

# Memorandum

## Department of Public Works



**TO:** Michael O. Geisel, PE  
*City Administrator*

**cc:** James A. Eckrich, PE  
*Director of Public Works / City Engineer*

Justin Wyse, AICP, PTP  
*Director of Planning*

Zachary S. Wolff, PE  
*Assistant City Engineer*

**FROM:** Jeff Paskiewicz, PE *JSP*  
*Senior Civil Engineer*

**DATE:** October 31, 2023

**RE:** Public Street Acceptance  
Grand Reserve

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Public Works staff recently conducted an inspection of the Grand Reserve subdivision. As part of the inspection, we have determined that the following streets meet the City of Chesterfield's design and construction standards for acceptance as public streets:

- |                         |   |
|-------------------------|---|
| (1) Grand Reserve Drive | Approximately 1,066 feet; from<br>Olive Blvd. to intersection of Grand Reserve<br>Court<br>Book 366, Page 65-66 |
| (2) Grand Reserve Court | Approximately 1,006 feet; from<br>cul-de-sac to cul-de-sac<br>Book 366, Page 65-66                              |

A draft ordinance and a map showing the locations of the above referenced streets and the associated record plat exhibit are attached.

### Action Recommended

I recommend forwarding the acceptance of the above-referenced street and associated sidewalks to the Planning and Public Works Committee for its consideration. If the Planning and Public Works Committee recommends approval, the matter should be forwarded to City Council for consideration.

Please forward to PPW for review and concurrence to the full Council

*Michael O. Geisel* 2023-11-2

BILL NO. \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE PERTAINING TO THE ACCEPTANCE OF GRAND RESERVE DRIVE AND GRAND RESERVE COURT IN GRAND RESERVE AS PUBLIC STREETS IN THE CITY OF CHESTERFIELD**

WHEREAS, the City of Chesterfield has approved the construction of Grand Reserve; and

WHEREAS, the streets in Grand Reserve were intended to be public streets and were therefore constructed to the design standards of the Department of Public Works of the City of Chesterfield.

WHEREAS, Strategically Acquired Real Estate Investment Fund IV, LP and Hardesty Development Company, LLC have completed the required street improvements in Grand Reserve.

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

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

- |                         |   |
|-------------------------|---|
| (1) Grand Reserve Drive | Approximately 1,066 feet; from Olive Blvd. to intersection of Grand Reserve Court<br>Book 366, Page 65-66 |
| (2) Grand Reserve Court | Approximately 1,006 feet; from cul-de-sac to cul-de-sac<br>Book 366, Page 65-66                           |

