

# IV. C.

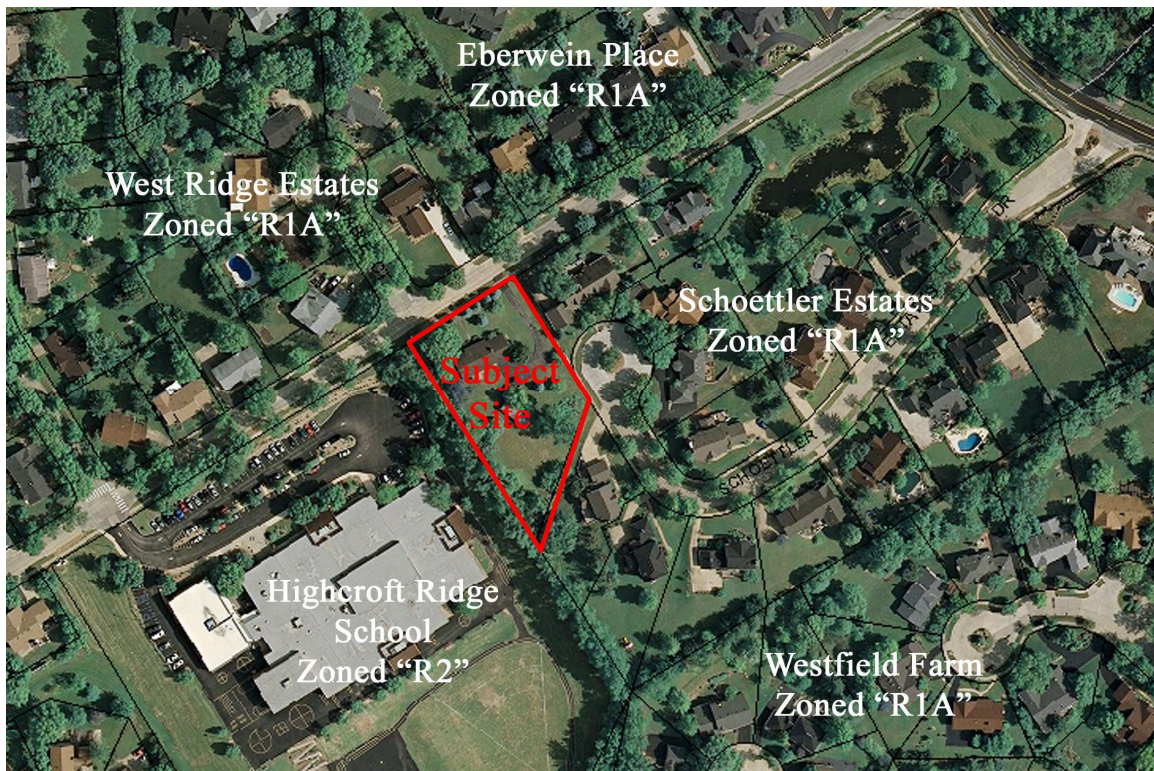
## NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD PLANNING COMMISSION

**NOTICE IS HEREBY GIVEN** that the Planning Commission of the City of Chesterfield will hold Public Hearings on Monday February 9, 2009, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017. Said hearings will be as follows:

**P.Z. 23-2008 Boyde Estates (JDL Homes LLC):** a request for a change of zoning from "NU" Non-Urban District to "R2" Residential District for a 1.01 acre tract of land located 1/10 mile southwest of the intersection of Schoettler Road and Highcroft Drive (19S631132).

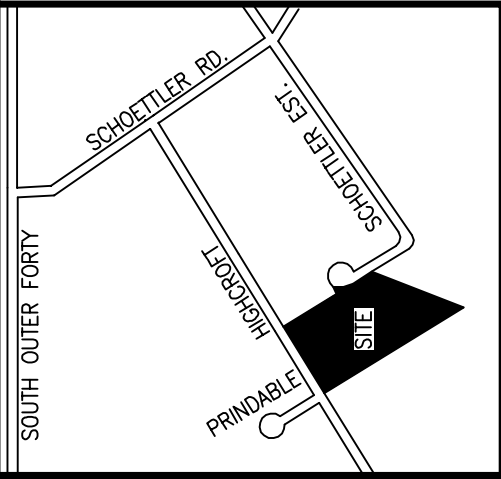
Anyone interested in the proceedings will be given an opportunity to be heard. Copies of the request are available for review in the Department of Planning at the Chesterfield City Hall, 690 Chesterfield Parkway West during weekdays between the hours of 8:30 a.m. and 4:30 p.m. If you should need additional information about this project, please contact Mrs. Mara Perry, Senior Planner, by telephone at 636-537-4744 or by email at mperry@chesterfield.mo.us

