CITY OF O'FALLON
CITY COUNCIL REGULAR MEETING
AMENDED AGENDA
O'Fallon Municipal Centre
100 North Main Street
O'Fallon, Missouri 63366
April 23, 2026 - 7:30 p.m.

A. **CALL TO ORDER**

B. **ROLL CALL**

C. **INVOCATION**

D. **APPROVAL OF THE AGENDA**

E. **PRESIDING OFFICER'S REPORT**

1. Recognizing retiring Council Members Roth, Thompson, Kuehn and Ragsdale

F. **CITIZEN COMMENTS**

G. **WARD REPORTS**

H. **CITY ADMINISTRATOR'S REPORT**

I. **OLD BUSINESS**

1. **Bill No. 7851** - Sponsored by: Council Members Cook and Ragsdale - An Ordinance providing for the rezoning of a certain tract of land located at 811 North Main Street owned by John and Jacqueline Eise from R-1/Single Family Residential District to C-2/General Business District.

   Comment: Second Reading and Final Passage.

2. **Bill No. 7852** - Sponsored by: Council Member Koskela - An Ordinance approving a Final Plan for Caballo Farms with respect thereto, subject to certain conditions and requirements.

   Comment: Second Reading and Final Passage.

3. **Bill No. 7853** - Sponsored by: Council Member Koskela - An Ordinance approving an Area Plan for the Villages at Springhurst with respect thereto, subject to certain conditions and requirements.

   Comment: Second Reading and Final Passage.

4. **Bill No. 7854** - Sponsored by: Mayor Hennessy - An Ordinance amending Section 405.210 of the O'Fallon City Code regarding Development Standards and Street Construction Requirements.

   Comment: Second Reading and Final Passage.

J. **ACCEPTANCE OF THE 2026 ELECTION RESULTS**

1. Acceptance of the 2026 General Municipal Election results

K. **ADJOURN SINE DIE**

L. **OATH OF OFFICE FOR NEWLY ELECTED OFFICIALS**

1. The City Clerk will administer the Oath of Office for the following individuals:

   Scott Wilcox, Council Member Ward 1
   Scott Yates, Council Member Ward 2
   Doug Link, Council Member Ward 3
   Cori Spencer, Council Member Ward 4
   John Palmer, Council Member Ward 5

M. **CALL TO ORDER**

N. **ROLL CALL**

O. **PRESIDING OFFICER'S REPORT**

1. Consideration of a motion to ratify the following Mayoral appointments:

Board of Adjustment
Stan Patton, Board Member, Ward 5, term expiring April 2031
Albert Reinsch, Board Member, Ward 3, term expiring April 2031
Mark Wilkinson, Alternate Board Member, Ward 5, term expiring April 2031

Cultural Arts Commission
Noah Brandt, Commission Member, Ward 4, term expiring April 2029
Lia Guagliardo, Commission Member at Large, term expiring April 2029
Christine Latimer, Commission Member, Ward 5, term expiring April 2029

Historic Preservation Commission
Don Detrich, Commission Member at Large, Ward 5, term expiring April 2029
Mary Porter, Non-Voting Commission Member, term expiring April 2029
Cheryl Rowland, Non-Voting Commission Member, Ward 4, term expiring April 2029

O'Fallon Convention and Visitors Bureau
Jason Crady, Business District Representative, term expiring April 2028
Heather Patterson, Citizen at Large Representative, term expiring April 2028

Parks and Recreation Advisory Board
Jim Elder, Board Member at Large, Ward 2, term expiring April 2029
Dawn Hawbaker, Board Member, Ward 5, term expiring April 2029
Scott Hester, Board Member, Ward 2, term expiring April 2029

Planning and Zoning Commission
Gregg Lammert, Commission Member, Ward 2, term expiring April 2030

Public Works Advisory Committee
Chad Dagley, Committee Member, Ward 4, term expiring April 2028
William Fath, Committee Member at Large, Ward 5, term expiring April 2028
Mary Laulo, Committee Member, Ward 2, term expiring April 2028
James Myers, Committee Member at Large, Ward 2, term expiring April 2028
Jack Peterson, Committee Member at Large, Ward 2, term expiring April 2028
Kevin Wattelet, Committee Member, Ward 1, term expiring April 2028

Senior Resident Advisory Committee
Kimberly Burdo, Committee Member, Ward 2, term expiring April 2028
Mary Williams, Committee Member, Ward 1, term expiring April 2028
Marilyn Zeisset, Committee Member, Ward 5, term expiring April 2028

2. Consideration of a motion to ratify the following Mayoral appointments:

City Council Liaisons
Cultural Arts Commission - Council Member Spencer
Drug Abuse Resistance Education (DARE) - Council Member Boyer
Historic Preservation Commission - Council Member Link
Mayor’s Youth Advisory Council - Council Member Boyer
O’Fallon Convention and Visitors Bureau - Council Member Palmer
Parks and Recreation Advisory Board - Council Member Wexler
Planning & Zoning Commission - Council Member Koskela
Public Works Advisory Committee - Council Member Wilcox

Senior Resident Advisory Committee - Council Member Yates
Veterans Commission - Council Member Cook
O'Fallon Grow in the 'O' Group - Council Member Taylor

3. Nominations for President Pro-Tem

P. **COMMITTEE AND COMMISSION REPORTS**

1. Parks and Recreation Advisory Board Meeting Minutes - February 10 and March 10, 2026

2. Economic Development Monthly Report - March 2026

3. Engineering Department Monthly Report - March 2026

4. Parks and Recreation Monthly Report - March 2026

5. Planning and Development Monthly Report - March 2026

6. Police Department Monthly Reports - March 2026

7. Notification of Change Order No. 4 to Year 5 of 5 - Well Maintenance Contract Services

8. Notification of Change Order No. 2 - Peruque Creek Lift Station Equalization Basin Improvements Project

Q. **CONSENT CALENDAR**

1. City Council Meeting Minutes - April 9, 2026

2. Liquor By The Drink with Sunday Sales License request from Thanh Le with Aura Nails OFallon, LLC, located at 3042 WingHaven Boulevard.

3. Escrow Agreement extensions for the following projects:
   - Harvest at Hopewell Plat 1A
   - Harvest at Hopewell Plat 2
   - Harvest at Hopewell Plat 3
   - Harvest at Hopewell Plat 4
   - Harvest at Hopewell Plat 5A

4. **Resolution No. 04 23 2026A** - A Resolution authorizing an agreement with Andritz Separation Inc., providing for Belt Filter Press Refurbishment and Controls Upgrade, in an amount not to exceed $483,290.00.

6. **Resolution No. 04 23 2026B** - A Resolution authorizing a Shared Parking Agreement with O'Fallon Playfield Commons, LLC.

7. **Resolution No. 04 23 2026C** - A Resolution authorizing an agreement with Premier Pyrotechnics, LLC, for the provision of fireworks displays at the City of O'Fallon's Annual Heritage & Freedom Fest and Celebration of Lights Old-Fashioned Holiday Stroll events.

R. **NEW BUSINESS**

1. **Bill No. 7856** - Sponsored by: Mayor Hennessy - An Ordinance authorizing an Intergovernmental Memorandum Of Understanding between the City of O'Fallon, Missouri, on behalf of its Police Department, and the City of St. Charles, Missouri, on behalf of its Police Department, to authorize the O'Fallon Real-Time Information Center (RTIC) to program designated police department radio channels within the RTIC to support real-time situational awareness, operational coordination and officer safety.

   Comment: First Reading.

2. **Bill No. 7857** - Sponsored by: Mayor Hennessy - An Ordinance approving the plans for West Terra Lane Realignment CMAQ-5401(727) Project; declaring the project to be necessary and appropriate; authorizing acquisition of property in association therewith; and authorizing certain other actions.

   Comment: First Reading.

3. **Resolution No. 04 23 2026D** - A Resolution authorizing an agreement with HR Green, Inc., providing for supplemental design services as part of the Hoff Road Phase 2 Project, in an amount not to exceed $41,258.45.

S. **ADJOURN**

Posted this 20th day of April 2026 - Amended Agenda posted this 22nd day of April 2026 at 1:10 p.m.

Bess Bacher, MRCC
City Clerk

Notice is hereby given that, subject to a motion duly made and adopted, the City Council of the City of O'Fallon, Missouri may also hold a closed meeting for the purpose of dealing with matters relating to one or more of the following: 610.021(1) Legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives and its attorneys; 610.021(2) Leasing, purchase or sale of real estate; 610.021(3) Hiring, firing, disciplining or promotion of employees; 610.021(9) Preparation, including any discussion or work product, on behalf of a public governmental body or its representatives for negotiations with employee groups; 610.021(11) Specifications for competitive bidding, until either the specifications are officially approved by the public governmental body or the specifications are published for bid; 610.021(12) Sealed bids and related documents, until the bids are opened; and sealed proposals and related documents or any documents related to a negotiated contract until a contract is executed, or all proposals are rejected; 610.021(13) Individually identifiable personnel records, performance ratings or records pertaining to employees or applicants for employment.

If you need special accommodations to attend a City Council meeting, please call the ADA Coordinator, Tanya Davies at 636-379-5511 or email tdavies@ofallonmo.gov at least 48 hours notice prior to the meeting.

City of O'Fallon, Missouri

Memorandum

Council Meeting - Regular **E. 1.**

Meeting Date: 04/23/2026

Re: Recognizing retiring Council Members Roth, Thompson, Kuehn and Ragsdale

From: Bill Hennessy, Mayor

Department: Administration

Information

Item:

Mayor Hennessy will present retiring Council Members Roth, Thompson, Kuehn and Ragsdale with a plaque.

Background:

After the General Municipal Election, Mayor Hennessy recognizes and expresses his appreciation to each of the retiring Council Members.

Previous Council Action:

N/A

Recommendation:

To present the plaques.

City of O'Fallon, Missouri

Memorandum

Council Meeting - Regular **I. 1.**

Meeting Date: 04/23/2026

Re: Rezoning of property at 811 North Main Street

From: David Woods, Planning & Development Director

Department: Planning and Development

Agenda Category: Old Business

Information

Item:

This is an Ordinance for the rezoning, from R-1/Single Family Residential District to C-2/General Business District, for property located at 811 North Main Street.

Background:

On April 2, 2026, the Planning and Zoning Commission held a public hearing and considered a recommendation to the City Council regarding this rezoning.

Previous Council Action:

On April 9, 2026, the City Council held a public hearing regarding the request for rezoning.

Recommendation:

On April 2, 2026, the Planning and Zoning Commission forwarded a recommendation of approval to the City Council regarding the request for rezoning.

Attachments

Ordinance

Planning and Zoning Commission Report

Site Location Map

Applicants Supporting Documentation

Site Plan

Elevations

BILL NO. 7851 **ORDINANCE NO. _____**

Sponsored by: Council Members Cook and Ragsdale

AN ORDINANCE PROVIDING FOR THE REZONING OF A CERTAIN TRACT OF LAND LOCATED AT 811 NORTH MAIN STREET OWNED BY JOHN AND JACQUELINE EISE FROM R-1/SINGLE FAMILY RESIDENTIAL DISTRICT TO C-2/GENERAL BUSINESS DISTRICT.

WHEREAS, an application for a change of the zoning district classification of the property described below was filed in accord with the requirements of Sec. 400.665 of the O'Fallon City Code; and

WHEREAS, the Planning and Zoning Commission has reviewed the application and reported its findings and recommendations to the City Council as required by law; and

WHEREAS, after due notice as required by law, public hearings at which all interested parties were afforded an opportunity to be heard were held by the Planning and Zoning Commission and the City Council in accord with the provisions of Article XVI of Chapter 400 of the O'Fallon City Code;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF O'FALLON, MISSOURI, AS FOLLOWS:

SECTION 1: Pursuant to the provisions of Section 400.665(B) of the Code of Ordinances of the City of O'Fallon, Missouri, as amended, the zoning district classification of the real estate described below on the City's Official Zoning Map is hereby changed from R-1/Single Family Residential District to C-2/General Business District, to wit:

Legal Description: A TRACT OF LAND SITUATED IN THE NORTHEAST FRACTIONAL QUARTER OF SECTION 20, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN BEING A PARCEL OF LAND LYING ADJACENT TO THE WEST LINE OF HIGHWAY "M" DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE WEST RIGHT OF WAY OF SAID HIGHWAY "M" NORTH 2 DEGREES 18 MINUTES EAST 342.5 FEET FROM THE EAST QUARTER CORNER OF SECTION 20, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN; THENCE CONTINUING NORTH 2 DEGREES 18 MINUTES EAST, WITH SAID WEST RIGHT OF WAY LINE, 240.0 FEET TO AN IRON PIN; THENCE NORTH 89 DEGREES 13 MINUTES WEST, 167.5 FEET TO AN IRON PIN; THENCE SOUTH 2 DEGREES 18 MINUTES WEST, 240.0 FEET; THENCE SOUTH 89 DEGREES 13 MINUTES EAST 167.5 FEET TO THE PLACE OF BEGINNING; EXCEPTING THAT PART CONVEYED TO THE MISSOURI STATE HIGHWAY COMMISSION.

SECTION 2: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3: This Ordinance shall be in full force and effect from and after its passage and approval by the Mayor.

BILL NO. 7851 **ORDINANCE NO. _____**

First Reading: _____

Second Reading: _____

PASSED BY THE CITY COUNCIL FOR THE CITY OF O'FALLON, MISSOURI, THIS DATE DAY OF MONTH, YEAR.

_____
Presiding Officer

Attest:

_____
Bess Bacher, City Clerk

APPROVED BY THE MAYOR FOR THE CITY OF O'FALLON, MISSOURI, THIS DATE DAY OF MONTH, YEAR.

_____
Bill Hennessy, Mayor

Attest:

_____
Bess Bacher, City Clerk

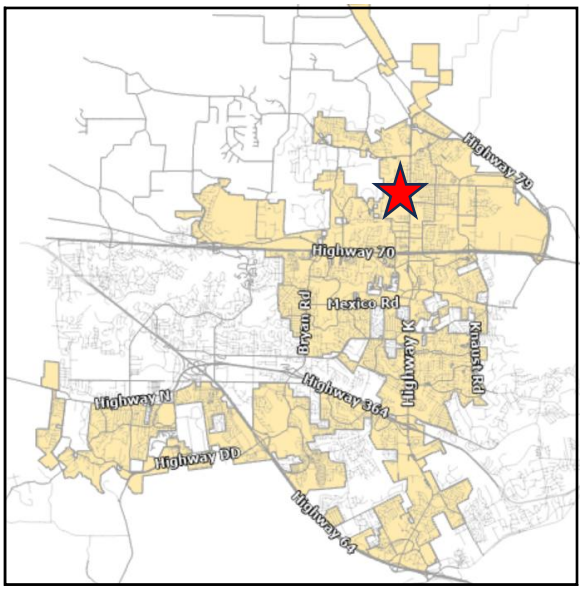
Approved as to Form:

_____
Kevin M. O'Keefe, City Attorney

O'Fallon Planning and Zoning Commission Meeting
O'Fallon Municipal Centre Council Chambers
100 North Main Street, O'Fallon, MO 63366

Project Summary:

City Council Meeting Date:	April 9, 2026
Case Number:	26-001795
Location of Subject Property:	811 N Main St.
Action Requested:	Approval of a Rezoning from R-1 Single Family Residential District to C-2/General Business District
Recommendation:	Approval
Final Action:	City Council
Related Applications:	Site Plan
Staff Contact:	Spencer Haeggberg, MPPA shaeggberg@ofallonmo.gov 636-379-5486



Applicant Summary:

Applicant and Engineer:	Drake Johnston Bax Engineering 221 Point W Blvd. St. Charles, MO 63301 djohnston@baxengineering.com 636-928-5552
Property Owner of Record:	John and Jacqueline Eise 912 N Main St. O'Fallon, MO 63366

Subject Property Datum:

Parcel Size:	0.87 acre	**Current Zoning:**	R-1 Single Family Residential District
Proposed Zoning:	C-2 General Business District		
Comprehensive Plan Designation:	The Comprehensive Plan's Future Land Use Map depicts this parcel as suitable for retail/office uses.		
Proposed Use of Subject Property:	The applicant is proposing to pour additional concrete in order to accommodate additional parking and vehicular circulation features that comply with City Code. After applying for the Site Plan, the applicant may have completed a portion of		

	the work without receiving the proper approvals. Therefore, corrective action may be required.		
Adjacent Parcel Data	**North**	C-2	817 N Main
	South	R-1	Access Strip (no address)
	East	ROW	N Main St.
	West	R-1	199 Oak Crest Dr.

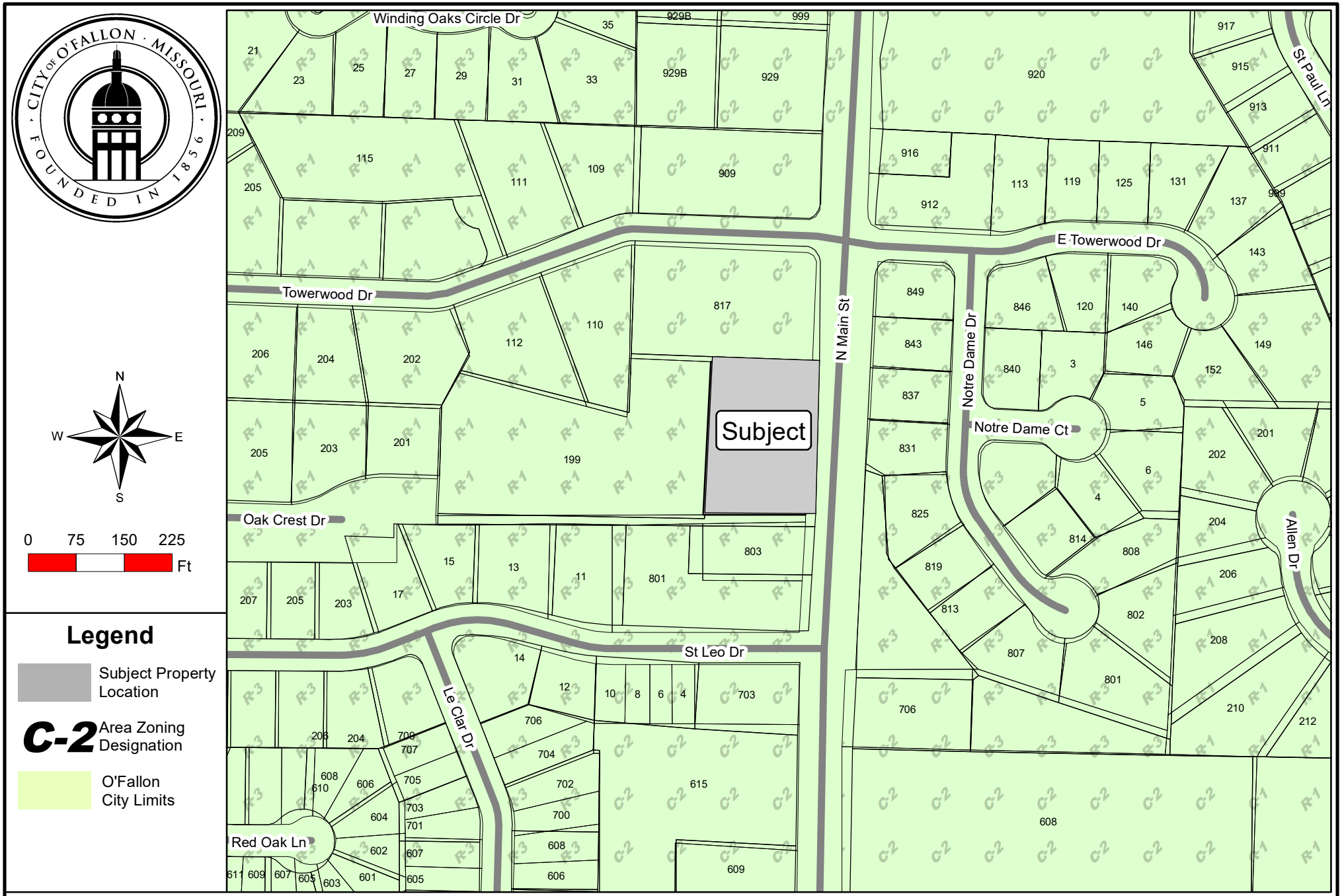
The following facts are to be considered by the Planning and Zoning Commission in the review of a petition for a zoning amendment per Section 400.680 of the Zoning Ordinance:

Zoning Regulations:	Staff Comments:
1. Whether or not the requested zoning is justified by a change in conditions since the original ordinance was adopted or by an error in the original ordinance.	The rezoning is justified due to the current and proposed use of the site.
2. The precedents, the possible effects of such precedents, which might likely result from the approval or denial of the application.	The subject property is near other commercial uses, which is consistent with the area. Approving the rezoning request would not set a precedent.
3. The ability of the City or other government agencies to provide any services, facilities, and/or programs that might likely result from approval or denial of the application.	All necessary utilities are existing or able to be extended to the site.
4. Effect of approval of the application on the conditions and/or value of the property in the City or adjacent civil divisions.	The proposed zoning and land use is consistent with the surrounding area. The proposed rezoning would not have a negative impact on the surrounding land uses.
5. Effect of approval of the petition on adopted policies of the City and other government units.	Approval of the rezoning would be consistent with the City's adopted development policies and Comprehensive Plan.
6. The zoning and land use recommended by the Comprehensive Plan.	The subject property is designated as suitable for retail or office uses on the Future Land Use Map in the City's Comprehensive Plan.

The photograph shows the Public Meeting sign near the subject property.

Planning and Zoning Commission Recommendation:

The Planning and Zoning Commission forwarded a recommendation of **approval** of the rezoning request from R-1 to C-2 based on the following findings:	
Findings:	1. Approval of the rezoning would be consistent with the City's adopted development policies and Comprehensive Plan. 2. The rezoning is justified due to the proposed use of the site. 3. The proposed use is consistent with other nearby properties.



811 North Main Street

Bax Engineering
221 Point West Blvd.
St. Charles, MO 63301
636-928-552

February 26, 2025

City of O'Fallon Planning Department
100 N Main St.
O' Fallon, MO 63366

As part of the rezoning application, the following are listed as findings of fact required for the rezoning plan submittal.
Please see our statement to each finding of fact in blue below.

1. Whether or not the requested Zoning change is justified by a change in conditions since the original ordinance was adopted, or by an error in the original ordinance.

   The current lot is zoned R-1 residential, and it used to be a house. The requested rezoning of C-2 is justified as there are surrounding properties along North Main Street that are similarly zoned as commercial.

2. The precedents, the possible effects of such precedents, which might likely result from approval or denial of the application.

   The proposed lot serves a plumbing company and requires rezoning to meet code requirements. The proposed changes to this site include widening the drive lanes to meet city code for commercial sites and adding striping to the existing pavement for parking. The building will remain largely the same. Rezoning the parcel from R-1 to C-2 would continue the line of commercial properties along North Main Street.

3. The ability of the City or other government agencies to provide any services, facilities, and/or programs that might likely result from approval or denial of the petition.

   The requested zoning does allow various uses that provide services that are open to the city, other government agencies or public entities, which is similar to the existing condition.

4. The effect of approval of the application on the condition and/or value of property in the City or in adjacent civil divisions.

   The rezoning to C-2 will still allow for many uses and the value of the property would not be limited by that factor.

Bax Engineering
221 Point West Blvd.
St. Charles, MO 63301
636-928-552

5. The Zoning and land use recommended by the City's adopted Comprehensive Plan.

   The comprehensive plan shows the area as ideal for commercial zoning. This rezoning request would align the property with the City's Comprehensive plan.

6. The commission may require additional information when deemed necessary.

   A site plan has also been submitted for review along with this application for rezoning change. All proposed improvements have been shown on the site plan for the proposed development.

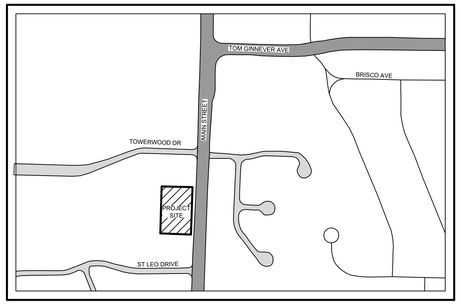
Please contact me at 636-928-5552 or via email if you have any questions.

Sincerely,

Drake O. Johnston, E.I.T.
Project Engineer
djohnston@baxengineering.com

A PRELIMINARY SITE PLAN FOR
LEGACY PLUMBING

TWO TRACTS OF LAND LOCATED IN THE NORTHEAST QUARTER OF FRACTIONAL SECTION 20, TOWNSHIP 47 NORTH, RANGE 3 EAST CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI



Location Map

Drawing Index

C0 COVER SHEET
C1 ZONING EXHIBIT
C2 DEMO PLAN
C3 SITE PLAN
C4 LANDSCAPE PLAN
C5 GRADING PLAN

Legend

600.00 EXISTING LABELS	CURB/AREA INLET
600.00 PROPOSED LABELS	GRATE INLET
CI SINGLE CURB INLET	SANITARY MANHOLE
DCI DOUBLE CURB INLET	STORM MANHOLE
AI AREA INLET	POWER POLE
DAI DOUBLE AREA INLET	GUY WIRE
GI GRATE INLET	LIGHT STANDARD
DGI DOUBLE GRATE INLET	FIRE HYDRANT
MH MANHOLE	WATER METER
FE FLARED END SECTION	WATER VALVE
EP END PIPE	GAS VALVE
CP CONCRETE PIPE	TELEPHONE MANHOLE
RCP REINFORCED CONCRETE PIPE	FIBER OPTIC MARKER
CMP CORRUGATED METAL PIPE	AC UNIT
CPP CORRUGATED PLASTIC PIPE	TELEPHONE CABLE PEDESTAL
TBR TO BE REMOVED	ELECTRIC METER
CO CLEAN OUT	CLEANOUT
SLOPE LIMITS	MAILBOX
DRAINAGE SWALE	SIGN
STM STORM SEWER	
SAN SANITARY SEWER	
W WATER LINE	
FO FIBER OPTIC LINE	
GAS GAS LINE	
UGE UNDERGROUND ELECTRIC	
OHW OVERHEAD ELECTRIC	
CTV CABLE TV LINE	
T TELEPHONE LINE	
X X FENCE LINE	

Development Notes:

1. THIS PROPERTY CONSISTS OF ONE PARCEL REFERENCED AS PARCEL I.D. NUMBER: 2-050A-S020-00-0009.0000000 OF THE ST. CHARLES COUNTY ASSESSOR'S OFFICE.
2. AREA OF TRACT: 0.871 ACRES
3. EXISTING ZONING: R-1 SINGLE FAMILY RESIDENTIAL, CITY OF O'FALLON
   PROPOSED ZONING: C-2 GENERAL BUSINESS, CITY OF O'FALLON
4. SITE ADDRESS: 811 N MAIN STREET O'FALLON, MO 63366
5. PROPOSED USE: OFFICE / COUNCILING (OFFICE)
6. OWNER: JOHN EISE 811 N MAIN STREET OFALLON, MO 63366
7. BUILDING SETBACKS (C-2):
   FRONT YARD = 25 FEET
   SIDE YARD = 0 FEET
   REAR YARD = 10 FEET WHEN ADJACENT TO RESIDENTIAL
   MAXIMUM HEIGHT = 50 FEET OR 3 STORIES
8. PARKING REQUIREMENTS:
   OFFICE (PLUMBING):
   1 SPACE PER 300 SQ. FT. FLOOR AREA
   2,000/300 SQ. FT. x 1 SPACE = 7 (6.67) SPACES

   COUNCILING (OFFICE):
   1 SPACE PER 300 SQ. FT. FLOOR AREA
   600/300 SQ. FT. x 1 SPACE = 2 SPACES

   REQUIRED PARKING SPACES = 9 SPACES
   PROVIDED PARKING SPACES = 9 SPACES (INCLUDING 1 ACCESSIBLE SPACE)*

   *4 ADDITIONAL SPACES PROVIDED VIA EXISTING GARAGES ON-SITE
9. SITE COVERAGE (PRE-2024 IMPROVEMENTS AS "EXISTING"):
   TOTAL SITE AREA = 37,936 SQFT (0.871 ACRES)

   EXISTING BUILDING = 2,454 SQFT (0.056 ACRES) = 6.46%
   EXISTING PAVEMENT = 3,243 SQFT (0.074 ACRES) = 8.55%
   EXISTING GREENSPACE = 32,239 SQFT (0.741 ACRES) = 84.98%

   PROPOSED BUILDING = 3,150 SQFT (0.072 ACRES) = 8.30%
   PROPOSED PAVEMENT = 9,810 SQFT (0.225 ACRES) = 25.86%
   PROPOSED GREENSPACE = 21,061 SQFT (0.574 ACRES) = 55.52%
10. BASIS OF BEARINGS IS THE "MISSOURI COORDINATE SYSTEM OF 1983, EAST ZONE" (GRID NORTH)

    TO DETERMINE THE LOCATION OF FLOOD DESIGNATIONS AND BOUNDARIES, WE DETERMINED THE HORIZONTAL LOCATION OF THIS TRACT OF LAND BY SCALING THE FOLLOWING FLOOD INSURANCE RATE MAP (FIRM): ST. CHARLES COUNTY, MISSOURI AND INCORPORATED AREAS, MAP NUMBER 29183C0230G, WITH AN EFFECTIVE DATE OF JANUARY 20, 2016.

    COMMUNITY: CITY OF O'FALLON
    NUMBER: 290316
    PANEL: 0230
    SUFFIX: G

    BY EXPRESS REFERENCE TO THIS MAP AND ITS LEGEND, THIS TRACT OF LAND IS INDICATED TO BE WITHIN THE FOLLOWING ZONES:

    - ZONE "X" – AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
    - ZONE "X" SHADED – AREAS OF 0.2% ANNUAL CHANCE FLOODPLAIN; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
    - ZONE "AE" – SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; BASE FLOOD ELEVATIONS DETERMINED.
    - ZONE "AE" FLOODWAY – FLOODWAY AREAS IN ZONE AE.

    THIS FLOOD ZONE DETERMINATION AND THE FLOOD ZONE LIMITS SHOWN HEREON, IF ANY, WERE MADE BY SCALING ONLY, USING FEMA INFORMATION WHICH WAS AVAILABLE ON THE DATE.
11. ALL NEW LIGHTING SHALL BE DOWNCAST LIGHTS CONSISTENT WITH CITY OF O'FALLON STANDARDS AND SPECIFICATIONS. POLE HEIGHT SHALL BE 22 FEET. ALL LIGHT POLES SHALL BE PRIVATE.
12. ALL MECHANICAL EQUIPMENT SHALL BE GROUND MOUNTED AND WILL BE SCREENED PER CITY OF O'FALLON ZONING CODE, SECTION 400.278.
13. ALL SANITARY LATERALS SHALL BE SDR 26.
14. ESTIMATED SANITARY FLOW = 500 GPD
15. UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING OR CONSTRUCTION OF THE IMPROVEMENTS.
16. ALL NEW UTILITIES ARE TO BE LOCATED UNDERGROUND.
17. ALL SITE CONSTRUCTION SHALL COMPLY WITH CITY OF O'FALLON STANDARDS. ALL CONSTRUCTION WITHIN STATE RIGHT OF WAY SHALL COMPLY WITH MODOT STANDARDS.
18. ALL SIGNAGE FOR THIS FACILITY SHALL REQUIRE SEPARATE PERMIT APPROVAL.
19. DIFFERENTIAL RUNOFF CALCULATIONS (PRE-2024 IMPROVEMENTS AS "EXISTING"):
    GREENSPACE TO IMPERVIOUS = 0.167 ACRES
    DIFFERENTIAL RUNOFF = 0.167 ACRES X (4.77-2.29) = 0.414 CFS

    DETENTION WILL NOT BE PROVIDED FOR THIS SITE.
20. THIS PLAN IS PRELIMINARY AND NOT FOR CONSTRUCTION.
21. NO SLOPE SHALL EXCEED 3:1 GRADE.
22. PROPOSED DEVELOPMENT SHALL COMPLY WITH ARTICLE XIII (PERFORMANCE STANDARDS) AND THE CITY OF O'FALLON 2021 COMPREHENSIVE PLAN.

Utility Contacts

Sanitary Sewer
City of O'Fallon
100 N. Main St.
O'Fallon, MO 63366
Contact: 636-281-2858

Water
City of O'Fallon
100 N. Main St.
O'Fallon, MO 63366
Contact: 636-281-2858

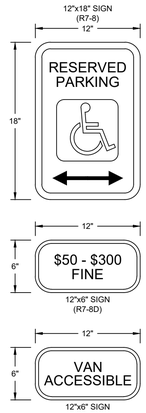
Gas
Spire Gas Company
6400 Graham Road
St. Louis, MO 63134
314-522-2297

Electric
Ameren UE
200 Callahan road
Wentzville, MO 63385
636-639-8312

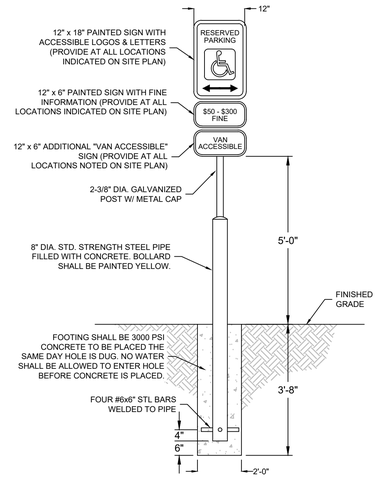
Telephone
Centurylink
1151 Century Tel Dr.
Wentzville, MO 63385
636-332-7261

Charter Communications
941 Charter Commons
Town & Country, MO 63017
888-438-2427

Fire Department
O'Fallon Fire Protection District
119 E. Elm St.
O'Fallon, MO 63366
636-272-3493



VAN ACCESSIBLE SIGN DETAIL
SCALE: NONE



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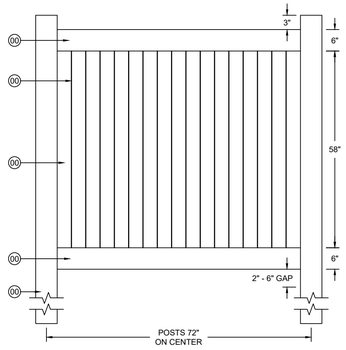
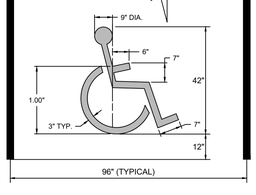
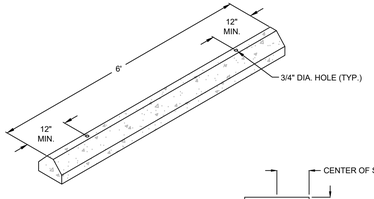
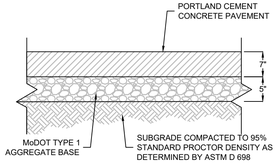


6-FOOT HIGH VINYL PRIVACY FENCE DETAIL
SCALE: NONE

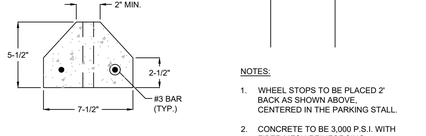


ADA ACCESSIBLE PARKING SYMBOL
SCALE: NONE



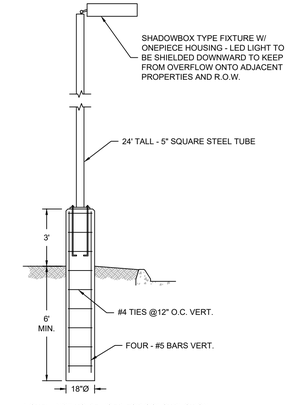


CONCRETE PAVEMENT
SCALE: NONE



NOTES:
1. WHEEL STOPS TO BE PLACED 2' BACK AS SHOWN ABOVE, CENTERED IN THE PARKING STALL.
2. CONCRETE TO BE 3,000 P.S.I. WITH FIBER MESH REINFORCING.

CONCRETE WHEEL STOP DETAIL
SCALE: NONE



NOTE: **NOT** TO BE USED FOR CONSTRUCTION.

LIGHT POLE AND BASE DETAIL
SCALE: NONE

Benchmarks:

Project
REFERENCE BENCHMARK:

THE ELEVATIONS SHOWN ON THIS DRAWING ARE REFERENCED FROM "THE MISSOURI HIGHWAYS AND TRANSPORTATION COMISSION GLOBAL NAVIGATION SATELLITE REAL TIME NETWORK FOR CONTINUOUS OPERATING REFERENCE STATIONS", COMMONLY KNOWN AS "MODOT VRS".

MODOT VRS MOUNT POINTS PROVIDE CORRECTIONS CONSISTENT WITH NGS'S NAD83 (2011) EPOCH 2010.00 "MOOF" WITH A PID OF DM4688 AND MISSOURI STATE PLANE (EAST ZONE) COORDINATES OF N=324131.153 METERS AND 3=232983.48 METERS.

Site
SITE BENCHMARK: ELEVATION 501.56 (NAVD 88)
"BOX CROSS" CUT IN CONCRETE SIDEWALK ON THE EAST SIDE OF SUBJECT PROPERTY AND IS LOCATED AS SHOWN HEREIN.

MISSOURI ONE CALL SYSTEM INC. IT'S THE LAW! STOP! CALL BEFORE YOU DIG!

CALL BEFORE YOU DIG!
1-800-DIG-RITE

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A PRELIMINARY SITE PLAN FOR
LEGACY PLUMBING (REZONING/SITE PLAN)
811 N MAIN STREET
CITY OF O'FALLON, MO 63366

PREPARED FOR:
JOHN EISE
811 N MAIN STREET
O'FALLON, MO 63366
(314) 280-3493

BAX ENGINEERING PLANNING SURVEYING
221 Point West Blvd.
St. Charles, MO 63301
636-928-5552
FAX 928-1718

Box Engineering Company, Inc.
Missouri State Certificate of Authority Engineering #000655
Missouri State Certificate of Authority Surveying #000144

REVISIONS

03-18-2026	CITY COMMENTS

DISCLAIMER OF RESPONSIBILITY:
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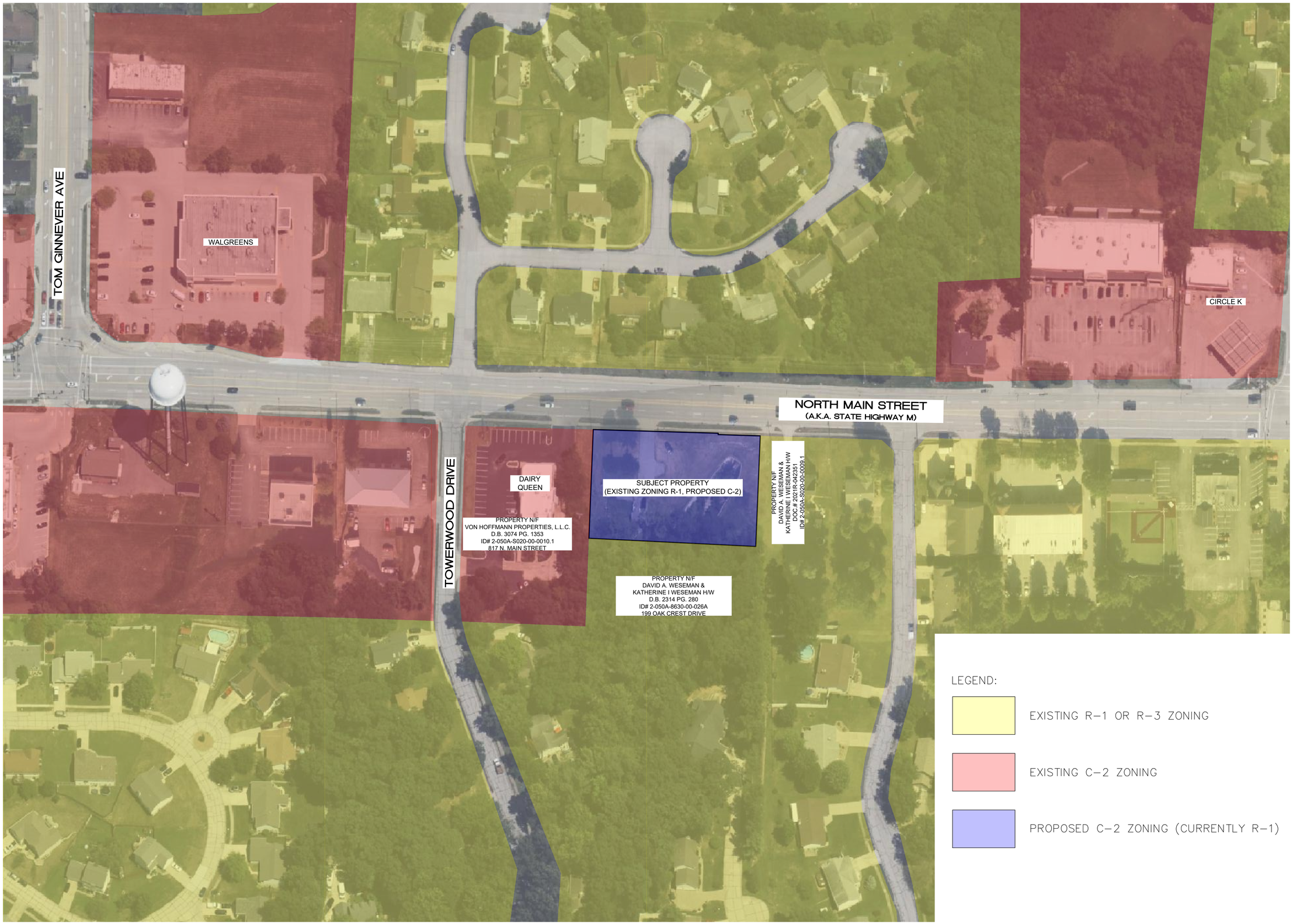
STATE OF MISSOURI LARRY DAVID WALKER NUMBER PE-2007020343 PROFESSIONAL ENGINEER 03/18/26

Larry D. Walker
Civil Engineer
Engineers License No. 2007020343

03-18-2026 *DATE*
19-17671A *PROJECT NUMBER*
17671A PRE.DWG *FILE NAME*
DOJ *DRAWN*
DOJ LDW *DESIGNED CHECKED*

COVER SHEET

C-0



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CITY OF O'FALLON, MO 63366

PREPARED FOR:
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PLANNING
SURVEYING

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636-928-5552
FAX 928-1718

Box Engineering Company, Inc.
Missouri State Certificate of Authority
Engineering #000655
Missouri State Certificate of Authority
Surveying #000144

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LARRY DAVID D. WALKER
NUMBER LVPE-2007020343
PROFESSIONAL ENGINEER
03/18/26

Larry D. Walker
Civil Engineer
Engineers License No. 2007020343

03-18-2026
DATE

19-17671A
PROJECT NUMBER

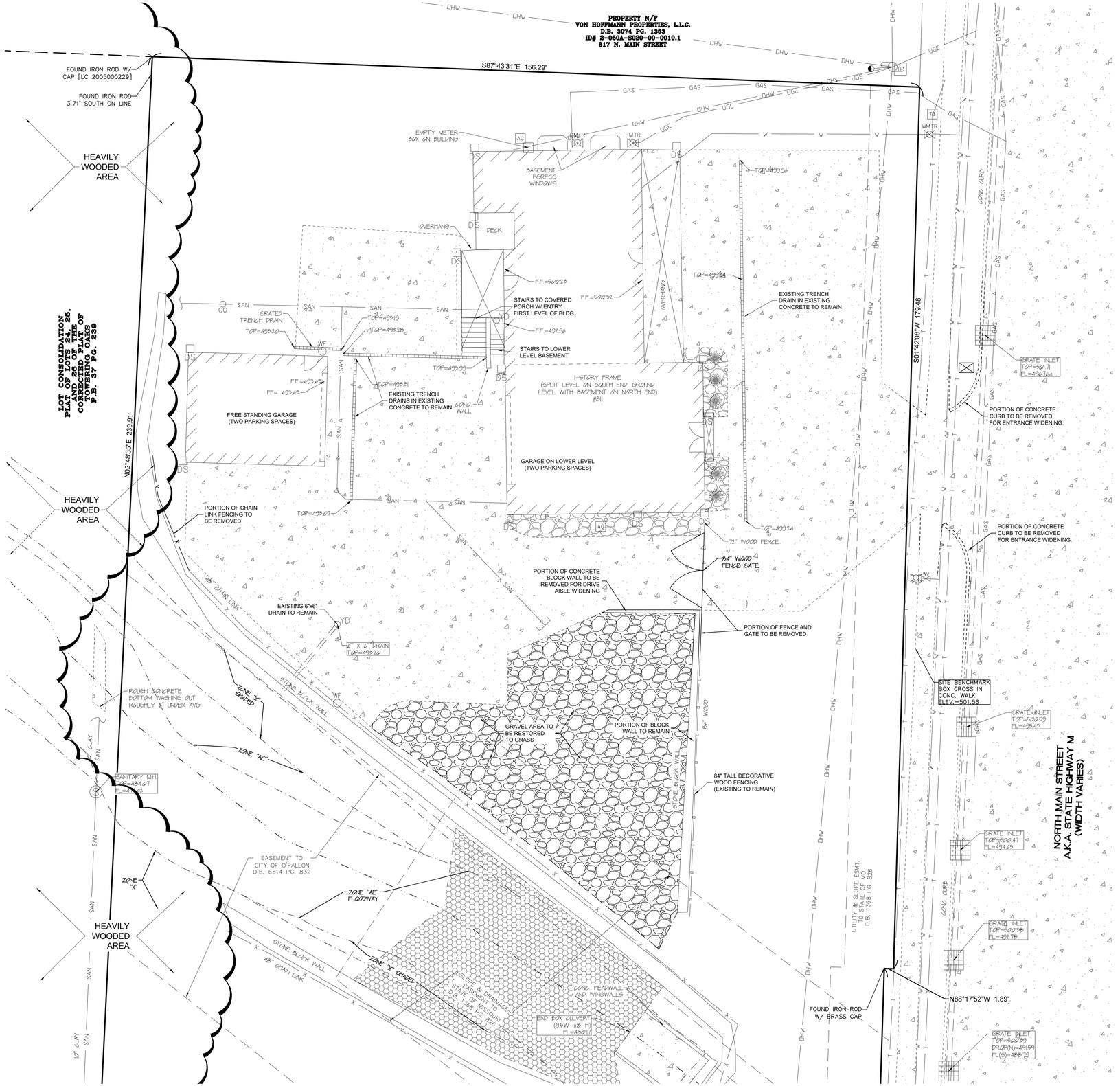
17671A PRE.DWG
FILE NAME

DOJ
DRAWN

DOJ LDW
DESIGNED CHECKED

ZONING EXHIBIT

C-1



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PREPARED FOR:
JOHN ESE
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O'FALLON, MO 63366
(314) 280-5353

BAX

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St. Charles, MO 63301
636-928-5552
FAX 928-1718

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03/18/26

Larry D. Walker
Civil Engineer
Engineers License No. 2007020343

03-18-2026 *DATE*
19-17671A *PROJECT NUMBER*
17671A PRE.DWG *FILE NAME*
DOJ *DRAWN*
DOJ LDW *DESIGNED CHECKED*

EXISTING SITE/DEMO

C-2

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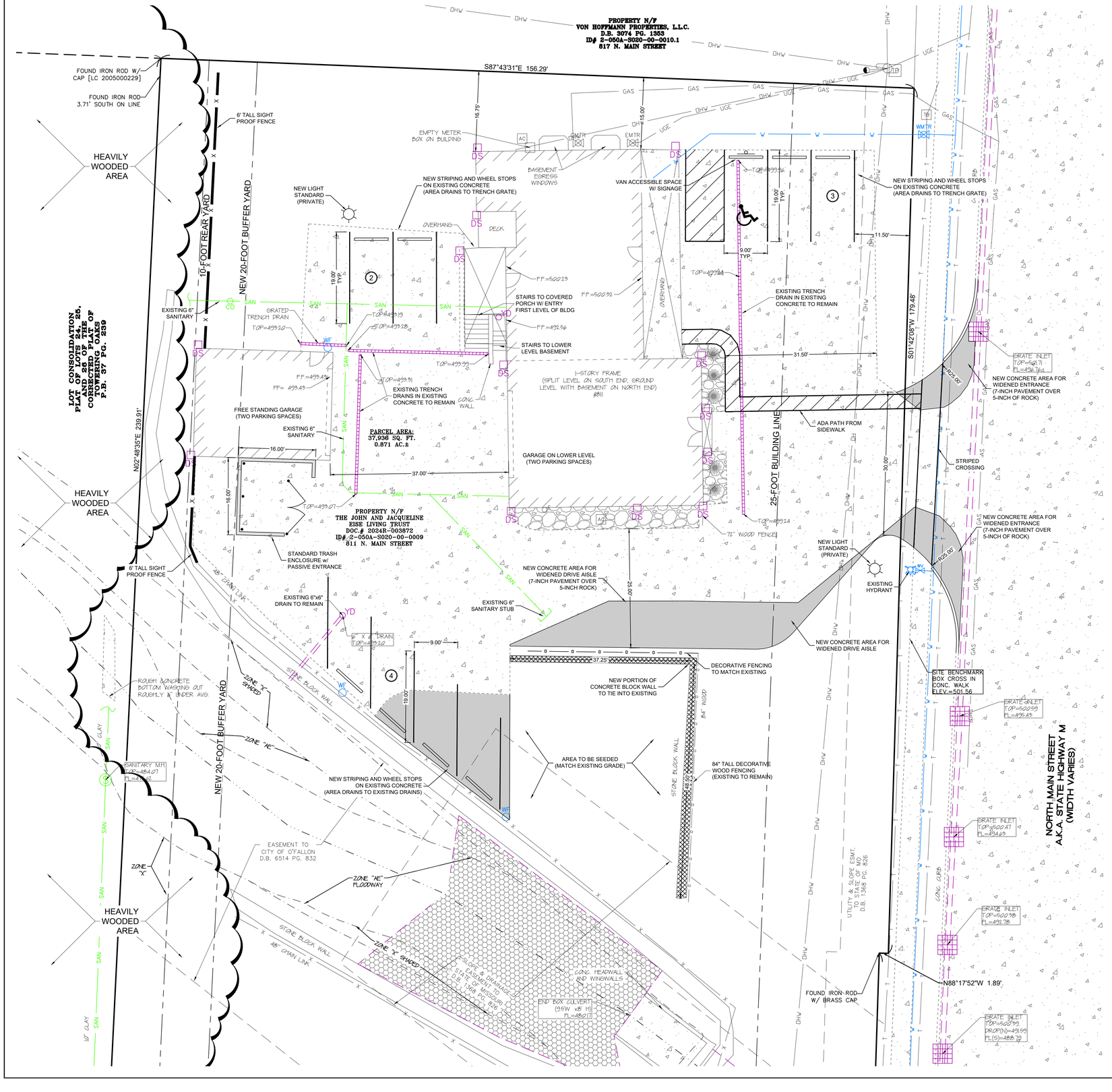
PROPERTY N/F
VON HOFFMANN PROPERTIES, L.L.C.
D.B. 3074 PG. 1353
ID# 2-050A-3020-00-0010.1
817 N. MAIN STREET
S87°43'31"E 156.29'
FOUND IRON ROD W/ CAP [LC 2005000229]
FOUND IRON ROD 3.71' SOUTH ON LINE
6' TALL SIGHT PROOF FENCE
HEAVILY WOODED AREA
10-FOOT REAR YARD
NEW 20-FOOT BUFFER YARD
LOT CONSOLIDATION PLAT OF LOTS 24, 25, AND PART OF THE CORRECTED PLAT OF TOWERING OAKS P.B. 37 PG. 239
N02°48'35"E 239.91'
EMPTY METER BOX ON BUILDING
BASEMENT EGRESS WINDOWS
NEW LIGHT STANDARD (PRIVATE)
NEW STRIPING AND WHEEL STOPS ON EXISTING CONCRETE (AREA DRAINS TO TRENCH GRATE)
VAN ACCESSIBLE SPACE W/ SIGNAGE
OVERHANG
DECK
F/F=500.13
F/F=500.92
STAIRS TO COVERED PORCH W/ ENTRY FIRST LEVEL OF BLDG
F/F=492.56
STAIRS TO LOWER LEVEL BASEMENT
EXISTING 6" SANITARY
GRATED TRENCH DRAIN
EXISTING TRENCH DRAINS IN EXISTING CONCRETE TO REMAIN
F/F=493.43
F/F= 493.43
1-STORY FRAME (SPLIT LEVEL ON SOUTH END, GROUND LEVEL WITH BASEMENT ON NORTH END) #811
CONC. WALL
FREE STANDING GARAGE (TWO PARKING SPACES)
PARCEL AREA: 37,936 SQ. FT. 0.871 AC.±
GARAGE ON LOWER LEVEL (TWO PARKING SPACES)
25-FOOT BUILDING LINE
PROPERTY N/F
THE JOHN AND JACQUELINE EISE LIVING TRUST
DOC.# 2024R-003872
ID#.2-050A-S020-00-0009
811 N. MAIN STREET
72" WOOD FENCE
STANDARD TRASH ENCLOSURE w/ PASSIVE ENTRANCE
NEW CONCRETE AREA FOR WIDENED DRIVE AISLE (7-INCH PAVEMENT OVER 5-INCH OF ROCK)
EXISTING 6"x6" DRAIN TO REMAIN
EXISTING 6" SANITARY STUB
6' X 4' DRAIN
48" CHAIN LINK
ROUGH CONCRETE BOTTOM WASHING OUT ROUGHLY 6" UNDER AVG.
STONE BLOCK WALL
ZONE "X" SHADED
ZONE "AE"
NEW STRIPING AND WHEEL STOPS ON EXISTING CONCRETE (AREA DRAINS TO EXISTING DRAINS)
AREA TO BE SEEDED (MATCH EXISTING GRADE)
DECORATIVE FENCING TO MATCH EXISTING
NEW PORTION OF CONCRETE BLOCK WALL TO TIE INTO EXISTING
84" TALL DECORATIVE WOOD FENCING (EXISTING TO REMAIN)
EASEMENT TO CITY OF O'FALLON D.B. 6514 PG. 832
ZONE "AE" FLOODWAY
ZONE "X"
SLOPE & DRAINAGE EASEMENT TO STATE OF MISSOURI D.B. 1368 PG. 826
CONC. HEADWALL AND WINGWALLS
END BOX CULVERT (9'W x8.1'H) FL=480.17
SANITARY MH RIM=494.07 FL=484.07
NORTH MAIN STREET A.K.A. STATE HIGHWAY M (WIDTH VARIES)
UTILITY & SLOPE ESMT. TO THE STATE OF MO D.B. 1368 PG. 826
SITE BENCHMARK BOX CROSS IN CONC. WALK ELEV.=501.56
GRATE INLET TOP=502.71 FL=496.96
NEW CONCRETE AREA FOR WIDENED ENTRANCE (7-INCH PAVEMENT OVER 5-INCH OF ROCK)
ADA PATH FROM SIDEWALK
STRIPED CROSSING
EXISTING HYDRANT
GRATE INLET TOP=502.59 FL=495.45
GRATE INLET TOP=500.47 FL=494.63
GRATE INLET TOP=502.58 FL=492.78
GRATE INLET TOP=502.59 DROP(N)=491.99 FL(S)=488.79
N88°17'52"W 1.89'
FOUND IRON ROD W/ BRASS CAP
S01°42'08"W 179.48'
111.50'
31.50'
30.00'
9.00' TYP.
19.00' TYP.
22.00'
37.00'
16.00'
16.75'
15.00'
TOP=493.96
TOP=493.44
TOP=493.19
TOP=493.28
TOP=493.10
TOP=493.93
TOP=493.31
TOP=493.07
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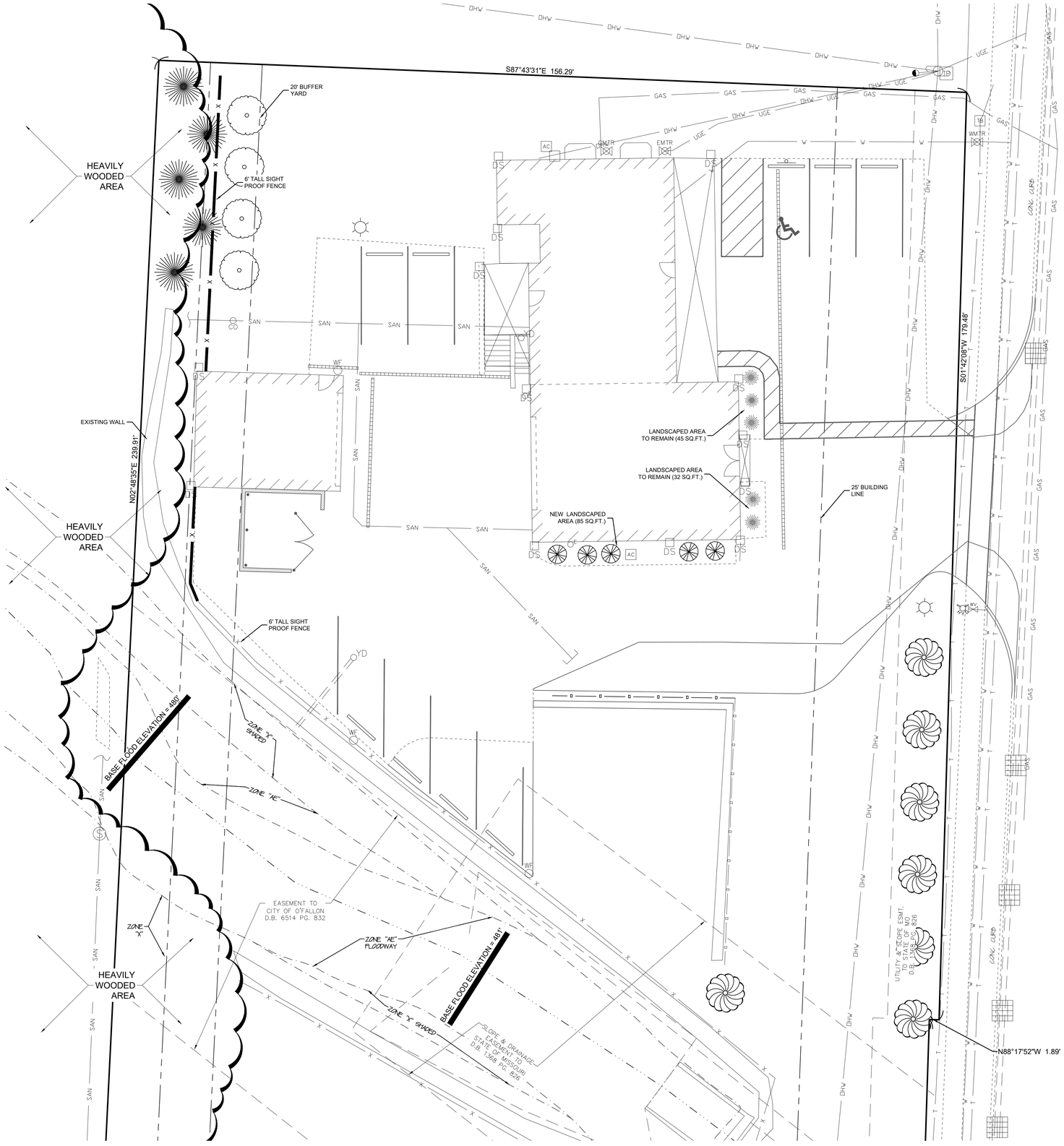

PLANTING LEGEND	
	= WHITE OAK
	= NORWAY SPRUCE
	= FLOWERING DOGWOOD
	= EX. BUSH OF UNKNOWN SPECIES
	= WEIGELA BUSH

LANDSCAPE CALCULATIONS:

PARKING LANDSCAPE:	= 9 PARKING SPACES x 270 SQ. FT. PER SPACE x 6%
PARKING LANDSCAPE AREA REQUIRED	= 145.8 SQ. FT.
PARKING LANDSCAPE AREA PROVIDED	= 162 SQ. FT.
FRONTAGE:	= 1 TREE PER 40 FT. FRONTAGE | 239.95 FT. FRONTAGE / 40 FT. / TREE = 6 TREES
FRONTAGE REQUIRED	= 6 TREES
FRONTAGE PROVIDED	= 6 TREES

10 0 5 10
H. SCALE: 1" = 10'

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CITY OF O'FALLON, MO 63366

PREPARED FOR:
JOHN ESE
811 N MAIN STREET
O'FALLON, MO 63366
(314) 280-4345

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St. Charles, MO 63301
636-928-5552
FAX 928-1718

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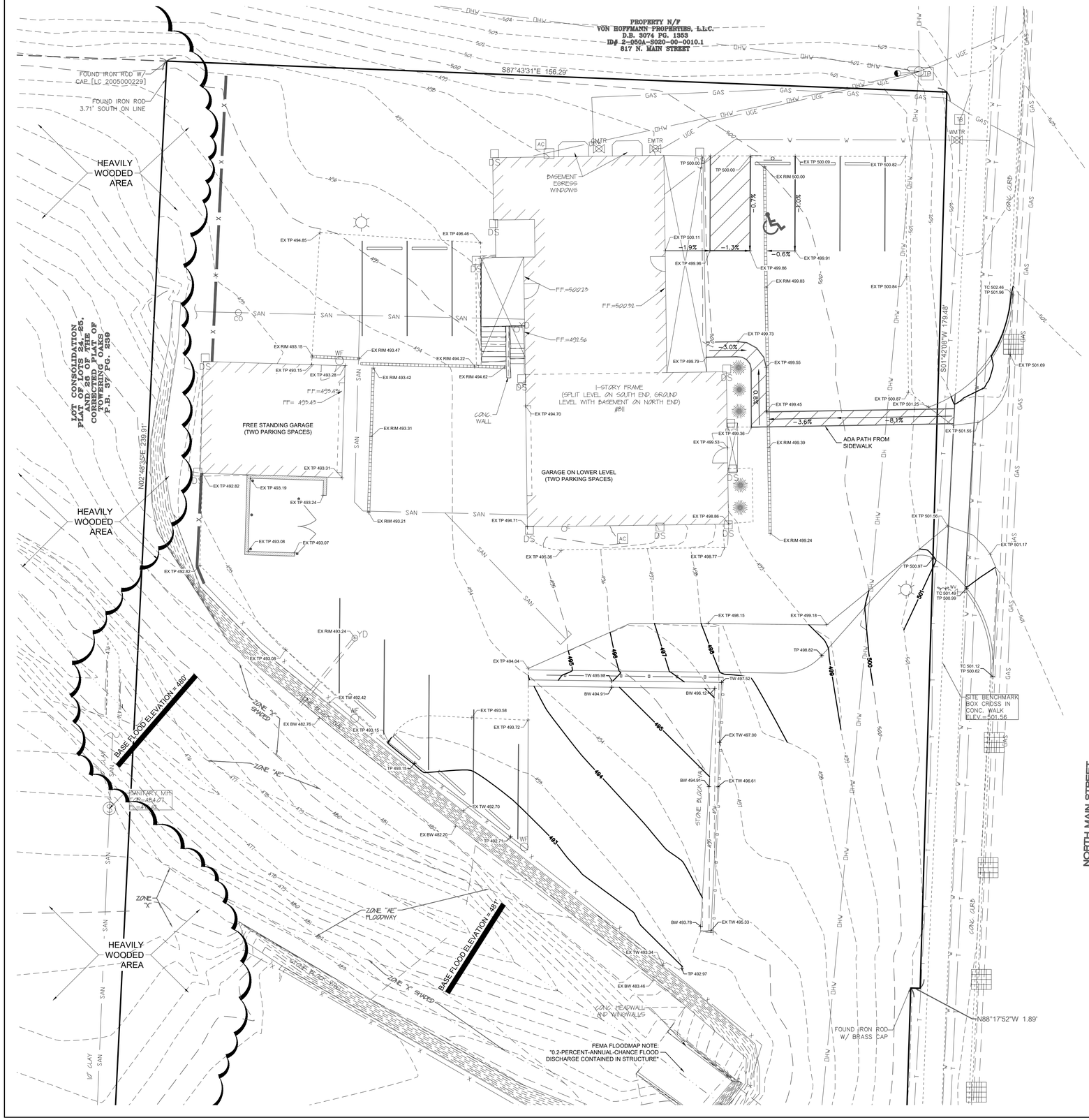
03/18/26

Larry D. Walker
Civil Engineer
Engineers License No. 2007020343

03-18-2026 *DATE*
19-17671A *PROJECT NUMBER*
17671A PRE.DWG *FILE NAME*
DOJ *DRAWN*
DOJ LDW *DESIGNED CHECKED*

LANDSCAPE PLAN

C-4



ABBREVIATIONS

EX	EXISTING	RIM	TOP OF GRATE / MANHOLE
TC	TOP OF CURB	FES	FLARED END SECTION
TP	TOP OF PAVEMENT	INV	INVERT
TG	TOP OF GROUND	FL	FLOW LINE OF DITCH / SWALE
TS	TOP OF SIDEWALK	TW	TOP OF WALL
CC	CATCH CURB	BW	BOTTOM OF WALL
LF	LINEAR FEET	CL	CENTER LINE

H. SCALE: 1" = 10'

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DOJ *DRAWN*
DOJ LDW *DESIGNED CHECKED*

GRADING PLAN

C-5

EASTERN ELEVATION (FRONT)

EASTERN ELEVATION (FRONT)

NORTHERN ELEVATION (SIDE)

WESTERN ELEVATION (REAR)

SOUTHERN ELEVATION (SIDE)

EASTERN ELEVATION
(DETACHED GARAGE)

NORTHERN ELEVATION
(DETACHED GARAGE)

City of O'Fallon, Missouri

Memorandum

Council Meeting - Regular **I. 2.**

Meeting Date: 04/23/2026
Re: Final Plan for Caballo Farms
From: David Woods, Planning & Development Director
Department: Planning and Development
Agenda Category: Old Business

Information

Item:

This is an Ordinance for the Final Plan for Caballo Farms.

