

**NOTICE OF PUBLIC HEARING  
CITY OF CHESTERFIELD  
PLANNING COMMISSION**

**NOTICE IS HEREBY GIVEN** that the Planning Commission of the City of Chesterfield will hold a Public Hearing on Monday, October 27, 2008, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said hearing will be as follows:

**P.Z. 24-2008 Pohlman Industrial Park (PPM/Long Road, LLC):** A request for a change of zoning from an "M3" Planned Industrial District to a "PI" Planned Industrial District for a 8.328 acre tract of land located along Long Road south of Chesterfield Airport Road (17U140533).

Proposed Uses include:

- (f) Auditoriums, churches, clubs or lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly.
- (g) Automatic vending facilities for:
  - (i) Ice and solid carbon dioxide (dry ice);
  - (ii) Beverages; and
  - (iii) Confections.
- (k) Business service establishments.
- (v) Gymnasiums, indoor swimming pools, indoor handball and racquetball courts (public or private), and indoor and unlighted outdoor tennis courts (public or private).
- (ff) Manufacturing, fabrication, assembly, processing or packaging of any commodity except:
  - (i) Facilities producing or processing explosives or flammable gases or liquids;
  - (ii) Facilities for animal slaughtering, meat packing, or rendering;
  - (iii) Sulphur plants, rubber reclamation plants or cement plants; and
  - (iv) Steel mills, foundries, or smelters.
- (gg) Medical and dental offices.
- (ii) Offices or office buildings.
- (tt) Recreational facilities, indoor and illuminated outdoor facilities, including swimming pools, golf courses, golf practicing ranges, tennis courts and gymnasiums, and indoor theaters, including drive-in theaters.
- (vv) Restaurants, fast food.
- (ww) Restaurants, sit down.
- (rrr) Warehousing, storage, or wholesaling of manufactured commodities, except:
  - (i) Live animals;
  - (ii) Explosives; and
  - (iii) Flammable gases and liquids.



Anyone interested in the proceedings will be given an opportunity to be heard. Copies of the request are available for review in the Department of Planning and Public Works at the Chesterfield City Hall, 690 Chesterfield Parkway West during weekdays between the hours of 8:30 a.m. and 4:30 p.m. If you should need additional information about this project, please contact Mr. Shawn P. Seymour, Project Planner, by telephone at 636-537-4741 or by email at [sseymour@chesterfield.mo.us](mailto:sseymour@chesterfield.mo.us)

CITY OF CHESTERFIELD  
Maurice L. Hirsch, Jr., Chair  
Chesterfield Planning Commission