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

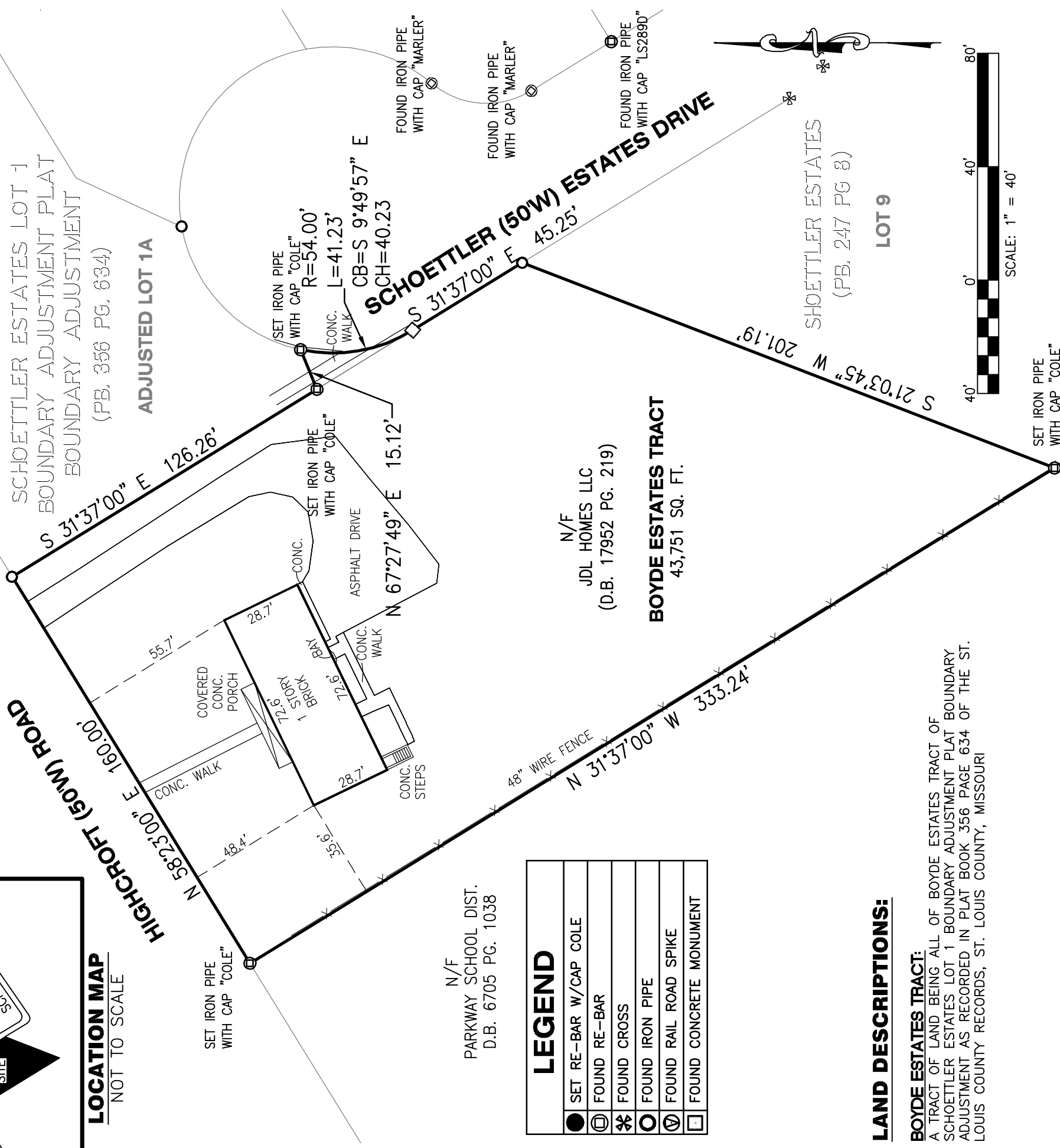


### Description of Property

A tract of land being all of Boyde Estates tract of Schoettler Estates Lot 1 Boundary Adjustment Plat Boundary Adjustment as recorded in plat book 356 page 634 of the St. Louis County records, St. Louis County, Missouri.



