 square foot office building and research facility located in the Sentrus Place development. Exterior materials include granite composite panels and glass. Roof materials will be a single-ply membrane. Please see the attached checklist to review the project's compliance with the City of Chesterfield's Design Guidelines.

Departmental Input

The submittal was reviewed for compliance with the City of Chesterfield's Design Guidelines, the draft governing ordinance currently before the Planning Commission under P.Z. 01-2007, the City of Chesterfield Tree Manual and the City of Chesterfield Lighting ordinance. Landscape is being addressed through site plan review for adherence to City of Chesterfield Tree Manual. Signage is not reviewed during this part of the process and will be reviewed by the Department of Planning.

Actions Requested

The Department of Planning requests action by the Architectural Review Board on the information presented.

Sincerely,

Mara M. Perry, AICP
Senior Planner of Plan Review

Attachments

1. ARB Design Review Checklist
2. Architectural Review Application and Packet Submittal

CITY OF CHESTERFIELD
Design Guidelines: Review Checklist

Project Name: Sentrus Place
Date of Review: 02-07-07

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
CHAPTER ONE: Site Layout			
A. Physical Features	X		
B. Vegetation	X		
C. Site Relationships			The exact location of building and parking setbacks is currently being developed during the rezoning and will be addressed during final site plan review.
D. Pedestrian & Vehicular Circulation	X		
E. Pedestrian Orientation	X		
CHAPTER TWO: Building all Structures			
I. All Structures:			
A. General Architectural Guidelines	X		

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
B. Scale	X		
C. Design	X		
D. Relation to Adjacent Development	X		
E. Material/Colors	X		
II. Residential Structures:			
A. General Residential Architecture	NA		
B. Multiple-Family Architecture	NA		
III. Non-residential Structures:			
A. General	X		
B. Building Equipment Service	X		
C. Fast Food Restaurant Guidelines	NA		
D. Auto Service Station Guidelines	NA		
E. Shopping Center Guidelines	NA		
F. Chesterfield Valley Guidelines	X		

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
CHAPTER THREE: Landscape Design			**Landscape is currently being addressed through site plan review for adherence to the City of Chesterfield Tree Manual.**
CHAPTER FOUR: Miscellaneous			
A. Signage			**Signage is not being reviewed at this time.**
B. Lighting	X		
C. Utilities	X		
D. Stormwater Drainage	X		
E. Energy Conservation	X		
F. Screening (Fences & Walls)	X		

Notes:

(1) A check in this column refers to the item being addressed in the submission, but with potential variation from the guidelines that review by the Board is specifically requested.

(2) *Comments* provide additional information regarding the status of specific design guidelines. *Reference* is to the specific Architectural Review guideline as stated in the booklet entitled *Architectural Review Process*, Amended May 2001.

Form revised: October 2001
January 2002

Sentrus Office Building

784 Sentrus Place
Chesterfield, Missouri

February 2, 2007

Henty & Associates, P.C.
Architects

City of Chesterfield

ARCHITECTURAL REVIEW BOARD
Project Statistics Application

Project Title: Sentrus Office Building

Developer: Phase II Investments, LLC Architect: Henty & Associates, P.C. Engineer: Stock & Associates

Location: 784 Sentrus Place

PROJECT STATISTICS:

Size of site (in acres): 5.33 Total Square Footage: 100,000 Building Height: 50'-0"

Proposed Usage: Office Building

Exterior Building Materials: Granite composite panels, glass

Construction Type: II-B Non-combustible/Unprotected

Roof Material & Design: Single-ply Membrane

Screening Material & Design: Corrugated painted steel panels.

Landscape Guidelines: _____ Commercial _____ Institutional X Valley _____ Residential

Building Setbacks: 30' Front 25' Side 25' Rear 40' Max Bldg Ht. NA Min. Lot Req.

Description of art or architecturally significant features (if any): Dark red granite panels with dark grey accent bands. Glass curtain wall at atrium/entry tower.

ADDITIONAL PROJECT INFORMATION:

G/Planning/Procedure Manual (Public)/ARB/Project Statistics App./01-P1of1
G/Planning/ARB/Arch. Review Book/Project Statistics App.

Henty & Associates, P.C.
Architects

ARCHITECT'S STATEMENT
ON DESIGN GUIDELINE ITEMS

Chapter One / Site Layout

A. Physical Features: The Sentrus Office Building is to be located on a relatively flat site requiring a minimum of grade changes to accommodate access to the building. Some transitions in grade are planned to soften the height of the building. Minimal retaining walls will be used where necessary and will be of an aesthetically pleasing material, incorporating planting when possible.

B. Vegetation: The site is currently devoid of any planting. Extensive new landscaping, as shown on the enclosed Landscape Plans, will provide a visual transition from the site to the building and soften the parking.

C. Site Relationships of Design: The 3-story building office building will be positioned at an angle with relationship to Highway 40/64 providing a more dynamic view from the highway. As a basement is proposed for this building, it is planned that the lowest level of the building will be located 8'-0" below the typical finished grade and a gentle berm will form a transition from the main site grade up to the entry level of the building. The berm, in conjunction with landscaping elements will help to minimize the perceived height of the building and create an aesthetically pleasing grade change to an otherwise flat site. One of the main features of the design is the circular glass tower at the center of the building. From the street level, the tower provides a visual cue leading the pedestrian to the entry of the building and a first glimpse of the 3-story atrium space.

D. Pedestrian and Vehicular Circulation: Sentrus Place, the main street to the site, will be bordered by sidewalks providing pedestrian access from this site to Chesterfield Airport Road. There are two driveway entrances from the main street providing easy access to the parking area. There will be a drop-off area at the main entrance to the building. Some limited parking will be available in the garage located in the lower level of the building.

E. Pedestrian Orientation: The orientation of the main entrance of the building will provide a striking view of the building from Sentrus Place. The trash enclosure will be located discretely away from the major entrance and shielded from view by an aesthetically pleasing screen and landscaping elements.

300 Chesterfield Center • Suite 100 • Chesterfield • Missouri 63017
636•537•4800 • Fax 636•537•4806
www.hentyandassociates.com

Chapter Two / Buildings

I. All Structures

A. General Architectural Guidelines: The office building is designed with simple lines using classic materials. The granite panels will utilize a palette with the field color to be a dark red and a dark grey accent band. The windows will be butt-glazed to create clean band of glass between the granite columns. The balanced proportions of the column and beam elements mixed with the butt-glazed windows create a clean, aesthetically pleasing appearance. The North and East façades have inset sections to provide a strong shadow line and provide additional visual interest for the view from the highway.

B. Scale: The design elements of this building break the larger mass into human scale elements recognizable as easily to someone near the building as to someone as far away as the highway. The accent panels provide a visual cue to locate the floor lines of the building reinforcing the human scale of the building.

C. Design: This building design will compliment and contrast the buildings of the area. A number of the buildings in the vicinity are constructed of red brick. This building will have similarities in coloration, but with a contrasting type of material (granite).

D. Relation to Adjacent Development: This office building will be the first of several buildings developed on this street and will serve as an anchor to the buildings that follow.

E. Materials/Colors: The warm earth tone colors of the granite and glass will relate well to the existing buildings in the Chesterfield Valley area. There are to be no bright or gaudy accents or ornamental elements.

II. Residential Architecture

A. General Residential Architecture: NA

B. Multiple-family Architecture: NA

III. Non-Residential Architecture

A. General: The office building is designed so that there is no “rear” side of the building in the sense that it appears to only be utilitarian in nature. All sides of the building will be treated as featured façades. An entry plaza in front of the building will provide a pleasant area for seating while waiting for pick up or to simply have lunch on a nice day.

B. Building Equipment Service: Access for service vehicles and trash collection is provided at a separate drive than the main parking, avoiding any potential inconvenience for building users.

C. Fast Food Restaurant: NA

D. Auto Service Station Guidelines: NA

E. Shopping Center Guidelines: NA

F. Chesterfield Valley Guidelines: As indicated above, each façade of the building has been given a featured look utilizing architectural features, landscaping and lighting to highlight and accent for a visually aesthetic appearance.

Chapter Three / Landscape Design

The site will be landscaped to enhance the office building while effectively muting the visual impact of surface parking, the trash enclosure and the entrance to the lower level parking. Deciduous, decorative, and evergreen plant materials have been located to provide transitions from the site to the building, and provide accent highlights to the entrance. The islands on the parking area will be landscaped to break up the area into smaller zones.

Chapter Four / Miscellaneous

A. Signage: A low freestanding monument sign that conforms to the municipality's signage ordinance will be located in the lawn strip behind the sidewalk along Sentrus Place at the southern end of the site. In addition, a lighted building sign will be located at the top of the building on both the North and South faces of the building. The final signage design will be submitted to the Department of Planning for review and approval prior to installation.

B. Lighting: The parking lot will be illuminated with low standards to minimize their visual impact. Accent lighting on the exterior columns of the building will be used to enhance the visual interest at night.

C. Utilities: There will be no above ground utilities visible on the site.

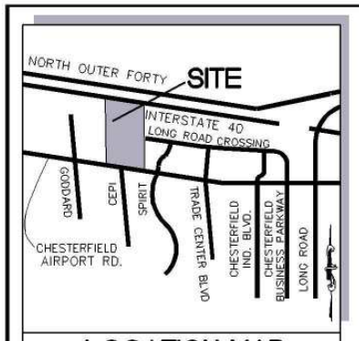
D. Stormwater Drainage: The overall stormwater drainage of the site is integrated into the detention system of Chesterfield Valley as designed by Stock & Associates Consulting Engineers. For the most part, the stormwater drainage of the lawn areas will shed naturally along grades and swales except in a few areas where yard drains are required to handle runoff blocked by the building. Stormwater from the surface parking will be directed to manholes and then conducted to the off-site detention basin.

E. Energy Conservation: The building has been designed to meet or exceed the standards set forth in ASHRAE 90.1 – 1999 to achieve an energy efficient building.