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

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

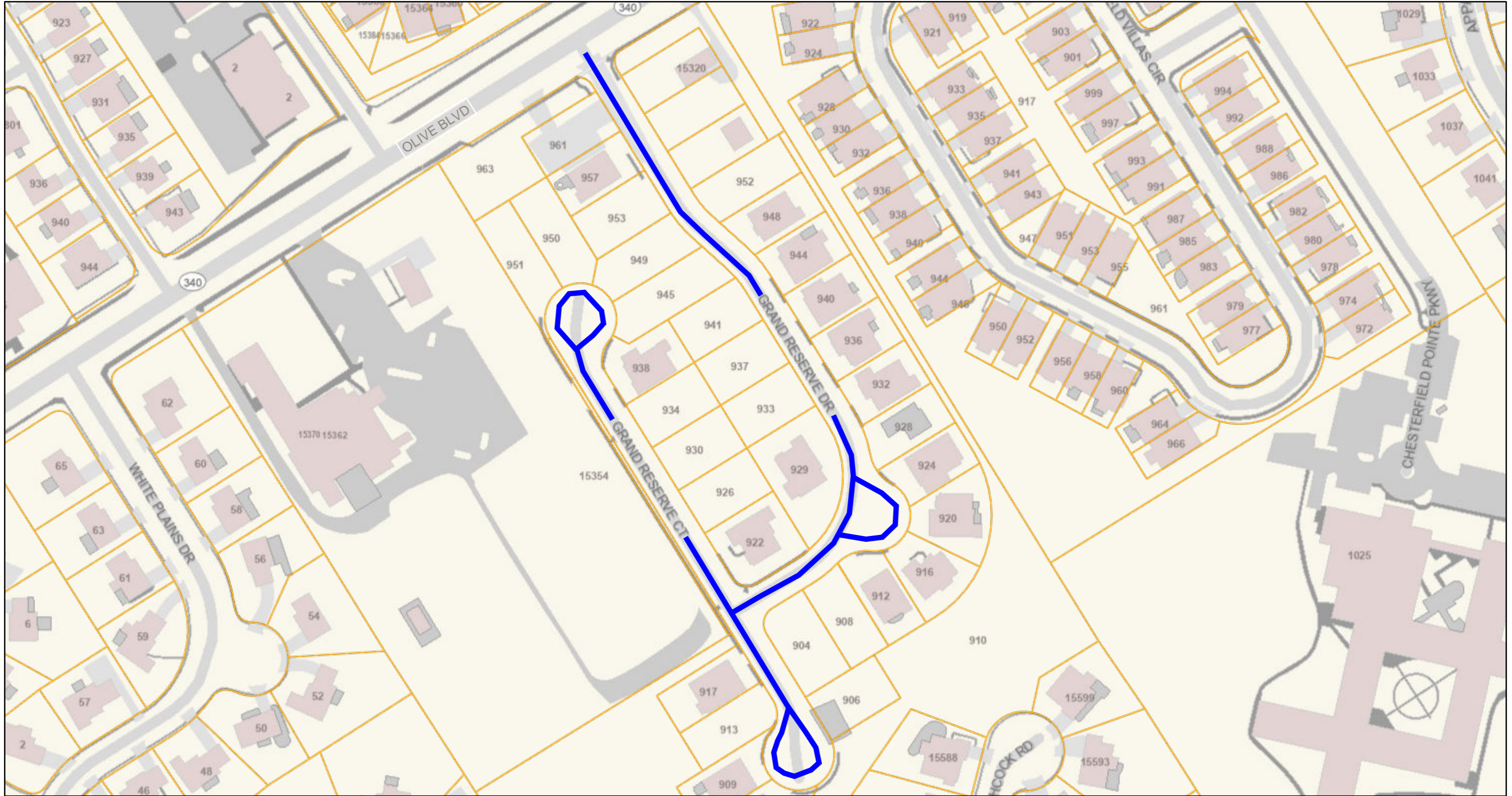
\_\_\_\_\_  
PRESIDING OFFICER

\_\_\_\_\_  
Bob Nation, MAYOR

ATTEST:  
  
\_\_\_\_\_  
Vickie McGownd, CITY CLERK

FIRST READING HELD:  
\_\_\_\_\_

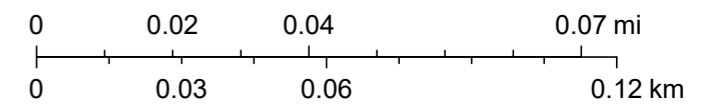
# GRAND RESERVE DRIVE AND GRAND RESERVE COURT