Background:

On April 2, 2026, the Planning and Zoning Commission held a public hearing and considered a recommendation to the City Council regarding this Final Plan.

Previous Council Action:

On April 9, 2026, the City Council held a public hearing regarding the request for Final Plan approval.

Recommendation:

On April 2, 2026, the Planning and Zoning Commission forwarded a recommendation of approval to the City Council regarding the Final Plan.

Attachments

Ordinance
Planning and Zoning Commission Report
Site Location Map
Final Plan
On-Site Soils Information
Stream Assessment
Traffic Study Technical Assumptions Memo
Traffic Impact Study Caballo Farms
Wentzville School District Letter
Wentzville Fire District Letter
Fiscal Impact Analysis
Traffic Impact Study Concurrence

BILL NO. 7852 **ORDINANCE NO. _____**

Sponsored by: Council Member Koskela

AN ORDINANCE APPROVING A FINAL PLAN FOR CABALLO FARMS WITH RESPECT THERETO, SUBJECT TO CERTAIN CONDITIONS AND REQUIREMENTS.

WHEREAS, an application has been filed for final plan approval for the property hereinafter described pursuant to the provisions of Sections 400.236 through 400.236.16 of Article V of Chapter 400 of the Code of Ordinances of the City of O'Fallon; and

WHEREAS, the application has been reviewed and considered by the Planning and Zoning Commission of the City, which conducted a public hearing thereon after due notice as required by law, and the Commission has recommended approval to the City Council; and

WHEREAS, the City Council held a public hearing with respect to the application and this Ordinance after due notice as required by law and all relevant reports, information, comments and recommendations have been duly considered; and

WHEREAS, the City Council also finds, determines and declares that the proposed final plan meets the intent of Chapter 400 of the O'Fallon Code of Ordinances and all the standards specified for final plans pursuant to Sec. 400.236.10(A)(1) through (3) of Article V of Chapter 400 of the Code of Ordinances of the City of O'Fallon;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF O'FALLON, MISSOURI, AS FOLLOWS:

SECTION 1: The property was rezoned upon adoption of Ordinance 7286 to R-1/PUD Single Family Residential District Planned Unit Development and is hereinafter described as:

A TRACT OF LAND BEING PART OF U.S. SURVEY 891 AND FRACTIONAL SECTIONS 7, 8, AND 18, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE FOUND ON THE COMMON CORNER OF SECTIONS 7, 8, 17, AND 18 OF THE ABOVEMENTIONED TOWNSHIP AND RANGE, SAID CORNER BEING THE NORTHWEST CORNER OF "HARVEST AT HOPEWELL PLAT SEVEN-B", A SUBDIVISION RECORDED AS DOCUMENT NO. 2025R-020093 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS; THENCE ALONG THE EAST LINE OF FRACTIONAL SECTION 18, THE WEST LINE OF SAID "HARVEST AT HOPEWELL PLAT SEVEN-B" SUBDIVISION, AND THE WEST LINE OF LOT A OF "HOPEWELL FARM SUBDIVISION", A SUBDIVISION RECORDED AS DOCUMENT NO. 2020R-103703 OF SAID RECORDS, THENCE SOUTH 00°33'36" WEST, 3,000.26 FEET TO THE SOUTHWEST CORNER OF SAID LOT A, SAID CORNER BEING LOCATED ON THE NORTHEAST LINE THE ABOVEMENTIONED U.S. SURVEY 891, AND ALSO BEING LOCATED ON THE NORTH LINE OF A TRACT OF LAND CONVEYED TO JAMES H. PETERSEN AND MARGARET H. PETERSEN, TRUSTEES OF THE JAMES H. PETERSEN AND MARGARET H. PETERSEN REVOCABLE QUALIFIED SPOUSAL TRUST DATED OCTOBER 21, 2016, BY INSTRUMENT RECORDED IN DEED BOOK 6691 PAGE 2283 OF SAID RECORDS, FROM WHICH CORNER A FOUND IRON PIPE CAPPED "BAX" BEARS

SOUTH 37°39’48” EAST, 0.26 FEET; THENCE ALONG THE NORTHEAST LINE OF SAID U.S. SURVEY 891 AND THE NORTH LINE OF SAID PETERSEN TRUST TRACT, NORTH 37°39’48” WEST, 371.84 FEET; THENCE LEAVING THE NORTHEAST LINE OF SAID U.S. SURVEY AND CONTINUING ALONG THE NORTH LINE OF SAID PETERSEN TRUST TRACT, THE FOLLOWING COURSES AND DISTANCES: SOUTH 49°29’30” WEST, 84.48 FEET TO A POINT FROM WHICH A FOUND IRON PIPE BEARS NORTH 49°29’30” EAST, 0.79 FEET; NORTH 45°17’19” WEST, 456.06 FEET; SOUTH 49°52’31” WEST, 264.00 FEET TO A FOUND IRON PIPE; AND NORTH 68°07’29” WEST, 264.00 FEET TO A POINT LOCATED ON THE CENTERLINE OF LITTLE DARDENNE CREEK; THENCE ALONG THE MEANDERING CENTERLINE OF SAID LITTLE DARDENNE CREEK, THE FOLLOWING COURSES, DISTANCES, AND CURVES: ALONG AN ARC CONCAVE TO THE NORTH, AND ARC LENGTH OF 14.51 FEET, A RADIUS OF 95.00 FEET, THE CHORD OF WHICH BEARS NORTH 63°44’57” WEST, 14.50 FEET TO A POINT OF TANGENCY; NORTH 59°22’24” WEST, 201.80 FEET TO A POINT OF CURVATURE; ALONG AN ARC CONCAVE TO THE EAST, AN ARC LENGTH OF 57.23 FEET, A RADIUS OF 30.00 FEET, THE CHORD OF WHICH BEARS NORTH 04°43’11” WEST, 48.94 FEET TO A POINT OF TANGENCY; NORTH 49°56’02” EAST, 74.19 FEET TO A POINT OF CURVATURE; ALONG AN ARC CONCAVE TO THE SOUTH, AN ARC LENGTH OF 23.58 FEET, A RADIUS OF 30.00 FEET, THE CHORD OF WHICH BEARS NORTH 72°27’16” EAST, 22.98 FEET TO A POINT OF TANGENCY; SOUTH 85°01’29” EAST, 50.19 FEET TO A POINT OF CURVATURE; ALONG AN ARC CONCAVE TO THE NORTH, AN ARC LENGTH OF 29.24 FEET, A RADIUS OF 30.00 FEET, THE CHORD OF WHICH BEARS NORTH 67°03’19” EAST, 28.09 FEET TO A POINT OF TANGENCY; NORTH 39°08’07” EAST, 125.29 FEET TO A POINT OF CURVATURE; ALONG AN ARC CONCAVE TO THE WEST, AN ARC LENGTH OF 30.59 FEET, A RADIUS OF 100.00 FEET, THE CHORD OF WHICH BEARS NORTH 30°22’14” EAST, 30.48 FEET TO A POINT OF TANGENCY; NORTH 21°36’22” EAST, 98.94 FEET TO A POINT OF CURVATURE; ALONG AN ARC CONCAVE TO THE SOUTHWEST, AN ARC LENGTH OF 125.44 FEET, A RADIUS OF 60.00 FEET, THE CHORD OF WHICH BEARS NORTH 38°17’12” WEST, 103.81 FEET TO A POINT OF TANGENCY; SOUTH 81°49’15” WEST, 85.05 FEET TO A POINT OF CURVATURE; ALONG AN ARC CONCAVE TO THE NORTH, AN ARC LENGTH OF 66.69 FEET, A RADIUS OF 200.00 FEET, THE CHORD OF WHICH BEARS NORTH 88°37’34” WEST, 66.39 FEET TO A POINT OF CURVATURE; AND NORTH 79°04’22” WEST, 9.48 FEET TO A POINT LOCATED ON THE EAST LINE OF A TRACT OF LAND CONVEYED TO S & W FARM, INC. BY INSTRUMENT RECORDED IN DEED BOOK 1720 PAGE 422 OF SAID RECORDS; THENCE LEAVING THE MEANDERING CENTERLINE OF SAID LITTLE DARDENNE CREEK AND PROCEEDING ALONG THE EAST AND SOUTH LINES OF SAID S & W FARM, INC. TRACT, THE FOLLOWING COURSES AND DISTANCES: NORTH 00°10’31” EAST, 2,332.42 FEET TO A FOUND P.K. NAIL IN WOOD POST; NORTH 89°33’15” EAST, 1,112.81 FEET TO A FOUND P.K. NAIL IN WOOD POST; NORTH 00°06’18” WEST, 747.41 FEET; AND NORTH 89°59’28” EAST, 486.71 FEET TO A POINT BEING THE INTERSECTION OF EASTERLY PROLONGATION OF THE AFORESAID S & W FARM LINE AND THE WEST LINE OF A 10.00 FOOT WIDE STRIP OF GROUND DESCRIBED IN A DEED TO JEFFREY G. & SUSANNE R. LAPPE BY INSTRUMENT RECORDED IN DEED BOOK 1848 PAGE 937 OF SAID RECORDS; THENCE ALONG THE WEST LINE OF SAID 10 FOOT WIDE STRIP, SOUTH 00°22’34” EAST, 278.84 FEET TO A POINT BEING THE INTERSECTION OF THE WEST LINE OF THE AFORESAID 10.00 FOOT WIDE STRIP AND THE WESTERLY PROLONGATION OF THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO AARON AND CHERIE MOHR RECORDED AS DOCUMENT NUMBER 2024R-038459 IN THE ST. CHARLES COUNTY RECORDS AND FROM SAID INTERSECTING POINT A FOUND IRON ROD CAPPED “RLS 1851” BEARS SOUTH 84°43’21” EAST, 9.93 FEET; THENCE ALONG THE NORTH LINE OF SAID MOHR TRACT, SOUTH 84°43’21” EAST, 143.60 FEET TO A FOUND IRON ROD CAPPED “RLS 1851” FOR THE NORTHEAST CORNER OF SAID MOHR TRACT,

SAID CORNER ALSO BEING LOCATED ON THE WEST LINE OF A TRACT OF LAND CONVEYED TO ST. LOUIS LAND HOLDINGS LLC BY INSTRUMENT RECORDED AS DOCUMENT NO. 2023R-008559, A SURVEY OF WHICH IS RECORDED AS DOCUMENT NO. 2023R-024124 OF SAID RECORDS; THENCE ALONG THE WEST LINE OF SAID ST. LOUIS LAND HOLDINGS LLC TRACT, SOUTH 04°56'44" WEST, 803.38 FEET TO THE SOUTHWEST CORNER OF SAID ST. LOUIS LAND HOLDING LLC TRACT, SAID CORNER BEING LOCATED ON THE NORTH LINE OF FRACTIONAL SECTION 17 AND THE NORTH LINE OF "HARVEST AT HOPEWELL PLAT ONE-B", A SUBDIVISION RECORDED AS DOCUMENT NO. 2024R-029950 OF SAID RECORDS, FROM WHICH CORNER A FOUND IRON ROD CAPPED "RLS1851" BEARS SOUTH 75°50'21" WEST, 0.29 FEET; THENCE ALONG THE NORTH LINE OF SAID FRACTIONAL SECTION 17, THE NORTH LINE OF SAID HARVEST AT HOPEWELL PLAT ONE-B" SUBDIVISION, AND THE NORTH LINE OF SAID "HARVEST AT HOPEWELL PLAT SEVEN-B" SUBDIVISION, NORTH 89°00'42" WEST, 459.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 4,101,497 SQUARE FEET (94.1574 ACRES) MORE OR LESS, ACCORDING TO A BOUNDARY SURVEYED PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF DECEMBER, 2025 UNDER PROJECT NUMBER 25-10-290.

SECTION 2: Pursuant to the provisions of Sections 400.236 through 400.236.16 of Article V of Chapter 400 of the Code of Ordinances of the City of O'Fallon, the following Final Plan for the property described in Section One, above, is hereby approved, subject to the terms, conditions and further procedures and approvals specified by the Ordinances of the City of O'Fallon and the additional terms and conditions set forth in Section Three, below, to wit: the Final Plan specified on that document entitled "Caballo Farms" as prepared by The Sterling Company and dated March 17, 2026, consisting of Sheets 1.1, 2.1, 2.1, 3.1, 3.2, 3.3 and 3.4 filed in the offices of the O'Fallon Department of Planning and Development. A reduced copy of the cover page of the approved Final Plan is attached hereto as Exhibit A for ease of reference only. The official copy referenced above on file with the Department shall govern.

SECTION 3: The Final Plan approval provided above permits for site improvements and permits for construction of other improvements, are expressly conditioned upon and made subject to the following terms and conditions:

1. This approval is conditional upon all applicable requirements provided within Title IV of the City's Municipal Code being addressed on the Final Plans and Construction Plans
2. Address the Construction Plan and Plot Plan Comments on future submittals.
3. Provide the location, type and any necessary details and/or calculations for any creek bank stabilization that may be necessary to prevent stream migration towards potential platted lots. Provide information on the firm that completed the creek bank study. Provide the study on letterhead that is signed and sealed.
4. No building permits or occupancy permits will be issued for lots impacted by the floodplain until the LOMR has been approved. If construction of the home has begun and there are changes to the LOMR that require changes to the construction, no variances will be issued.
5. All lots in the floodplain or removed from the floodplain will be required to have an elevation certificate before occupancy.
6. The developer shall work with staff during the Construction Plan phase to determine the appropriate layout of driveways around cul-de-sacs and eyebrows throughout the development to allow for sufficient areas for snow deposits during snow events.
7. Continue working with City staff regarding the extension of Diehr Road through this property.
8. Prior to issuance of building permits for 40% of the total units, all recreational amenities shall be open for use.
9. Note 50' creek bank setbacks on the plan and plot plans.

10. Provide a draft copy of the Covenants and Restrictions.
11. Provide a copy of all existing and proposed easements (including cross-access easements) or other restrictions proposed to be imposed upon the use of land, buildings and structures, including proposed easements or grants for public utilities.
12. Provide details for all proposed improvement, including the mail kiosk and cover with a light under the cover, pavement details, especially for Diehr Road, accessible ramp detail with truncated domes (to be PC concrete), accessible parking sign with a fine legend of $50-$300, etc.
13. Provide approval from all reviewing entities.
14. Provide Differential run off calculations for 100-year 20-minute storm.
15. Provide Detention easements (Access & 20' High Water) from a public road.
16. All storm infrastructure in common ground is to be private.
17. Provide information on water quality on each basin
18. Proposed lake requires a 10' wide safety bench.
19. Provide forebays on pond on every discharge points
20. Provide tracer wires for all underground utilities.
21. All utilities that run down a lot line are required to have 15' easements instead of 10'.
22. All detention basins need to be assessable by vehicle for maintenance.
23. The developer shall comply with the findings and recommendations of traffic study.
24. While not required, the City is recommending the developer to reach out to the Federal Fish and Wildlife Service to discuss potential issues that may arise related to the Indiana Bat as past surveys have indicated they are in this area. Should you move forward without taking steps to ensure there are no endangered species in this area, the developer is taking risks that could cause future issues with the applicable agencies. The City shall take no responsibility or liability for any or all issues that may arise from any potential endangered species in this area related to this project.

SECTION 4: This Ordinance shall be in full force and effect from and after its passage and approval by the Mayor.

First Reading: _____

Second Reading: _____

PASSED BY THE CITY COUNCIL FOR THE CITY OF O'FALLON, MISSOURI, THIS DATE DAY OF MONTH, YEAR.

_____
Presiding Officer

Attest:

_____
Bess Bacher, City Clerk

APPROVED BY THE MAYOR FOR THE CITY OF O'FALLON, MISSOURI, THIS DATE DAY OF MONTH, YEAR.

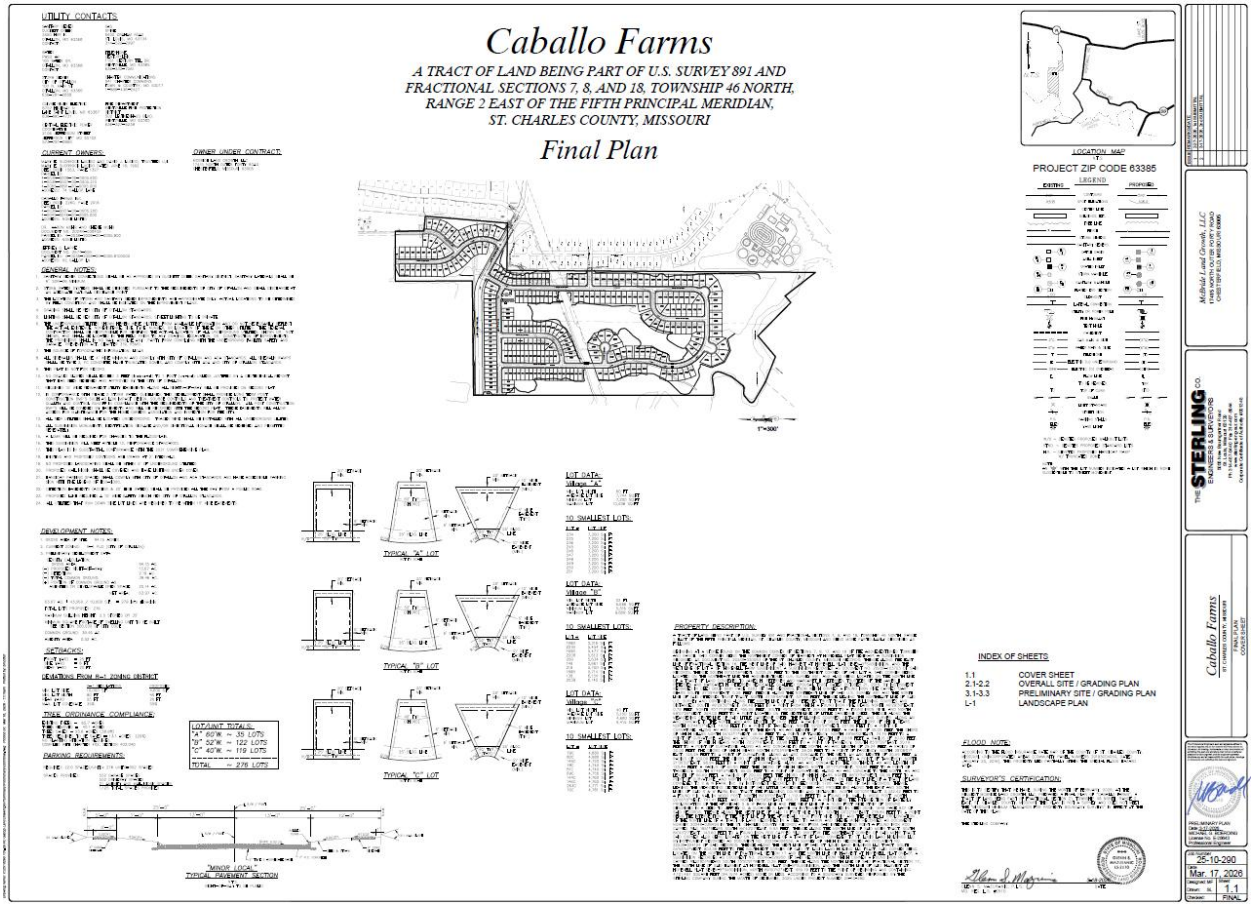
_____
Bill Hennessy, Mayor

Attest:

_____
Bess Bacher, City Clerk

Approved as to Form:

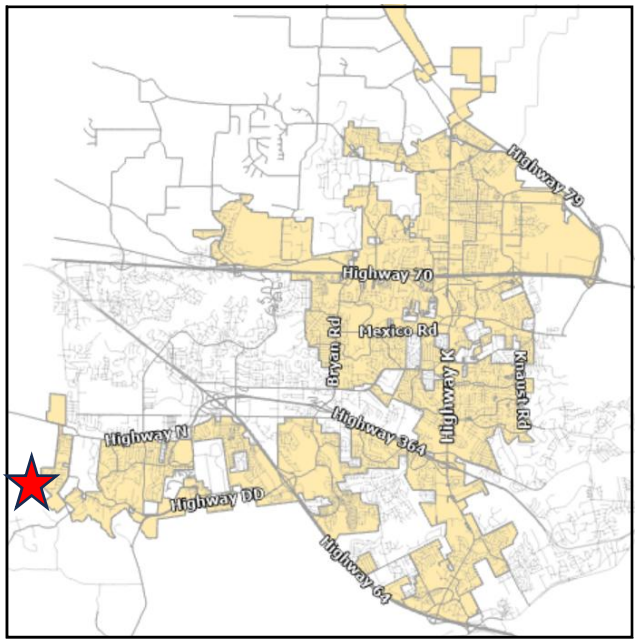
_____
Kevin M. O'Keefe, City Attorney


Caballo Farms
A TRACT OF LAND BEING PART OF U.S. SURVEY 891 AND
FRACTIONAL SECTIONS 7, 8, AND 18, TOWNSHIP 46 NORTH,
RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN,
ST. CHARLES COUNTY, MISSOURI
Final Plan
PROJECT ZIP CODE 63385
INDEX OF SHEETS
1.1 COVER SHEET
2.1-2.2 OVERALL SITE / GRADING PLAN
3.1-3.3 PRELIMINARY SITE / GRADING PLAN
L-1 LANDSCAPE PLAN
Caballo Farms
FINAL PLAN
COVER SHEET
Mar. 17, 2026

O'Fallon Planning and Zoning Commission Meeting
O'Fallon Municipal Centre Council Chambers
100 North Main Street, O'Fallon, MO 63366

Project Summary:

City Council Meeting Date:	April 9, 2026
Case Number:	26-000017
Location of Subject Property:	Western Terminus of Harvest at Hopewell Subdivision, off Diehr Rd. and Country House Dr. to be known as Caballo Farms
Action Requested:	Approval of a Final Plan for a 276 Lot Single Family Residential Development
Recommendation:	Approval
Final Action:	City Council
Related Applications:	None
Staff Contact:	Ethan Hendricks, AICP ehendricks@ofallonmo.gov 636-379-5467



Applicant Summary:

Applicant and Engineer:	Scott Loveless – Sterling Engineering 5055 New Baumgartner Road St. Louis, MO 63129 314-487-0440 sloveless@sterling-eng-sur.com
Contract Purchaser:	Jeremy Roth – McBride Land Growth, LLC 17415 North Outer Forty Road Chesterfield, MO 63005 314-336-0248 jroth@mcbride-land.com
Property Owner of Record:	Alexandra Hart, Mary E Sudbrock Lucido and David J Lucido, Aaron Mohr and Cherie Mohr

Subject Property Datum:

Parcel Size:	94.15 acres	**Current Zoning:**	R-1/PUD Single-Family Residential/ Planned Unit Development
Proposed Residential Density:	Residential Density for an Area Plan/Final Plan is based on several factors including the amount of Right-of-Way being conveyed, the amount of amenities, etc. The formula for determining the density is below.		

	Total acres – proposed ROW (city) – detention areas – common ground area + common ground with amenities + undeveloped watershed corridor = Net Area *Net Area in acres * 43,560 sq. ft. / 10,000 sq. ft. = Total number of units* The density calculations are below. 94.15 acres – 13.42 acres – 2.19 acres – 39.37 acres + 25.05 acres = 64.22 acres 64.22 acres * 43,560 sq. ft. / 10,000 sq. ft. = **279 lots** The developers are proposing 276 units with this plan, which is within the required density.
Comprehensive Plan Designation:	This property is not shown on the Future Land Use Map. However, this property meets various goals and objectives of the Comprehensive Plan. *Increase the diversity of housing stock to provide options for a variety of residents.* • This plan has three different villages with three distinct lot sizes, which allows for a variety of single-family home plans and sizes throughout the development. *Continue requirements for right-of-way dedication and street improvement by developers.* • This plan includes the extension of Diehr Road and stubs for additional future development. Diehr Road is a major road in this section of the City and is currently slated for additional improvements in 2026-2027 from Hopewell Road to Highway DD. *Continue to preserve and support the unique identity of each neighborhood in the City with compatible development and standards.* • This plan is compatible with other developments occurring in this rapidly developing area of the County. Between Harvest at Hopewell, Post Farms, and several other projects approved in the County, this development is compatible and helps to create the unique identity for developments in this area. Based on this information, staff believes the development of this property follows the recommendations of the 2021 Comprehensive Plan.
Current Use of Subject Property:	The property is currently used as farmland. There are multiple buildings on the property.
Proposed Use of Subject Property:	The applicant is proposing a 276-lot single-family subdivision. The 276 lots include a variety of lot widths, from 60' to 40'. Their amenity areas include a playground and a pavilion. They are also proposing a retention lake at the south end of the development.
Fiscal Impact Analysis:	Staff has developed a Fiscal Impact Analysis to study the short-term and long-term financial impacts to the City when reviewing large developments. The

	analysis looks at the cost of staffing, infrastructure maintenance and eventual replacement of infrastructure over the lifespan of the proposed development and compares it to the projected income from taxes, new residents spending money in O'Fallon and other income sources. The output of this analysis looks at how much money is generated per $1 spent by the city in maintenance because of a proposed development. This is just intended to provide information and is NOT meant to determine if a development should/should not be approved. Based on the Fiscal Impact Analysis conducted by staff for this project, it is projected to generate $0.67 for every $1.00 spent by the City on maintenance and staffing. This is a yearly loss of $176,812 and a loss of $7,072,485 over the projected 40-year lifespan of the infrastructure.		
Adjacent Parcel Data	**North**	Unincorporated	Undeveloped
	South	Unincorporated	Undeveloped
	East	R-1/PUD and Unincorporated	Harvest at Hopewell, Autumn Hollow, Duckett Creek Plant
	West	Unincorporated	Undeveloped
Proposed Layout Changes from Area Plan:	1. Street B has been adjusted to remove the cul-de-sac and add a street stub and T-turnaround for future extension. 2. Two lots have been removed from Street C and added to Street B to avoid creek bank setback requirements.		

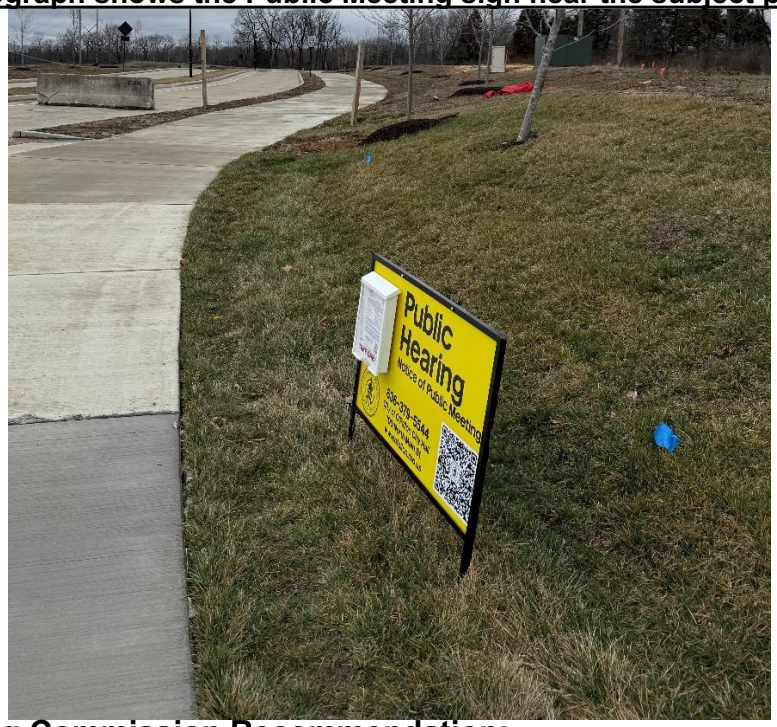
Area Plan Component Details:

Access to Property:	The applicant is proposing access from Diehr Road. They are also connecting to Country House Drive which is stubbed from Harvest at Hopewell Subdivision.	
Legal Description:	Provided.	
Storm Water Detention:	One wet retention lake and seven dry detention basins are proposed.	
Landscape Plans:	**On Site:**	Provided.
	Bufferyard:	Provided.
Building Detail:	Elevations have been provided.	

Proposed Lot Datum:

General Information:	The applicant is proposing a 276-lot single-family subdivision. The 276 lots include a variety of lot widths, from 60' to 40'. Their amenity areas include a playground and a pavilion. They are also proposing a retention lake at the south end of the development.	
Proposed Setbacks (feet):	**Front Yard:**	25 feet
	Side Yard:	6 feet
	Rear Yard:	20 feet
Proposed Amenities:	Their amenity areas include a playground and a pavilion. They are also proposing a retention lake at the south end of the development.	

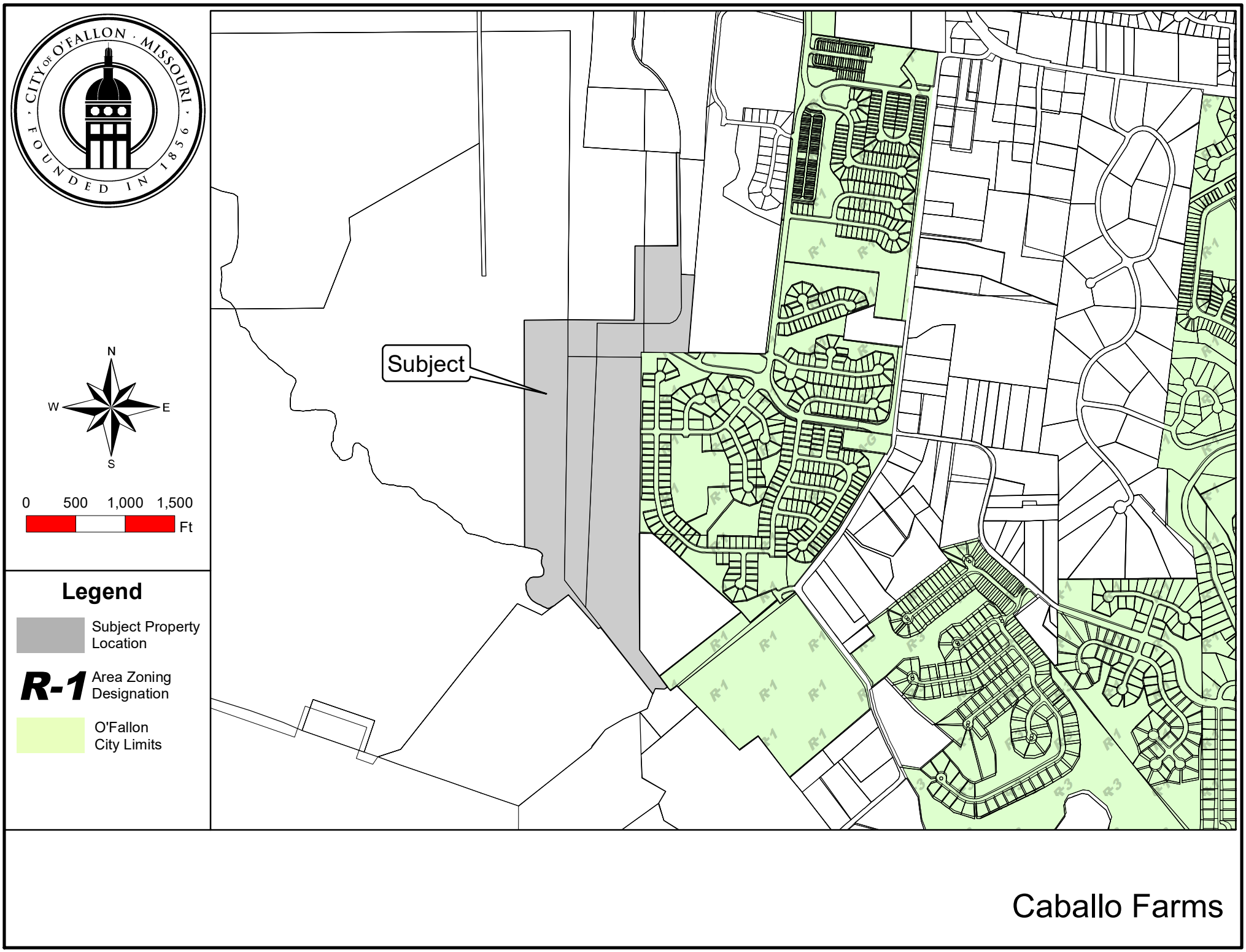
The photograph shows the Public Meeting sign near the subject property.



Planning and Zoning Commission Recommendation:

The Planning and Zoning Commission forwarded a recommendation of **approval** of the Final Plan based on the following findings, conditions and Construction Site Plan/Plot Plan requirements:	
Findings:	1. The site is near single-family subdivisions within the City of O'Fallon and approval would not set a precedent. 2. The applicant has proposed a 276-lot subdivision and the rezoning would not have a negative impact on the surrounding land uses. 3. The proposed Final Plan is in substantial compliance with the approved Area Plan.
Conditions and Construction Site Plan/Plot Plan requirements:	1. This approval is conditional upon all applicable requirements provided within Title IV of the City's Municipal Code being addressed on the Final Plans and Construction Plans 2. Address the Construction Plan and Plot Plan Comments on future submittals. 3. Provide the location, type and any necessary details and/or calculations for any creek bank stabilization that may be necessary to prevent stream migration towards potential platted lots. Provide information on the firm that completed the creek bank study. Provide the study on letterhead that is signed and sealed. 4. No building permits or occupancy permits will be issued for lots impacted by the floodplain until the LOMR has been approved. If construction of the home has begun and there are changes to the LOMR that require changes to the construction, no variances will be issued. 5. All lots in the floodplain or removed from the floodplain will be required to have an elevation certificate before occupancy. 6. The developer shall work with staff during the Construction Plan phase to determine the appropriate layout of driveways around cul-de-sacs and eyebrows throughout the development to allow for sufficient areas for snow deposits during snow events.

	7. Continue working with City staff regarding the extension of Diehr Road through this property. 8. Prior to issuance of building permits for 40% of the total units, all recreational amenities shall be open for use. 9. Note 50' creek bank setbacks on the plan and plot plans. 10. Provide a draft copy of the Covenants and Restrictions. 11. Provide a copy of all existing and proposed easements (including cross-access easements) or other restrictions proposed to be imposed upon the use of land, buildings and structures, including proposed easements or grants for public utilities. 12. Provide details for all proposed improvement, including the mail kiosk and cover with a light under the cover, pavement details, especially for Diehr Road, accessible ramp detail with truncated domes (to be PC concrete), accessible parking sign with a fine legend of $50-$300, etc. 13. Provide approval from all reviewing entities. 14. Provide Differential run off calculations for 100-year 20-minute storm. 15. Provide Detention easements (Access & 20' High Water) from a public road. 16. All storm infrastructure in common ground is to be private. 17. Provide information on water quality on each basin 18. Proposed lake requires a 10' wide safety bench. 19. Provide forebays on pond on every discharge points 20. Provide tracer wires for all underground utilities. 21. All utilities that run down a lot line are required to have 15' easements instead of 10'. 22. All detention basins need to be assessable by vehicle for maintenance. 23. The developer shall comply with the findings and recommendations of traffic study. 24. While not required, the City is recommending the developer to reach out to the Federal Fish and Wildlife Service to discuss potential issues that may arise related to the Indiana Bat as past surveys have indicated they are in this area. Should you move forward without taking steps to ensure there are no endangered species in this area, the developer is taking risks that could cause future issues with the applicable agencies. The City shall take no responsibility or liability for any or all issues that may arise from any potential endangered species in this area related to this project.


CITY OF O'FALLON · MISSOURI · FOUNDED IN 1859
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Subject
Legend
Subject Property Location
R-1 Area Zoning Designation
O'Fallon City Limits
Caballo Farms

Caballo Farms

A TRACT OF LAND BEING PART OF U.S. SURVEY 891 AND FRACTIONAL SECTIONS 7, 8, AND 18, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI

Final Plan

UTILITY CONTACTS

SANITARY SEWER
DUCKETT CREEK
3550 HWY K
O'FALLON, MO 63368
CONTACT:

WATER
PWSD #2
100 WATER DR.
O'FALLON, MO 63368
CONTACT:

STORM SEWER
CITY OF O'FALLON
100 N. MAIN ST.
O'FALLON, MO 63366
636-281-2858

CUIVRE RIVER ELECTRIC
8757 HIGHWAY N
LAKE SAINT LOUIS, MO 63367
636-695-4731

CENTRAL ELECTRIC POWER COOPERATIVE
2106 JEFFERSON STREET
JEFFERSON CITY MO 65102
573-761-2860

GAS
SPIRE
6400 GRAHAM ROAD
ST. LOUIS, MO 63134
314-522-2297

TELEPHONE
CENTURYLINK
1151 CENTURY TEL DR.
WENTZVILLE, MO 63385
636-332-7261

CHARTER COMMUNICATIONS
941 CHARTER COMMONS
TOWN & COUNTRY, MO 63017
1-888-438-2427

FIRE DEPARTMENT
WENTZVILLE FIRE PROTECTION DISTRICT
502 LEUTKENHAUS BLVD.
WENTZVILLE, MO 63385
636-327-6239

CURRENT OWNERS:

MARY E. SUDBROCK LUCIDO AND DAVID J. LUCIDO, TRUSTEES U/I
MARY E. SUDBROCK LUCIDO DATED JUNE 18, 1992
DEED BOOK 1563, PAGE 1327
PARCEL ID:
4-0038-S008-00-0005.600
4-0038-S007-00-0005.210
4-0065-0891-00-0005.000
ADDRESS: 74 GALLOP LANE

CABALLO FARMS INC.
DEED BOOK 2260, PAGE 2016
PARCEL ID:
4-0038-S007-00-0005.200
4-0045-S018-00-0005.000
ADDRESS: NONE LISTED

DR. AARON MOHR AND CHERIE MOHR
DOCUMENT NO. 2024R-038459
PARCEL ID: 4-0038-S008-00-0005.800
ADDRESS: NONE LISTED

JEFFREY G. LAPPE
DOCUMENT NO. 2677-556
PARCEL ID: 4-0038-S008-00-0005.8100000
ADDRESS: 52 GALLOP LN

OWNER UNDER CONTRACT:

MCBRIDE LAND GROWTH, LLC
17415 NORTH OUTER FORTY ROAD
CHESTERFIELD, MISSOURI 63005

GENERAL NOTES:

1. SANITARY SEWER CONNECTIONS SHALL BE AS APPROVED BY DUCKETT CREEK SANITARY DISTRICT. SANITARY LATERALS SHALL BE 6" SDR-26 MINIMUM.
2. STORM WATER SYSTEMS SHALL BE DESIGNED PURSUANT TO THE REQUIREMENTS OF CITY OF O'FALLON AND SHALL DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT.
3. THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS TO BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
4. GRADING SHALL BE PER CITY OF O'FALLON STANDARDS.
5. LIGHTING SHALL BE PER CITY OF O'FALLON STANDARDS. STREET LIGHTING TO BE PRIVATE.
6. THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS. THE PROVISIONS SHALL IN NO WAY, ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.
7. THE SOURCE OF TOPOGRAPHIC INFORMATION: LIDAR
8. ALL SIDEWALKS SHALL BE 4' WIDE MINIMUM AND COMPLY WITH CITY OF O'FALLON AND ADA STANDARDS. ALL SIDEWALK RAMPS SHALL BE TYPE 3, PC CONCRETE, HAVE TRUNCATED DOMES, AND COMPLY WITH ADA AND CITY OF O'FALLON STANDARDS.
9. THIS PLAT IS NOT FOR RECORD.
10. NO GRADED SLOPES SHALL EXCEED 3 FEET (horizontal) TO 1 FOOT (vertical) UNLESS JUSTIFIED BY A GEOTECHNICAL REPORT THAT HAS BEEN REVIEWED AND APPROVED BY THE CITY OF O'FALLON.
11. REQUIRED 10' WIDE PERMANENT UTILITY EASEMENTS ALONG ALL RIGHTS-OF-WAY WILL BE PROVIDED ON RECORD PLAT.
12. IN CONFORMANCE WITH PHASE 2 STORM WATER GUIDELINES, THIS DEVELOPMENT SHALL PROVIDE LONG TERM POST CONSTRUCTION BMP'S SUCH AS LOW IMPACT DESIGN, SOURCE CONTROLS AND TREATMENT CONTROLS TO PROTECT WATER QUALITY AND CONTROL RUNOFF IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF O'FALLON. ALL POST CONSTRUCTION BMP'S WILL BE COVERED BY EASEMENTS AND WILL BE RECORDED WITH THE RECORD PLAT. THESE EASEMENTS WILL ALLOW ACCESS FOR MAINTENANCE FOR THE HOME OWNERS ASSOCIATION AND INSPECTION FOR THE CITY.
13. ALL NEW UTILITIES SHALL BE LOCATED UNDERGROUND. TRACER WIRE SHALL BE INSTALLED WITH ALL UNDERGROUND UILITIES.
14. ALL SUBDIVISION MONUMENTS, IDENTIFICATION SIGNAGE AND/OR DIRECTIONAL SIGNAGE SHALL BE REVIEWED AND PERMITTED SEPERATELY.
15. A LOMR WILL BE REQUIRED FOR CHANGES TO THE FLOODPLAIN.
16. THIS SUBDIVISION WILL MEET ARTICLE 13, PERFORMANCE STANDARDS.
17. THIS PLAN IS IN SUBSTANTIAL CONFORMANCE WITH THE 2021 COMPREHENSIVE PLAN.
18. EXISTING AND PROPOSED CONTOURS ARE DRAWN AT 2' INTERVALS.
19. NO PROPOSED LANDSCAPING SHALL BE WITHIN 5' OF UNDERGROUND UTILITIES.
20. PROPOSED MAIL KIOSK SHALL BE COVERED AND HAVE LIGHTING UNDER COVER.
21. HANDICAP PARKING SPACES SHALL COMPLY WITH CITY OF O'FALLON AND ADA STANDARDS AND HAVE ACCESSIBLE PARKING SIGN WITH FINE LEGEND OF $50-$300.
22. DETENTION EASEMENTS (ACCESS & 20' HIGH WATER) SHALL BE PROVIDED ALL THE WAY FROM A PUBLIC ROAD.
23. PROPOSED LAKE REQUIRES A 10' WIDE SAFETY BENCH PER CITY OF O'FALLON STANDARDS.
24. ALL UTILITIES THAT RUN DOWN SIDE LOT LINES ARE REQUIRED TO BE WITHIN 15' WIDE EASEMENTS.

DEVELOPMENT NOTES:

1. GROSS AREA OF SITE: 94.15 ACRES
2. CURRENT ZONING: R-1 PUD (CITY OF O'FALLON)
3. PRELIMINARY DEVELOPMENT DATA:

DENSITY CALCULATION: GROSS AREA:	94.15 AC.
(-) PROPOSED RIGHT-OF-WAY:	13.67 AC.
(-) DETENTION:	2.19 AC.
(-) TOTAL COMMON GROUND:	39.46 AC.
(+) PORTION OF COMMON GROUND AS AMENITIES OR DEVELOPABLE OPEN SPACE:	25.14 AC.
NET AREA:	63.97 AC.

63.97 AC. * 43,560 / 10,000 S.F. = 279 lots allowable

TOTAL LOTS PROPOSED: 276

MAXIMUM BUILDING HEIGHT: 2.5 STORIES OR 35'

MINIMUM SQUARE FOOTAGE OF DWELLING UNIT TO BE BUILT: SEE SECTION 500.030 OF CITY CODE

COMMON GROUND: 39.46 AC.

AMENITY AREA: 0.52 AC.

SETBACKS:

FRONT YARD = 25 FT.
SIDE YARD = 6 FT.
REAR YARD = 20 FT.

DEVIATIONS FROM R-1 ZONING DISTRICT

	R-1 REGULATIONS	PROPOSED
MIN. LOT SIZE	10,000 S.F.	4,600 S.F.
MIN. LOT WIDTH	80 FT.	40 FT.
REAR YARD	25 FT.	20 FT.
MAX. LOT COVERAGE	35%	55%

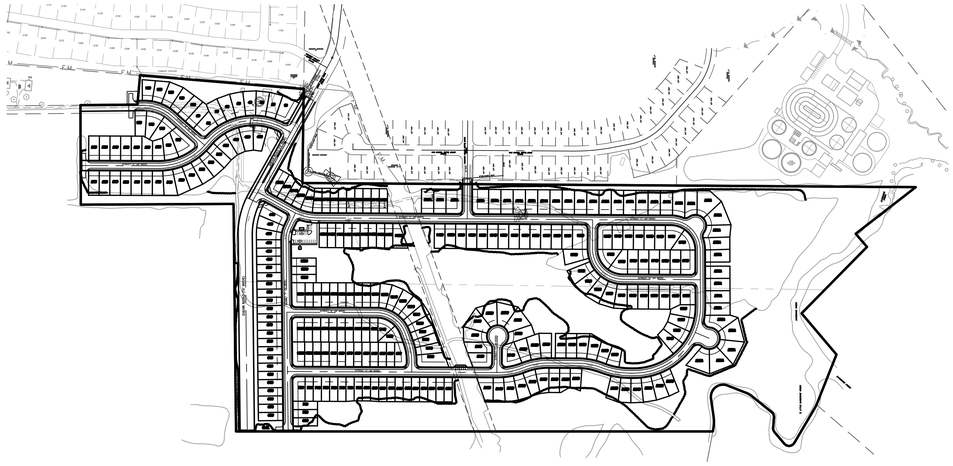
TREE ORDINANCE COMPLIANCE:

EXISTING TREES = 65.7 ACRES
TREES REMOVED = 40.1 ACRES
TREES SAVED = 25.6 ACRES (38.9%)
TREES REQUIRED TO BE SAVED = 13.1 ACRES (20%)
NO PLANTING MITIGATION REQUIRED.
COMPLIED WITH CHAPTER 402, SECTION 402.040

PARKING REQUIREMENTS:

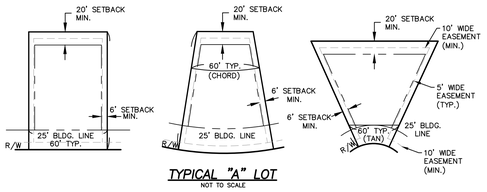
REQUIRED: (2.0 SPACES/UNIT)x 276 UNITS=552 SPACES

SPACES PROVIDED:
552 GARAGE SPACES
552 DRIVEWAY SPACES
21 AMENITY AND MAIL KIOSK SPACES
1,125 TOTAL SPACES PROVIDED

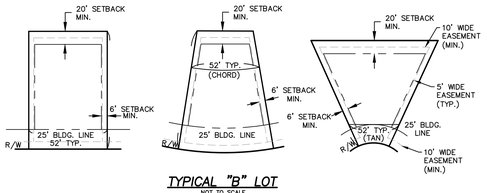


1"=300'

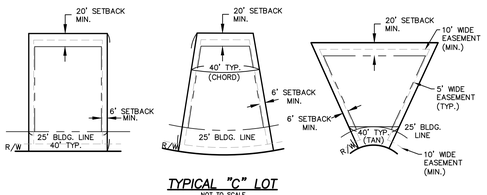
LOT/UNIT TOTALS:
"A" 60'W. ~ 35 LOTS
"B" 52'W. ~ 122 LOTS
"C" 40'W. ~ 119 LOTS
TOTAL ~ 276 LOTS



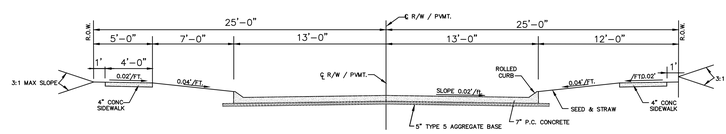
TYPICAL "A" LOT
NOT TO SCALE



TYPICAL "B" LOT
NOT TO SCALE



TYPICAL "C" LOT
NOT TO SCALE



"MINOR LOCAL" TYPICAL PAVEMENT SECTION
N.T.S.
RIGHT-OF-WAY TO BE PUBLIC

LOT DATA: Village "A"

MIN. LOT WIDTH	60 FT.
AVERAGE LOT SIZE	7,744 SQ.FT.
MINIMUM LOT	7,200 SQ.FT.
MAXIMUM LOT	10,498 SQ.FT.

10 SMALLEST LOTS:

LOT #	LOT SIZE
234	7,200 Sq. Ft.
235	7,200 Sq. Ft.
236	7,200 Sq. Ft.
245	7,200 Sq. Ft.
246	7,200 Sq. Ft.
247	7,200 Sq. Ft.
248	7,200 Sq. Ft.
249	7,200 Sq. Ft.
250	7,200 Sq. Ft.
251	7,200 Sq. Ft.

LOT DATA: Village "B"

MIN. LOT WIDTH	52 FT.
AVERAGE LOT SIZE	6,666 SQ.FT.
MINIMUM LOT	5,316 SQ.FT.
MAXIMUM LOT	9,809 SQ.FT.

10 SMALLEST LOTS:

LOT #	LOT SIZE
196B	5,316 Sq. Ft.
221B	5,454 Sq. Ft.
195B	5,477 Sq. Ft.
220B	5,613 Sq. Ft.
208	5,634 Sq. Ft.
14B	5,661 Sq. Ft.
218	5,700 Sq. Ft.
189B	5,714 Sq. Ft.
13B	6,134 Sq. Ft.
203B	6,145 Sq. Ft.

LOT DATA: Village "C"

MIN. LOT WIDTH	40 FT.
AVERAGE LOT SIZE	5,100 SQ.FT.
MINIMUM LOT	4,680 SQ.FT.
MAXIMUM LOT	9,415 SQ.FT.

10 SMALLEST LOTS:

LOT #	LOT SIZE
79C	4,680 Sq. Ft.
80C	4,680 Sq. Ft.
145C	4,720 Sq. Ft.
78C	4,740 Sq. Ft.
81C	4,740 Sq. Ft.
69C	4,756 Sq. Ft.
144C	4,760 Sq. Ft.
146C	4,760 Sq. Ft.
263C	4,771 Sq. Ft.
70C	4,781 Sq. Ft.