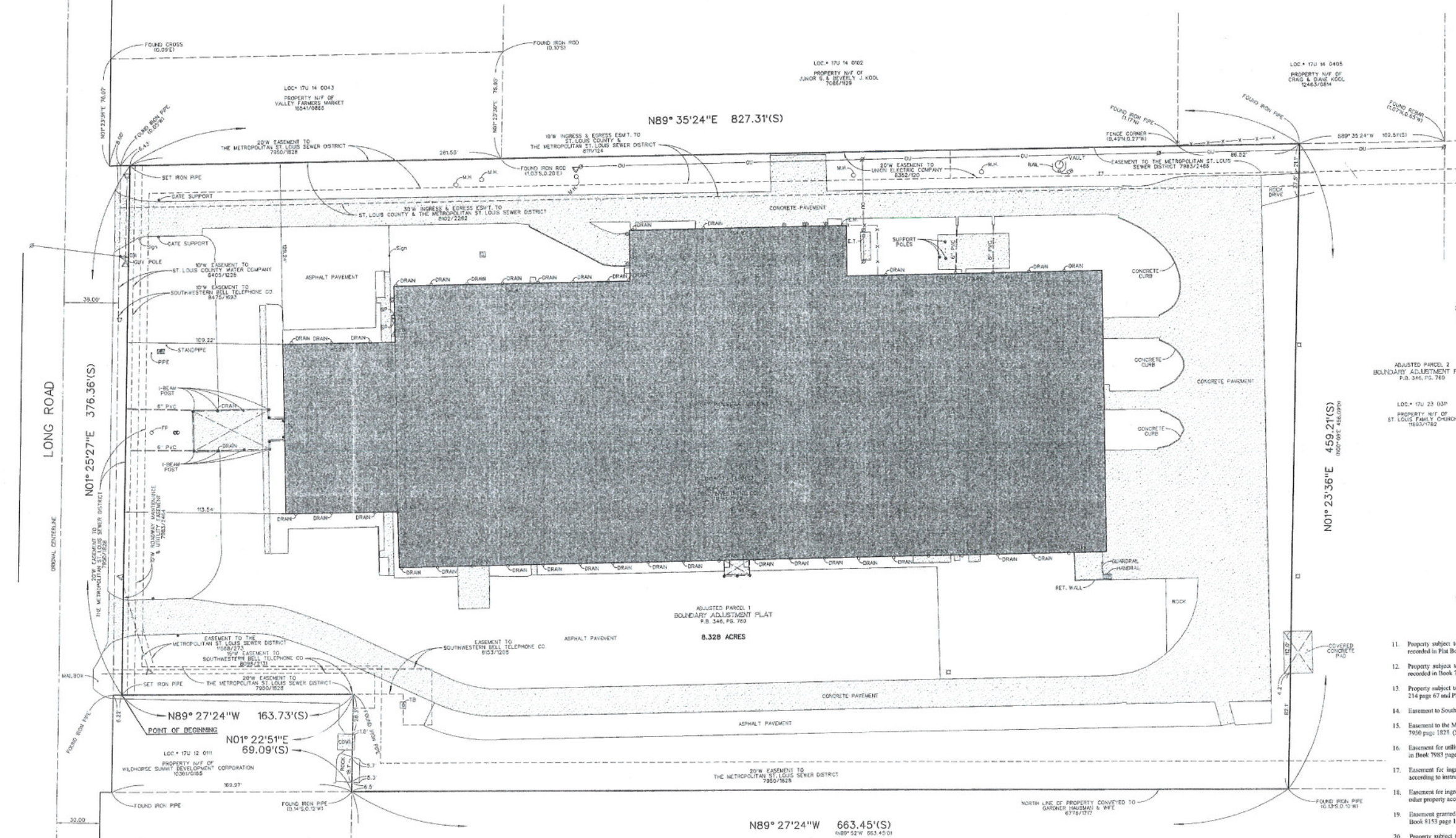
#### Description of Property

A tract of land being part of Adjusted Parcel One of a Boundary Adjustment Plat recorded in Plat Book 346 Page 760 in U.S. Survey 126, Township 45 North – Range 4 East, City of Chesterfield, St. Louis County, Missouri.



ALTA/ACSM LAND TITLE SURVEY

A TRACT OF LAND BEING PART OF ADJUSTED PARCEL ONE OF A BOUNDARY ADJUSTMENT PLAT IN U.S. SURVEY 126 TOWNSHIP 45 NORTH - RANGE 4 EAST CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



Scale in Feet Scale: 1"=30'

LEGEND table listing symbols for various utility features like bollards, clean outs, electric boxes, etc.

TRANSACTION TITLE INSURANCE COMPANY File No. 8-02621A Effectively dated March 18, 2008 Schedule B - Section 2, Excerpts

- List of 27 items detailing property conditions, easements, and survey notes.

Notes: 1. Bearing system adopted from Boundary Adjustment Plat recorded in Plat Book 346 page 766. 2. Property referenced from Transaction Title Insurance Company, File No. 8-02621A, effectively dated March 18, 2008.

To: PPM/Long Road, L.L.C., a Missouri limited liability company Royal Bank Transaction Title Insurance Company U.S. Title Guaranty Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 2005.



A tract of land being part of Adjusted Parcel One of a Boundary Adjustment Plat recorded in Plat Book 346 page 766 in U.S. Survey 126, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as: Beginning at the intersection of the North line of property described in deed to Wildhorse Summit Development Corporation by deed recorded in Book 10361 page 165 of the St. Louis County Records with the East line of Long Road, varying width, as widened by deed to St. Louis County, Missouri as recorded in Book 17687 page 3611 of the St. Louis County Records...

