

DATE: November 9, 2015

TO: Michael G. Herring
City Administrator

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

RE: River Valley Drive Closure



As directed by City Council, in May of 2015 Public Services Staff provided a report detailing the impacts of the closure and / or vacation of River Valley Drive and Hog Hollow Road. This report was generated in response to the potential development of the Howard Bend area within the City of Maryland Heights. At that time City Council directed City Staff to prepare plans and a detailed cost estimate for the closure of River Valley Drive. As you may recall, the City Attorney reviewed this matter and advised that a closure could be effected so long as the closure was constructed in conformance with City road standards and the public impacts were thoroughly considered.

Plans for the closure of River Valley Drive, as well as a detailed cost estimate, have been completed and are attached, along with a memorandum from Civil Engineer Chris Krueger. The plans depict a cul-de-sac with a 44 foot (City standard) pavement radius comprised of concrete, with a colored concrete island in the middle. A gate is proposed to be constructed northwest of the cul-de-sac, which would provide for access by emergency services and area utilities. Ultimately, we were able to develop a cul-de-sac design that avoids the anticipated construction of a retaining wall to support the steep slopes immediately east of the proposed cul-de-sac. This is important, not only to reduce the initial costs, but to reduce future maintenance obligations and liabilities. A rock drainage swale is proposed immediately adjacent to the pavement, and the adjacent ground outside the swale will be re-graded at a 3:1 slope. The City has been assured that both affected property owners (178 River Valley Drive and 180 River Valley Drive) will donate the land necessary for the new Right of Way (ROW) and the Temporary Slope and Construction Licenses (TSCL). The ROW Dedication documents and TSCLs are attached. **The final estimate for this project, including a ten percent contingency, is \$155,000.**

Since the time City Council last considered this matter, the City of Maryland Heights has moved forward with the development of the Maryland Heights Valley. Maryland Heights updated its Comprehensive Plan in April, changing from a preference of office / light industrial in the Maryland Heights Valley to single family, multi-family, mixed use, and entertainment uses. Then, in October the Maryland Heights City Council approved a Preliminary Development Plan and Rezoning to allow the development of

the Farms and Maryland Park (Farms). The Farms is a mixed use development containing 569 single family residential units, 320 multi-family residential units, 97,800 square feet of commercial, and 48,600 square feet of office / warehouse space. At this time the developer is worked to obtain approval of the Final Development Plan. We do not have an anticipated timeframe for the construction of this development. Nor do we have definitive plans as to what off-site traffic improvements will be required of the developer

Prior to approval of the Preliminary Development Plan by the City of Maryland Heights, the developer hired the Lochmueller Group to create a Traffic Impact Study (TIS) for the Farms. The TIS attempted to address the concerns of the City of Chesterfield by showing how the intersection of River Valley Drive and Waterworks Road could be reconfigured to discourage traffic from the Farms from using River Valley Drive to access Olive Boulevard. This reconfiguration is shown below:

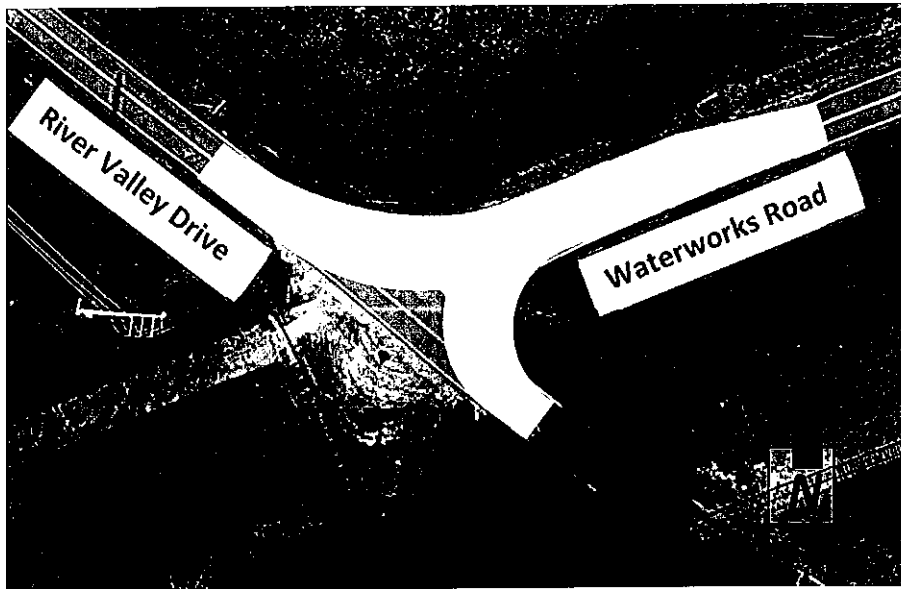


Figure 1: Reconfiguration of River Valley Drive at Waterworks Road

The revised intersection would physically restrict traffic from the Farms from directly accessing the Chesterfield portion of River Valley Drive. However, I question the purpose of constructing an intersection in this manner, and fail to comprehend the benefits to either Maryland Heights or Chesterfield of such an intersection. The City of Chesterfield sent a letter to Maryland Heights on September 3, 2015 questioning a number of items in the TIS. We have yet to receive a response to that letter. Additionally, as referenced above, the City is still unclear to what off-site traffic improvements are required by the developer.

As discussed by the Planning and Public Works Committee, the development in Maryland Heights, as well as the proposed closure of River Valley Drive will adversely impact Hog Hollow Road. The Planning and Public Works Committee acknowledged these concerns and recommended that Staff identify, consider and propose specific

improvements for Hog Hollow should the proposed closure and development come to fruition. As detailed in the previously referenced report, average daily traffic (ADT) on Hog Hollow Road is expected to increase by 1,940 vehicles per day without the closure of River Valley Drive. If River Valley Drive is closed, that could increase to 3,240 vehicles. Given that the current ADT on Hog Hollow is 1,758 vehicles per day, we are talking about a potential daily traffic increase of 184%, on a roadway with substandard slope, horizontal curvature, and drainage. Department of Public Services Staff continues to work on solutions to the Hog Hollow concerns and will forward same when they become available.

Action Recommended

I request and recommend that this matter be forwarded to the Planning and Public Works for consideration and direction for project initiation as well as funding. Should PPW determine it is appropriate to pursue the closure of River Valley Drive, the matter should be forwarded to City Council. Should Council vote to approve the closure, City Staff will create specifications and a bid package with an intent to bid this project in the spring of 2016. Once bids are opened City Council could issue final approval and the transfer of the necessary funding from General Fund – Fund Reserves.

Cc: Michael O. Geisel, Director of Public Services

✓ MGH
11/10/15

Memorandum

Department of Public Services



TO: Jim Eckrich, Public Works Director/City Engineer

FROM: Chris Krueger, Civil Engineer *CK*

DATE: November 4, 2015

RE: River Valley Drive Closure Project

As requested, a detailed design site plan, cost estimate and land acquisition documents for the closure of River Valley Drive have been completed and are attached to this memorandum. The design consists of a manual metal gate restricting vehicular traffic from utilizing River Valley Drive, with the exception of emergency services and utilities. Pedestrian and bicycle traffic will be permitted through a paved path around the west side of the gate. A 44 foot radius cul-de-sac is proposed to be incorporated into River Valley Drive southwest of the existing culvert. Utilities were contacted and responded with no major conflicts with the proposed improvements.

The Right-of-Way Dedication and Temporary Slope Construction Licenses (TSCL) have been prepared. These impact a portion of two properties west of River Valley Drive; 178 and 180 River Valley Drive. The Right-of-Way Dedication includes the cul-de-sac pavement outside of the limits of the existing River Valley Drive Right-of-Way plus ten feet. The Temporary Slope Construction Licenses allow for grading at a three to one slope adjacent to the drainage ditch.

The design estimate is \$155,000 which includes a contingency of \$14,100. Construction drawings and project specifications will be completed should City Council decide to move forward with this project. If there are no problems securing the Right-of-Way or TSCLs, this project could commence in spring of 2016.

