

Intro Name/address/trustee

I am here to present concerns on behalf of Buckland Road subdivision regarding the 8-ft sidewalk on Mason Road and multiple signs proposed in front of all entrances and exits along Mason.

To date, no one has contacted Buckland Trustees regarding the plans to remove or alter the fence at the front of the subdivision or whether the trustees' consent is required for work on the property for the construction of the sidewalk in front of their fence. We have also not been notified about the location of the multiple signs planned at the entrance.

We believe our subdivision fence is going to be involved in the work in some way, but we have not been informed of what that is going to be. There is permanent open space in that area, and we don't have anything to show us where the STL County ROW exists and how that affects our fence and property.

I would like to address some issues about the proposed stop signs, hatch marks, No Motor Vehicle signs, cross bars, and bollards which are planned at every entrance and exit to Mason.

When I asked city staff which new signs would be placed on Mason, I was told the previous city planner wanted the signs on Mason to mirror the signs on Clayton.

So I walked the length of Clayton from Mason Ridge to the Outer Road, and determined there was no consistency in the placement of the signs. In fact, there are 10 different configurations such as no signs at all, stop signs, bollards, yield signs, No Motor Vehicle signs, watch for cross traffic signs, and two different kinds of hatch marks. And there are 9 entrances with absolutely no signs at all. This is not consistent with Mason Road having signs at every entrance and exit.

If Mason has to mirror Clayton, Buckland is requesting to mirror one of the 9 entrances with no signage or bollards. Our second choice would be to mirror the entrance and exit to Longview Farm or the exit to the Outer Road. Our subdivision has far less traffic than those areas and signs and bollards are not present there.

It is obvious there is no standard signage. Who or what determines the sign requirements on that sidewalk, if any, and why would our city want more signs than are required?

To that point, there are currently approximately 70 signs on Mason Road between Clayton and the end of the proposed sidewalk which is a distance of 0.6 miles. The new sidewalk proposal will result in an additional 54 signs for a total of 124 signs in a 0.6 mile distance. That does not include whatever will be required for the crosswalk. The significant amount of signs is unsightly and seems unnecessary, not to mention expensive. How can the city provide Beautification Grants for subdivisions and then place 4 signs, two bollards, two cross bars, and white hatch marks across the subdivision entrances?

Buckland Road subdivision is opposed to the 8-ft sidewalk that does not meet the original plan proposed to the residents which was a trail to Queeny Park that was less than 8-ft wide. The current plan doesn't get anyone any closer to Queeny Park and ends in a turnabout at someone's yard.

Buckland Road subdivision is opposed to the excessive signs on Mason and at our entrance which are not consistent with the entrances on Clayton and are going to further clutter the area and distract drivers on already dangerous stretch of road.

Thank you. We look forward to a response.

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These are copies of emails about these issues. It has greater detail than I could provide in three minutes.



Susan Crandall &lt;crandallsusane@gmail.com&gt;

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**Buckland Road easement concern**

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Susan Crandall &lt;crandallsusane@gmail.com&gt;

Mon, Oct 28, 2019 at 5:46 PM

To: Bob Shelton &lt;sheltonb@town-and-country.org&gt;, "Randick, Tim" &lt;randickt@town-and-country.org&gt;, gregowicz@town-and-country.org

Cc: "Butler, Ald. Lindsey" &lt;ButlerL@town-and-country.org&gt;, Ald Tiffany Frautschi &lt;FrautschiT@town-and-country.org&gt;

Dear All,

Please see my responses in red below. Our residents still have concerns, and I have summarized those concerns in my responses.