LONG ROAD

N01° 25'27"E 376.36(S)

N89° 27'24"W 163.73(S)

N01° 22'51"E 69.09(S)

N89° 27'24"W 663.45(S)

N01° 23'36"E 459.21(S)

N89° 35'24"E 827.31(S)

ADJUSTED PARCEL 1 BOUNDARY ADJUSTMENT PLAT P.B. 346, PG. 760 8.328 ACRES

N89° 27'24"W 663.45(S)

VOLZ INCORPORATED LAND SURVEYORS - ENGINEERS - LAND PLANNERS 1801 INDIAN HEAD INDUSTRIAL BLVD. ST. LOUIS, MISSOURI 63121 PHONE 314-484-0312



# POHLMAN INDUSTRIAL PARK

## A TRACT OF LAND IN U.S. SURVEY 126, TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI

### PHASE 2 (7.4 acres)

A TRACT OF LAND BEING PART OF LOT 4 OF A SUBDIVISION OF THE WEST 1/2 OF U.S. SURVEY 126, TOWNSHIP 45 NORTH, RANGE 4 EAST, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF LOT 4, BEING THE EAST EDGE OF LONG ROAD, SAID POINT BEING SOUTH 0 DEGREES 59 MINUTES WEST, 596.31 FEET FROM THE CENTER OF THE OLIVE STREET ROAD; THENCE SOUTH 0 DEGREES 59 MINUTES WEST ALONG THE EDGE OF SAID ROAD, 372.91 FEET TO A POINT IN THE NORTHWEST CORNER OF THE 1/4 ACRE TRACT OF THE EVANGELICAL CHURCH; THENCE SOUTH 89 DEGREES 52 MINUTES EAST, 178.00 FEET TO A POINT; THENCE SOUTH 0 DEGREES 59 MINUTES WEST, 69.19 FEET TO A POINT IN THE SOUTH LINE OF SAID LOT 4, 1,088.45 FEET TO A POINT; THENCE NORTH 0 DEGREES 59 MINUTES EAST, 669.26 FEET TO A POINT; THENCE SOUTH 89 DEGREES 52 MINUTES WEST, 202.22 FEET TO A POINT; THENCE NORTH 0 DEGREES 59 MINUTES WEST, 943.82 FEET TO THE POINT OF BEGINNING, CONTAINING 14.15 ACRES, MORE OR LESS.