F. Screening (Fences & Walls): The building is designed such that the mechanical equipment of the roof will be totally screened from view with an architectural metal enclosure that is integrated into the massing composition of the building. The trash enclosure has bee strategically placed in one of the least visible corners of the site and will be screened behind solid gates that have not been designed as yet, but will employ materials that coordinate with the building (and will be submitted to the Department of Planning for review and approval prior to construction)

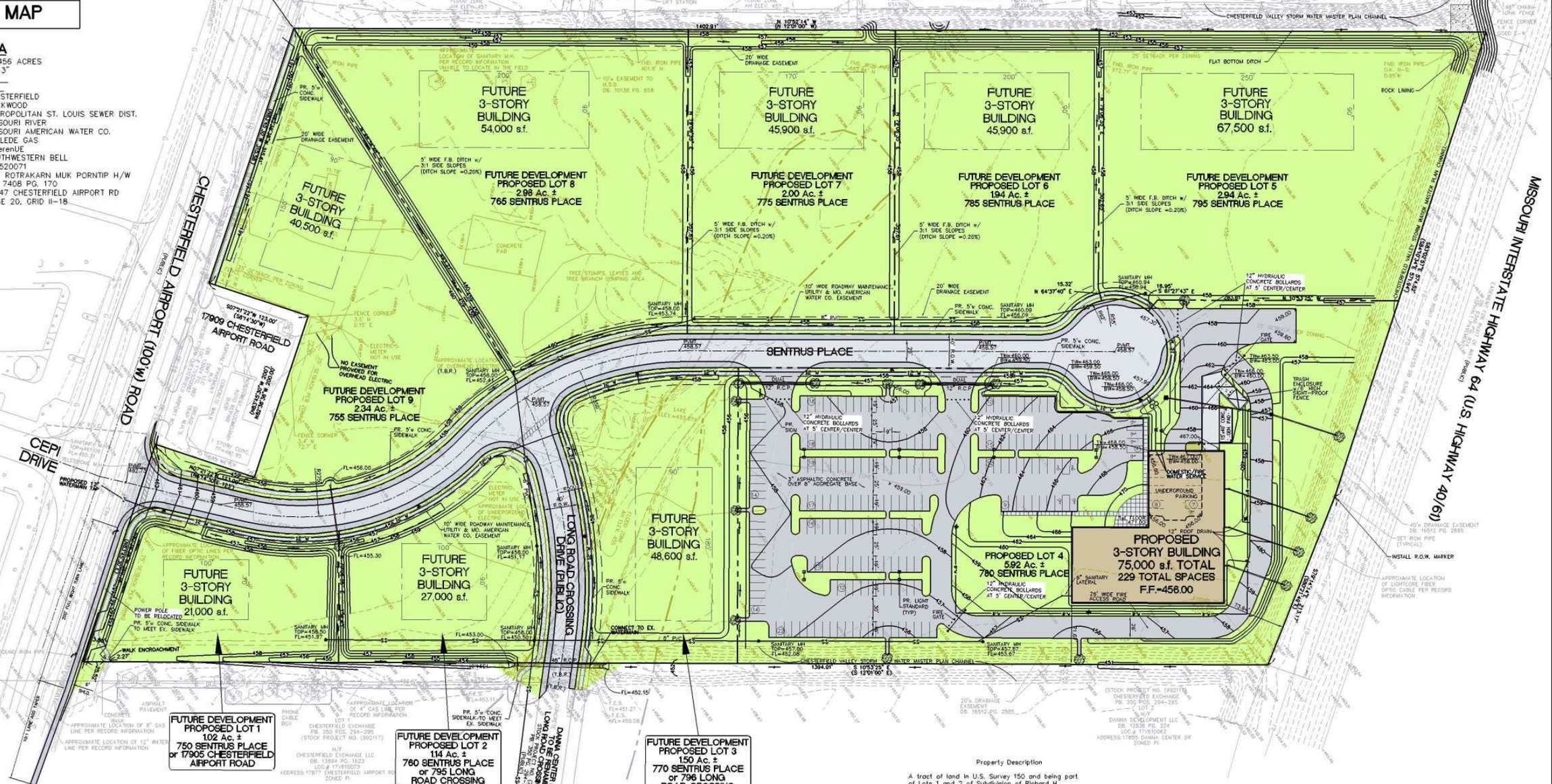
COLOR SITE PLAN
SENTRUS PLACE

A TRACT OF LAND BEING LOCATED IN U.S. SURVEY 150 AND BEING PART OF LOTS 1 AND 2
OF SUBDIVISION OF RICHARD H. STEVENS FARM,
TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



LOCATION MAP
(NOT TO SCALE)

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.



PERTINENT DATA

SITE ACREAGE	=	23.456 ACRES
EXISTING ZONING	=	"M-3"
ORDINANCE NO.	=	
AMENDED ORDINANCE NO.	=	
FIRE DISTRICT	=	CHESTERFIELD
SCHOOL DISTRICT	=	ROCKWOOD
SEWER DISTRICT	=	METROPOLITAN ST. LOUIS SEWER DIST.
WATERSHED AREA	=	MISSOURI RIVER
WATER SERVICE	=	MISSOURI AMERICAN WATER CO.
GAS SERVICE	=	LACLEDE GAS
ELECTRIC SERVICE	=	AmerenUE
PHONE SERVICE	=	SOUTHWESTERN BELL
LOCATOR NUMBER	=	17V520071
OWNER	=	N/F ROTRAKARN MUK PORNTIP H/W DB. 7408 PG. 170
ADDRESS	=	17947 CHESTERFIELD AIRPORT RD
WUNNENBERG'S	=	PAGE 20, GRID H-18

LEGEND

EXISTING SANITARY SEWER
EXISTING STORM SEWER
EXISTING TREE
EXISTING BUILDING
EXISTING CONTOUR
SPOT ELEVATION
EXISTING UTILITIES
FOUND 1/2" IRON PIPE
SET IRON PIPE
FOUND CROSS
FOUND STONE
FIRE HYDRANT
LIGHT STANDARD
BUSH
SIGN
NOTES PARKING SPACES
GUY WIRE
POWER POLE
WATER VALVE
DENOTES RECORD INFORMATION
HANDICAPPED PARKING

ABBREVIATIONS

C.O. – CLEANOUT
DB. – DEED BOOK
E – ELECTRIC
FL – FLOWLINE
FT – FEET
FND. – FOUND
G – GAS
M.H. – MANHOLE
N/F – NOW OR FORMERLY
PB. – PLAT BOOK
PG. – PAGE
P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCEMENT
P.V.C. – POLYVINYL CHLORIDE PIPE
R.C.P. – REINFORCED CONCRETE PIPE
SQ. – SQUARE
T – TELEPHONE CABLE
V.C.P. – VERTIFIED CLAY PIPE
W – WATER
(88'W) – RIGHT-OF-WAY WIDTH

PREPARED FOR:
Phase II Investments, LLC
c/o Sentrus, Inc.
Attention: Mr. Richard Weinstein
141 Chesterfield Industrial Blvd
Chesterfield, MO 63005

ST. LOUIS COUNTY BENCHMARK

12-171 (460.06) "STANDARD ALUMINUM DISK" STAMPED SL-36, 1990. DISK IS SET IN THE NORTHWEST CORNER OF CHESTERFIELD AIRPORT ROAD AND CAPRICE DRIVE.

Property Description

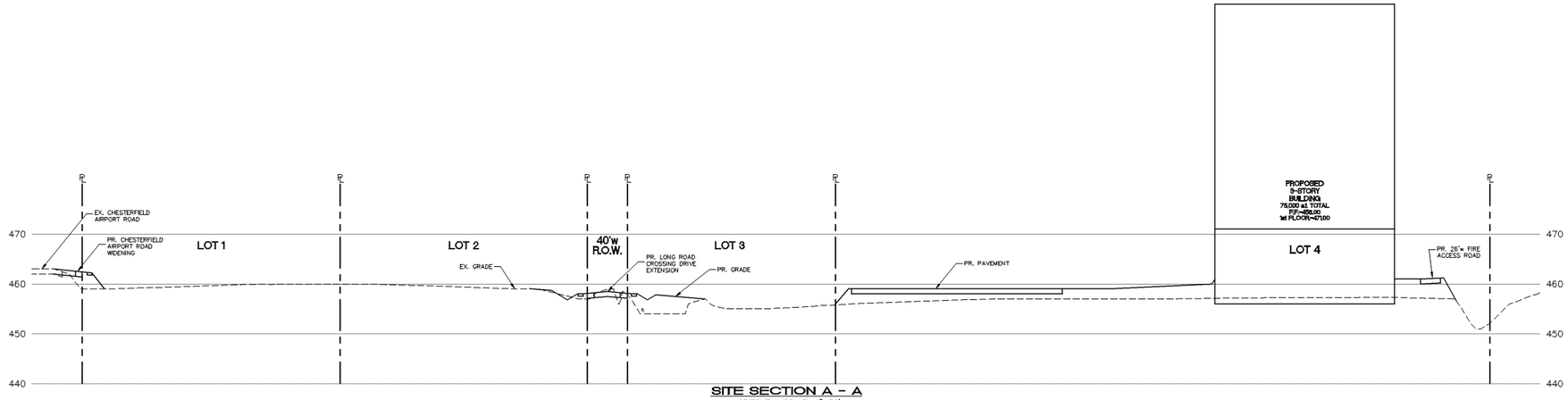
A tract of land in U.S. Survey 150 and being part of Lots 1 and 2 of Subdivision of Richard H. Stevens Farm, Township 45 North, Range 3 East St. Louis County Missouri, and being more particularly described as follows: Beginning at a point in the North line of Chesterfield Airport Road and the East line of property now or formerly of Bertha Fick by instrument recorded in Book 5721 Page 250 thence North 12 degrees 01 minutes West along Fick's East line 1402.91 feet to a point in the South line of U.S. Highway Route 40, thence South 84 degrees 10 minutes 34 seconds East along the South line of Highway 40 571.94 feet to a point and continuing along Highway 40 South 80 degrees 21 minutes 49 seconds East 213.17 feet thence leaving said South line of Highway 40 South 12 degrees 01 minutes East 1394.01 feet to a point in the North line of Chesterfield Airport Road, thence North 83 degrees 45 minutes 30 seconds West 269.36 feet to a point, thence leaving said road line North 6 degrees 14 minutes 30 seconds East, 123 feet to a point, thence North 83 degrees 45 minutes 30 seconds West 200 feet to a point, thence South 6 degrees 14 minutes 30 seconds West 123 feet to a point in the North line of Chesterfield Airport Road, thence along said road North 83 degrees 45 minutes 30 seconds West 315.58 feet to the place of beginning, according to the survey by Diversified Development Design and Associates during November 1978.