10/27/2023, 1:40:58 PM

Parcels

1:2,000

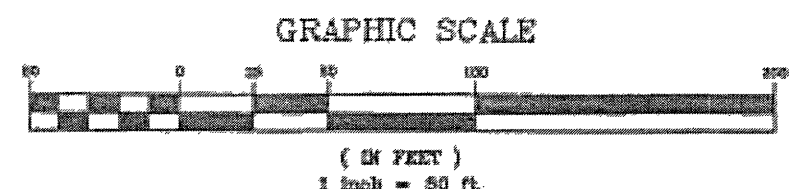


Esri, Inc., City of Chesterfield, Missouri

Esri, Inc., City of Chesterfield, Missouri |

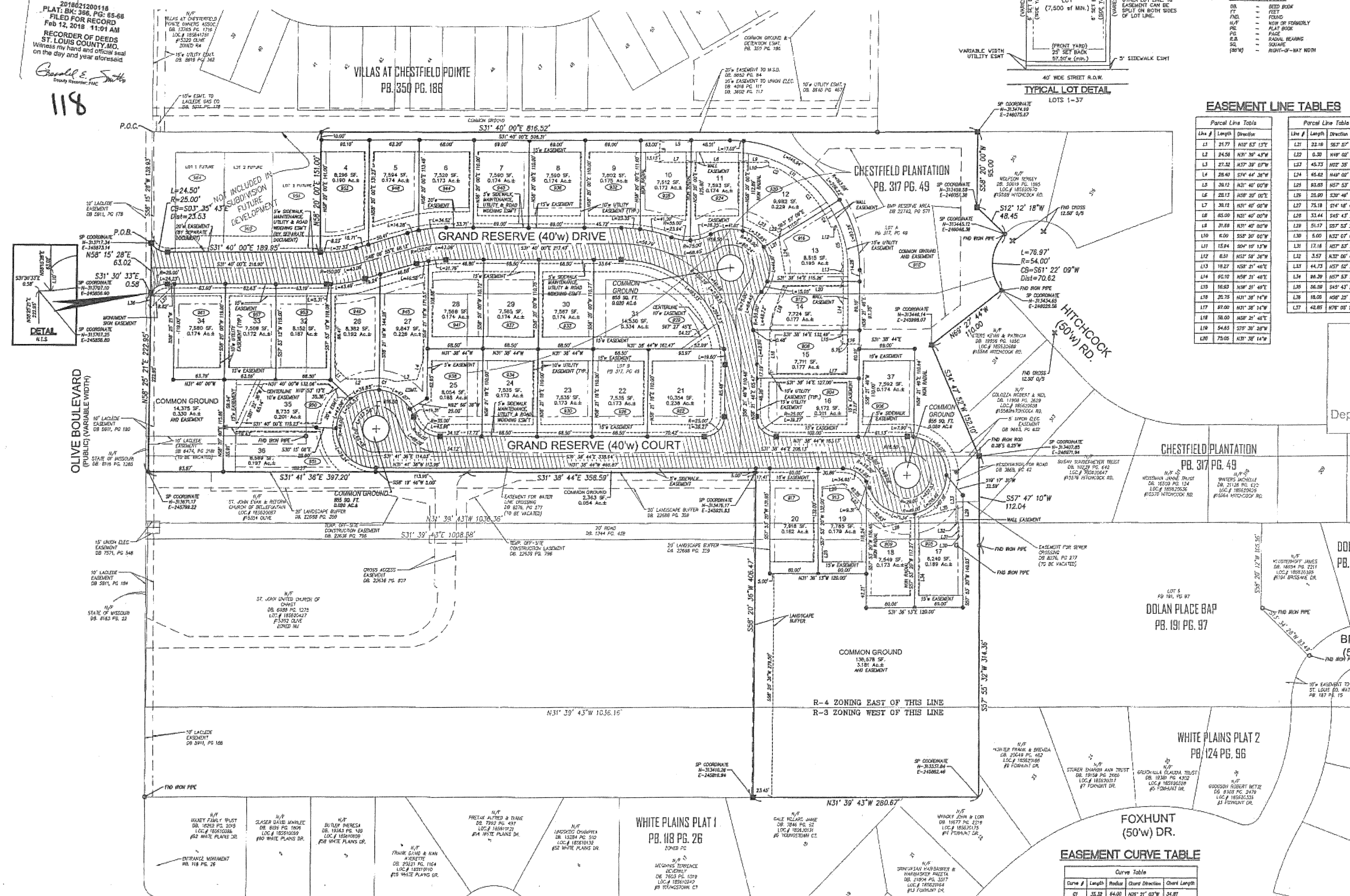
# GRAND RESERVE SUBDIVISION

A TRACT OF LAND BEING LOTS A AND B OF 'CHESTERFIELD PLANTATION' PB 317, PG 49 + 50 AND PART OF U.S. SURVEYS 1911 AND 415, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI THIS PLAT CONTAINS 118.76 ACRES:

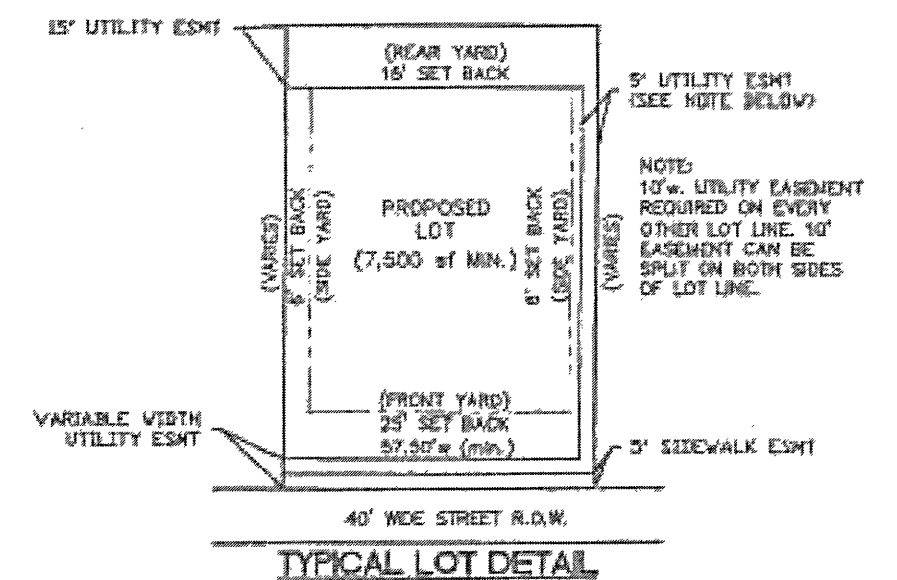


2018021200118  
PLAT: BNC BISE, PG: 65-68  
FILED FOR RECORD  
Feb 12, 2018 11:01 AM  
RECORD OF DEEDS  
ST. LOUIS COUNTY, MO.  
Witness my hand and official seal  
on the day and year aforesaid  
*Carol E. Smith*  
County Recorder, MO

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- LEGEND**
- BEYOND MARK
  - FOUND HIGH P.O.D.
  - FOUND HIGH P.W.C.
  - RIGHT OF WAY MARKER
  - FOUND CUT CROSS
  - SET PERMANENT MONUMENTARY
  - SET IRON ROD
- ABBREVIATIONS**
- DB - DEED BOOK
  - FEET
  - INCL - INCH
  - NOV - NORTH
  - PLAT - PLAT BOOK
  - PAGE
  - RAD - RADIAL BEARING
  - SAL - SOUTH
  - SECT - RIGHT-OF-WAY WIDTH



**EASEMENT LINE TABLES**

Line #	Length	Direction
L1	21.77	N10° 53' 13" E
L2	24.58	N31° 38' 43" W
L3	27.32	N37° 28' 07" W
L4	28.40	S74° 44' 38" W
L5	38.12	N37° 40' 00" W
L6	28.13	N30° 20' 00" E
L7	38.11	N31° 40' 00" W
L8	85.00	N31° 40' 00" W
L9	31.89	N31° 40' 00" W
L10	8.00	S58° 30' 00" W
L11	15.84	S20° 10' 17" W
L12	8.31	N52° 50' 30" W
L13	18.27	N58° 27' 44" E
L14	92.10	N58° 27' 44" E
L15	18.62	N30° 20' 40" E
L16	25.75	N31° 38' 14" W
L17	37.00	N31° 38' 14" W
L18	58.00	N31° 38' 14" W
L19	54.83	S77° 30' 28" W
L20	75.05	N31° 38' 14" W

RECEIVED  
City of Chesterfield  
Feb 22 2018  
Department of Public Services

**EASEMENT CURVE TABLE**

Curve #	Length	Radius	Chord Direction	Chord Length
C1	33.32	64.00	N28° 21' 03" W	34.87
C2	21.27	34.00	N17° 44' 57" W	22.82
C3	24.08	136.33	N31° 57' 00" E	24.03
C4	51.85	136.32	N15° 50' 30" E	51.83
C5	53.08	138.01	N48° 12' 27" E	53.75

ST. LOUIS COUNTY BENCHMARK  
BENCHMARK 12208  
ELEVATION 1220.8  
1" = 10' OF THE CENTERLINE OF ENTRANCE BLVD TO 1/2" 1/4" OAK BLVD. 44' SOUTH OF CENTERLINE OAK BLVD. AND 181' EAST OF CENTERLINE WEST DRIVE.

