



## VII. C.

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November 8, 2007

Planning Commission  
City of Chesterfield  
690 Chesterfield Parkway West  
Chesterfield, MO 63017

The Planning Commission agenda for **November 15, 2007** will include the following item for your consideration:

**Hellbent 4x4**: An Amended Site Development Section Plan, Architectural Elevations and Landscape Plan for a 1.23 acre tract of land zoned "M-3" Planned Industrial District, located at the southwest corner of Chesterfield Industrial Blvd. and Edison Ave.

Dear Planning Commission:

Vance Engineering Inc. and Loomis Associates, have submitted on behalf of Hellbent 4x4, an Amended Site Development Plan, Architectural Elevations and Landscape Plan for the above referenced project. The Department of Planning has reviewed this request and submits the following report.

### BACKGROUND

1. Chesterfield Industrial Park received approval for development by St. Louis County via St. Louis County Ordinance 9,142 and was subsequently amended by St. Louis County Ordinance Numbers 10,149, 10,220 and 13,781.
2. St. Louis County Ordinance 13,781 was subsequently amended by City of Chesterfield Ordinance 289 and 1333.

### SUBMITTAL INFORMATION

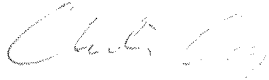
1. The request is for a glass roll up door on the front and rear elevations with asphalt access paths to allow for the ingress and egress of vehicle chassis assembled within the building.

2. The proposed door on the front of the building is 9ft. wide by 8ft. 8in. tall. The rear door is 12ft. wide by 8ft. 8in. tall.
3. Both doors will be accessed through existing parking spaces, four additional parking spaces will be added to the site. There will be no change to the overall number of spaces.
4. Additional landscaping has been added to the site. The Landscape Plan is in compliance with the City of Chesterfield Tree Manual.

**DEPARTMENTAL INPUT**

The submittal was reviewed for compliance with all City of Chesterfield ordinances. The Department of Planning requests action on the Site Development Section Plan, Architectural Elevations and Landscape Plan.

