

Memorandum

Department of Public Works



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

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

DATE: August 4, 2023

RE: Chesterfield Pkwy Temporary Slope Construction License

As you know, St. Louis County is planning roadway improvements to the southwest quadrant of Chesterfield Parkway. These improvements include concrete base repairs, an asphalt mill and overlay, and replacement of sidewalk curb ramp improvements to meet ADA standards.

In order to proceed with this project, St. Louis County needs two temporary slope construction licenses (TSCLs) to provide adequate working room in order to replace the two curb ramps at Chesterfield Parkway and Park Circle Drive. This is land owned by the City of Chesterfield. The specific donation request is delineated in the attached memorandum from Assistant City Engineer Zachary Wolff. As you can see, the requested TSCLs are very small (9 SF and 45 SF) and the TSCLs expire at the end of the project at which time the property reverts back to the City of Chesterfield.

Action Recommended

This matter should be forwarded to the Planning and Public Works Committee of City Council for consideration. Should PPW concur with Staff's recommendation it should recommend approval of the attached ordinance authorizing approval of the donation of TSCLs to St. Louis County in order to allow construction of ADA ramps at the intersection of Chesterfield Parkway and Park Circle Drive.

Please forward to PPW for review and recommendation of approval.

Michael O. Geisel 2023-8-4

Memorandum

Department of Public Works



TO: James A Eckrich, PE
Director of Public Works/City
Engineer

FROM: Zachary S Wolff, PE *ZSW*
Assistant City Engineer

DATE: August 4, 2023

RE: Temporary Slope Construction Licenses for St. Louis
County Project AR-1768, Chesterfield Parkway West
(South) Resurfacing

As you are aware, St. Louis County is planning roadway improvements to Chesterfield Parkway West between Wild Horse Creek Road and Fontaine Road. The improvements will include concrete base repairs, asphalt mill and overlay, and replacement of sidewalk curb ramp improvements to meet ADA standards.

As part of the plan development process, St. Louis County's project team determined that temporary slope construction licenses (TSCLs) are necessary to allow adequate working room for removal and replacement of two existing curb ramps at Chesterfield Parkway and Park Circle Drive on property owned by the City.

The City received correspondence from St. Louis County that detailed the proposed work and necessary TSCL areas. 9 square feet of TSCL are needed on 1 Park Circle Drive and 45 square feet of TSCL are needed on 2 Park Circle Drive. Right-of-way plans are attached that show the requested TSCL areas.

Recommendation - I have reviewed the request from St. Louis County and recommend the attached ordinance and exhibits be forwarded to the Planning and Public Works Committee then to City Council for consideration/approval of donating the requested TSCL to St. Louis County to accomplish the roadway improvements. The TSCLs will terminate upon completion of the project and there will be no permanent encumbrances on City property.

COUNTY PROJECT NO.
AR-1768
FEDERAL PROJECT NO.
STP-5410(632)
E-W GATEWAY TIP NO.
6905D-22
MSD:
22MSD-00079
MSD BASE MAP:
18S, 19S

REV	DATE	BY	APP	DESCRIPTION

PROFESSIONAL LIABILITY
I hereby certify that the documents intended to be issued by me or under my direct supervision and I hereby disclaim any responsibility for all other documents or instruments relating to or intended to be related to this project or survey.

STATE OF MISSOURI
JASON S. DOHRMANN
PE-2004017159
PROFESSIONAL ENGINEER

DATE: 6/21/2022

EDSI
ENGINEERING DESIGN SOURCE, INC.
16445 Sundry Ridge Rd., Suite 300
Chesterfield, Missouri 63027
Phone: 636.537.0272
Fax: 636.537.0271

Saint Louis COUNTY TRANSPORTATION PUBLIC WORKS

CHESTERFIELD PARKWAY WEST (SOUTH) RESURFACING
ROW PLAN SHEET SHEET 5 OF 9

DESIGNED: KDF
DRAWN: GDO
CHECKED: CEQ
SHEET SEQUENCE: 8 OF 13

LEGEND

- PROPOSED ASPHALTIC CONCRETE WEDGE & SURFACE COURSE
- ▨ PROPOSED FULL DEPTH PAVEMENT REPAIR
- ▤ PROPOSED CONCRETE SIDEWALK
- ▩ REMOVE CONCRETE SLAB

