

Memorandum

Department of Public Works



TO: Michael O. Geisel, P.E.
City Administrator

FROM: James A. Eckrich, P.E.
Public Works Dir. / City Engineer

DATE: January 10, 2019 *JAG*

RE: Public Street Acceptance – Chesterfield Ridge Center Dr.

In 2018 the City of Chesterfield approved an Agreement Amendment with Chesterfield Village Incorporated (CVI) which included the conversion of a portion of Chesterfield Ridge Center Drive from a private street to a public street. Prior to accepting the street and bridge as public, the City required that CVI make certain improvements to the bridge. Those improvements have been made, as verified by City Staff. Therefore, in accordance with the Agreement Amendment, the City shall accept a portion of Chesterfield Ridge Center Drive as a public road. Attached are a draft ordinance accepting a portion of Chesterfield Ridge Center Drive, and a legal description / map depicting the portion of Chesterfield Ridge Center Drive which will become public.

Action Recommended

This matter should be forwarded to the Planning and Public Works Committee for its consideration of the attached ordinance authorizing acceptance of a portion of Chesterfield Ridge Center Drive. If the Planning and Public Works Committee recommends approval, the matter shall be forwarded to City Council.

Please forward to the PPW Committee for review and recommendation per the previously approved parks donation agreement.

MO Geisel

1/10/2019

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE PERTAINING TO THE ACCEPTANCE OF A PORTION OF CHESTERFIELD RIDGE CENTER DRIVE AS A PUBLIC STREET IN THE CITY OF CHESTERFIELD

WHEREAS, in 2018 the City of Chesterfield approved a First Amendment to the Agreement Regarding the Contribution of Land to the City of Chesterfield, Missouri for its Parks and Trails System (Amendment) with Chesterfield Village Incorporated (CVI); and

WHEREAS, approval of the Amendment included the conversion of a portion of Chesterfield Ridge Center Drive from a private road to a public road, conditioned upon CVI constructing certain improvements to the bridge; and

WHEREAS, the required improvements to the Chesterfield Ridge Center Drive bridge have been constructed; and those improvements have been determined to meet City standards by the City Engineer.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, AS FOLLOWS:

Section 1. The following street is hereby accepted by the City of Chesterfield for future care and maintenance:

Chesterfield Ridge Center Drive

Approximately 820 feet; from
Interstate 64 to eastern limit of bridge.
Book 347, Page 629

Section 2. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2019.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie Hass, CITY CLERK

[FIRST READING HELD: _____]

EXHIBIT A-15

BRIDGE PROPERTY

Tract 1 - West Part (North Outer 40 Rd. to Bridge)

A tract of land being part of Lots C302A and C302B of "Chesterfield Village Northwest Quadrant Ridge Center Tract", a subdivision according to the plat thereof record in Plat Book 347 page 629 of the St. Louis County Records, in U.S. Survey 415, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as:

Commencing at a point in the West line of Swingley Ridge Road, 31 feet wide, being the Southeast corner of said Lot C302A, said point being also the Easternmost corner of Lot C302B of said "Chesterfield Village Northwest Quadrant Ridge Center Tract"; thence Northwardly along said West line of Swingley Ridge Road, 31 feet wide, North 19 degrees 49 minutes 16 seconds East 31.19 feet to the ACTUAL POINT OF BEGINNING; thence leaving said West line, North 52 degrees 10 minutes 55 seconds West 52.14 feet to a point; thence South 38 degrees 01 minute 59 seconds West 33.43 feet to a point; thence North 53 degrees 39 minutes 13 seconds West 2.45 feet to a point; thence North 52 degrees 08 minutes 50 seconds West 15.03 feet to a point; thence North 37 degrees 07 minutes 37 seconds East 2.86 feet to a point in the Northeast line of said Lot C302B, being also the Southwest line of said Lot C302A; thence Northwestwardly and Westwardly along the line dividing said Lots C302A and C302B the following courses and distances: North 52 degrees 52 minutes 23 seconds West 29.95 feet, along a curve to the left whose radius point bears South 37 degrees 07 minutes 37 seconds West 233.17 feet from the last mentioned point, a distance of 291.62 feet, along a curve to the right whose radius point bears North 34 degrees 31 minutes 53 seconds West 261.58 feet from the last mentioned point, a distance of 67.32 feet and South 70 degrees 12 minutes 47 seconds West 26.79 feet to a point in the East right of way line of Interstate Highway 64, variable width; thence Northwardly along said East right of way line, North 16 degrees 38 minutes 54 seconds West 32.05 feet to a point; thence leaving said East right of way line, North 70 degrees 12 minutes 48 seconds East 25.03 feet to a point; thence along a curve to the left whose radius point bears North 19 degrees 47 minutes 11 seconds West 229.58 feet from the last mentioned point, a distance of 59.08 feet to a point; thence along a curve to the right whose radius point bears South 34 degrees 31 minutes 53 seconds East 265.17 feet from the last mentioned point, a distance of 331.64 feet to a point; thence South 52 degrees 52 minutes 23 seconds East 99.40 feet to a point in the aforementioned West line of Swingley Ridge Road, 31 feet wide; thence Southwardly along said West line, South 19 degrees 49 minutes 16 seconds West 2.33 feet to the point of beginning and containing 0.333 acres according to calculations by Volz Incorporated on July 25, 2018.