River Valley Drive Closure Cost Estimate
Project # 2015-PW-14

November 4, 2015

Item #	Description	Unit	Quantity	Unit Price	Extended Price
General Items					
1	Clearing and Grubbing	LS	1	\$15,000.00	\$15,000.00
2	Mobilization	LS	1	\$10,000.00	\$10,000.00
3	Traffic Control	LS	1	\$2,000.00	\$2,000.00
4	Erosion & Sediment Control	LS	1	\$1,000.00	\$1,000.00
5	Restoration	SY	350	\$10.00	\$3,500.00
6	Tree Protection	LS	1	\$1,000.00	\$1,000.00
Cul-de-Sac Construction					
7	Subgrade Fill	CY	561	\$35.00	\$19,635.00
8	Geotextile Fabric	SY	470	\$4.00	\$1,880.00
9	4" Rock Base	SY	470	\$8.00	\$3,760.00
10	Concrete Pavement (7" Non-Reinforced)	SY	470	\$40.00	\$18,800.00
11	Integral Curb (6" Height)	LF	100	\$15.00	\$1,500.00
12	Colored Concrete Pavement (5" Non-Reinforced)	SY	133	\$50.00	\$6,650.00
13	Rip-Rap Rock ditch	LF	240	\$24.00	\$5,760.00
Street Reconstruction					
14	Removal of Pavement	SY	480	\$28.00	\$13,440.00
15	Geotextile Fabric	SY	480	\$4.00	\$1,920.00
16	4" Rock Base	SY	480	\$8.00	\$3,840.00
17	Concrete Pavement (7" Non-Reinforced)	SY	480	\$40.00	\$19,200.00
18	Permanent Yellow Pavement Striping, Paint	LF	180	\$1.25	\$225.00
19	Permanent White Pavement Striping, Paint	LF	180	\$1.25	\$225.00
Street Closure					
20	Gate with installation	EA	1	\$3,000.00	\$3,000.00
21	Knox Box and Lock	EA	1	\$500.00	\$500.00
22	Additional Asphalt Pavement around Gate	SY	8	\$80.00	\$640.00
23	Pedestrian Fence	LF	40	\$155.00	\$6,200.00
24	Road Closed Permanent Signage	EA	3	\$400.00	\$1,200.00

Sub Total	\$140,875.00
10% Contingency	\$14,087.50
Total Estimate	\$154,962.50

DOCUMENT TYPE: **RIGHT OF WAY DEDICATION**

DATE OF DOCUMENT: _____

GRANTOR **DUENKE BURTON W ET AL TRUSTEES
PO BOX 12878
ST. LOUIS, MO 63141**

GRANTEE **CITY OF CHESTERFIELD
690 CHESTERFIELD PARKWAY W
CHESTERFIELD, MO 63017**

PROPERTY ADDRESS **178 RIVER VALLEY DR
CHESTERFIELD, MO 63017**


COUNTY LOCATOR # **16Q530221**

CITY/MUNICIPALITY **CHESTERFIELD, MISSOURI**

LEGAL DESCRIPTION **PART OF THE COMMON LAND OF RIVER
BEND ESTATES FIRST ADDITION PER
PLAT BOOK 103 ON PAGES 82 AND 83,
BEING PART OF US SURVEY 387,
TOWNSHIP 46 NORTH, RANGE 5 EAST OF
THE FIFTH PRINCIPLE MERIDIAN, ST.
LOUIS COUNTY, MISSOURI**

RIGHT OF WAY DEDICATION

THIS INDENTURE made and entered into this _____ day of _____, 20____, between Duenke Burton W Et Al Trustees, of the County of St. Louis, State of Missouri, Grantor(s) and the City of Chesterfield, 690 Chesterfield Parkway W, Chesterfield, MO 63017, their successors and assigns parties, Grantee.

WITNESSETH: that the Grantor(s), for and in consideration of the sum of One Dollar and No/100 (\$1.00) and other valuable considerations paid by the Grantee, the receipt of which is hereby acknowledged, does by these presents, Grant, Bargain and Sell, Convey and Confirm unto the Grantee, the following described premises, for road purposes and public use forever situated in the City of Chesterfield, County of St. Louis and State of Missouri, to wit: all the real estate indicated by the cross hatched  on Exhibit "A" and as described in Exhibit "B" both of which are attached hereto.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the Grantee, and to its assigns and successors forever.

A Temporary Slope Construction License for the purpose of making cuts, fills, and sloping embankment, etc. if any, providing working room and implementing any and all other construction items over the real estate indicated by //////////////// on the attached exhibit "A" and as described in Exhibit "C" until such time as the River Valley Closure Project #2015-PW-14 may be completed and accepted by the City of Chesterfield. Upon the granting or denial of acceptance by the City of Chesterfield or its assigns this License shall terminate.

IN WITNESS WHEREOF, the above named Grantor(s) has(ve) executed these presents the day and year first written above.

By: _____
Signature(s) Duenke Burton W Et Al Trustees

Print Name(s) /Title

Address

Telephone

INDIVIDUAL NOTARY

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

On this _____ day of _____, 20__ before me personally appeared _____ to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that *he/she* executed the same as *his/her* free act and deed.

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 Commission Expires: _____

LEGEND

- CONCRETE MONUMENT FOUND
- EXISTING RIGHT OF WAY
- EXISTING LOT LINE
- - - PROPOSED RIGHT OF WAY
- - - PROPOSED T.S.C.E.