Thank you,

Susan Crandall

On Wed, Oct 23, 2019 at 2:38 PM Shelton, Bob &lt;sheltonb@town-and-country.org&gt; wrote:

Susan, I have discussed your concerns with staff and please see our responses below. Bob

**From:** Susan Crandall [mailto:crandallsusane@gmail.com]**Sent:** Monday, October 21, 2019 2:56 PM**To:** Shelton, Bob; Randick, Tim; Gregowicz, Tim**Cc:** Butler, Ald. Lindsey; Frautschi, Ald Tiffany; b**Subject:** Buckland Road easement concern

Dear All,

We recently completed repairs to the fence at the entrance of Buckland Hall subdivision due to cars hitting it in two separate areas. During the repairs, discussion arose regarding the upcoming changes being made to the sidewalk which currently runs along the outside of the subdivision fence. It is our understanding that the city obtained an easement from the property owners at 13351 Buckland Hall and that the easement was required because some part or all of a retaining wall will be constructed on that land for the new 8-foot sidewalk. Our concern is that the fence at the entrance was constructed by, is maintained by, and is insured by Buckland Road subdivision, yet there has been no communication or discussion with the subdivision regarding the fence removal and/or its relocation. **Tim Randick indicated he spoke with you regarding the damaged fence at 13351 Buckland Hall. It was the subdivision's desire to wait until construction started to have the fence repaired in this location. The City has obtained an easement from the property owner.** When Tim spoke with me it was Spring 2019, and he believed the project was going to be underway shortly. The subdivision did want to perform the fence repairs after the project was finished. However, when five months passed with no start date in sight, we completed the repairs. The homeowners at 13351 have a dog, and we were concerned for its safety. I understand the city has an easement from the homeowners at 133551 Buckland Hall, however, the fence along that property does not belong to those homeowners. It belongs to the subdivision and was in place prior to their purchase of the lot.

An additional concern is the signage noted on the plans we have. It appears as if there will be two 18-inch stop signs, two 24-inch "No Motor Vehicle" signs, two removable bollards, and two 24-inch stop bars at the entrance to our subdivision. This is not consistent with the signage on the path along Clayton Road. **Clayton Road project is where the specs for signage and bollards were pulled from. Craig was very clear he wanted to mirror Clayton Road striping and signage for consistency in appearance and maintenance.** I apologize for the next comment because there is no kind way to phrase it. I don't understand why Craig's wishes are relevant, particularly if the reason is the that striping and signage would be consistent in appearance and maintenance. There is absolutely nothing consistent about the signage on Clayton Road. There are 10 different configurations of signage (or lack thereof) along the 8-ft sidewalk on Clayton Road with no apparent consistency at all. In fact, two of the areas of highest traffic, Longview Farm entrance and exit, have no signage at all! It is unclear how it was determined when only a stop sign was needed, when a yield sign was needed, when a stop sign on the back of a "No Motor Vehicle" sign was needed, when the stop and "No Motor Vehicle" sign would be separate or on the same pole, when the hash marks would be thin and widespread or when they would be thick or when they would not be present at all, when it would only need hash marks, when it would need only bollards, or when it would need nothing at all. I personally walked Clayton Road from Mason Ridge to the Outer Road. I have attached a document of the different types and different combinations of signage, bollards, and hatch marks (or lack thereof) for every entrance and exit of the sidewalk to Clayton Road. You will see the inconsistencies which make it impossible to understand what is being mirrored on Mason Road.

We would like the following questions addressed:

1) Would you please provide to us the documents that were referenced to determine no easement or signatures were required from Buckland Road subdivision to construct the planned 8-foot sidewalk? **The plans are too large to send via e-mail, but are available in the office** We will stop in the office to review them. We would specifically like to review the area of the trail outside the fence owned by Buckland Hall as it relates to the easement obtained by the city as well as any existing easements related to the subdivision and designated permanent open spaces. We would also like someone to indicate to us where the STL County ROW is located as it pertains to our subdivision.

2) Was there a review of the Buckland Road subdivision plat and/or indentures which are filed with the St. Louis County Recorder of Deeds? If so, what were the conclusions from that review? **Other than the area at 13351 Buckland Hall, we will be in County ROW** I'm not sure the response answers the question. It is unclear what is meant by "other than the area at 13351 [you] will be in County ROW." What exactly is happening in "the area?" Did someone review Buckland Road subdivision plat to determine easements already in place? If so, what were the conclusions from that review?