Tract 2 - Elevated Bridge Tract

That part of Lots C302A and C302B of "Chesterfield Village Northwest Quadrant Ridge Center Tract", a subdivision according to the plat thereof recorded in Plat Book 347 page 629 of the St. Louis County Records, that part of Swingley Ridge Road, 31 feet wide and that part of Lot 11 of the Subdivision of the West Part of U.S. Survey 415, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri, lying above the following described surface:

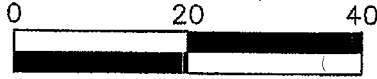
Commencing at the intersection of the Southwest line of "Phase 2 Chesterfield Village Apartments", a subdivision according to the plat thereof recorded in Plat Book 243 pages 99 and 100 of the St. Louis County Records with the East line of Swingley Ridge Road, 31 feet wide; thence Southwardly along said East line of Swingley Ridge Road, 31 feet wide, South 19 degrees 49 minutes 16 seconds West 33.27 feet to a point at elevation 583.65 NAVD88(SLC2011a) datum, and being the ACTUAL POINT OF BEGINNING; thence South 52 degrees 10 minutes 55 seconds East 13.68 feet and descending to a point at elevation 583.48; thence South 52 degrees 10 minutes 55 seconds East 9.88 feet and descending to a point at elevation 583.39; thence South 52 degrees 10 minutes 55 seconds East 36.16 feet and descending to a point at elevation 583.03; thence South 52 degrees 10 minutes 55 seconds East 13.87 feet and descending to a point at elevation 582.88; thence South 52 degrees 10 minutes 55 seconds East 52.45 feet and descending to a point at elevation 581.94; thence South 52 degrees 10 minutes 55 seconds East 9.74 feet and descending to a point at elevation 581.77; thence South 52 degrees 10 minutes 55 seconds East 50.32 feet and descending to a point at elevation 580.05; thence South 52 degrees 10 minutes 55 seconds East 9.93 feet and descending to a point at elevation 579.66; thence South 52 degrees 10 minutes 55 seconds East 37.65 feet and descending to a point at elevation 578.25; thence South 37 degrees 41 minutes 50 seconds West 27.68 feet and descending to a point at elevation 578.18; thence North 52 degrees 12 minutes 14 seconds West 37.73 feet and ascending to a point at elevation 579.67; thence North 52 degrees 12 minutes 14 seconds West 9.86 feet and ascending to a point at elevation 580.04; thence North 52 degrees 12 minutes 14 seconds West 50.21 feet and ascending to a point at elevation 581.77; thence North 52 degrees 12 minutes 14 seconds West 9.94 feet and ascending to a point at elevation 581.99; thence North 52 degrees 12 minutes 14 seconds West 16.88 feet and ascending to a point at elevation 582.33; thence along a curve to the left whose radius point bears South 37 degrees 47 minutes 46 seconds West 14.74 feet from the last mentioned point, a distance of 13.10 feet and ascending to a point at elevation 582.58; thence North 52 degrees 15 minutes 40 seconds West 13.48 feet and ascending to a point at elevation 582.84; thence North 52 degrees 15 minutes 40 seconds West 13.75 feet and ascending to a point at elevation 582.96; thence North 52 degrees 15 minutes 40 seconds West 46.95 feet and ascending to a point at elevation 583.40; thence North 52 degrees 15 minutes 40 seconds West 9.88 feet and ascending to a point at elevation 583.42; thence North 52 degrees 15 minutes 40 seconds West 50.51 feet and ascending to a point at elevation 584.03; thence North 52 degrees 15 minutes 40 seconds West 9.60 feet and ascending to a point at elevation 584.05; thence North 52 degrees 15 minutes 40 seconds West 38.37 feet and ascending to a point at elevation 584.53; thence North 38 degrees 01 minute 59 seconds East 33.43 feet and ascending to a point at elevation 584.54; thence South 52 degrees 10 minutes 55 seconds East 38.17 feet and descending to a point at elevation 584.09; thence South 52 degrees 10 minutes 55 seconds East 10.05 feet to a point at elevation 584.09; thence South 52 degrees 10 minutes 55 seconds East 36.52 feet and descending to a point at elevation 583.65 to the point of beginning and containing 0.226 acres according to calculations by Volz Incorporated on July 24, 2018.