ST. LOUIS CO.
H&T NO. _____
M.S.D. P# _____
BASE MAP # U-17

COLOR SITE PLAN
PHASE TWO INVESTMENTS, L.L.C. – SENTRUS

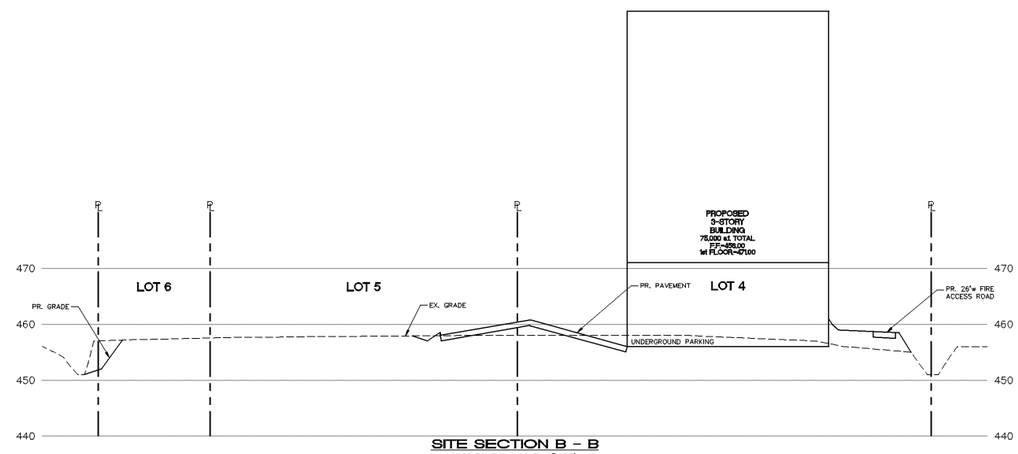
STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005
PH. (636) 530-9100
FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com
GEORGE M. STOCK E-25116

DRAWN BY:	DATE:	CHECKED BY:	DATE:	JOB NUMBER:	SHEET:
R.E.S	01/16/07	G.M.S.	01/16/07	206-4012	1 of 1



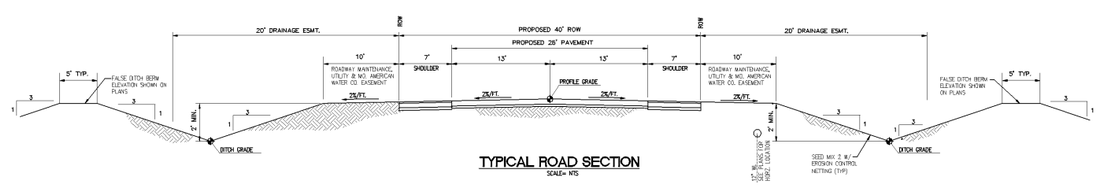
SITE SECTION A - A

HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=10'



SITE SECTION B - B

HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=10'



TYPICAL ROAD SECTION

SCALE= NTS

1 REVISED PER CITY COMMENTS 01/29/07

ST. LOUIS CO.
H&T NO. _____
M.S.D. P# _____
BASE MAP # U-17

SITE SECTIONS

PHASE TWO INVESTMENTS, L.L.C. – SENTRUS

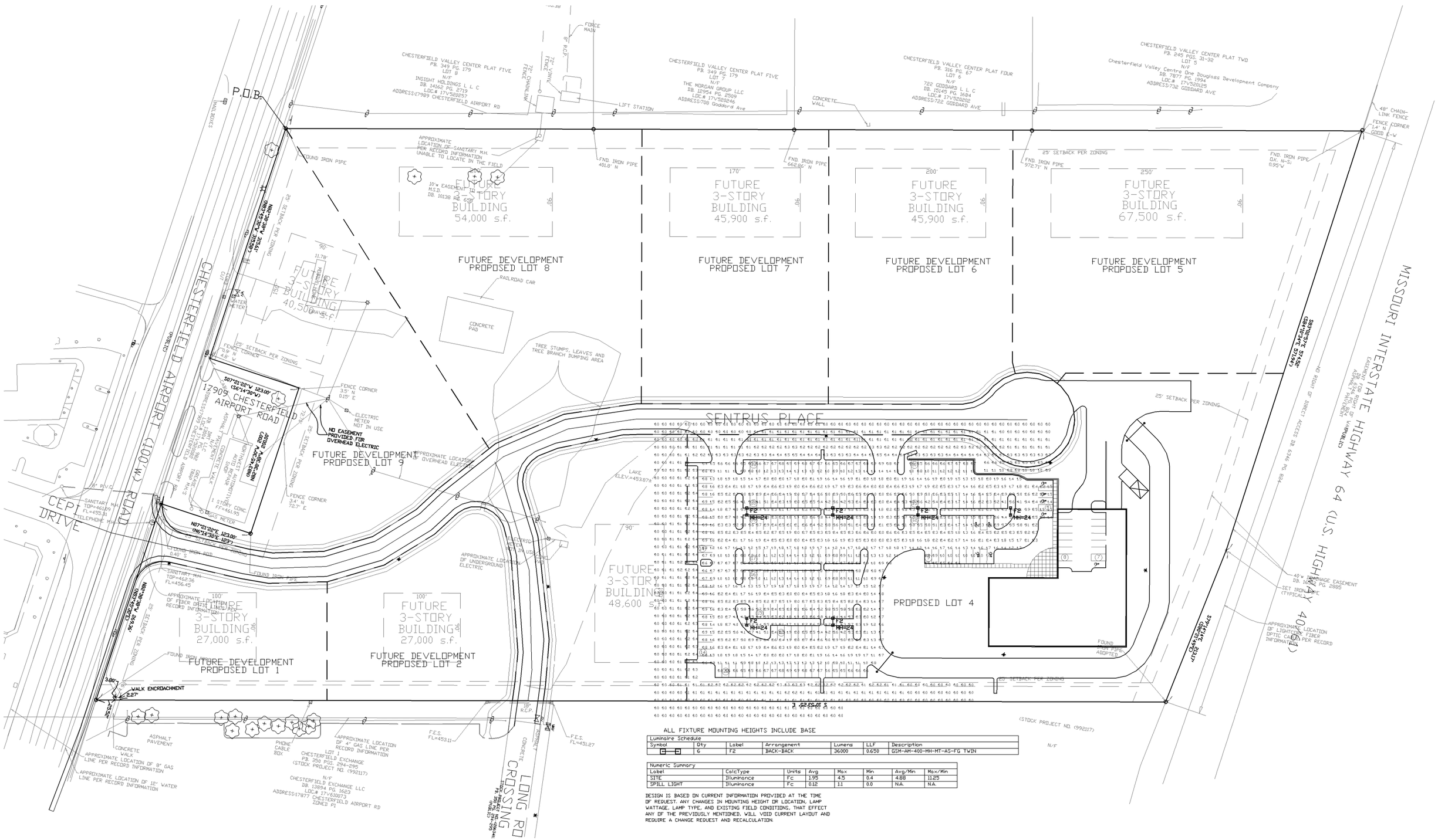
STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER E-25116
REGISTERED PROFESSIONAL ENGINEER

GEORGE M. STOCK E-25116

STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005
PH. (636) 530-9100
FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

DRAWN BY:	DATE:	CHECKED BY:	DATE:	JOB NUMBER:	SHEET:
R.E.S	01/11/07	G.M.S.	01/11/07	206-4012	2 of 2

PREPARED FOR:
Phase II Investments, LLC
c/o Sentrus, Inc.
Attention: Mr. Richard Weinstein
141 Chesterfield Industrial Blvd
Chesterfield, MO 63005