PREPARED FOR:  
Compass Investment Group, LLC  
27 Bonhomme Grove Court  
Chesterfield, MO 63017  
Ronald Gillingham, (314) 941-3801

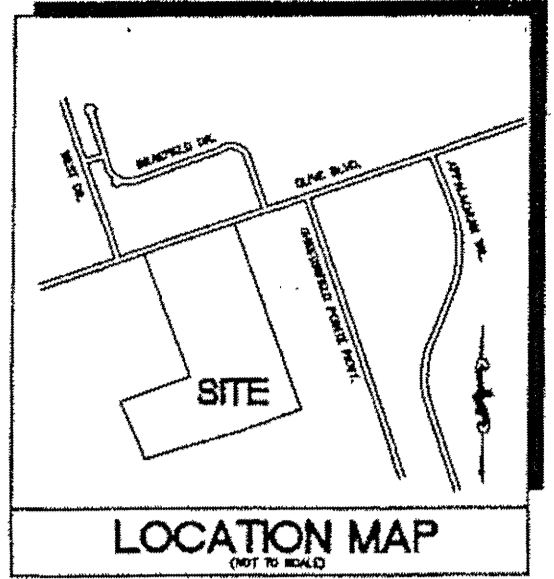
RECORD PLAT  
GRAND RESERVE SUBDIVISION  
CHESTERFIELD MISSOURI  
PREPARED BY:  
STOCK & ASSOCIATES  
Consulting Engineers, Inc.  
112/2017 - CITY COMMISSIONERS  
REVISIONS:  
1 11/20/17 - CITY COMMISSIONERS  
SHEET NO. 1 OF 2

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# GRAND RESERVE SUBDIVISION

A TRACT OF LAND BEING LOTS A AND B OF 'CHESTERFIELD PLANTATION' PB 317, PG 49 + 50 AND PART OF U.S. SURVEYS 1911 AND 415, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI  
THIS PLAT CONTAINS 11.876 ACRES±



**RECEIVED**  
 City of Chesterfield  
 Feb 22 2018  
 Department of Public Services

66

PREPARED BY:  
**STOCK & ASSOCIATES**  
 Consulting Engineers, Inc.  
 257 Chesterfield Business Parkway  
 St. Louis, MO 63005, PH: (636) 530-3300 FAX (636) 530-3300  
 e-mail: general@stockinc.com  
 web: www.stockinc.com

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**PROPERTY DESCRIPTION**

A tract of land being part of Lots A and B of the Chesterfield Plantation, a subdivision filed for record in Plat Book 317, pages 49 and 50 of the St. Louis County records and part of U.S. Surveys 1911 and 415 in Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