Tract 3 - Non-Elevated Bridge Tract (Southeast End of Bridge)

A tract of land being part of Lot 11 of the Subdivision of the West Part of U.S. Survey 415, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as;

Commencing at the intersection of the Southwest line of "Phase 2 Chesterfield Village Apartments", a subdivision according to the plat thereof recorded in Plat Book 243 pages 99 and 100 of the St. Louis

County Records with the East line of Swingley Ridge Road, 31 feet wide; thence Southeastwardly along the Southwest line of said "Phase 2 Chesterfield Village Apartments", South 50 degrees 11 minutes 22 seconds East 261.27 feet to a point; thence leaving said Southwest line, South 37 degrees 13 minutes 18 seconds West 23.43 feet to the intersection of the back of the Northeastern concrete curb of Chesterfield Ridge Center Drive with the Southeastern edge of the concrete pavement (hereof, and being the ACTUAL POINT OF BEGINNING; thence Southwestwardly, through said concrete curb and along the Southeast edge of said concrete pavement, being also the Northwest edge of the asphalt pavement, South 37 degrees 13 minutes 18 seconds West 25.98 feet to an angle point in said pavement; thence Westwardly along a South line of said concrete pavement, being also a North line of said asphalt pavement and the Westward prolongation thereof, South 72 degrees 42 minutes 00 seconds West 2.74 feet to a point in the back of a Southwestern concrete curb of said Chesterfield Ridge Center Drive; thence Northwestwardly along the back of said concrete curb, along a curve to the left whose radius point bears South 75 degrees 15 minutes 48 seconds West 9.63 feet from the last mentioned point, a distance of 5.90 feet and North 52 degrees 12 minutes 13 seconds West 0.92 feet to a point; thence leaving said curb, South 37 degrees 47 minutes 46 seconds West 3.20 feet to a point; thence North 52 degrees 12 minutes 14 seconds West 11.13 feet to a point; thence North 38 degrees 24 minutes 20 seconds East 2.65 feet to a point; thence South 52 degrees 12 minutes 14 seconds East 1.42 feet to a point; thence North 37 degrees 41 minutes 50 seconds East 27.68 feet to a point; thence North 52 degrees 10 minutes 55 seconds West 1.67 feet to a point; thence North 37 degrees 31 minutes 26 seconds East 4.13 feet to a point; thence South 52 degrees 10 minutes 55 seconds East 7.90 feet to a point; thence South 37 degrees 49 minutes 05 seconds West 4.13 feet to a point; thence South 52 degrees 10 minutes 55 seconds East 3.26 feet to a point; thence South 39 degrees 11 minutes 05 seconds West 0.87 feet to a point in the back of the aforesaid Northeastern concrete curb of Chesterfield Ridge Center Drive; thence Southeastwardly along the back of said Northeastern concrete curb, South 52 degrees 11 minutes 12 seconds East 7.96 feet to the point of beginning and containing 0.012 acres according to calculations by Volz Incorporated on August 6, 2018.