Respectfully submitted,



Charlie Campo  
Project Planner

Respectfully submitted,



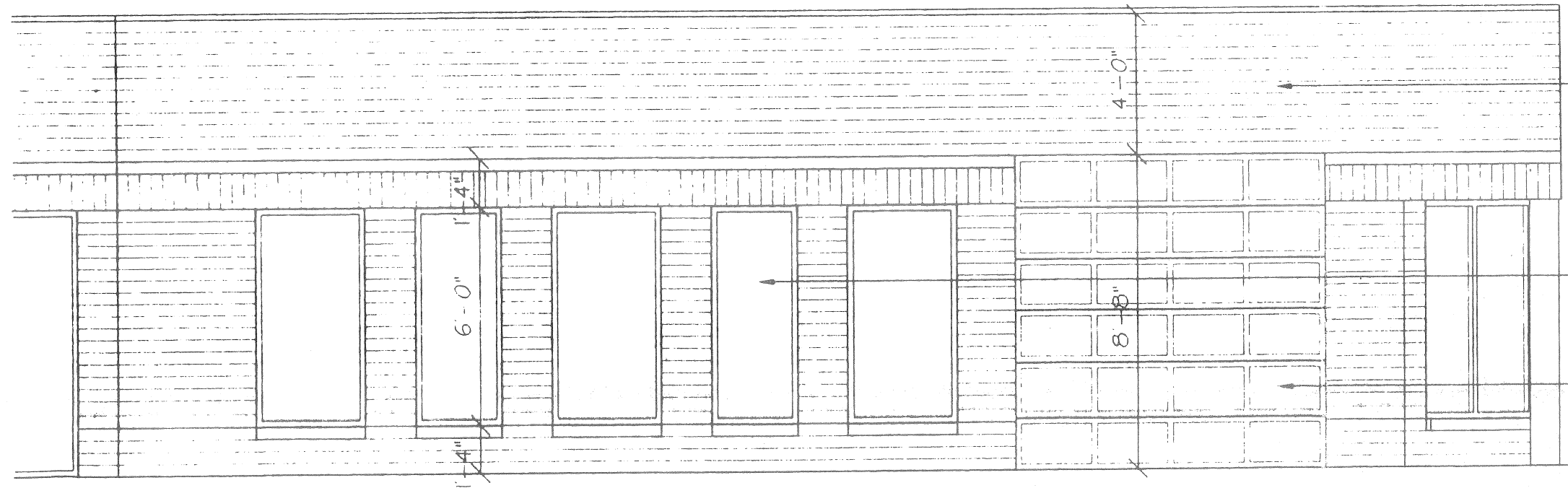
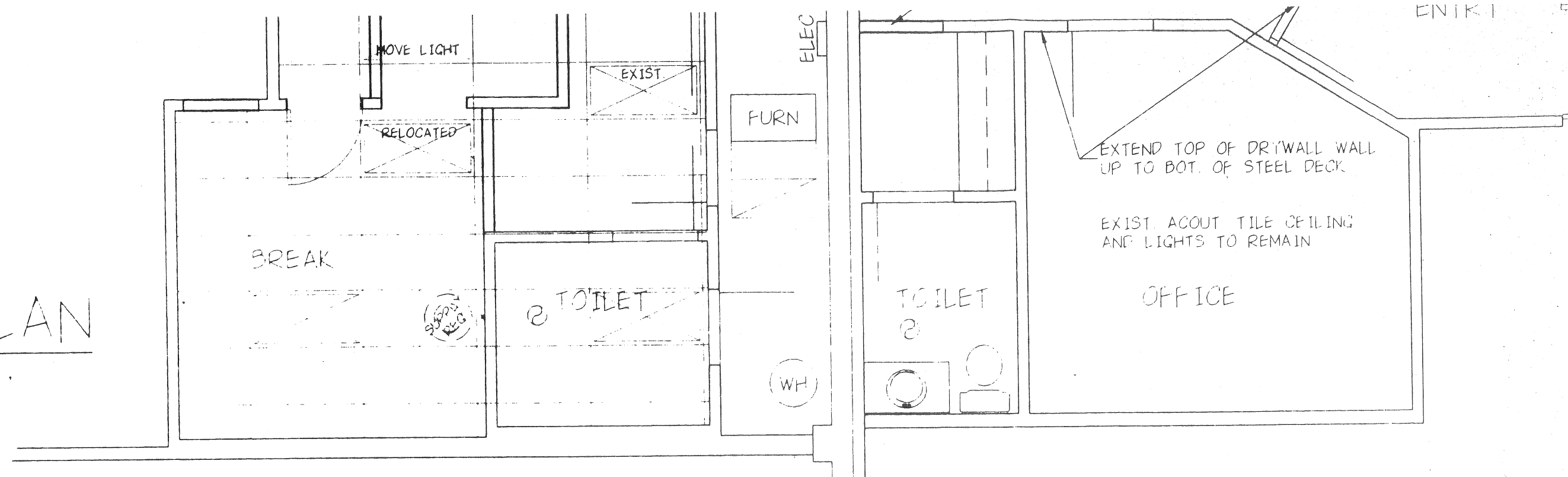
Mara M. Perry, AICP  
Senior Planner of Plan Review

Cc: City Administrator  
City Attorney  
Department of Public Works

Attachments: Amended Site Development Plan  
Architectural Elevations  
Landscape Plan

# VG PLAN

2"