PROPERTY DESCRIPTION:

A TRACT OF LAND BEING PART OF U.S. SURVEY 891 AND FRACTIONAL SECTIONS 7, 8, AND 18, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE FOUND ON THE COMMON CORNER OF SECTIONS 7, 8, 17, AND 18 OF THE ABOVEMENTIONED TOWNSHIP AND RANGE, SAID CORNER BEING THE NORTHWEST CORNER OF 'HARVEST AT HOPEWELL PLAT SEVEN-B', A SUBDIVISION RECORDED AS DOCUMENT NO. 2025R-020093 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS; THENCE ALONG THE EAST LINE OF FRACTIONAL SECTION 18, THE WEST LINE OF SAID 'HARVEST AT HOPEWELL PLAT SEVEN-B' SUBDIVISION, AND THE WEST LINE OF LOT A OF 'HOPEWELL FARM SUBDIVISION', A SUBDIVISION RECORDED AS DOCUMENT NO. 2002R-103703 OF SAID RECORDS, THENCE SOUTH 00°33'36" WEST, 3,000.26 FEET TO THE SOUTHWEST CORNER OF SAID LOT A, SAID CORNER BEING LOCATED ON THE NORTHEAST LINE THE ABOVEMENTIONED U.S. SURVEY 891, AND ALSO BEING LOCATED ON THE NORTH LINE OF A TRACT OF LAND CONVEYED TO JAMES H. PETERSEN AND MARGARET H. PETERSEN, TRUSTEES OF THE JAMES H. PETERSEN AND MARGARET H. PETERSEN REVOCABLE QUALIFIED SPOUSAL TRUST DATED OCTOBER 21, 2016, BY INSTRUMENT RECORDED IN DEED BOOK 6691 PAGE 2283 OF SAID RECORDS, FROM WHICH CORNER A FOUND IRON PIPE CAPPED 'BAX' BEARS SOUTH 37°39'48" EAST, 0.26 FEET; THENCE ALONG THE NORTHEAST LINE OF SAID U.S. SURVEY 891 AND THE NORTH LINE OF SAID PETERSEN TRUST TRACT, NORTH 37°39'48" WEST, 371.84 FEET; THENCE LEAVING THE NORTHEAST LINE OF SAID U.S. SURVEY AND CONTINUING ALONG THE NORTH LINE OF SAID PETERSEN TRUST TRACT, THE FOLLOWING COURSES AND DISTANCES: SOUTH 49°29'30" WEST, 84.48 FEET TO A POINT FROM WHICH A FOUND IRON PIPE BEARS NORTH 49°29'30" EAST, 0.79 FEET; NORTH 45°17'19" WEST, 456.06 FEET; SOUTH 49°52'31" WEST, 264.00 FEET TO A FOUND IRON PIPE; AND NORTH 68°07'29" WEST, 264.00 FEET TO A POINT LOCATED ON THE CENTERLINE OF LITTLE DARDENNE CREEK; THENCE ALONG THE MEANDERING CENTERLINE OF SAID LITTLE DARDENNE CREEK, THE FOLLOWING COURSES, DISTANCES, AND CURVES: ALONG AN ARC CONCAVE TO THE NORTH, AND ARC LENGTH OF 14.51 FEET, A RADIUS OF 95.00 FEET, THE CHORD OF WHICH BEARS NORTH 63°44'57" WEST, 14.50 FEET TO A POINT OF TANGENCY; NORTH 59°22'24" WEST, 201.80 FEET TO A POINT OF CURVATURE; ALONG AN ARC CONCAVE TO THE EAST, AN ARC LENGTH OF 57.23 FEET, A RADIUS OF 30.00 FEET, THE CHORD OF WHICH BEARS NORTH 04°43'11" WEST, 48.94 FEET TO A POINT OF TANGENCY; NORTH 49°56'02" EAST, 74.19 FEET TO A POINT OF CURVATURE; ALONG AN ARC CONCAVE TO THE SOUTH, AN ARC LENGTH OF 23.58 FEET, A RADIUS OF 30.00 FEET, THE CHORD OF WHICH BEARS NORTH 72°27'16" EAST, 22.98 FEET TO A POINT OF TANGENCY; SOUTH 85°01'29" EAST, 50.19 FEET TO A POINT OF CURVATURE; ALONG AN ARC CONCAVE TO THE NORTH, AN ARC LENGTH OF 29.24 FEET, A RADIUS OF 30.00 FEET, THE CHORD OF WHICH BEARS NORTH 67°03'51" EAST, 28.09 FEET TO A POINT OF TANGENCY; NORTH 39°08'07" EAST, 125.29 FEET TO A POINT OF CURVATURE; ALONG AN ARC CONCAVE TO THE WEST, AN ARC LENGTH OF 30.59 FEET, A RADIUS OF 100.00 FEET, THE CHORD OF WHICH BEARS NORTH 30°22'14" EAST, 30.48 FEET TO A POINT OF TANGENCY; NORTH 21°36'22" EAST, 98.94 FEET TO A POINT OF CURVATURE; ALONG AN ARC CONCAVE TO THE SOUTHWEST, AN ARC LENGTH OF 125.44 FEET, A RADIUS OF 60.00 FEET, THE CHORD OF WHICH BEARS NORTH 38°17'12" WEST, 103.81 FEET TO A POINT OF TANGENCY; SOUTH 81°49'15" WEST, 85.05 FEET TO A POINT OF CURVATURE; ALONG AN ARC CONCAVE TO THE NORTH, AN ARC LENGTH OF 66.69 FEET, A RADIUS OF 200.00 FEET, THE CHORD OF WHICH BEARS NORTH 88°37'34" WEST, 66.39 FEET TO A POINT OF CURVATURE; AND NORTH 78°04'22" WEST, 9.48 FEET TO A POINT LOCATED ON THE EAST LINE OF A TRACT OF LAND CONVEYED TO S & W FARM, INC. BY INSTRUMENT RECORDED IN DEED BOOK 1720 PAGE 422 OF SAID RECORDS; THENCE LEAVING THE MEANDERING CENTERLINE OF SAID LITTLE DARDENNE CREEK AND PROCEEDING ALONG THE EAST AND SOUTH LINES OF SAID S & W FARM, INC. TRACT, THE FOLLOWING COURSES AND DISTANCES: NORTH 00°10'31" EAST, 2,332.42 FEET TO A FOUND P.K. NAIL IN WOOD POST; NORTH 89°33'15" EAST, 1,112.81 FEET TO A FOUND P.K. NAIL IN WOOD POST; NORTH 00°06'18" WEST, 747.41 FEET; AND NORTH 89°59'28" EAST, 486.71 FEET TO A POINT BEING THE INTERSECTION OF EASTERLY PROLONGATION OF THE AFORESAID S & W FARM LINE AND THE WEST LINE OF A 10.00 FOOT WIDE STRIP OF GROUND DESCRIBED IN A DEED TO JEFFREY G. & SUSANNE R. LAPPE BY INSTRUMENT RECORDED IN DEED BOOK 1848 PAGE 937 OF SAID RECORDS; THENCE ALONG THE WEST LINE OF SAID 10 FOOT WIDE STRIP, SOUTH 00°22'34" EAST, 278.84 FEET TO A POINT BEING THE INTERSECTION OF THE WEST LINE OF THE AFORESAID 10.00 FOOT WIDE STRIP AND THE WESTERLY PROLONGATION OF THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO AARON AND CHERIE MOHR RECORDED AS DOCUMENT NUMBER 2024R-038459 IN THE ST. CHARLES COUNTY RECORDS AND FROM SAID INTERSECTING POINT A FOUND IRON ROD CAPPED 'RLS 1851' BEARS SOUTH 84°43'21" EAST, 9.93 FEET; THENCE ALONG THE NORTH LINE OF SAID MOHR TRACT, SOUTH 84°43'21" EAST, 143.60 FEET TO A FOUND IRON ROD CAPPED 'RLS 1851' FOR THE NORTHEAST CORNER OF SAID MOHR TRACT, SAID CORNER ALSO BEING LOCATED ON THE WEST LINE OF A TRACT OF LAND CONVEYED TO ST. LOUIS LAND HOLDINGS LLC BY INSTRUMENT RECORDED AS DOCUMENT NO. 2023R-008559, A SURVEY OF WHICH IS RECORDED AS DOCUMENT NO. 2023R-024124 OF SAID RECORDS; THENCE ALONG THE WEST LINE OF SAID ST. LOUIS LAND HOLDINGS LLC TRACT, SOUTH 04°56'44" WEST, 803.38 FEET TO THE SOUTHWEST CORNER OF SAID ST. LOUIS LAND HOLDING LLC TRACT, SAID CORNER BEING LOCATED ON THE NORTH LINE OF FRACTIONAL SECTION 17 AND THE NORTH LINE OF 'HARVEST AT HOPEWELL PLAT ONE-B'; A SUBDIVISION RECORDED AS DOCUMENT NO. 2024R-029950 OF SAID RECORDS, FROM WHICH CORNER A FOUND IRON ROD CAPPED 'RLS1851' BEARS SOUTH 75°50'21" WEST, 0.29 FEET; THENCE ALONG THE NORTH LINE OF SAID FRACTIONAL SECTION 17, THE NORTH LINE OF SAID HARVEST AT HOPEWELL PLAT ONE-B' SUBDIVISION, AND THE NORTH LINE OF SAID 'HARVEST AT HOPEWELL PLAT SEVEN-B' SUBDIVISION, NORTH 89°00'42" WEST, 459.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 4,101,497 SQUARE FEET (94.1574 ACRES) MORE OR LESS, ACCORDING TO A BOUNDARY SURVEYED PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF DECEMBER, 2025 UNDER PROJECT NUMBER 25-10-290.

INDEX OF SHEETS

1.1	COVER SHEET
2.1-2.2	OVERALL SITE / GRADING PLAN
3.1-3.3	PRELIMINARY SITE / GRADING PLAN
L-1	LANDSCAPE PLAN

FLOOD NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF ST. CHARLES COUNTY, MISSOURI, UNINCORPORATED AREAS (COMMUNITY PANEL NUMBERS 29183C0405G, DATED JANUARY 20, 2016), THIS PROPERTY LIES PARTIALLY WITHIN THE SPECIAL FLOOD HAZARD AREA.

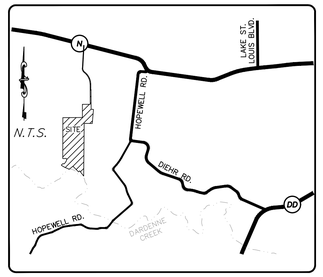
SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF FEBRUARY, 2026, AT THE REQUEST MCBRIDE LAND GROWTH, LLC, PREPARED A FINAL PLAN OF "CABALLO FARMS", A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 21, TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI. THIS PLAN IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" IN EFFECT AT THE DATE OF THIS PLAN.

THE STERLING COMPANY

GLENN S. MAZURANIC, P.L.S.
MO. REG. L.S. #2610

3-18-2026
DATE



LOCATION MAP
N.T.S.

PROJECT ZIP CODE 63385

LEGEND

EXISTING		PROPOSED
542	CONTOURS	(542)
X536	SPOT ELEVATIONS	536.0
	CENTER LINE	
	BUILDINGS, ETC.	
	TREE LINE	
x	FENCE	x
	STORM SEWERS	
	SANITARY SEWERS	
EX CI	CATCH BASIN	EX MO
EX AI	AREA INLET	EX MO
EX GI	GRATED INLET	EX MO
EX MH	STORM MANHOLE	EX MO
EX SMH	SANITARY MANHOLE	EX MO
EX FES	FLARED END SECTION	EX MO
CO	CLEANOUT	CO
	LATERAL CONNECTION	
	UTILITY OR POWER POLE	
	FIRE HYDRANT	
	TEST HOLE	
	PAVEMENT	
2"G	GAS MAIN & SIZE	(2"G)
6"W	WATER MAIN & SIZE	(6"W)
T	TELEPHONE	(T)
E	ELECTRIC (U) UNDERGROUND	(E)
OWH	ELECTRIC (O) OVERHEAD	(OHW)
℄	FLOW LINE	℄
	TO BE REMOVED	TBR
TC	TOP OF CURB	(TC)
	SWALE	
	LIGHT STANDARD	
STS	STREET SIGN	STS
P.S.	PARKING STALLS	P.S.
ELEC	YARD LIGHT	ELEC

W/O ~ DENOTES PROPOSED WALKOUT LOTS
STND. ~ DENOTES PROPOSED STANDARD LOTS
H.R. ~ DENOTES PROPOSED HANDICAP RAMP W/ TRUNCATED DOME

NOTE:
AN "/E" WITH THE LOT NUMBER INDICATES A LOT WHICH IS MORE SUSCEPTIBLE TO STREET MOVEMENT.

ISSUE	REMARKS/DATE
1	2-17-2026, 1st SUBMITTAL
2	3-17-2026, 2nd SUBMITTAL

McBride Land Growth, LLC
17415 NORTH OUTER FORTY ROAD
CHESTERFIELD, MISSOURI 63005

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314.487.0440 Fax 314.487.8944
www.sterlingco.com
Corporate Certificate of Authority #001348

Caballo Farms
ST. CHARLES COUNTY, MISSOURI
FINAL PLAN
COVER SHEET

The Professional Engineer's seal and signature affixed to this sheet applies only to the material and items shown on this sheet. Any reuse of this sheet for other purposes or exhibiting this seal and signature shall not be considered prepared by this engineer, and the engineer expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal and signature.

PRELIMINARY PLAN
Date: 3-17-2026
MICHAEL G. BOERDING
License No. E-28643
Professional Engineer

Job Number	25-10-290
Date	Mar. 17, 2026
Designed: MF	Sheet 1.1
Drawn: SL	
Checked:	FINAL

Drawing name: V:\25\10\290 101.29 AC Gallop Lane\Drawings\Preliminary\02606final.dwg Plotted on: Mar 18, 2026 - 11:15am Plotted by: bmiller

Cabello Farms

ST. CHARLES COUNTY, MISSOURI

FINAL PLAN

OVERALL SITE / GRADING PLAN

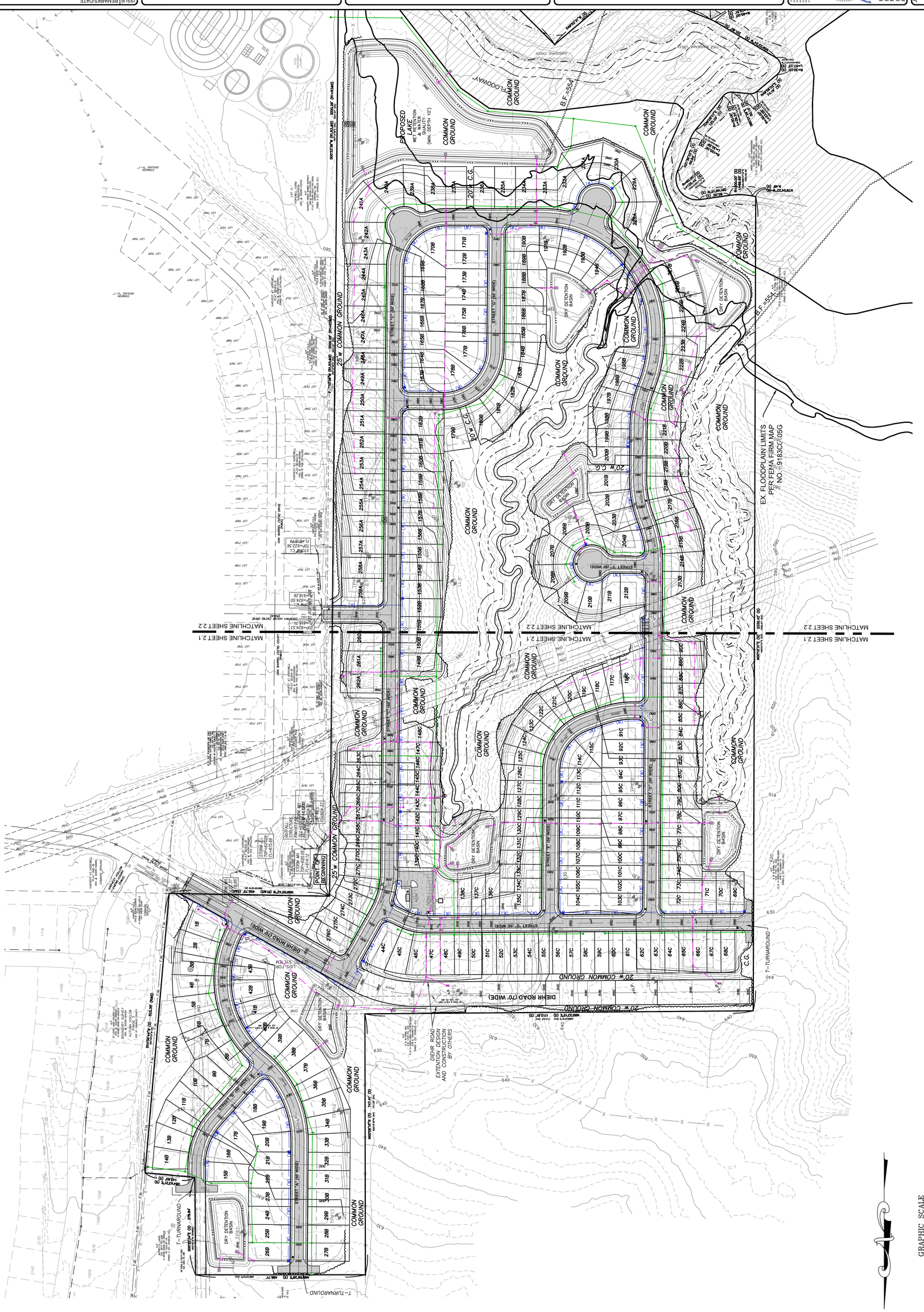
PRELIMINARY PLAN
NOT FOR CONSTRUCTION
MICHAEL G. BOERDING
License No. E-28643
Professional Engineer

Job Number	25-10-290
Date	Mar. 17, 2026
Designed: MF	Sheet 2.1
Drawn:	
Checked:	FINAL

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph. 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com
Corporate Certificate of Authority #001348

McBride Land Growth, LLC
17415 NORTH OUTER FORTY ROAD
CHESTERFIELD, MISSOURI 63005

ISSUE	REMARKS/DATE
1	2-27-2026, 1st SUBMITTAL
2	3-17-2026, 2nd SUBMITTAL



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Cabello Farms

ST. CHARLES COUNTY, MISSOURI

FINAL PLAN

OVERALL SITE / GRADING PLAN

THE STERLING CO.

ENGINEERS & SURVEYORS

5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph. 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com
Corporate Certificate of Authority #001348

McBride Land Growth, LLC

17415 NORTH OUTER FORTY ROAD
CHESTERFIELD, MISSOURI 63005

ISSUE	REMARKS/DATE
1	2-27-2026, 1st SUBMITTAL
2	3-17-2026, 2nd SUBMITTAL

PRELIMINARY PLAN
DO NOT RECORD
MICHAEL G. BOERDING
License No. E-28643
Professional Engineer

Job Number	25-10-290
Date	Mar. 17, 2026
Designed: MF	Sheet 2.1
Drawn:	
Checked:	FINAL

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

MATCHLINE SHEET 2.1

MATCHLINE SHEET 2.2

ISSUE	REMARKS/DATE
1	2-17-2026, 1st SUBMITTAL
2	3-17-2026, 2nd SUBMITTAL

McBride Land Growth, LLC
17415 NORTH OUTER FORTY ROAD
CHESTERFIELD, MISSOURI 63005

THE **STERLING** CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph: 314.487.2400 Fax: 314.487.8944
Missouri Certificate of Authority #2001348
Corporate Certificate of Authority #001348

Caballo Farms

ST. CHARLES COUNTY, MISSOURI

FINAL PLAN
SITE / GRADING PLAN

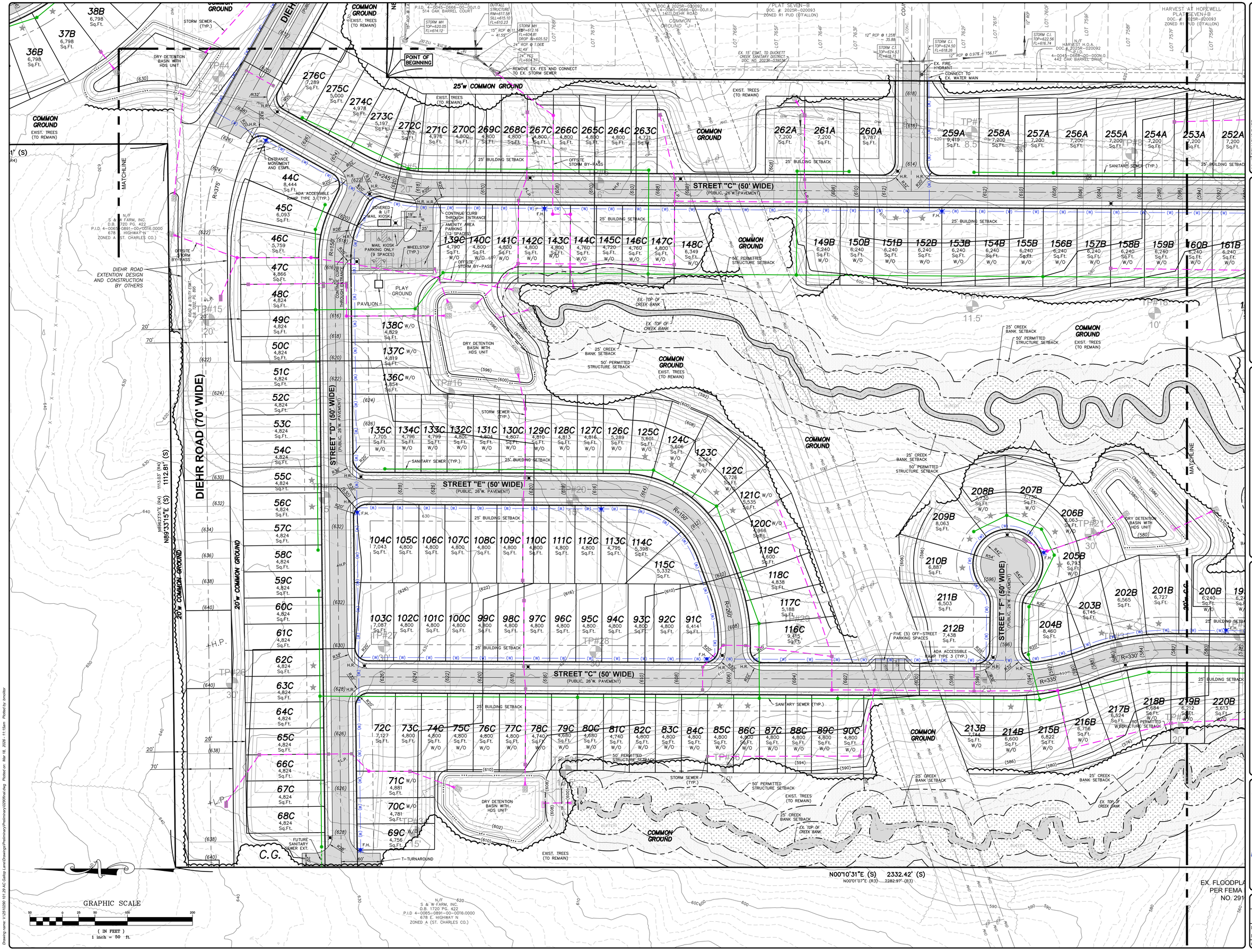
The Professional Engineer's seal and signature affixed to this sheet applies only to the material and items shown on this sheet. Any unauthorized alteration of this sheet not exhibiting this seal and signature shall not be considered prepared by this engineer, and the engineer expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal and signature.

PRELIMINARY PLAN
Date: 3-17-2026
MICHAEL G. BOERDING
License No. E-28643
Professional Engineer

Job Number	25-10-290
Date	Mar. 17, 2026
Designed: MF	Sheet 3.1
Drawn:	
Checked:	FINAL

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

Drawing name: V:\25\10290 101.29 AC Gallop Land\Drawings\Preliminary\02090final.dwg Plotted on: Mar 18, 2026 - 11:15am Plotted by: bwalter



ISSUE	REMARKS/DATE
1	2-17-2026, 1st SUBMITTAL
2	

McBride Land Growth, LLC
17415 NORTH OUTER FORTY ROAD
CHESTERFIELD, MISSOURI 63005

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314.487.1640 Fax 314.487.8944
www.sterlingco.com
Corporate Certificate of Authority #001348

Caballo Farms
ST. CHARLES COUNTY, MISSOURI
FINAL PLAN
SITE / GRADING PLAN

The Professional Engineer's seal and signature affixed to this sheet applies only to the material and items shown on this sheet. All drawing, instruments or other documents not bearing the Professional Engineer's seal and signature were prepared by the engineer, and the engineer expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal and signature.

PRELIMINARY PLAN
Date: 3-17-2026
MICHAEL G. BOERDING
License No. E-28643
Professional Engineer

Job Number	25-10-290
Date	Mar. 17, 2026
Designed: MF	Sheet 3.2
Drawn:	
Checked:	FINAL

Drawing name: V:\2510\290 191.29 AC Gallop Lane\Drawings\Preliminary\0290final.dwg Plotted on: Mar 18, 2026 - 11:15am Plotted by: tmoller

ISSUE	REMARKS/DATE
1	2-17-2026, 1st SUBMITTAL
2	3-17-2026, 2nd SUBMITTAL

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Date: 3-17-2026
MICHAEL G. BOERDING
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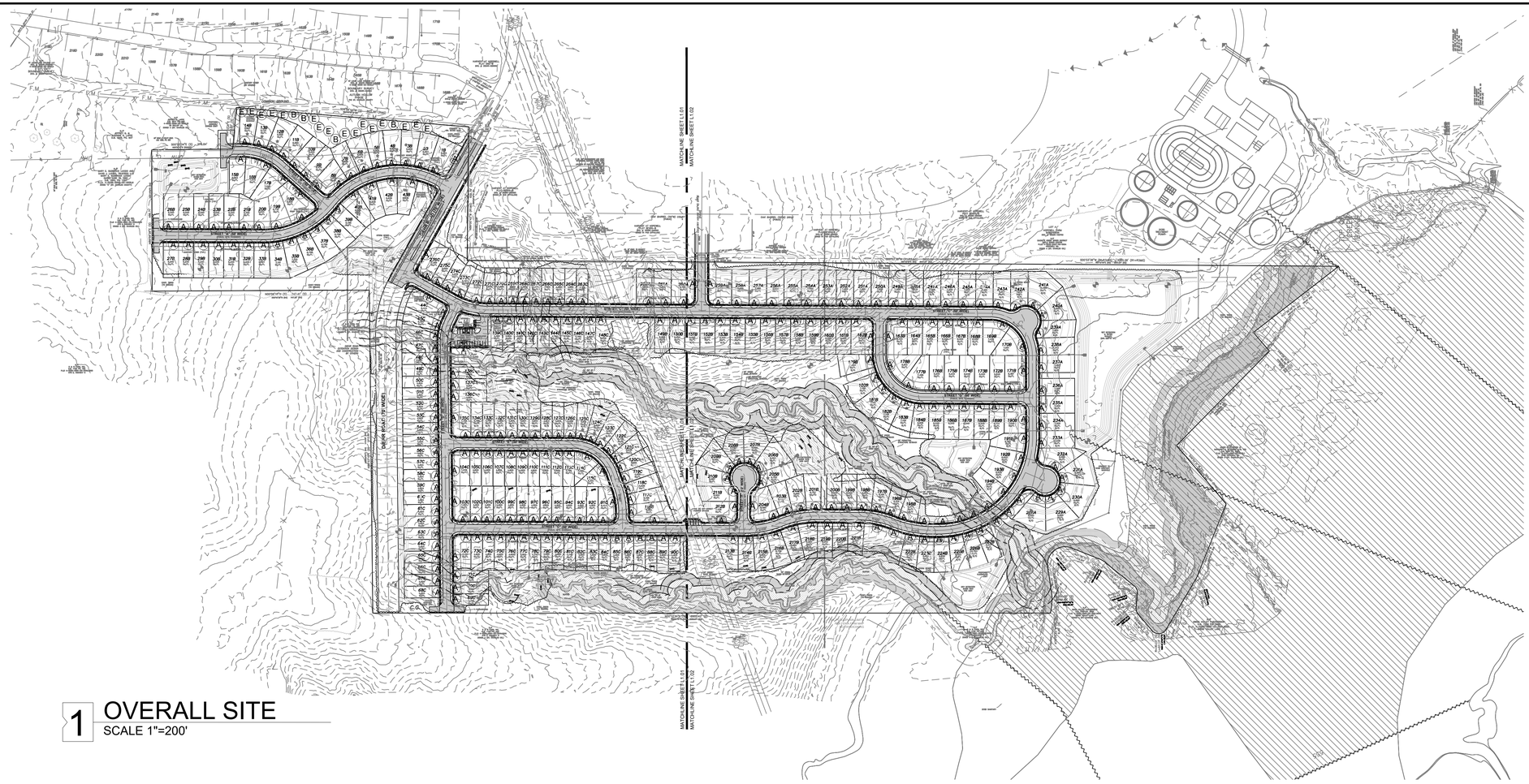
Professional Engineer

Job Number	25-10-290
Date	Mar. 17, 2026
Designed: MF	Sheet: 3.3
Drawn:	
Checked:	FINAL

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

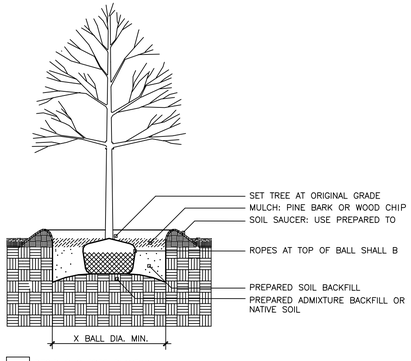
Drawing name: V:\2510290 101 29 AC-Gallop Lane\Drawings\Preliminary\V2509Site.dwg Plotted on: Mar 16, 2026 - 11:15am Plotted by: bmiller



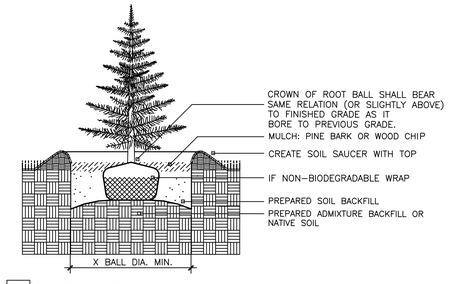
1 OVERALL SITE
SCALE 1"=200'

PLANTING LEGEND

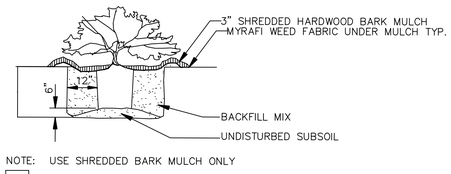
ID	QTY	COMMON NAME	BOTANICAL NAME	SIZE
TREES				
A	305	Street Tree	Maple, Locust, London Plane, Zelkova	2" Caliper
B	4	Shade Tree	Maple, Oak, London Plane	2" Caliper
E	16	Evergreen Tree	Green Giant Arborvitae, Pine, Spruce	6' Height



1 L-1 DECIDUOUS TREE PLANTING N.T.S.

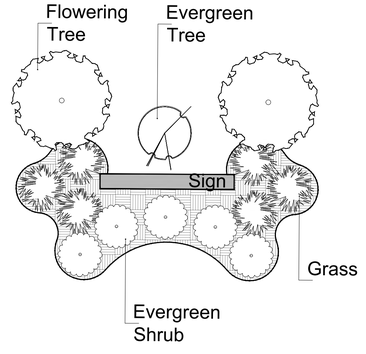


2 L-1 CONIFEROUS TREE PLANTING – MEDIUM DUTY N.T.S.



NOTE: USE SHREDDED BARK MULCH ONLY

3 L-1 SHRUB PLANTING N.T.S.



2 GENERIC MONUMENT
N.T.S

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

NOTICE
This drawing is the property of A. Waldbart and Sons Nursery. Each plan formulated by our firm involves original thought and ideas; therefore, we reserve the copyright to any design prepared by our staff. Use of this plan and/or any portion thereof for competitive bids, pricing, or related purposes is illegal without our written permission.

PROJECT # 979

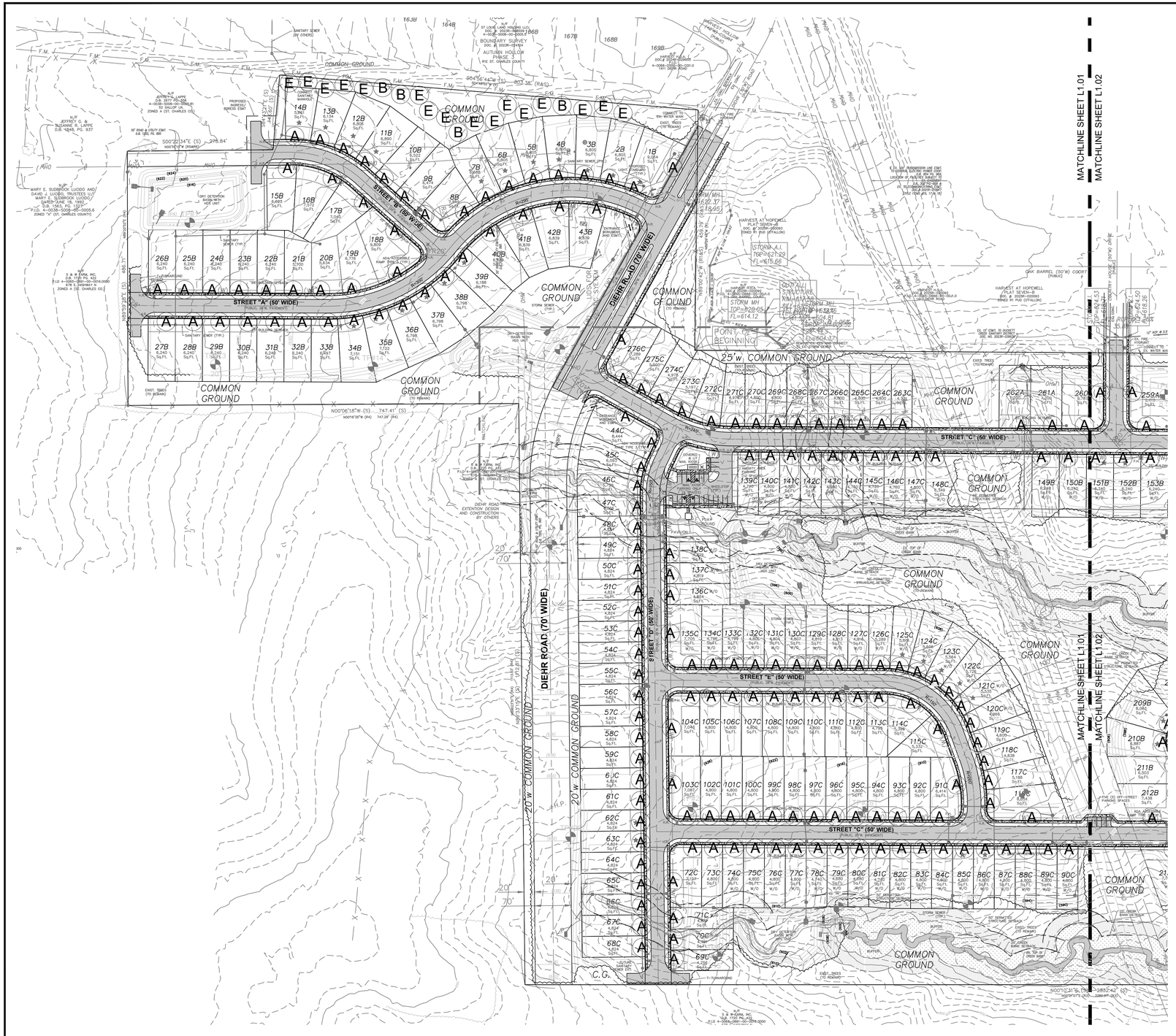
C:\Users\vwand\OneDrive\Waldbart\Design Team\Plans CAD\979. Caballo Farms, McBride Homes\Waldbart Nursery 03-17-26 - Caballo Farms ACAD-2026-03-17 Caballo for Waldbart-Model.dwg

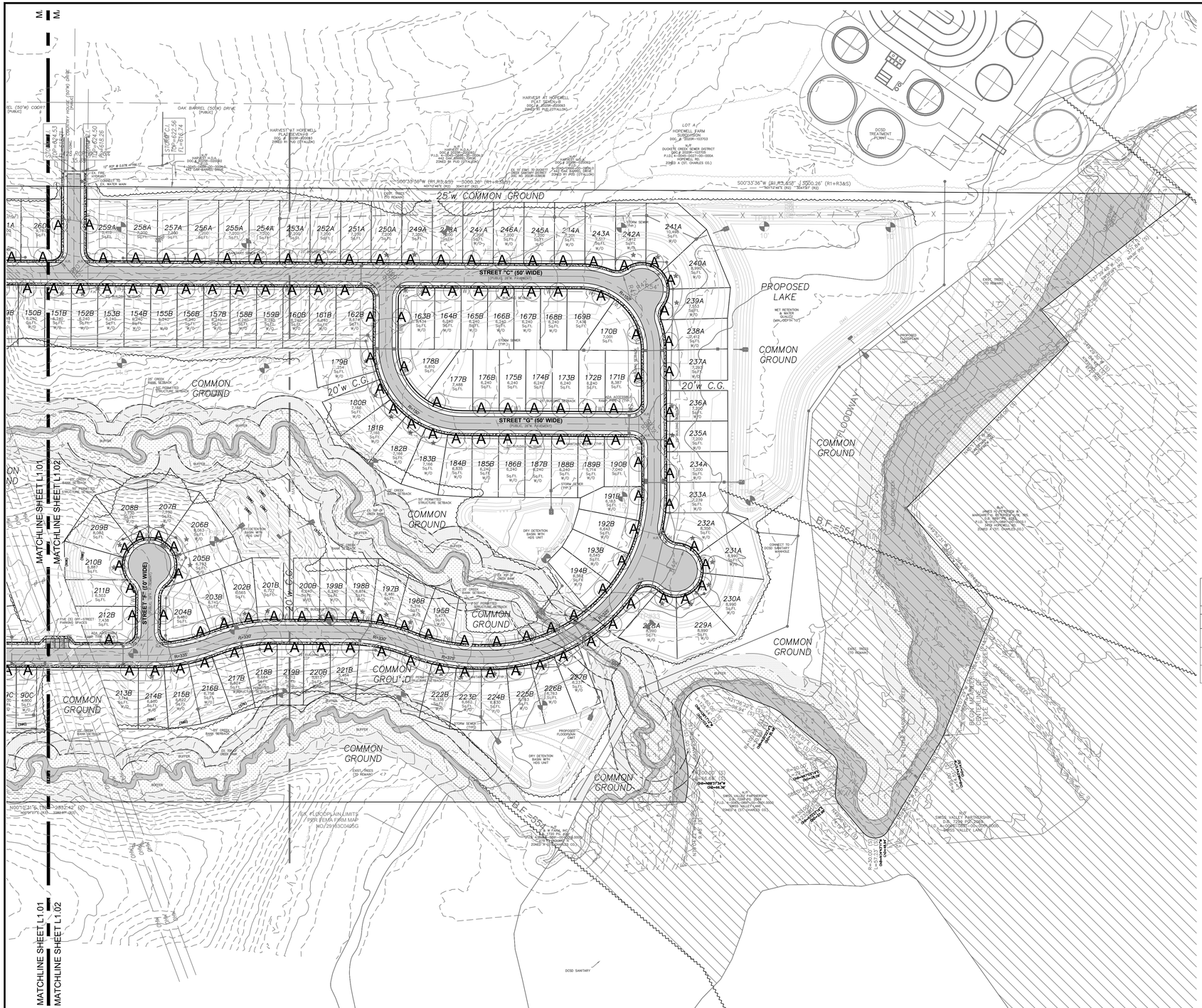
Caballo Farms
McBride Homes

895-4589

Date	01/16/26	Revised	01/28/26	Sheet	L-1.00
			03/17/26		
Scale	1"=200'	Approved		Drawn By	NNB

A. WALDBART AND SONS
Established 1872
Landscape Designers, Landscape Contractors & Nurserymen
1420 Teson Rd., Hazelwood, MO 63042


COMMON GROUND
STREET "A" (50' WIDE)
STREET "B" (50' WIDE)
STREET "C" (50' WIDE)
STREET "D" (50' WIDE)
STREET "E" (50' WIDE)
DIEHR ROAD (70' WIDE)
20' w COMMON GROUND
25' w COMMON GROUND
POINT OF BEGINNING
MATCHLINE SHEET L1.01
MATCHLINE SHEET L1.02
BOUNDARY SURVEY
AUTUMN HOLLOW PHASE
PLAT SEVEN-A
PLAT SEVEN-B
DRY DETENTION BASIN WITH WOOD WALL
DRY DETENTION BASIN WITH WOOD WALL AND FENCE
DIEHR ROAD EXTENTION DESIGN AND CONSTRUCTION BY OTHERS
STORM A.I. TOP=621.22 FL=615.06
STORM MH TOP=628.05 FL=614.12
STORM MH TOP=626.82 FL=604.91
STORM MH TOP=626.53 FL=604.47
S 89°44'44"W (S) 602.38' (R&S)
S00°20'34"E (S) 278.84'
N00°06'18"W (S) 747.41' (S)
N00°01'31"E (S) 2652.42' (S)
S 89°53'19"E (S) 1322.81' (S)
PROPOSED INGRESS/ EGRESS EASEMENT
50' ROAD & UTILITY EMT. D.B. 1816 PG. 885
JEFFREY G. & SUZANNE R. LAPPE D.B. 1848, PG. 937
MARY E. SUSSBROCK LUCIDO AND DAVID J. LUCIDO, TRUSTEES U/ MARY E. SUSSBROCK LUCIDO / DATED JUNE 18, 1992 D.B. 1063, PG. 1372 P.I.D. 4-0038-5008-00-0005.6 ZONED "A" (ST. CHARLES COUNTY)
D & W FARM, INC. D.B. 1700, PG. 402 P.I.D. 4-0038-5691-00-0078.0000 678 E. HIGHWAY N ZONED A (ST. CHARLES CO.)
HARVEST AT HOPEWELL PLAT SEVEN-A DOC. #2020K-000063 ZONED PI PUD (O'FALLON)
HARVEST AT HOPEWELL PLAT SEVEN-B DOC. #2020K-000063 ZONED PI PUD (O'FALLON)
OAK BARREL (50"W) COOPER [RUBUS]
EX. 10" DIP WATER MAIN
EX. 8" SANITARY SEWER
EX. 8" STORM SEWER
EX. 15" RCP STORM SEWER
EX. 18" RCP STORM SEWER
EX. 24" RCP STORM SEWER
EX. 30" RCP STORM SEWER
EX. 36" RCP STORM SEWER
EX. 42" RCP STORM SEWER
EX. 48" RCP STORM SEWER
EX. 54" RCP STORM SEWER
EX. 60" RCP STORM SEWER
EX.


STREET "C" (50' WIDE)
STREET "G" (50' WIDE)
STREET "F" (50' WIDE)
25.w' COMMON GROUND
20' w C.G.
COMMON GROUND
PROPOSED LAKE
FLOODWAY
BF 554
BF 555
MATCHLINE SHEET L1.01
MATCHLINE SHEET L1.02
OAK BARREL (50'W) DRIVE (PUBLIC)
HARVEST AT HOPEWELL PLAT SEVEN-B
HARVEST AT HOPEWELL PLAT SEVEN-A
LOT A HOPEWELL FARM
DUCKETT CREEK SEWER DISTRICT
DCSD TREATMENT PLANT
DCSD SANITARY
PROPOSED FLOODPLAIN LIMIT
EX. FLOODPLAIN LIMITS PER FEMA FIRM MAP NO 29183C0405G
DRY DETENTION BASIN WITH HOS UNIT
BUFFER
EXIST. TREES (TO REMAIN)
S00°33'36"W (R1,R3,&S)
S00°12'44"E (R2)
S00°33'26" (R1+R3&S)
S00°12'44"E (R2)
S04°19'9" (R2)
N00°12'44"E (R2)
S04°19'9" (R2)
N00°12'44"E (R2)
S00°33'36"W (R1,R3,&S)
S00°33'26" (R1+R3&S)
S04°19'9" (R2)
S00°12'44"E (R2)
N00°12'44"E (R2)
S04°19'9" (R2)
S00°33'36"W (R1,R3,&S)
S00°33'26" (R1+R3&S)
S00°12'44"E (R2)
S04°19'9"

ON-SITE SOILS

Matthew W. Roth
On-Site Soils
701-D Crown Industrial Court
Chesterfield, MO 63005
314-724-6518
matt@onsitesoils.com

EMPLOYMENT HISTORY

ON-SITE SOILS
1998 to Present

Soil Scientist / President
Responsible for:

- 404/401 delineations and permitting
- Soil Morphology Reports
- Waters of the United States (WOTUS) delineations / Mitigation Planning
- Vegetation surveys
- Mitigation bank planning and development
- Managing and scheduling one soil scientist

SCI ENGINEERING
1995 to 1998

Soil Scientist
Responsible for:

- Soil Morphology Reports
- Wetland delineations / Mitigation Planning
- Managing and scheduling two soil scientists

PROFESSIONAL AFFILIATIONS:

Missouri Association of Professional Soil Scientists (MAPSS)
Society of Wetland Scientists.

PROFESSIONAL CERTIFICATIONS:

Certified Professional Soil Classifier - Missouri Association of Professional Soil Scientists
Soil Scientist - Missouri Dept. of Health and Senior Services

EDUCATION:

1994 Missouri State University, B.S. Agronomy (Emphasis in soil science)
Activities: Missouri State University Soil Judging Team

PRESENTATIONS

"Suitable Soil Textures for Absorption Trench Backfill" Eastern Missouri Small Flows Organization (Hillsboro, MO October 2009**)**

"Waters of the U.S." – What is a Jurisdictional Waterbody" Eastern Missouri Small Flows Organization (Hillsboro, MO May 2010)

"Redoximorphic Features and Seasonal High Water Tables" Eastern Missouri Small Flows Organization (Hillsboro, MO Oct 2012**)**

"Wetland Soils and Associated Problems" Great Rivers Habitat Association – Wetland Habitat Management Workshop (Jay and Carolyn Henges Wetlands Education and Conservation Center, July 2025)

EXPERIENCE:

Mr. Roth's background is in soil science and is responsible for soil morphology reports, wetland delineations, 404/401 permitting, mitigation design and planning, and mitigation bank development and construction. He has been involved with soil morphology reports for on-site wastewater design and Waters of the US regulations for 25+ years. During those 29+ years he has implemented and assessed WOTUS projects in Illinois, Missouri, and Texas and conducted soil morphology reports in Missouri.

Project Examples:

WOTUS delineations, 404/401 permitting, mitigation planning and development:

- Little Dardenne Creek Stream Mitigation Bank, St. Charles County, MO
- Meremac Bluffs Wetland Mitigation Bank, St. Louis County, MO
- Cuivre Bend Stream Mitigation Bank, St. Charles and Lincoln, County, MO
- West Yellow Creek Mitigation Bank, Linn County, MO
- City of St. Charles permittee responsible mitigation site – Labadie, MO
- St. Louis Metropolitan Sewer District permittee responsible mitigation site – West Alton, MO
- City of Chesterfield permittee responsible mitigation site – Labadie, MO

- Consultant to Land Learning Foundation – a Missouri In-Lieu Fee mitigation provider
- Progress Park (commercial) 404 Nationwide Permit, St. Charles, County MO
- 851 Weidman Road (residential) 404 Individual Permit – Utility Crossing – St. Louis County, MO
- Flooded Farms (residential) Notice of Violation – 404 Individual Permit – St. Charles County, MO
- Big Oaks Estates (residential) 404 Nationwide Permit -Utility Crossing – St. Charles County, MO
- Legends Parkway Tract (residential) 404 Nationwide Permit – Lot Development – St. Louis County
- Bear Creek (residential) 404 Nationwide Permit – Utility Crossing – Jefferson County, MO
- Haybarn Lane (residential) 404 Nationwide Permit – Storm Water Discharge – St. Louis County, MO
- City of Eureka, MO – Flood wall project (404 Individual Permit) – St. Louis County, MO
- Wright City School District – Construction of a new high school (404 Nationwide Permit), Warren County, MO
- Thomas Hill Energy Center – Relocation of transmission lines (404 Nationwide Permit), Randolph County, MO
- Brookside Addition (residential) 404 Nationwide Permitting – St. Charles County, MO

Wetland and stream restoration and plantings:

- Avondale Park riparian restoration, St. Charles County, MO
- -Little Dardenne Creek Stream Mitigation Bank riparian restoration, St, Charles County, MO
- Rocking R Farm, forested and emergent wetland development, Montgomery County, MO
  MSD wetland restoration project – Planning, design, construction and establishment of 43ac of wetland, 30 acres of bottomland forest and 90 acres of bottomland grass prairie - West Alton, MO
- Labadie Bottoms mitigation site, Franklin Co, MO
- Big Creek mitigation site, Lincoln Co, MO
- Cuivre River mitigation site, Lincoln Co, MO
- Whitewater River mitigation site, Bollinger Co, MO
- Saline Creek mitigation site, Perry County, MO
- Calvey Creek mitigation site, Franklin Co, MO
- Craghurst mitigation site, Franklin Co, MO

Wetland/Stream Mitigation Performance Monitoring:

- Little Dardenne Creek Stream Mitigation Bank, St. Charles County, MO
- Carlton Glen Estates, St. Charles County, MO
- Harter Farms, Jefferson County, MO
- Avondale Park, St.Charles County, MO
- Arbor Valley, St. Louis County, MO
- Labadie Bottoms mitigation site #1, Franklin Co, MO
- Labadie Bottoms mitigation site #2, Franklin Co, MO
- Big Creek mitigation site, Lincoln Co, MO
- Cuivre River mitigation site, Lincoln Co, MO
- Whitewater River mitigation site, Bollinger Co, MO
- Saline Creek mitigation site, Perry County, MO
- Calvey Creek mitigation site, Franklin Co, MO
- Craghurst mitigation site, Franklin Co, MO
- Nodaway River mitigation site, Andrew and Holt Counties, MO

ON-SITE SOILS

Stream Investigation
Caballo Project
St. Charles County, Missouri

1.0 INTRODUCTION

This letter presents the site assessment of On-Site Soils regarding two aquatic features that bisect the site flowing north to south. The proposed Caballo project is a proposed residential development, located on Gallop Lane in St. Charles County, Missouri.

2.0 SITE DESCRIPTION

The Project Site (90.12+/-ac) is comprised of mostly forested ground and is bordered on the south property line by Little Dardenne Creek and contains two drainage features. The remainder of the site is comprised of pasture ground.

3.0 Aquatic Features

Little Dardenne Creek flows along the southern property line and would be considered a perennial channel. Two drainage features were also observed within the project site. The drainage features originate on site and do contain characteristics associated with ephemeral drainageways. Ephemeral drainageways are channels that only have flowing water during rain events and therefore are relatively stable and resist any type of stream channel migration. I have conducted site assessments for several other developers on this tract over the last three years and there has not been any movement of the two drainage features.

West channel facing upslope.

East channel facing downslope.

4.0 Summary

Due to the extremely small watershed for each of these drainage features and the nature of the ephemeral flow and channel characteristics we believe there is a very low chance of any channel migration or degradation.

Project Title: Waters of the U.S. Delineation Caballo
Project Location: St. Charles County, Missouri

As part of our internal Quality Assurance/Quality Control Practices and Procedures, this document has been reviewed and approved by the following:

Matthew Roth _____ 3/16/26_____
Matthew Roth Date

TECHNICAL ASSUMPTIONS MEMORANDUM

Date:	March 5, 2026
To:	Justin Wagner, Andrew Tuerck, Crystal Stuesse, Eddie Watkins - MoDOT Amanda Brauer, Matt Seggerman – St. Charles County Todd Artz – City of O'Fallon
From:	Shawn White, P.E., PTOE
CBB Job No:	31-2026
Project:	Proposed Caballo Farms Development O'Fallon, Missouri

As an initial step in completing the requested traffic impact study, CBB has prepared a Technical Memorandum pertaining to the proposed Caballo Farms development in O'Fallon, Missouri. The development site is located approximately one half mile west of the Hopewell Road and Diehr Road intersection. The location of the site relative to the surrounding area is depicted in **Figure 1**.

Figure 1: Project Location Map

The purpose of this Technical Memo is to expedite the review and approval of the traffic impact study being prepared for the proposed Caballo Farms development by summarizing the existing traffic volumes, the 2030 No Build traffic volumes, the 2030 Base traffic volumes, the proposed site trip generation and directional distribution estimates, the design year traffic volumes, and the analysis scenarios. We ask that you review this data and offer any thoughts or concerns that you may have as quickly as possible. It is our intent to reach a consensus with all parties involved regarding these assumptions prior to completing the remainder of the traffic impact study.

Based on the site plan prepared by The Sterling Company, the proposed development will include approximately 276 single-family homes. In conjunction with the proposed development, Diehr Road would be extended farther west to gain access to the Caballo Farms site. Primary access for the proposed development would be via two new drives on this extension of Diehr Road. A connection is also proposed via the existing stub street of Country House Drive in the Harvest subdivision. The conceptual site plan is shown in **Exhibit 1**.

The scope of work was discussed with representatives from the St. Charles County, the Missouri Department of Transportation (MoDOT), and the City of O'Fallon to outline the parameters of the traffic impact study being prepared in a scoping meeting on February 25, 2026.

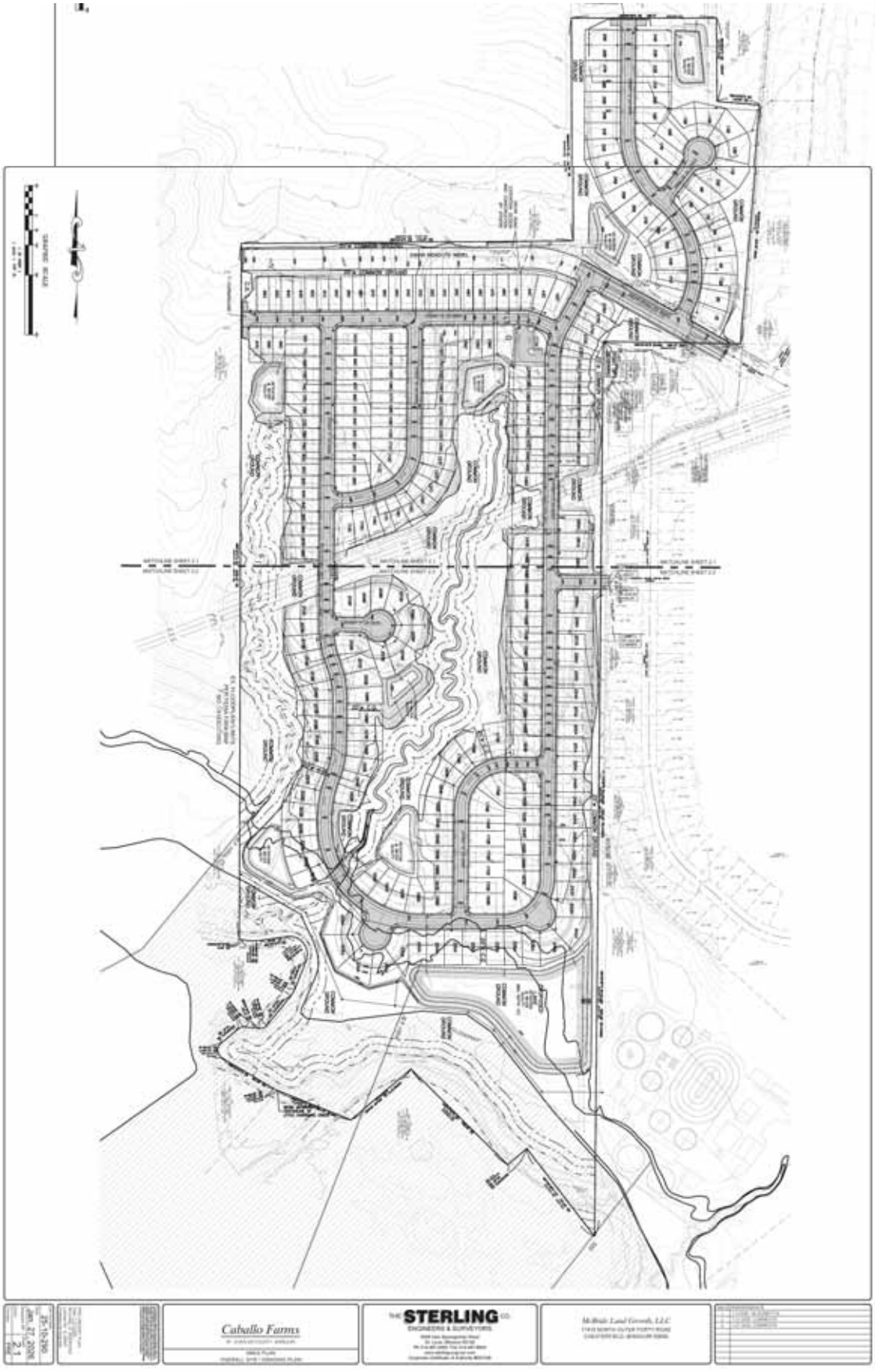


Exhibit 1: Preliminary Site Plan (provided by others)

EXISTING/2030 NO BUILD CONDITIONS

Existing Traffic Volumes: It is our understanding that MoDOT and St. Charles County have studied the Route N corridor to develop corridor improvements between I-64 and Route Z. Specifically, a Route N Expansion study began in 2023 and is in the preliminary roadway design phase for proposed improvements. From that study, MoDOT provided the *Route N Expansion Traffic Forecast Memo* completed by HNTB which provides Existing traffic volumes collected in 2023 and 2024 for the Route N corridor. Based on our discussion with the agencies, it was agreed that this study would utilize the 2023/2024 traffic volumes at the following intersections:

- Route N and Hopewell Road/Duello Road; and
- Route N and Welker Parkway/Post Tract Drive.