Scale in Feet
Scale: 1"=20'



MATCHLINE - SEE SHEET 2 OF 4

CHESTERFIELD VILLAGE
NORTHWEST QUADRANT
RIDGE CENTER TRACT
P.B. 347, PG. 629

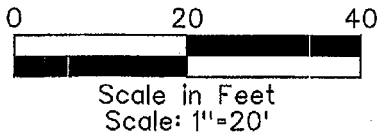
EXISTING
LOT C302A
LOC.* 18S440148
PROPERTY N/F OF
CHESTERFIELD VILLAGE, INC.
6409/1089 & 6771/0284
675 W. CHESTERFIELD PKWY.

EXISTING
LOT C302B
LOC.* 18S420085
PROPERTY N/F OF
CHESTERFIELD VILLAGE, INC.
6409/1089
*16400 SWINGLEY RIDGE RD.

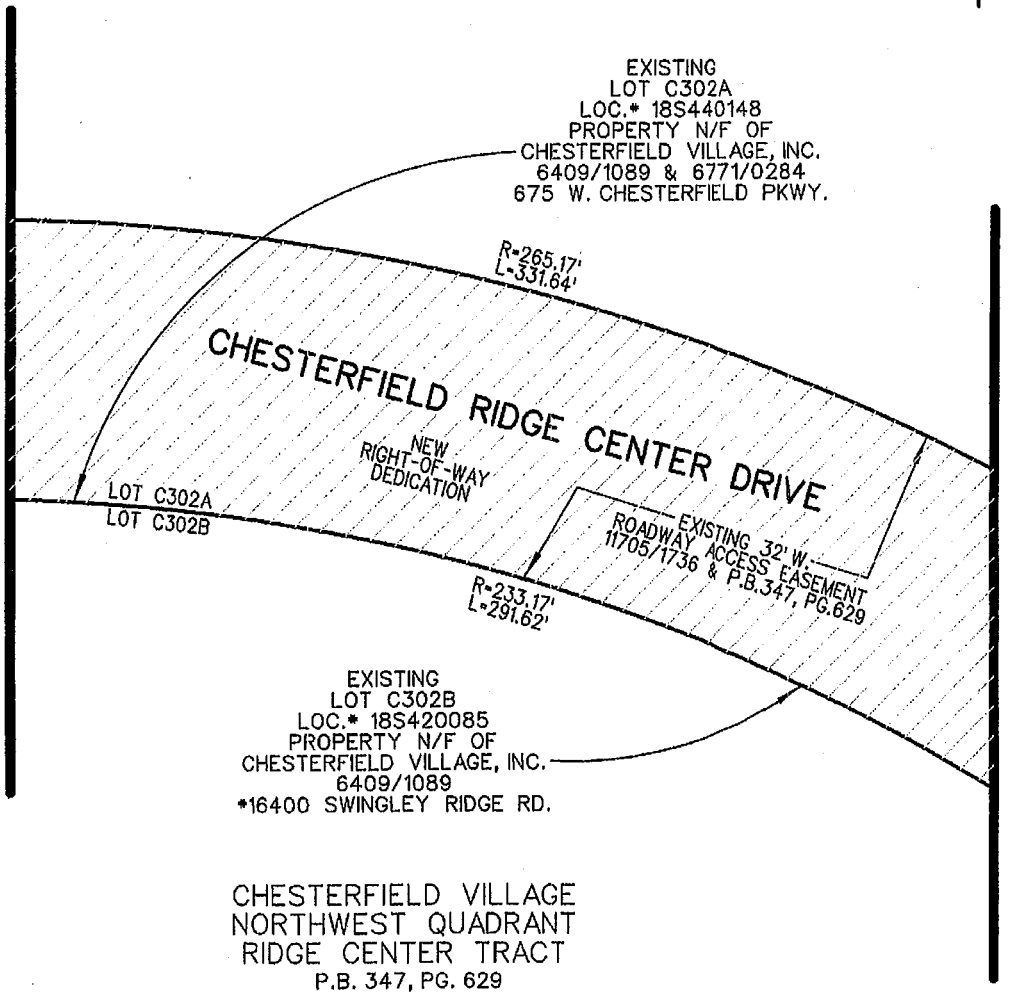
EXHIBIT "A-15 TRACT 1"

INITIAL:

A TRACT OF LAND BEING
PART OF LOTS C302A AND C302B OF "CHESTERFIELD VILLAGE
NORTHWEST QUADRANT RIDGE CENTER TRACT",
IN U.S. SURVEY 415, TOWNSHIP 45 NORTH - RANGE 4 EAST
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



MATCHLINE - SEE SHEET 3 OF 4

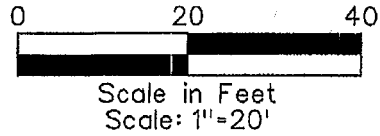


MATCHLINE - SEE SHEET 1 OF 4

EXHIBIT "A-15 TRACT 1"

INITIAL:

A TRACT OF LAND BEING
PART OF LOTS C302A AND C302B OF "CHESTERFIELD VILLAGE
NORTHWEST QUADRANT RIDGE CENTER TRACT",
IN U.S. SURVEY 415, TOWNSHIP 45 NORTH - RANGE 4 EAST
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



CHESTERFIELD VILLAGE
NORTHWEST QUADRANT
RIDGE CENTER TRACT
P.B. 347, PG. 629

EXISTING
LOT C302A
LOC.* 18S440148
PROPERTY N/F OF
CHESTERFIELD VILLAGE, INC.
6409/1089 & 6771/0284
675 W. CHESTERFIELD PKWY.

R=265.17'
L=331.64'

CHESTERFIELD RIDGE CENTER DRIVE

NEW
RIGHT-OF-WAY
DEDICATION

EXISTING 32' W.
ROADWAY ACCESS EASEMENT
11705/1736 & P.B.347, PG.629

LOT C302A
LOT C302B

R=233.17'
L=291.62'

EXISTING
LOT C302B
LOC.* 18S420085
PROPERTY N/F OF
CHESTERFIELD VILLAGE, INC.
6409/1089
*16400 SWINGLEY RIDGE RD.