CHESTERFIELD VILLAGE AREA "A" PHASE ONE PLAT TWO PB 166 PG 84

LOT C113
N/F
Chesterfield Village, Inc.
DB 6633 Pg 158
700 Chesterfield Center
18S130157
Title 19-239079-KEE

EXIST. PROPERTY: 540,034 S.F.
TEMPORARY SLOPE AND CONSTRUCTION LICENSE: 1,543 S.F.
PERMANENT SIDEWALK EASEMENT: 247 S.F.
PERMANENT ROADWAY IMPROVEMENT, MAINTENANCE AND UTILITY SIDEWALK AND SEWER EASEMENT: 2,946 S.F.
REMAINING: 540,034 S.F.

SHEET NOTES

- 1) MILLING AND OVERLAY LIMITS SHALL EXTEND TO THE END OF RADIUS RETURN ON CONNECTING SIDE STREETS

LINE	BEARING	DISTANCE
L1	S78°28'52"E	11.08'
L2	S78°25'54"E	0.44'
L3	S78°25'54"E	0.50'
L4	N11°34'06"E	18.44'
L5	S11°31'21"W	8.38'

Existing property and right of way information was provided by St Louis County Department of Transportation. The proposed easements and right of way shown hereon are based on said provided documentation. No review has been made relative to the accuracy of the provided information. These plans do not constitute a boundary survey that meets the Missouri standards for property boundary surveys.

STATE OF MISSOURI
CHARLES EDWIN QUINBY JR.
NUMBER
PLS-200700085
PROFESSIONAL LAND SURVEYOR
6/21/2022

CHESTERFIELD VILLAGE AREA "A" PHASE ONE PLAT TWO PB 166 PG 84

LOT C110
N/F
Chesterfield Village, Inc.
DB 6633 Pg 158
700 Chesterfield Center
18S130157
Title 19-239079-KEE