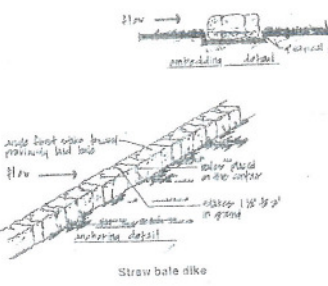
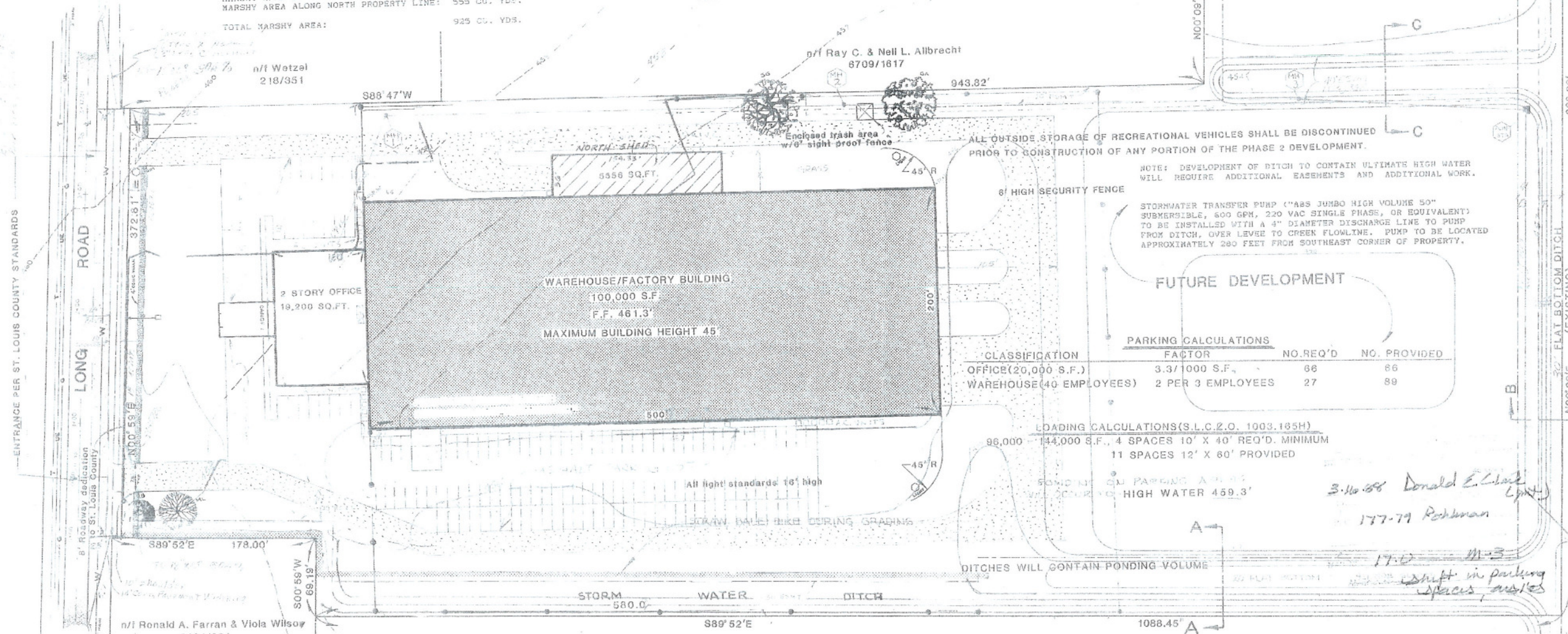
MARSHY AREA AT NORTHWEST CORNER: 370 CU. YDS.  
MARSHY AREA ALONG NORTH PROPERTY LINE: 559 CU. YDS.  
TOTAL MARSHY AREA: 929 CU. YDS.

PROPOSED DEVELOPMENT OF 7.4 ACRES X 3.5 cfs/ACRE X 1800 SECONDS = 47,085 cu.ft. OF STORAGE REQUIRED

TEMPORARY STORAGE POND WILL CONTAIN 179,400 cu.ft. FROM ELEVATION 455 TO ELEVATION 456

NOTE: LONG ROAD TO BE WIDENED AS SHOWN TO ONE HALF OF 76 FOOT RIGHT-OF-WAY AND ONE HALF OF 48 FOOT PAVEMENT. TAPER EDGE OF PAVEMENT AS SHOWN TO ALLOW FOR LEFT TURNING TRAFFIC.

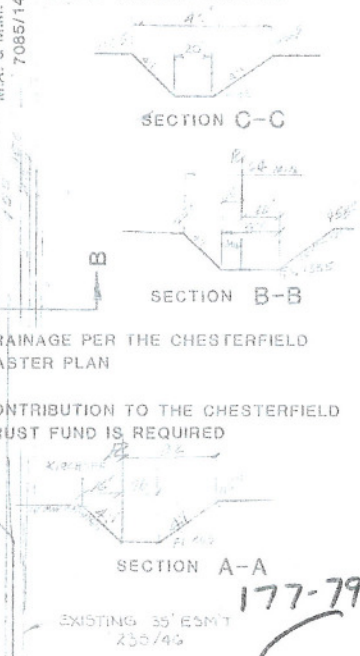
ENTRANCE PER ST. LOUIS COUNTY STANDARDS



LANDSCAPING LEGEND

TYPE	SYMBOL	NO.
MORRAINE LOCUST	ML	4
GREEN ASH	GA	4
SWEET GUM	SG	5
SILVER MAPLE	SM	2
RED BUD	RB	1
DOGWOOD	DW	1
PIN OAK	PO	3