MATCHLINE - SEE SHEET 4 OF 4

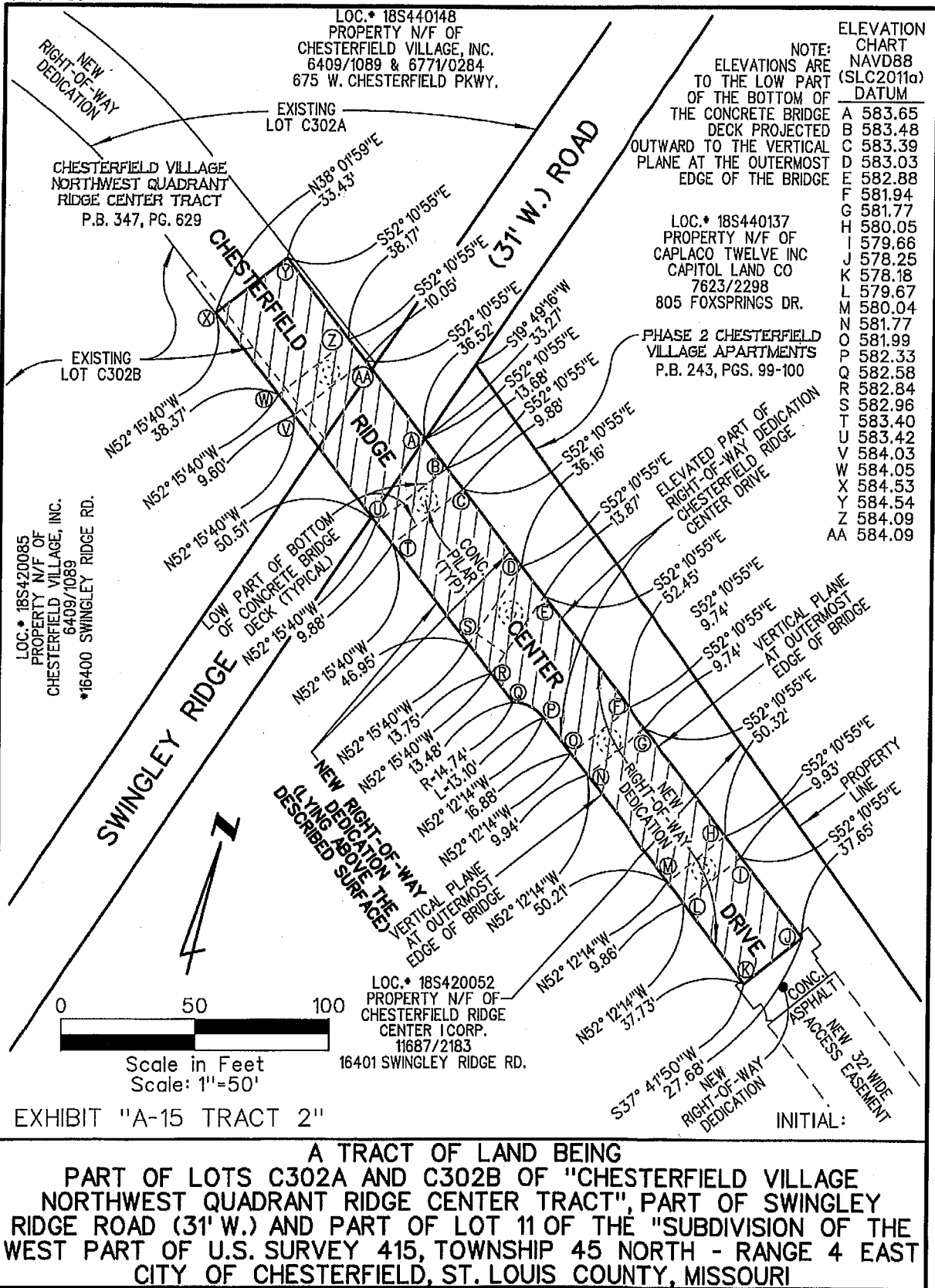
MATCHLINE - SEE SHEET 2 OF 4

EXHIBIT "A-15 TRACT 1"

INITIAL:

A TRACT OF LAND BEING
PART OF LOTS C302A AND C302B OF "CHESTERFIELD VILLAGE
NORTHWEST QUADRANT RIDGE CENTER TRACT",
IN U.S. SURVEY 415, TOWNSHIP 45 NORTH - RANGE 4 EAST
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

CHESTERFIELD RIDGE CENTER DRIVE
10600-00



NOTE:
ELEVATIONS ARE TO THE LOW PART OF THE BOTTOM OF THE CONCRETE BRIDGE DECK PROJECTED OUTWARD TO THE VERTICAL PLANE AT THE OUTERMOST EDGE OF THE BRIDGE

ELEVATION CHART (SLC2011a) DATUM	
A	583.65
B	583.48
C	583.39
D	583.03
E	582.88
F	581.94
G	581.77
H	580.05
I	579.66
J	578.25
K	578.18
L	579.67
M	580.04
N	581.77
O	581.99
P	582.33
Q	582.58
R	582.84
S	582.96
T	583.40
U	583.42
V	584.03
W	584.05
X	584.53
Y	584.54
Z	584.09
AA	584.09

LOC. # 18S440137
PROPERTY N/F OF
CAPLACO TWELVE INC
CAPITOL LAND CO
7623/2298
805 FOXSPRINGS DR.

PHASE 2 CHESTERFIELD
VILLAGE APARTMENTS
P.B. 243, PGS. 99-100

LOC. # 18S420085
PROPERTY N/F OF
CHESTERFIELD VILLAGE, INC.
6409/1089
*16400 SWINGLEY RIDGE RD.

LOC. # 18S420052
PROPERTY N/F OF
CHESTERFIELD RIDGE
CENTER 1 CORP.
11687/2183
16401 SWINGLEY RIDGE RD.

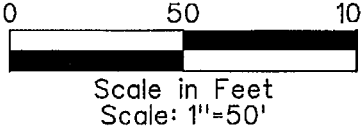
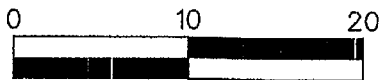


EXHIBIT "A-15 TRACT 2"

A TRACT OF LAND BEING
PART OF LOTS C302A AND C302B OF "CHESTERFIELD VILLAGE
NORTHWEST QUADRANT RIDGE CENTER TRACT", PART OF SWINGLEY
RIDGE ROAD (31' W.) AND PART OF LOT 11 OF THE "SUBDIVISION OF THE
WEST PART OF U.S. SURVEY 415, TOWNSHIP 45 NORTH - RANGE 4 EAST
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

CHESTERFIELD RIDGE CENTER DRIVE
10600-00



Scale in Feet
Scale: 1"=10'