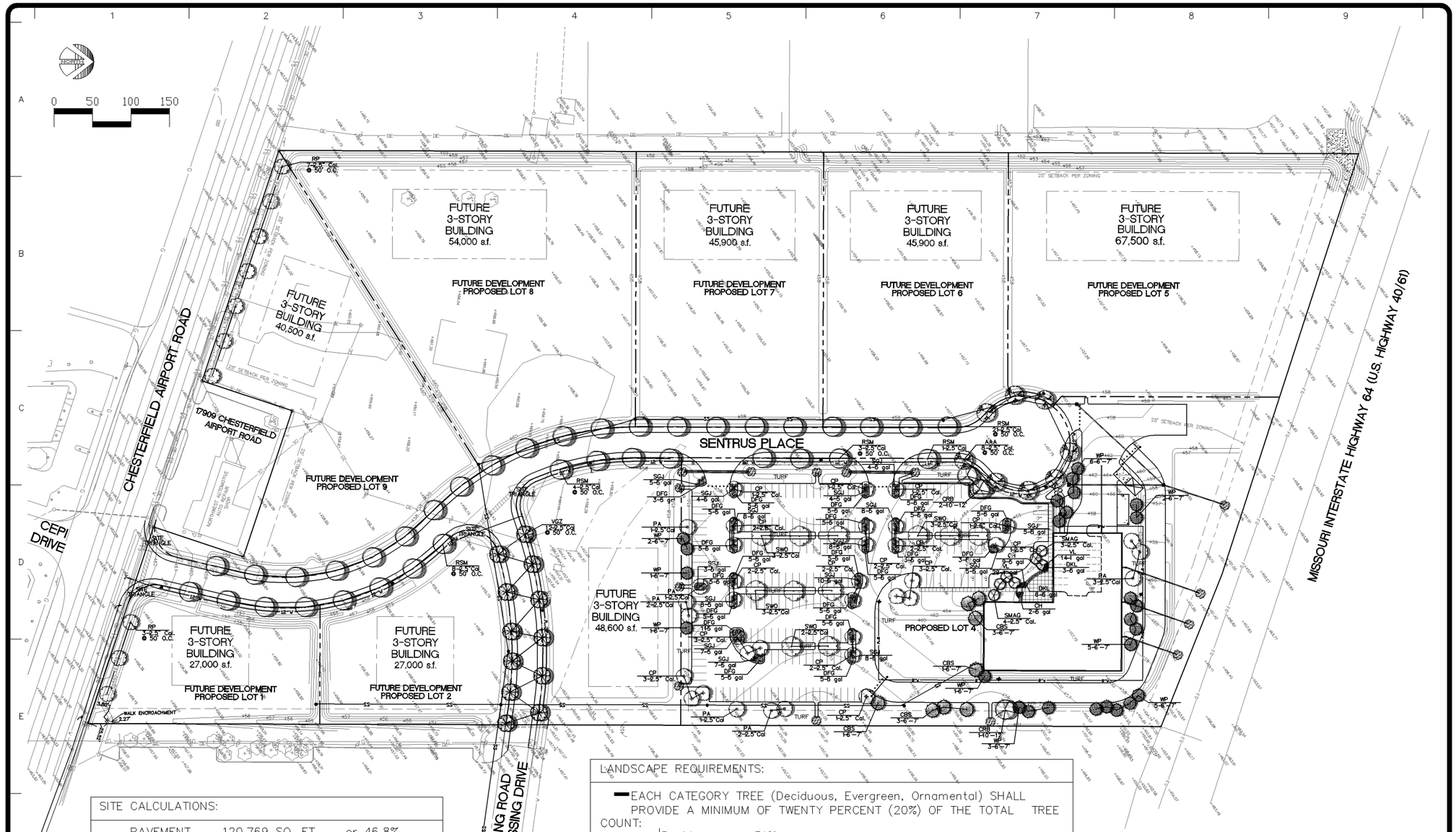


ALL FIXTURE MOUNTING HEIGHTS INCLUDE BASE

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lumens	LLF	Description	
	6	F2	BACK-BACK	36000	0.650	GSM-AM-400-MH-MT-AS-FG TWIN	

Numeric Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	1.95	4.5	0.4	4.88	11.25
SPILL LIGHT	Illuminance	Fc	0.12	1.1	0.0	N.A.	N.A.

DESIGN IS BASED ON CURRENT INFORMATION PROVIDED AT THE TIME OF REQUEST. ANY CHANGES IN MOUNTING HEIGHT OR LOCATION, LAMP WATTAGE, LAMP TYPE, AND EXISTING FIELD CONDITIONS, THAT EFFECT ANY OF THE PREVIOUSLY MENTIONED, WILL VOID CURRENT LAYOUT AND REQUIRE A CHANGE REQUEST AND RECALCULATION.



SITE CALCULATIONS:

PAVEMENT	120,769 SQ. FT.	or 46.8%
BUILDING AREA	25,000 SQ. FT.	or 9.7%
GREEN SPACE	112,181 SQ. FT.	or 43.5%
TOTAL SITE	257,950 SQ. FT.	or 100%

LANDSCAPE REQUIREMENTS:

- EACH CATEGORY TREE (Deciduous, Evergreen, Ornamental) SHALL PROVIDE A MINIMUM OF TWENTY PERCENT (20%) OF THE TOTAL TREE COUNT:

TOTAL %	
Deciduous=	51%
Evergreen=	22%
Ornamental=	27%

- ALL TREES TO BE A MINIMUM OF 2.5" CALIPER
- ALL PARKING LOT END ISLANDS SHALL PROVIDE ONE (1) DECIDUOUS TREE @ SINGLE ISLANDS AND TWO (2) DECIDUOUS TREES @ DOUBLE ISLANDS
- NO ONE PARKING SPACE SHALL BE FURTHER THAN FIFTY (50) FEET FROM A TREE
- STREET TREES SHALL BE PROVIDED AT ONE (1) TREE FOR EVERY FIFTY FEET (50') OF STREET FRONTAGE, PLANTED NO CLOSER THAN THREE FEET (3') TO ANY CURB
- DEVELOPER SHALL PROVIDE A TWO (2) YEAR BOND/ESCROW FOR LANDSCAPE INSTALLATION

REVISIONS	BY

landscape TECHNOLOGIES
67 Jacobs Creek Drive
St. Charles, Missouri 63304
(636) 928-1250
Fax: (636) 928-4663

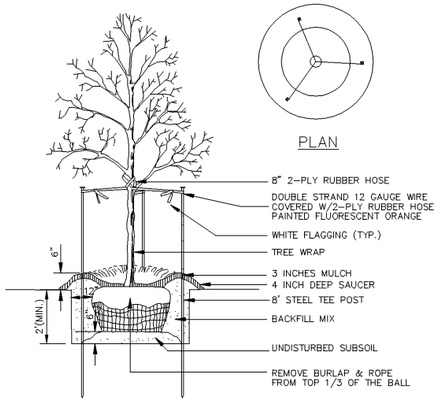
PLANTING PLAN FOR THE PROPOSED

Lot 4 - Sentrus Place

111 SENTRUS PLACE CHESTERFIELD, MISSOURI

DRAWN	R. MARDIS
CHECKED	RWM/GJB
DATE	JAN. 29, 2007
SCALE	1"=50'-0"
JOB No.	2007-108
SHEET	L-1

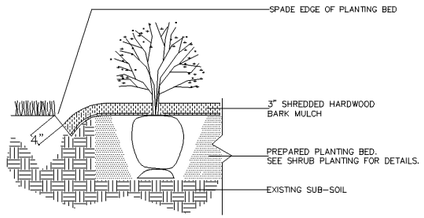
OF TWO SHEETS



NOTE: USE SHREDDED BARK MULCH ONLY

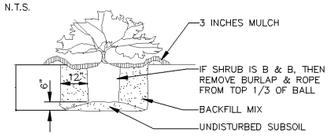
DECIDUOUS TREE PLANTING

N.T.S.



SPADE-CUT EDGE DETAIL

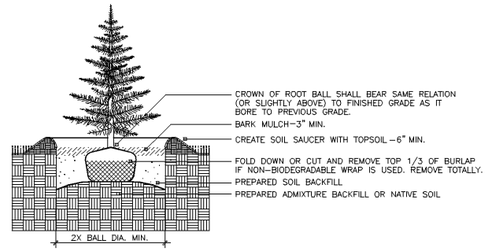
N.T.S.



NOTE: USE SHREDDED BARK MULCH ONLY

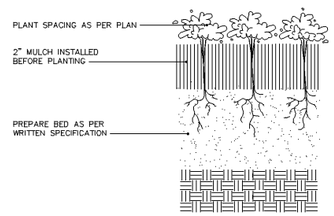
SHRUB PLANTING

N.T.S.



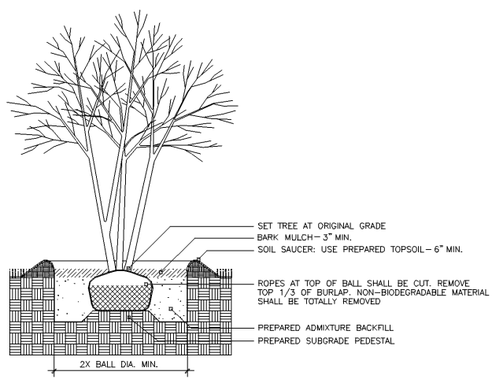
EVERGREEN TREE PLANTING

N.T.S.



PERENNIAL / ANNUAL PLANTING

N.T.S.



MULTI-STEM TREE PLANTING

N.T.S.

LANDSCAPE SCHEDULE:

TREES	COMMON/BOTANICAL	SIZE	QTY	MATURE SIZE	DECID./EVERGREEN
RSM	'Red Sunset' Maple / Acer rubrum 'Franksred'	2.5"Cal	37	45' +	DECIDUOUS
CRB	Clump River Birch / Betula nigra	10'-12'	3	30'-45'	DECIDUOUS
AAA	Autumn Applause Ash / Fraxinus americana 'Autumn Applause'	2.5" Cal.	8	45' +	DECIDUOUS
PA	'Patmore' Ash / Fraxinus pennsylvanica 'Patmore'	2.5"Cal	10	45' +	DECIDUOUS
SWO	Swamp White Oak / Quercus bicolor	2.5"Cal	11	45' +	DECIDUOUS
VGZ	Village Green Zelkova / Zelkova serrata 'Village Green'	2.5"Cal	12	45' +	DECIDUOUS
EVERGREEN TREES	COMMON/BOTANICAL	SIZE	QTY	MATURE SIZE	
CBS	Colorado Blue Spruce / Picea pungens	6'-7'	8	30'-40'	EVERGREEN
WP	White Pine / Pinus strobus	6'-7'	26	45' +	EVERGREEN
FLOWERING TREES	COMMON/BOTANICAL	SIZE	QTY	MATURE SIZE	
SMAG	Saucer Magnolia / Magnolia soulangiana	2.5" Cal.	7	20'-30'	DECIDUOUS
CP	Chanticleer Pear / Pyrus calleryana 'Chanticleer'	2.5" Cal.	27	15'-25'	DECIDUOUS
RP	Redspire Pear / Pyrus calleryana 'Redspire'	2.5" Cal.	10	35'-45'	DECIDUOUS
SHRUBS	COMMON/BOTANICAL	SIZE	QTY		
CH	China Boy/Girl Holly / Ilex meserveae 'China Boy/Girl' TM	5 gal	11		EVERGREEN
SGJ	Sea Green Juniper / Juniperus chinensis 'Sea Green'	5 gal	94		EVERGREEN
DKL	Dwarf Korean Lilac / Syringa meyeri 'Palibin'	5 gal	9		DECIDUOUS
ANNUALS/PERENNIALS	COMMON/BOTANICAL	SIZE	QTY		
VL	Variegated Lily Turf / Liriope muscari 'Variegata'	1 gal	43		DECIDUOUS
GRASSES	COMMON/BOTANICAL	SIZE	QTY		
DFG	Dwarf Fountain Grass / Pennisetum alopecuroides 'Hameln'	5 gal	107		DECIDUOUS

LANDSCAPE GUIDELINE SPECS:

GENERAL:

1.) All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work agginst injury to public.
2.) The landscape contractor shall be responsible for any coordination with other site related work being performed by other contractors. Refer to architectural drawings for further coordination of work to be done.
3.) Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the landscape contractor's responsibility to determine or verify the existence of and exact location of the above (Call 1-800-DIG-RITE).
4.) Plant material are to be planted in the same relationship to grade as was grown in nursery conditions. All planting beds shall be cultivated to 6" depth minimium and graded smooth immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the area.
5.) It shall be the landscape contractor's responsibility to:
   A.) Verify all existing and proposed features shown on the drawings prior to commencement of work.
   B.) Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
   C.) Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect prior to installation.
6.) Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this plan. No substitutions of types or size of plant materials will be accepted without written approval from the landscape architect.
7.) Provide single-stem trees unless otherwise noted in plant schedule.
8.) All plant material shall comply with the recommendations and requirements of ANSI Z60.1 "American Standards for Nursery Stock".
9.) It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect prior to acceptance. Plants not conforming exactly to the plant list will not be accepted and shall be replaced at the landscape contractor's expense.
10.) All bids are to have unit prices listed. The Owner has the option to delete any portion of the contract prior to signing the contract or beginning work. This will be a unit price contract.
11.) All plant material to be transplanted shall be transplanted according to guidelines set by AAN standards. Transplanted material will not be guaranteed by the landscape contractor.