CURVE	RADIUS	LENGTH	CHORD LENGTH	CHORD BEARING
C1	54.00'	88.02'	78.60'	S80°38'42"E

50' EASEMENT AWARDED TO ST. LOUIS COUNTY WATER COMPANY
RECORDED IN DB. 5964, PG. 123

N/F
ALL RECORD LOT OWNERS
OF RIVER BEND ESTATES
ADDITIONS 1-6
16Q530221

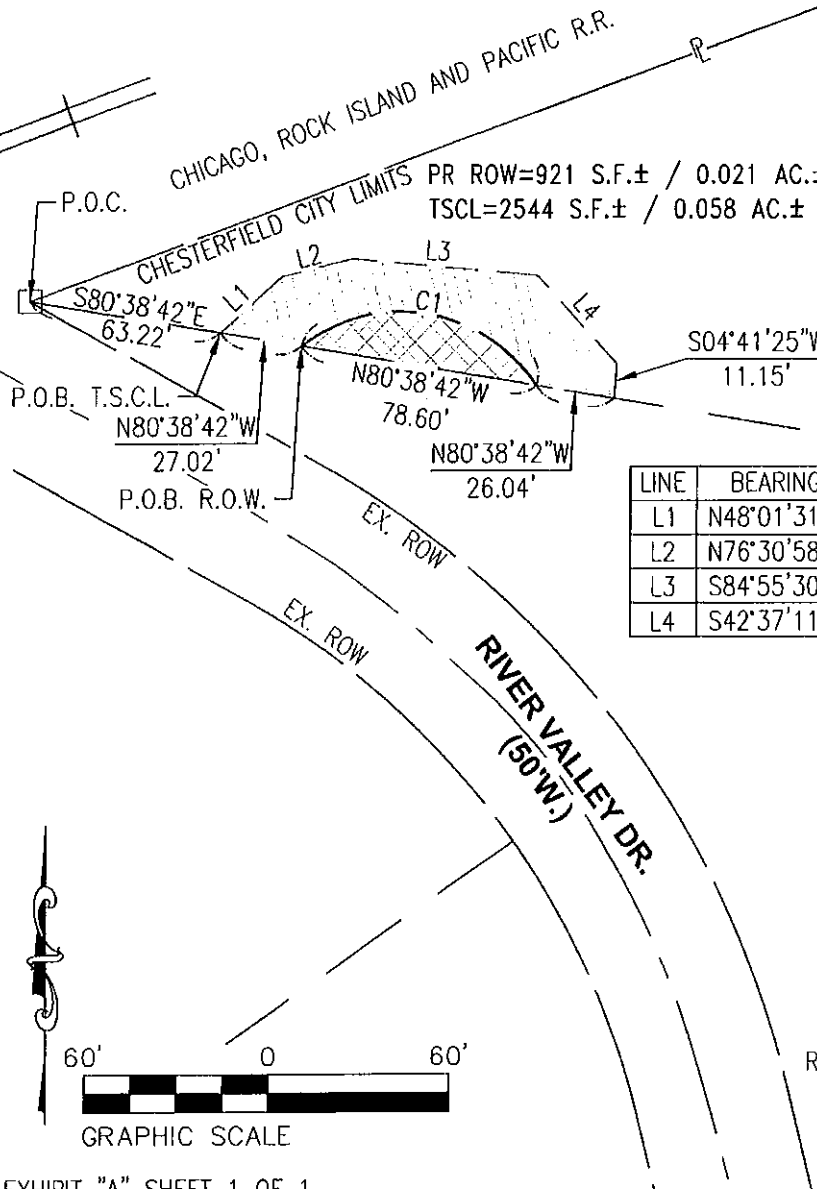
PT. OF COMMON LANDS OF
RIVER BEND ESTATES 1ST
ADDITION

COVENANTS, CONDITIONS
AND RESTRICTIONS
RECORDED IN BK. 16463,
PG. 1857

N/F
RBB & TC
16Q530197

17814 / 1732
PT. OF LOT 4 OF
SUBDIVISION OF LANDS OF
JACOB STUDD JR.