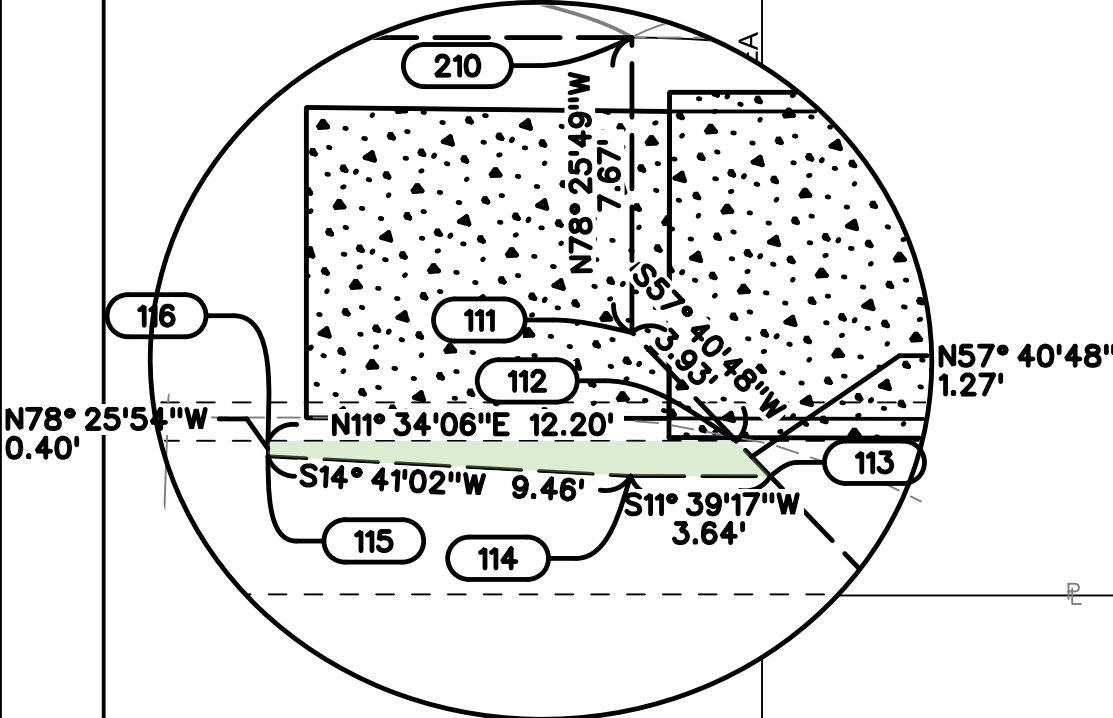
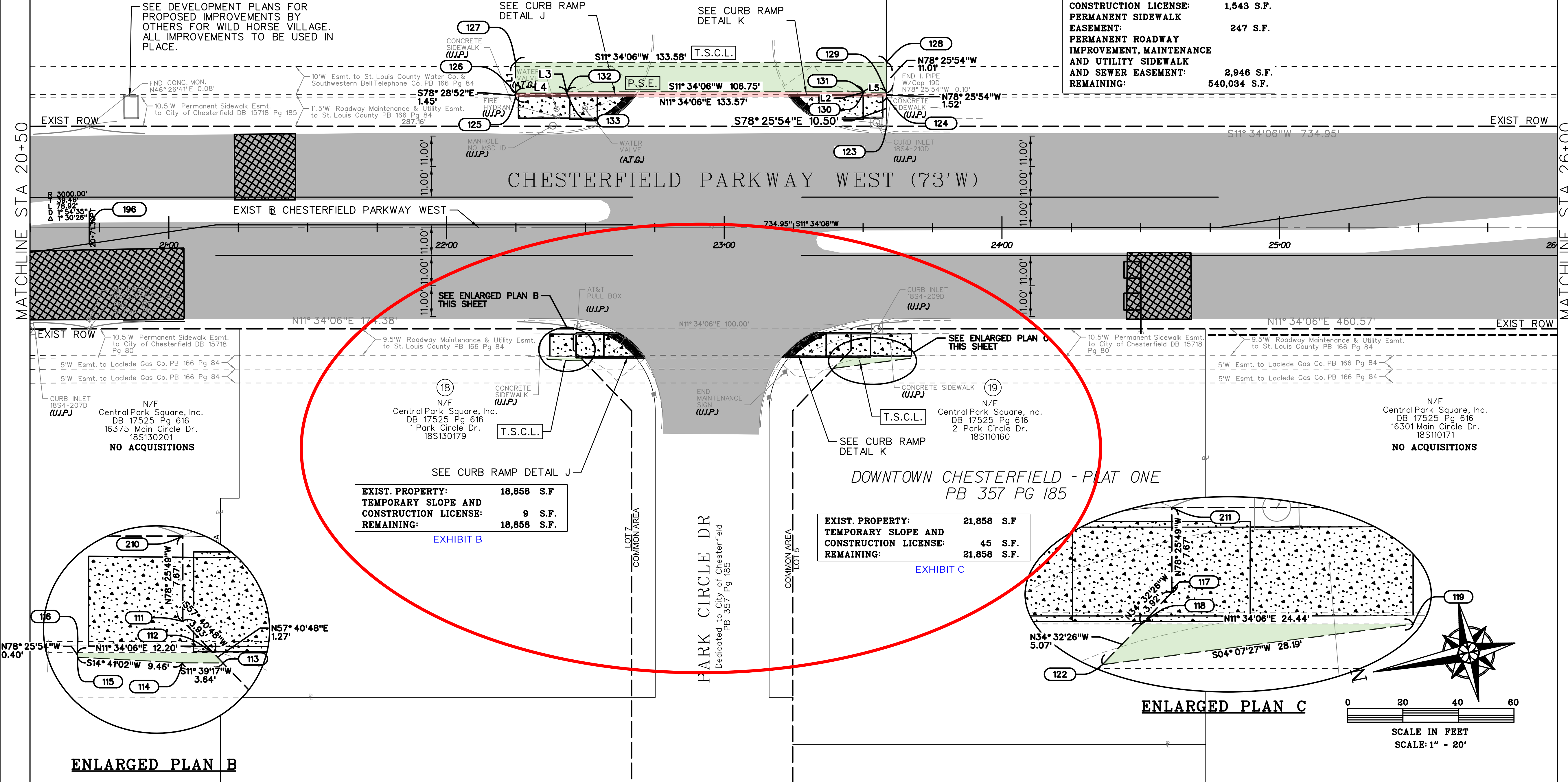
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PERMANENT SIDEWALK EASEMENT: 247 S.F.
PERMANENT ROADWAY IMPROVEMENT, MAINTENANCE AND UTILITY SIDEWALK AND SEWER EASEMENT: 2,946 S.F.
REMAINING: 540,034 S.F.