3) As it pertains to this trail project, what is your opinion of the area which is indicated in hatch as permanent open space on the Buckland Road Subdivision Second Supplemental Indenture recorded on July 24, 1990? **The retaining wall will be outside of the fence which appears to be in the POS.** The fence was present in 1988 prior to the designation of the permanent open space in 1990 and prior to the current homeowners purchasing the lot at 13351 Buckland Hall Road. **The wall can remain 100% within the County ROW and just requires working room.** Do we understand it correctly that no structure, walls, or durable items, including any portion of the sidewalk, will be constructed in the permanent open space and the easement is just required for the workers to perform their jobs? If not, please explain how the easement will be used and what is meant by "working room." Do the plans for the project involve moving or removing and replacing any part

of the fence that belongs to Buckland Hall subdivision? If so, what is the plan? When will we be informed of that plan?

4) What is the location of the planned retaining wall in relationship to the permanent open space indicated in hatch on the Buckland Road Subdivision Second Supplemental Indenture? **See #3. As we will field adjust the retaining wall outside the POS.** It would be beneficial to have someone come out to the property and mark the area with spray paint so our residents can understand the location of the work and plans. At the time I met with Tim Randick, I was under the understanding that the retaining wall would be just inside the fence at 13351 Buckland and that is why the easement was required. A visual aid for everyone to review would resolve many of the questions.

5) How was the size and type of signage determined to be necessary on Mason Road if it was not previously required on Clayton Road? **Size and type were used from the Clayton Road project.** The size and type may have been used on Clayton Road, but there is no consistency to their placement on Clayton Road. If the signs were actually required, it would seem the signs would be consistently placed at the entrances and exits. See attached document. In fact, the trail at Mason Ridge, Longview Farm, and the Outer Road have no signage or bollards at all! Principia School entrance and exits do not have any "No Motor Vehicle" signs. If the vehicle sign was deemed to be an important sign to have at a subdivision, it would seem that is even more important to have at a school or the locations with high traffic where a car is much more likely to drive on the trail. Why are there so many signs planned for the entrances and exits off of Mason when they are not present on Clayton, and it was previously communicated to me that Craig made it clear the signs on Mason would "mirror" those on Clayton?

6) Are the same signs, stop bars, and bollards required on the path at every entrance and exit to Mason Road? If not, why not? **Yes** Who or what "requires" them? The plans I have for Mason Road are NOT consistent with the signage on Clayton Road. Again, please reference the attached document for a detailed description of every entrance and exit to Clayton Road between Mason Ridge and the Outer Road. If our entrance has to mirror entrances on Clayton Road, we are requesting Buckland Hall mirror the entrances at 12901, 12827, 12725, 12715, 12667, and 12655 Clayton Road and the end of the trail at the Outer Road which have no signage or bollards or hatch marks. Our second choice would be Longview Farm entrance and exit with the narrow hatch marks which are widespread and no signage at all.

7) If the path would be decreased to a width of 5-feet, would those same signs still be installed/required? **A 5 foot sidewalk does not require the same signage as an 8 foot multi-use path.** Our subdivision would like the sidewalk to be decreased to 5-feet to avoid the signage and cost of an 8-foot path. Is there any requirement by STL County (or any other entity) regarding the signage, bollards, and hash marks for an 8-ft sidewalk? If so, please provide a link or contact person so we can review.

8) What is the current timetable on this project? **Permit from St. Louis County is anticipated as soon as the end of this week.** Please let us know the planned start date when you receive the permit.

Beginning at Clayton Road to the end of Buckland Road subdivision, the distance on Mason Road is 0.6 miles. In that short distance, there are already 70 signs (+/- 3). Some poles have multiple signs. According to your response that the signs are required at every entrance and exit, the current project will require 54 more poles/bollards (9 entrances with 6 signs/bollards each). In the span of 0.6 miles, we will then have over 120 signs distracting drivers in an area where cars are already distracted and go off the road. This does not take into account the additional hatch marks and signs which will be placed at the cross walk.

We would like this project to be reconsidered from all perspectives. It was originally presented as a trail to Queeny Park, and now it is an 8-ft sidewalk in the same location as an existing sidewalk. All the residents gain is more signs,

distractions on the road, and clutter at the entrance to our subdivisions. The focus has become too narrow, and so much time has passed which has presented extenuating circumstances. We respectfully request our additional questions be addressed and the project be brought before the Board of Aldermen with a review of the cost and scope of the project as well as an evaluation of what will be gained by completing the project.