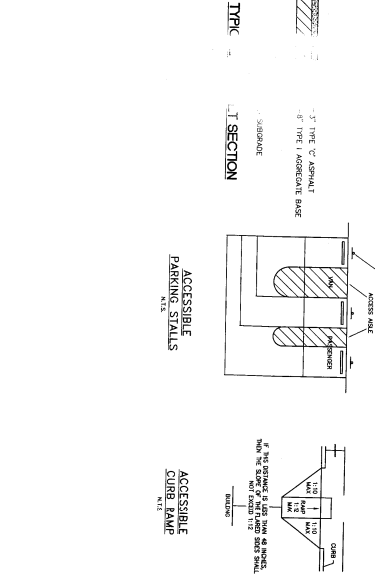
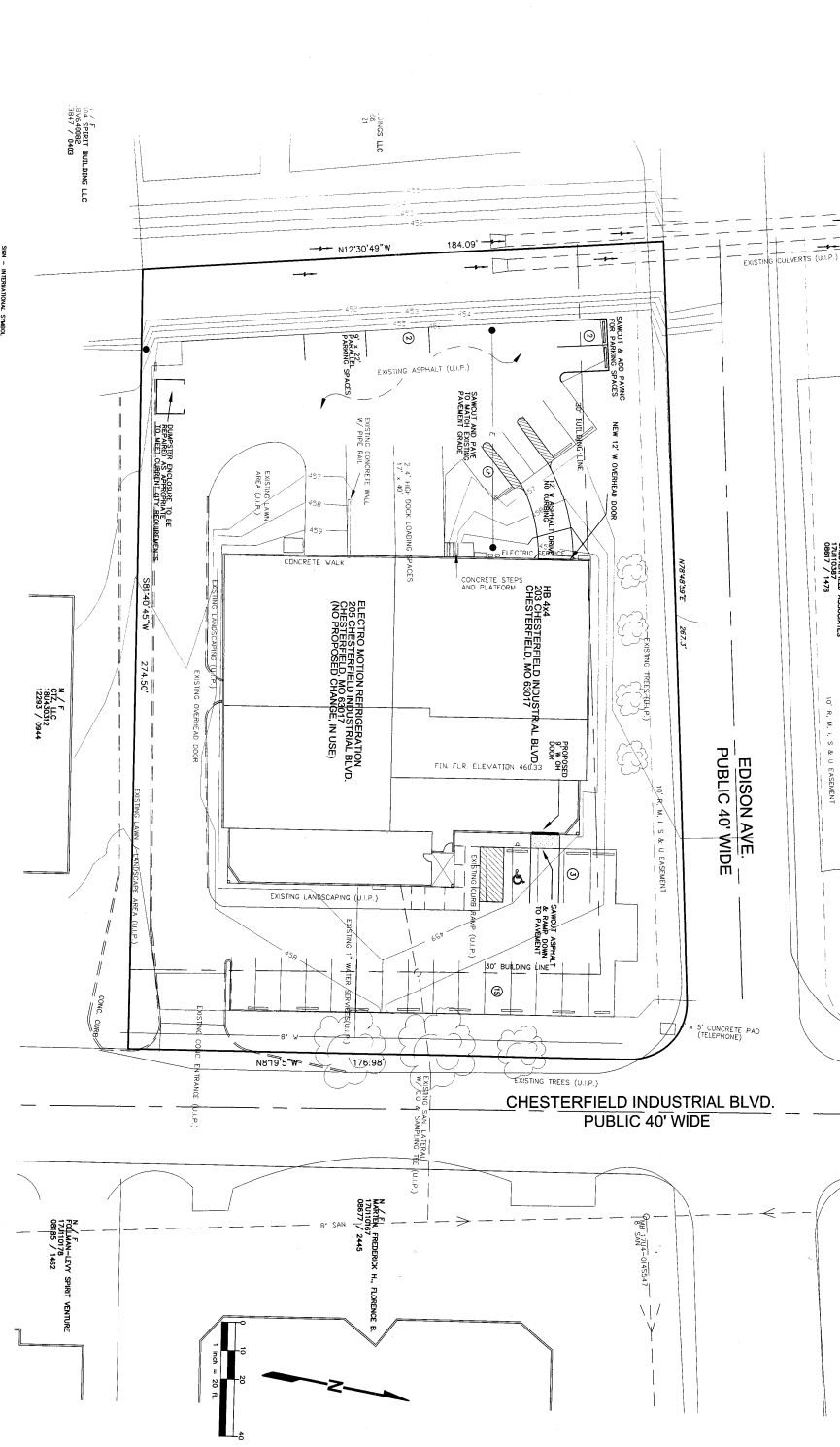
EXIST. KING-SIZE BRICK VENEER  
 NEW 29" WIDE "PELLA" WINDOWS TO MATCH EXIST WITH 3-3 1/2" X 3/4" STEEL ANGLE LINTEL OVER NEW OPENINGS  
 9'-0" X 8'-8" HIGH GLASS O.H. DOOR PROVIDE NEW STEEL BEAM AND PLATE LINTEL -- SEE STRUCT. FOR SIZES

# FRONT ELEVATION

SCALE 1/4" = 1'-0"

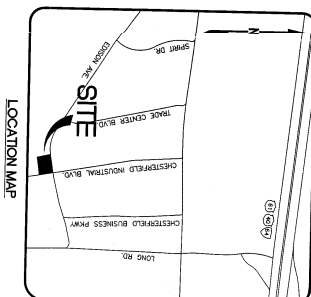
# HB 4 x 4

## A TRACT OF LAND IN RESUBDIVISION OF LOT 1 OF CHESTERFIELD INDUSTRIAL PARK TOWNSHIP 45 NORTH, RANGE 4 EAST CHESTERFIELD, MO 63017



EDISON AVE.  
PUBLIC 40' WIDE

CHESTERFIELD INDUSTRIAL BLVD.  
PUBLIC 40' WIDE



**PROJECT DATA**

LOT AREA	12.21 AC ±
TRACT AREA	12.21 AC ±
RECENT USAGE	INDUSTRIAL
PROPOSED USAGE	ELECTRICAL / MANUFACTURING (USE, NO CHANGE)
LOCAL DISTRICT	INDUSTRIAL
REGIONAL DISTRICT	INDUSTRIAL
CITY DISTRICT	INDUSTRIAL
PRELIMINARY ZONING	INDUSTRIAL
APPLICABLE ORDINANCES	CHAPTER 102.00, 102.01, 102.02, 102.03, 102.04, 102.05, 102.06, 102.07, 102.08, 102.09, 102.10, 102.11, 102.12, 102.13, 102.14, 102.15, 102.16, 102.17, 102.18, 102.19, 102.20, 102.21, 102.22, 102.23, 102.24, 102.25, 102.26, 102.27, 102.28, 102.29, 102.30, 102.31, 102.32, 102.33, 102.34, 102.35, 102.36, 102.37, 102.38, 102.39, 102.40, 102.41, 102.42, 102.43, 102.44, 102.45, 102.46, 102.47, 102.48, 102.49, 102.50, 102.51, 102.52, 102.53, 102.54, 102.55, 102.56, 102.57, 102.58, 102.59, 102.60, 102.61, 102.62, 102.63, 102.64, 102.65, 102.66, 102.67, 102.68, 102.69, 102.70, 102.71, 102.72, 102.73, 102.74, 102.75, 102.76, 102.77, 102.78, 102.79, 102.80, 102.81, 102.82, 102.83, 102.84, 102.85, 102.86, 102.87, 102.88, 102.89, 102.90, 102.91, 102.92, 102.93, 102.94, 102.95, 102.96, 102.97, 102.98, 102.99, 103.00

- NOTES**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHESTERFIELD ZONING ORDINANCES AND ANY OTHER APPLICABLE ORDINANCES.
  2. THE ENGINEER'S LIABILITY AND PERFORMANCE INFORMATION TAKEN FROM THIS PLAN IS LIMITED TO THE PROJECT AND SHALL NOT BE USED FOR ANY OTHER PROJECT.
  3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHESTERFIELD ZONING ORDINANCES AND ANY OTHER APPLICABLE ORDINANCES.
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**TREE PRESERVATION**

NO EXISTING TREES ARE EXISTING WITHIN PROPOSED LIMITS OF CONSTRUCTION.

**SITE COVERAGE**

SITE AREA : 12.21 AC ± = 53,576 SF  
 BALANCE PARKING WALKS : 21,216 SF ± / 25,178 SF ± = 84.4%  
 BALANCE DRIVEWAYS : 1,889,400 SF ± / 2,570,778 SF ± = 73.5%  
 TOTAL WALKS PROVIDED : 21,216 SF ±