ROW LEGEND

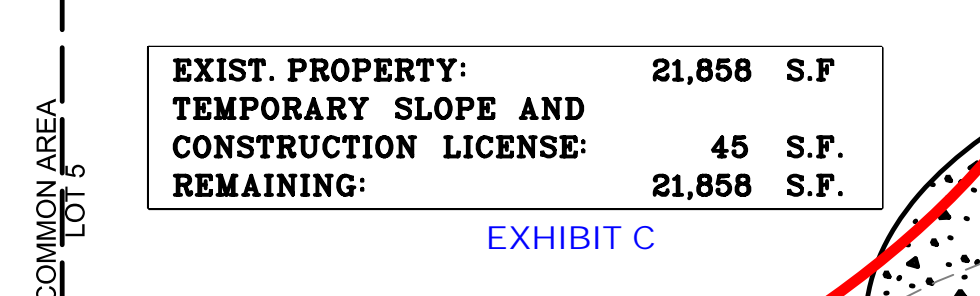
- T.S.C.L.
- P.S.E.
- P.R.I.M.U.S.S.E.
- P.T.S.E.

MATCHLINE STA 20+50

MATCHLINE STA 26+00



ENLARGED PLAN B



ENLARGED PLAN C

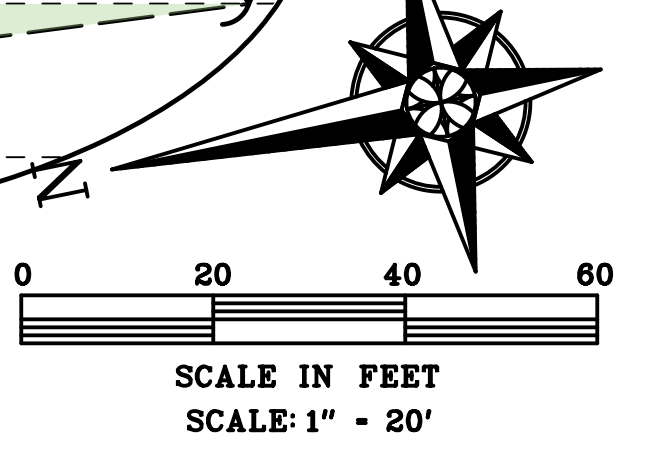


EXHIBIT B
EXIST. PROPERTY: 18,858 S.F.
TEMPORARY SLOPE AND CONSTRUCTION LICENSE: 9 S.F.
REMAINING: 18,858 S.F.

EXHIBIT C
EXIST. PROPERTY: 21,858 S.F.
TEMPORARY SLOPE AND CONSTRUCTION LICENSE: 45 S.F.
REMAINING: 21,858 S.F.

ENLARGED PLAN B

ENLARGED PLAN C

SCALE IN FEET
SCALE: 1" = 20'

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING WAIVER OF COMPENSATION AND DEDICATING TEMPORARY SLOPE CONSTRUCTION LICENSES IN CONNECTION WITH ST. LOUIS COUNTY PROJECT NUMBER AR-1768, CHESTERFIELD PARKWAY WEST (SOUTH) RESURFACING IN THE CITY OF CHESTERFIELD.