COVENANTS, CONDITIONS
AND RESTRICTIONS
RECORDED IN BK. 14259 , PG. 435



LINE	BEARING	LENGTH
L1	N48°01'31"E	27.06'
L2	N76°30'58"E	24.23'
L3	S84°55'30"E	61.01'
L4	S42°37'11"E	38.92'

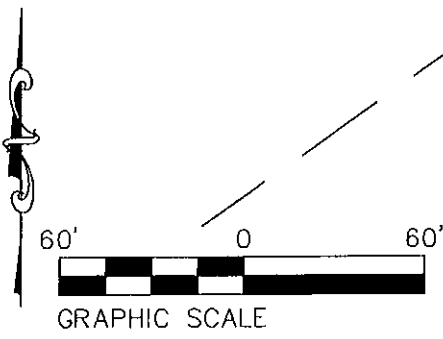


EXHIBIT "A" SHEET 1 OF 1

RIGHT OF WAY AND TEMPORARY SLOPE
CONSTRUCTION LICENSE EXHIBIT
PART OF U.S. SURVEY 387, TOWNSHIP 46 NORTH,
RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN
ST. LOUIS COUNTY, MISSOURI

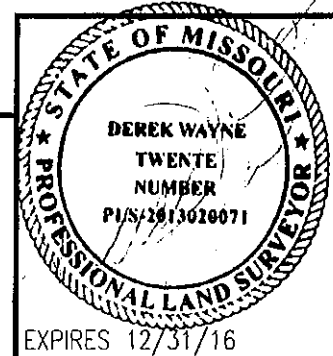


EXHIBIT "B"
DESCRIPTION OF PROPOSED RIGHT OF WAY
CLIENT: CITY OF CHESTERFIELD, MISSOURI
JOB NO.: L12150480
PARCEL NO.: 16Q530221
OCTOBER 28, 2015

Part of Common Lands of River Bend Estates First Addition, being part of U.S. Survey 387, Township 46 North, Range 5 East of the Fifth Principal Meridian, City of Chesterfield, County of St. Louis, State of Missouri, reference being had to the plat thereof in the St. Louis County Recorder's Office in Plat Book 103 on Pages 82 and 83, and being more particularly described as follows:

Commencing at a concrete monument at the most westerly corner of said Common Lands of River Bend Estates First Addition; thence South 80 degrees 38 minutes 42 seconds East, on the southerly line of said Common Lands, 90.24 feet to the Point of Beginning.

From said Point of Beginning thence northeasterly 88.02 feet on a curve to the right having a radius of 54.00 feet, the chord of said curve bears South 80 degrees 38 minutes 42 seconds East, 78.60 feet to said southerly line of the Common Lands; thence North 80 degrees 38 minutes 42 seconds West, on said southerly line, 78.60 to the Point of Beginning.

Said parcel contains 0.021 Acres, more or less.

Subject to easements, conditions, and restrictions of record.

As shown on Exhibit "A" attached hereto and made a part hereof.

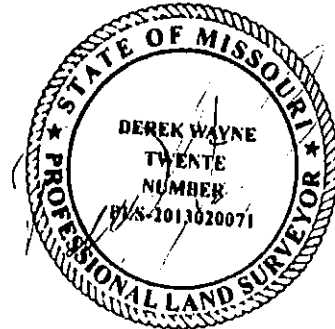


EXHIBIT "C"

DESCRIPTION OF PROPOSED TEMPORARY SLOPE CONSTRUCTION LICENSE

CLIENT: CITY OF CHESTERFIELD, MISSOURI

JOB NO.: L12150480

PARCEL NO.: 16Q530221

OCTOBER 28, 2015

Part of Common Lands of River Bend Estates First Addition, being part of U.S. Survey 387, Township 46 North, Range 5 East of the Fifth Principal Meridian, City of Chesterfield, County of St. Louis, State of Missouri, reference being had to the plat thereof in the St. Louis County Recorder's Office in Plat Book 103 on Pages 82 and 83, and being more particularly described as follows:

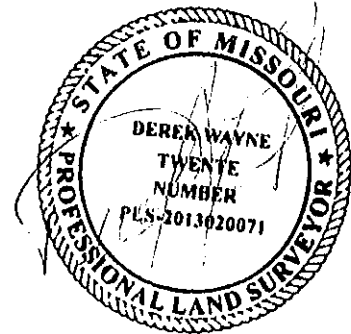
Commencing at a concrete monument at the most westerly corner of said Common Lands of River Bend Estates First Addition; thence South 80 degrees 38 minutes 42 seconds East, on the southerly line of said Common Lands, 63.22 feet to the Point of Beginning.