INSURANCE:

1.) The landscape contractor shall submit certificates of insurance for workman's compensation and general liability.

MULCH:

1.) All mulch to be shredded oak bark mulch at 3" depth (after compaction) unless otherwise noted. Mulch shall be clean and free of all foreign materials, including weeds, mold, deleterious materials, etc.
2.) No plastic sheeting or filter fabric shall be placed beneath shredded bark mulch beds. Myrafi fabric shall be used beneath all gravel mulch beds.
3.) Edge all beds with spade-cut edge unless otherwise noted.

MAINTENANCE:

1.) Landscape Contractor shall provide a seperate proposal to maintain all plants, shrubs, groundcover, perennials and annuals for a period of 12 months after acceptance.
2.) Contractor shall ensure that only competent and trained personnel shall provide such services and that such services be provided in a timely manner.

TOPSOIL:

1.) Topsoil mix for all proposed landscape plantings shall be five (5) parts well-drained screened organic topsoil to one (1) part Canadian sphagnum peat moss as per planting details. Roto-till topsoil mix to a depth of 6" minimum and grade smooth.
2.) Provide a soil analysis, as requested, made by an independent soil-testing agency outlining the % of organic matter, inorganic matter, deleterious material, pH and mineral content.
3.) Any foreign topsoil used shall be free of roots, stumps, weeds, brush, stones (larger than 1"), litter or any other extraneous or toxic material.
4.) Landscape contractor to apply pre-emergent herbicide to all planting beds upon completion of planting operations and before application of shredded bark mulch.

MISC. MATERIAL:

1.) Provide stakes and deadmen of sound, new hardwood, free of knotholes and defects.
2.) Tree wrap tape shall be 4" minimum, designed to prevent borer damage and winter freezing. Additionally, only 3-ply tying material shall be used.

TURF:

1.) All disturbed lawn areas to be seeded with a mixture of Turf-Type fescue (300# per acre) and bluegrass (18# per acre). Lawn areas shall be unconditionally warranted for a period of 90 days from date of final acceptance. Bare areas more than one square foot per any 50 square feet shall be replaced.
2.) Landscape contractor shall offer an alternate price for sod in lieu of seed. Sod shall be cut at a uniform thickness of 3/4". No broken pieces, irregular pieces or torn pieces will be accepted.
3.) Any points carrying concentrated water loads and all slopes of 15% or greater shall be sodded.
4.) All sod shall be placed a maximum of 24 hours after harvesting.
5.) Recondition existing lawn areas damaged by Contractor's operations including equipment/material storage and movement of vehicles.

WARRANTY:

1.) All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after installation at 100% of the installed price.
2.) Any plant material found to be defective shall be removed and replaced within 30 days of notification or in growth season determined to be best for that plant.
3.) Only one replacement per tree or shrub shall be required at the end of the warranty period, unless loss is due to failure to comply with warranty.
4.) Lawn establishment period will be in effect once the lawn has been mowed three times. Plant establishment period shall commence on the date of acceptance and 100% completion.

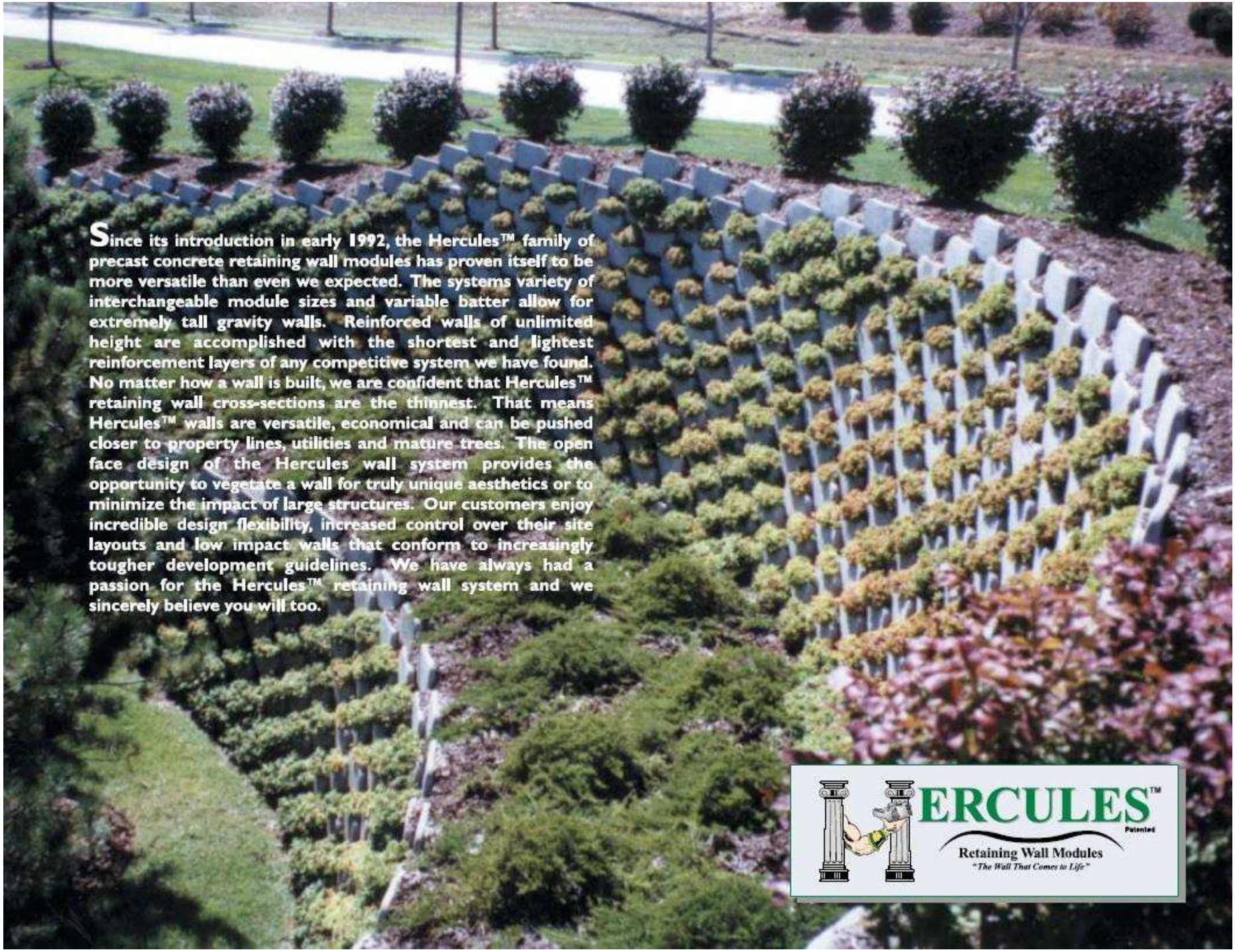
REVISIONS	BY

landscape TECHNOLOGIES
67 Jacobs Creek Drive
St. Charles, Missouri 63304
(636) 928-1250
Fax: (636) 928-4663

PLANTING PLAN FOR THE PROPOSED
Sentrus Place
111 SENTRUS PLACE CHESTERFIELD, MISSOURI

DRAWN	R. MARDIS
CHECKED	RWM/CJB
DATE	JAN. 29, 2007
SCALE	N.A.
JOB No.	2007-108
SHEET	L-2

OF TWO SHEETS



Since its introduction in early 1992, the Hercules™ family of precast concrete retaining wall modules has proven itself to be more versatile than even we expected. The systems variety of interchangeable module sizes and variable batter allow for extremely tall gravity walls. Reinforced walls of unlimited height are accomplished with the shortest and lightest reinforcement layers of any competitive system we have found. No matter how a wall is built, we are confident that Hercules™ retaining wall cross-sections are the thinnest. That means Hercules™ walls are versatile, economical and can be pushed closer to property lines, utilities and mature trees. The open face design of the Hercules wall system provides the opportunity to vegetate a wall for truly unique aesthetics or to minimize the impact of large structures. Our customers enjoy incredible design flexibility, increased control over their site layouts and low impact walls that conform to increasingly tougher development guidelines. We have always had a passion for the Hercules™ retaining wall system and we sincerely believe you will too.

HERCULES™
Patented
Retaining Wall Modules
"The Wall That Comes to Life"

Apartment community tie wall replacement

Parking lot expansion vegetated with Euonymous vines.

Terraced wall planted with Vinca Minor Vines.

Roadway lane expansion project with reinforced soil slope up to 30 feet tall, spray seeded with native material.

Retail strip center, reinforced wall heights up to 32 feet.

High finish urban interchange.

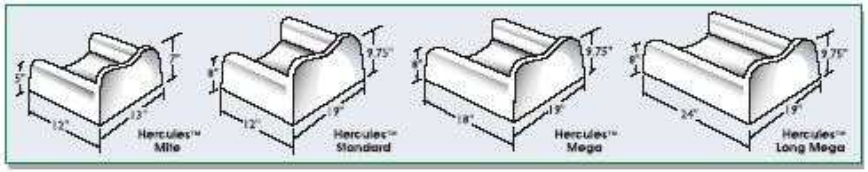
Corporate headquarters, gravity wall up to 18 feet tall.

Office parkway entrance planted with "Sedum".

HERCULES MFG, Inc.