**BOYDE ESTATES PRELIMINARY PLAN**  
**A TRACT OF LAND IN LOT 3 OF HENRY EBERWEIN'S SUBDIVISION**  
**AND PART OF SCHOETTLER ESTATES LOT 1 BOUNDARY**  
**ADJUSTMENT PLAT BOUNDARY ADJUSTMENT AS RECORDED IN**  
**PLAT BOOK 356 PAGE 634 OF THE ST. LOUIS COUNTY RECORDS**  
**AND IN U.S. SURVEY 1978, TOWNSHIP 45 NORTH, RANGE 4 EAST,**  
**CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.**



LEGEND	
●	SET RE-BAR W/CAP COLE
⊖	FOUND RE-BAR
✱	FOUND CROSS
○	FOUND IRON PIPE
⊕	FOUND RAIL ROAD SPIKE
□	FOUND CONCRETE MONUMENT

**LAND DESCRIPTIONS:**

**BOYDE ESTATES TRACT:**  
 A TRACT OF LAND BEING ALL OF BOYDE ESTATES TRACT OF SCHOETTLER ESTATES LOT 1 BOUNDARY ADJUSTMENT PLAT BOUNDARY ADJUSTMENT AS RECORDED IN PLAT BOOK 356 PAGE 634 OF THE ST. LOUIS COUNTY RECORDS, ST. LOUIS COUNTY, MISSOURI

**GENERAL NOTES:**

- ALL BEARINGS AND DISTANCES ARE DEED (D), SURVEYED (S) AND PLAT BOOK (PB) UNLESS OTHERWISE NOTED.
- THIS SURVEY HAS BEEN EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR THE STATE OF MISSOURI (4CSR30-16.010), AND MEETS THE REQUIREMENTS OF AN URBAN CLASS SURVEY, AS DEFINED THEREIN.
- BASIS OF BEARING: BOUNDARY ADJUSTMENT PLAT OF LOT 1 OF SCHOETTLER ESTATES RECORDED IN PLAT BOOK 300 PAGE 27 OF THE ST. LOUIS COUNTY RECORDS.
- CORNER OF RECORD: FOUND CONCRETE MONUMENT AT THE MOST SOUTHERN CORNER OF LOT 1 BOUNDARY ADJUSTMENT PLAT OF LOT 1 OF SCHOETTLER ESTATES.
- A CURRENT TITLE REPORT OR ABSTRACT HAS NOT BEEN FURNISHED TO THE LAND SURVEYOR BY THE CLIENT. NO RESEARCH HAS BEEN CONDUCTED AS TO THE STATUS OF ANY EASEMENTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, THAT MAY AFFECT THE SUBJECT TRACT, IF ANY.

**SURVEYOR'S CERTIFICATION:**

THIS IS TO CERTIFY TO VINCENT HOMES LLC., THAT AT THEIR REQUEST DURING THE MONTH OF JANUARY 2009, COLE & ASSOCIATES INC. HAS PREPARED A PRELIMINARY PLAN OF PART OF SCHOETTLER ESTATES LOT 1 BOUNDARY ADJUSTMENT PLAT BOUNDARY ADJUSTMENT AS RECORDED IN PLAT BOOK 356 PAGE 634 OF THE ST. LOUIS COUNTY RECORDS.

COLE & ASSOCIATES, INC.  
 PROJECT NO. 08-004

TERRY D. WESTERMAN, PLS  
 DATE  
 MISSOURI CERT. NO. L.S. 2363

DEVELOPER/OWNER:  
**VINCENT HOME LLC.**  
**1484 SCHOETTLER RD.**  
**CHESTERFIELD, MO. 63017**  
**314-537-7445**

planning • engineering • surveying • landscape architecture

**Cole** and ASSOCIATES INCORPORATED

10777 sunset office drive  
 saint louis, missouri 63127  
 p: 314 984 9887 f: 314 984 0587

1243 tom gimnever avenue  
 o'fallon, missouri 63386  
 p: 636 978 7508 f: 636 978 7509