From said Point of Beginning; thence North 48 degrees 01 minutes 31 seconds East, 27.06 feet; thence North 76 degrees 30 minutes 58 seconds East, 24.23 feet; thence South 84 degrees 55 minutes 30 seconds East, 61.01 feet; thence South 42 degrees 37 minutes 11 seconds East, 38.92 feet; thence South 04 degrees 41 minutes 25 seconds West, 11.15 feet to said southerly line of the Common Lands of River Bend Estates First Addition; thence North 80 degrees 38 minutes 42 seconds West, on said southerly line, 26.04 feet; thence northwesterly 88.02 feet on a curve to the left having a radius of 54.00 feet, the chord of said curve bears North 80 degrees 38 minutes 42 seconds West, 78.60 feet to said southerly line of the Common Lands of River Bend Estates First Addition; thence North 80 degrees 38 minutes 42 seconds West, on said southerly line, 27.02 feet to the Point of Beginning.

Said parcel contains 0.058 Acres, more or less.

Subject to easements, conditions, and restrictions of record.

As shown on Exhibit "A" attached hereto and made a part hereof.



DOCUMENT TYPE: **RIGHT OF WAY DEDICATION**

DATE OF DOCUMENT: _____

GRANTOR **RBB & TC
PO BOX 4096
CHESTERFIELD, MO 63006**

GRANTEE **CITY OF CHESTERFIELD
690 CHESTERFIELD PARKWAY W
CHESTERFIELD, MO 63017**

PROPERTY ADDRESS **180 RIVER VALLEY DR
CHESTERFIELD, MO 63017**


COUNTY LOCATOR # **16Q530197**

CITY/MUNICIPALITY **CHESTERFIELD, MISSOURI**

LEGAL DESCRIPTION **PART OF LOT 4 OF SUBDIVISION OF
LANDS OF JACOB STUDDT JR., PER PLAT
BOOK 24 ON PAGE 26 BEING PART OF US
SURVEY 387, TOWNSHIP 46 NORTH,
RANGE 5 EAST OF THE FIFTH PRINCIPLE
MERIDIAN, ST. LOUIS COUNTY, MISSOURI**

RIGHT OF WAY DEDICATION

THIS INDENTURE made and entered into this _____ day of _____, 20____, RBB & TC, of the County of St. Louis, State of Missouri, Grantor(s) and the City of Chesterfield, 690 Chesterfield Parkway W, Chesterfield, MO 63017, their successors and assigns parties, Grantee.

WITNESSETH: that the Grantor(s), for and in consideration of the sum of One Dollar and No/100 (\$1.00) and other valuable considerations paid by the Grantee, the receipt of which is hereby acknowledged, does by these presents, Grant, Bargain and Sell, Convey and Confirm unto the Grantee, the following described premises, for road purposes and public use forever situated in the City of Chesterfield, County of St. Louis and State of Missouri, to wit: all the real estate indicated by the cross hatched  on Exhibit "A" and as described in Exhibit "B" both of which are attached hereto.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the Grantee, and to its assigns and successors forever.

A Temporary Slope Construction License for the purpose of making cuts, fills, and sloping embankment, etc. if any, providing working room and implementing any and all other construction items over the real estate indicated by ////////// on the attached exhibit "A" and as described in Exhibit "C" until such time as the River Valley Closure Project #2015-PW-14 may be completed and accepted by the City of Chesterfield. Upon the granting or denial of acceptance by the City of Chesterfield or its assigns this License shall terminate.

IN WITNESS WHEREOF, the above named Grantor(s) has/have executed these presents the day and year written above.

By: _____
Signature(s) RBB & TC

Print Name(s)/Title

Address

Telephone

INDIVIDUAL NOTARY

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

On this _____ day of _____, 20__ before me personally appeared _____ to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that *he/she* executed the same as *his/her* free act and deed.

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.

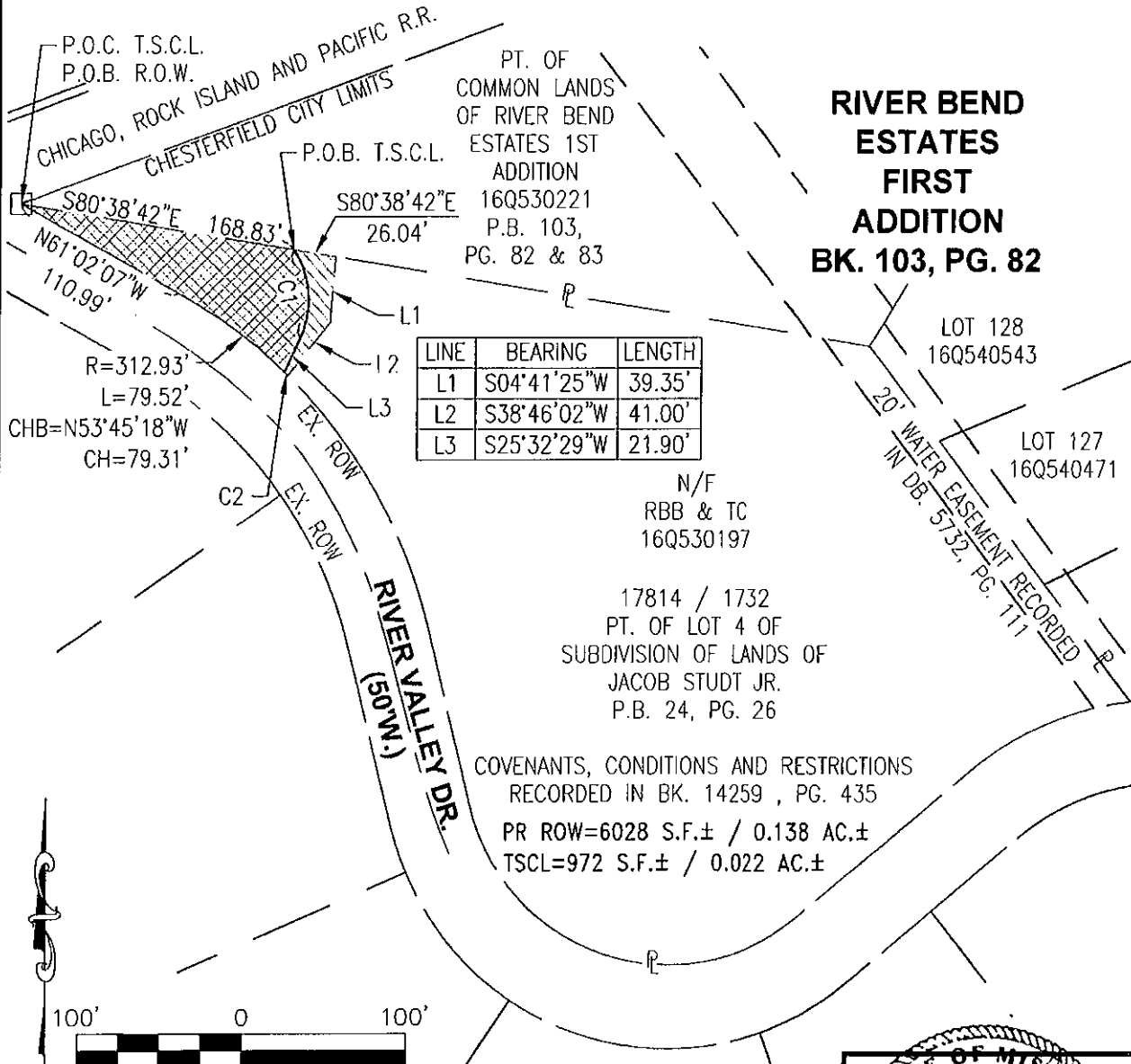
Notary Public

My Commission Expires: _____

LEGEND

- ☐ CONCRETE MONUMENT FOUND
- EXISTING RIGHT OF WAY
- EXISTING LOT LINE
- - - PROPOSED RIGHT OF WAY
- - - PROPOSED T.S.C.E.

CURVE	RADIUS	LENGTH	CHORD LENGTH	CHORD BEARING
C1	54.00'	56.07'	53.58'	S04°12'10"E
C2	312.93'	3.21'	3.21'	N46°10'52"W



LINE	BEARING	LENGTH
L1	S04°41'25"W	39.35'
L2	S38°46'02"W	41.00'
L3	S25°32'29"W	21.90'

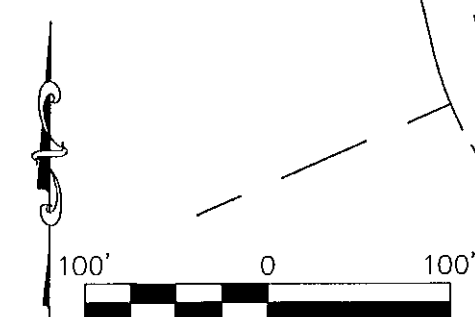
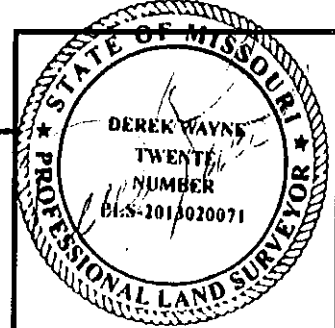


EXHIBIT "A" SHEET 1 OF 1

RIGHT OF WAY AND TEMPORARY SLOPE
 CONSTRUCTION LICENSE EXHIBIT
 PART OF U.S. SURVEY 387, TOWNSHIP 46 NORTH,
 RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN
 ST. LOUIS COUNTY, MISSOURI



EXPIRES 12/31/16

EXHIBIT "B"

DESCRIPTION OF PROPOSED RIGHT OF WAY

CLIENT: CITY OF CHESTERFIELD, MISSOURI

JOB NO.: L12150480

PARCEL NO.: 16Q530197

OCTOBER 28, 2015

Part of Lot 4 of Subdivision of Lands of Jacob Studt Jr., being part of U.S. Survey 387, Township 46 North, Range 5 East of the Fifth Principal Meridian, City of Chesterfield, County of St. Louis, State of Missouri, reference being had to the plat thereof on the St. Louis County Recorder's Office in Plat Book 24 on Page 26, and being more particularly described as follows:

Beginning at a concrete monument at the most westerly corner of the Common Lands of River Bend Estates First Addition, reference being had to the plat thereof in the St. Louis County Recorder's Office in Plat Book 103 on Pages 82 and 83; thence South 80 degrees 38 minutes 42 seconds East, on the southerly line of said Common Lands of River Bend Estates First Addition, 168.83 feet; thence southeasterly 56.07 feet on a curve to the right having a radius of 54.00 feet, the chord of said curve bears South 04 degrees 12 minutes 10 seconds East, 53.58 feet; thence South 25 degrees 32 minutes 29 seconds West, 21.90 feet to the northeasterly right of way of River Valley Drive; thence northwesterly on said right of way line the following two (2) courses and distances: (1) Northwesterly 79.52 feet on a curve to the left having a radius of 312.93 feet, the chord of said curve bears North 53 degrees 45 minutes 18 seconds West, 79.31 feet; (2) North 61 degrees 02 minutes 07 seconds West, 110.99 feet to the Point of Beginning.

Said parcel contains 0.138 Acres, more or less.

Subject to easements, conditions, and restrictions of record.

As shown on Exhibit "A" attached hereto and made a part hereof.

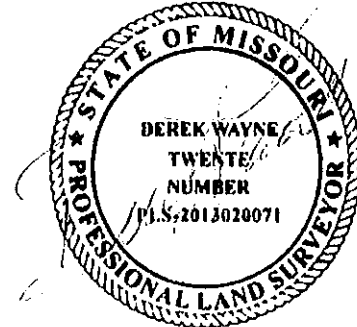


EXHIBIT "C"

DESCRIPTION OF PROPOSED TEMPORARY SLOPE CONSTRUCTION LICENSE

CLIENT: CITY OF CHESTERFIELD, MISSOURI

JOB NO.: L12150480

PARCEL NO.: 16Q530197

OCTOBER 28, 2015

Part of Lot 4 of Subdivision of Lands of Jacob Studt Jr., being part of U.S. Survey 387, Township 46 North, Range 5 East of the Fifth Principal Meridian, City of Chesterfield, County of St. Louis, State of Missouri, reference being had to the plat thereof on the St. Louis County Recorder's Office in Plat Book 24 on Page 26, and being more particularly described as follows:

Commencing at a concrete monument at the most westerly corner of the Common Lands of River Bend Estates First Addition, reference being had to the plat thereof in the St. Louis County Recorder's Office in Plat Book 103 on Pages 82 and 83; thence South 80 degrees 38 minutes 42 seconds East, on the southerly line of said Common Lands, 168.83 feet to the Point of Beginning.

From said Point of Beginning; thence continuing South 80 degrees 38 minutes 42 seconds East, on said southerly line of Common Lands, 26.04 feet; thence South 04 degrees 41 minutes 25 seconds West, 39.35 feet; thence South 38 degrees 46 minutes 02 seconds West, 41.00 feet to the northeasterly right of way of River Valley Drive; thence northeasterly, on said right of way, 3.21 feet on a curve to the right having a radius of 312.93 feet, the chord of said curve bears North 46 degrees 10 minutes 52 seconds West, 3.21 feet; thence North 25 degrees 32 minutes 29 seconds East, 21.90 feet; thence northwesterly 56.07 feet on a curve to the left having a radius of 54.00 feet, the chord of said curve bears North 04 degrees 12 minutes 10 seconds West, 53.58 feet to the Point of Beginning.

Said parcel contains 0.022 Acres, more or less.

Subject to easements, conditions, and restrictions of record.

As shown on Exhibit "A" attached hereto and made a part hereof.