NOTE: ALL TREES TO BE 2 1/2" MINIMUM CALIPER

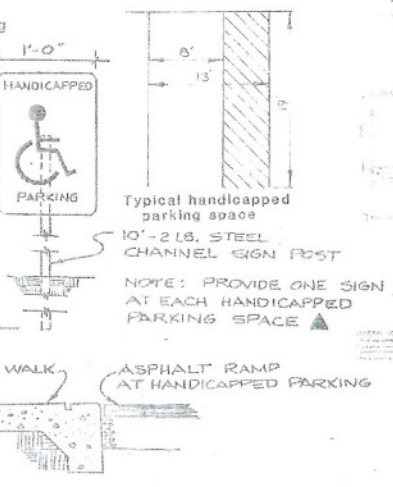


PARKING CALCULATIONS

CLASSIFICATION	FACTOR	NO. REQ'D	NO. PROVIDED
OFFICE (20,000 S.F.)	3.3/1000 S.F.	66	66
WAREHOUSE (40 EMPLOYEES)	2 PER 3 EMPLOYEES	27	89

LOADING CALCULATIONS (S.L.C.Z.O. 1003.185H)

NO. REQ'D	NO. PROVIDED
144,000 S.F., 4 SPACES 10' X 40' REQ'D. MINIMUM	11 SPACES 12' X 60' PROVIDED



THIS PLAN WAS APPROVED BY THE ST. LOUIS COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE PROVISIONS OF SECTION 1005.155 OF THE S.L.C.R.O. THIS PLAN SHALL BE DEVELOPED UNDER CONDITIONS PRESCRIBED BY ORDINANCE \_\_\_\_\_ APPROVED BY THE ST. LOUIS COUNTY COUNCIL ON \_\_\_\_\_ 19\_\_\_\_

PLANNING DIRECTOR \_\_\_\_\_  
DATE: \_\_\_\_\_

ORDINANCE \_\_\_\_\_ DATED \_\_\_\_\_ WHICH PRESCRIBED CONDITIONS RELATING TO APPROVED IS RECORDED AS DAILY NUMBER \_\_\_\_\_ ON THE DAY OF \_\_\_\_\_ 19\_\_\_\_ IN THE ST. LOUIS COUNTY RECORDER'S OFFICE.

RECORDED IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, FOR AND IN CONSIDERATION OF BEING GRANTED A PERMIT TO DEVELOP SAID PROPERTY UNDER THE PROVISIONS OF SECTION 1003.155 S.L.C.R.O. OF ST. LOUIS COUNTY ORDINANCE 9624, DO HEREBY AGREE AND DECLARE THAT UPON SALE OR LEASE OF ANY PART OF THE PROPERTY REPRESENTED ON THIS PLAN, ANY PURCHASER, LESSEE, OR SUCCESSOR THEREOF SHALL, IN CONSIDERATION OF BEING GRANTED PERMISSION TO DEVELOP THE SAID PROPERTY BE BOUND BY THIS PLAN AND SUCH PROPERTY SHALL BE DEVELOPED ONLY AS SHOWN HERON. THIS PLAN MAY BE AMENDED IN WHOLE OR IN PART BY THE S.L.C.R.O. AND ANY SUCH AMENDMENT SHALL BE BINDING ON SAID PURCHASER, LESSEE, OR SUCCESSOR THEREOF.

OWNER: R. L. POHLMAN

State Missouri )  
County of St. Louis ) SS.

R. L. POHLMAN

On this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 19\_\_\_\_, before me personally appeared \_\_\_\_\_ and \_\_\_\_\_, his wife, to me known to be the person(s) described in, and who executed the foregoing instrument, and acknowledge that he, she or they executed the same as his, hers or their free act and deed.

In Testimony Whereof, I have hereunto set my hand and affixed my Notarial Seal at my Office in \_\_\_\_\_ the day and year last above written. My term expires \_\_\_\_\_

Notary Public

n/f Walter Hellwig

PREPARED FOR: R.L. POHLMAN  
2450 ADIE ROAD  
MARYLAND HEIGHTS, MO. 63043

McDANIEL ENGINEERING AND SURVEYING CO.  
ENGINEERS PLANNERS SURVEYORS  
1111 BRANT AVE. ST. LOUIS, MISSOURI 63114  
(314) 423-1114  
DRN# 068 DATE 3/7/06 MSD #11465 JORN# 6774