DESIGN BY: .  
 DRAWN BY: SF  
 CHECKED BY: TDE  
 DATE: 10/23/08

Job Number  
**08-004**

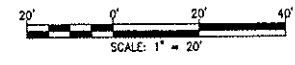
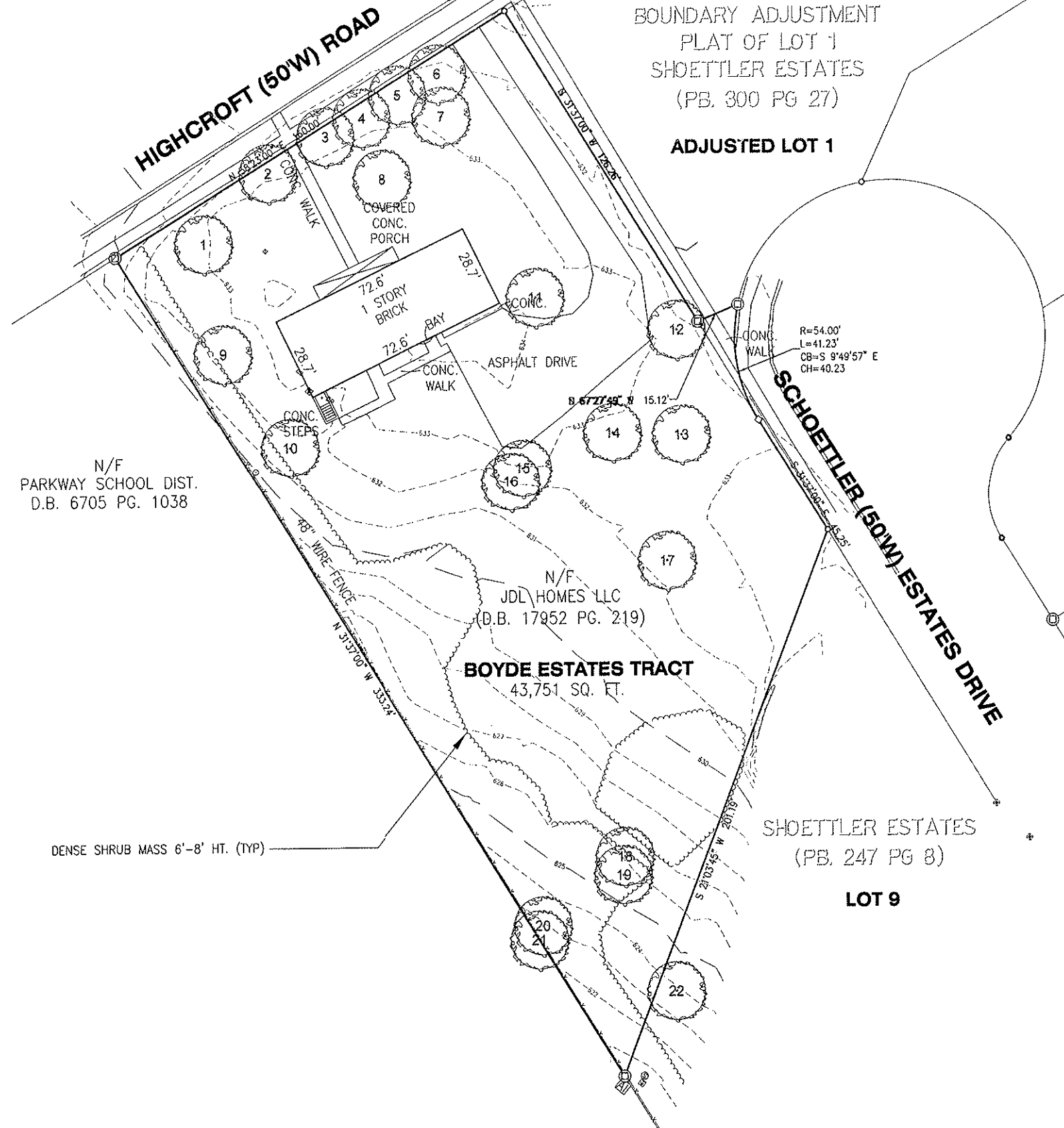
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**1**

**BOYDE ESTATES**  
 CHESTERFIELD, MO. 63017-5435

**PRELIMINARY PLAN**

THE PROFESSIONAL, WHOSE SIGNATURE AND PERSONAL SEAL APPEAR HEREON ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE, AND DISCLAIMS (PURSUANT TO SECTION 327, 411 RSMo) ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS, OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED TO, OR INTENDED TO BE USED FOR, ANY PART OR PARTS OF THE PROJECT TO WHICH THIS PAGE REFERS.

TREE NUMBER	SIZE	COMMON NAME
1	28"	SHINGLE OAK
2A	12"	COLORADO BLUE SPRUCE
2B	12"	COLORADO BLUE SPRUCE
2C	12"	COLORADO BLUE SPRUCE
2D	12"	COLORADO BLUE SPRUCE
3	12"	COLORADO BLUE SPRUCE
4	12"	COLORADO BLUE SPRUCE
5	12"	COLORADO BLUE SPRUCE
6	12"	COLORADO BLUE SPRUCE
7A	6"	SILVER MAPLE
7B	6"	DOGWOOD
7C	6"	ASH
7D	6"	COMMON MULBERRY
8A	12"	COLORADO BLUE SPRUCE
8B	12"	COLORADO BLUE SPRUCE
8C	12"	COLORADO BLUE SPRUCE
8D	12"	COLORADO BLUE SPRUCE
9	16"	SWEETGUM
10	18"	SUGAR MAPLE
11	20"	EASTERN RED CEDAR
12A	14"	BUSH HONEYSUCKLE
12B	14"	BUSH HONEYSUCKLE
12C	14"	BUSH HONEYSUCKLE
13	6"	DOGWOOD
14	12"	COLORADO BLUE SPRUCE
15A	4"	RED MAPLE
15B	4"	RED MAPLE
15C	4"	AMERICAN ELM
15D	4"	AMERICAN ELM
15E	4"	AMERICAN ELM
16A	4"	RED MAPLE
16B	4"	RED MAPLE
16C	4"	RED MAPLE
16D	4"	AMERICAN ELM
16E	4"	AMERICAN ELM
17	34"	AMERICAN ELM
18	10"	AMERICAN ELM
19	6"	AMERICAN ELM
20	24"	AMERICAN ELM
21	26"	AMERICAN ELM
22A	16"	COMMON MULBERRY
22B	16"	COMMON MULBERRY
22C	16"	COMMON MULBERRY



BOUNDARY ADJUSTMENT  
PLAT OF LOT 1  
SHOETTLER ESTATES  
(PB. 300 PG 27)

ADJUSTED LOT 1

HIGHCROFT (50W) ROAD

SHOETTLER (50W) ESTATES DRIVE

N/F  
JDL HOMES LLC  
(D.B. 17952 PG. 219)

BOYDE ESTATES TRACT  
43,751 SQ. FT.

SHOETTLER ESTATES  
(PB. 247 PG 8)

LOT 9

N/F  
PARKWAY SCHOOL DIST.  
D.B. 6705 PG. 1038

DENSE SHRUB MASS 6'-8' HT. (TYP)

DEVELOPER/OWNER:  
**VINCENT HOMES LLC**  
1484 SHOETTLER RD.  
CHESTERFIELD, MO 63107  
314-537-7445

SCALE:  
Caitlyn D. Jensen  
Drew S. Jones  
MVR-4758 A

**HIGHCROFT 1510**  
CHESTERFIELD, MO 63107-5435

**COLE and ASSOCIATES INCORPORATED**  
1243 Iron Mine Avenue  
Ottawa, Missouri 63366  
P. 636.976.7536 F. 636.976.7509

10777 Sunset Office Drive  
Saint Louis, Missouri 63127  
P. 314.984.9887 F. 314.984.0587

DESIGN/CALC BY: RTH  
DRAWN BY: RTH  
CHECKED BY: JDR  
DRAWING SCALE: AS SHOWN  
DATE: 11-04-08  
Job Number: 08-004  
Sheet Number: 2

RECEIVED  
DEC 30 2008  
DEPT. OF PLANNING  
PUBLIC WORKS

MSD P.I.N.C.  
JAN 23 2009

LANDSCAPE PLAN  
DATE: DEC 30, 2008  
DRAWN BY: RTH  
CHECKED BY: JDR

planning • engineering • surveying • landscape architecture  
**COLE and ASSOCIATES INCORPORATED**

BASE MAP:  
TREE STAND DELINEATION PLAN

NO. DATE DESCRIPTION