WHEREAS, St. Louis County is planning roadway improvements to Chesterfield Parkway West from Wild Horse Creek Road to Fontaine Drive; and

WHEREAS, the improvements will include pavement base repairs, asphalt mill and overlay, and removal and replacement of existing curb ramps that do not meet current ADA standards; and

WHEREAS, St. Louis County has determined temporary slope construction licenses totaling approximately 54 square feet are required on property owned by the City to provide the contractor with necessary working room to replace two existing curb ramps; and

WHEREAS, St. Louis County has requested the City donate the temporary slope construction licenses to accomplish the roadway improvements; and

WHEREAS, the Department of Public Works has reviewed the request from St. Louis County and has determined that the requested temporary slope construction licenses are necessary for completion of the improvements.

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

Section 1. The City of Chesterfield hereby authorizes the City Administrator to sign the agreement and waiver of compensation letter as depicted in “Exhibit A” and execute temporary slope construction licenses for work on City owned property as depicted in “Exhibit B” and “Exhibit C” which are attached hereto and made part hereof.

Section 2. This ordinance shall be codified within the Municipal Code of the City of Chesterfield.

Section 3. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2023.

Bob Nation, Mayor

ATTEST:

Vickie McGownd, City Clerk

First Reading Held: _____

Sam Page
County Executive

EXHIBIT A
Saint Louis
COUNTY
TRANSPORTATION
PUBLIC WORKS

Stephanie Leon Streeter, P.E.
Director

July 25, 2023

Mr. Mike Geisel
City Administrator
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, Missouri 63017-0670

RE: Acquisition of Right-of-Way
Chesterfield Parkway West (South) Resurfacing
St. Louis County Project No. AR-1768
Federal Project No. STP-5410 (632)
Parcel Nos. 18 and 19
Address of Properties Affected:
1 Park Circle and 2 Park Circle

Dear Mr. Geisel:

St. Louis County Department of Transportation and Public Works is pleased to inform you of road improvement project planned for your area. This Department has prepared the enclosed engineering drawings, which indicate the extent to which your property will be affected.

We want to inform you that you do have the right to receive compensation for the land in question, as determined by an appraisal of the property rights needed from your property. We have enclosed a *Right of Way Acquisition* leaflet for your review. This will explain the process which must be followed to acquire the necessary property rights.

Due to the benefits to be derived from the project, we are hopeful we can reach an agreement with you to donate approximately 54 square feet Temporary Slope and Construction License (TSCL) to accomplish the roadway improvements. If you are agreeable to the exchange as proposed, we would appreciate you acknowledging this agreement and waiver of compensation by signing below.

We appreciate your support and look forward to the continuation of our road improvement project. Should you have any further questions or concerns, please feel free to contact Nancy Hendrix, Right-of-Way Appraiser, at (314) 615-4680.

Sincerely,



Stephanie Leon Streeter, P.E.
Director

SLS:NAH:mtb
Enclosures: Engineering Drawings
Right of Way Acquisition Leaflet

Mr. Mike Geisel
City Administrator
City of Chesterfield

Date

EXHIBIT B

Chesterfield Parkway West (South) Resurfacing
St. Louis County Project No. AR-1768
Federal Project No. STP-5410 (632)
Parcel No. 18

TEMPORARY SLOPE AND CONSTRUCTION LICENSE

THIS ACQUISITION IS AUTHORIZED BY ST. LOUIS COUNTY ORDINANCE NO. 28,552, 2022, DATED, September 2, 2022

THIS INDENTURE made and entered into this ____ day of _____, 2023, by and between _____
City of Chesterfield _____ of
the County of St. Louis, State of Missouri, Grantor(s), and ST. LOUIS COUNTY, MISSOURI, 41 South
Central, Clayton, Missouri 63105, Grantee.