**PARKING CALCULATIONS**

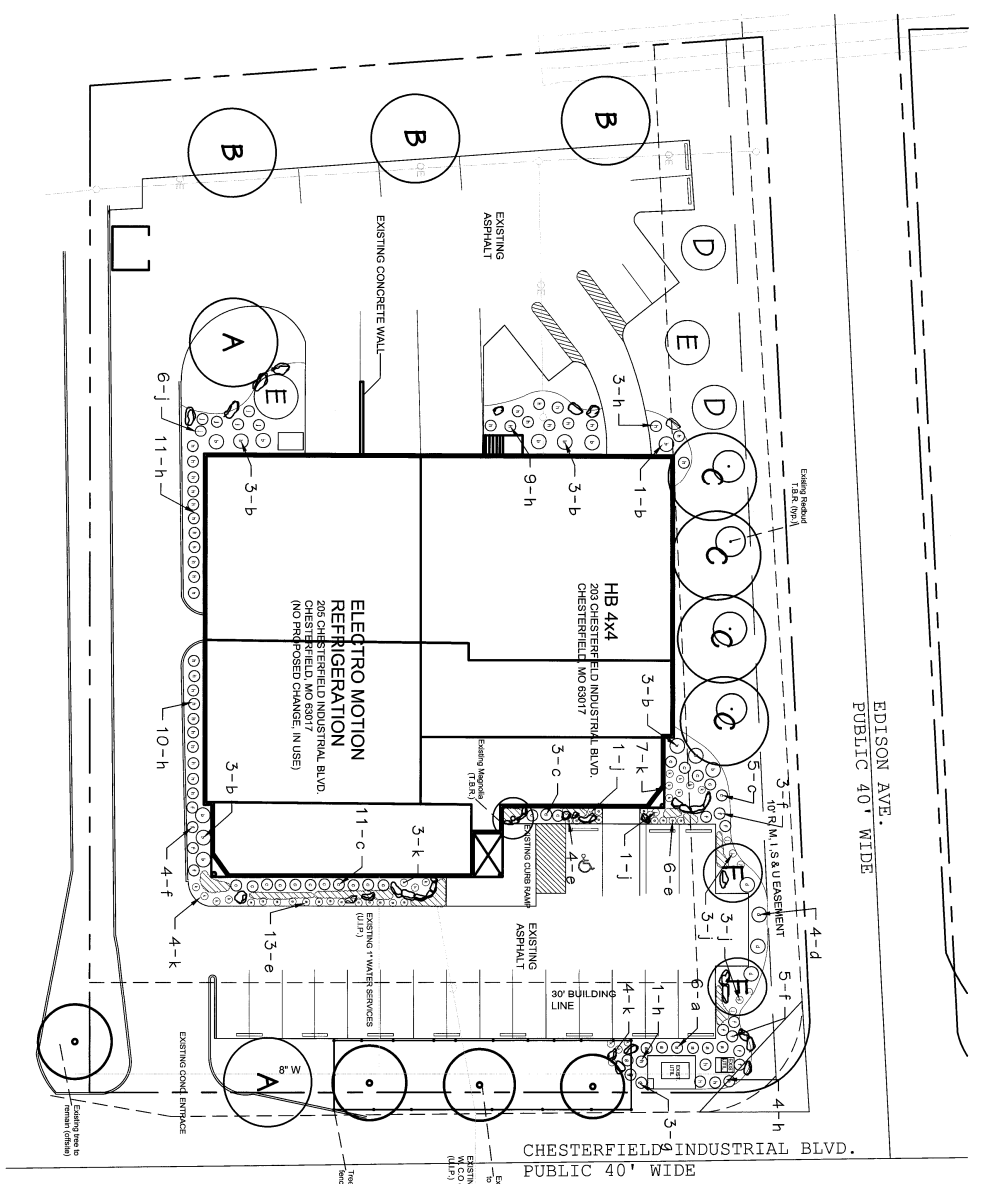
NO. OF VEHICLES : 11  
 NO. OF VEHICLES / HOUR : 11  
 NO. OF VEHICLES / DAY : 11  
 NO. OF VEHICLES / WEEK : 11  
 NO. OF VEHICLES / MONTH : 11  
 NO. OF VEHICLES / YEAR : 11

**PRELIMINARY PLAN DISCLAIMER**

THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION. THE CLIENT'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHESTERFIELD AND ANY OTHER APPLICABLE AGENCIES. THE ENGINEER'S LIABILITY AND PERFORMANCE INFORMATION TAKEN FROM THIS PLAN IS LIMITED TO THE PROJECT AND SHALL NOT BE USED FOR ANY OTHER PROJECT.

Author: [Name], Engineer  
 City Clerk: [Name]

EDISON AVE.  
PUBLIC 40' WIDE



CHESTERFIELD INDUSTRIAL BLVD.  
PUBLIC 40' WIDE

Concept Plan  
SCALE 1"=16'

Symbol	Species	Quantity	Planting Schedule
A	<i>Tilia americana</i>	2	2 1/2'
B	<i>Taxodium distichum</i>	2	45' +
C	<i>Acer rubrum</i> 'Autumn Brilliance'	2	1/2'
D	<i>Picea glauca</i>	2	45' +
E	<i>Prunella</i>	6	30'-40'
F	<i>Cercis canadensis</i>	2	1/2'
G	<i>Cercis canadensis</i>	2	35'-50'
H	<i>Thuja occidentalis</i>	6	6'
I	<i>Viburnum hybridum</i>	45	6'
J	<i>Ilex</i>	45	6'
K	<i>Thuja occidentalis</i>	45	6'
L	<i>Juniperus horizontalis</i>	2	2 Gall
M	<i>Rosa</i>	5	2 Gall
N	<i>Chamaecyparis platensis</i>	3	2 Gall
O	<i>Macanthus alpestris</i>	3	2 Gall
P	<i>Galium aparine</i>	2	2 Gall
Q	<i>Chamaecyparis platensis</i>	2	2 Gall
R	<i>Parthenocle</i>	1	1 ct.

Total Open Space: 18,492 sq. ft. (34.6 %)



Consultants:

H. B. 4x4  
Chesterfield, MO

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Date: 10/9/2007  
Job #: 605.001

LP-1

Revisions:	Date	Description	No.
Drawn:	BD		
Checked:	DD		

Sheet Title: Concept Plan  
Sheet No: LP-1