



690 Chesterfield Pkwy W • Chesterfield MO 63017-0760  
Phone: 636-537-4000 • Fax 636-537-4798 • [www.chesterfield.mo.us](http://www.chesterfield.mo.us)

March 25, 2011

**RE: 2011 Concrete Street Slab Replacement Project, 2011-PW-03B**

Dear Resident:

Major street work is scheduled this year on the following streets within your subdivision.

- Strollways Drive, Meadowbrook Way Drive, and Shadyford Court

As shown on the attached drawings, this work is part of a project that includes several work areas. The first drawing shows an overview of the areas where work is to be performed under this contract. The remaining page(s) show the approximate limits of construction on the streets in your area, along with the planned phasing of the work.

We cannot at this time accurately determine the date that work will begin in this area; but can tell you the work generally begins in Work Area 1 and progresses consecutively to the other work areas. Please be advised, however, that we often make adjustments to the phasing of construction in a given work area during the process. Information about the construction process and updates about the progress of construction can be obtained in the Public Works section of the City's web site, [www.chesterfield.mo.us](http://www.chesterfield.mo.us). If you have any special events (plan to move, large gatherings at your home like a wedding, etc.), planned for this year please let us know as soon as possible. Given enough notice, to the extent that it is possible, we will attempt to schedule around known events. If you have questions or concerns, the contacts for this project are as follows:

Name	Title/Company	Phone	Other
Paul Amelong	Project Manager/ Amcon Municipal Concrete	636-379-9396	See on-site.
Mark Wilson	Project Manager City of Chesterfield	636-537-4761	<a href="mailto:mwilson@chesterfield.mo.us">mwilson@chesterfield.mo.us</a>
Aaron Smith	Construction Inspector	---	See on-site.

The remainder of this letter should give you an understanding of how we will be conducting the project. We request that you review the information and **keep this letter for reference until construction is complete**. Representatives of the City will also hold an informational meeting on site prior to the start of construction in your area to discuss the project and any concerns you may have.

Future notices about the project will be placed on a "step stake" near your mailbox. Step stakes are the markers usually used by lawn service companies. **We ask that you leave the step stake in place until the City collects them at the end of construction**. You should be able to easily remove and replace the step stake when mowing your lawn. The next notice you receive will advise you of the time and place for the preconstruction meeting referenced above. The notice and the step stake will be delivered about a week before the meeting.

The work will involve extensive removal and replacement of concrete street sections. Long sections of pavement will be removed, leaving only one side of the street open to traffic. Occasionally, the City will restrict traffic to one way if it will improve motorist safety. You can expect to be delayed behind dump trucks that are hauling broken concrete away and by concrete trucks as the new concrete is being placed. City staff will work to minimize the number of trucks at any given time, but we cannot continually move trucks during the work, or the overall progress suffers and will result in even more inconvenience.

While the concrete is removed and replaced on one side of the street, those residents will temporarily be unable to access their driveways and will have to make arrangements to park in the driveway across the street or in other locations. Parking on the street will be prohibited due to the single lane and limited access. Every attempt will be made to limit the time you are out of your driveway. **You can typically expect to be unable to use your driveway for up to two weeks.**

Once the street segment is poured, the concrete needs time to cure and gain strength. We will not open the segment to normal traffic until it has achieved strength of 3,000 pounds per square inch and is at least five days old. However, we will allow passenger vehicles to pass over the area after three days to access their driveways, if the concrete has developed sufficient strength.

Once the concrete is poured, and sets adequately, it must be cut into slabs to control cracking. This sawcutting must be completed as soon as possible. This means that it is likely that sawcutting will be performed late into the evening. We apologize for any inconvenience this may cause, but it is unavoidable.

As indicated previously, the City has contracted for this contractor to work on several streets. This fact, along with the curing process, means that there may be days when no work is being done on your street. We attempt to schedule the work to minimize these gaps, but weather and other factors affect the number and length of the gaps.

The contractor also needs to set up a staging area for his equipment, construction barricades and necessary facilities for the workers. We try to set this area in locations that create the least disruption to traffic and inconvenience to residents. If several streets are being addressed in an area, the contractor will try to work from one staging area; however, in order to minimize the impact on one location, items like construction barricades and barrels may remain on a certain street past the time they are absolutely needed at that area. We understand that these items are unsightly, but they are a necessary part of the construction process, and we appreciate your patience in dealing with them.

**It is not our intent or the scope of this project to do extensive replacement of driveway aprons.** If a driveway apron is structurally deteriorated to the point that the new street cannot be placed, is not at the ultimate street grade, or if the Contractor has damaged the apron, we will remove the apron and replace it. **If the apron is removed and it is adjacent to a City sidewalk, it will be replaced with concrete.** If a driveway apron gets marked for replacement that is not adjacent to a City sidewalk, it will be replaced with materials similar to those removed (i.e., asphalt or concrete), unless the property owner specifies otherwise.

The area adjacent to the pavement that is excavated will be filled soon after concrete placement. The Contractor will seed that area. In addition, the contractor is required to water and care for the seed for three weeks after placement. **After that time we urge you to water and care for the seed to ensure its growth.**

Many Chesterfield residents have taken extraordinary care of their lawns. Some homes have zoysia or hybrid sod. The City uses a mixture of bluegrass, rye and tall fescue seed. If you wish to reseed or sod the area in front of your home with special seed or sod, you may do so, however, the City can not purchase or place specialized materials for this purpose. Please contact our office as soon as possible to advise us if you will be placing your own seed or sod so we can arrange with our contractor to only backfill the area. (During backfilling a skid steer type loader will be used. This equipment will leave tire marks on the pavement – the marks will fade over several months.)

During the construction operation, the contractor will often damage existing improvements within the right of way, such as irrigation/sprinkler systems or mailboxes. The contractor is required to repair or replace any and all facilities he damages - see attached notice about irrigation systems. Please bring any damage to the attention of the construction inspector as soon

as possible. Delayed notice impairs our ability to ascertain that the damage was caused by the contractor and require him to address it. **If you have an irrigation system that is installed near the roadway, please mark the heads with the flags that will be provided with the notice of the site preconstruction meeting** and the contractor will attempt to avoid them. A separate notice about irrigation systems is included with this letter.

Street construction will impact waste hauling, so the City keeps the hauler informed regarding streets under construction. A letter from Allied Waste discussing your trash pickup during construction is attached.

The City has taken measures to improve the quality of the new street to be constructed. Since its incorporation, Chesterfield has increased the street standards by providing an additional inch of concrete. The new streets are constructed seven inches thick on top of a four-inch thick rock base. This rock base strengthens the pavement section and provides a more stable base to prevent undermining, should water get under the pavement. The City also constructs drains under the pavement at curb inlets to allow the subsurface water to drain into the storm sewers. We conduct extensive testing of the subgrade, rock base, and the concrete as it is being placed. After placement, we core the pavement to ensure that the street is the proper thickness. We feel very strongly that complete and proper inspection is the key to a durable pavement.

Construction is never painless, but I'm sure the results will be worth the disruptions involved. We understand the difficulties and inconvenience that you will experience and want to do everything we can to minimize the impact of construction. One thing you can do to help keep the project progressing smoothly is to refrain from watering your lawn whenever there is an open excavation in front of, or down hill from, your house. If an open excavation fills with water, it can significantly slow the construction operation.

I look forward to meeting and discussing this project with you personally at the onsite meeting prior to construction. As indicated previously, notice of the meeting will be delivered about a week in advance on a step stake by your mailbox, along with flags for you to mark any part of your sprinkler system that is close to the curb. Please keep this letter for reference until construction is complete. If you have any further questions, please feel free to contact me at 636-537-4761.

Sincerely,

Mark Wilson  
Project Manager

Enclosures: Overview of Project Areas  
Construction Drawings for Subdivision  
Irrigation System Hold Harmless Notice  
Allied Waste Hauling Letter

cc: Brian McGownd, Public Works Director/City Engineer  
Susan Mueller, Principal Engineer  
Subdivision Trustees  
Paul Amelong, Amcon Municipal Concrete  
Aaron Smith, Shively Inspection Services