Based on the MoDOT traffic data, the weekday AM peak hour occurred between 6:45 and 7:45 AM and the PM peak hour occurred between 4:30 and 5:30 PM. The existing peak hour traffic volumes at each of the intersections from the respective studies are summarized in **Exhibit 2**.

For the study intersection of Diehr Road and Hopewell Road, counts collected in April 2021 as part of prior traffic studies for the Harvest and Autumn Hollow developments were used. Note that at the time of the 2021 counts, the intersection of Diehr Road and Hopewell Road was a T intersection, with the west leg added as part of the Harvest development.

Given the traffic characteristics in the area and the anticipated trip generation for the proposed development, the peak periods identified would represent a "worst-case scenario" with regards to the traffic impact. If traffic operations are acceptable during these weekday peak hours, it can be reasoned that conditions would be acceptable throughout the remainder of the day.

2030 No Build Traffic Volumes (Existing plus Background Growth): In order to develop the 2030 No Build traffic volumes, background linear traffic growth was used. Based on the *Route N Expansion Traffic Forecast Memo* completed by HNTB, the annual growth rates along Route N ranged from approximately 1.0% on the east end of the corridor (near I-64) to approximately 2.75% on the west end (near Route Z). Based on the location of study area in relation to the Route N corridor study area, a growth rate of 1.5% percent per year will be used to account for the background growth on the study roadways. For the counts on Route N collected in 2023, seven years of background was accounted for which represents a global increase of approximately 11%. For the count at Diehr Road and Hopewell Road collected in 2021, nine years of background was accounted for which represents a global increase of approximately 14.3%. The 2030 No Build peak hour traffic volumes are summarized in **Exhibit 3**. Note that the traffic volumes were rounded to the nearest 5 vehicles per hour (vph).

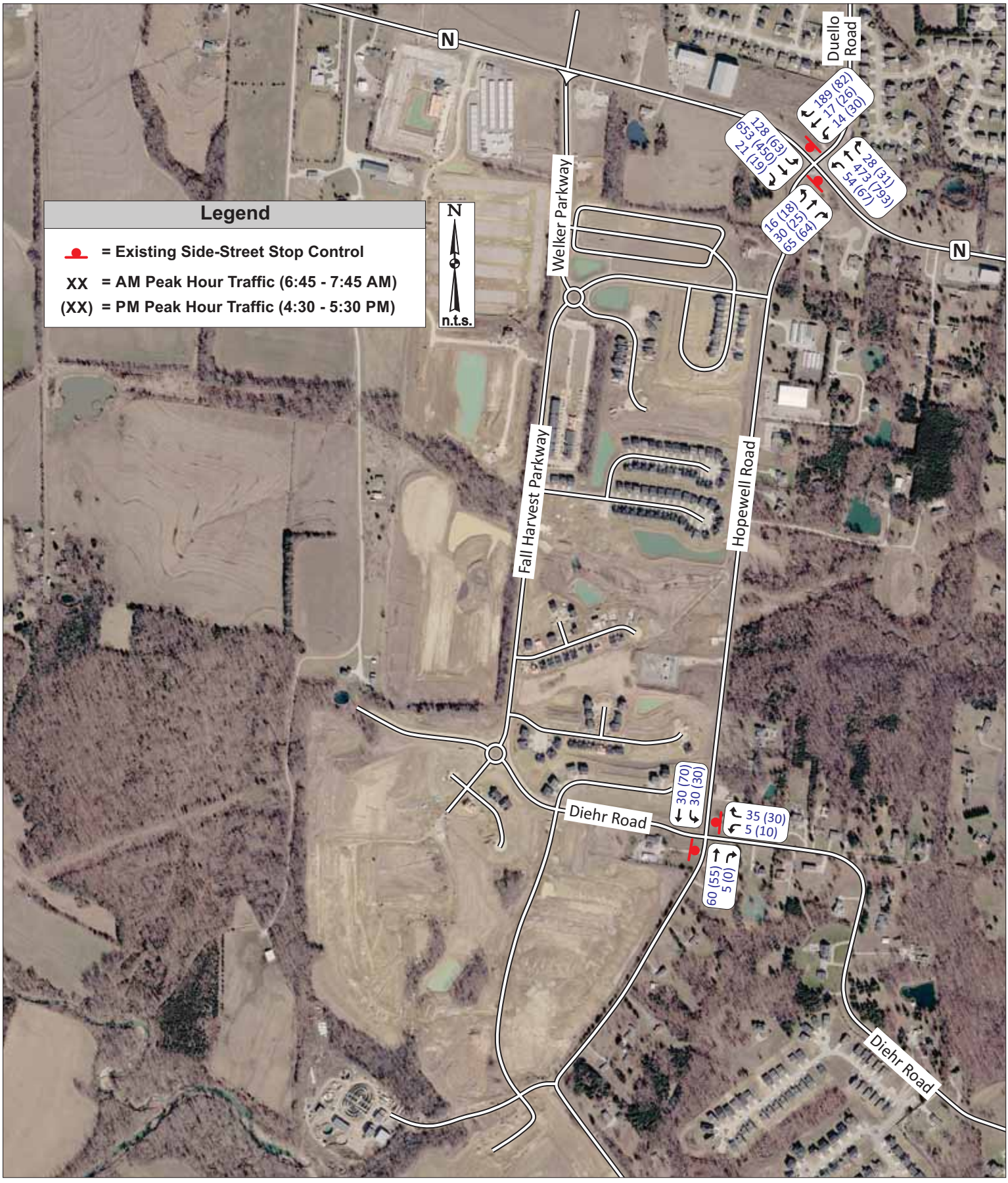


Exhibit 2: 2021/2023 Existing Traffic Volume (From Prior Traffic Studies)

Job# 031-26
03/05/2026

CBB TRANSPORTATION ENGINEERS+PLANNERS

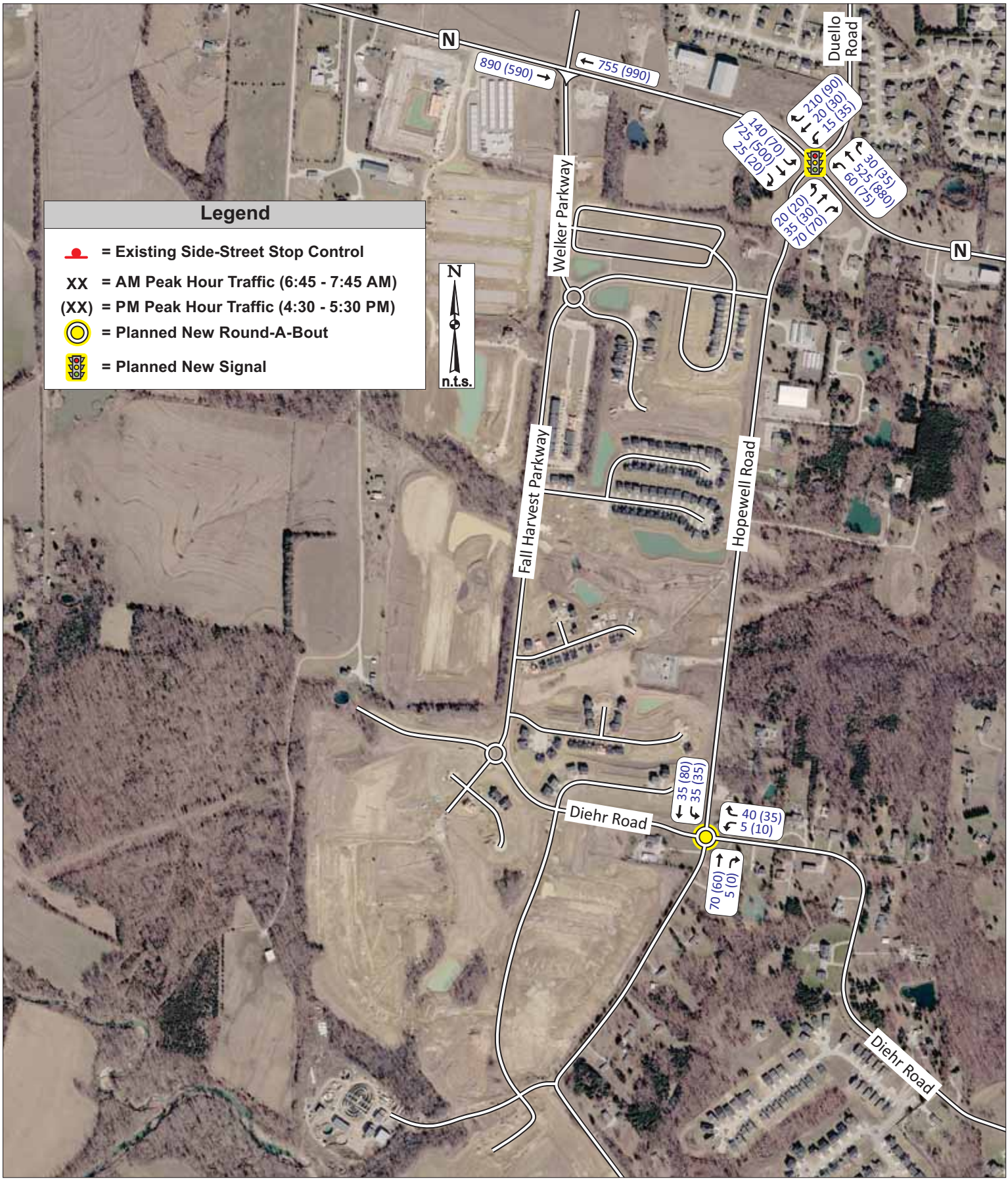


Exhibit 3: 2030 No Build Traffic Volumes

Job# 031-26
03/05/2026

CBB TRANSPORTATION ENGINEERS+PLANNERS

2030 BASE CONDITIONS

Area Approved Developments: There are several approved subdivisions near the study area that are approved but not yet built out, including the Harvest, Autumn Hollow, Post Tract and Trailside Farm developments. The studies completed by CBB are as follows:

- Autumn Hollow Update to Harvest Traffic Study, May 13, 2022;
- Post Tract Traffic Study, November 28, 2023; and
- Trailside Farm Traffic Study, January 15, 2026.

As discussed with the agencies, the 2030 Base Traffic Volumes will include 50% of the area approved subdivision trips, including Harvest, Autumn Hollow, Post Tract, and Trailside Farm. The site generated trips for the respective developments which show the full build out of each development are provided in the **Appendix**. The area approved development trips (50% of the Harvest, Autumn Hollow, Post Tract and Trailside Farm developments) are shown in **Exhibit 4**.

2030 Base Traffic Volumes: The area approved development trips (Exhibit 4) were added to the 2030 No Build traffic volumes (Exhibit 3) to develop the 2030 Base traffic volumes. **Exhibit 5** summarizes the 2030 Base traffic volumes which includes the background growth and 50% build out of the Harvest, Autumn Hollow, Post Tract and Trailside Farm residential developments.

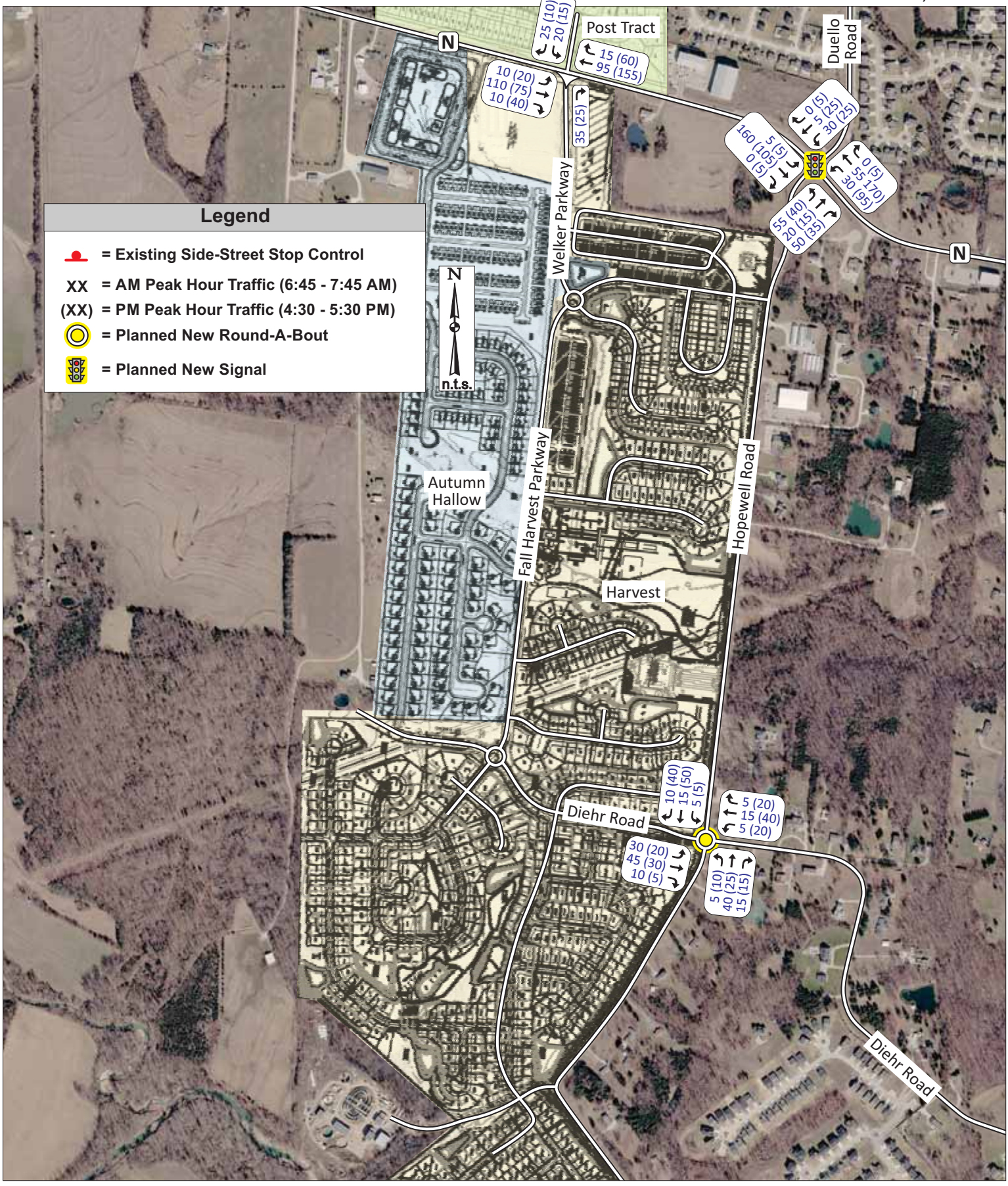


Exhibit 4: Area Approved Development 50% Build Out 2030

Job# 031-26
03/05/2026

CBB TRANSPORTATION ENGINEERS+PLANNERS

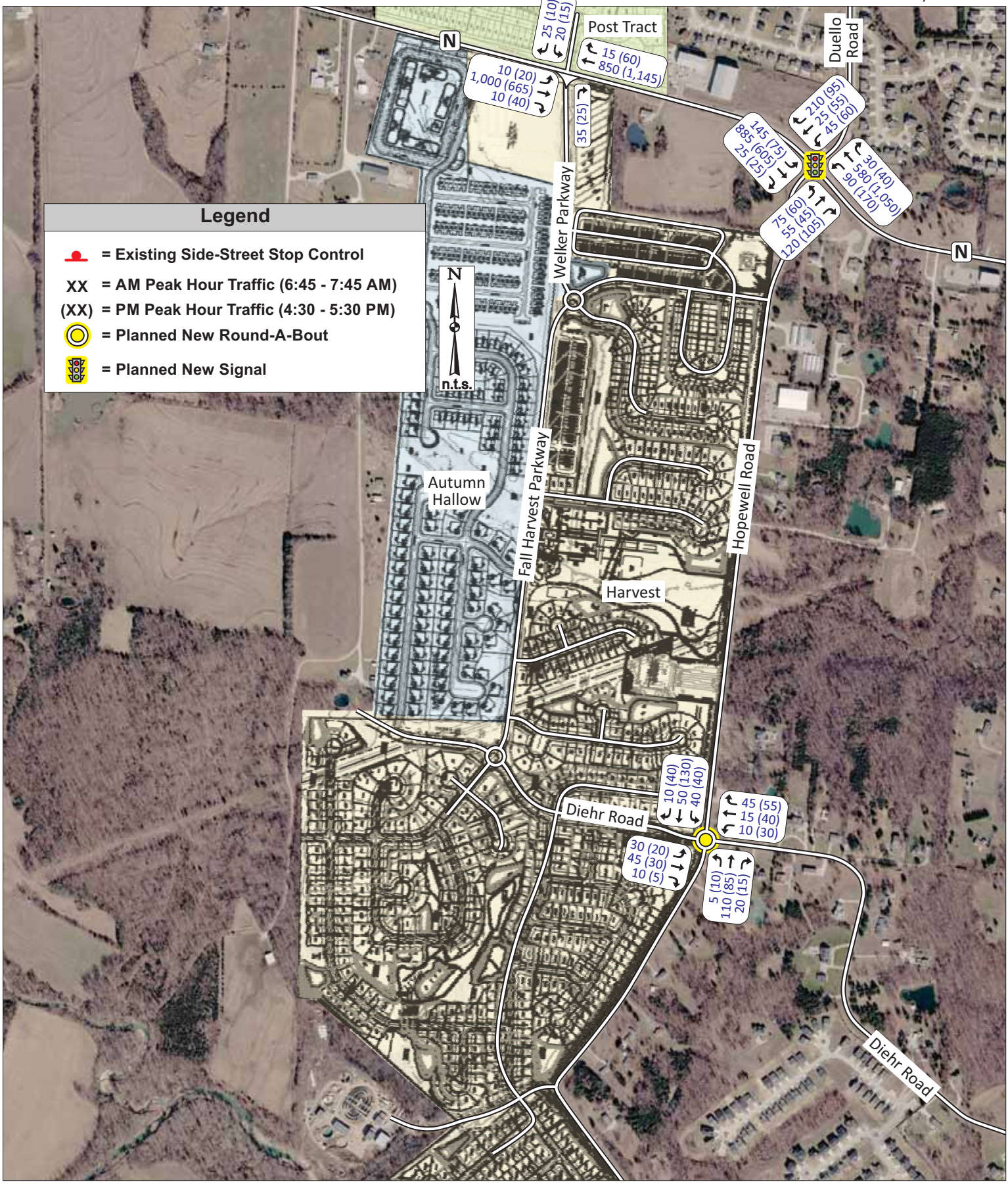


Exhibit 5: 2030 Base Traffic Volumes

Job# 031-26
03/05/2026

CBB TRANSPORTATION ENGINEERS+PLANNERS

PLANNED ROADWAY IMPROVEMENTS IN THE AREA

MoDOT is currently in the process of developing improvement plans for the Route N corridor. As such the primary purpose of this study would be to ensure that the intersection of Route N and Hopewell Road/Duello Road is designed appropriately for the long term needs of the intersection. Additionally, this study would evaluate the planned roundabout at Diehr Road and Hopewell Road to assess the long term needs of the intersection.

It is our understanding that the Route N corridor improvement project is a priority project, that is funded and is planned for construction starting in late 2027 or 2028. The Phase I improvements will improve Route N to a four-lane roadway with access modifications at several intersections from Sommers Road to Perry Cate Boulevard.

Within the study area, the Route N Phase I improvements consist of the following improvements:

- Provide two through lanes in each direction on Route N;
- Improve the northbound Hopewell Road and southbound Duello Road approaches to provide a left-turn lane, a through lane, and a right-turn lane; and
- Convert the intersection of Route N and Welker Parkway/Post Drive to a dual lane (eastbound and westbound) roundabout.

Figure 3 illustrates the conceptual improvement plan for Route N within the study area. Although construction of the Phase I improvements are planned to start in 2027/2028, at the request of the agencies the 2030 scenario will assume the Route N improvements are not in place to present an interim worst-case scenario. The Route N Phase 1 improvements will be incorporated in the long-term (2050) analysis scenario.

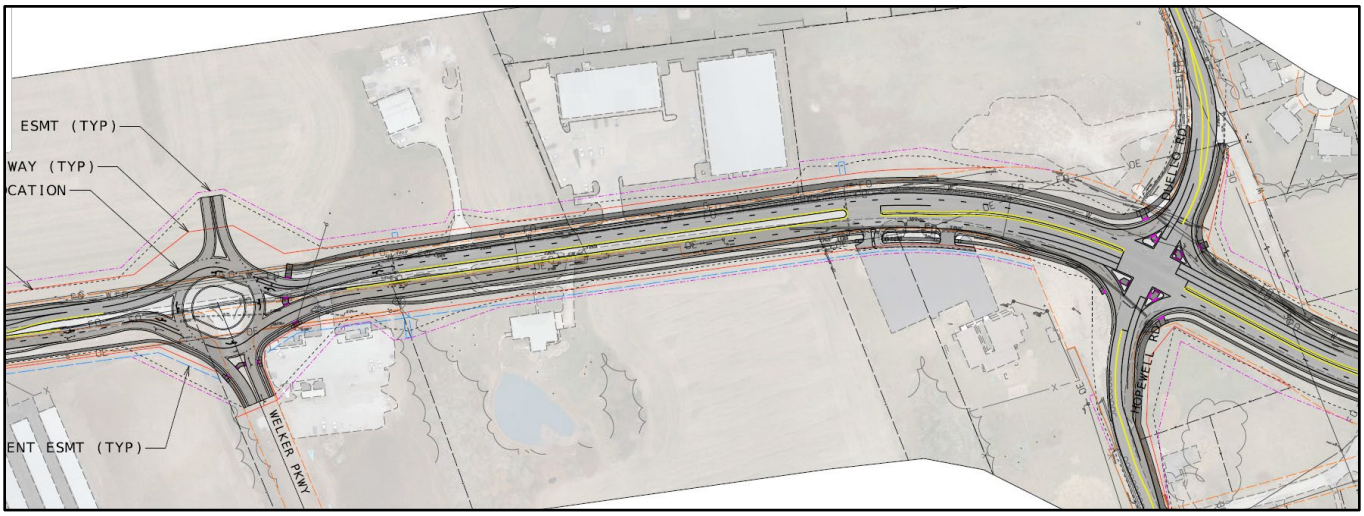


Figure 2: Route N Conceptual Phase I Improvement Plan (prepared by others)

The County has plans to install a traffic signal at the Route N and Hopewell Road/Duello Road intersection later this year. As such, the improved signalized intersection will be assumed in the 2030 conditions. **Figure 4** illustrates the signal plan for Route N and Hopewell Road/Duello Road intersection.

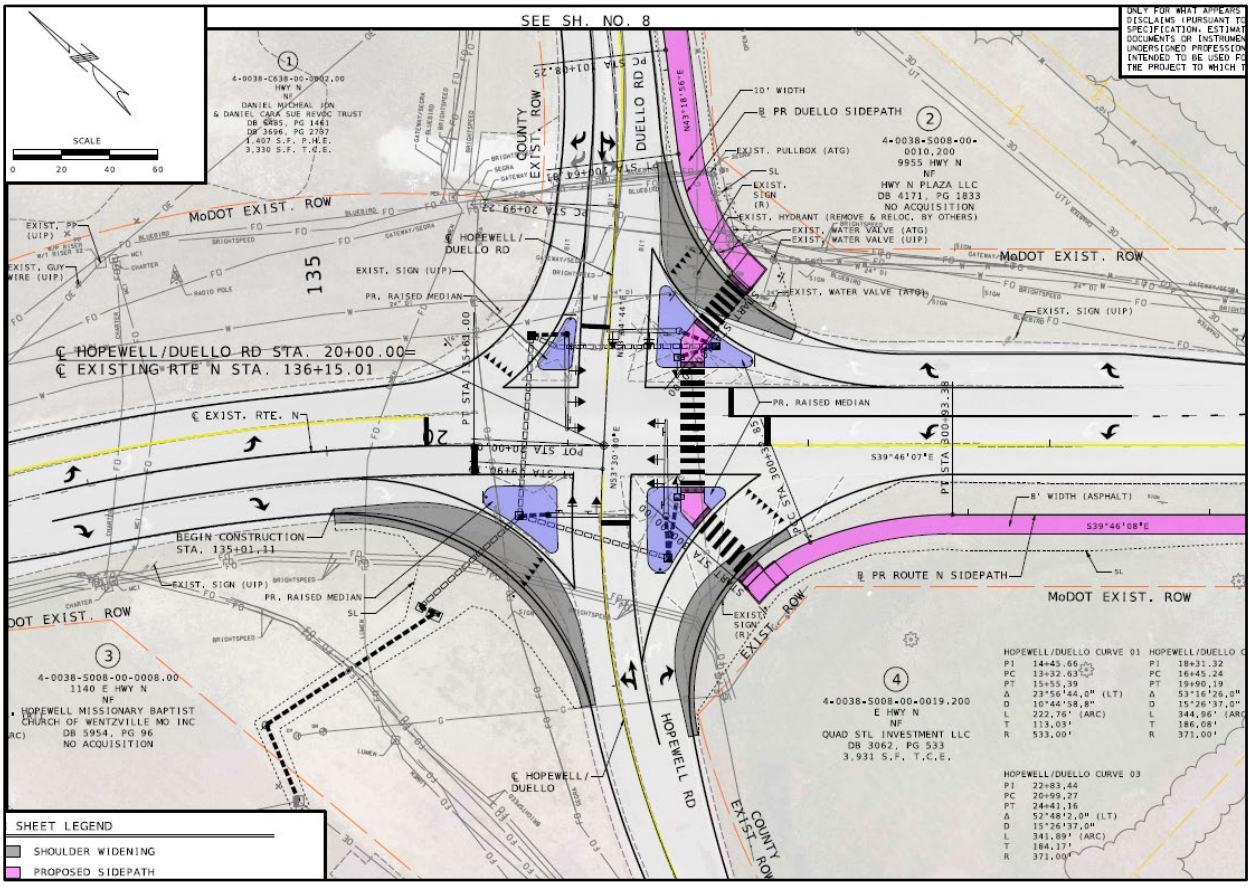


Figure 3: Route N and Hopewell Road/Duello Road Signal Plans (prepared by others)

It is our further understanding that the planned roundabout at Diehr Road and Hopewell Road will be under construction later this year. As such, the improved roundabout intersection will be assumed in the 2030 conditions. **Figure 5** illustrates the planned roundabout at the Diehr Road and Hopewell Road intersection.

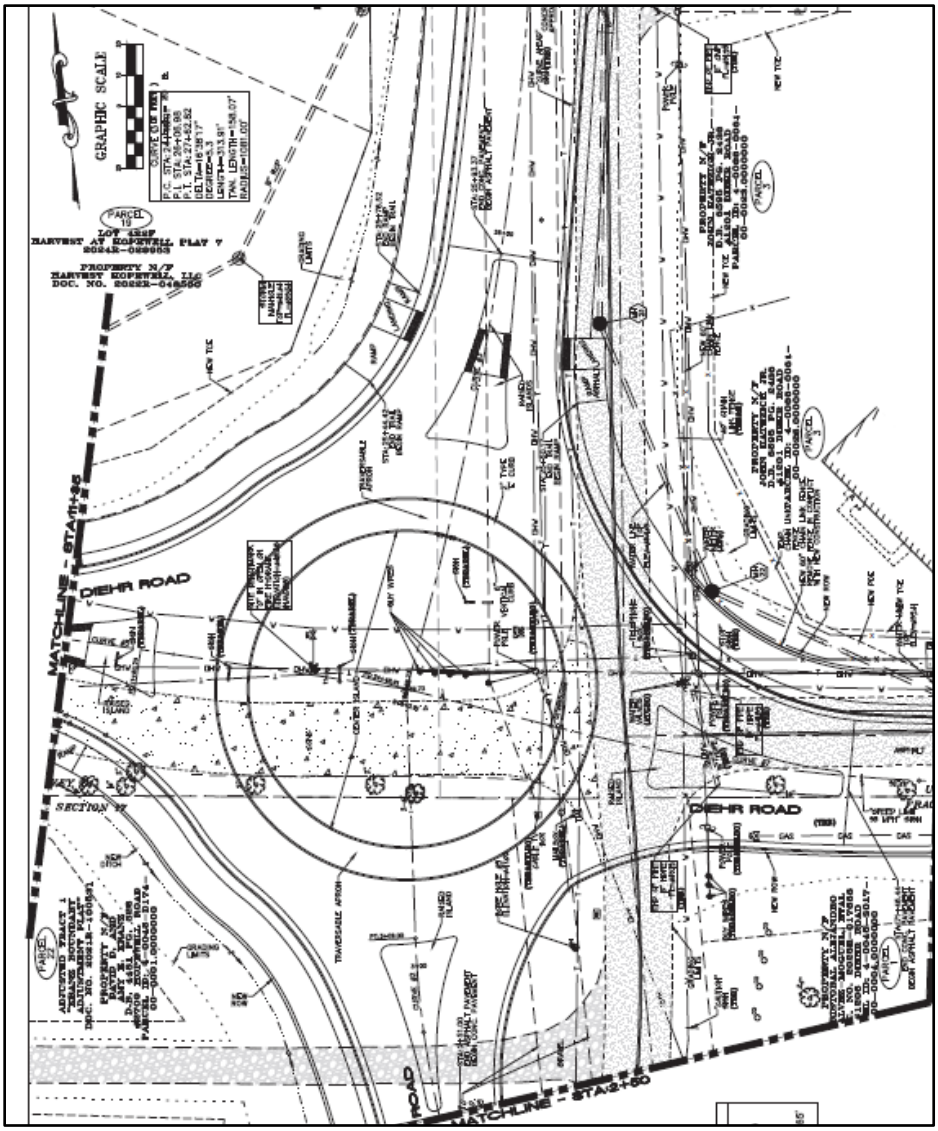


Figure 4: Diehr Road and Hopewell Road Roundabout Plan (prepared by others)

2050 CONDITIONS

MoDOT and St. Charles County has commissioned traffic studies to consider the long-term traffic volumes within the study area. As mentioned previously, MoDOT provided 2023 Existing traffic volumes for the corridor as well as 2050 Design Year traffic volumes. Based on our discussions with the agencies, it was agreed that this study would utilize the 2050 traffic volumes provided for the design year scenario.

2050 No Build Traffic Volumes: As mentioned previously, there are several approved subdivisions near the study area. Based on our discussions with MoDOT and the County, it is our understanding that the Harvest, Autumn Hollow, and Post Tract developments were included in the development of the 2050 Build traffic volumes in the *Route N Expansion Traffic Forecast Memo*. Note, the 2050 scenario will also assume the planned Route N Phase 1 corridor improvements as previously discussed. The 2050 No Build peak hour traffic volumes are summarized in **Exhibit 6**. Note that a portion of the northbound left-turn volume on Hopewell Road at Route N was shifted to Welker Parkway in the 2050 No Build Traffic Volumes to account for planned roundabout at Route N and Welker Parkway which will allow for left turns out of Welker Parkway.

2050 Base Traffic Volumes: As discussed with the agencies, the 2050 Base Traffic Volumes will include the full build out of the recently approved Trailside Farm development (residential and commercial tracts). The site generated trips for the Trailside Farm development are provided in the **Appendix**.

The Trailside Farm development trips (Appendix) were added to the 2050 No Build traffic volumes (Exhibit 6) to develop the 2050 Base traffic volumes. **Exhibit 7** summarizes the 2050 Base traffic volumes which includes the full build out of the area approved developments.

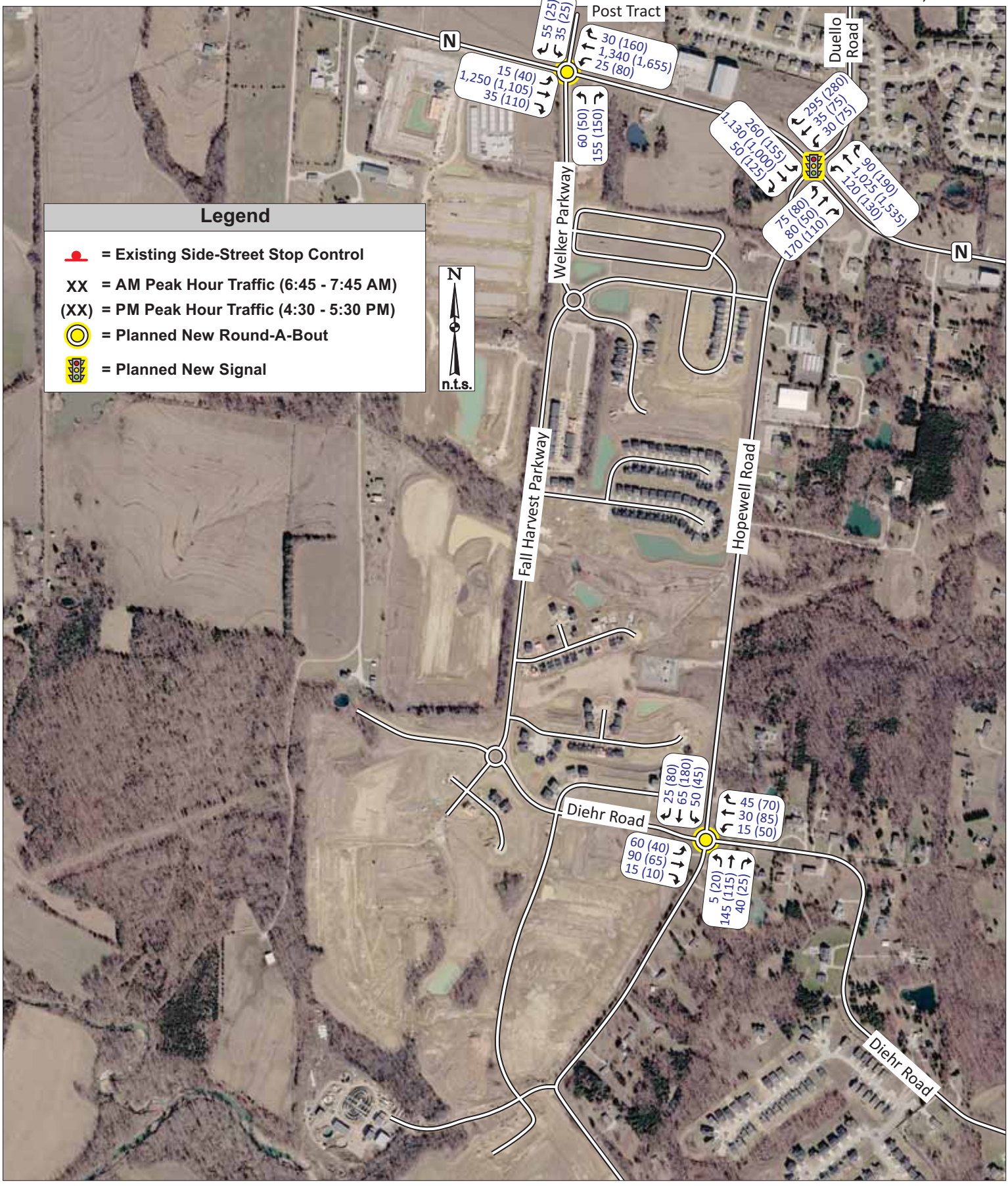


Exhibit 6: 2050 No Build Traffic Volumes

Job# 031-26
03/05/2026

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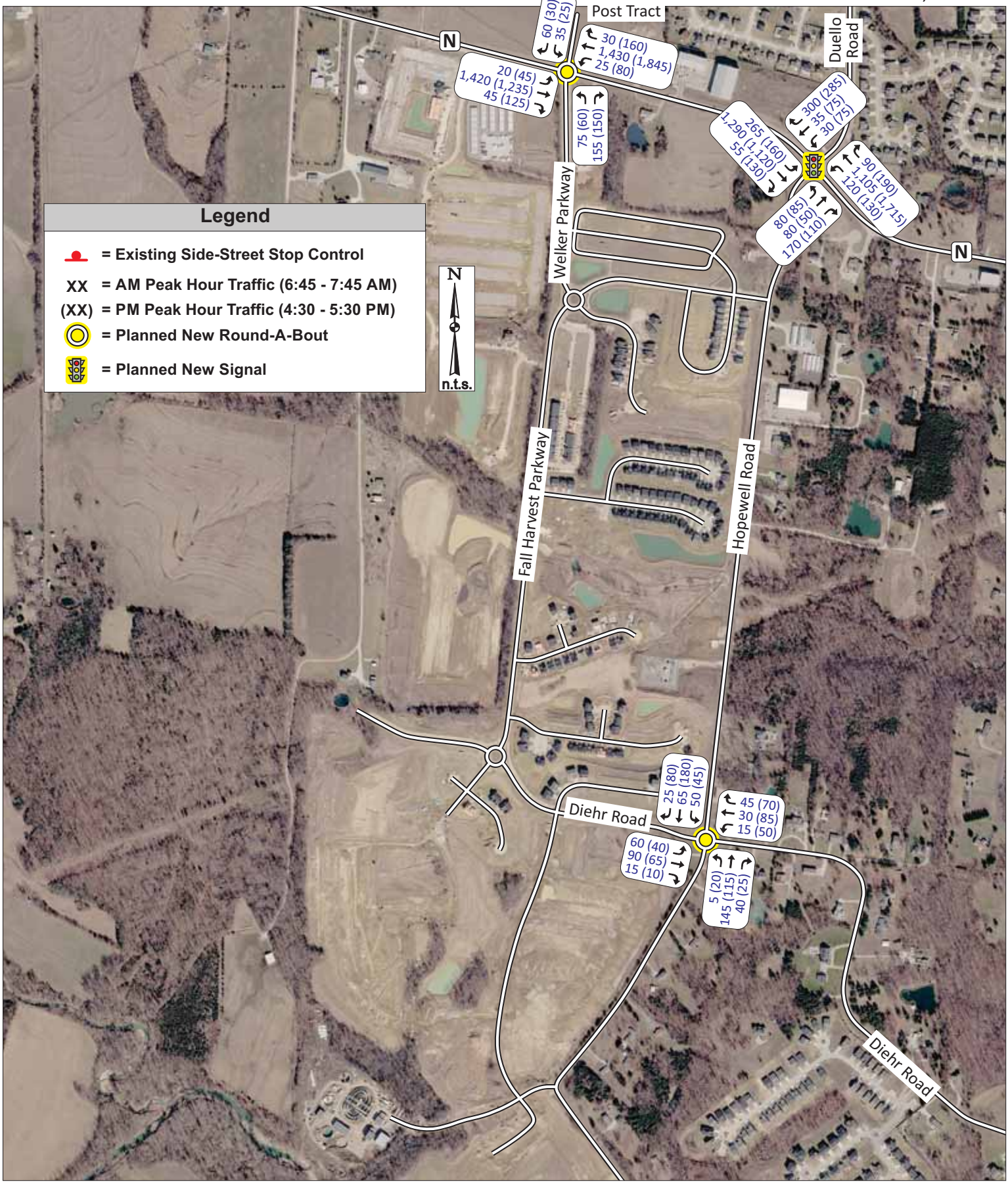

Exhibit 7: 2050 Base Traffic Volumes

Job# 031-26
03/05/2026

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PROPOSED CABALLO FARMS DEVELOPMENT

Proposed Land Use: Based on the site plan prepared by The Sterling Company, the proposed development will include approximately 276 single-family homes.

Site Access: In conjunction with the proposed development, Diehr Road would be extended farther west to gain access to the Caballo Farms site. Primary access for the proposed development would be via two new drives on this extension of Diehr Road. A connection is also proposed via the existing stub street of Country House Drive in the Harvest subdivision.

Trip Generation: As a primary step in this analysis, forecasts were prepared to estimate the amount of traffic that the proposed Caballo Farms development would generate during the weekday AM and PM peak periods. These forecasts were based upon information provided in the *Trip Generation Manual*, 12th Edition, published by the Institute of Transportation Engineers (ITE). This manual, which is a standard resource for transportation engineers, is based on a compilation of nationwide studies documenting the characteristics of various land uses. Trip estimates for the proposed single-family homes were based on ITE Land Use 210 - Single-Family Detached Housing. The data provided for Land Use 210 Peak Hour of the Adjacent Street Traffic (one hour between 7 and 9 a.m. and one hour between 4 and 6 p.m.) was used for the traditional weekday AM and PM peak hour forecasts.

The resulting trip generation estimate for the proposed Caballo Farms residential development is summarized in **Table 1.** As shown, the proposed development is anticipated to generate a total of 190 trips during the AM peak hour and 245 trips during the PM peak hour.

Table 1: Trip Estimate – Proposed Caballo Farms Residential Development

Land Use (ITE Code)	Unit	ADT (VPD)	Weekday AM Peak Hour			Weekday PM Peak Hour		
			In	Out	Total	In	Out	Total
Single-Family Detached Housing (ITE Land Use 210)	276 Homes	2,495	50	140	190	150	95	245

~ Trips rounded to nearest 5 vph

Trip Distribution: The total trips for the proposed Caballo Farms residential development will then be assigned into and out of the site based upon an assumed directional distribution. Based upon the existing travel patterns in the area and prior approved traffic study trip distribution assumptions, it is anticipated that the distribution of site-generated trips would be as summarized in **Table 2**.

Table 2: Anticipated Directional Distribution for Caballo Farms Residential Development

Route	Assumed Directional Distribution	
	AM Peak Hour	PM Peak Hour
To/From West on Route N	27%	20%
To/From East on Route N	36%	40%
To/From East on Diehr Road	22%	25%
To/From North on Duello Road	10%	10%
To/From South on Hopewell Road	5%	5%

ANALYSIS SCENARIOS

The traffic impact study will evaluate the following analysis scenarios for the weekday AM and PM peak hours:

2030 Opening Year Conditions

Roadway Network: Existing two-lane Route N cross-section with new signal at Route N and Hopewell Road, new roundabout at Diehr Road and Hopewell Road, and existing right-in/right-out at Welker Parkway and full access at Post Drive

- ✓ 2030 Base (Existing Volumes from Route N Conceptual Study and CBB Counts plus background growth plus 50% of approved Harvest, Autumn Hollow, Post Tract, and Trailside Farm developments)
- ✓ 2030 Build (2030 Base plus Caballo Farms site trips)

It is likely that the 2030 Base and Build analysis will result in poor levels of service along Route N. Consequently, an improved analysis scenario will also be completed for the 2030 Build conditions assuming the planned Route N improvements.

2050 Design Year Design Conditions

Roadway Network: Planned Route N Improvements (four-lane) with roundabout at Welker Parkway/Post Drive

- ✓ 2050 Base (2050 Traffic Volumes from Route N Conceptual Study plus Trailside Farm build out trips)
- ✓ 2050 Build Conditions (2050 Base plus Caballo Farms site trips)

We appreciate your review of the assumptions summarized herein. We look forward to receiving your comments and/or consensus on this information as soon as practical. Each of the addressees is asked to review the above and offer any comments or changes by **Thursday, March 12, 2026**, if possible. Please do not hesitate to contact me via email at Swhite@cbbtraffic.com or by phone at 314-449-9572.

APPENDIX

- Exhibit 8: Total Route N/Hopewell Road Residential Site-Generated Trips for Harvest Development and Autumn Hollow - Autumn Hollow Update to Harvest Traffic Study, May 13, 2022
- Exhibit 6: Site-Generated Trips - Post Tract Traffic Impact Study, November 28, 2023
- Exhibit 5: Trailside Farm Residential Trips - Trailside Farm Traffic Impact Study, January 15, 2026
- Exhibit 6: Trailside Farm Commercial Trips - Trailside Farm Traffic Impact Study, January 15, 2026

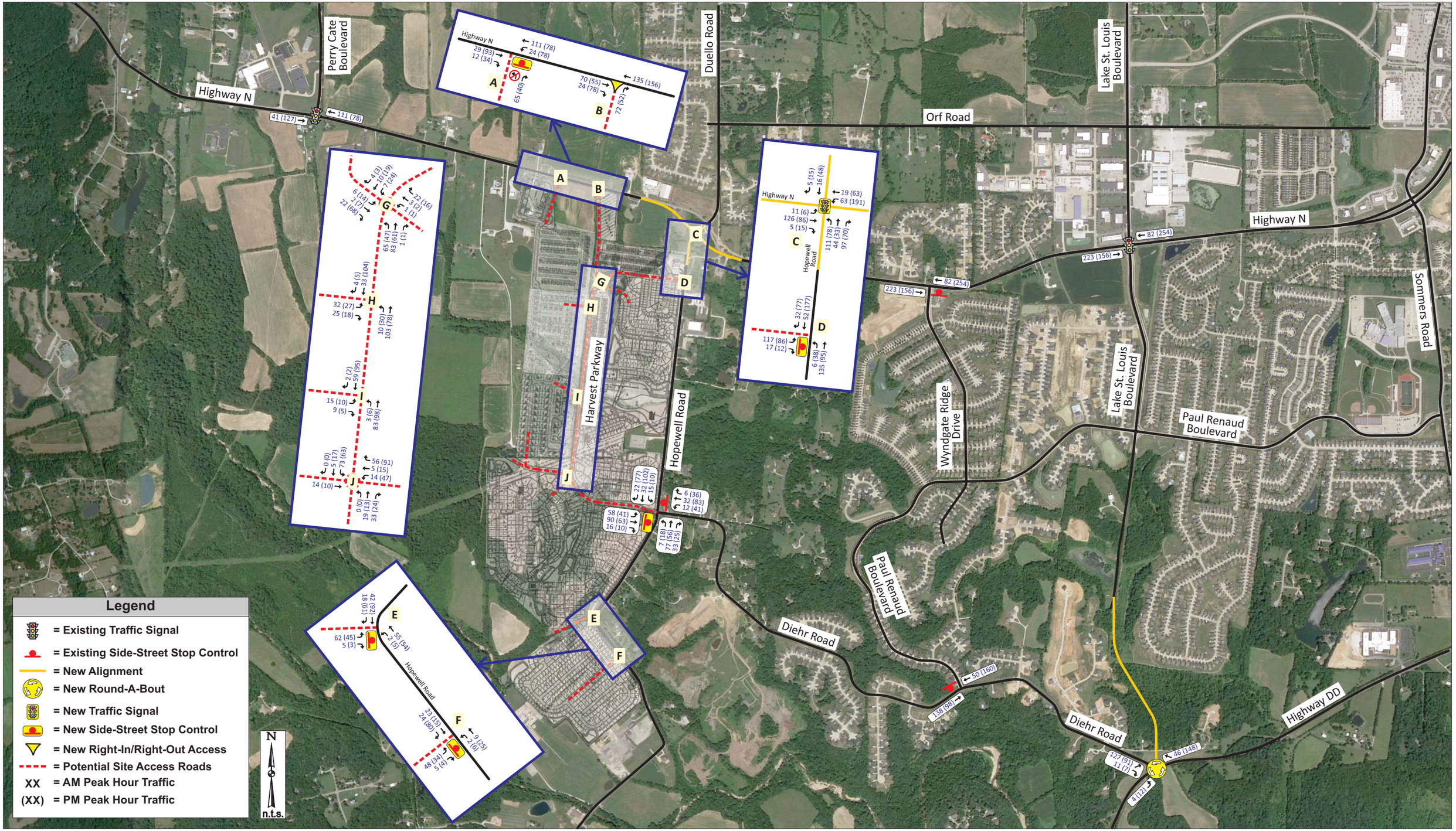

Exhibit 8: Total Route N/Hopewell Road Residential Site-Generated Trips for Harvest Development and Autumn Hollow (1,328 Total Units)

Job# 042-21 & 129-21
12/07/2021

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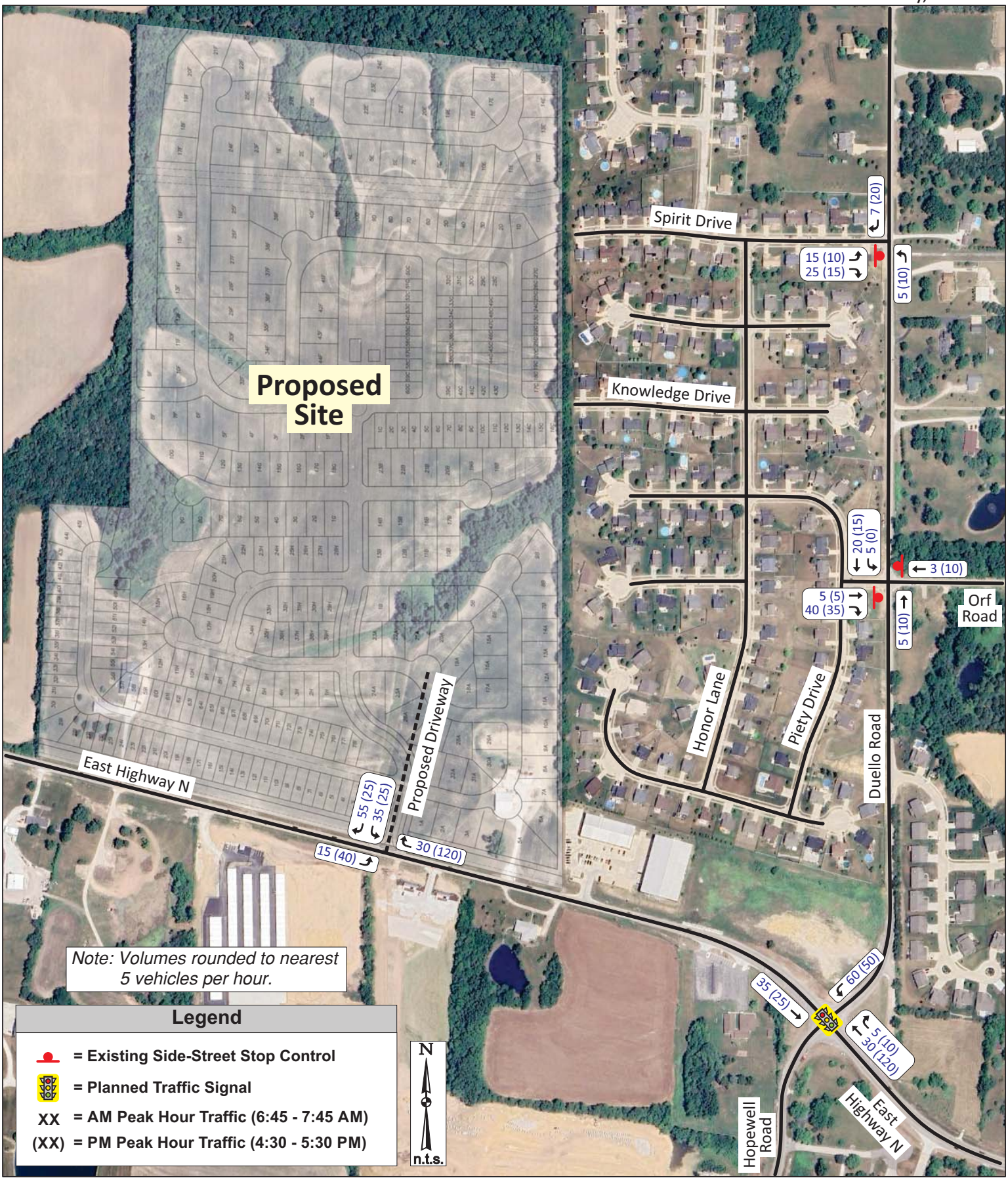

Exhibit 6: Site-GeneratedTrips

Job# 099-23
11/15/2023

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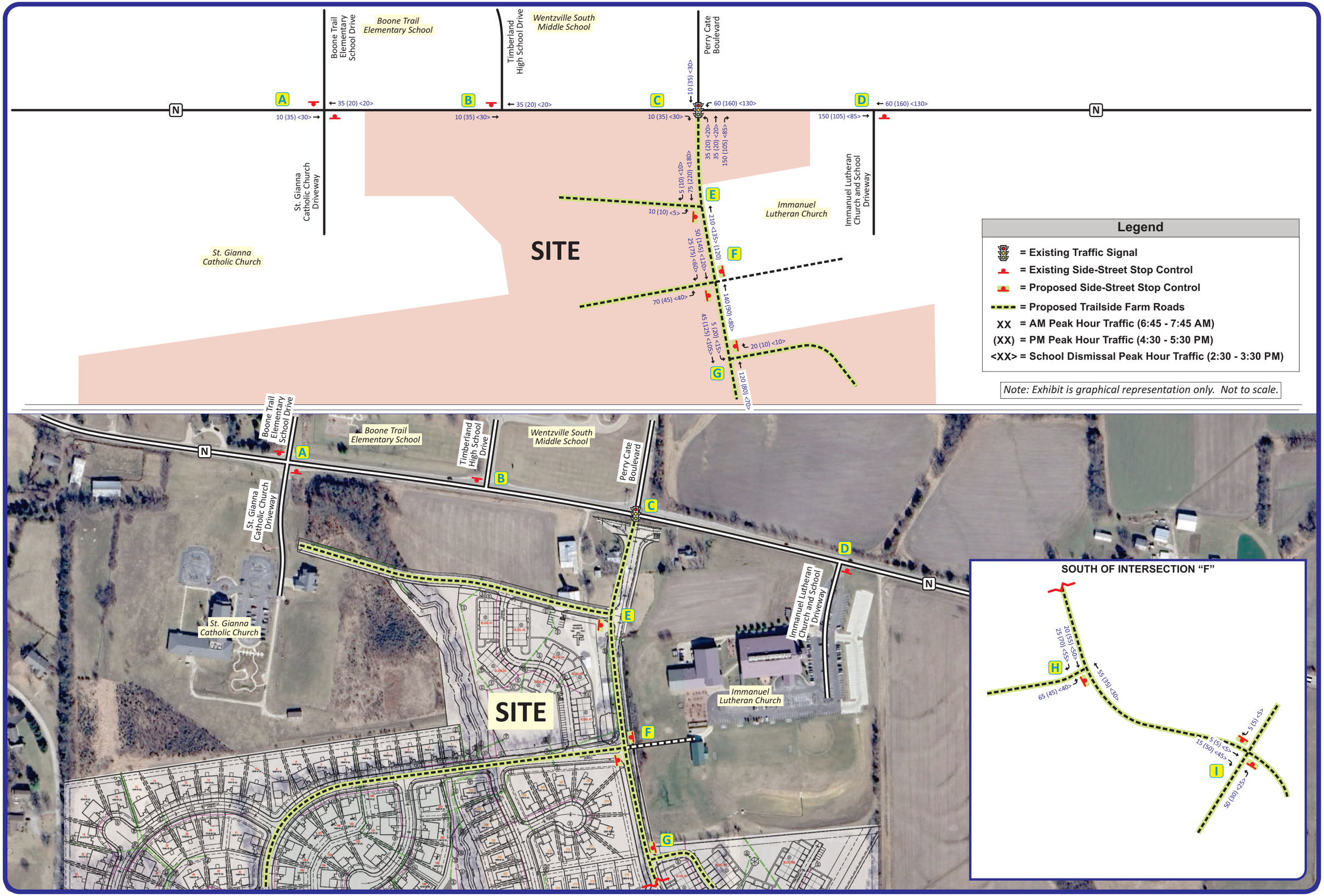

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Job# 113-25
01/14/2026

N
NOT TO SCALE

Trailside Farm Traffic Impact Study
St. Charles County, Missouri

Exhibit 5: Trailside Farm Residential Trips

Boone Trail Elementary School Drive

Boone Trail Elementary School

Timberland High School Drive

Wentzville South Middle School

Perry Cate Boulevard

N

A

B

C

D

E

F

G

20 (20) <15>

← 15 (20) <15>

← 15 (20) <15>

-30 (-15) <-10>

50 (35) <25>

50 (50) <40>

-5 (-5) <-5>

5 (-5) <-5>

40 (40) <20>

15 (-20) <-5>

-25 (-10) <-20>

-20 (-25) <-25>

95 (80) <75>

-5 (-5) <-5>

15 (30) <25>

10 (10) <10>

40 (50) <45>

45 (30) <35>

35 (35) <20>

145 (130) <105>

35 (45) <40>

← 50 (45) <30>

St. Gianna Catholic Church Driveway

Immanuel Lutheran Church and School Driveway

120 (115) <100>

10 (10) <10>

10 <10> (5)

5 (5) <5>

5 (5) <5>

5 (5) <0>

5 (5) <5>

5 (5) <5>

5 (5) <5>

SITE

St. Gianna Catholic Church

Immanuel Lutheran Church

Note: Values shown in red represent a reduction in volume due to pass-by traffic.

Legend

- = Existing Traffic Signal
- = Existing Side-Street Stop Control
- = Proposed Side-Street Stop Control
- = Proposed Trailside Farm Roads
- XX = AM Peak Hour Traffic (6:45 - 7:45 AM)
- (XX) = PM Peak Hour Traffic (4:30 - 5:30 PM)
- <XX> = School Dismissal Peak Hour Traffic (2:30 - 3:30 PM)

Note: Exhibit is graphical representation only. Not to scale.

Boone Trail Elementary School Drive

Boone Trail Elementary School

Timberland High School Drive

Wentzville South Middle School

Perry Cate Boulevard

St. Gianna Catholic Church Driveway

St. Gianna Catholic Church

Potential Sale to Immanual Lutheran Church

Immanuel Lutheran Church and School Driveway

Immanuel Lutheran Church

SITE

SOUTH OF INTERSECTION "F"

H

I

5 (5) <5>

5 (5) <5>

CBB TRANSPORTATION ENGINEERS+PLANNERS

Job# 113-25
01/14/2026

N
NOT TO SCALE

Trailside Farm Traffic Impact Study
St. Charles County, Missouri

Exhibit 6: Trailside Farm Future Commercial Trips

March 24, 2026

Mr. Jeremy Roth, P.E.
President
McBride Land Strategy
17415 North Outer Forty
St. Louis, Missouri 63005

RE: Traffic Impact Study
Proposed Caballo Farms Development
O'Fallon, Missouri
CBB Job No: 31-2026

Dear Mr. Roth:

As requested, CBB has completed a traffic impact study pertaining to the proposed Caballo Farms development in O'Fallon, Missouri. The development site is located approximately one half mile west of the Hopewell Road and Diehr Road intersection. The location of the site relative to the surrounding area is depicted in **Figure 1**.

Figure 1: Project Location Map

Based on the site plan prepared by The Sterling Company, the proposed development will include approximately 276 single-family homes. In conjunction with the proposed development, Diehr Road would be extended farther west to gain access to the Caballo Farms site. Primary access for the proposed development would be via two new drives on this extension of Diehr Road. A connection is also proposed via the existing stub street of Country House Drive in the Harvest subdivision. The conceptual site plan is shown in **Exhibit 1**.

The purpose of this study was to determine the number of trips that would be generated by the proposed Caballo Farms development; assess the impact(s) of those trips on operating conditions on the study intersections and determine the ability of motorists to safely enter and exit the site. As appropriate, access changes, roadway improvements and/or traffic control modifications/refinements were identified to mitigate the impact of the development. The focus of this study was the AM and PM peak hours of a typical weekday.

The scope of work was discussed with representatives from the City of O'Fallon, St. Charles County and the Missouri Department of Transportation (MoDOT) to outline the parameters of the traffic impact study being prepared in a scoping meeting on February 25, 2026. CBB also provided the City, County and MoDOT a Technical Memo summarizing the 2030 Base traffic volumes, 2050 Base traffic volumes, proposed site trip generation and directional distribution estimates, and study scenarios and gained their consensus on the assumptions prior to completing the traffic analyses.

As requested by the agencies, the following intersections were included in the study:

- Route N and Hopewell Road/Duello Road;
- Route N and Welker Parkway/Post Farm Drive; and
- Hopewell Road and Diehr Road.

The traffic impact study evaluated the following analysis scenarios for the weekday AM and PM peak hours: hours:

2030 Opening Year Conditions

Roadway Network: Existing two-lane Route N cross-section with new signal at Route N and Hopewell Road, new roundabout at Diehr Road and Hopewell Road, and existing right-in/right-out at Welker Parkway with full access at Post Farms Drive.

- ✓ 2030 Base (Existing Volumes from Route N Conceptual Study and CBB counts plus background growth plus 50% of approved Harvest, Autumn Hollow, Post Farms, and Trailside Farm developments)
- ✓ 2030 Build (2030 Base plus Caballo Farms site trips)

2050 Design Year Design Conditions

Roadway Network: Planned Route N Improvements (four-lane) with roundabout at Welker Parkway/Post Drive

- ✓ 2050 Base (2050 Traffic Volumes from Route N Conceptual Study plus Trailside Farm build out trips)
- ✓ 2050 Build Conditions (2050 Base plus Caballo Farms site trips)

The following report presents the methodology and findings relative to the opening year 2030 and design year 2050 conditions.

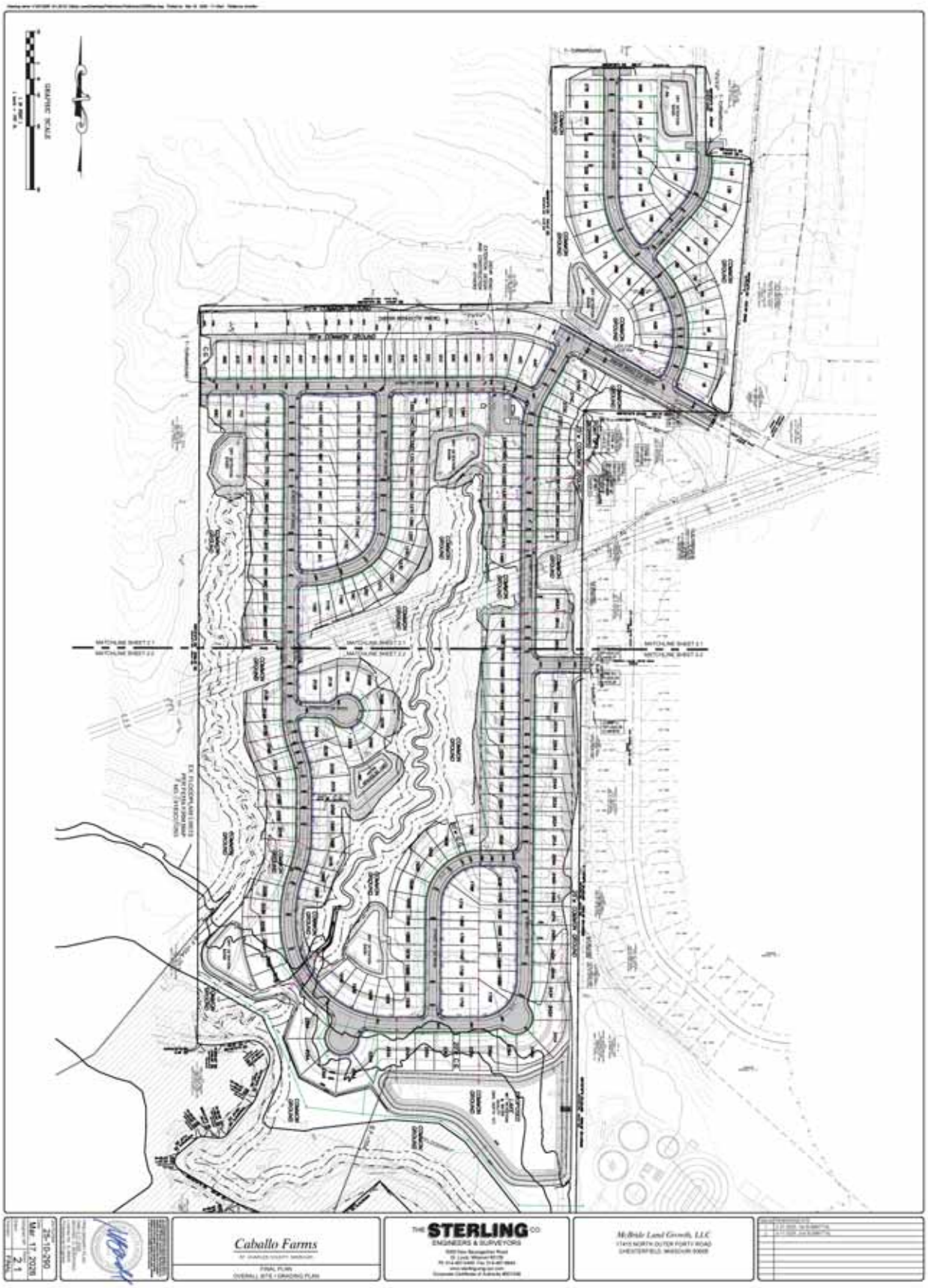

Exhibit 1: Preliminary Site Plan (provided by others)

EXISTING/2030 NO BUILD CONDITIONS

Area Roadway System: Route N is an east-west Principal Arterial owned and maintained by MoDOT. Within the study area, the roadway provides one lane in each direction, and no sidewalks are provided on either side of the roadway. Route N provides access to subdivisions, commercial uses, and several schools to the west of the study area. The roadway has a posted speed limit of 50 miles per hour (mph).

Duello Road is a north-south Major Collector owned and maintained by St. Charles County. Within the study area, the roadway provides one lane in each direction. Sidewalks were recently constructed along both sides of the roadway from just north of Route N to just north of Orf Road. Duello Road provides access between Route N and Highway 40/I-64/Prospect Road. The posted speed limit on Duello Road is 35 mph.

Hopewell Road is a north-south Major Collector owned and maintained by St. Charles County. Hopewell Road provides one lane in each direction and provides access from Route N to the southwest to Route D. Sidewalks are not provided along the roadway. The posted speed limit is 35 mph.

Diehr Road is an east-west Minor Collector owned and maintained by St. Charles County. Diehr Road provides one lane in each direction and provides access to several large residential areas from near Route DD on the east end to just past Hopewell Road on the west end. Sidewalks are not provided along the roadway. The posted speed limit is 35 mph.

Welker Parkway is a north-south local road with one lane in each direction separated by a grassy median. Welker Parkway provides access to the Harvest and Autumn Hollow subdivisions. Sidewalks are provided along both sides of the roadway. There was no posted speed limit that CBB could identify.

The intersection of Route N and Hopewell Road/Duello Road currently operates under side-street STOP control with Duello Road and Hopewell Road required to stop. The eastbound and westbound approaches of Route N provide one left-turn lane, one through lane and one channelized right-turn lane. The northbound Hopewell Road and southbound Duello Road approaches provide a shared left-turn/through lane and a channelized right-turn lane. **Figure 2** provides an aerial view of the Route N and Hopewell Road/Duello Road intersection as an unsignalized intersection. As will be discussed later in this report, a new signal will be constructed at the intersection later this year.

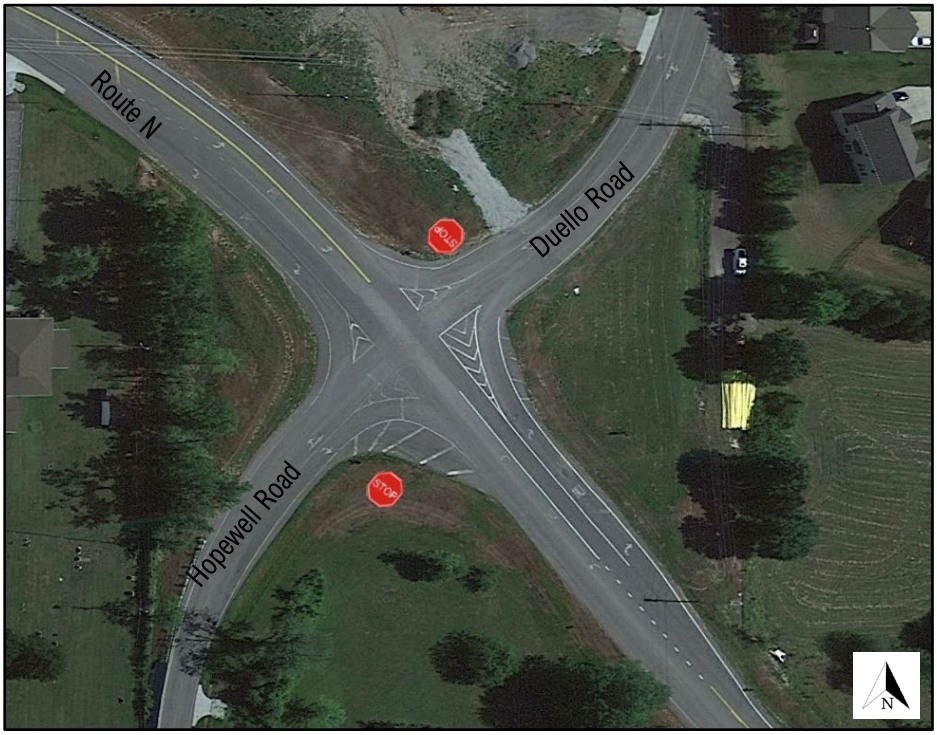

Figure 2: Aerial View of the Route N and Hopewell Road/Duello Road Intersection (unsignalized)

The intersection of Route N and Welker Parkway/Post Farms Drive operates under side-street stop control. Post Farms Drive is full access, while Welker Parkway is restricted to right-in/right-out access only. The northbound and southbound approaches consist of a single shared lane. The westbound Route N approach consists of a single shared lane, though a separate westbound right-turn lane will be provided in conjunction with the Post Farms development. The eastbound Route N approach consists of a though lane and a right-turn lane, though a separate left-turn lane will be provided in conjunction with the Post Farms development. **Figure 3** provides an aerial view of the Route N and Welker Parkway/Post Farms Drive intersection.

The intersection of Hopewell Road and Diehr Road currently operates under side-street STOP control with the Diehr Road approaches required to stop. All approaches consist of a single shared lane. **Figure 4** provides an aerial view of the Hopewell Road and Diehr Road intersection. As will be discussed later in this report, a new roundabout will be constructed at the intersection later this year.

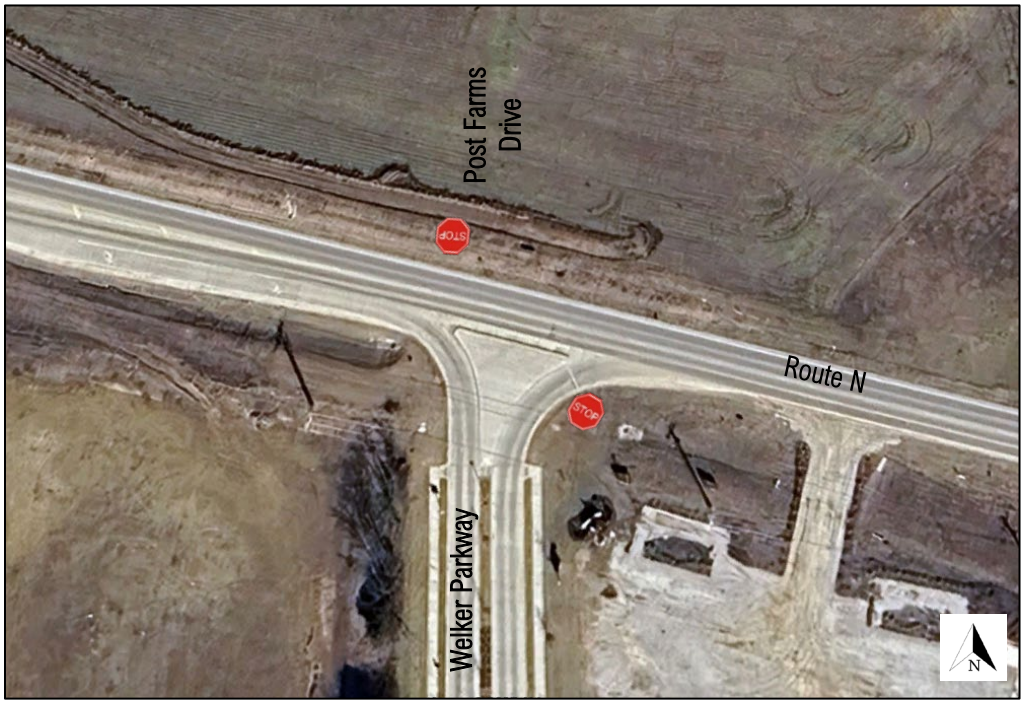

Figure 3: Aerial View of the Route N and Welker Parkway/Post Farms Drive Intersection

Figure 4: Aerial View of the Hopewell Road and Diehr Road Intersection

Existing Traffic Volumes: It is our understanding that MoDOT and St. Charles County have studied the Route N corridor to develop corridor improvements between I-64 and Route Z. Specifically, a Route N Expansion study began in 2023 and is in the preliminary roadway design phase for proposed improvements. From that study, MoDOT provided the *Route N Expansion Traffic Forecast Memo* completed by HNTB which provides Existing traffic volumes collected in 2023 and 2024 for the Route N corridor. Based on our discussion with the agencies, it was agreed that this study would utilize the 2023/2024 traffic volumes at the following intersections:

- Route N and Hopewell Road/Duello Road; and
- Route N and Welker Parkway/Post Tract Drive.

Based on the MoDOT traffic data, the weekday AM peak hour occurred between 6:45 and 7:45 AM and the PM peak hour occurred between 4:30 and 5:30 PM. The existing peak hour traffic volumes at each of the intersections from the respective studies are summarized in **Exhibit 2**.

For the study intersection of Diehr Road and Hopewell Road, counts collected in April 2021 as part of prior traffic studies for the Harvest and Autumn Hollow developments were used. Note that at the time of the 2021 counts, the intersection of Diehr Road and Hopewell Road was a T intersection, with the west leg added as part of the Harvest development.

Given the traffic characteristics in the area and the anticipated trip generation for the proposed development, the peak periods identified would represent a "worst-case scenario" with regards to the traffic impact. If traffic operations are acceptable during these weekday peak hours, it can be reasoned that conditions would be acceptable throughout the remainder of the day.

2030 No Build Traffic Volumes (Existing plus Background Growth): In order to develop the 2030 No Build traffic volumes, background linear traffic growth was used. Based on the *Route N Expansion Traffic Forecast Memo* completed by HNTB, the annual growth rates along Route N ranged from approximately 1.0% on the east end of the corridor (near I-64) to approximately 2.75% on the west end (near Route Z). Based on the location of study area in relation to the Route N corridor study area, a growth rate of 1.5% percent per year will be used to account for the background growth on the study roadways. For the counts on Route N collected in 2023, seven years of background was accounted for which represents a global increase of approximately 11%. For the count at Diehr Road and Hopewell Road collected in 2021, nine years of background was accounted for which represents a global increase of approximately 14.3%. The 2030 No Build peak hour traffic volumes are summarized in **Exhibit 3**. Note that the traffic volumes were rounded to the nearest 5 vehicles per hour (vph).

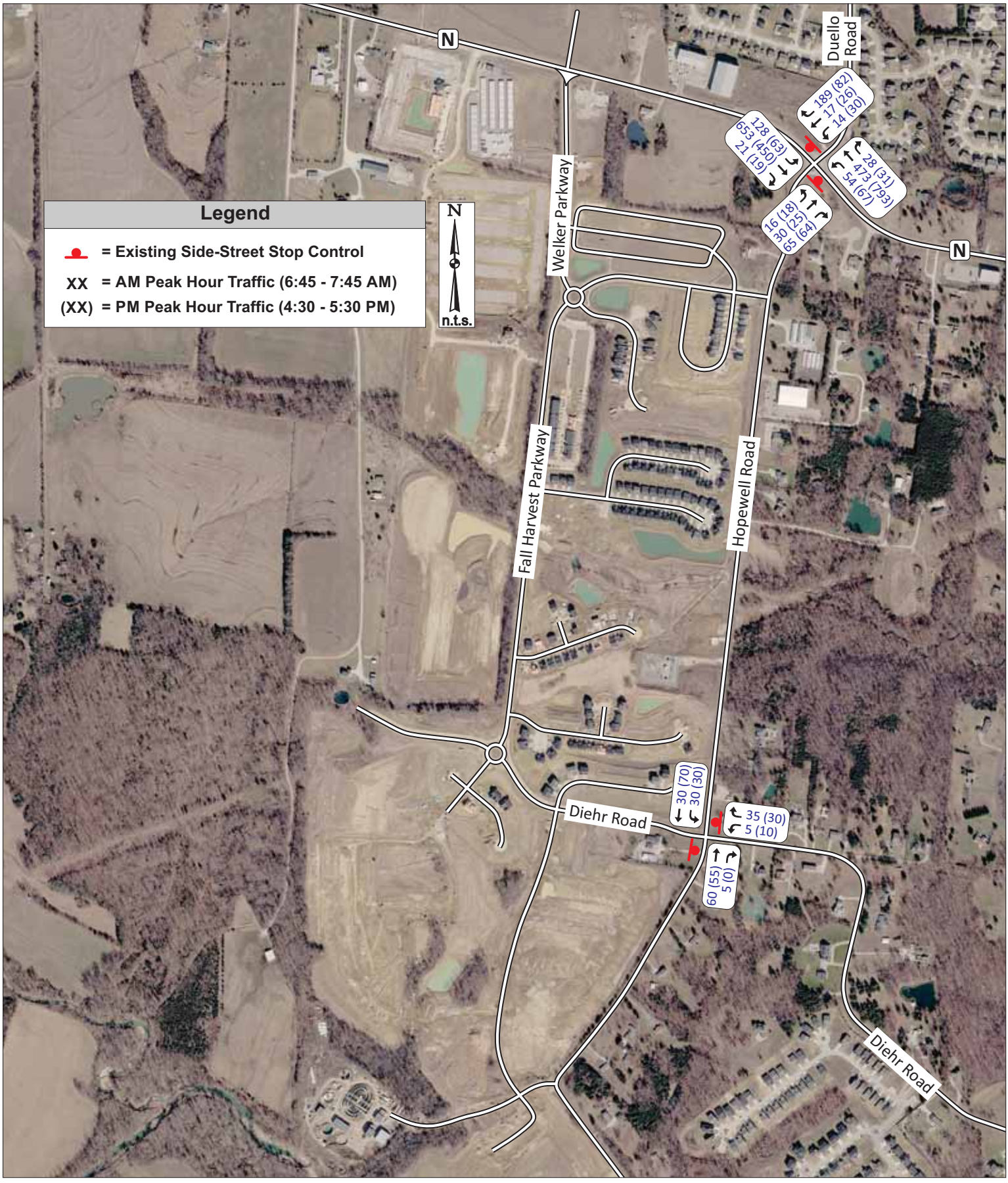

Exhibit 2: 2021/2023 Existing Traffic Volume (From Prior Traffic Studies)

Job# 031-26
03/23/2026

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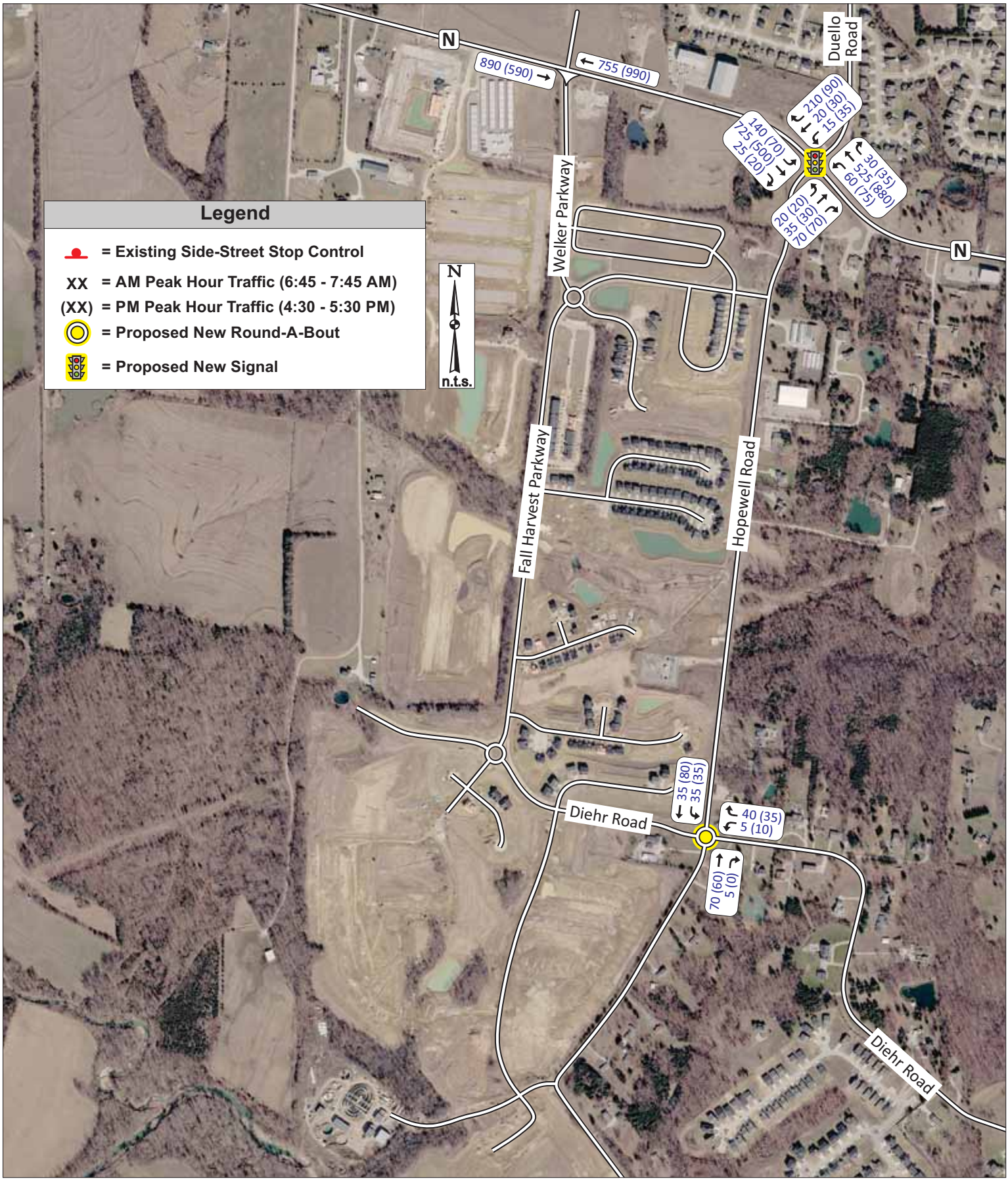

Exhibit 3: 2030 No Build Traffic Volumes

Job# 031-26
03/23/2026

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2030 BASE CONDITIONS

Area Approved Developments: There are several approved subdivisions near the study area that are approved but not yet built out, including the Harvest, Autumn Hollow, Post Farms and Trailside Farm developments. The studies completed by CBB are as follows:

- Autumn Hollow Update to Harvest Traffic Study, May 13, 2022;
- Post Tract Traffic Study, November 28, 2023; and
- Trailside Farm Traffic Study, January 15, 2026.

As discussed with the agencies, the 2030 Base Traffic Volumes will include 50% of the area approved subdivision trips, including Harvest, Autumn Hollow, Post Farms, and Trailside Farm. The site generated trips for the respective developments which show the full build out of each development are provided in the **Appendix**. The area approved development trips (50% of the Harvest, Autumn Hollow, Post Tract and Trailside Farm developments) are shown in **Exhibit 4**.

2030 Base Traffic Volumes: The area approved development trips (Exhibit 4) were added to the 2030 No Build traffic volumes (Exhibit 3) to develop the 2030 Base traffic volumes. **Exhibit 5** summarizes the 2030 Base traffic volumes which includes the background growth and 50% build out of the Harvest, Autumn Hollow, Post Farms and Trailside Farm residential developments.

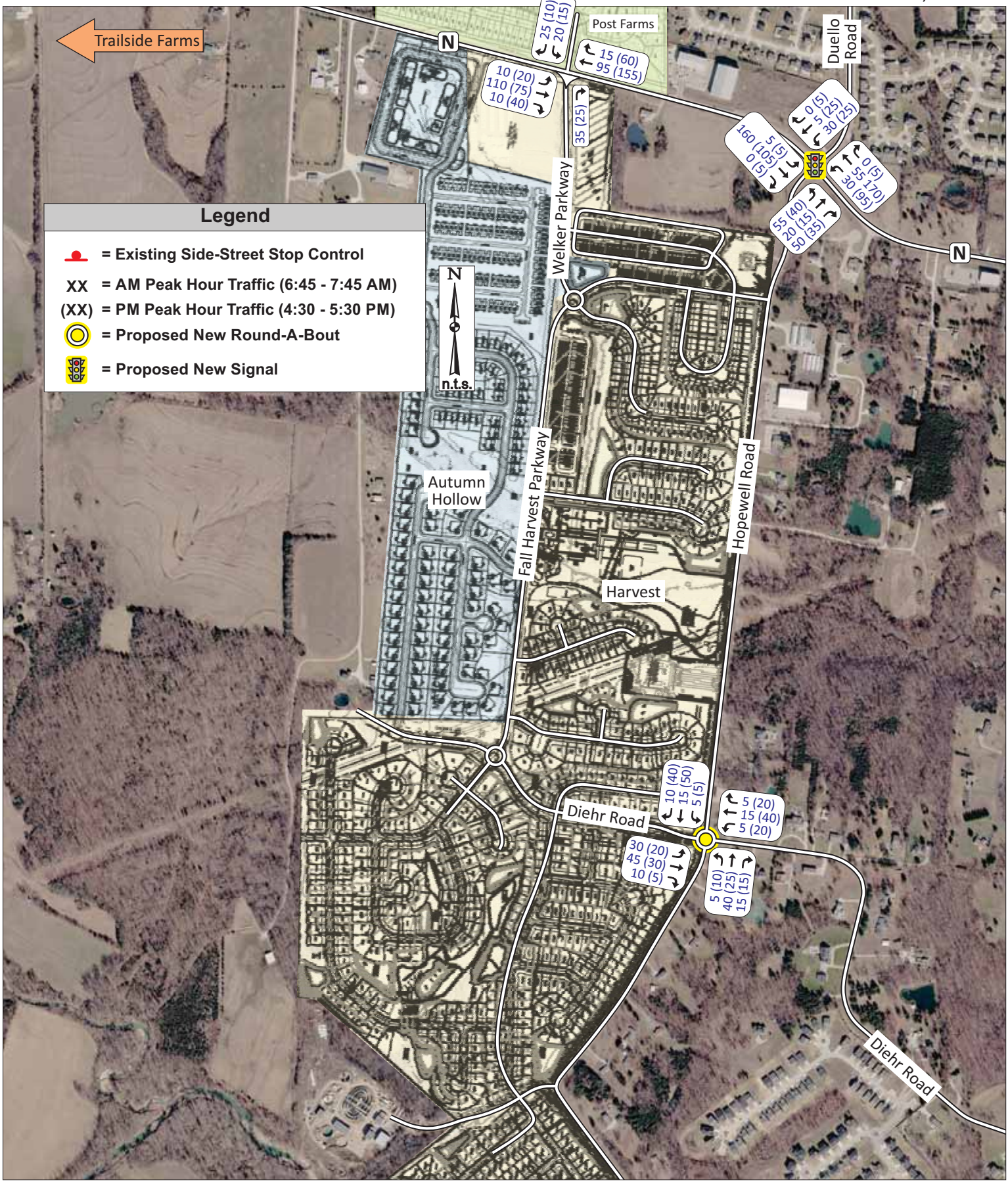

Exhibit 4: Area Approved Development 50% Build Out 2030

Job# 031-26
03/23/2026

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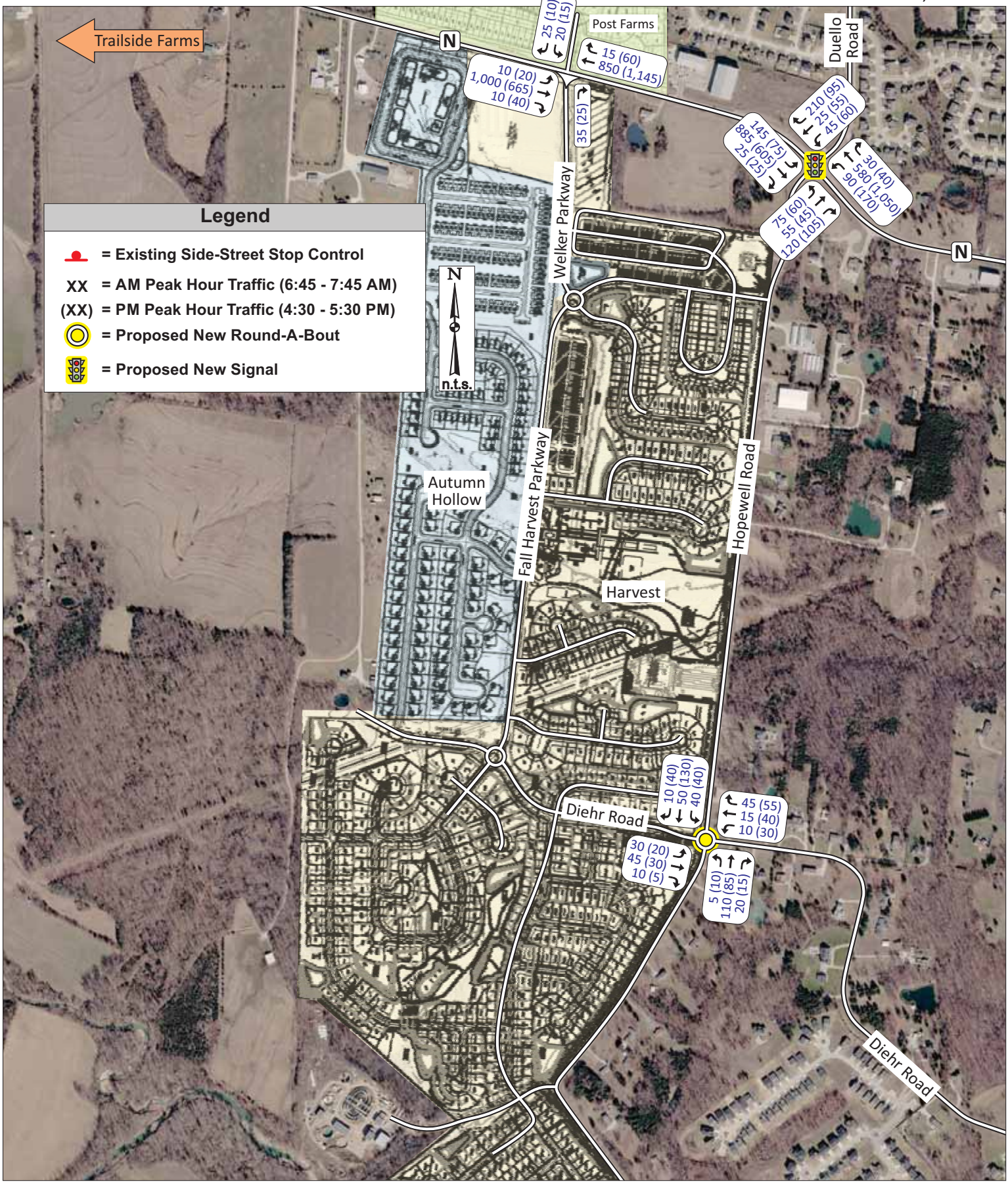

Exhibit 5: 2030 Base Traffic Volumes

Job# 031-26
03/23/2026

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PLANNED ROADWAY IMPROVEMENTS IN THE AREA

MoDOT is currently in the process of developing improvement plans for the Route N corridor. As such the primary purpose of this study would be to ensure that the intersection of Route N and Hopewell Road/Duello Road is designed appropriately for the long term needs of the intersection. Additionally, this study would evaluate the planned roundabout at Diehr Road and Hopewell Road to assess the long term needs of the intersection.

It is our understanding that the Route N corridor improvement project is a priority project, that is funded and is planned for construction starting in late 2027 or 2028. The Phase I improvements will improve Route N to a six lane roadway from Hawk Ridge Trail to Sommers Road and to a four-lane roadway with access modifications at several intersections from Sommers Road to approximately 1/3 mile west of Perry Cate Boulevard.

Within the study area, the Route N Phase I improvements consist of the following improvements:

- Provide two through lanes in each direction on Route N;
- Improve the northbound Hopewell Road and southbound Duello Road approaches to provide a left-turn lane, a through lane, and a right-turn lane; and
- Convert the intersection of Route N and Welker Parkway/Post Farms Drive to a dual lane (eastbound and westbound) roundabout.

Figure 5 illustrates the conceptual improvement plan for Route N within the study area. Although construction of the Phase I improvements are planned to start in 2027/2028, at the request of the agencies the 2030 scenario will assume the Route N improvements are not in place to present an interim worst-case scenario. The Route N Phase 1 improvements shown in Figure 5 will be incorporated in the long-term (2050) analysis scenario.

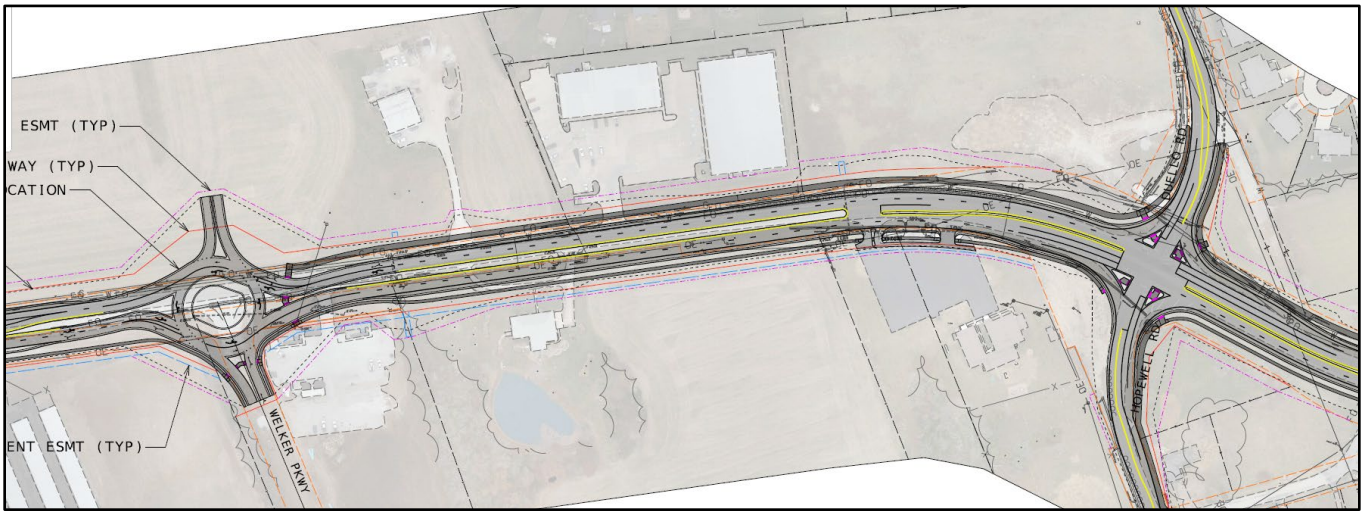

Figure 5: Route N Conceptual Phase I Improvement Plan (prepared by others)

The County has plans to install a traffic signal at the Route N and Hopewell Road/Duello Road intersection later this year. As such, the improved signalized intersection will be assumed in the 2030 conditions. **Figure 6** illustrates the signal plan for Route N and Hopewell Road/Duello Road intersection. The initial intersection improvement maintains the existing configuration for the northbound and southbound approaches; however, the Route N Phase I Improvements will improve the northbound Hopewell Road and southbound Duello Road approaches to provide a left-turn lane, a through lane, and a right-turn lane.

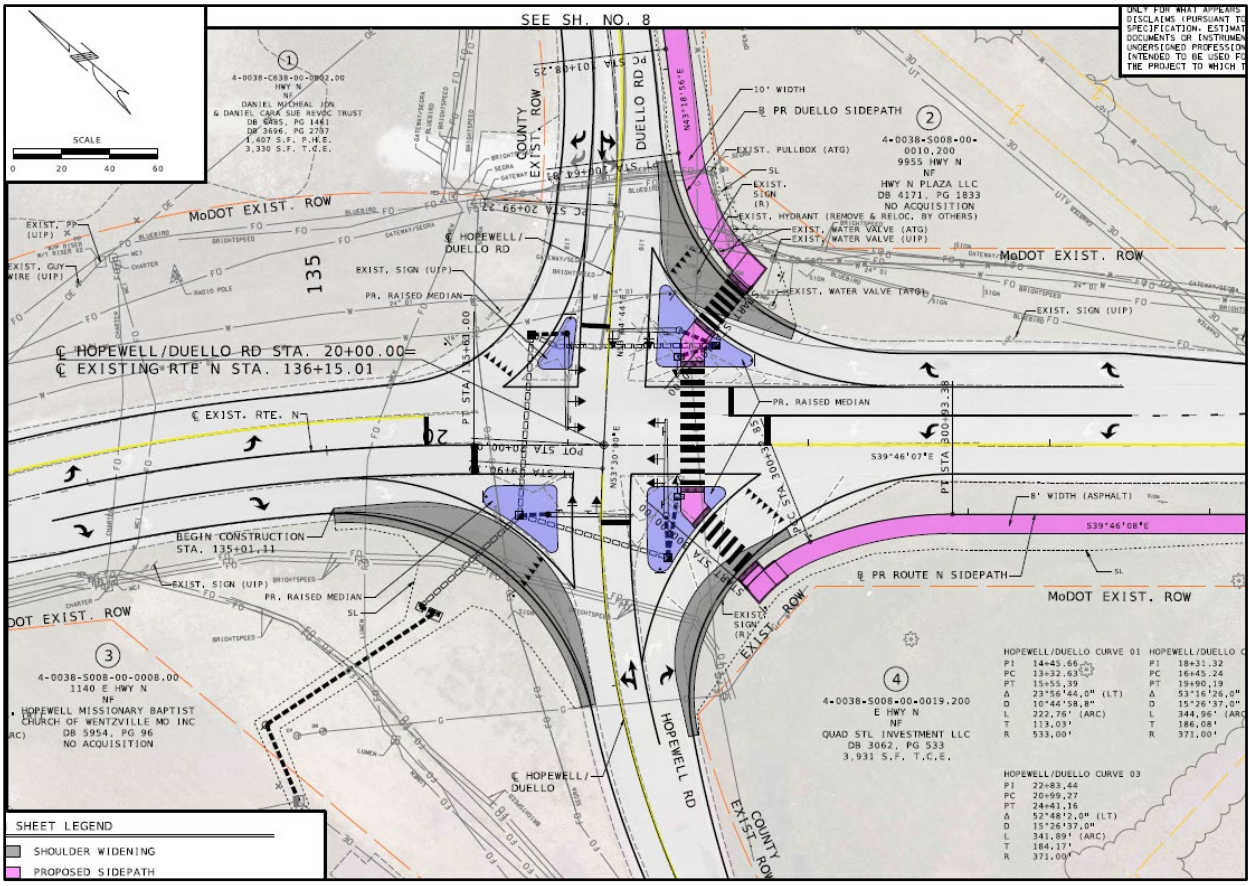

Figure 6: Route N and Hopewell Road/Duello Road Signal Plans (prepared by others)

It is our further understanding that the planned roundabout at Diehr Road and Hopewell Road will be under construction later this year. As such, the improved roundabout intersection will be assumed in the 2030 conditions. **Figure 7** illustrates the planned roundabout at the Diehr Road and Hopewell Road intersection.

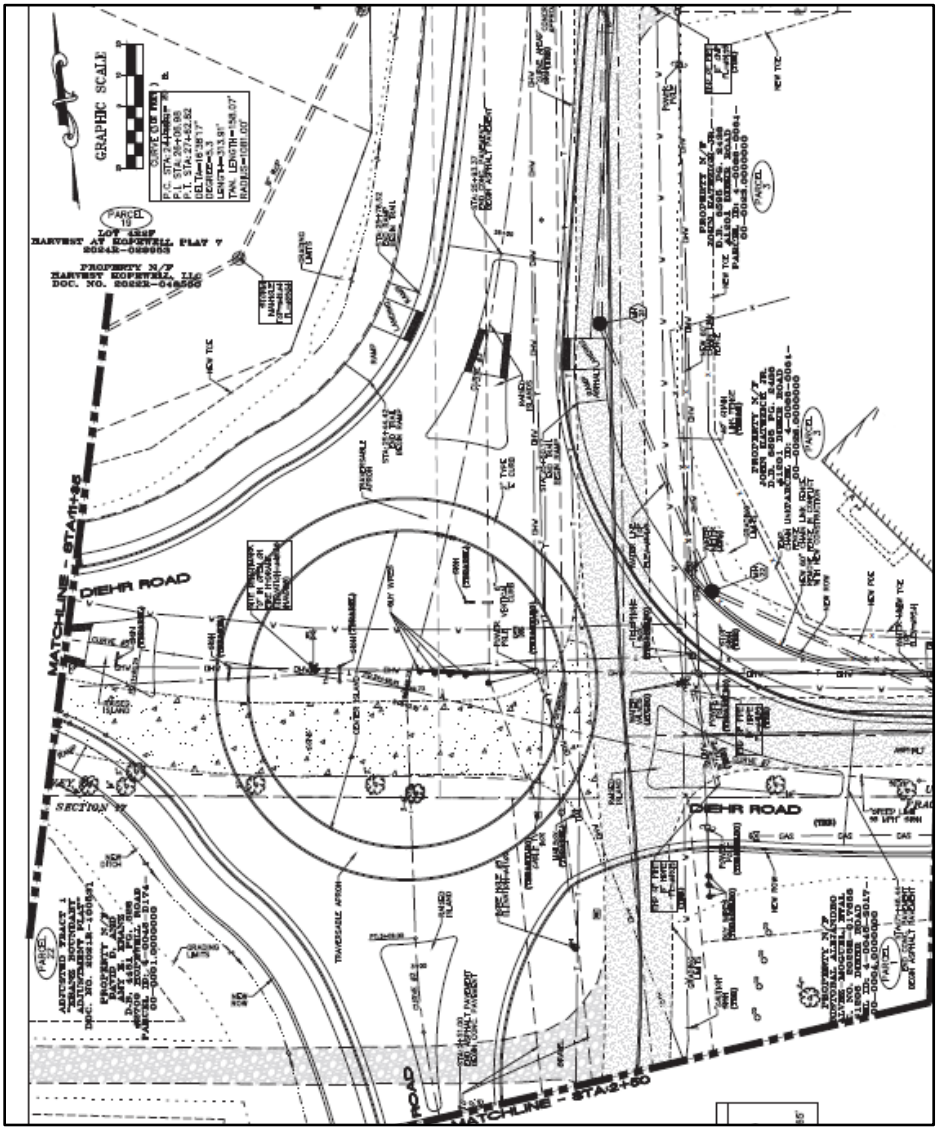

Figure 7: Diehr Road and Hopewell Road Roundabout Plan (prepared by others)

PROPOSED CABALLO FARMS DEVELOPMENT

Proposed Land Use: Based on the site plan prepared by The Sterling Company, the proposed development will include approximately 276 single-family homes.

Site Access: In conjunction with the proposed development, Diehr Road would be extended farther west to gain access to the Caballo Farms site. Primary access for the proposed development would be via two new drives on this extension of Diehr Road. A connection is also proposed via the existing stub street of Country House Drive in the Harvest subdivision.

As more detailed plans are developed, it is recommended that the site civil engineer illustrate the minimum sight distance triangle requirements on the plans at the proposed access drive to ensure that adequate sight distance can be achieved for safe operations within the clear area of the right-of-way.

Careful consideration should be given to sight distance obstructions when planning any future aesthetic enhancements, such as berms, fencing and landscaping, at the development drives to ensure that these improvements do not obstruct the view of entering and exiting traffic at the site drives on the public roadways. It is generally recommended that all improvements wider than two inches (posts, tree trunks, etc.) and higher than 3 1/2 feet above the elevation of the nearest pavement edge be held back at least 20 feet from the traveled roadway.

Trip Generation: Forecasts were prepared to estimate the amount of traffic that the proposed Caballo Farms development would generate during the weekday AM and PM peak hour. These forecasts were based upon information provided in the *Trip Generation Manual*, 12th Edition, published by the Institute of Transportation Engineers (ITE). This manual, which is a standard resource for transportation engineers, is based on a compilation of nationwide studies documenting the characteristics of various land uses. Trip estimates for the proposed single-family homes were based on ITE Land Use 210 - Single-Family Detached Housing. The data provided for Land Use 210 Peak Hour of the Adjacent Street Traffic (one hour between 7 and 9 a.m. and one hour between 4 and 6 p.m.) was used for the traditional weekday AM and PM peak hour forecasts.

The resulting trip generation estimate for the proposed Caballo Farms residential development is summarized in **Table 1.** As shown, the proposed development is anticipated to generate a total of 190 trips during the AM peak hour and 245 trips during the PM peak hour.

Table 1: Trip Estimate – Proposed Caballo Farms Residential Development

Land Use (ITE Code)	Unit	ADT (VPD)	Weekday AM Peak Hour			Weekday PM Peak Hour		
			In	Out	Total	In	Out	Total
Single-Family Detached Housing (ITE Land Use 210)	276 Homes	2,495	50	140	190	150	95	245

~ Trips rounded to nearest 5 vph

Trip Distribution*:* The total trips for the proposed Caballo Farms residential development were assigned into and out of the site based upon an assumed directional distribution. Based upon the existing travel patterns in the area and prior approved traffic study trip distribution assumptions, it is anticipated that the distribution of site-generated trips would be as summarized in **Table 2**.

Table 2: Anticipated Directional Distribution for Caballo Farms Residential Development

Route	Assumed Directional Distribution	
	AM Peak Hour	PM Peak Hour
To/From West on Route N	27%	20%
To/From East on Route N	36%	40%
To/From East on Diehr Road	22%	25%
To/From North on Duello Road	10%	10%
To/From South on Hopewell Road	5%	5%

The resulting trip assignment of the proposed Caballo Farms development during the weekday AM and PM peak hours is summarized in **Exhibit 6**.

2030 Build Traffic Volumes (2030 Base plus Caballo Farms Site Trips): The assigned traffic volumes resulting from the trip distribution for the proposed Caballo Farms residential development (Exhibit 6) were added to the 2030 Base volumes (Exhibit 5) to determine the total volumes in the forecasted scenario. The forecasted, or 2030 Build, traffic volumes for the weekday AM and PM peak hours are shown in **Exhibit 7.**

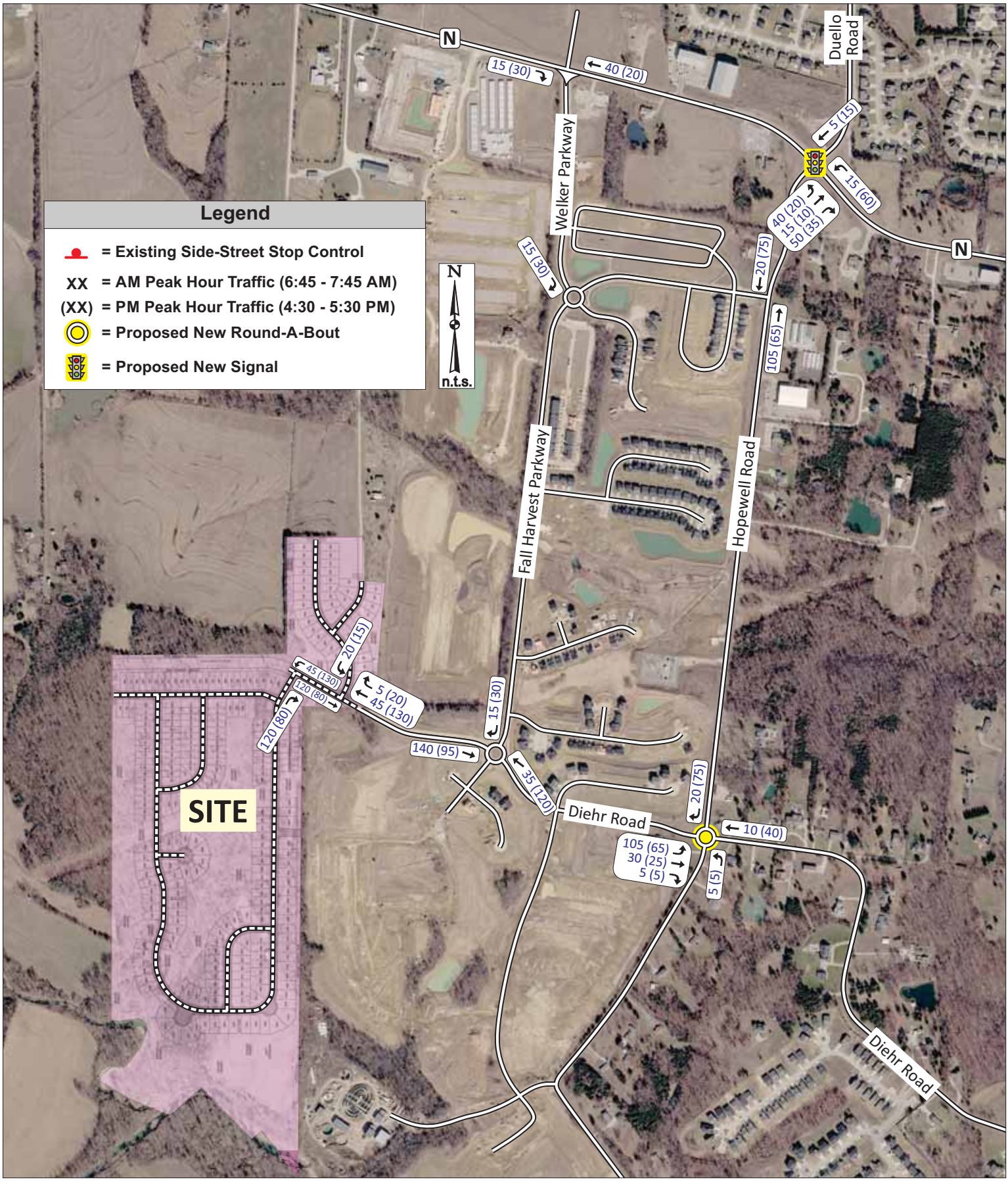

Exhibit 6: 2030 Caballo Farms Site-Generated Trips (Existing Route N Corridor)

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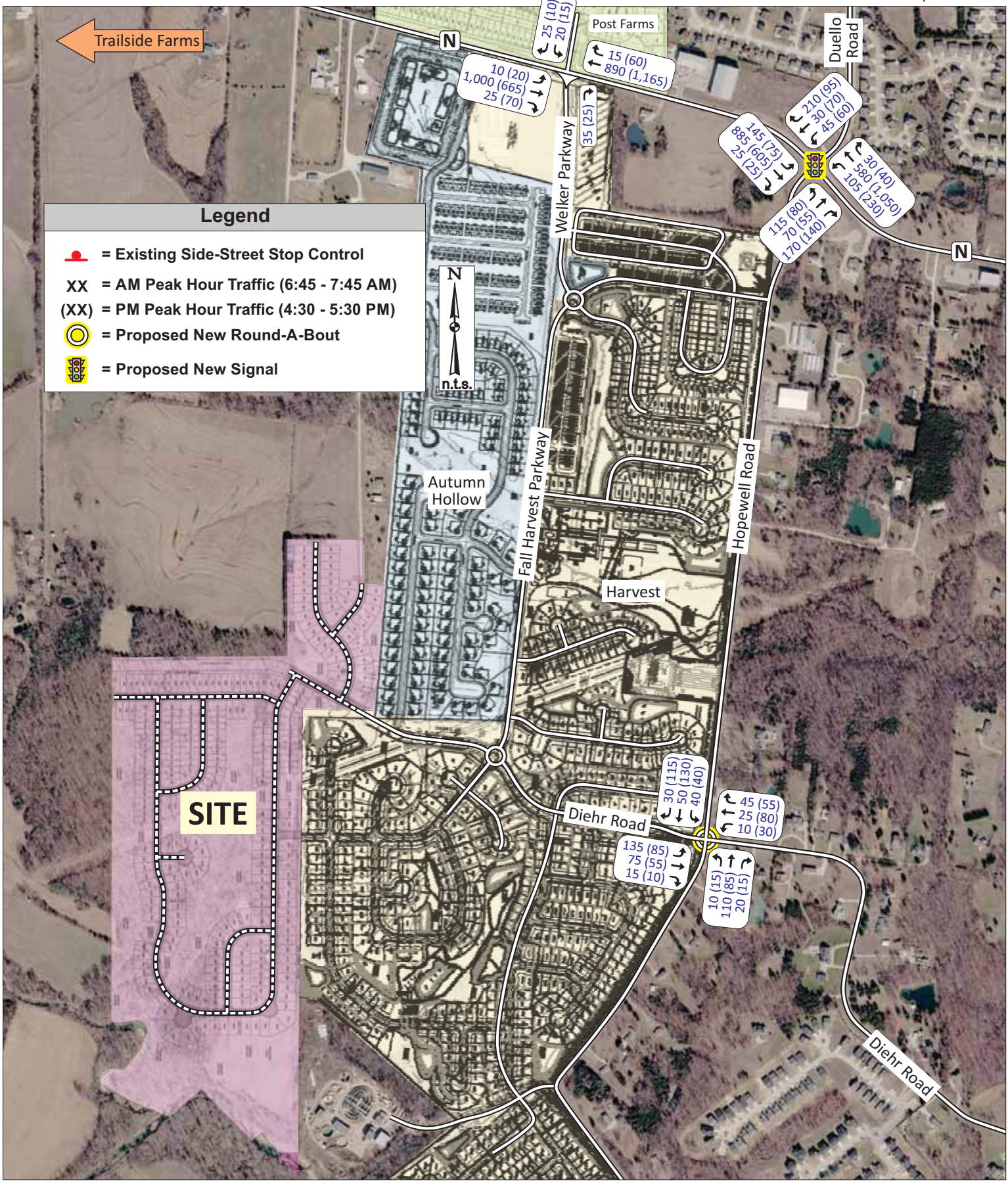

Exhibit 7: 2030 Build Traffic Volumes

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2030 TRAFFIC ANALYSIS

Study Procedures: The 2030 Base and 2030 Build operating conditions were analyzed using SYNCHRO 11 and SIDRA, which are based on procedures outlined in the *Highway Capacity Manual*, published by the Transportation Research Board to determine estimates of capacity and operational performance of signalized and unsignalized intersections. Our traffic operations analysis includes measures of effectiveness generated by the SYNCHRO and/or SIDRA software for all intersections. The Synchro 11 outputs are reported for signalized intersections, while the HCM 6th Edition outputs from Synchro are shown for the unsignalized intersections. The HCM outputs are considered more realistic for unsignalized intersections.

The HCM, which is used universally by traffic engineers to measure roadway capacity, establishes six levels of traffic service (Level A "Free Flow" to Level F "Fully Saturated") established by the *Highway Capacity Manual*. Levels of service (LOS) are measures of traffic flow which consider such factors as speed, delay, traffic interruptions, safety, driver comfort, and convenience. Level C, which is normally used for highway design, represents a roadway with volumes ranging from 70% to 80% of its capacity. However, Level D is generally considered acceptable for peak period conditions.

The thresholds that define levels of service at an intersection are based upon the type of control used (i.e., whether it is signalized or unsignalized) and the calculated delay. For signalized and all-way stop intersections, the average control delay per vehicle is estimated for each movement and aggregated for each approach and the intersection as a whole. At intersections with partial (side-street) stop control, delay is calculated for the minor movements only since motorists on the main road are not required to stop. Furthermore, criteria differ for the two, since control types create different driver expectations. **Table 3** summarizes the thresholds used in the analysis for signalized and unsignalized intersections.

Table 3: Level of Service Thresholds

LEVEL OF SERVICE (LOS)	CONTROL DELAY PER VEHICLE (SEC/VEH)	
	SIGNALIZED INTERSECTIONS	UNSIGNALIZED INTERSECTIONS
A	≤ 10	0-10
B	> 10-20	> 10-15
C	> 20-35	> 15-25
D	> 35-55	> 25-35
E	> 55-80	> 35-50
F	> 80	> 50

2030 Operating Conditions: The study intersections were evaluated using the same methodologies described previously. **Table 4** summarizes the results of this analysis, which reflects the 2030 Base and Build operating conditions and average delay at the study intersections during the weekday AM and PM peak hours. The Synchro/Sidra estimated 95th percentile queue length for movements with a queue over 50 feet is also shown in the table. As discussed previously, the 2030 scenario assumes the planned signal at the Route N and Hopewell Road/Duello Road intersection and the planned roundabout at the Hopewell Road and Diehr Road intersection. Note that the planned Route N Phase I Improvements are not assumed in the 2030 scenario.

Table 4: 2030 Capacity Analysis Summary

Intersection / Approach	Weekday AM Peak Hour		Weekday PM Peak Hour	
	2030 Base	2030 Build	2030 Base	2030 Build
Route N and Hopewell Road/Duello Road (Planned Signalized)				
Eastbound Route N Approach	C (27.3) 95th Q: 875' T	D (35.1) 95th Q: 890' T	B (14.8) 95th Q: 385' T	B (17.0) 95th Q: 395' T
Westbound Route N Approach	C (25.1) 95th Q: 390' T	C (25.1) 95th Q: 390' T	C (31.4) 95th Q: 1,010' T	D (35.2) 95th Q: 1,010' T
Northbound Hopewell Road Approach	C (34.7) 95th Q: 190' TL	D (51.7) 95th Q: 315' TL	C (29.4) 95th Q: 115' TL	C (32.3) 95th Q: 150' TL
Southbound Duello Road Approach	B (16.4) 95th Q: 90' TL	B (17.3) 95th Q: 100' TL	C (31.3) 95th Q: 125' TL	C (34.1) 95th Q: 140' TL
Overall	**C (25.9)**	**C (31.9)**	**C (26.3)**	**C (29.7)**
Route N and Welker Parkway/Post Farms Drive (Side-Street Stop)				
Eastbound Route N Left-Turn	B (11.5)	B (11.8)	B (12.1)	B (12.2)
Westbound Route N Approach	Free Flow	Free Flow	Free Flow	Free Flow
Northbound Welker Parkway Right-Turn	C (21.7)	C (21.7)	B (14.0)	B (14.0)
Southbound Post Farms Drive Approach	F (211) 95th Q: 75'	F (245) 95th Q: 80'	F (107.5)	F (115.8)
Diehr Road and Hopewell Road (Planned Roundabout)				
Eastbound Diehr Road Approach	A (6.0)	A (7.2)	A (6.6)	A (7.7)
Westbound Diehr Road Approach	A (5.3)	A (6.1)	A (5.5)	A (5.8)
Northbound Hopewell Road Approach	A (4.6)	A (5.9)	A (4.6)	A (5.4)
Southbound Hopewell Road Approach	A (5.7)	A (5.5)	A (5.0)	A (5.2)
Overall	**A (5.3)**	**A (6.4)**	**A (5.2)**	**A (5.9)**

X (XX.X) - Level of Service (Vehicular delay in seconds per vehicle)
95th percentile queue for the critical movement of the approach and lane (L-Left, T-Thru, R-Right) (only values over 50 feet shown)

As shown in the table, the overall intersections and all individual intersection approaches are forecasted to operate at acceptable levels of service (i.e., LOS D or better) in the 2030 Base conditions during both the AM and PM peak hours except for the southbound Post Farms Drive approach at Route N which is forecasted to operate at LOS F in the AM and PM peak hours. Recall that the base scenario assumes 50% of the area approved developments are built out, but the Route N improvements are not constructed to provide a likely worst-case scenario of the potential interim traffic operations prior to the Route N improvements being constructed.

The poor operations for the southbound Post Farms Drive approach are due to the heavy through volumes along Route N and the limited number of gaps for motorists to make a left-turn onto Route N. As shown in Exhibit 7, there are an estimated 20 left-turns in the AM peak hour and 15 left turns in the PM peak hour, fairly low volumes. The Post Farms residents also have the ability to utilize Duello Road to access the new signal at Route N. As such, if the southbound left-turn movement is difficult to make in the peak hours, it is likely residents will choose to utilize Duello Road to gain access to the signal at Route N to make a left-turn. Furthermore, as mentioned previously, the Route N Improvement project will construct a roundabout at the Route N and Welker Parkway/Post Farms Drive intersection, so this left-turn will operate acceptably under roundabout control once the Route N improvements are in place.

In the 2030 Build conditions, the overall intersections and all individual intersection approaches would continue to operate at acceptable levels of service (i.e., LOS D or better) in the AM and PM peak hours except for the southbound Post Farms Drive approach at Route N which is forecasted to continue to operate at LOS F.

The two site drives on Diehr Road were not analyzed as there would be no through volume on Diehr Road until such time that Diehr Road is extended further west. However, both site drive intersections are expected to operate favorably with a single lane approach for the site drives operating under side-street stop control. **Figure 8** depicts the existing Diehr Road cross section just east of the proposed site which shows a median divided parkway with left-turn lanes striped at the subdivision entrances.

Figure 8: Diehr Road Cross Section in Study Area

Potential for 14 additional homes: Subsequent to the traffic analysis herein being completed, CBB was made aware of the potential for 14 additional single-family homes in the future at the end of street B on the north side of Diehr Road. The additional 14 homes would result in an additional 10 to 15 total trips in the peak hours, which would not be expected to have any impact on the findings in this analysis.

2050 Design Year Conditions

MoDOT and St. Charles County commissioned traffic studies to consider the long-term traffic volumes within the study area. As mentioned previously, MoDOT provided 2023 Existing traffic volumes for the corridor as well as 2050 Design Year traffic volumes. Based on our discussions with the agencies, it was agreed that this study would utilize the 2050 traffic volumes provided for the design year scenario.

2050 No Build Traffic Volumes: As mentioned previously, there are several approved subdivisions near the study area. Based on our discussions with MoDOT and the County, it is our understanding that the Harvest, Autumn Hollow, and Post Farms developments were included in the development of the 2050 Build traffic volumes in the *Route N Expansion Traffic Forecast Memo*. Note, the 2050 scenario will also assume the planned Route N Phase 1 corridor improvements as previously discussed. The 2050 No Build peak hour traffic volumes are summarized in **Exhibit 8**. Note that a portion of the northbound left-turn volume on Hopewell Road at Route N was shifted to Welker Parkway in the 2050 No Build Traffic Volumes to account for likely shifts in traffic with the planned roundabout at Route N and Welker Parkway which will allow for left turns out of Welker Parkway.

2050 Base Traffic Volumes: As discussed with the agencies, the 2050 Base Traffic Volumes include the full build out of the recently approved Trailside Farm development (residential and commercial tracts). The site generated trips for the Trailside Farm development are provided in the **Appendix**.

The Trailside Farm development trips (Appendix) were added to the 2050 No Build traffic volumes (Exhibit 8) to develop the 2050 Base traffic volumes. **Exhibit 9** summarizes the 2050 Base traffic volumes which includes the full build out of the area approved developments.

2050 Build Traffic Volumes*:* The Caballo Farms site-generated trips were reassigned to account for likely shifts in traffic with the planned roundabout at Route N and Welker Parkway which will allow for left turns out of Welker Parkway. The trip assignment for the proposed Caballo Farms development in the design year scenario is summarized in **Exhibit 10**.

The assigned traffic volumes resulting from the trip distribution for the proposed Caballo Farms residential development (Exhibit 10) were added to the 2050 Base volumes (Exhibit 9) to determine the total volumes in the design year scenario. The forecasted, or 2050 Build, traffic volumes for the weekday AM and PM peak hours are shown in **Exhibit 11.**

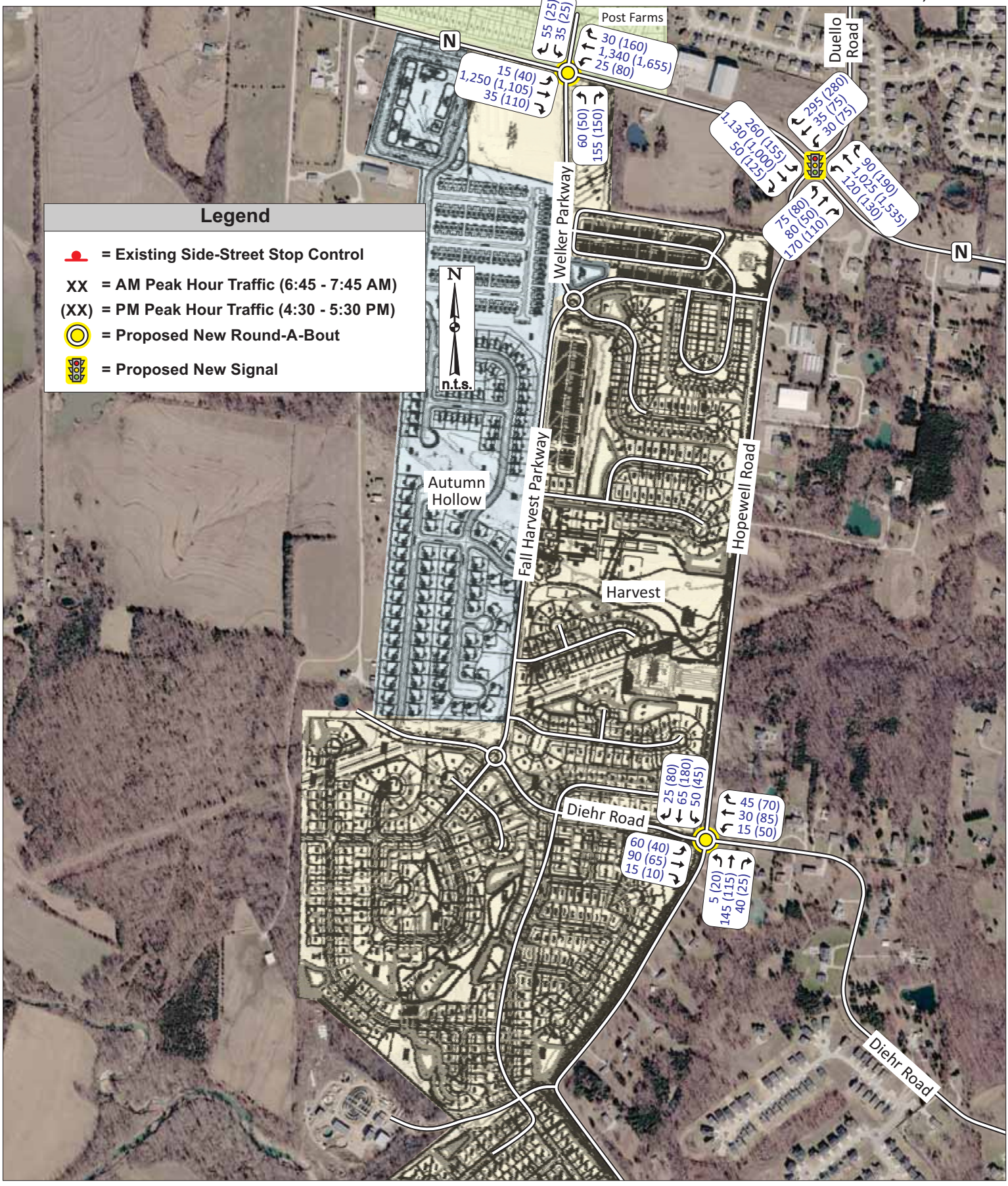

Exhibit 8: 2050 No Build Traffic Volumes

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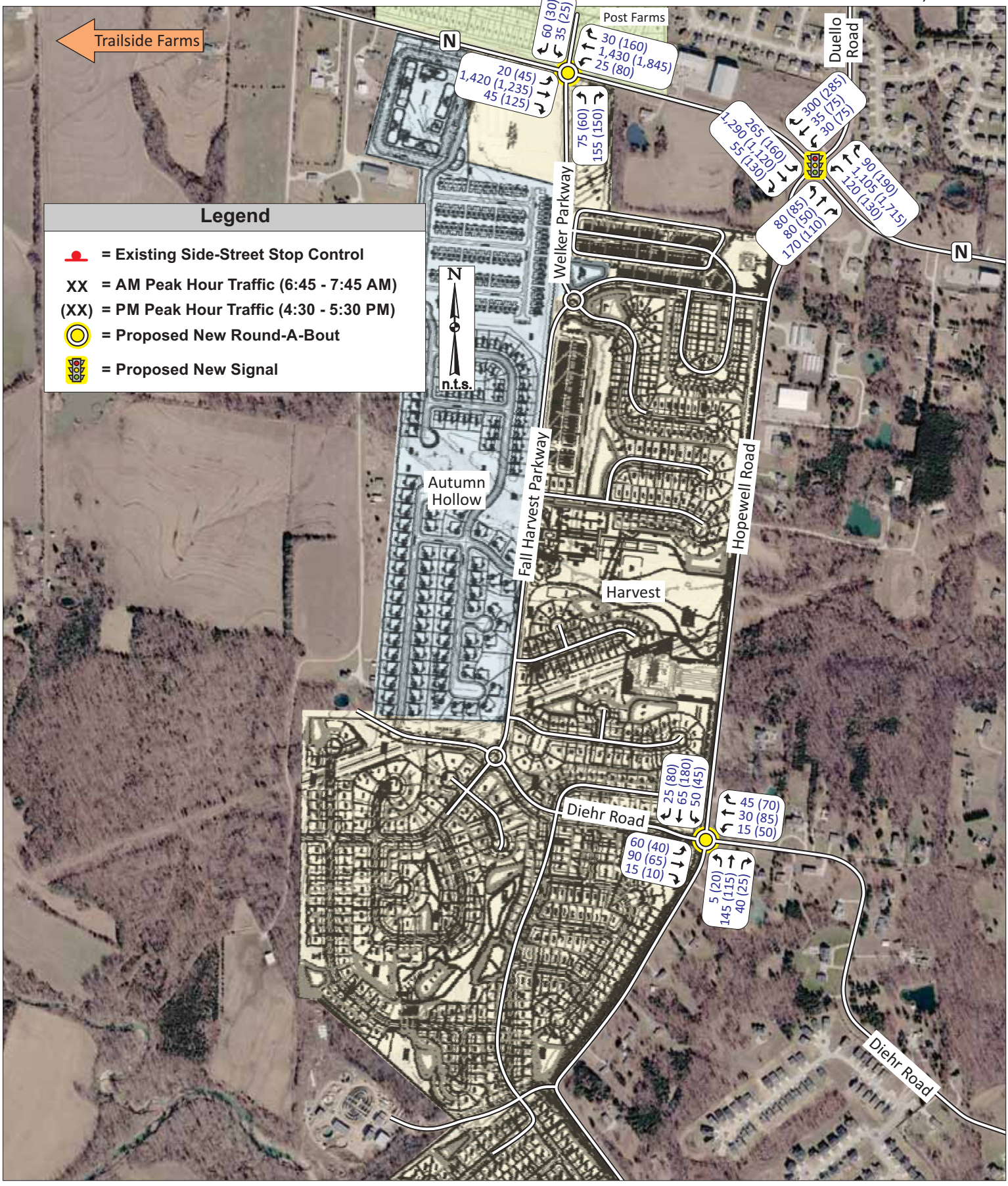

Exhibit 9: 2050 Base Traffic Volumes

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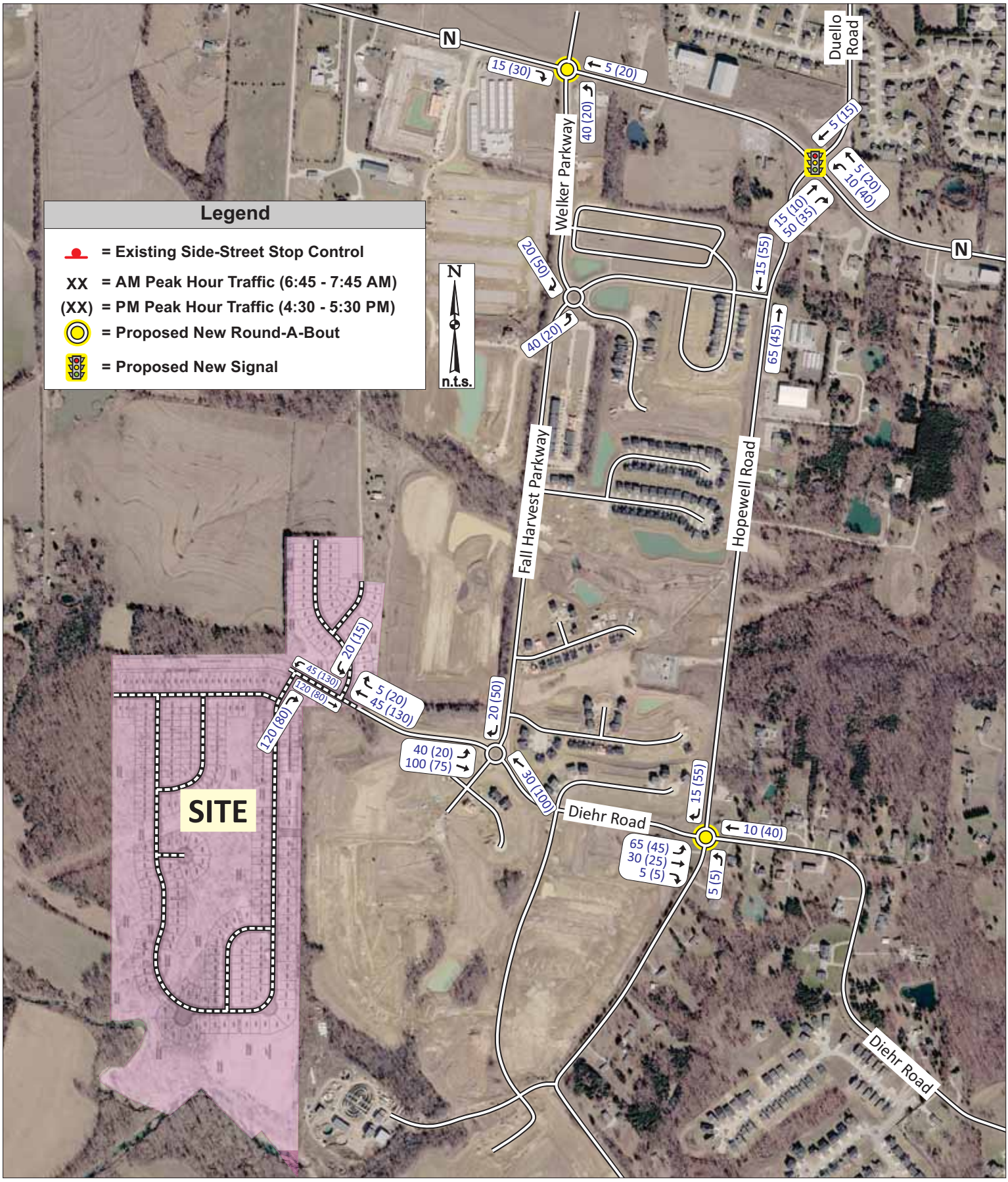

Exhibit 10: 2050 Caballo Farms Site-Generated Trips (Improved Route N Corridor)

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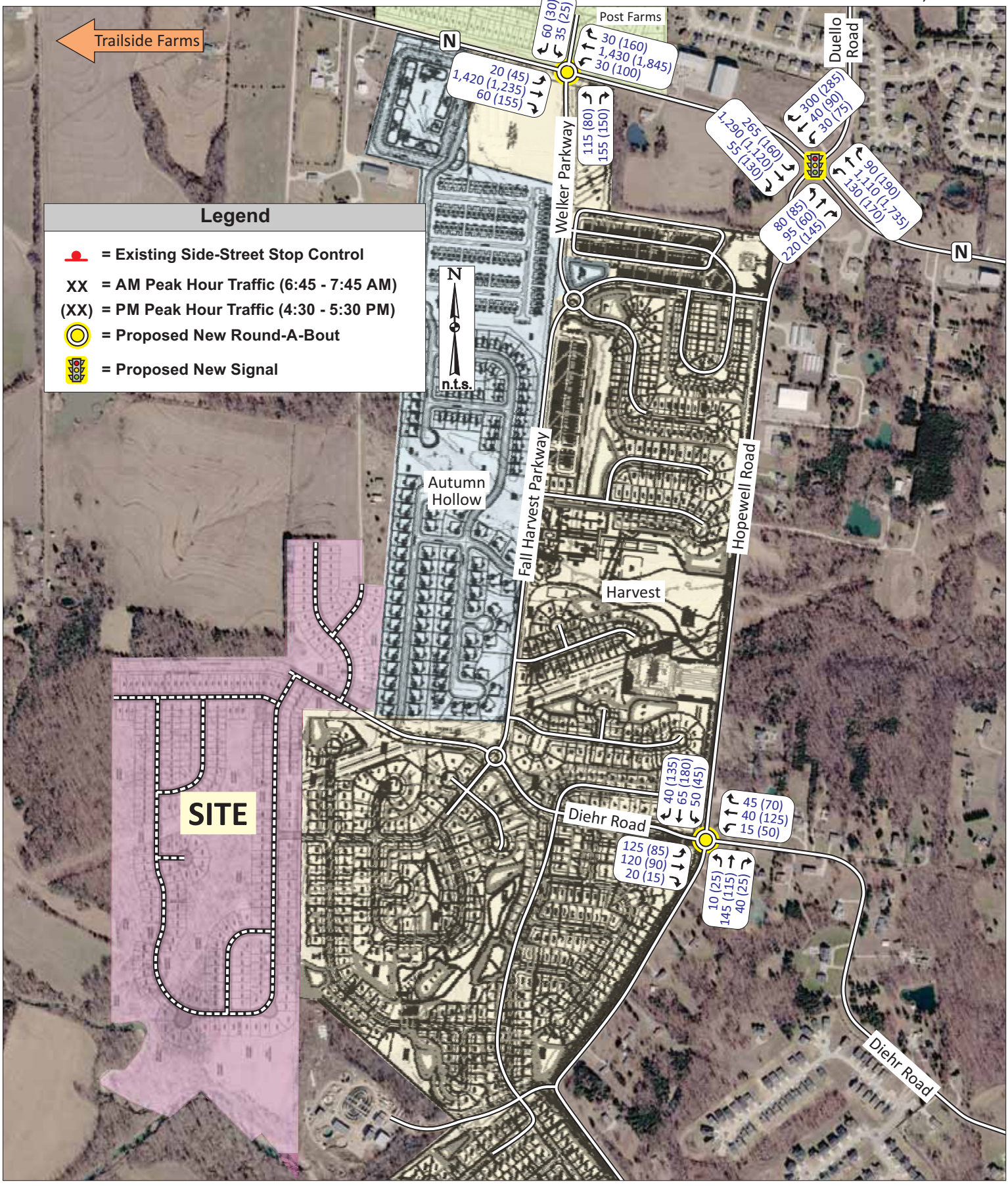

Exhibit 11: 2050 Build Traffic Volumes

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03/23/2026

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2050 Operating Conditions: The study intersections were reevaluated using the methodologies described previously. **Table 5** summarizes the results of these analyses which reflect the 2050 Base and Build operating conditions with average delays at the study intersections during the weekday AM and PM peak hours. The Synchro/Sidra estimated 95th percentile queue length for movements with a queue over 50 feet is also shown in the table. As discussed previously, the 2050 scenario assumes the planned Route N Phase I Improvements are in place.

Table 5: 2050 Capacity Analysis Summary

Intersection / Approach	Weekday AM Peak Hour		Weekday PM Peak Hour	
	2050 Base	2050 Build	2050 Base	2050 Build
Route N and Hopewell Road/Duello Road (Signalized)				
Eastbound Route N Approach	C (21.1) 95th Q: 445' T	C (21.3) 95th Q: 445' T	B (14.2) 95th Q: 325' T	B (14.9) 95th Q: 345' T
Westbound Route N Approach	C (23.5) 95th Q: 385' T	C (23.8) 95th Q: 390' T	C (23.3) 95th Q: 785' T	C (23.5) 95th Q: 800' T
Northbound Hopewell Road Approach	C (25.9) 95th Q: 95' L	C (24.9) 95th Q: 110' T	C (29.3) 95th Q: 100' L	C (27.7) 95th Q: 105' L
Southbound Duello Road Approach	C (33.9) 95th Q: 145' R	C (34.0) 95th Q: 145' R	C (33.4) 95th Q: 155' R	C (34.1) 95th Q: 155' R
Overall	**C (23.7)**	**C (23.9)**	**C (21.6)**	**C (22.1)**
Route N and Welker Parkway/Post Farms Drive (Roundabout)				
Eastbound Route N Approach	A (6.3) 95th Q: 175' v/c 0.63	A (6.3) 95th Q: 180' v/c 0.64	A (6.7) 95th Q: 165' v/c 0.62	A (7.0) 95th Q: 180' v/c 0.65
Westbound Route N Approach	A (6.6) 95th Q: 180' v/c 0.66	A (7.1) 95th Q: 195' v/c 0.70	A (9.5) 95th Q: 530' v/c 0.91	B (13.2) 95th Q: 680' v/c 0.94
Northbound Welker Parkway Approach	C (18.1) 95th Q: 105' v/c 0.70	C (24.9) 95th Q: 155' v/c 0.83	B (13.8) 95th Q: 80' v/c 0.59	C (16.1) 95th Q: 100' v/c 0.68
Southbound Post Farms Drive Approach	B (11.2) 95th Q: 35' v/c 0.29	B (12.4) 95th Q: 40' v/c 0.33	C (19.4) 95th Q: 40' v/c 0.35	C (22.3) 95th Q: 45' v/c 0.39
Overall	**A (7.4)**	**A (7.4)**	**A (8.9)**	**B (11.2)**
Diehr Road and Hopewell Road (Roundabout)				
Eastbound Diehr Road Approach	A (6.3)	A (7.0)	A (7.2)	A (7.8)
Westbound Diehr Road Approach	A (5.9)	A (6.4)	A (6.0)	A (6.3)
Northbound Hopewell Road Approach	A (5.3)	A (6.4)	A (5.2)	A (5.9)
Southbound Hopewell Road Approach	A (5.6)	A (5.6)	A (5.6)	A (6.0)
Overall	**A (5.8)**	**A (6.4)**	**A (5.9)**	**A (6.4)**

X (XX.X) - Level of Service (Vehicular delay in seconds per vehicle)
95th percentile queue for the critical movement of the approach and lane (L-Left, T-Thru, R-Right) (only values over 50 feet shown)

As shown in the table, the overall intersections and all individual intersection approaches are forecasted to operate at favorable levels of service (i.e., LOS C or better) in the 2050 Base conditions during both the AM and PM peak hours.

In the 2050 Build conditions, the overall intersections and all individual intersection approaches are forecasted to continue to operate at favorable levels of service (i.e., LOS C or better) during both the AM and PM peak hours.

Based on the analysis, even with significant growth in the Route N corridor, the planned improvements along Route N will provide acceptable operations in the design year conditions.

SUMMARY

CBB completed the preceding study to address the traffic impacts associated with the proposed Caballo Farms development in O'Fallon, Missouri, located approximately one half mile west of the Hopewell Road and Diehr Road intersection. The proposed development will include approximately 276 single-family homes. In conjunction with the proposed development, Diehr Road would be extended farther west to gain access to the Caballo Farms site. Primary access for the proposed development would be via two new drives on this extension of Diehr Road. A connection is also proposed via the existing stub street of Country House Drive in the Harvest subdivision.

In summary, the following findings should be considered in conjunction with the proposed Caballo Farms development in the near-term 2030 conditions:

- The proposed Caballo Farms residential development is anticipated to generate a total of 190 trips during the AM peak hour and 245 trips during the PM peak hour.
- The 2030 Base Traffic Volumes include 50% of the area approved subdivision trips, including Harvest, Autumn Hollow, Post Farms, and Trailside Farm.
- The 2030 Base scenario assumes the planned signal at the Route N and Hopewell Road/Duello Road intersection and the planned roundabout at the Hopewell Road and Diehr Road intersection. However, the planned Route N Phase I improvements were not assumed to be completed in the 2030 analysis.
- In the 2030 Base conditions, the overall intersections and all individual intersection approaches are forecasted to operate at acceptable levels of service during the peak hours with the following exception:
    - The southbound Post Farms Drive approach at Route N is forecasted to operate at LOS F in the peak hours due to the heavy through volumes along Route N and the limited number of gaps for motorists to make a left-turn onto Route N.
        - The residents within Post Farms also have the ability to utilize Duello Road to access the new signal at Route N. As such, if the southbound left-turn movement is difficult to make in the peak hours, it is likely residents will choose to utilize the access to Duello Road and the signal at Route N to make a left-turn.
        - Furthermore, as mentioned previously, the Route N Improvement project will construct a roundabout at the Route N and Welker Parkway/Post Farms Drive intersection, so the left-turn will operate acceptably under roundabout control.

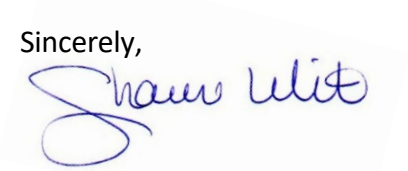
- In the 2030 Build conditions, the overall intersections and all individual intersection approaches are forecasted to continue to operate at acceptable levels of service during the peak hours except for the southbound Post Farms Drive approach at Route N which would continue to operate at LOS F under side-street stop control.
- As more detailed plans are developed, it is recommended that the site civil engineer illustrate the minimum sight distance triangle requirements on the plans at the proposed access drives to ensure that adequate sight distance can be achieved for safe operations within the clear area of the right-of-way.

In summary, the following findings should be considered in conjunction with the proposed Caballo Farms development in the long-term 2050 conditions:

- The 2050 scenario assumes the full build out of the area approved developments, as well as the planned Route N Improvements including a four-lane Route N through the study area and a new roundabout at Route N and Welker Parkway/Post Farms.
- In the 2050 Base conditions, the overall intersections and all individual intersection approaches are forecasted to operate at acceptable levels of service during the peak hours
- In the 2050 Build conditions, the overall intersections and all individual intersection approaches are forecasted to continue to operate at acceptable levels of service during the peak hours.

We trust this traffic impact study adequately describes the forecasted traffic conditions that should be expected as a result of the proposed Caballo Farms development in O'Fallon, Missouri. If additional information is desired, please feel free to contact me at 314-449-9572 or swhite@cbbtraffic.com.

Sincerely,



Shawn Lerai White, P.E., PTOE
Associate - Senior Traffic Engineer

APPENDIX

- Exhibit 8: Total Route N/Hopewell Road Residential Site-Generated Trips for Harvest Development and Autumn Hollow - Autumn Hollow Update to Harvest Traffic Study, May 13, 2022
- Exhibit 6: Site-Generated Trips - Post Tract Traffic Impact Study, November 28, 2023
- Exhibit 5: Trailside Farm Residential Trips - Trailside Farm Traffic Impact Study, January 15, 2026
- Exhibit 6: Trailside Farm Commercial Trips - Trailside Farm Traffic Impact Study, January 15, 2026

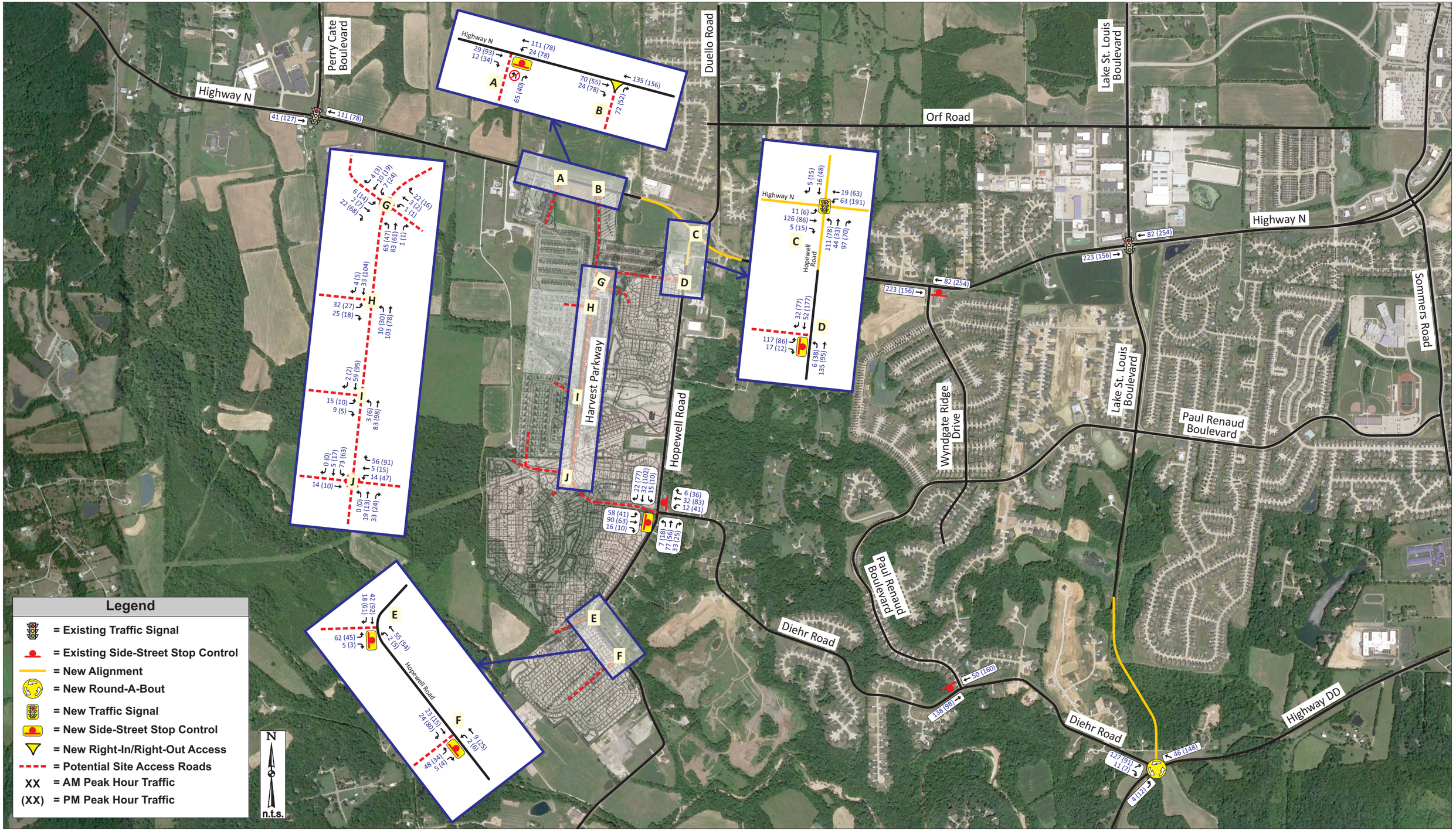


Exhibit 8: Total Route N/Hopewell Road Residential Site-Generated Trips for Harvest Development and Autumn Hollow (1,328 Total Units)

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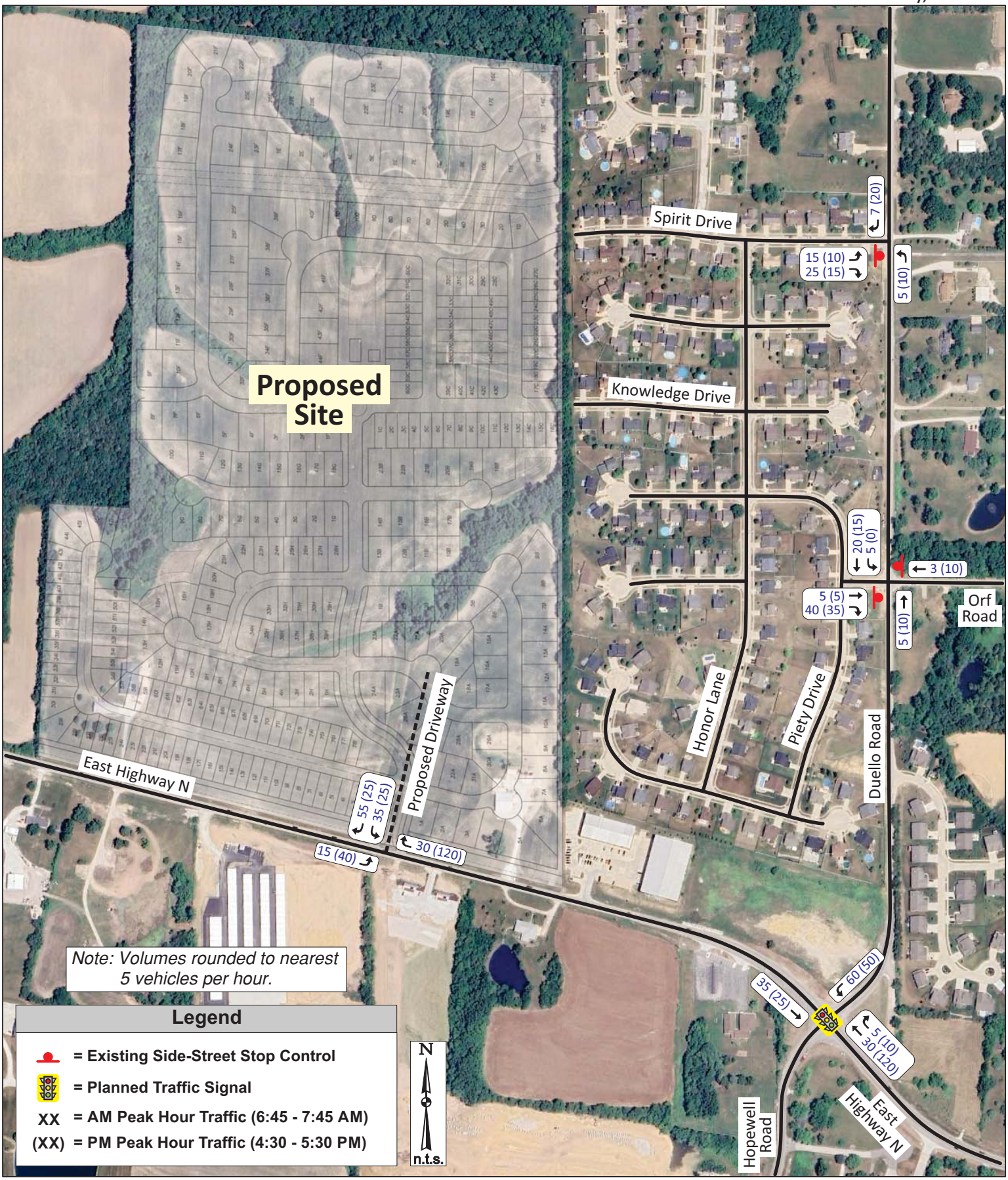

Exhibit 6: Site-GeneratedTrips

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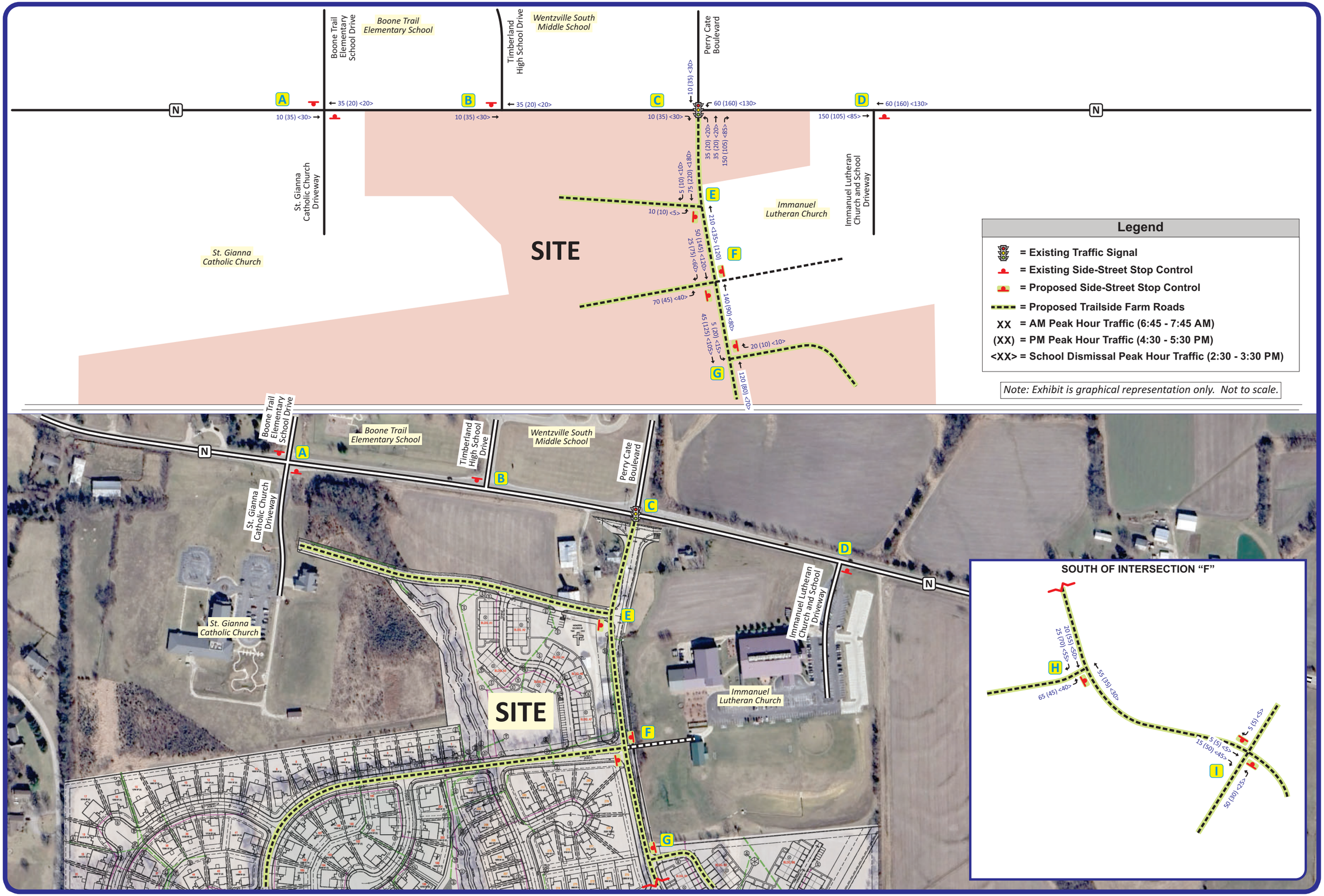
11/15/2023

CBB TRANSPORTATION ENGINEERS+PLANNERS



CBB TRANSPORTATION ENGINEERS+PLANNERS

Job# 113-25
01/14/2026

N
NOT TO SCALE

Trailside Farm Traffic Impact Study
St. Charles County, Missouri

Exhibit 5: Trailside Farm Residential Trips

Boone Trail Elementary School Drive

Boone Trail Elementary School

Timberland High School Drive

Wentzville South Middle School

Perry Cate Boulevard

N

A

B

C

D

E

F

G

20 (20) <15>

← 15 (20) <15>

← 15 (20) <15>

-30 (-15) <-10>

50 (35) <25>

50 (50) <40>

-5 (-5) <-5>

5 (-5) <-5>

40 (40) <20>

15 (-20) <-5>

-25 (-10) <-20>

-20 (-25) <-25>

95 (80) <75>

-5 (-5) <-5>

15 (30) <25>

10 (10) <10>

40 (50) <45>

45 (30) <35>

35 (35) <20>

145 (130) <105>

35 (45) <40>

← 50 (45) <30>

St. Gianna Catholic Church Driveway

Immanuel Lutheran Church and School Driveway

120 (115) <100>

10 (10) <10>

10 <10> (5)

5 (5) <5>

5 (5) <5>

5 (5) <0>

5 (5) <5>

5 (5) <5>

5 (5) <5>

SITE

St. Gianna Catholic Church

Immanuel Lutheran Church

Note: Values shown in red represent a reduction in volume due to pass-by traffic.

Legend

- = Existing Traffic Signal
- = Existing Side-Street Stop Control
- = Proposed Side-Street Stop Control
- = Proposed Trailside Farm Roads
- XX = AM Peak Hour Traffic (6:45 - 7:45 AM)
- (XX) = PM Peak Hour Traffic (4:30 - 5:30 PM)
- <XX> = School Dismissal Peak Hour Traffic (2:30 - 3:30 PM)

Note: Exhibit is graphical representation only. Not to scale.

Boone Trail Elementary School Drive

Boone Trail Elementary School

Timberland High School Drive

Wentzville South Middle School

Perry Cate Boulevard

St. Gianna Catholic Church Driveway

St. Gianna Catholic Church

Potential Sale to Immanual Lutheran Church

Immanuel Lutheran Church and School Driveway

Immanuel Lutheran Church

SITE

SOUTH OF INTERSECTION "F"

H

I

5 (5) <5>

5 (5) <5>

CBB TRANSPORTATION ENGINEERS+PLANNERS

Job# 113-25
01/14/2026

N
NOT TO SCALE

Trailside Farm Traffic Impact Study
St. Charles County, Missouri

Exhibit 6: Trailside Farm Future Commercial Trips

WENTZVILLE SCHOOL DISTRICT

Mr. Brian Bishop
Superintendent

Kimberly Boix
Director of Transportation

Date: February 13, 2026

To: Scott Loveless

Re: Caballo Farms Development

From: Kim Boix/Director of Transportation

Dear Scott:

I reviewed your submission of the Caballo Farms Development.

On behalf of the Wentzville School District, thank you for the opportunity to provide input concerning new developments within the District. In addition to monitoring the number of new homes within the District, we will also review street layouts to determine any implications for our Transportation Department. I would respectfully request that developers, builders, and potential home buyers be notified of our findings to prevent future problems.

We have included a list of significant points to keep in mind regarding growth within the District and the transportation of students. Specific comments or concerns about the particular developments can be found immediately following these general conditions.

Please be aware of the following general guidelines for school growth and transportation of public-school students:

1. The information provided at the end of this letter shows the elementary and secondary boundaries within which the developments currently exist. Home buyers should be aware, however, that due to the addition of new schools to absorb growth, attendance boundaries are subject to change.

2. While state officials require transportation of students living more than 3 ½ miles from the school, it is the current District policy to transport students living more than one mile from the school. Therefore, students living less than one mile from school are generally not eligible for bus transportation.

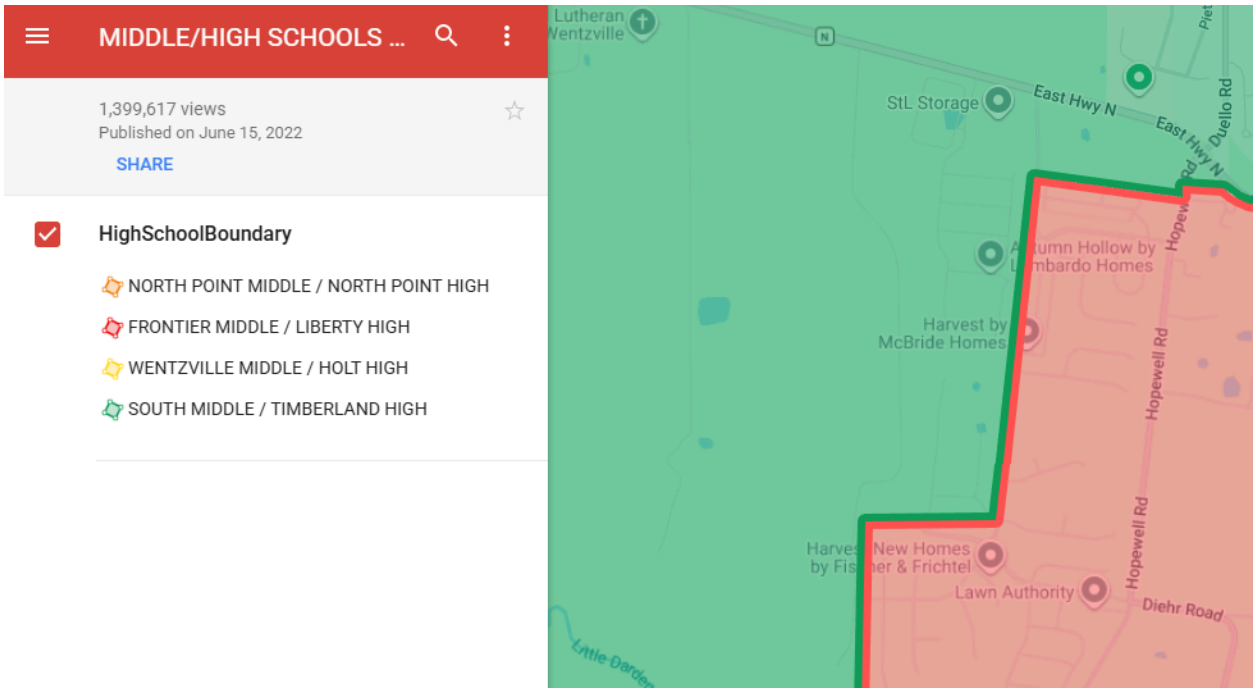
3. We request that developers and builders notify potential home buyers of any transportation restrictions before purchasing homes.

4. It is the policy of the District that buses not enter developments while homes are in the construction phase, due to difficulty in navigating around construction vehicles.

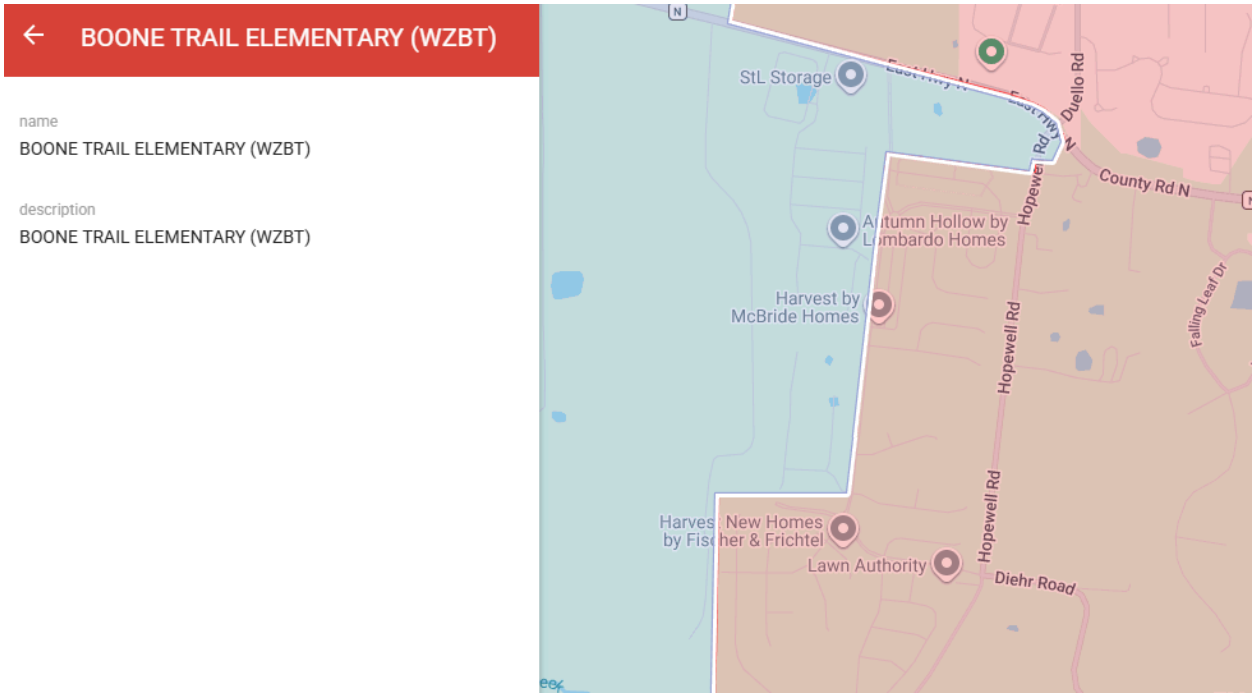
5. State transportation officials recommend buses do not enter cul-de-sacs or dead-end streets; however, in certain cases where this is necessary, the pavement radius of the cul-de-sac must be a minimum of 52 feet with no center islands.

The District is actively exploring redistricting options that could impact these attendance areas in the future.

SOUTH MIDDLE / TIMBERLAND HIGH



BOONE TRAIL ELEMENTARY (WZBT)



Wentzville Fire Protection District

502 Luetkenhaus Blvd – Wentzville, Missouri 63385
Office: 636.332.9869 – Fax: 636.639.1364
www.wentzvillefire.org

January 29, 2026

McBride Homes
Lukas Virden
mailto:lvirden@mcbride-land.com

RE: Site plan review for McBride Homes, Caballo Farms

To Whom It May Concern:

WFPD has **approved** your submitted plans and added comments/conditions below.

1. Addresses are assigned by the St. Charles County address coordinator.

If you have any questions, please do not hesitate to call or email.

Sincerely yours,

Chris Cuddihee

Chris Cuddihee
Fire Marshal

Development Fiscal Analysis Spreadsheet

Date:	1/28/2026
Development Name:	Caballo Farms
Development Type:	Single Family Residential
Current Parcel Zoning:	County AG
Proposed Parcel Zoning:	R-1/PUD

= **Fillable Cells**

Development Factors		**Descriptions**
DEVELOPMENT INFORMATION		
Developed Acres	64.22	Total number of acres within the development with proposed improvements
RESIDENTIAL		
New Single Family Units	276	Number of single family units proposed within the development
Estimated Single Family Units Home Value	$ 450,000	General value of a typical single family lot within the development
New Multifamily Units		Number of multi-family units proposed within the development
Estimated MFU Home Value		General value of a typical multi-family lot within the development
COMMERCIAL		
Commercial Land (acres)	0	Total number of acres dedicated to commercial development
Commercial Land Value ($/acre)	$ -	Market value of the commercial land
New Commercial/Industrial Square Feet	0	Amount of commercial or industrial square footage building (s) proposed within the development
Estimated C/I Value ($/SF)	$ -	Market value of the commercial building space
INFRASTRUCTURE		
Lane Miles of Public Pavement to be added	4.16	Total number of lane miles of pavement to be turned over to the City for acceptance/dedication/maintenance
Pavement Type	Concrete	Type of pavement to be installed and maintained by the City of O'Fallon
DEMOGRAPHIC INFORMATION		
Median Household Income	$ 125,000	Projected Median Household Income for Development ($113,996) 2024 Estimate If not using the Citywide value, provide justification. Based on estimated housing prices.