Thank you for your responses. We appreciate your time and attention to the concerns of our subdivision. Thank you again for your responses.

[Quoted text hidden]

**SIGNAGE ON CLAYTON ROAD**  
**related to proposed signage on Mason Road 10-28-19**

Mason Road has 9 entrance/exit places on the sidewalk

Along Clayton Road, there are 31 entrance/exits to the sidewalk from Mason Ridge to the Outer Road

Those entrance and exits from Clayton Road to the sidewalk are as follows:

- 1) Mason Ridge – hatch marks only – no signs or bollards at all!!!!
- 2) Longview Farm exit – no signs, no bollards, thin widespread hatch marks
- 3) Longview Farm entrance – no signs, no bollards, thin widespread hatch marks
- 4) Entrance to trail and field at Longview off of Clayton – 2 bollards
- 5) Entrance to trail and field at Longview off of Clayton – 2 bollards
- 6) Intersection of Mason and Clayton/west side – 1 bollard, 1 “No Motor Vehicle” sign
- 7) Intersection of Mason and Clayton/east side – 1 bollard, 1 “No Motor Vehicle” sign
- 8) Firehouse – yield signs x 2, bollards x 2, hatch marks
- 9) 13305 Clayton– 1 stop sign on east side
- 10) Unnamed road across for power tower – 2 bollards only
- 11) Principia (west entrance) – 2 stop signs, 2 bollards, hatch marks
- 12) Principia (east entrance) – 2 stop signs, 2 bollards, 2 “Watch for Cross Traffic” signs, hatch marks
- 13) Vandiver – 2 stop signs, 2 bollards, 2 “No Motor Vehicle” signs, hatch marks
- 14) Roclare – 1 stop sign, 2 bollards, 1 “No Motor Vehicle” sign with stop sign (on one pole), hatch marks
- 15) Claymark – 1 stop sign, 2 bollards, 1 “No Motor Vehicle” sign with stop sign (on one pole), hatch marks
- 16) Town & Country Ln – 1 stop sign, 2 bollards, 1 “No Motor Vehicle” sign with stop sign (on one pole) hatch marks

- 17) 12901 Clayton – no signs, no bollards, no hatch marks
- 18) Oak Springs – 2 stop signs, 2 bollards, hatch marks
- 19) 12827 Clayton (semi-circle drive) - no signs, no bollards, no hatch marks on either end
- 20) Unnamed road across from Highland Point – no signs, no bollards, no hatch marks
- 21) Wexford Woods – 2 stop signs, 2 bollards, hatch marks
- 22) 12725 Clayton - no signs, no bollards, no hatch marks
- 23) 12715 Clayton (semi-circle drive) - no signs, no bollards, no hatch marks on either end
- 24) 12667 Clayton (two driveways) - no signs, no bollards, no hatch marks on either one
- 25) 12655 Clayton (two driveways) - no signs, no bollards, no hatch marks on either one
- 26) White Stable – 2 stop signs, 2 bollards, hatch marks
- 27) End of trail at Outer Road – no signs, bollards, or hatch marks at all!!!!

There are 10 different configurations of signage (or lack of signage) on Clayton Road

- 1) No signs at all
- 2) No signs with thin, widespread hatch marks
- 3) No signs with wide hatch marks
- 4) Yield sign and 1 bollard
- 5) 1 stop sign only
- 6) 2 bollards only
- 7) 2 stop signs, 2 bollards, hatch marks
- 8) 2 stop signs, 2 bollards, 2 No Motor Vehicle signs, hatch marks,
- 9) 1 stop sign, 2 bollards, 1 No Motor Vehicle sign on pole with stop sign on back, hatch marks
- 10) 2 stop signs, 2 bollards, 2 “Watch for Cross Traffic” signs, hatch marks

Interestingly, all of the sidewalk entrances with the highest traffic count DO NOT HAVE ANY BOLLARDS OR SIGNAGE!! This includes the Longview Farm entrance and exits, Mason Ridge entrance to the sidewalk, and the entrance at the Outer Road. Principia School has no signs indicating “No Motor Vehicles.”

**From:** Patrick Stokes <ptstokes@sbcglobal.net>

**To:** butleri@town-and-country.org <butleri@town-and-country.org>; randickt@town-and-country.org <randickt@town-and-country.org>; sheltonb@town-and-country.org <sheltonb@town-and-country.org>; frautscht@town-and-country.org <frautscht@town-and-country.org>

**Subject:** Proposed project

**Date:** Mon, Oct 14, 2019 12:39 pm

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This email is from the Stokes famil resident at 13303 Buckland Hall Road in Town and Country. We would ask that this message be communicated to the full Board of Aldermen and the Town and Country Mayor. We have been made aware of a proposed project to complete a 8 foot wide sidewalk along Mason Road from Clayton Road and stopping past the Buckland Hall Road subdivision, The sidewalk would require extensive signage prohibiting motor vehicles and also stop signs for traffic. While we feel that a sidewalk enhancement would be appropriate we question the need for the 8 foot dimension and the accompanying signage requirement. The result would be a forest of signs at the entrance to our subdivision which could potentially block visibility for cars entering and exiting Buckland Hall Road. At a minimum the extensive signage would be unattractive at the subdivision entrance. We suggest that you consider scaling back the project which would both save money and still provide a safe pathway for pedestrians.

Thank you for your consideration.  
Patrick Stokes

**From:** J. Larry Vowell <jlarry@aeiou18.com>  
**To:** Earlene Vowell <eav@aeiou18.com>; Susan C <Shop2spend@aol.com>  
**Subject:** FW: Multi-use pedestrian facility  
**Date:** Tue, Oct 1, 2019 4:51 pm

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**FYI...**

**From:** Shelton, Bob <sheltonb@town-and-country.org>  
**Sent:** Tuesday, October 01, 2019 12:46 PM  
**To:** J. Larry Vowell <jlarry@aeiou18.com>  
**Subject:** RE: Multi-use pedestrian facility

Mr. and Mrs. Vowell,

I appreciate your input and will forward you comments to the Board of Aldermen.

Bob Shelton, City Administrator

City of Town & Country 314-587-2802

1011 Municipal Center Drive

Town & Country, MO 63131

[www.town-and-country.org](http://www.town-and-country.org)

 Please consider the environment before printing this email.

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**From:** J. Larry Vowell [mailto:jlarry@aeiou18.com]  
**Sent:** Tuesday, October 01, 2019 11:45 AM  
**To:** Shelton, Bob  
**Subject:** Multi-use pedestrian facility

**Dear Mr. Shelton:**

I have recently learned about the plan details of the proposed multi-use pedestrian facility as it applies to the area in front of our subdivision, Buckland Hall.

I am also at lost to understand why.

We already have a “concrete” sidewalk that when properly maintained is more than adequate

in providing a pedestrian walkway. Who needs an 8’ eyesore of a walking asphalt “highway” complete with

traffic signage? Where did that come from?

Though perhaps not totally relevant, I understand that the manager of this project is not even

an employee of the city any longer.

We are sure you are aware of the above normal number of accidents occurring on the curve

parallel to the proposed enhanced walkway as evidenced by the increased warning signage, etc..

It’s a precarious place to be walking anyway without seemingly encouraging increased pedestrian activity

We have been a resident of T&C for close to 35 years. Twenty-four of same in the Buckland Hall

subdivision. And, are routinely not that involved in the politics of city projects, primarily because you all

do such a great job of keeping this community a joy to live in.

However, this one seems so out of character with the general scheme of things, we wanted to voice our concern for public safety and common sense.

**If someone is so inclined to laying asphalt, may we suggest that you take the funds allocated for this project and apply it to one for repairing and resurfacing Mason Road north of Clayton up to Mason Ridge road? I think that one, Mr. Skelton, might get a standing ovation.**

**Please pass along our email to all members of the Board of Alderman.**

**Thanking you in advance for your consideration,**

**J. Larry & Earlene Vowell**

**13314 Buckland Hall Road**