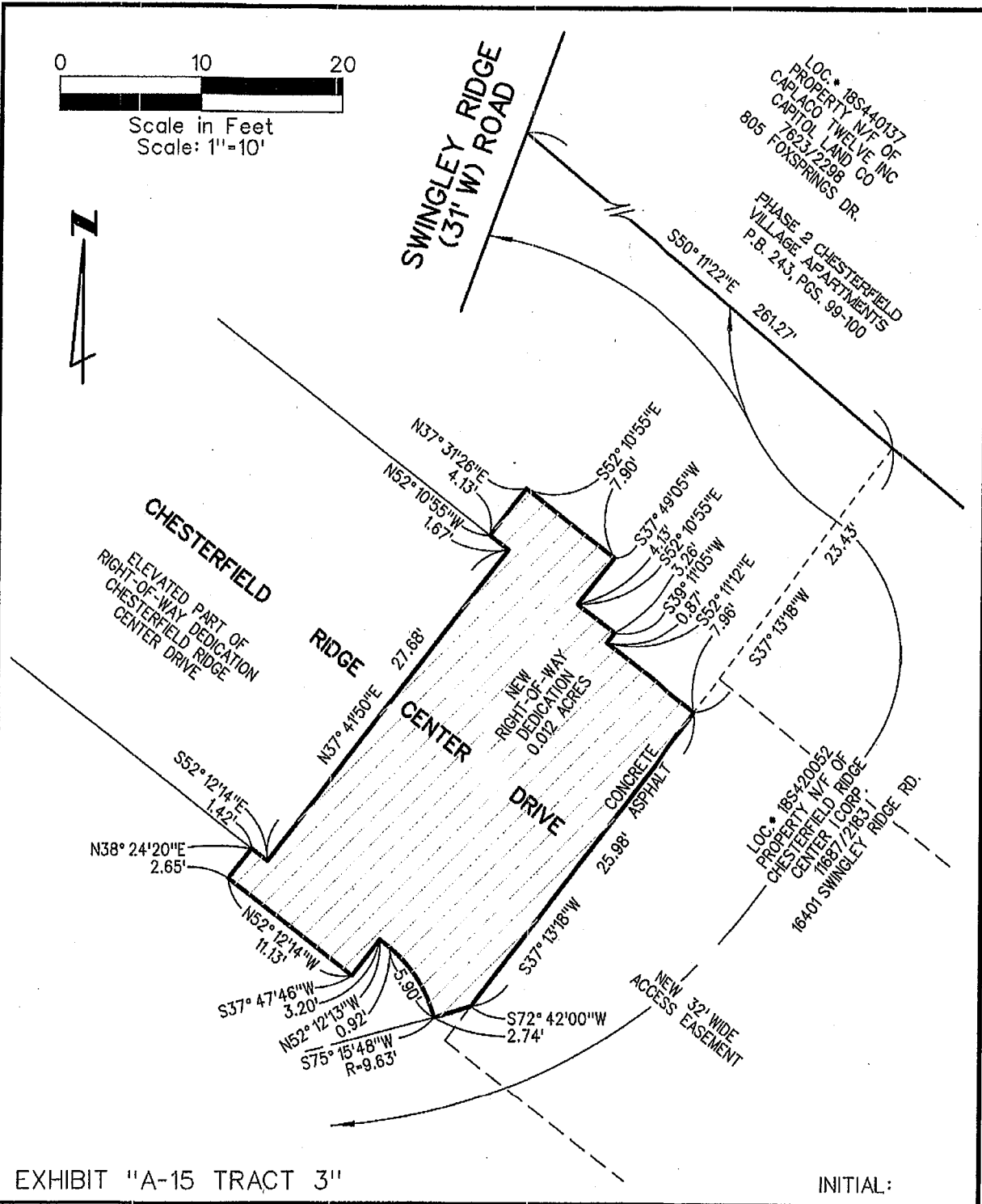


EXHIBIT "A-15 TRACT 3"

INITIAL:

A TRACT OF LAND BEING
PART OF LOT 11 OF THE "SUBDIVISION OF THE
WEST PART OF U.S. SURVEY 415, TOWNSHIP 45 NORTH - RANGE 4 EAST
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI