

**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 May 30, 2007, at 7:00 p.m. in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said hearings will be as follows:

P.Z. 20-2007 Buchholz Mortuaries, Inc. (2211 Clarkson): A request for a change of zoning from a “R1” Residence District with a Conditional Use Permit to a “PC” Planned Commercial district for an approximately 3.26 acre parcel of land located at 2211 Clarkson Road, at the intersection of Clarkson Road and Wilson Road. (20T520097)

Permitted Uses:

- (f) Auditoriums, churches, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly.
- (s) Financial institutions.
- (y) Mortuaries.
- (z) Offices and office buildings.
- (mm) Schools for business, professional, or technical training, but not including outdoor area for driving or heavy equipment training.

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 Ms. Jennifer Yackley, Project Planner, by telephone at 636-537-4743 or by email at jyackley@chesterfield.mo.us

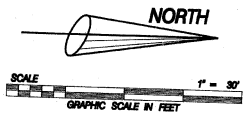
CITY OF CHESTERFIELD
Maurice Hirsch, Jr., Chair
Chesterfield Planning Commission



Description of Property

A tract of land in Section 21, Township 45 North, Range 4 East, St. Louis County, Missouri and being more particularly described as follows:

Beginning at a point on the East line of Wilson Road, 40 feet wide, said point the most Northern corner of property conveyed to William H. Erker by deed recorded in Book 6594, Page 435 (Tract #2) in the St. Louis County Records; thence North 00 degrees 12 minutes 40 seconds East 583.81 feet along said East line of Wilson Road to the Southwest line of Relocated Wilson Road as established by deed recorded in Book 8625, Page 577 of the St. Louis County Records; thence Southeastwardly along said Southwest line of Relocated Wilson Road the following courses and distances: along a curve to the left whose radius point bears North 64 degrees 56 minutes 28 seconds East 612.96 feet from the last mentioned point, a distance of 180.22 feet; South 41 degrees 54 minutes 17 seconds East 204.80 feet; South 36 degrees 11 minutes 39 seconds East 100.50 feet; South 41 degrees 54 minutes 17 seconds East 40.00 feet; South 23 degrees 28 minutes 11 seconds East 63.25 feet; and, South 13 degrees 42 minutes 27 seconds West 52.49 feet to the Northwest line of Clarkson Road (Route 340) as established by deed recorded in Book 8625, Page 577 of the St. Louis County Records; thence along a curve to the left whose radius point bears South 44 degrees 33 minutes 54 seconds East 1527.69 feet from the last mentioned point, a distance of 285.19 feet along said Northwest line of Clarkson Road (Route 340) to the Northeast line of aforesaid Erker property; thence North 44 degrees 29 minutes 57 seconds West 218.91 feet along said Northeast line of Erker property to the Point of Beginning and containing 3.221 acres according to a survey by Volz Engineering and Surveying, Inc. during September of 1992.



Slide Banks Placed East to East (See Plan for Location)

Note: Developer Shall Be Responsible to Monitor and Adjust Final Grading to Maintain Siltation Control (Retention) System as Developing (See Director's Order of Approval of Grading Plan)

SILTATION CONTROL DETAIL

EXISTING 8" GAS MAIN

VERSA - LOK RET. WALL (TYP)

WILSON ROAD (40'w.)

TEMPORARY WASH DOWN AREA IS THICK ROLLED STONE

NOTE: AL-4 shall be a poured in place concrete Area Tied with a precast top unit. The base shall be prepared to the proper height & no brick shall be used between the base and top.

Permanent Drainage Easement 8625 / 577

Detention Basin

Top of Bank

Toe of Bank

Property N/F of William H. Erker 6394 / 435

3.221 Acres

Proposed Mortuary Unit Levels - 631.50

CLARKSON ROAD

RELOCATED WILSON ROAD

WILSON VIEW ESTATES DR.

Property N/F of Walner Investment Co. 6719 / 141

PRELIMINARY PLAN SURVEY

Wilson View Estates PLAT BOOK 319, PAGE 68

ESTIMATED EARTHWORK QUANTITIES

7,170 Cubic Yards CUT
16,615 Cubic Yards FILL

Contractor shall verify quantity prior to starting earthwork, ANY SHORTAGE OR SURPLUS SHALL BE INCLUDED IN THE BID QUANTITY AND SHALL NOT BE AN EXTRA.

"Bent Tree Plat 1" PLAT BOOK 190, PAGE 29

NOTE: THIS PLAN IS FOR THE CALCULATION OF DRAINAGE AREAS, AND IS NOT TO BE USED AS A CONSTRUCTION PLAN!!!!

The underground utilities shown herein were plotted from available information and do not necessarily reflect the actual existence, nonexistence, size, type, number, or location of these or other utilities. The general contractor shall be responsible for verifying the actual location of all underground utilities, shown or not shown, and sold or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 336, RSMo.

SWALE #1
0+0.00 - 0+10.00
0+10.00 - 0+20.00
0+20.00 - 0+30.00
0+30.00 - 0+40.00
0+40.00 - 0+50.00
0+50.00 - 0+60.00
0+60.00 - 0+70.00
0+70.00 - 0+80.00
0+80.00 - 0+90.00
0+90.00 - 0+100.00
Demand 0.120

SWALE #2
0+0.00 - 0+10.00
0+10.00 - 0+20.00
0+20.00 - 0+30.00
0+30.00 - 0+40.00
0+40.00 - 0+50.00
0+50.00 - 0+60.00
0+60.00 - 0+70.00
0+70.00 - 0+80.00
0+80.00 - 0+90.00
0+90.00 - 0+100.00
Demand 0.14

SWALE #3
0+0.00 - 0+10.00
0+10.00 - 0+20.00
0+20.00 - 0+30.00
0+30.00 - 0+40.00
0+40.00 - 0+50.00
0+50.00 - 0+60.00
0+60.00 - 0+70.00
0+70.00 - 0+80.00
0+80.00 - 0+90.00
0+90.00 - 0+100.00
Demand 0.14

DRAINAGE AREA MAP

9/2/93 92-41624

VOLZ
ENGINEERS & LAND SURVEYORS



PROPOSED MORTUARY FOR
Buchholz Mortuaries
CHESTERFIELD, MISSOURI



ROBERT L. BOLAND, INC.
Architects, Planners
Interior Designers
1935 North Ford Drive
St. Louis, Missouri 63114

REV
9/2/93
9/2/93
9/2/93
9/2/93
9/2/93

C5
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