WITNESSETH, that the said Grantor(s), for and in consideration of the sum of one dollar (\$1.00)
and other valuable considerations, paid by the said Grantee(s), the receipt of which is hereby acknowledged,
does by these presents **Grant, Bargain and Sell, Convey and Confirm** unto the said Grantee, the following
described Real Estate, situated in the County of St. Louis and State of Missouri, to wit:

TEMPORARY SLOPE AND CONSTRUCTION LICENSE

A Temporary Slope and Construction License for the purpose of making cuts, fills, and sloping embankments,
constructing drives, sidewalks, temporary roadways and overhead utilities, etc., if any, providing working room
and implementing any and all other construction items over the following described property to wit:

SEE ATTACHMENT “A”, Page 3

Together with the following grant by the Grantors to the Grantee

The last described license is for temporary purposes only and shall therefore terminate upon completion of the
contemplated improvement of Chesterfield Parkway West (South) Resurfacing, AR-1768 project by the
Grantee.

TO HAVE AND TO HOLD THE SAME, together with all rights, immunities, privileges, and appurtenances
thereto belonging unto the said Grantee, until such time as Chesterfield Parkway West (South) Resurfacing (AR-
1768) may be completed and accepted by ST. LOUIS COUNTY, MISSOURI, or its assigns. Upon the granting
or denial of acceptance by ST. LOUIS COUNTY or its assigns, this license shall terminate. Grantor(s)
covenant(s) that no installation will be placed on the above described land as will interfere with the proper
construction of the aforementioned project until this license is terminated.

Chesterfield Parkway West (South) Resurfacing
St. Louis County Project No. AR-1768
Federal Project No. STP-5410 (632)
Parcel No. 18

IN WITNESS WHEREOF, the City of Chesterfield has caused these presents to be signed by its City Administrator this ____ day of _____, 2023.

Mike Geisel, City Administrator

State of Missouri,

} ss.

County of St. Louis

On this _____ day of _____, 2023, before me, a Notary Public in and for the above county and state, personally appeared Mike Geisel, to me personally known, who being by me duly sworn, did state that he is the City Administrator for the City of Chesterfield and by authority of its Board of Alderman, said City Administrator who signed and executed the instrument thereof and further acknowledged the said instrument and the execution thereof to a voluntary act and deed of said Municipality.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Notary Public

My term expires: _____

Chesterfield Parkway West (South) Resurfacing
St. Louis County Project No. AR-1768
Federal Project No. STP-5410 (632)
Parcel No. 18

Exhibit "A"

PROJECT NAME: Chesterfield Parkway West (South) Resurfacing
PROJECT NUMBER: AR-1768
PARCEL NUMBER: Parcel 18 TSCL

TEMPORARY SLOPE CONSTRUCTION LICENSE

A tract of land being part of Lot 7 of Downtown Chesterfield – Plat One, a subdivision according to the plat thereof recorded in Plat Book 357 Page 185 of the St. Louis County records, situated in United States Survey 2002, Township 45 North, Range 4 East, in the City of Chesterfield, St. Louis County, Missouri, and being more particularly described as follows:

Commencing at the intersection of the West Line of Chesterfield Parkway West (formerly Chesterfield Village Parkway), as established by the plat of Chesterfield Village Area “A” Phase One Plat Two, a subdivision according to the plat thereof recorded in Plat Book 166 Page 84, with the South Line of Lot 7 as aforementioned; thence along said South Line, North 78 degrees 25 minutes 49 seconds West, 7.67 feet to a point; thence South 57 degrees 40 minutes 48 seconds West, 3.93 feet to a point on the West Line of the 10.50 feet wide Permanent Sidewalk Easement described in instrument recorded Deed Book 15718 Page 80, said point being the true point of **Beginning**; thence continuing along the South Line of Lot 7 as aforementioned, South 57 degrees 40 minutes 48 seconds West, 1.27 feet to a point; thence departing said South Line, North 11 degrees 39 minutes 17 seconds East, 3.64 feet to a point; thence North 14 degrees 41 minutes 02 seconds East, 9.46 feet to a point; thence South 78 degrees 25 minutes 54 seconds East, 0.40 feet to a point on the West Line of the aforementioned Permanent Sidewalk Easement; thence along said West Line, South 11 degrees 34 minutes 06 seconds West, 12.20 feet to the point of beginning, according to calculations based on right of way plans prepared under St. Louis County Project AR-1768, and containing 9 square feet, more or less.