314-389-9255 phone • 314-389-6416 fax • www.herculesmfg.com
Manufactured by or under license from Hercules Mfg., Inc.
3916 Geraldine Ave., St. Louis MO 63115

Covered by one or more of the following patents: 5,277,012 5,658,098 D360,475 D340,994 D362,077 D347,285 D372,106 Other patents pending.



Hercules™ Modules are the superior soil retention solution...not only do they create walls that are strong and long lasting, each wall stands out as one of a kind. Vegetate these walls and they become the most beautiful and unique in the industry. Their unique patented design constructs walls of unsurpassed strength and longevity that will last for many decades to come!

STABILITY

From simple backyard applications to larger and more complex wall designs, **Hercules™ Modules** derive their dependable strength from:

- ***Substantial module weight when backfilled***
- ***Friction between modules when stacked***
- ***Variable wall inclination (70°- 40°)***

Modules can be backfilled with either site soil or granular material and have the ability to handle tight concave and convex curves. When stacked, the module design shelters the soil backfill ensuring the survival of a wide range of plant species through harsh seasonal weather. Walls constructed with **Hercules™ Modules** resist the damaging effects of wall settlement, freeze-thaw and hydrostatic pressure.

EASY INSTALLATION

Hercules™ Modules are surprisingly quick and easy to install. Due to their patented design they are forgiving of minor installation errors, rarely require cutting and never require pins. Having no need to figure for corner modules or caps, **Hercules™ Modules** are truly a simple, one module retaining wall system!

COST COMPETITIVENESS

Hercules™ Modules are among the most cost effective retaining wall products on the market today. Most importantly, labor costs are kept low due to quick and easy installation. Unlike many other products, **Hercules™ Modules** are installed at 70° of inclination or less. This creates much stronger walls that usually do not require costly over-digging and installation of geogrid reinforcement behind the wall face. Taller walls can be built without the extra expense of additional excavation and geogrid, keeping finished costs extremely competitive.

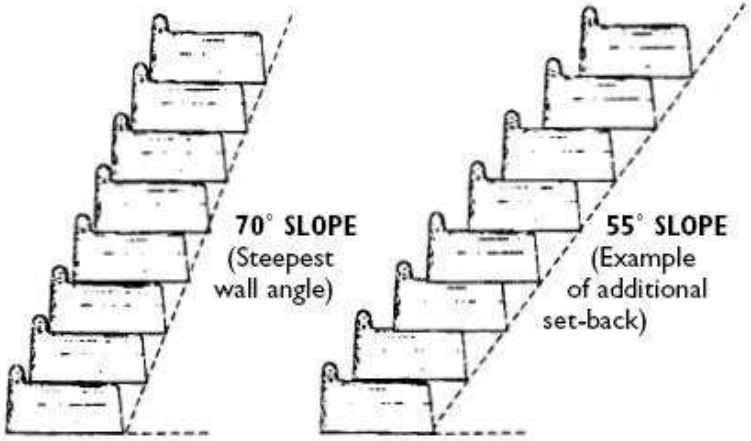
When the application calls for reinforcement, a geogrid reinforced **Hercules™** modular wall will require less geogrid expense and over-dig than other competitive modular systems. Any way you build it, a **Hercules™** retaining wall saves money!

THE HERCULES™ MODULE FAMILY

	WEIGHT	FACE COVERAGE	WALL HEIGHTS (W/O REINFORCEMENT)
Hercules Long Mega™	165 lbs	1.5 sf	up to 18 ft
Hercules Mega™	130 lbs	1.5 sf	up to 12 ft *
Hercules Standard™	95 lbs	1.5 sf	up to 6 ft *
Hercules Mite™	39 lbs	.66 sf	up to 5 ft

** when used as a facing for a geogrid reinforced slope the Hercules Standard™ and Mega™ Modules are capable of much greater wall heights.*

AVAILABLE COLORS: Grey, Buff, Blends



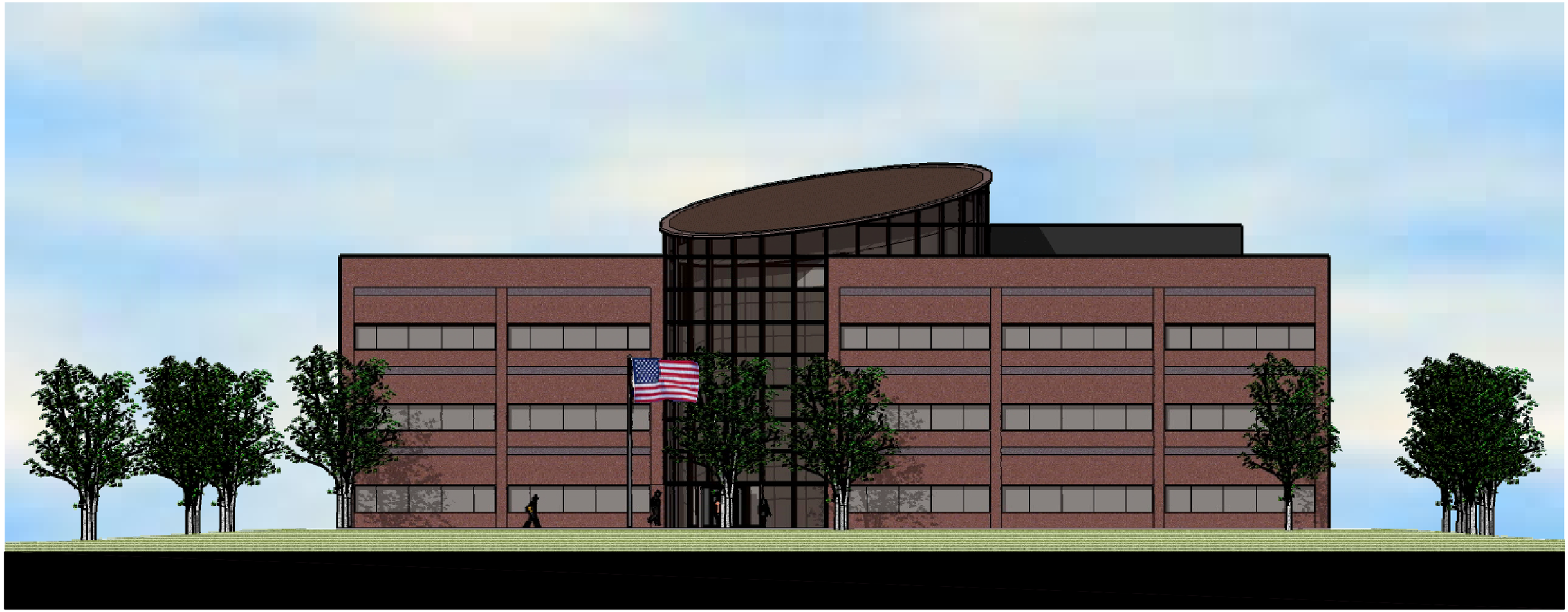
HERCULES MFG, Inc.
314-389-9255 phone • 314-389-6416 fax • www.herculesmfg.com
Manufactured by or under license from Hercules Mfg., Inc.
3916 Geraldine Ave., St. Louis MO 63115
Covered by one or more of the following patents: 5,277,012 5,658,098 D360,475 D340,996 D362,077 D347,285 D372,106 Other patents pending.