Staff Determined Factors		**Descriptions**
DEVELOPMENT INFORMATION		
Tax Factor Increase	5%	Percentage increase applied to tax revenue to account for additional taxes not explicitly captured in this analysis (utility gross receipts, state motor/fuel, county bridge, county road, etc.)
Revenue Escalation Amount (%)	4%	Estimate for percentage growth for tax revenues, typically 3-5%
Cost Escalation Amount (%)	4%	Estimate for percentage growth for costs, typically 3-5%
RESIDENTIAL		
Lot Contribution	$0.00	$/Lot Contribution from the developer
Estimated Percentage Capture of Disposable Income	5%	Estimated percentage of disposable income that will be spent within the City of O'Fallon in a given year
Estimated Residential Personal Property Market Value	$ 65,000	Estimated market value of residential personal property for the average household in the City of O'Fallon, MO
Estimated Amount Spent Online Yearly in O'Fallon	$ 1,000	Expected amount to be spent annually in ***online*** sales from out of state vendors for the average household in the City of O'Fallon
COMMERCIAL		
Estimated Commercial Personal Property Market Value	$ -	Estimated market value of commercial personal property for the average business in the City of O'Fallon, MO
Estimated Amount Spent Online Yearly in O'Fallon	$ -	Expected amount to be spent annually in ***online*** sales from out of state vendors for the average business in the City of O'Fallon
INFRASTRUCTURE		
Factor of Need (Police Dept)	0.1	Number of new police officers needed as a result of the population increase due to this development
Factor of Need (Code Enforcement)	0.1	Number of new code enforcement officers needed as a result of the population increase due to this development

Estimated Tax Revenues generated for the City		**Descriptions**
Property Tax		
RESIDENTIAL		
Estimated New Development Total Market Value	$ 124,200,000	Projected market value of new development, X lots x $Y/LOT
Assessed Property Tax Value	$ 23,598,000	Assessed value is determined as 19 percent of the market value for the property tax value
Debt Service Property Tax Rate	0.001401	Current city property tax rate for debt service (per $100 assessed value)
Expected Debt Service Tax Revenue @ Year 1	$ 33,061	Tax generated which can be used ONLY for debt service
General Fund Property Tax Rate	0.002815	Current city property tax rate for general fund (per $100 assessed value)
Expected General Fund Tax Revenue @ Year 1	$ 66,428	Tax generated which can be used ONLY for general fund
Expected Total Annual Residential Property Tax Revenue	**$ 248,168**	Expected Annual Property Tax revenue for the City of O'Fallon, averaged over 40 years
Expected Total Residential Property Taxes to City over 40 years	$ 9,926,710	Expected Total Property Tax revenue for the City of O'Fallon over 40 years
COMMERCIAL		
Estimated New Development Total Market Value	$ -	Projected value of new development, land+building
Assessed Property Tax Value	$ -	Assessed value is determined as 32 percent of the market value for the property tax value
Debt Service Property Tax Rate	0.001401	Current city property tax rate for debt service (per $100 assessed value)
Expected Debt Service Tax Revenue @ Year 1	$ -	Tax generated which can be used ONLY for debt service
General Fund Property Tax Rate	0.002815	Current city property tax rate for general fund (per $100 assessed value)
Expected General Fund Tax Revenue @ Year 1	$ -	Tax generated which can be used ONLY for general fund
Sur Tax Property Tax Rate	0.004216	Current city sur tax rate (per $100 assessed value)
Expected General Fund Tax Revenue @ Year 1	$ -	Typically receive 50% (confirm with Vicki) return on Sur Tax to the City
Expected Total Annual Commercial Property Tax Revenue	**$ -**	Expected Annual Property Tax revenue for the City of O'Fallon, averaged over 40 years
Expected Total CommercialProperty Taxes to City over 40 years	$ -	Expected Total Property Tax revenue for the City of O'Fallon over 40 years
Sales Tax		
RESIDENTIAL		
Expected Disposable Income for Typical Household	$ 38,188	Estimated total disposable income per lot in the development
Expected Percentage Capture of Disposable Income	5%	Expected percentage of disposable income to be spent in the City of O'Fallon in a given year
Expected Amount Spent Yearly in O'Fallon	$ 1,909	Expected $ amount to be spent in the City of O'Fallon in a given year
Expected Taxable Sales Revenue	$ 526,988	Expected annual total taxable amount spent in O'Fallon businesses generated from development
Sales Tax Rate	0.02	Current City sales tax rate
Expected Total Annual Sales Tax Revenue @ Year 1	$ 10,540	Sales tax rate applied to the expected annual taxable sales
Revenue for General Fund	$ 5,270	1% of City Sales Tax
Revenue for Streets/Road Improvement Fund	$ 2,635	0.5% of City Sales Tax
Revenue for Parks/Stormwater Fund	$ 2,635	0.5% of City Sales Tax
Expected Total Annual Residential Sales Tax Revenue	**$ 26,291**	Expected Annual Sales Tax revenue for the City of O'Fallon, averaged over 40 years
Expected Total Residential Sales Taxes to City	$ 1,051,622.44	Expected Total Sales Tax revenue for the City of O'Fallon over 40 years
COMMERCIAL		
Commercial Square Footage	$ -	Commercial Building Square Footage
O'Fallon Estimated Commercial Sales Tax Generation ($/sf)	$ 6.40	Current City sales tax rate
Expected Total Annual Sales Tax Revenue @ Full Build Out	$ -	Sales tax rate applied to the expected annual taxable sales
Revenue for General Fund	$ -	1% of City Sales Tax
Revenue for Streets/Road Improvement Fund	$ -	0.5% of City Sales Tax
Revenue for Parks/Stormwater Fund	$ -	0.5% of City Sales Tax
Expected Total Annual Commercial Sales Tax Revenue	**$ -**	Expected Annual Sales Tax revenue for the City of O'Fallon, averaged over 40 years
Expected Total Commercial Sales Taxes to City	$ -	Expected Total Sales Tax revenue for the City of O'Fallon over 40 years
Personal Property Tax		
RESIDENTIAL		
Estimated Personal Property Market Value	$ 65,000	Estimated market value of personal property for the typical home in the development
Estimated Total Market Value	$ 17,940,000	Total market value of personal property for this development
Assessment Rate	0.3334	Tax rate for personal property based on State Tax Commission Website
Estimated Total Assessed Value	$ 5,981,196	Assessed value of the total personal property for this development
Personal Property Tax Rate	0.2909	General fund tax rate (per $100 of assessed value) - 2023 Rates - Changes every year
Expected General Fund Revenue	$ 17,399	Tax generated which can be used ONLY for general fund
Personal Property Tax Rate	0.155	Debt Service fund tax rate (per $100 of assessed value) - 2023 Rates - Changes every year
Expected Debt Service Revenue	$ 9,271	Tax generated which can be used ONLY for debt service
Expected Total Annual Residential Personal Property Tax Revenue	**$ 66,527**	Expected Annual Personal Property Tax revenue for the City of O'Fallon, averaged over 40 years
Expected Total Residential Personal Property Taxes to City	$ 2,661,062	Expected Total Personal Property Tax revenue for the City of O'Fallon over 40 years
COMMERCIAL		
Estimated Personal Property Market Value	$ -	Estimated market value of personal property for the commercial business in the development
Assessment Rate	0.3334	Tax rate for personal property based on State Tax Commission Website
Estimated Total Assessed Value	$ -	Assessed value of the total personal property for this commercial development
Personal Property Tax Rate	0.2909	General fund tax rate (per $100 of assessed value) - 2023 Rates - Changes every year
Expected General Fund Revenue	$ -	Tax generated which can be used ONLY for general fund
Personal Property Tax Rate	0.1505	Debt Service fund tax rate (per $100 of assessed value) - 2023 Rates - Changes every year
Expected Debt Service Revenue	$ -	Tax generated which can be used ONLY for debt service
Expected Total Annual Commercial Personal Property Tax Revenue	**$ -**	Expected Annual Personal Property Tax revenue for the City of O'Fallon, averaged over 40 years
Expected Total Commercial Personal Property Taxes to City	$ -	Expected Total Personal Property Tax revenue for the City of O'Fallon over 40 years
Use Tax		
RESIDENTIAL		
Expected Amount Spent Yearly in O'Fallon	$ 1,000	Expected amount to be spent by each home in online transactions with out-of-state vendors in the City of O'Fallon in a given year
Expected Taxable Online Sales Revenues	$ 276,000	Expected annual total taxable amount spent in online transactions with out-of-state vendors in O'Fallon
Use Tax Rate	0.02	Current City use tax rate
Expected Residential Use Tax Revenues	$ 5,520	Total Use Tax Revenues from new residents
Revenue for Streets/Road Improvement Fund	$ 2,760	50% to SRIF
Revenue for O'Fallon PD	$ 2,760	50% to OPD
Expected Total Annual Residential Use Tax Revenue	**$ 13,769**	Expected Annual Use Tax revenue for the City of O'Fallon, averaged over 40 years
Expected Total Use Taxes to City	$ 550,768	Expected Total Use Tax revenue for the City of O'Fallon over 40 years
COMMERCIAL		
Expected Taxable Sales Revenues from Out of State Vendors	$ -	Expected amount to be spent by the business(es) in online transactions with out-of-state vendors in the City of O'Fallon in a given year
Use Tax Rate	0.02	Current City use tax rate
Expected Commercial Use Tax Revenues	$ -	Total Use Tax Revenues from new commercial business(es)
Revenue for Streets/Road Improvement Fund	$ -	50% to SRIF
Revenue for O'Fallon PD	$ -	50% to OPD
Expected Total Annual Commercial Use Tax Revenue	**$ -**	Expected Annual Use Tax revenue for the City of O'Fallon, averaged over 40 years
Expected Total Use Taxes to City	$ -	Expected Total Use Tax revenue for the City of O'Fallon over 40 years
TOTAL TAXES GENERATED		
Estimated Annual Total Tax Revenues to the City	**$ 354,754**	Total Expected Annual Tax Revenue to the City
Revenue - General Fund	**$ 222,247** 63%	Portion of Tax Revenue going to General Fund
Revenue - Debt Service	**$ 105,593** 30%	Portion of Tax Revenue going to Debt Service
Revenue - Parks/Stormwater Fund	**$ 6,573** 2%	Portion of Tax Revenue going to Parks / Stormwater
Revenue - Street/Road Improvement Fund	**$ 13,457** 4%	Portion of Tax Revenue going to Streets / Road Improvement Fund
Revenue - O'Fallon PD (Use Tax)	**$ 6,885** 2%	Portion of Tax Revenue going to O'Fallon PD (Use Tax)

				$ 354,754
Revenue - General Fu	$ 89,098	62.65%	$	222,246.68
Revenue - Debt Servic	$ 42,332	29.77%	$	105,592.91
Revenue - Parks/Stor	$ 2,635	1.85%	$	6,572.64
Revenue - Street/Roa	$ 5,395	3.79%	$	13,457.24
Revenue - O'Fallon PD	$ 2,760	1.94%	$	6,884.60
	$ 142,219	100%	$	354,754

Ongoing Costs for Providing Services		**Descriptions**
Asset Costs - Maintenance/Replacement		
Public Roadways		
Total Estimated Public Road Replacement/Maintenance Cost over design lifespan	$ 18,909,862	Total Roadway Maintenance Costs for the service life of the infrastructure (40 years, avg.)
Expected Total Annual Public Roadway Maintenance Costs	**$ 472,747**	Total Annual Roadway Maintenance Costs for the service life of the infrastructure (40 years, avg.)
Stormsewer Infrastructure		
Total Estimated Public Road Replacement/Maintenance Cost over design lifespan	$ 1,121,815	Total Stormsewere Maintenance Costs for the service life of the infrastructure (40 years, avg.)
Expected Total Annual Stormsewer Maintenance Costs	**$ 28,045**	Total Annual Stormsewere Maintenance Costs for the service life of the infrastructure (40 years, avg.)
Asset Costs - City Personnel		
Police		
Salary	66,123	Salary Increases 4% each year
Benefits	26,449	Calculated as 40% of salary
Subtotal	92,572	Salary + Benefits
Required Equipment (Gear/Car/Electronics)	47,000	Replaced every three (3) years
Factor of Need (Police Dept)	0.10	Number of new police officers needed as a result of the population increase due to this development
Expected Total Annual Police Cost	**17,662**	Estimated annual cost to for an additional police officer (total costs, including escalation/replacement, divided by 40 years) **x Factor of Need**
Code Enforcement		
Salary	48,028	Salary Increases 4% each year
Benefits	19,211	Calculated as 40% of salary
Subtotal	67,239	Salary + Benefits
Required Equipment (Gear/Car/Electronics)	47,000	Replaced every five (5) years
Factor of Need (Code Enforcement)	0.10	Number of new code enfrocement officers needed as a result of the population increase due to this development
Expected Total Annual Code Enforcement Cost	**13,112**	Estimated annual cost to for an additional code enforcement officer (total costs, including escalation/replacement, divided by 40 years) **x Factor of Need**
Expected Total Annual City Cost	**$ 531,566**	

Cost/Benefit Analysis		**Descriptions**
Initial Contribution		
Contribution from Developer, based on total number of lots	$ -	Revenue from developer to help offset project costs for the area
Average Annual Net Revenue		
Annual Project Revenues	$ 354,754	Total annual projected tax revenues generated for the City of O'Fallon from the proposed development
Annual Project Costs	$ 531,566	Total annual projected expenses generated for the City of O'Fallon from the proposed development
Annual Project Net Revenue	**$ (176,812)**	
Lifespan Net Revenue (40 Years)		
Total Project Revenues	$ 14,190,163	Total lifecycle projected tax revenues generated for the City of O'Fallon from the proposed development
Total Project Costs	$ 21,262,648	Total lifecycle projected expenses generated for the City of O'Fallon from the proposed development
Total Project Net Revenue	**$ (7,072,485)**	
Revenue to Cost Ratio	0.67 :1	Estimated revenue divided by the annual cost to the city (>1:1 is net positive)

For every $1.00 the $ 0.67 cents in taxes.

$	(176,812) Annual Project Net Revenue
$	(7,072,485) Total Project Net Revenue
$	- Commercial Property Tax
$	5,520.00 Residential Use Tax

135000 from caledonia flats x3

$	10,539.75 Residential Sales Tax
$	26,670.15 Residential Personal Property Tax
$	13,736.05 Year 22

$	(7,072,484.96)

$	354,754.06
$	531,566.19

$	14,190,162.59
$	21,262,647.54

Residential Property Tax			Commercial Property Tax			Residential Sales Tax			Commercial Sales Tax			Residential Personal Property Tax			Commercial Personal Property Tax			Residential Use Tax			Commercial Use Tax		
Initial Amount	$ 99,489.17		Initial Amount	$ -		Initial Amount	$ 10,539.75		Initial Amount	$ -		Initial Amount	$ 26,670.15		Initial Amount	$ -		Initial Amount	$ 5,520.00		Initial Amount	$ -	
Escalation Rate	4%		Escalation Rate	4%		Escalation Rate	4%		Escalation Rate	4%		Escalation Rate	4%		Escalation Rate	4%		Escalation Rate	4%		Escalation Rate	4%	
Tax Factor Increase	105%		Tax Factor Increase	105%		Tax Factor Increase	105%		Tax Factor Increase	105%		Tax Factor Increase	105%		Tax Factor Increase	105%		Tax Factor Increase	105%		Tax Factor Increase	105%	
Period	Balance	Cumulative	Period	Balance	Cumulative	Period	Balance	Cumulative	Period	Balance	Cumulative	Period	Balance	Cumulative	Period	Balance	Cumulative	Period	Balance	Cumulative	Period	Balance	Cumulative
Year 1	$ 104,463.63	$ 104,463.63	Year 1	$ -	$ -	Year 1	$ 11,066.74	$ 11,066.74	Year 1	$ -	$ -	Year 1	$ 28,003.66	$ 28,003.66	Year 1	$ -	$ -	Year 1	$ 5,796.00	$ 5,796.00	Year 1	$ -	$ -
Year 2	$ 108,642.17	$ 213,105.80	Year 2	$ -	$ -	Year 2	$ 11,509.41	$ 22,576.14	Year 2	$ -	$ -	Year 2	$ 29,123.81	$ 57,127.47	Year 2	$ -	$ -	Year 2	$ 6,027.84	$ 11,823.84	Year 2	$ -	$ -
Year 3	$ 112,987.86	$ 326,093.66	Year 3	$ -	$ -	Year 3	$ 11,969.78	$ 34,545.93	Year 3	$ -	$ -	Year 3	$ 30,288.76	$ 87,416.23	Year 3	$ -	$ -	Year 3	$ 6,268.95	$ 18,092.79	Year 3	$ -	$ -
Year 4	$ 117,507.37	$ 443,601.03	Year 4	$ -	$ -	Year 4	$ 12,448.57	$ 46,994.50	Year 4	$ -	$ -	Year 4	$ 31,500.31	$ 118,916.54	Year 4	$ -	$ -	Year 4	$ 6,519.71	$ 24,612.51	Year 4	$ -	$ -
Year 5	$ 122,207.67	$ 565,808.70	Year 5	$ -	$ -	Year 5	$ 12,946.52	$ 59,941.02	Year 5	$ -	$ -	Year 5	$ 32,760.32	$ 151,676.86	Year 5	$ -	$ -	Year 5	$ 6,780.50	$ 31,393.01	Year 5	$ -	$ -
Year 6	$ 127,095.97	$ 692,904.67	Year 6	$ -	$ -	Year 6	$ 13,464.38	$ 73,405.40	Year 6	$ -	$ -	Year 6	$ 34,070.73	$ 185,747.59	Year 6	$ -	$ -	Year 6	$ 7,051.72	$ 38,444.73	Year 6	$ -	$ -
Year 7	$ 132,179.81	$ 825,084.48	Year 7	$ -	$ -	Year 7	$ 14,002.95	$ 87,408.35	Year 7	$ -	$ -	Year 7	$ 35,433.56	$ 221,181.16	Year 7	$ -	$ -	Year 7	$ 7,333.79	$ 45,778.51	Year 7	$ -	$ -
Year 8	$ 137,467.01	$ 962,551.49	Year 8	$ -	$ -	Year 8	$ 14,563.07	$ 101,971.42	Year 8	$ -	$ -	Year 8	$ 36,850.91	$ 258,032.06	Year 8	$ -	$ -	Year 8	$ 7,627.14	$ 53,405.66	Year 8	$ -	$ -
Year 9	$ 142,965.69	$ 1,105,517.18	Year 9	$ -	$ -	Year 9	$ 15,145.59	$ 117,117.02	Year 9	$ -	$ -	Year 9	$ 38,324.94	$ 296,357.01	Year 9	$ -	$ -	Year 9	$ 7,932.23	$ 61,337.88	Year 9	$ -	$ -
Year 10	$ 148,684.31	$ 1,254,201.49	Year 10	$ -	$ -	Year 10	$ 15,751.42	$ 132,868.44	Year 10	$ -	$ -	Year 10	$ 39,857.94	$ 336,214.95	Year 10	$ -	$ -	Year 10	$ 8,249.52	$ 69,587.40	Year 10	$ -	$ -
Year 11	$ 154,631.69	$ 1,408,833.17	Year 11	$ -	$ -	Year 11	$ 16,381.47	$ 149,249.91	Year 11	$ -	$ -	Year 11	$ 41,452.26	$ 377,667.21	Year 11	$ -	$ -	Year 11	$ 8,579.50	$ 78,166.89	Year 11	$ -	$ -
Year 12	$ 160,816.95	$ 1,569,650.13	Year 12	$ -	$ -	Year 12	$ 17,036.73	$ 166,286.64	Year 12	$ -	$ -	Year 12	$ 43,110.35	$ 420,777.56	Year 12	$ -	$ -	Year 12	$ 8,922.68	$ 87,089.57	Year 12	$ -	$ -
Year 13	$ 167,249.63	$ 1,736,899.76	Year 13	$ -	$ -	Year 13	$ 17,718.20	$ 184,004.85	Year 13	$ -	$ -	Year 13	$ 44,834.76	$ 465,612.32	Year 13	$ -	$ -	Year 13	$ 9,279.58	$ 96,369.15	Year 13	$ -	$ -
Year 14	$ 173,939.62	$ 1,910,839.38	Year 14	$ -	$ -	Year 14	$ 18,426.93	$ 202,431.78	Year 14	$ -	$ -	Year 14	$ 46,628.15	$ 512,240.47	Year 14	$ -	$ -	Year 14	$ 9,650.77	$ 106,019.92	Year 14	$ -	$ -
Year 15	$ 180,897.20	$ 2,091,736.58	Year 15	$ -	$ -	Year 15	$ 19,164.01	$ 221,595.79	Year 15	$ -	$ -	Year 15	$ 48,493.28	$ 560,733.75	Year 15	$ -	$ -	Year 15	$ 10,036.80	$ 116,056.71	Year 15	$ -	$ -
Year 16	$ 188,133.09	$ 2,279,869.67	Year 16	$ -	$ -	Year 16	$ 19,930.57	$ 241,526.36	Year 16	$ -	$ -	Year 16	$ 50,433.01	$ 611,166.76	Year 16	$ -	$ -	Year 16	$ 10,438.27	$ 126,494.98	Year 16	$ -	$ -
Year 17	$ 195,658.41	$ 2,475,528.08	Year 17	$ -	$ -	Year 17	$ 20,727.79	$ 262,254.15	Year 17	$ -	$ -	Year 17	$ 52,450.33	$ 663,617.09	Year 17	$ -	$ -	Year 17	$ 10,855.80	$ 137,350.78	Year 17	$ -	$ -
Year 18	$ 203,484.75	$ 2,679,012.83	Year 18	$ -	$ -	Year 18	$ 21,556.90	$ 283,811.05	Year 18	$ -	$ -	Year 18	$ 54,548.34	$ 718,165.44	Year 18	$ -	$ -	Year 18	$ 11,290.03	$ 148,640.81	Year 18	$ -	$ -
Year 19	$ 211,624.14	$ 2,890,636.97	Year 19	$ -	$ -	Year 19	$ 22,419.18	$ 306,230.23	Year 19	$ -	$ -	Year 19	$ 56,730.28	$ 774,895.72	Year 19	$ -	$ -	Year 19	$ 11,741.63	$ 160,382.45	Year 19	$ -	$ -
Year 20	$ 220,089.11	$ 3,110,726.08	Year 20	$ -	$ -	Year 20	$ 23,315.95	$ 329,546.18	Year 20	$ -	$ -	Year 20	$ 58,999.49	$ 833,895.21	Year 20	$ -	$ -	Year 20	$ 12,211.30	$ 172,593.74	Year 20	$ -	$ -
Year 21	$ 228,892.67	$ 3,339,618.74	Year 21	$ -	$ -	Year 21	$ 24,248.58	$ 353,794.76	Year 21	$ -	$ -	Year 21	$ 61,359.47	$ 895,254.67	Year 21	$ -	$ -	Year 21	$ 12,699.75	$ 185,293.49	Year 21	$ -	$ -
Year 22	$ 238,048.38	$ 3,577,667.12	Year 22	$ -	$ -	Year 22	$ 25,218.53	$ 379,013.29	Year 22	$ -	$ -	Year 22	$ 63,813.85	$ 959,068.52	Year 22	$ -	$ -	Year 22	$ 13,207.74	$ 198,501.23	Year 22	$ -	$ -
Year 23	$ 247,570.31	$ 3,825,237.43	Year 23	$ -	$ -	Year 23	$ 26,227.27	$ 405,240.56	Year 23	$ -	$ -	Year 23	$ 66,366.40	$ 1,025,434.92	Year 23	$ -	$ -	Year 23	$ 13,736.05	$ 212,237.28	Year 23	$ -	$ -
Year 24	$ 257,473.12	$ 4,082,710.56	Year 24	$ -	$ -	Year 24	$ 27,276.36	$ 432,516.92	Year 24	$ -	$ -	Year 24	$ 69,021.06	$ 1,094,455.98	Year 24	$ -	$ -	Year 24	$ 14,285.49	$ 226,522.77	Year 24	$ -	$ -
Year 25	$ 267,772.05	$ 4,350,482.60	Year 25	$ -	$ -	Year 25	$ 28,367.41	$ 460,884.33	Year 25	$ -	$ -	Year 25	$ 71,781.90	$ 1,166,237.88	Year 25	$ -	$ -	Year 25	$ 14,856.91	$ 241,379.68	Year 25	$ -	$ -
Year 26	$ 278,482.93	$ 4,628,965.53	Year 26	$ -	$ -	Year 26	$ 29,502.11	$ 490,386.45	Year 26	$ -	$ -	Year 26	$ 74,653.18	$ 1,240,891.06	Year 26	$ -	$ -	Year 26	$ 15,451.19	$ 256,830.87	Year 26	$ -	$ -
Year 27	$ 289,622.25	$ 4,918,587.78	Year 27	$ -	$ -	Year 27	$ 30,682.20	$ 521,068.64	Year 27	$ -	$ -	Year 27	$ 77,639.30	$ 1,318,530.36	Year 27	$ -	$ -	Year 27	$ 16,069.23	$ 272,900.11	Year 27	$ -	$ -
Year 28	$ 301,207.14	$ 5,219,794.92	Year 28	$ -	$ -	Year 28	$ 31,909.48	$ 552,978.12	Year 28	$ -	$ -	Year 28	$ 80,744.88	$ 1,399,275.24	Year 28	$ -	$ -	Year 28	$ 16,712.00	$ 289,612.11	Year 28	$ -	$ -
Year 29	$ 313,255.42	$ 5,533,050.34	Year 29	$ -	$ -	Year 29	$ 33,185.86	$ 586,163.99	Year 29	$ -	$ -	Year 29	$ 83,974.67	$ 1,483,249.91	Year 29	$ -	$ -	Year 29	$ 17,380.48	$ 306,992.60	Year 29	$ -	$ -
Year 30	$ 325,785.64	$ 5,858,835.98	Year 30	$ -	$ -	Year 30	$ 34,513.30	$ 620,677.28	Year 30	$ -	$ -	Year 30	$ 87,333.66	$ 1,570,583.56	Year 30	$ -	$ -	Year 30	$ 18,075.70	$ 325,068.30	Year 30	$ -	$ -
Year 31	$ 338,817.07	$ 6,197,653.05	Year 31	$ -	$ -	Year 31	$ 35,893.83	$ 656,571.11	Year 31	$ -	$ -	Year 31	$ 90,827.00	$ 1,661,410.57	Year 31	$ -	$ -	Year 31	$ 18,798.73	$ 343,867.03	Year 31	$ -	$ -
Year 32	$ 352,369.75	$ 6,550,022.80	Year 32	$ -	$ -	Year 32	$ 37,329.58	$ 693,900.69	Year 32	$ -	$ -	Year 32	$ 94,460.08	$ 1,755,870.65	Year 32	$ -	$ -	Year 32	$ 19,550.68	$ 363,417.71	Year 32	$ -	$ -
Year 33	$ 366,464.54	$ 6,916,487.34	Year 33	$ -	$ -	Year 33	$ 38,822.77	$ 732,723.46	Year 33	$ -	$ -	Year 33	$ 98,238.49	$ 1,854,109.14	Year 33	$ -	$ -	Year 33	$ 20,332.71	$ 383,750.42	Year 33	$ -	$ -
Year 34	$ 381,123.12	$ 7,297,610.46	Year 34	$ -	$ -	Year 34	$ 40,375.68	$ 773,099.14	Year 34	$ -	$ -	Year 34	$ 102,168.03	$ 1,956,277.16	Year 34	$ -	$ -	Year 34	$ 21,146.02	$ 404,896.44	Year 34	$ -	$ -
Year 35	$ 396,368.04	$ 7,693,978.50	Year 35	$ -	$ -	Year 35	$ 41,990.70	$ 815,089.84	Year 35	$ -	$ -	Year 35	$ 106,254.75	$ 2,062,531.91	Year 35	$ -	$ -	Year 35	$ 21,991.86	$ 426,888.30	Year 35	$ -	$ -
Year 36	$ 412,222.77	$ 8,106,201.27	Year 36	$ -	$ -	Year 36	$ 43,670.33	$ 858,760.17	Year 36	$ -	$ -	Year 36	$ 110,504.94	$ 2,173,036.85	Year 36	$ -	$ -	Year 36	$ 22,871.53	$ 449,759.83	Year 36	$ -	$ -
Year 37	$ 428,711.68	$ 8,534,912.94	Year 37	$ -	$ -	Year 37	$ 45,417.14	$ 904,177.31	Year 37	$ -	$ -	Year 37	$ 114,925.13	$ 2,287,961.98	Year 37	$ -	$ -	Year 37	$ 23,786.39	$ 473,546.22	Year 37	$ -	$ -
Year 38	$ 445,860.14	$ 8,980,773.09	Year 38	$ -	$ -	Year 38	$ 47,233.83	$ 951,411.14	Year 38	$ -	$ -	Year 38	$ 119,522.14	$ 2,407,484.12	Year 38	$ -	$ -	Year 38	$ 24,737.85	$ 498,284.07	Year 38	$ -	$ -
Year 39	$ 463,694.55	$ 9,444,467.64	Year 39	$ -	$ -	Year 39	$ 49,123.18	$ 1,000,534.33	Year 39	$ -	$ -	Year 39	$ 124,303.03	$ 2,531,787.14	Year 39	$ -	$ -	Year 39	$ 25,727.36	$ 524,011.43	Year 39	$ -	$ -
Year 40	$ 482,242.33	$ 9,926,709.97	Year 40	$ -	$ -	Year 40	$ 51,088.11	$ 1,051,622.44	Year 40	$ -	$ -	Year 40	$ 129,275.15	$ 2,661,062.29	Year 40	$ -	$ -	Year 40	$ 26,756.46	$ 550,767.89	Year 40	$ -	$ -

Infrastructure Cost - Concrete

Escalation Rate	4%					
Yearly Cycle for Mainte	40	25	10	5	1	
Unit Cost	$ 85	$ 85	$ 30	$ 3,300	$ 1,291	(based on 2023 costs)
Unit	SY	SY	LF	CLM	CLM	
Roadway Unit Total	31727	31727	30019	2.08	2.08	

Year	R&R	Spot Slab Rep.	Joint Repair	Crackseal	Snowplow	Balance	Cumulative
1	$ -	$ -	$ -	$ 7,138.56	$ 2,792.45	$ 9,931.01	$ 9,931.01
2	$ -	$ -	$ -	$ -	$ 2,904.14	$ 2,904.14	$ 12,835.15
3	$ -	$ -	$ -	$ -	$ 3,020.31	$ 3,020.31	$ 15,855.46
4	$ -	$ -	$ -	$ -	$ 3,141.12	$ 3,141.12	$ 18,996.58
5	$ -	$ -	$ -	$ -	$ 3,266.77	$ 3,266.77	$ 22,263.35
6	$ -	$ -	$ -	$ 8,685.15	$ 3,397.44	$ 12,082.59	$ 34,345.94
7	$ -	$ -	$ -	$ -	$ 3,533.34	$ 3,533.34	$ 37,879.27
8	$ -	$ -	$ -	$ -	$ 3,674.67	$ 3,674.67	$ 41,553.94
9	$ -	$ -	$ -	$ -	$ 3,821.66	$ 3,821.66	$ 45,375.60
10	$ -	$ -	$ -	$ -	$ 3,974.52	$ 3,974.52	$ 49,350.12
11	$ -	$ -	$ 69,318.29	$ 10,566.81	$ 4,133.50	$ 84,018.61	$ 133,368.73
12	$ -	$ -	$ -	$ -	$ 4,298.84	$ 4,298.84	$ 137,667.57
13	$ -	$ -	$ -	$ -	$ 4,470.80	$ 4,470.80	$ 142,138.37
14	$ -	$ -	$ -	$ -	$ 4,649.63	$ 4,649.63	$ 146,788.00
15	$ -	$ -	$ -	$ -	$ 4,835.61	$ 4,835.61	$ 151,623.61
16	$ -	$ -	$ -	$ 12,856.14	$ 5,029.04	$ 17,885.18	$ 169,508.79
17	$ -	$ -	$ -	$ -	$ 5,230.20	$ 5,230.20	$ 174,738.99
18	$ -	$ -	$ -	$ -	$ 5,439.41	$ 5,439.41	$ 180,178.40
19	$ -	$ -	$ -	$ -	$ 5,656.98	$ 5,656.98	$ 185,835.39
20	$ -	$ -	$ -	$ -	$ 5,883.26	$ 5,883.26	$ 191,718.65
21	$ -	$ -	$ 102,608.00	$ 15,641.46	$ 6,118.59	$ 124,368.06	$ 316,086.71
22	$ -	$ -	$ -	$ -	$ 6,363.34	$ 6,363.34	$ 322,450.05
23	$ -	$ -	$ -	$ -	$ 6,617.87	$ 6,617.87	$ 329,067.92
24	$ -	$ -	$ -	$ -	$ 6,882.59	$ 6,882.59	$ 335,950.51
25	$ -	$ 5,248,115.26	$ -	$ -	$ 7,157.89	$ 5,255,273.15	$ 5,591,223.66
26	$ -	$ -	$ -	$ 19,030.23	$ 7,444.21	$ 26,474.44	$ 5,617,698.09
27	$ -	$ -	$ -	$ -	$ 7,741.97	$ 7,741.97	$ 5,625,440.07
28	$ -	$ -	$ -	$ -	$ 8,051.65	$ 8,051.65	$ 5,633,491.72
29	$ -	$ -	$ -	$ -	$ 8,373.72	$ 8,373.72	$ 5,641,865.44
30	$ -	$ -	$ -	$ -	$ 8,708.67	$ 8,708.67	$ 5,650,574.11
31	$ -	$ -	$ 151,884.91	$ 23,153.19	$ 9,057.01	$ 184,095.11	$ 5,834,669.22
32	$ -	$ -	$ -	$ -	$ 9,419.29	$ 9,419.29	$ 5,844,088.51
33	$ -	$ -	$ -	$ -	$ 9,796.07	$ 9,796.07	$ 5,853,884.58
34	$ -	$ -	$ -	$ -	$ 10,187.91	$ 10,187.91	$ 5,864,072.49
35	$ -	$ -	$ -	$ -	$ 10,595.43	$ 10,595.43	$ 5,874,667.92
36	$ -	$ -	$ -	$ 28,169.39	$ 11,019.24	$ 39,188.64	$ 5,913,856.55
37	$ -	$ -	$ -	$ -	$ 11,460.01	$ 11,460.01	$ 5,925,316.56
38	$ -	$ -	$ -	$ -	$ 11,918.41	$ 11,918.41	$ 5,937,234.98
39	$ -	$ -	$ -	$ -	$ 12,395.15	$ 12,395.15	$ 5,949,630.13
40	$ 12,947,341.22	$ -	$ -	$ -	$ 12,890.96	$ 12,960,232.17	$ 18,909,862.30

Infrastructure Cost - Asphalt

Escalation Rate	4%					
Yearly Cycle for Main	40	21	8	1		
Unit Cost	$ 75	$ 20	$ 5	$ 1,291	(based on 2023 costs)	
Unit	SY	SY	SY	CLM		
Roadway Unit Total	31727	31727	31727	2.08		

Year	R&R	M&O	Thin Overlay	Snowplow	Balance	Cumulative
1	$ -	$ -	$ -	$ 2,792.45	$ 2,792.45	$ 2,792.45
2	$ -	$ -	$ -	$ 2,904.14	$ 2,904.14	$ 5,696.59
3	$ -	$ -	$ -	$ 3,020.31	$ 3,020.31	$ 8,716.90
4	$ -	$ -	$ -	$ 3,141.12	$ 3,141.12	$ 11,858.02
5	$ -	$ -	$ -	$ 3,266.77	$ 3,266.77	$ 15,124.79
6	$ -	$ -	$ -	$ 3,397.44	$ 3,397.44	$ 18,522.23
7	$ -	$ -	$ -	$ 3,533.34	$ 3,533.34	$ 22,055.57
8	$ -	$ -	$ 217,102.50	$ 3,674.67	$ 220,777.16	$ 242,832.73
9	$ -	$ -	$ -	$ 3,821.66	$ 3,821.66	$ 246,654.39
10	$ -	$ -	$ -	$ 3,974.52	$ 3,974.52	$ 250,628.91
11	$ -	$ -	$ -	$ 4,133.50	$ 4,133.50	$ 254,762.41
12	$ -	$ -	$ -	$ 4,298.84	$ 4,298.84	$ 259,061.25
13	$ -	$ -	$ -	$ 4,470.80	$ 4,470.80	$ 263,532.05
14	$ -	$ -	$ -	$ 4,649.63	$ 4,649.63	$ 268,181.68
15	$ -	$ -	$ -	$ 4,835.61	$ 4,835.61	$ 273,017.29
16	$ -	$ -	$ 297,119.76	$ 5,029.04	$ 302,148.79	$ 575,166.09
17	$ -	$ -	$ -	$ 5,230.20	$ 5,230.20	$ 580,396.29
18	$ -	$ -	$ -	$ 5,439.41	$ 5,439.41	$ 585,835.70
19	$ -	$ -	$ -	$ 5,656.98	$ 5,656.98	$ 591,492.68
20	$ -	$ -	$ -	$ 5,883.26	$ 5,883.26	$ 597,375.94
21	$ -	$ -	$ 1,445,966.45	$ 6,118.59	$ 1,452,085.05	$ 2,049,460.99
22	$ -	$ -	$ -	$ 6,363.34	$ 6,363.34	$ 2,055,824.33
23	$ -	$ -	$ -	$ 6,617.87	$ 6,617.87	$ 2,062,442.20
24	$ -	$ -	$ 406,628.90	$ 6,882.59	$ 413,511.49	$ 2,475,953.69
25	$ -	$ -	$ -	$ 7,157.89	$ 7,157.89	$ 2,483,111.58
26	$ -	$ -	$ -	$ 7,444.21	$ 7,444.21	$ 2,490,555.78
27	$ -	$ -	$ -	$ 7,741.97	$ 7,741.97	$ 2,498,297.76
28	$ -	$ -	$ -	$ 8,051.65	$ 8,051.65	$ 2,506,349.41
29	$ -	$ -	$ -	$ 8,373.72	$ 8,373.72	$ 2,514,723.13
30	$ -	$ -	$ -	$ 8,708.67	$ 8,708.67	$ 2,523,431.80
31	$ -	$ -	$ -	$ 9,057.01	$ 9,057.01	$ 2,532,488.81
32	$ -	$ -	$ 556,499.73	$ 9,419.29	$ 565,919.02	$ 3,098,407.83
33	$ -	$ -	$ -	$ 9,796.07	$ 9,796.07	$ 3,108,203.90
34	$ -	$ -	$ -	$ 10,187.91	$ 10,187.91	$ 3,118,391.81
35	$ -	$ -	$ -	$ 10,595.43	$ 10,595.43	$ 3,128,987.24
36	$ -	$ -	$ -	$ 11,019.24	$ 11,019.24	$ 3,140,006.48
37	$ -	$ -	$ -	$ 11,460.01	$ 11,460.01	$ 3,151,466.49
38	$ -	$ -	$ -	$ 11,918.41	$ 11,918.41	$ 3,163,384.90
39	$ -	$ -	$ -	$ 12,395.15	$ 12,395.15	$ 3,175,780.05
40	$ 11,424,124.60	$ -	$ -	$ 12,890.96	$ 11,437,015.56	$ 14,612,795.61

Storm Infrastructure Cost

Escalation Rate	4%	
Yearly Cycle for Main	1	
Unit Cost	$ 2,838	
Unit	LM	
Roadway Unit Total	4.160	

Year	Maintenance Costs	Cumulative
1	$ 11,805.41	$ 11,805.41
2	$ 12,277.62	$ 24,083.03
3	$ 12,768.73	$ 36,851.75
4	$ 13,279.48	$ 50,131.23
5	$ 13,810.65	$ 63,941.88
6	$ 14,363.08	$ 78,304.96
7	$ 14,937.60	$ 93,242.57
8	$ 15,535.11	$ 108,777.68
9	$ 16,156.51	$ 124,934.19
10	$ 16,802.77	$ 141,736.96
11	$ 17,474.88	$ 159,211.85
12	$ 18,173.88	$ 177,385.73
13	$ 18,900.83	$ 196,286.56
14	$ 19,656.87	$ 215,943.43
15	$ 20,443.14	$ 236,386.57
16	$ 21,260.87	$ 257,647.44
17	$ 22,111.30	$ 279,758.74
18	$ 22,995.76	$ 302,754.50
19	$ 23,915.59	$ 326,670.08
20	$ 24,872.21	$ 351,542.29
21	$ 25,867.10	$ 377,409.39
22	$ 26,901.78	$ 404,311.17
23	$ 27,977.85	$ 432,289.02
24	$ 29,096.97	$ 461,385.99
25	$ 30,260.84	$ 491,646.83
26	$ 31,471.28	$ 523,118.11
27	$ 32,730.13	$ 555,848.24
28	$ 34,039.33	$ 589,887.57
29	$ 35,400.91	$ 625,288.48
30	$ 36,816.94	$ 662,105.43
31	$ 38,289.62	$ 700,395.05
32	$ 39,821.21	$ 740,216.26
33	$ 41,414.06	$ 781,630.31
34	$ 43,070.62	$ 824,700.93
35	$ 44,793.44	$ 869,494.37
36	$ 46,585.18	$ 916,079.55
37	$ 48,448.59	$ 964,528.14
38	$ 50,386.53	$ 1,014,914.67
39	$ 52,401.99	$ 1,067,316.66
40	$ 54,498.07	$ 1,121,814.74

Police Service Cost

Equipment Amount	$ 47,000.00
Replacement Occurrence	3
Escalation Rate	4%
Factor of Need	0.1

Year	Projected Salary	Salary/Benefit Escal	Replacements	Cumulative
1	$ 66,123.00	$ 9,258.00	$ -	$ 9,258.00
2	$ 68,577.00	$ 9,601.00	$ -	$ 18,859.00
3	$ 70,761.00	$ 9,907.00	$ 5,083.52	$ 33,849.52
4	$ 73,008.00	$ 10,222.00	$ -	$ 44,071.52
5	$ 75,025.00	$ 10,504.00	$ -	$ 54,575.52
6	$ 77,084.00	$ 10,792.00	$ 5,718.27	$ 71,085.79
7	$ 79,207.00	$ 11,089.00	$ -	$ 82,174.79
8	$ 81,370.00	$ 11,392.00	$ -	$ 93,566.79
9	$ 84,864.00	$ 11,881.00	$ 6,432.27	$ 111,880.06
10	$ 87,548.00	$ 12,257.00	$ -	$ 124,137.06
11	$ 89,295.00	$ 12,502.00	$ -	$ 136,639.06
12	$ 91,084.00	$ 12,752.00	$ 7,235.43	$ 156,626.50
13	$ 92,914.00	$ 13,008.00	$ -	$ 169,634.50
14	$ 95,056.00	$ 13,308.00	$ -	$ 182,942.50
15	$ 96,949.00	$ 13,573.00	$ 8,138.88	$ 204,654.38
16	$ 97,919.00	$ 13,709.00	$ -	$ 218,363.38
17	$ 98,899.00	$ 13,846.00	$ -	$ 232,209.38
18	$ 99,888.00	$ 13,985.00	$ 9,155.13	$ 255,349.51
19	$ 100,887.00	$ 14,125.00	$ -	$ 269,474.51
20	$ 101,896.00	$ 14,266.00	$ -	$ 283,740.51
21	$ 102,915.00	$ 14,409.00	$ 10,298.28	$ 308,447.79
22	$ 103,945.00	$ 14,553.00	$ -	$ 323,000.79
23	$ 104,985.00	$ 14,698.00	$ -	$ 337,698.79
24	$ 106,035.00	$ 14,845.00	$ 11,584.16	$ 364,127.95
25	$ 107,096.00	$ 14,994.00	$ -	$ 379,121.95
26	$ 108,167.00	$ 15,144.00	$ -	$ 394,265.95
27	$ 109,249.00	$ 15,295.00	$ 13,030.61	$ 422,591.56
28	$ 110,342.00	$ 15,448.00	$ -	$ 438,039.56
29	$ 111,446.00	$ 15,603.00	$ -	$ 453,642.56
30	$ 112,561.00	$ 15,759.00	$ 14,657.66	$ 484,059.22
31	$ 113,687.00	$ 15,917.00	$ -	$ 499,976.22
32	$ 114,824.00	$ 16,076.00	$ -	$ 516,052.22
33	$ 115,973.00	$ 16,237.00	$ 16,487.88	$ 548,777.10
34	$ 117,133.00	$ 16,399.00	$ -	$ 565,176.10
35	$ 118,305.00	$ 16,563.00	$ -	$ 581,739.10
36	$ 119,489.00	$ 16,729.00	$ 18,546.62	$ 617,014.71
37	$ 120,684.00	$ 16,896.00	$ -	$ 633,910.71
38	$ 121,891.00	$ 17,065.00	$ -	$ 650,975.71
39	$ 123,110.00	$ 17,236.00	$ 20,862.42	$ 689,074.14
40	$ 124,342.00	$ 17,408.00	$ -	$ 706,482.14

Code Enforcement Service Cost

Equipment Amount	$ 47,000.00
Replacement Occurrence	5
Escalation Rate	4%
Factor of Need	0.1

Year	Projected Salary	Salary/Benefit Escal	Replacements	Cumulative
1	$ 48,028.00	$ 6,724.00	$ -	$ 6,724.00
2	$ 49,949.12	$ 6,993.00	$ -	$ 13,717.00
3	$ 51,947.08	$ 7,273.00	$ -	$ 20,990.00
4	$ 54,024.97	$ 7,564.00	$ -	$ 28,554.00
5	$ 56,185.97	$ 7,867.00	$ 5,498.34	$ 41,919.34
6	$ 58,433.41	$ 8,181.00	$ -	$ 50,100.34
7	$ 60,770.74	$ 8,508.00	$ -	$ 58,608.34
8	$ 63,201.57	$ 8,849.00	$ -	$ 67,457.34
9	$ 65,729.63	$ 9,203.00	$ -	$ 76,660.34
10	$ 68,358.82	$ 9,571.00	$ 6,689.57	$ 92,920.90
11	$ 71,093.17	$ 9,954.00	$ -	$ 102,874.90
12	$ 72,031.00	$ 10,085.00	$ -	$ 112,959.90
13	$ 72,751.31	$ 10,186.00	$ -	$ 123,145.90
14	$ 73,478.82	$ 10,288.00	$ -	$ 133,433.90
15	$ 74,213.61	$ 10,390.00	$ 8,138.88	$ 151,962.78
16	$ 74,955.75	$ 10,494.00	$ -	$ 162,456.78
17	$ 75,705.30	$ 10,599.00	$ -	$ 173,055.78
18	$ 76,462.36	$ 10,705.00	$ -	$ 183,760.78
19	$ 77,226.98	$ 10,812.00	$ -	$ 194,572.78
20	$ 77,999.25	$ 10,920.00	$ 9,902.19	$ 215,394.97
21	$ 78,779.24	$ 11,030.00	$ -	$ 226,424.97
22	$ 79,567.04	$ 11,140.00	$ -	$ 237,564.97
23	$ 80,362.71	$ 11,251.00	$ -	$ 248,815.97
24	$ 81,166.33	$ 11,364.00	$ -	$ 260,179.97
25	$ 81,978.00	$ 11,477.00	$ 12,047.53	$ 283,704.50
26	$ 82,797.78	$ 11,592.00	$ -	$ 295,296.50
27	$ 83,625.75	$ 11,708.00	$ -	$ 307,004.50
28	$ 84,462.01	$ 11,825.00	$ -	$ 318,829.50
29	$ 85,306.63	$ 11,943.00	$ -	$ 330,772.50
30	$ 86,159.70	$ 12,063.00	$ 14,657.66	$ 357,493.16
31	$ 87,021.30	$ 12,183.00	$ -	$ 369,676.16
32	$ 87,891.51	$ 12,305.00	$ -	$ 381,981.16
33	$ 88,770.42	$ 12,428.00	$ -	$ 394,409.16
34	$ 89,658.13	$ 12,553.00	$ -	$ 406,962.16
35	$ 90,554.71	$ 12,678.00	$ 17,833.29	$ 437,473.45
36	$ 91,460.26	$ 12,805.00	$ -	$ 450,278.45
37	$ 92,374.86	$ 12,933.00	$ -	$ 463,211.45
38	$ 93,298.61	$ 13,062.00	$ -	$ 476,273.45
39	$ 94,231.59	$ 13,193.00	$ -	$ 489,466.45
40	$ 95,173.91	$ 13,325.00	$ 21,696.92	$ 524,488.37

O'Fallon Median Gross Household Income	**$**	**125,000**
Estimated Tax Percentage		**35%**
O'Fallon Median Net Household Income	**$**	**81,250**

Budget Categories	**% Allocation**		**$ Total**
Housing	30%	$	24,375
Insurance	15%	$	12,188
Food	15%	$	12,188
Utilites	8%	$	6,500
Transportation	12%	$	9,750
Disposable	20%	$	16,250
Total	100%	$	81,250

Total Disposable Income	Food, Trans, Disp	$	38,188

Year	Salt		Liquids		Fuel			Hours				Yearly Totals
	Tons	Approx $	Gal	Approx $	Miles	Est Gal	Approx $	Events Total	Approx $	Maint. Total	Approx $	
15-'16	1,575	$ 94,500	21,000	$ 2,520	12,600	1,800	$ 4,500	2218	$ 62,104	2218	$ 62,104	$ 225,728
16-'17	3,081	$ 184,883	30,000	$ 3,900	30,277	4,325	$ 10,813	4070	$ 89,296	4070	$ 89,296	$ 378,188
17-'18	2,324	$ 139,450	112,747	$ 16,635	21,100	3,021	$ 7,552	2065	$ 45,307	2065	$ 45,307	$ 254,251
18-'19	5,095	$ 305,727	87,436	$ 11,893	51,200	7,304	$ 18,260	6249	$ 152,362	6249	$ 152,362	$ 640,604
19-'20	5,265	$ 319,597	22,970	$ 2,449	56,600	8,090	$ 20,224	6031	$ 128,460	6031	$ 128,460	$ 599,190
20 - '21	3,757	$ 213,017	51,842	$ 9,218	44,598	6,371	$ 15,928	5268	$ 95,824	5268	$ 95,824	$ 429,811
21 - '22	4,531	$ 256,927	36,285	$ 4,989	43,256	6,179	$ 15,449	6294	$ 108,272	6294	$ 108,272	$ 493,909
22 - '23	1,830	$ 106,893	2,877	$ 1,175	18,212	2,602	$ 6,504	2587	$ 58,391	2587	$ 58,391	$ 231,354
											Average	**$ 406,629**
											City Total CL	**315**
											$/CLM	**$ 1,291**

O'Fallon Total Commercial Square Footage		5,000,000 sf
Estimated Percentage of Sales Tax Producing Square Footage		100%
O'Fallon Net Commercial Square Footage		5,000,000 sf
O'Fallon Estimated Total Sales Tax - SRIF (1/2%)	$	8,000,000
O'Fallon Estimated Total Sales Tax (2%)	$	32,000,000
O'Fallon Estimated Commercial Sales Tax Generation ($/SF)	$	6.40 /sf

Concrete Repair Evaluation Results

Year	Road	Replaced Slabs	Total Slabs	%	
2022	Loganberry Dr	44	64		
2022	Loganberry Dr	42	42		
2022	Loganberry Dr	40	46		
2022	Loganberry Dr	32	46		
2022	Dnasberry Creek Ct	56	63		
2022	Loganberry Ct.	69	88		
2017/2022	Riverbirch Dr.	70	88		
	Total	**353**	**437**	**80.8%**	**Average**
2015	Long Wheat Dr,	32	38		
2017/2019	Long Timber Dr.	44	70		
2015/2019	Long Wheat Dr,	29	38		
2015/2019	Star Buck Dr.	56	78		
2019	Sprucefield Dr.	45	80		
	Total	**206**	**304**	**67.8%**	**Average**
2017/2021	Dusty Rose Dr	267	366		
2021	Moondance Dr	29	40		
2017/2021	Moondance Dr	41	72		
2011/2021	Sunshine Dr	41	51		
2011/2021	Sunshine Dr	45	52		
2021	Sunshine Dr	28	38		
2011/2021	Sunshine Ct.	45	49		
2021	Gazebo Ct	50	55		
2021	Garden Images Ct	53	64		
2021	Prairie Heritage Dr	35	67		
	Total	**634**	**854**	**74.2%**	**Average**
2019/2020	Cypress Point Dr	64	84		
2020	Cypress Point Dr	96	96		
2020/2021	Cypress Point Dr	152	263		
2016/2019	Midpoint Dr	59	86		
2019	Midpoint Dr	37	55		
2019	Midpoint Dr	27	40		
2019	Midpoint Dr	22	28		
2019	Midpoint Dr	18	60		
2020	Green Briar Hills Dr	109	144		
	Total	**584**	**856**	**68.2%**	**Average**
2017/2021	Baltusrol Dr	70	78		
2017/2021	Baltusrol Dr	42	53		
2017	Shelby Crest Ct	66	86		
2021	Ivy Pojnt Dr	51	76		
2021	Shelby Point Ct	22	44		
	Total	**251**	**337**	**74.5%**	**Average**

Total Average 73.1%

St. Louis District

MoDOT

Thomas K. Blair, P.E., District Engineer

Missouri Department of Transportation

1590 Woodlake Drive
Chesterfield, Missouri 63017-5712
314.275.1500
Fax: 573.522.6475
1.888.ASK MODOT (275.6636)

9 April 2026

Shawn Lerai White, P.E., PTOE
Associate – Senior Traffic Engineer
CBB Transportation Engineers & Planners
12400 Olive Blvd, Ste 430
St. Louis, MO 63141

RE: Proposed Caballo Farms Development – O'Fallon, Missouri
Traffic Impact Study Concurrence

Dear Shawn White:

MoDOT has completed their review of the Proposed Caballo Farms Development Traffic Impact Study dated March 24, 2026 and concurs with the findings of the study. MoDOT does not require improvements to be made by the Developer as MoDOT and their partners are actively working on improving the Route N corridor.

MoDOT has the following comments to offer:

- All improvements on Diehr Road are under the jurisdiction of the City of O'Fallon and St. Charles County and will need their input for concurrence on those locations.
- The Development itself along with other proposed improvements appear to be off MoDOT Right-of-Way and must gain approval/concurrence from the City of O'Fallon. MoDOT reserves the decision to rescind the concurrence should the City of O'Fallon reject the Development's location.

If the consultant and their developer concur with these findings, a concurrence of plans/permit can be sought when plans are ready.

If you have any questions, please contact me at Crystal.Stuesse@modot.mo.gov or by phone, 314-275-1547.

Respectfully,

Crystal L. Stuesse

Crystal L. Stuesse
Intermediate Traffic Studies Specialist
MoDOT – SL District

Copy: Andrew Tuerck, MoDOT
Justin Wagner, MoDOT
Eddie Watkins, MoDOT
Paul Graham, MoDOT
St. Charles County Government – Transportation Planning and Roads & Traffic
City of O'Fallon, MO – Planning & Development and Engineering Departments
McBride Land Strategy

City of O'Fallon, Missouri

Memorandum

Council Meeting - Regular **I. 3.**

Meeting Date: 04/23/2026
Re: Area Plan for the existing Springhurst Plat three (3) and five (5)
From: David Woods, Planning & Development Director
Department: Planning and Development
Agenda Category: Old Business

Information

Item:

This is an Ordinance for Area Plan approval for the existing Springhurst Plat three (3) and five (5).

Background:

On April 2, 2026, the Planning and Zoning Commission held a public hearing and considered a recommendation to the City Council regarding this Area Plan.

Previous Council Action:

On April 9, 2026, the City Council held a public hearing regarding the request for Area Plan approval.

Recommendation:

On April 2, 2026, the Planning and Zoning Commission forwarded a recommendation of approval to the City Council regarding the Area Plan request.

Attachments

Ordinance
Planning and Zoning Commission Report
Site Location Map
Area Plan
Elevations
Documents from a Similar Project
Applicants Supporting Documentation

BILL NO. 7853 **ORDINANCE NO. _____**

Sponsored by: Council Member Koskela

AN ORDINANCE APPROVING AN AREA PLAN FOR THE VILLAGES AT SPRINGHURST WITH RESPECT THERETO, SUBJECT TO CERTAIN CONDITIONS AND REQUIREMENTS.

WHEREAS, an application has been filed for area plan approval for the property hereinafter described to the R-4/PUD Apartment Building District Planned Unit Development pursuant to the provisions of Sections 400.236 through 400.236.16 of Article V of Chapter 400 of the Code of Ordinances of the City of O'Fallon; and

WHEREAS, the application has been reviewed and considered by the Planning and Zoning Commission of the City, which conducted a public hearing thereon after due notice as required by law, and the Commission has recommended approval to the City Council; and

WHEREAS, the City Council held a public hearing with respect to the application and this Ordinance after due notice as required by law and all relevant reports, information, comments and recommendations have been duly considered; and

WHEREAS, the City Council also finds, determines and declares that the proposed area plan meets the intent of Chapter 400 of the O'Fallon Code of Ordinances and all the standards specified for area plans pursuant to Sec. 400.236.6(A)(1) through (9) of Article V of Chapter 400 of the Code of Ordinances of the City of O'Fallon;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF O'FALLON, MISSOURI, AS FOLLOWS:

SECTION 1: The property hereinafter described was rezoned upon adoption of Ordinance 4658 to R-4/PUD Apartment Building District Planned Unit Development:

A TRACT OF LAND BEING PART OF THE VILLAGES AT SPRINGHURST PLAT THREE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 43, PAGES 360-365 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS, AND PART OF THE VILLAGES AT SPRINGHURST PLAT FIVE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 45, PAGES 19-24 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS, LOCATED IN SECTION 10, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO CENTRAL ELECTRIC POWER COOPERATIVE, INC. BY INSTRUMENT RECORDED IN DEED BOOK 685 PAGE 528 OF THE ABOVEMENTIONED RECORDS, SAID CORNER BEING LOCATED ON THE EAST RIGHT-OF-WAY LINE OF SPRING BOROUGH DRIVE (50 FEET WIDE); THENCE ALONG THE SOUTH LINE OF SAID CENTRAL ELECTRIC POWER COOPERATIVE, INC. TRACT SOUTH 89°35'36" EAST, 450.00 FEET TO THE SOUTHEAST CORNER OF SAID CENTRAL ELECTRIC POWER COOPERATIVE, INC., TRACT, SAID CORNER BEING LOCATED ON THE WEST RIGHT-OF-WAY LINE OF SPRINGHURST PARKWAY (VARIABLE WIDTH); THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, THE

FOLLOWING CURVES: ALONG A NON-RADIAL ARC TO THE RIGHT, THE RADIUS OF WHICH BEARS SOUTH 87°32'30" WEST, 211.03 FEET, AN ARC LENGTH OF 115.06 FEET, THE CHORD OF WHICH BEARS SOUTH 13°09'37" WEST, 113.64 FEET TO A NON-TANGENT POINT OF REVERSE CURVATURE; ALONG A NON-TANGENT ARC TO THE LEFT, THE RADIUS POINT OF WHICH BEARS SOUTH 60°26'49" EAST, 282.33 FEET, AN ARC LENGTH OF 117.87 FEET, THE CHORD OF WHICH BEARS SOUTH 17°35'33" WEST, 117.02 FEET TO A NON-TANGENT POINT OF COMPOUND CURVATURE; AND ALONG A NON-TANGENT ARC TO THE LEFT, THE RADIUS OF WHICH BEARS SOUTH 81°50'55" EAST, 280.00 FEET, AN ARC LENGTH OF 26.14 FEET, THE CHORD OF WHICH BEARS SOUTH 05°28'37" WEST, 26.13 FEET TO THE NORTHEAST CORNER OF A TRACT OF COMMON GROUND OF "THE VILLAGES AT SPRINGHURST PLAT SIX", A SUBDIVISION RECORDED IN PLAT BOOK 45, PAGES 25-28 OF THE ABOVEMENTIONED RECORDS; THENCE ALONG THE NORTH LINE OF SAID "THE VILLAGES AT SPRINGHURST PLAT SIX" SUBDIVISION, NORTH 89°04'10" WEST, 390.14 FEET TO THE NORTHWEST CORNER OF LOT 8E OF SAID "THE VILLAGES AT SPRINGHURST PLAT SIX" SUBDIVISION, SAID CORNER BEING LOCATED ON THE EAST RIGHT-OF-WAY LINE OF THE ABOVEMENTIONED SPRING BOROUGH DRIVE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°53'46" EAST, 245.09 FEET TO THE POINT OF BEGINNING AND CONTAINING 103,860 SQUARE FEET (2.384 ACRES MORE OR LESS), ACCORDING TO CALCULATIONS PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF DECEMBER, 2023 UNDER PROJECT NO. 23-11-292. SUBJECT TO THE RESULTS OF A FUTURE BOUNDARY SURVEY.

SECTION 2: Pursuant to the provisions of Sections 400.236 through 400.236.16 of Article V of Chapter 400 of the Code of Ordinances of the City of O'Fallon, the following Area Plan for the property described in Section One, above, is hereby approved, subject to the terms, conditions and further procedures and approvals specified by the Ordinances of the City of O'Fallon and the additional terms and conditions set forth in Section Three, below, to wit: the Area Plan specified on that document entitled "THE VILLAGES AT SPRINGHURST" as prepared by The Sterling Company and dated March 25, 2026, consisting of Sheets 1 and 2 on file in the offices of the O'Fallon Department of Planning and Development. A reduced copy of Sheet 1 of the approved Area Plan is attached hereto as Exhibit A for ease of reference only. The official copy referenced above on file with the Department shall govern.