COMMENCING at the Northeast corner of Lot A of Chesterfield Plantation, a subdivision filed for record in Plat Book 314, pages 49 and 50 of the St. Louis County records, said point also being on the southeastern right-of-way of Olive Blvd.; thence along said right-of-way line, South 58 degrees 15 minutes 28 seconds East, 139.93 feet to the POINT OF BEGINNING of the herein described tract, said point also being located on a curve to the left; having a radius of 25.00 feet; thence departing said right-of-way line the following courses and distances: along said curve with an arc length of 24.50 feet and a chord which bears South 09 degrees 35 minutes 43 seconds East, 23.53 feet to a point of tangency; South 31 degrees 40 minutes 00 seconds East, 189.95 feet and North 58 degrees 20 minutes 00 seconds East, 151.00 feet to the northeastern line of said Lot A; thence along said northeastern line, South 31 degrees 40 minutes 00 seconds East, 816.52 feet to the northeast corner of Lot 315 of above said Chesterfield Plantation; thence along the northern and western line lines of said Lot 315, South 58 degrees 20 minutes 00 seconds West, 95.00 feet and South 12 degrees 12 minutes 18 seconds West, 48.45 feet to a found iron pipe located at the northwestern corner of said Lot 315 said point also being located on the northern right-of-way of Hitchcock Drive, variable width, said point also being located on a non-tangential curve to the left having a radius of 54.00 feet; thence along said curve with an arc length of 76.97 and a chord which bears South 51 degrees 22 minutes 09 seconds West, 70.62 feet to a found iron pipe located at the southeastern corner of Lot 314 of said Chesterfield Plantation; thence along the northeastern line of said Lot 314, North 69 degrees 27 minutes 44 seconds West, 110.00 feet to the northern corner thereof; thence along the northern lines of Lots 314 and Lot 313 of said Chesterfield Plantation, South 34 degrees 47 minutes 52 seconds West, 152.20 feet; thence along the northwestern line said Lot 313 and its direct westerly prolongation, South 57 degrees 47 minutes 10 seconds West, 112.04 feet to a found iron pipe located on the northern line of Lot 6 of Dolan Place Boundary Adjustment Plat, as recorded in Plat Book 191, Page 97 of above said records; thence along the northern line of Lot 23 and 22 of White Plains Plat 1, a subdivision according to the plat thereof as recorded in Plat Book 118, Page 26 of above said records, South 57 degrees 55 minutes 32 seconds West, 314.36 feet to the northeastern line of said White Plains Plat 1; thence along the eastern line of said White Plains Plat 1, North 31 degrees 39 minutes 43 seconds West, 380.57 feet; thence departing said eastern line, North 58 degrees 20 minutes 36 seconds East, 406.47 feet to the northeastern line of a tract of land as conveyed to St. John Evangelical & Reformed Church of Christ by instrument recorded in Book 6988, page 1275 of above said records; thence along said northeastern line, North 31 degrees 38 minutes 44 seconds West, 358.59 feet and South 31 degrees 41 minutes 36 seconds East, 397.20 feet to the southeastern right-of-way of Olive Boulevard; thence along said right-of-way line, North 58 degrees 25 minutes 21 seconds East, 222.95 feet; South 31 degrees 30 minutes 33 seconds East, 0.58 feet and North 58 degrees 15 minutes 28 seconds East, 63.02 feet the Point of Beginning, containing 517,301 square feet or 11.876 acres more or less.

**GENERAL NOTES:**

- 1) Subject property lies within Flood Zone X ( areas determined to be outside the 0.2% annual chance floodplain) according to the National Flood Insurance Rate Map Number 29188C0170K with an effective date of 02/04/2015.
- 2) The basis of bearings for this survey is Plat Book 317, Page 49 - 50.
- 3) PRESENT ZONING: 'R-3' & 'R-4' RESIDENCE DISTRICT
  - Minimum structure setbacks R-4:
    - Front - Zero (0) feet from Property Line
    - Side - Six (6) feet from Property Line
    - Rear - Fifteen (15) feet from Property Line
    - Right-of-Way - Twenty (20) feet from front yard
    - Height:
      - No building elevation of any dwelling structure or building accessory to a dwelling structure shall exceed three (3) stories or forty-five (45) feet in height, whichever is less.
  - 4) Source of record title are Deed Book 22636, page 3391, Deed Book 22636, page 3331, Deed Book 22636, page 791, Deed Book 22636, Page 3371 and Deed book 22634, page 1322.
  - 5) Monuments to be set: 23 permanent and 90 semipermanent.