View Looking North

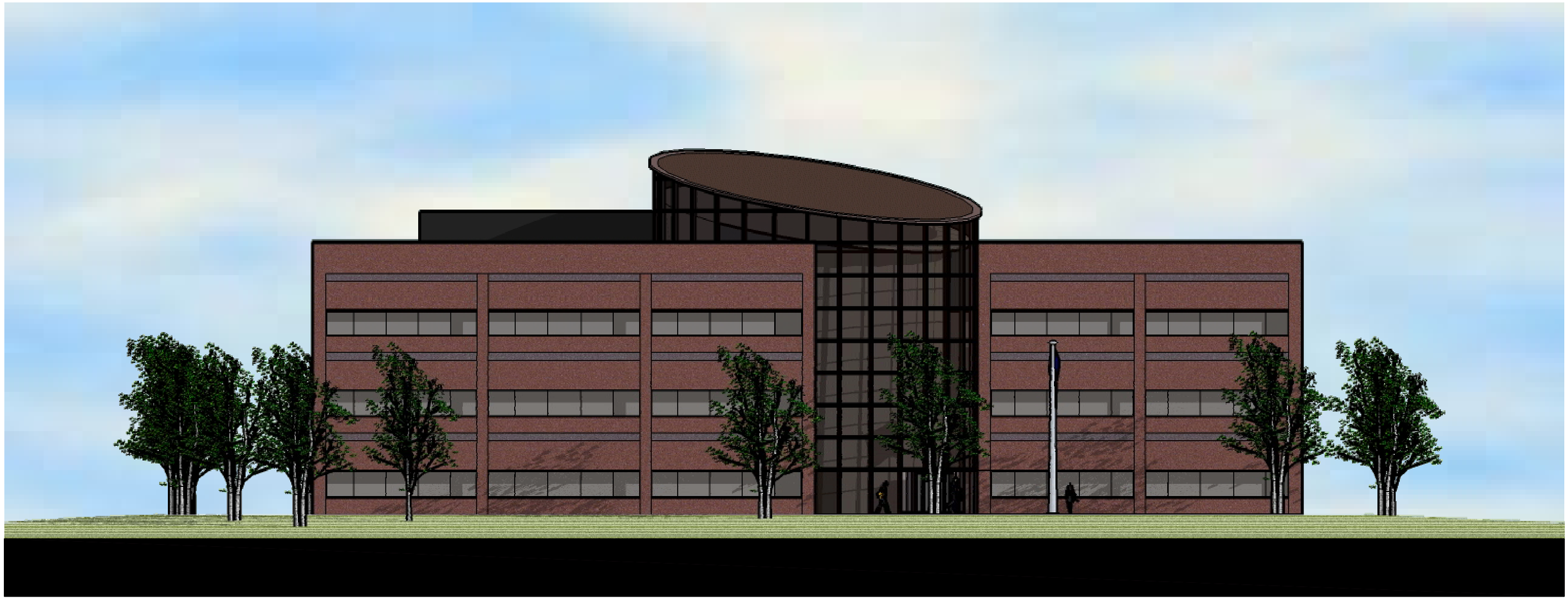
View Looking East

View Looking South

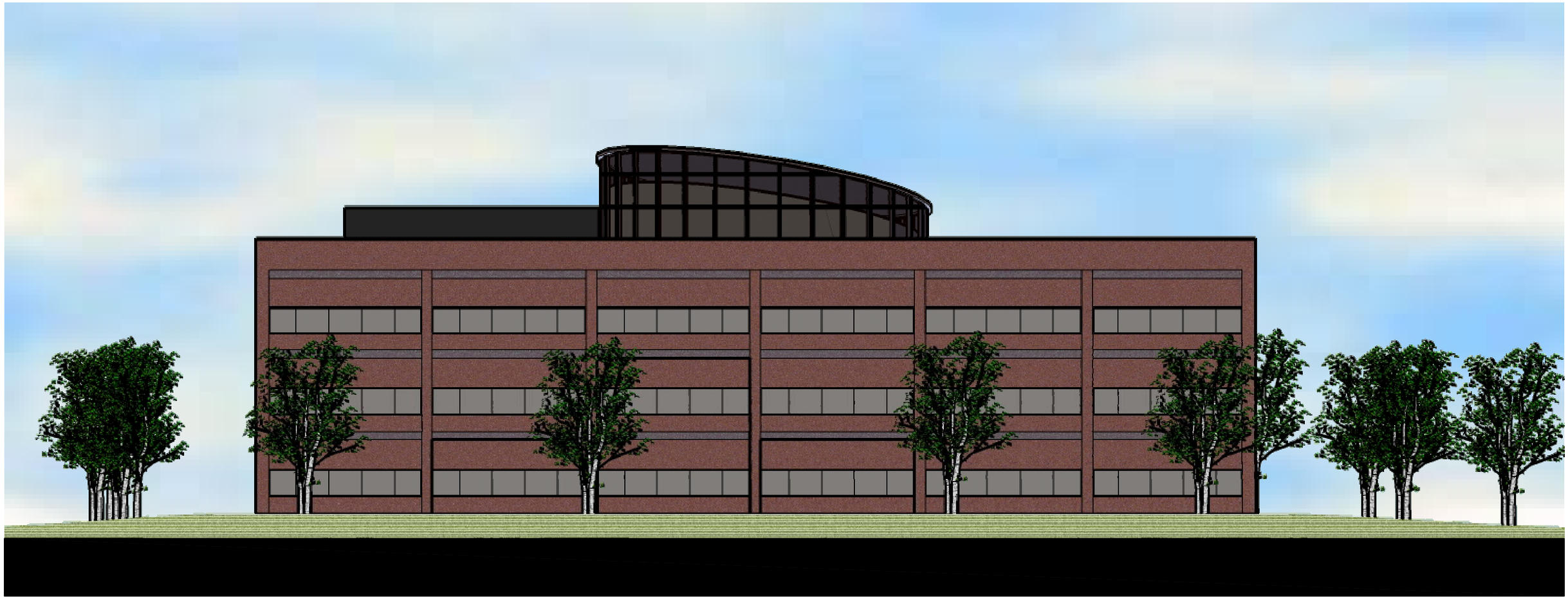
View Looking West



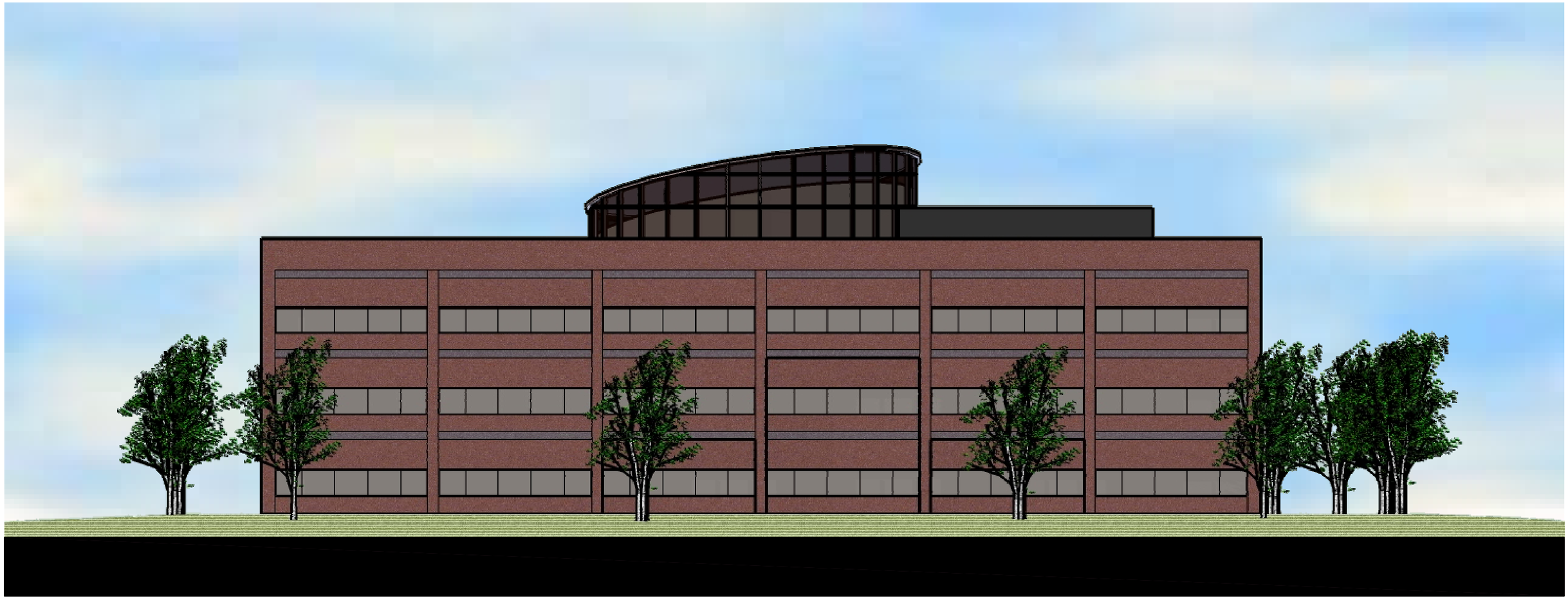
South Elevation



West Elevation

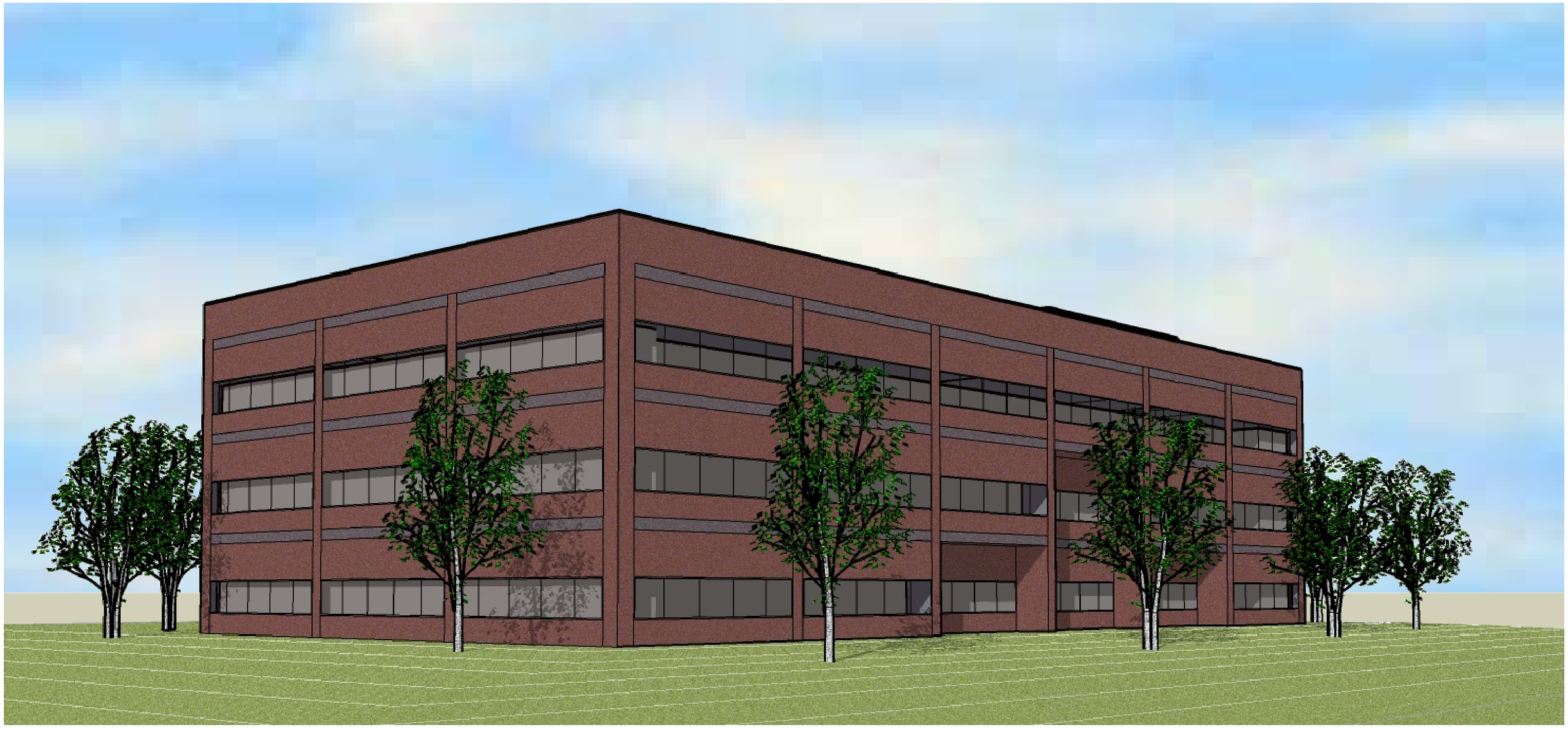


North Elevation



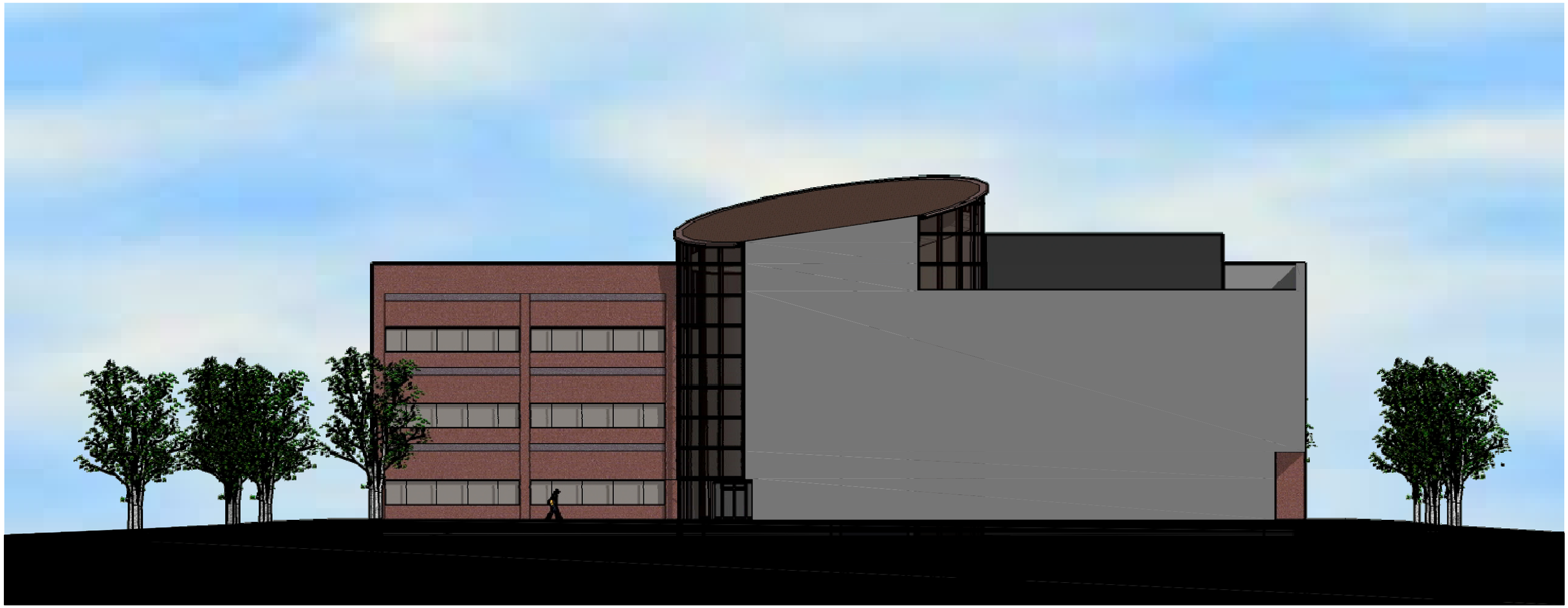
East Elevation

Southwest View

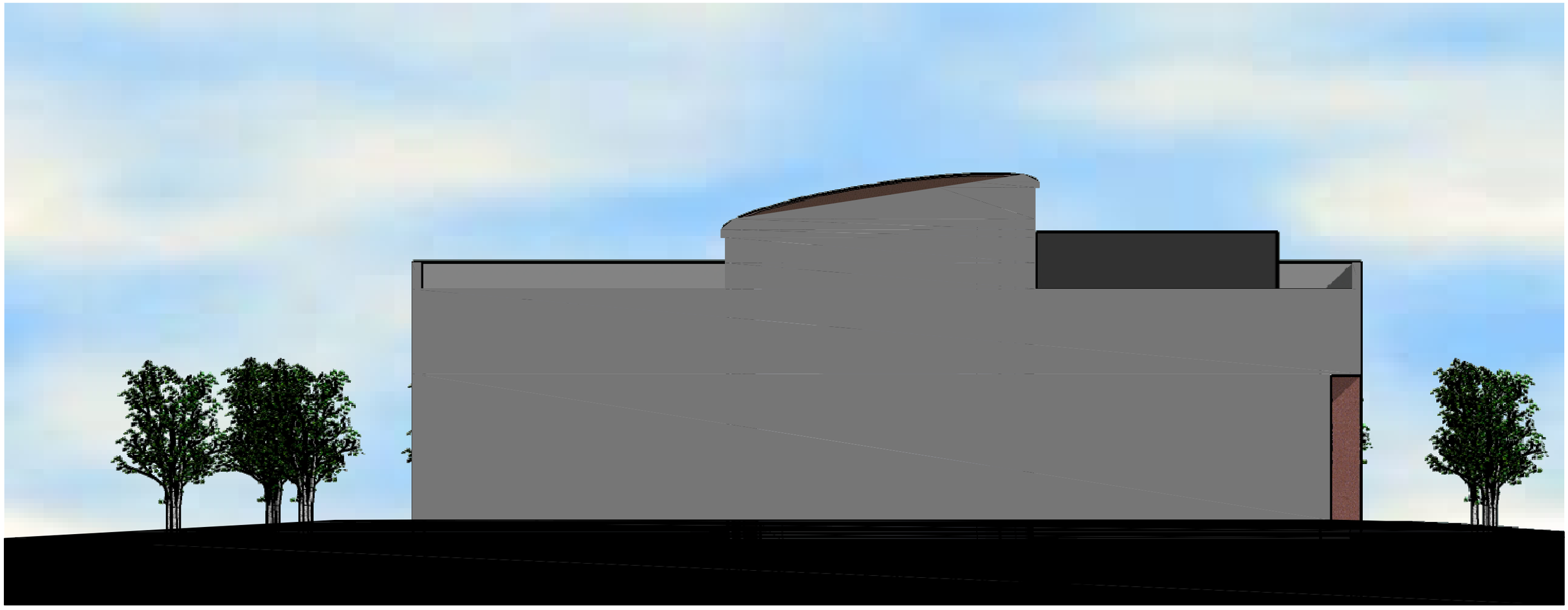


Southeast View

Northeast View



Section Facing North (Lower Building Inset)



Section Facing North (Higher Building Inset)

III.

THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
DECEMBER 14, 2006

PRESENT	**ABSENT**
Mr. Matt Adams	Mr. Jerry Right
Mr. Rick Clawson	
Mr. Bryant Conant	
Mr. Bud Gruchalla	
Mr. Dave Whitfield	
Ms. Lu Perantoni, PC Liaison	
Ms. Mara Perry, Senior Planner	
Mr. Charlie Campo, Project Planner	
Ms. Joyce Collins-Catling, Executive Secretary	

I. CALL TO ORDER: Bud Gruchalla, Chair, called the meeting to order at 7:00 p.m.

II. PROJECT PRESENTATIONS:

A. **Wings Corporate Estates Lot 4-American Piping Products: A Site Development Section Plan, Architectural Elevations, Landscape Plan, Lighting Plan and Architects Statement of Design for a 1.24 acre lot of land located on the north side of Wings Corporate Dr.**

Project Planner Charlie Campo presented the project requesting an office warehouse facility. Building materials will consist of tilt up concrete panel, glass, flat T.P.O. white roof slope to gutter. After review of the project, the Department of Planning found no outstanding issues.

Item(s) Discussed:

- First projects to be reviewed in this new development
- Mechanical equipment will be screened (most likely in the rear)
- Downspouts (not currently shown on elevations)
- Matching material type and color
- Planting on rendering and landscape plan differ
- Canopy

Area(s) of Concern:

- Planting should be at the base of building as shown on the rendering
- Two or three trees seem to be omitted; rendering and landscape plans show differences
- Parking faces the street and should have a hedge/planting screen across the front

Staff's Review:

- ✓ Ensure that white roof will not present problems with the Airport and/or is within Airport guidelines.

Bryant Conant made a motion to forward the project for approval with the following recommendation:

1.) Add a hedge at front edge of the parking lot

Dave Whitfield seconded the motion.

The motion passed by voice vote 5-0

The Board commented that this is a good project for it's location, and the aesthetics of the building are quite good.