EXHIBIT C

Chesterfield Parkway West (South) Resurfacing
St. Louis County Project No. AR-1768
Federal Project No. STP-5410 (632)
Parcel No. 19

TEMPORARY SLOPE AND CONSTRUCTION LICENSE

**THIS ACQUISITION IS AUTHORIZED BY ST. LOUIS COUNTY ORDINANCE NO. 28,552, 2022,
DATED, September 2, 2022**

THIS INDENTURE made and entered into this ____ day of _____, 2023, by and between _

City of Chesterfield _____ of the County of St. Louis, State of
Missouri, Grantor(s), and ST. LOUIS COUNTY, MISSOURI, 41 South Central, Clayton, Missouri 63105,
Grantee.

WITNESSETH, that the said Grantor(s), for and in consideration of the sum of one dollar (\$1.00)
and other valuable considerations, paid by the said Grantee(s), the receipt of which is hereby acknowledged,
does by these presents **Grant, Bargain and Sell, Convey and Confirm** unto the said Grantee, the following
described Real Estate, situated in the County of St. Louis and State of Missouri, to wit:

TEMPORARY SLOPE AND CONSTRUCTION LICENSE

A Temporary Slope and Construction License for the purpose of making cuts, fills, and sloping embankments,
constructing drives, sidewalks, temporary roadways and overhead utilities, etc., if any, providing working room
and implementing any and all other construction items over the following described property to wit:

SEE ATTACHMENT “A”, Page 3

Together with the following grant by the Grantors to the Grantee

The last described license is for temporary purposes only and shall therefore terminate upon completion of the
contemplated improvement of Chesterfield Parkway West (South) Resurfacing, AR-1768 project by the
Grantee.

TO HAVE AND TO HOLD THE SAME, together with all rights, immunities, privileges, and appurtenances
thereto belonging unto the said Grantee, until such time as Chesterfield Parkway West (South) Resurfacing (AR-
1768) may be completed and accepted by ST. LOUIS COUNTY, MISSOURI, or its assigns. Upon the granting
or denial of acceptance by ST. LOUIS COUNTY or its assigns, this license shall terminate. Grantor(s)
covenant(s) that no installation will be placed on the above described land as will interfere with the proper
construction of the aforementioned project until this license is terminated.

Chesterfield Parkway West (South) Resurfacing
St. Louis County Project No. AR-1768
Federal Project No. STP-5410 (632)
Parcel No. 19

Exhibit "A"

PROJECT NAME: Chesterfield Parkway West (South) Resurfacing
PROJECT NUMBER: AR-1768
PARCEL NUMBER: Parcel 19 TSCL

TEMPORARY SLOPE CONSTRUCTION LICENSE

A tract of land being part of Lot 5 of Downtown Chesterfield – Plat One, a subdivision according to the plat thereof recorded in Plat Book 357 Page 185 of the St. Louis County records, situated in United States Survey 2002, Township 45 North, Range 4 East, in the City of Chesterfield, St. Louis County, Missouri, and being more particularly described as follows:

Commencing at the intersection of the West Line of Chesterfield Parkway West (formerly Chesterfield Village Parkway), as established by the plat of Chesterfield Village Area "A" Phase One Plat Two, a subdivision according to the plat thereof recorded in Plat Book 166 Page 84, with the North Line of Lot 5 as aforementioned; thence along said North Line, North 78 degrees 25 minutes 49 seconds West, 7.67 feet to a point; thence North 34 degrees 32 minutes 26 seconds West, 3.92 feet to a point on the West Line of the 10.50 feet wide Permanent Sidewalk Easement described in instrument recorded Deed Book 15718 Page 80, said point being the true point of **Beginning**; thence along said West Line, South 11 degrees 34 minutes 06 seconds West, 24.44 feet to a point; thence departing said West Line, North 4 degrees 07 minutes 27 seconds East, 28.19 feet to a point on the North Line of Lot 5 as aforementioned; thence along said North Line, South 34 degrees 32 minutes 26 seconds East, 5.07 feet to the point of beginning, according to calculations based on right of way plans prepared under St. Louis County Project AR-1768, and containing 45 square feet, more or less.