**OWNER'S CERTIFICATION**

We, the undersigned, owners of the tract of land herein platted and further described in the foregoing surveyor's certificate, have caused the same to be surveyed and resubdivided in the manner shown on this plat, which boundary adjustment plat shall hereafter be known as:

**"GRAND RESERVE SUBDIVISION"**

All Common Ground and easements, except Wall Easement, shown on this plat, unless designated for other specific purposes, are hereby dedicated to The City of Chesterfield, Missouri, Missouri American Water Company, Laclede Gas Company, AmerenUE, Southwestern Bell d.b.a. AT&T of Missouri, Metropolitan ST. Louis Sewer District, the relevant Cable Company, their successors and/or assigns as their interests may appear for the purpose of improving, constructing, maintaining, and repairing public utilities, sewers, and drainage facilities with a right of temporary use of adjacent ground not occupied for improvements for excavation and storage of materials during installation, repair, or replacement of said utilities, sewers, and drainage facilities.

Grand Reserve Drive and Grand Reserve Court, 40 feet wide along with widenings and roundings at the street intersections, which for better identification is shown on this plat, are hereby dedicated to the City of Chesterfield, Missouri for public use forever.

The "Wall Easement" shown hereon is for the purpose of protecting modular "wall system." Encroachments are allowed within this area, however any encroachment shall require design approval by the project geotechnical engineer, wall designer and project civil engineer prior to construction. Maintenance of the retaining wall shall be the sole responsibility of the Grand Reserve Subdivision Homeowners Association.

The Common Ground Easements, cul-de-sac islands, as shown hereon, are hereby dedicated to the Trustees of the aforementioned subdivision for landscape maintenance. However, no above ground structure other than required street lights or other public utilities in accordance with the approved improvement plans may be constructed and installed within a cul-de-sac island without authorization by the City of Chesterfield through issuance of a Special Use Permit.

The 5-foot Sidewalk Maintenance, Utility and Road Widening Easements shown here on are hereby dedicated to the City of Chesterfield, Missouri, for public use forever.

Boundary lines as shown on this plat are hereby established.

This subdivision is subject to the conditions and restrictions as recorded in Book 201902120017 of the St. Louis County Recorder's Office.

Common Ground Area as shown hereon, has been conveyed to the Trustees of this Subdivision by General Warranty deed recorded in Book 201902120017 of the St. Louis County Recorder's Office.

It is hereby certified that all existing easements are shown on this plat as of the time and date of recording of this plat.

Permanent and/or semi permanent monuments, as required, will be set as shown, with the exception that the front lot corners may be monumented by notches or crosses cut in the concrete paving on the prolongation of the side lot line within twelve (12) months after the recording of this plat, in accordance with 20 CSR 2030-16 of the Department of Insurance, Financial Institutions and Professional Registration. In addition other survey monuments indicated on this subdivision plat, required by the Subdivision Ordinance of the City of Chesterfield, Missouri, will be set.

IN WITNESS THEREOF, I have hereunto set my hand this 7<sup>th</sup> day of February, 2018

Conturix Investment Group, LLC  
a Missouri limited liability company

By Ronald L. Gingrich  
  
 Ronald L. Gingrich  
 PRINT NAME

By KA Wagner  
  
 KA Wagner  
 PRINT TITLE

STATE OF MISSOURI )  
 ) SS.  
 COUNTY OF ST. LOUIS )

On this 7 day of February in the year 2018 before me, Daniel J. Stok a Notary Public in and for said state, personally appeared Ronald L. Gingrich KA Wagner of Conturix Investment Group, LLC, a Missouri limited liability company, known to me to be the person who executed this Record Plat in behalf of said limited liability company and acknowledged to me that he executed the same for the purposes therein stated.

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.

My commission expires: 3/17/18  
Daniel J. Stok  
 Notary Public



**STATEMENT OF STATE PLANE COORDINATE TIE:**

STATION: SL-31  
 GRID FACTOR = 0.99990765  
 NORTH (Y) = 312825.342  
 EAST (X) = 244719.740

NOTE: 1 METER = 3.28083333 FEET  
 ALL STATE PLANE COORDINATES ARE IN METERS.

STATION: SL-31, ADJUSTED IN 2012

Station SL-31 to Azimuth Mark SL-31A - Grid Azimuth = 38 Degrees 30 Minutes 32 Seconds.