B. Wal-Mart Supercenter Expansion (Chesterfield Commons): Amended Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design Intent for an expansion into a supercenter located in a "C-8" Planned Commercial District within the Chesterfield Commons development, west of Chesterfield Commons Drive on the south side of Chesterfield Airport Road.

Senior Planner Mara Perry presented the project requesting an expansion to an existing building. The area in front of building is being removed and the existing small stores to the west. Expansions in the front will allow for new entries and planters, and in the rear will allow for loading. Building materials will match existing building materials. The Department of Planning is working with petitioner regarding lighting, as well as signage. After review of the project, the Department of Planning found no outstanding issues.

Item(s) Discussed:

- Additional landscape in rear, series of new planters in front
- Walk/drop-off area concrete material and theme will remain the same (opportunity exists use something other than stripes matching existing)
- New islands with new landscaping
- Same ornamental fencing for 20' high rack system (storage area for bagged goods ---- rocks, mulch, etc.)
- Shade canopy in front for storage area of live goods

Area(s) of Concern:

- Rack in between fence and parking lot is highly visible; need additional screening (a 5'-6' wall with pilaster on top)
- Substantial material should be proportionally set in between base and pilaster
- Consistent theme along the front

Staff's Review:

- ✓ Work with PW regarding traffic flow

Rick Clawson made a motion to forward the project for approval with the following recommendation:

1.) Two outdoor storage areas need like building materials with possible pilasters to break it up.

Bryant Conant seconded the motion.

The motion passed by voice vote 5-0

III. APPROVAL OF THE NOVEMBER 16, 2006 MEETING SUMMARY

The meeting summary was approved as amended.

IV. OLD BUSINESS

- **Board member deficiencies and terms**
  - **Currently being reviewed**

- **ARB Guidelines**
  - **Guidelines are a part of the UDC currently work in progress**
  - **Expect to be discussed as a public hearing sometime after the beginning of 2007**

V. NEW BUSINESS

- **2007 Meeting Schedule**
  - **Dates were accepted; meeting time changed from 7:00 p.m. to 6:30 p.m. in consideration of travel for out of town petitioners. This time could change back to 7:00 p.m. if the earlier time is not practical.**

VI. ADJOURNMENT

Meeting adjourned at 7:40 p.m.