The Missouri Coordinate System of 1983 East Zone coordinate values reported hereon were determined based upon a field traverse during 2017 using Trimble GPS receivers, and that in my professional opinion, as a land surveyor registered in the State of Missouri, the reported State Plane Coordinates meet the current Missouri Minimum Standards for Property Boundary Surveys (20 CSR 2030-16). The basis of bearings shown on this plat were adopted from Plat Book 317, Pages 49 & 50. The grid bearing along the North line on this plat is found to be South 32 degrees 09 minutes 21 seconds East. The measured bearing labeled along the same line is South 31 degrees 40 minutes 00 seconds East 816.52 feet. The grid bearing from SL-31 to the most Northwest corner is North 49 degrees 05 minutes 27 seconds East 1619.169 meters with the scale factor applied.

**LENDER CERTIFICATION**

The undersigned Owner and Holder of Note, as secured by Deed of Trust recorded in Book 22832 of 2015, Page 394 of the St. Louis County Records, does hereby join in and approve the foregoing Subdivision Plat as shown hereon.

IN WITNESS WHEREOF, we have hereunto set out hand and affixed our corporate seal this 7<sup>th</sup> day of February, 2018.

GREAT SOUTHERN BANK

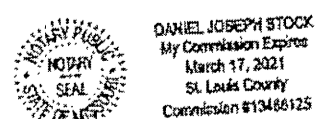
By Carol L. Hanson  
  
 Carol L. Hanson  
 Print Name: Carol L. Hanson  
 Print Title: Vice President

STATE OF )  
 ) SS.  
 COUNTY OF )

On this 7 day of February, 2018, before me appeared Carol L. Hanson to me personally known, who, being by me duly sworn, did say that he is the Vice President of Great Southern Bank, known to me to be the person who executed the within instrument in behalf of said Carol L. Hanson, and acknowledged to me that Carol L. Hanson executed same for the purposes therein stated.

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.

My commission expires: 3/17/18  
Daniel J. Stok  
 Notary Public



This is to certify that the "Grand Reserve Subdivision" Plat, was approved by the City Council for the City of Chesterfield by Ordinance No. 22833, on the 5<sup>th</sup> day of February, 2018 and thereby authorizes the recording of this Record Plat with the office of the St. Louis County Recorder of Deeds.

By Bob Nation Vicki Haas  
 Bob Nation, Mayor Vicki Haas, City Clerk



**SURVEYOR'S CERTIFICATION**

This is to certify that Stock and Associates Consulting Engineers, Inc. have, during October, 2017, by order of and for the use of Conturix Investment Group, LLC, executed a Property Boundary Survey and Record Plat of a tract of land being part of Lots A and B of the Chesterfield Plantation, a subdivision filed for record in Plat Book 317, pages 49 and 50 of the St. Louis County records and part of U.S. Surveys 1911 and 415 in Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and that the results of said survey and Record Plat are shown hereon. We further certify that the above plat was prepared from an actual survey, according to the records available and recorded, and said survey meets or exceeds the current minimum standards for Property Boundary Surveys for "Class Urban Property" as defined in Chapter 16, Division 2030 Missouri Minimum Standards for Property Boundary Surveys as adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.  
 LC NO. 222-D

By Daniel J. Stok 3/17/18  
 Daniel J. Stok, Missouri P.L.S. No. 2215

PREPARED FOR:  
 Conturix Investment Group, LLC  
 27 Bonthomme Grove Court  
 Chesterfield, MO 63017  
 Ronald Gingrich, (314) 941-1801

RECORD PLAT  
**GRAND RESERVE SUBDIVISION**  
 CHESTERFIELD  
 MISSOURI

REVISIONS:  
 1 11/21/2017 CITY COMMENTS

DRAWN BY JJK	DRAWN BY DAMC
CHECKED BY R/S/17	CHECKED BY 215-0278
SCALE 1" = 100'	SCALE 1" = 100'
SHEET NO. #	SHEET TOTAL #
DATE	DATE

RECORD PLAT  
 SHEET NO. 2 OF 2

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