SECTION 3: The Area Plan approval provided above, and future approval of a Final Plan and for the subject property, permits for site improvements and permits for construction of other improvements, are expressly conditioned upon and made subject to the following terms and conditions:

1. This approval is conditional upon all applicable requirements provided within Title IV of the City's Municipal Code being addressed on the Construction Site Plan.
2. Clarify whether the development will remain as two lots or be consolidated.
3. Provide Lot Coverage Calculations which separate building area, pavement, and green space in square feet and as a percentage.
4. Show the location of HVAC and mechanical units and provide screening details.
5. Clarify what will happen to the fence on the retaining wall.
6. Revise trash enclosure to be consistent with the architectural theme of the primary structure. Provide a separate detail for each variation.
7. Provide a photometric plan. Provide lighting at the entrances.
8. Move the proposed carport locations on the northeast portion of the property to not interfere with lighting. Alternatively, you may relocate the lights.
9. Correct the setbacks on the eastern building.
10. Provide a landscape plan.

11. Provide full color building elevations of all four sides.
12. Remove all references to the previous project in Dardenne Prairie.
13. Provide revised storm sewer calculations and drainage area maps to verify if the existing remaining sewers are adequate or will need to be reconstructed.

SECTION 4: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5: This Ordinance shall be in full force and effect from and after its passage and approval by the Mayor.

First Reading: _____

Second Reading: _____

PASSED BY THE CITY COUNCIL FOR THE CITY OF O'FALLON, MISSOURI, THIS DATE DAY OF MONTH, YEAR.

_____
Presiding Officer

Attest:

_____
Bess Bacher, City Clerk

APPROVED BY THE MAYOR FOR THE CITY OF O'FALLON, MISSOURI, THIS DATE DAY OF MONTH, YEAR.

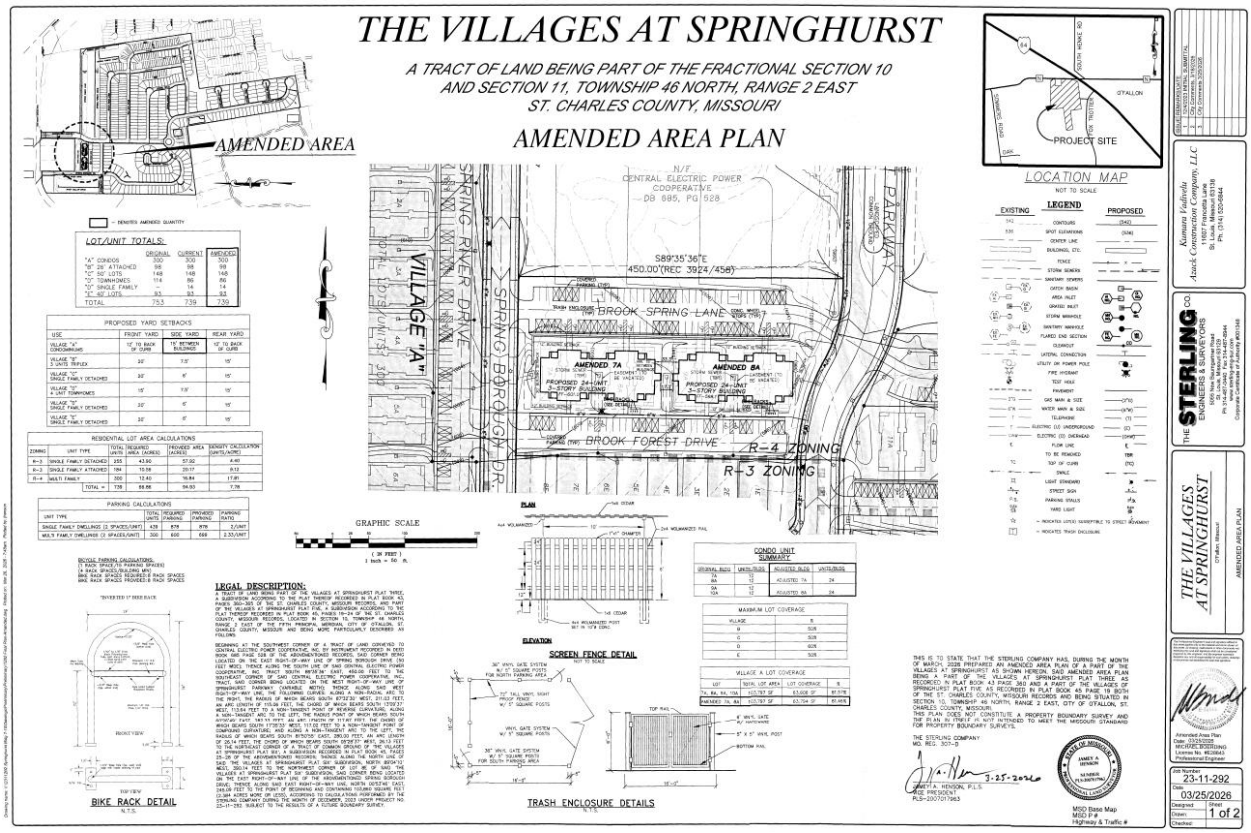
_____
Bill Hennessy, Mayor

Attest:

_____
Bess Bacher, City Clerk

Approved as to Form:

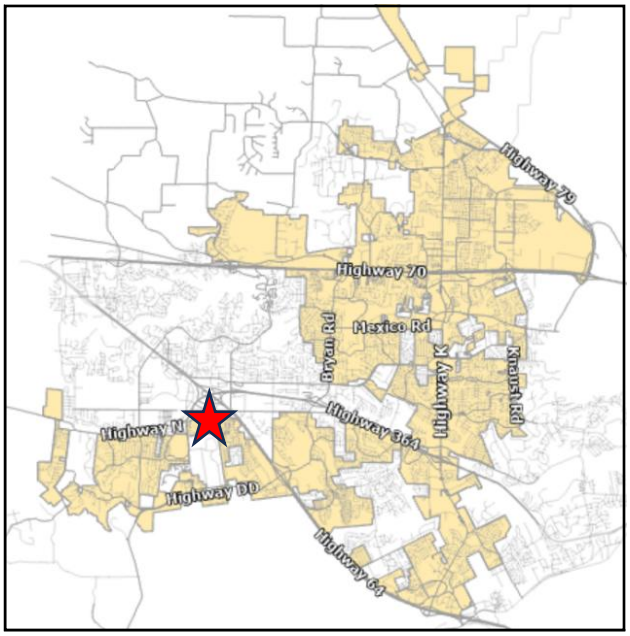
_____
Kevin M. O'Keefe, City Attorney


THE VILLAGES AT SPRINGHURST
A TRACT OF LAND BEING PART OF THE FRACTIONAL SECTION 10
AND SECTION 11, TOWNSHIP 46 NORTH, RANGE 2 EAST
ST. CHARLES COUNTY, MISSOURI
AMENDED AREA PLAN
AMENDED AREA
LOCATION MAP
NOT TO SCALE
PROJECT SITE
LEGEND
EXISTING
PROPOSED
LOT/UNIT TOTALS:
PROPOSED YARD SETBACKS
RESIDENTIAL LOT AREA CALCULATIONS
PARKING CALCULATIONS
VILLAGE "A"
SPRING BROOK DR.
BROOK SPRING LANE
BROOK FOREST DRIVE
R-4 ZONING
R-3 ZONING
AMENDED 7A
AMENDED 8A
PROPOSED 24-UNIT 2-STORY BUILDING
GRAPHIC SCALE
CONDO UNIT SUMMARY
MAXIMUM LOT COVERAGE
VILLAGE A LOT COVERAGE
SCREEN FENCE DETAIL
TRASH ENCLOSURE DETAILS
BIKE RACK DETAIL
LEGAL DESCRIPTION:
THE STERLING COMPANY
3-25-2026
PRESIDENT
MSD Base Map
MSD P #
Highway & Traffic #
THE STERLING COMPANY
ENGINEERS & SURVEYORS
Kamona Valleskey
Attack Contracting Company, LLC
11807 Fransella Lane
St. Louis, Missouri 63138
314-974-5566
THE VILLAGES AT SPRINGHURST
AMENDED AREA PLAN
Amended Area Plan
Date: 03/25/2026
MICHAEL BOERING
Missouri No. PE-2004412
Professional Engineer
Job Number: 23-11-292
Date: 03/25/2026
Designed
Drawn
Checked
Sheet: 1 of 2

O'Fallon Planning and Zoning Commission Meeting
O'Fallon Municipal Centre Council Chambers
100 North Main Street, O'Fallon, MO 63366

Project Summary:

City Council Meeting Date:	April 9, 2026
Case Number:	23-013554
Location of Subject Property:	The Villages at Springhurst, between Brook Spring Lane and Brook Forest Drive
Action Requested:	Approval of an amended Area Plan for a Multi-family Residential Development, amended size of residential buildings (Two (2) – 24 unit buildings)
Recommendation:	Approval
Final Action:	City Council
Related Applications:	None
Staff Contact:	Spencer Haeggberg, MPPA shaeggberg@ofallonmo.gov 636-379-5486



Applicant Summary:

Applicant and Engineer:	Jamey Henson The Sterling Company 5055 New Baumgartner Rd. St. Louis, MO 63129 jhenson@sterling-eng-sur.com 314-487-0440
Property Owner of Record:	STRAQR LONG TERM PROPERTIES VI LLC 9645 Clayton Rd. Ste. 200 St. Louis, MO 63124

Subject Property Datum:

Parcel Size:	2.38 acres	**Current Zoning:**	R-4/PUD Apartment Building District
Comprehensive Plan Designation:	The Comprehensive Plan's Future Land Use Map depicts this parcel as suitable for high density residential uses.		
Proposed Use of Subject Property:	The applicant is proposing to construct two 24-unit multi-family buildings. The Area Plan for Springhust was originally approved in June 2004 and Final Plan approval was in March 2005. The two lots that are a part of this application were never developed. As the Area and Final Plan have expired, the applicant is		

	required to seek approval for the new plan. While the number of units is identical to the originally approved plans, the applicant is proposing to construct two 24-unit buildings rather than four 12-unit buildings. Staff has not received explicit confirmation, though it is currently understood that these will be for-sale condo units. The parking lots are existing.		
Adjacent Parcel Data	**North**	Unincorporated	Electric Substation
	South	R-3/PUD	Single-Family Homes
	East	ROW	Springhurst Pkwy
	West	ROW	Spring Borough Dr

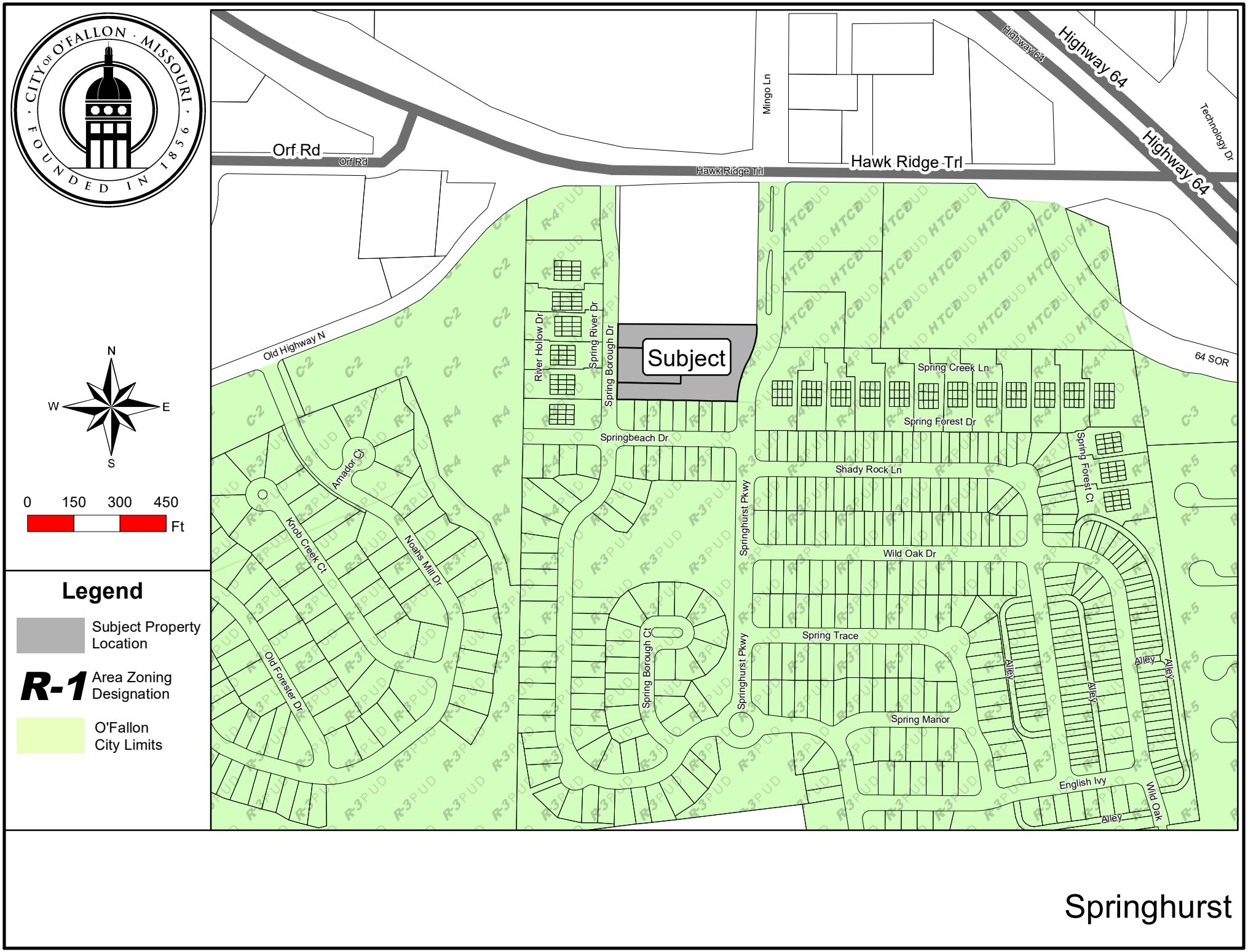
Site Development Details:

Lot Coverage:	Not provided per City requirements. Staff has placed a comment regarding this below.
Access to Property:	Access is provided via Springhurst Pkwy and Spring Borough Dr.
Storm Water Detention:	Existing. Staff has placed a comment regarding this below.
Landscape Plans:	Not provided. Staff has placed a comment regarding this below.
Building Detail:	The proposed buildings are approximately 42'4" in height, and have brick, Hardie Board, and vinyl siding with Hardie Board and brick trim. Staff has placed a comment regarding this below.
Photometric:	Not provided. Staff has placed a comment regarding this below.

The photograph shows the Public Meeting sign on the subject property.

Planning and Zoning Commission Recommendation:

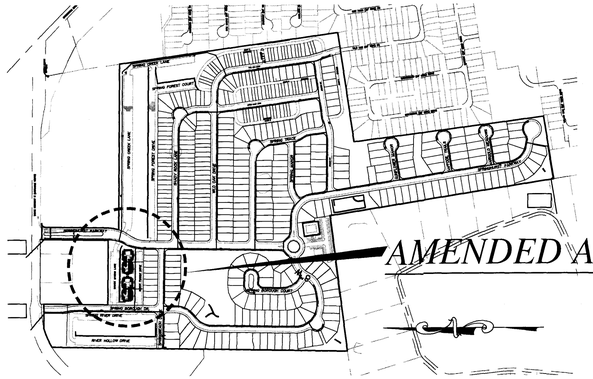
The Planning and Zoning Commission forwarded a recommendation of **approval** of the Area Plan based on the following Findings and Conditions:	
Findings:	1. The subject property is presently zoned R-4/PUD. 2. The subject property previously had approval for multi-family development with the same number of units. 3. The use of the site complies with the standards required of properties zoned R-4/PUD.
Conditions:	1. This approval is conditional upon all applicable requirements provided within Title IV of the City's Municipal Code being addressed on the Construction Site Plan. 2. Clarify whether the development will remain as two lots or be consolidated. 3. Provide Lot Coverage Calculations which separate building area, pavement, and green space in square feet and as a percentage. 4. Show the location of HVAC and mechanical units and provide screening details. 5. Clarify what will happen to the fence on the retaining wall. 6. Revise trash enclosure to be consistent with the architectural theme of the primary structure. Provide a separate detail for each variation. 7. Provide a photometric plan. Provide lighting at the entrances. 8. Move the proposed carport locations on the northeast portion of the property to not interfere with lighting. Alternatively, you may relocate the lights. 9. Correct the setbacks on the eastern building. 10. Provide a landscape plan. 11. Provide full color building elevations of all four sides. 12. Remove all references to the previous project in Dardenne Prairie. 13. Provide revised storm sewer calculations and drainage area maps to verify if the existing remaining sewers are adequate or will need to be reconstructed.

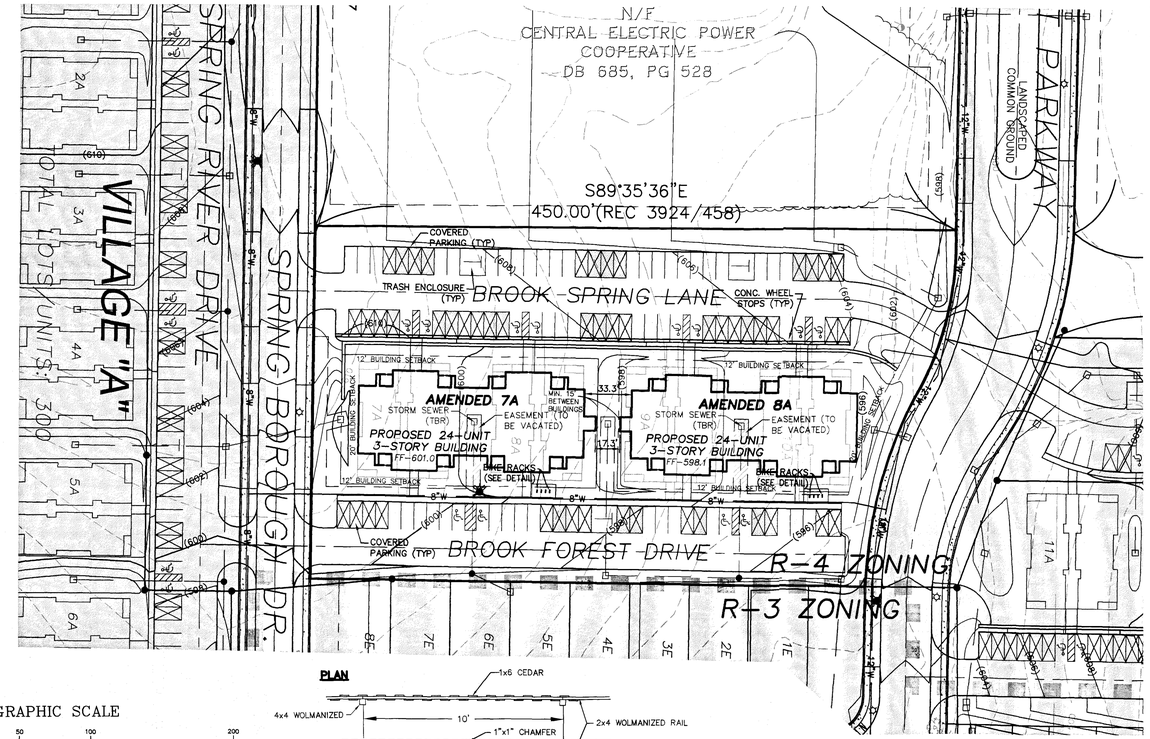

Orf Rd
Orf Rd
Hawk Ridge Trl
Hawk Ridge Trl
Mingo Ln
Highway 64
Highway 64
Highway 64
Technology Dr
Old Highway N
64 SOR
Subject
River Hollow Dr
Spring River Dr
Spring Borough Dr
Springbeach Dr
Spring Creek Ln
Spring Forest Dr
Spring Forest Ct
Shady Rock Ln
Springhurst Pkwy
Wild Oak Dr
Spring Trace
Spring Borough Ct
Springhurst Pkwy
Spring Manor
Alley
Alley
Alley
Alley
English Ivy
Wild Oak
Alley
Amador Ct
Knob Creek Ct
Noahs Mill Dr
Old Forester Dr
N
W
E
S
0
150
300
450
Ft
Legend
Subject Property Location
R-1 Area Zoning Designation
O'Fallon City Limits
Springhurst

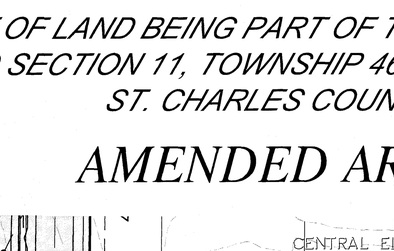
THE VILLAGES AT SPRINGHURST

A TRACT OF LAND BEING PART OF THE FRACTIONAL SECTION 10 AND SECTION 11, TOWNSHIP 46 NORTH, RANGE 2 EAST ST. CHARLES COUNTY, MISSOURI

AMENDED AREA PLAN







– DENOTES AMENDED QUANTITY

LOT/UNIT TOTALS:

	ORIGINAL	CURRENT	AMENDED
"A" CONDOS	300	300	300
"B" 26' ATTACHED	98	98	98
"C" 50' LOTS	148	148	148
"D" TOWNHOMES	114	86	86
"D" SINGLE FAMILY	–	14	14
"E" 40' LOTS	93	93	93
TOTAL	753	739	739

PROPOSED YARD SETBACKS

USE	FRONT YARD	SIDE YARD	REAR YARD
VILLAGE "A" CONDOMINIUMS	12' TO BACK OF CURB	15' BETWEEN BUILDINGS	12' TO BACK OF CURB
VILLAGE "B" 3 UNITS TRIPLEX	20'	7.5'	15'
VILLAGE "C" SINGLE FAMILY DETACHED	20'	6'	15'
VILLAGE "D" 4 UNIT TOWNHOMES	15'	7.5'	15'
VILLAGE "D" SINGLE FAMILY DETACHED	20'	6'	15'
VILLAGE "E" SINGLE FAMILY DETACHED	20'	6'	15'

RESIDENTIAL LOT AREA CALCULATIONS

ZONING	UNIT TYPE	TOTAL UNITS	REQUIRED AREA (ACRES)	PROVIDED AREA (ACRES)	DENSITY CALCULATION (UNITS/ACRE)
R-3	SINGLE FAMILY DETACHED	255	43.90	57.92	4.40
R-3	SINGLE FAMILY ATTACHED	184	10.56	20.17	9.12
R-4	MULTI FAMILY	300	12.40	16.84	17.81
	TOTAL =	739	66.86	94.93	7.78

PARKING CALCULATIONS

UNIT TYPE	TOTAL UNITS	REQUIRED PARKING	PROVIDED PARKING	PARKING RATIO
SINGLE FAMILY DWELLINGS (2 SPACES/UNIT)	439	878	878	2/UNIT
MULTI FAMILY DWELLINGS (2 SPACES/UNIT)	300	600	699	2.33/UNIT

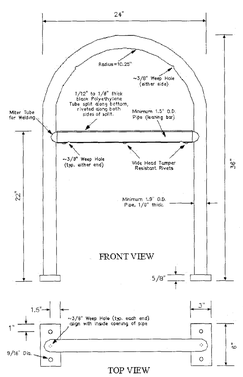
GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

BICYCLE PARKING CALCULATIONS:
(1 RACK SPACE/15 PARKING SPACES)
(4 RACK SPACES/BUILDING MIN)
BIKE RACK SPACES REQUIRED: 8 RACK SPACES
BIKE RACK SPACES PROVIDED: 8 RACK SPACES

"INVERTED U" BIKE RACK



BIKE RACK DETAIL
N.T.S.

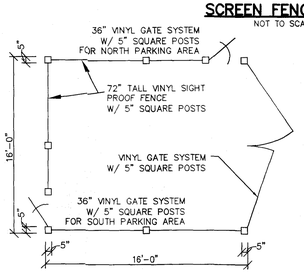
LEGAL DESCRIPTION:

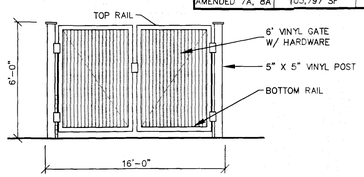
A TRACT OF LAND BEING PART OF THE VILLAGES AT SPRINGHURST PLAT THREE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 43, PAGES 360–365 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS, AND PART OF THE VILLAGES AT SPRINGHURST PLAT FIVE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 45, PAGES 19–24 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS, LOCATED IN SECTION 10, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO CENTRAL ELECTRIC POWER COOPERATIVE, INC. BY INSTRUMENT RECORDED IN DEED BOOK 685, PAGE 528 OF THE ABOVEMENTIONED RECORDS, SAID CORNER BEING LOCATED ON THE EAST RIGHT–OF–WAY LINE OF SPRING BOROUGH DRIVE (50 FEET WIDE); THENCE ALONG THE SOUTH LINE OF SAID CENTRAL ELECTRIC POWER COOPERATIVE, INC. TRACT SOUTH 89°35'36" EAST, 450.00 FEET TO THE SOUTHEAST CORNER OF SAID CENTRAL ELECTRIC POWER COOPERATIVE, INC., TRACT, SAID CORNER BEING LOCATED ON THE WEST RIGHT–OF–WAY LINE OF SPRINGHURST PARKWAY (VARIABLE WIDTH); THENCE ALONG SAID WEST RIGHT–OF–WAY LINE, THE FOLLOWING CURVES: ALONG A NON–RADIAL ARC TO THE RIGHT, THE RADIUS OF WHICH BEARS SOUTH 87°32'30" WEST, 211.03 FEET, AN ARC LENGTH OF 115.06 FEET, THE CHORD OF WHICH BEARS SOUTH 13°09'37" WEST, 113.64 FEET TO A NON–TANGENT POINT OF REVERSE CURVATURE; ALONG A NON–TANGENT ARC TO THE LEFT, THE RADIUS POINT OF WHICH BEARS SOUTH 60°26'49" EAST, 282.33 FEET, AN ARC LENGTH OF 117.87 FEET, THE CHORD OF WHICH BEARS SOUTH 17°35'33" WEST, 117.02 FEET TO A NON–TANGENT POINT OF COMPOUND CURVATURE; AND ALONG A NON–TANGENT ARC TO THE LEFT, THE RADIUS OF WHICH BEARS SOUTH 81°50'55" EAST, 280.00 FEET, AN ARC LENGTH OF 26.14 FEET, THE CHORD OF WHICH BEARS SOUTH 05°28'37" WEST, 26.13 FEET TO THE NORTHEAST CORNER OF A TRACT OF COMMON GROUND OF "THE VILLAGES AT SPRINGHURST PLAT SIX'; A SUBDIVISION RECORDED IN PLAT BOOK 45, PAGES 25–28 OF THE ABOVEMENTIONED RECORDS; THENCE ALONG THE NORTH LINE OF SAID "THE VILLAGES AT SPRINGHURST PLAT SIX" SUBDIVISION, NORTH 89°04'10" WEST, 390.14 FEET TO THE NORTHWEST CORNER OF LOT 8E OF SAID "THE VILLAGES AT SPRINGHURST PLAT SIX" SUBDIVISION, SAID CORNER BEING LOCATED ON THE EAST RIGHT–OF–WAY LINE OF THE ABOVEMENTIONED SPRING BOROUGH DRIVE; THENCE ALONG SAID EAST RIGHT–OF–WAY LINE, NORTH 00°53'46" EAST, 245.09 FEET TO THE POINT OF BEGINNING AND CONTAINING 103,860 SQUARE FEET (2.384 ACRES MORE OR LESS), ACCORDING TO CALCULATIONS PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF DECEMBER, 2023 UNDER PROJECT NO. 23–11–292. SUBJECT TO THE RESULTS OF A FUTURE BOUNDARY SURVEY.

SCREEN FENCE DETAIL

NOT TO SCALE





TRASH ENCLOSURE DETAILS
N.T.S.

CONDO UNIT SUMMARY

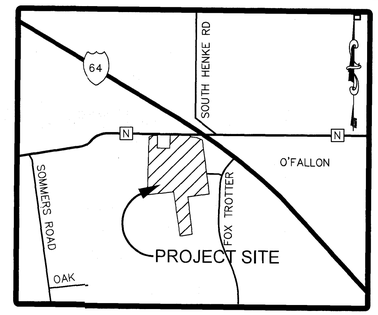
ORIGINAL BLDG	UNITS/BLDG	ADJUSTED BLDG	UNITS/BLDG
7A	12		
8A	12	ADJUSTED 7A	24
9A	12		
10A	12	ADJUSTED 8A	24

MAXIMUM LOT COVERAGE

VILLAGE	%
B	50%
C	50%
D	60%
E	50%

VILLAGE A LOT COVERAGE

LOT	TOTAL LOT AREA	LOT COVERAGE	%
7A, 8A, 9A, 10A	103,797 SF	63,906 SF	61.57%
AMENDED 7A, 8A	103,797 SF	63,794 SF	61.46%



LOCATION MAP

NOT TO SCALE

LEGEND

EXISTING		PROPOSED
542	CONTOURS	(542)
536	SPOT ELEVATIONS	(536)
	CENTER LINE	
	BUILDINGS, ETC.	
x	FENCE	x x
	STORM SEWERS	
	SANITARY SEWERS	
EX CO	CATCH BASIN	
EX AI	AREA INLET	AI MH
EX GI	GRATED INLET	GI MH
EX MH	STORM MANHOLE	MH MH
EX SS	SANITARY MANHOLE	SS MH
EX FE	FLARED END SECTION	FE MH
CO	CLEANOUT	CO
	LATERAL CONNECTION	
	UTILITY OR POWER POLE	
	FIRE HYDRANT	
	TEST HOLE	
	PAVEMENT	
2"G	GAS MAIN & SIZE	(2"G)
6"W	WATER MAIN & SIZE	(6"W)
T	TELEPHONE	(T)
E	ELECTRIC (U) UNDERGROUND	(E)
OHW	ELECTRIC (O) OVERHEAD	(OHW)
FL	FLOW LINE	FL
	TO BE REMOVED	TBR
TC	TOP OF CURB	(TC)
	SWALE	
	LIGHT STANDARD	
	STREET SIGN	
P.S.	PARKING STALLS	P.S.
	YARD LIGHT	
	~ INDICATES LOT(S) SUSCEPTIBLE TO STREET MOVEMENT	
T	~ INDICATES TRASH ENCLOSURE	

THIS IS TO STATE THAT THE STERLING COMPANY HAS, DURING THE MONTH OF MARCH, 2026 PREPARED AN AMENDED AREA PLAN OF A PART OF THE VILLAGES AT SPRINGHURST AS SHOWN HEREON. SAID AMENDED AREA PLAN BEING A PART OF THE VILLAGES AT SPRINGHURST PLAT THREE AS RECORDED IN PLAT BOOK 43 PAGE 360 AND A PART OF THE VILLAGES OF SPRINGHURST PLAT FIVE AS RECORDED IN PLAT BOOK 45 PAGE 19 BOTH OF THE ST. CHARLES COUNTY, MISSOURI RECORDS AND BEING SITUATED IN SECTION 10, TOWNSHIP 46 NORTH, RANGE 2 EAST, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI.
THIS PLAN DOES NOT CONSTITUTE A PROPERTY BOUNDARY SURVEY AND THE PLAN IN ITSELF IS NOT INTENDED TO MEET THE MISSOURI STANDARD FOR PROPERTY BOUNDARY SURVEYS.

THE STERLING COMPANY
MO. REG. 307–D

3-25-2026
JAMEY A. HENSON, P.L.S.
VICE PRESIDENT
PLS–2007017963

STATE OF MISSOURI
JAMEY A. HENSON
NUMBER PLS-2007017963
PROFESSIONAL LAND SURVEYOR

MSD Base Map
MSD P #
Highway & Traffic #

ISSUE	REMARKS/DATE
1	12/4/2023 INITIAL SUBMITTAL
2	City Comments 3/19/2026
3	City Comments 3/25/2026

Kumara Vadivelu
Azack Construction Company, LLC
11607 Francetta Lane
St. Louis, Missouri 63138
Ph. (314) 520-6844

THE STERLING CO.
ENGINEERS & SURVEYORS
5065 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com
Corporate Certificate of Authority #001348

THE VILLAGES AT SPRINGHURST
O'Fallon, Missouri
AMENDED AREA PLAN

The Professional Engineer's seal and signature affixed to this sheet applies only to the material and items shown on this sheet. All drawing, instruments or other documents not exhibiting this seal and signature shall not be considered prepared by this engineer, and the engineer expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal and signature.

STATE OF MISSOURI
JAMEY A. HENSON
E-28643
PROFESSIONAL ENGINEER

Amended Area Plan
Date: 03/25/2026
MICHAEL BOERDING
License No. #E28643
Professional Engineer

Job Number	
23-11-292	
Date	
03/25/2026	
Designed:	Sheet
Drawn:	1 of 2
Checked:	

Drawing name: V:\23\1292 Springhurst Bldg 7-10\Drawings\Preliminary\Preliminary\1292 Final Plan-Amended.dwg Plotted on: Mar 26, 2026 - 7:40am Plotted by: jhenson

THE VILLAGES AT SPRINGHURST

N/F
CENTRAL ELECTRIC POWER COOPERATIVE INC.
D.B. 685, PG. 528
LOC. #: 4-0037-5010-00-0001.0
8110 HAWK RIDGE TRAIL

S89°35'36"E 450.00'

POINT OF BEGINNING

COVERED PARKING (TYP)

TRASH

TRASH ENCLOSURE (TYP)

EX. MULTI-FAMILY ACCESS, PARKING, SEWER, AND UTILITY ESMT. P.B. 43, PGS. 360-365

BROOK SPRING LANE
[PRIVATE]

CONC. WHEEL STOPS (TYP)

S87°32'30"W RADIAL

EX. ESMT. P.B. 43, PGS. 360-365

R=271.03' L=115.06'
CHB=S11°09'37"W CHD=114.64'

SPRINGHURST PARKWAY (WIDTH VARIES)
[PUBLIC]

SPRING BOROUGH (50'W) DRIVE
[PUBLIC]

N00°53'46"E 245.09'

77.01'

114.08'

EX. 10' ESMT. P.B. 45, PGS. 19-24

20' BUILDING SETBACK

12' BUILDING SETBACK

N/F
STRAQR LONG TERM PROPERTIES VI LLC
LOC. #: 4-0037-A428-00-000D.0
SPRING BOROUGH DR

PART THE VILLAGES AT SPRINGHURST PLAT FIVE
PLAT BOOK: 45; PAGES: 19-24

N/F
STRAQR LONG TERM PROPERTIES VI LLC
LOC. #: 4-0037-A174-00-000G.0
SPRING BOROUGH DR

PART THE VILLAGES AT SPRINGHURST PLAT THREE
PLAT BOOK: 43; PAGES: 360-365

2br UNIT 973 Sq.Ft.

deck/ patio

8' W. BREEZEWAY/STAIRWAYS

MIN. 15' BETWEEN BUILDINGS

STORM SEWER (TBR)

EASEMENT (TO BE VACATED)

utility

EX. 2.5' ESMT. P.B. 45, PGS. 19-24

EX. 7.5 ESMT. P.B. 43, PGS. 360-365

BIKE RACKS (SEE DETAIL)

EX. 10' ESMT. P.B. 43, PGS. 360-365

EX. 20' ESMT. P.B. 43, PGS. 360-365

S89°04'10"E 204.99'

TRASH

BROOK FOREST DRIVE
[PRIVATE]

EX. MULTI-FAMILY ACCESS, PARKING, SEWER, AND UTILITY ESMT. P.B. 43, PGS. 360-365

COVERED PARKING (TYP)

54.00'

EX. ESMT. P.B. 43, PGS. 360-365

N89°04'10"W 390.14'

S81°50'55"E RADIAL

R=280.00' L=26.14'
CHB=S09°28'38"E CHD=26.13'

SECTION 10

SECTION 11

SPRINGHURST (60'W) PARKWAY
[PUBLIC]

LOT 8E | LOT 7E | LOT 6E | LOT 5E | LOT 4E | LOT 3E | LOT 2E | LOT 1E | COMMON GROUND

THE VILLAGES AT SPRINGHURST PLAT SIX
PLAT BOOK: 45; PAGES: 25-28

N/F MICHAEL PEREZ & MARYAM M. MAHMUD D.B. 4-0037-1, PG. 2034 LOC. #: 4-0037-A429-00-006E.0 215 SPRINGBEACH DRIVE

N/F NICHOLAS V. HEMBROCK D.B. 4-0037-A175, PG. 3530 LOC. #: 4-0037-A429-00-007E.0 211 SPRINGBEACH DRIVE

N/F MCH SFR PROPERTY OWNER LLC D.B. 4-0037-2225, PG. 0435 DOC. #: 4-0037-A429-00-008E.0 207 SPRINGBEACH DRIVE

N/F PAMELA A. YEAZEL D.B. 4-0037-A164, PG. 1664 LOC. #: 4-0037-A429-00-005E.0 209 SPRINGBEACH DRIVE

N/F NICOLE M. ALBER D.B. 4-0037-A174, PG. 1395 LOC. #: 4-0037-A429-00-004E.0 207 SPRINGBEACH DRIVE

N/F JUNJIE HAN & JINHUA QIAN D.B. 4-0037-A178, PG. 0778 DOC. #: 4-0037-A429-00-003E.0 205 SPRINGBEACH DRIVE

N/F BENJAMIN M. ABAN & KRISTA GUNN D.B. 4-0037-A178, PG. 1210 LOC. #: 4-0037-A429-00-002E.0 203 SPRINGBEACH DRIVE

N/F PRANAY GARWAL & AMARAN NIHATOO D.B. 4-0037-A178, PG. 1496 LOC. #: 4-0037-A429-00-001E.0 201 SPRINGBEACH DRIVE

N/F SPRINGHIST H.O.A. DATE: 09/21/2007, DAL'F, 78712 LOC. #: 4-0037-A429-00-0008.0

SPRINGBEACH (50'W) DRIVE
[PUBLIC]

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

MSD Base Map
MSD P #
Highway & Traffic #

ISSUE	REMARKS/DATE
1	12/4/2023 INITIAL SUBMITTAL
2	City Comments 3/18/2026
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THE VILLAGES AT SPRINGHURST
O'Fallon, Missouri
AMENDED AREA PLAN

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STATE OF MISSOURI
E-28643
REGISTERED PROFESSIONAL ENGINEER

Amended Area Plan
Date: 03/25/2026
MICHAEL BOERDING
License No. #E28643
Professional Engineer

Job Number	23-11-292
Date	03/25/2026
Designed:	Sheet 2 of 2
Drawn:	
Checked:	

Drawing name: V:\23\11292 Springhurst Bldg 7-10\Drawings\Surveying\Bndry\Amended Area Plan sheet 1.2.dwg Plotted on: Mar 26, 2026 - 7:48am Plotted by: jhenson

A NEW RESIDENTIAL DEVELOPMENT

CONDOS AT TOWN CENTER

CITY OF DARDENNE PRAIRIE, ST. CHARLES COUNTY, MISSOURI

GENERAL CONSTRUCTION NOTES

GENERAL DATA

1. DO **NOT** SCALE DRAWINGS. USE WRITTEN DIMENSIONS.
2. PRIOR TO BEGINNING THE WORK, THE GENERAL CONTRACTOR SHALL REVIEW ALL ELEVATION RESTRICTIONS AND SITE CONDITIONS AT THE JOBSITE AND NOTIFY THE OWNER OF ANY DRAWING ERRORS OR INCONSISTENCIES PRIOR TO CONSTRUCTION.
3. THESE DRAWINGS CONVEY DESIGN CONCEPT. THE CONTRACTOR REMAINS RESPONSIBLE FOR DETAILS AND ACCURACY, FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS, FOR SELECTING FABRICATION PROCESSES, FOR TECHNIQUES OF ASSEMBLY, AND FOR PERFORMING THE WORK IN A SAFE MANNER.

SITEWORK

1. BACKFILL SHALL BE FREE OF DEBRIS AND LARGE ROCKS.
2. SLOPE GRADE AWAY FROM THE BUILDING A MINIMUM OF 6" IN 10 FT. OR TO A SWALE. IMPERVIOUS SURFACES WITHIN 10 FT. OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING.
3. DO NOT CONNECT DOWNSPOUTS, BASEMENT AREAWAY DRAINS, OR FOUNDATION WALL DRAINS TO THE SANITARY SEWER. PROVIDE CONCRETE SPLASH BLOCKS AT ALL DOWNSPOUTS. DOWNSPOUTS SHALL DIRECT WATER AWAY FROM THE FOUNDATION SO AS TO PREVENT SOIL EROSION.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR OR HIS SUBCONTRACTORS TO DETERMINE THE SUBSURFACE CHARACTERISTICS OF THE SOIL AT THE BUILDING SITE. SOIL MUST PROVIDE A MINIMUM BEARING PRESSURE OF 1500 POUNDS PER SQUARE FOOT. WHEN IN DOUBT, CONTRACTOR WILL EMPLOY A SOILS ENGINEER TO DETERMINE THE SOIL CHARACTERISTICS.

ELECTRICAL

1. ALL ELECTRICAL WORK SHALL COMPLY WITH 2014 NATIONAL ELECTRIC CODE AND 2015 INT. BUILDING CODE STANDARDS
2. PROVIDE A GFI DUPLEX OUTLET RECEPTACLE IN THE BASEMENT NEXT TO THE POWER PANEL.
3. SMOKE DETECTORS SHALL BE A.C. POWERED WITH BATTERY BACKUP AND BE U.L. APPROVED. INTERCONNECT ALL SMOKE DETECTORS SO THAT AN ALARM WILL SOUND THROUGHOUT THE DWELLING SIMULTANEOUSLY. DETECTORS SHALL BE IN ACCORDANCE WITH NFPA 72-07. SMOKE DETECTORS SHALL BE LOCATED ON EACH FLOOR LEVEL IN THE VICINITY OF ALL BEDROOM ENTRANCE DOORS (BEDROOM HALLWAY) AND WITHIN EACH BEDROOM. LOCATE BEDROOM HALLWAY DETECTORS UPSTREAM FROM OR NEAR RETURN AIR GRILLE. FLOOR LEVELS THAT DO NOT CONTAIN BEDROOMS SHALL HAVE THE DETECTOR LOCATED AT THE CEILING NEAR THE STAIRWAY. SEE PLANS FOR LOCATIONS.
4. ALL RECESSED LIGHT FIXTURES IN INSULATED CEILING AND ATTIC SPACES SHALL BE TYPE "I.C.".
5. GROUNDING: IF THE UNDERGROUND METAL WATER PIPE IS USED AS THE GROUNDING ELECTRODE, THE CONNECTION MUST BE MADE TO THE PIPE WITHIN 5 FT. OF THE POINT OF ENTRANCE TO THE BUILDING. A SUPPLEMENTAL GROUNDING ELECTRODE SHALL BE PROVIDED AS SPECIFIED IN NEC 250-50 OR 250-53.
6. INTERIOR STAIRWAYS SHALL BE PROVIDED WITH A MINIMUM OF 10 FOOTCANDLES MEASURED AT EVERY TREAD NOSING. ALL EXTERIOR STAIRWAYS SERVING THE DWELLING TO HAVE A MINIMUM OF 1 FOOTCANDLE MEASURED ON THE TREAD RUNS. STAIRWAY SWITCHES SHALL BE OF THE ILLUMINATED TYPE.
7. LIGHTS IN CLOTHES CLOSETS ARE *NOT* PENDANTS, HAVE FULLY ENCLOSED LAMPS, AND ARE 12" FROM STORAGE (6" FOR RECESSED FLUORESCENT FIXTURES).
8. INSTALL ARC-FAULT PROTECTION ON CIRCUITS IN ALL BEDROOMS.
9. A CARBON MONOXIDE ALARM IS REQUIRED OUTSIDE OF SLEEPING AREAS, IN THE IMMEDIATE VICINITY OF THE SLEEPING AREAS, IF THE DWELLING UNIT CONTAINS A FUEL-FIRED APPLIANCE OR HAS AN ATTACHED OR BASEMENT GARAGE. THE CARBON MONOXIDE DETECTOR SHALL COMPLY WITH UL2034-2008.
10. AT LEAST ONE COMMUNICATION OUTLET SHALL BE INSTALLED WITHIN THE DWELLING AND CABLED TO THE SERVICE PROVIDER DEMARCATION POINT.
11. INSTALL WATERPROOF GFCI OUTLET WITHIN 25 FT. OF THE AC CONDENSING UNIT (OUTSIDE).
12. MINIMUM 50% OF ALL LIGHT BULBS TO BE RATED AS HIGH EFFICIENCY.

THERMAL AND MOISTURE PROTECTION

1. ALL REQUIRED UNDERLAYMENT TO BE A MINIMUM OF TYPE I PER ASTM D226-06 OR TYPE 1 PER ASTM D4869-05E01(15# ASPHALT FELT). MINERAL-SURFACED ROLL ROOFING SHALL CONFORM TO D 3909 OR ASTM D6380, M. IT SHALL NOT BE INSTALLED ON ROOF SLOPES BELOW 1:12.
2. CORROSION-RESISTANT METAL FLASHING SHALL BE USED AT ALL ROOF INTERSECTIONS, ROOF AND WALL INTERSECTIONS, INTERSECTIONS WITH CHIMNEYS, ETC. ROLLED ROOFING OR TWO LAYERS OF TYPE 15 ASPHALT-SATURATED FELT MAY BE SUBSTITUTED FOR FLASHING AT ROOF VALLEYS PROVIDED THE SHINGLES ARE INTERLACED.
3. ROOFING FELTS SHALL EXTEND AT LEAST 18" BEYOND A ROOF VALLEY OR HIP IN EITHER DIRECTION.
4. CAULKING AND SEALANTS: EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, BETWEEN WALL AND FOUNDATION, BETWEEN WALL AND ROOF, BETWEEN WALL PANELS, AT PENETRATIONS OR UTILITY SERVICES THROUGH WALLS, FLOORS AND ROOFS, AND ALL OTHER OPENINGS IN THE EXTERIOR ENVELOPE SHALL BE SEALED IN AN APPROVED MANNER.
5. ON ROOF SLOPES OF 2 IN 12 TO LESS THAN 4 IN 12, ASPHALT AND FIBERGLASS SHINGLES SHALL BE LAID WITH DOUBLE COVERAGE, SHINGLES ARE TO BE APPROVED SELF-SEALING TYPES OR HAND-SEALED. UNDERLAYMENT OF AT LEAST TWO LAYERS OF 15 LB FELT APPLIED SHINGLE FASHION IS REQUIRED OVER THE ENTIRE ROOF. FOR ROOF SLOPES GREATER THAN 4:12 CONTRACTOR SHALL INSTALL A MINIMUM OF ONE LAYER OF 15 LB FELT.
7. DAMPPROOF OR WATERPROOF FOUNDATION WALL AS DEEMED NECESSARY PER SITE INSPECTION. DAMPPROOFING SHALL BE INSTALLED FROM THE TOP OF THE FOOTING TO ABOVE GRADE LEVEL AND BE OF A BITUMINOUS MATERIAL, 3 LB. PER SQ. YARD OF ACRYLIC MODIFIED CEMENT, 1/3" COAT OF SURFACE BONDING MORTAR, OR AN APPROVED DAMPPROOFING MATERIAL. FOR WATERPROOFING, PROVIDE WATER PROOFING MEMBRANE UNDER FLOOR SLAB OF RUBBERIZED ASPHALT, BUTYL RUBBER, NEOPRENE, OR MIN. 6 MIL POLYVINYL CHLORIDE OR POLYETHYLENE WITH JOINTS LAPPED A MINIMUM OF 6" AND SEALED. FOUNDATION TO BE WATERPROOFED WITH TWO-PLY HOT-MOPPED FELTS, 6-MIL PVC, 40-MIL POLYMER-MODIFIED ASPHALT, OR 6-MIL POLYETHYLENE. JOINTS TO BE LAPPED AND SEALED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. WATERPROOFING TO BE APPLIED FROM THE BOTTOM OF THE WALL TO AT LEAST 12" ABOVE THE WATER TABLE ELEVATION, WITH THE REMAINDER OF THE WALL TO BE DAMPPROOFED. ALL JOINTS IN WALLS AND FLOORS TO BE WATERTIGHT.
8. DRAIN TILE HAS 2" BED, 6" OF COVER, AND FILTER MEMBRANE.

HVAC

1. THERMOSTATS USED FOR HEATING AND COOLING SHALL BE CAPABLE OF BEING SET FROM 55° F TO 85° F AND SHALL BE CAPABLE OF OPERATING THE SYSTEM'S HEATING AND COOLING SEQUENCE. HVAC SYSTEMS SHALL BE INSTALLED WITH AT LEAST ONE PROGRAMMABLE THERMOSTAT.
2. HVAC EQUIPMENT AND DUCTWORK SHALL COMPLY WITH THE 2015 INTERNATIONAL MECHANICAL CODE
3. APPROVED VENT SYSTEMS FOR APPLIANCES SHALL BE INSTALLED AND TERMINATED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
4. HVAC CONTRACTOR SHALL SIZE HEATING AND COOLING EQUIPMENT AND PROVIDE ONE SET OF HEAT LOSS/HEAT GAIN CALCULATIONS AND DUCTWORK LAYOUT.
5. VENT EXHAUST FANS TO THE EXTERIOR. (50 CFM IN BATHROOMS, 100 CFM KITCHEN HOOD)
6. GAS APPLIANCES

A. EACH GAS APPLIANCE SHALL HAVE A SHUT-OFF VALVE IN THE SAME ROOM AND WITHIN 6 FT. OF THE APPLIANCE, AND A GROUND JOINT UNION. A SEDIMENT TRAP IS REQUIRED DOWNSTREAM AT THE APPLIANCE SHUTOFF VALVE AT EACH APPLIANCE..

B. CONCEALED GAS PIPING SHALL BE IDENTIFIED EVERY 5 FT..

C. GAS VENTS SHALL EXTEND A MINIMUM OF 3'-0" ABOVE THE ROOF AND AT LEAST 2'-0 HIGHER THAN ANY OTHER PART OF THE BUILDING WITHIN 10 FT. EXCEPTION: UL-LISTED VENTS MAY BE INSTALLED IN ACCORDANCE WITH THEIR LISTING.

D. INTERIOR GAS PIPING LOCATED OUTSIDE OF THE ROOM OF THE SERVED APPLIANCE SHALL BE LABELED AT INTERVALS OF NO MORE THAN 5 FT. (EXCEPTION: BLACK STEEL PIPE DOES NOT NEED TO BE LABELED.)

E. MINIMUM APPLIANCE CLEARANCE FROM COMBUSTIBLES IS 18 INCHES, UNLESS THE LISTED MANUFACTURER'S INSTALLATION INSTRUCTIONS ALLOW AN ALTERNATE CLEARANCE DIMENSION. A MIN. OF 30" OF CLEARANCE IS REQUIRED AT THE FRONT OF THE APPLIANCE FOR SERVICE.

7. THE DRYER SHALL VENT TO THE EXTERIOR OF THE BUILDING INDEPENDENT OF OTHER EXHAUST SYSTEMS THROUGH A 4" MINIMUM DIA. SMOOTH DUCT, 25' MAXIMUM LENGTH.
8. HOUSEHOLD COOKING APPLIANCES SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. AN ANTI-TIP DEVICE SHALL BE INSTALLED IF REQUIRED BY THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
9. VIBRATION ISOLATORS SHALL BE INSTALLED BETWEEN MECHANICAL EQUIPMENT AND METAL DUCTS. VIBRATION ISOLATORS SHALL BE FABRICATED OF APPROVED MATERIALS AND SHALL NOT EXCEED 10" IN LENGTH.
10. MAKEUP AIR SHALL BE PROVIDED DURING THE OPERATION OF THE KITCHEN EXHAUST SYSTEM OF 600 CFM OR GREATER EXHAUST FLOW. THE AMOUNT OF MAKEUP AIR SHALL BE APPROXIMATELY EQUAL TO THE AMOUNT OF EXHAUST AIR. MAKEUP AIR SHALL BE PROVIDED BY GRAVITY OR MECHANICAL MEANS OR BOTH. FOR MECHANICAL MAKEUP SYSTEM, THE EXHAUST AND MAKEUP AIR SYSTEMS SHALL BE ELECTRICALLY INTERLOCKED TO ENSURE MAKEUP AIR IS PROVIDED WHENEVER THE EXHAUST SYSTEM IS IN OPERATION.
11. HVAC CONTRACTORS SHALL SIZE HEATING AND COOLING EQUIPMENT AND PROVIDE HEAT LOSS/HEAT GAIN CALCULATIONS AND DUCTWORK LAYOUT.

DOORS AND WINDOWS

1. GLAZING INSTALLED IN THE FOLLOWING LOCATIONS SHALL BE TESTED AND LABELED IN ACCORDANCE WITH CPSC 16 CFR PART 1201 STANDARD AS A TYPE I OR II CATEGORY (GLAZING IN SLIDING DOORS; ANY GLAZING EXCEEDING 9 SQ. FT. IN AREA REQUIRED TO BE SAFETY GLAZING IN ACCORDANCE WITH ONE OF THE SIX CATEGORIES LISTED BELOW; AND ALL GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS SHALL BE A TYPE II CATEGORY AND NOTED AS SUCH ON THESE PLANS.) PROVIDE LAMINATED SAFETY GLASS OR FULLY-TEMPERED GLASS IN ALL GLAZED OPENINGS ADJACENT TO DOORWAYS IF THE NEAREST VERTICAL EDGE OF THE GLAZING MATERIAL IS WITHIN 24" OF THE DOOR IN A CLOSED POSITION AND IF THE BOTTOM OF THE GLAZING MATERIAL IS LESS THAN 60" ABOVE THE FLOOR. PROVIDE SAFETY GLAZING IN ALL PANELS HAVING A GLAZED AREA IN EXCESS OF NINE SQUARE FEET WITH THE LOWEST EDGE LESS THAN 18 INCHES ABOVE THE FLOOR AND THE TOP EDGE MORE THAN 36 INCHES ABOVE THE FLOOR AND WITH A WALKING SURFACE WITHIN 36" HORIZONTALLY OF SUCH GLAZING. GLASS IN SHOWER DOOR AND SHOWER AND TUB ENCLOSURES UNDER 60" ABOVE A STANDING SURFACE SHALL BE FULLY TEMPERED OR LAMINATED SAFETY GLASS.
2. NOT USED
3. LOCKS ON ALL MEANS OF EGRESS DOORS SHALL HAVE THUMB-TURNS ON INSIDE, OR IF KEYED FROM THE INSIDE THE LOCK MECHANISM MUST PREVENT KEY REMOVAL WHEN LOCKED FROM THE INSIDE.
4. GLASS AREA IN HABITABLE ROOMS SHALL NOT BE LESS THAN 8% OF FLOOR AREA. ONE HALF OF THIS AREA MUST BE AVAILABLE FOR UNOBSTRUCTED VENTILATION (WITH SCREENS INCLUDED).
5. ALL BEDROOMS MUST HAVE ONE WINDOW FOR EMERGENCY ESCAPE MEETING THE FOLLOWING MINIMUMS:
   MAXIMUM HEIGHT TO BOTTOM OF CLEAR OPENING = 44" MINIMUM CLEAR WIDTH = 20"
   MINIMUM CLEAR HEIGHT = 24" MINIMUM CLEAR OPENING AREA = 5.7 SQ. FT.
   EXCEPTION: GRADE FLOOR WINDOWS MAY HAVE A MINIMUM NET CLEAR OPENING OF 5.0 SQ. FT.
   THE EMERGENCY ESCAPE WINDOW SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF SPECIAL KNOWLEDGE, TOOL, OR EXTRA FORCE, BEYOND THAT REQUIRED FOR NORMAL WINDOW OPERATION.
6. WINDOW AND DOOR U-VALUES SHALL BE DETERMINED IN ACCORDANCE WITH NFRC 100-2004, LABELED AND CERTIFIED BY THE MANUFACTURER, OR SHALL BE ASSIGNED THE U-VALUES LISTED IN THE INTERNATIONAL ENERGY CONSERVATION CODE TABLES N1101.5(1) AND N1101.5(2).
7. ALL EXTERIOR DOORS, WITH THE EXCEPTION OF OVERHEAD GARAGE DOORS, SHALL HAVE A MAXIMUM U-FACTOR OF 0.40. THE MAXIMUM U-FACTOR FOR WINDOWS SHALL BE 0.40. SKYLIGHT U-FACTOR SHALL BE A MAXIMUM OF 0.60.

MASONRY

1. MASONRY VENEER WALLS SHALL HAVE CORROSION-RESISTANT CORRUGATED METAL WALL TIES (MINIMUM 22 GA BY 7/8" WIDE) AT 16" OC VERTICALLY AND 24" OC HORIZONTALLY (MAXIMUM) AND SHALL SUPPORT NO MORE THAN 2.67 SQ. FT. OF WALL AREA. PROVIDE 1" MINIMUM AIR SPACE BETWEEN MASONRY AND SHEATHING. BRICK VENEER ANCHORS AROUND OPENINGS LARGER THAN 16" IN EITHER DIRECTION SHALL BE SPACED A MAXIMUM OF 3'-0" OC AROUND THE PERIMETER AND WITHIN 12" OF THE OPENING. MAXIMUM HEIGHT ABOVE THE FOUNDATION FOR BRICK VENEER IS 30'-0 AND 38'-0 AT THE GABLE END.
2. PROVIDE WATER-RESISTANT SHEATHING BEHIND MASONRY VENEER AND COVER WITH A WATER-RESISTANT SATURATED FELT BUILDING PAPER (MIN 15# PER SQUARE) OR AN APPROVED PLASTIC COVERING. WOOD STRUCTURAL PANEL SHEATHING SHALL BE THE ZIP WALL SYSTEM INSTALLED AS PER ICC-ES ESR REPORT #1474 OR SHALL BE COVERED WITH "TYVEK" HOUSE WRAP.
3. CHIMNEYS (MASONRY AND METAL) SHALL EXTEND 3'-0" ABOVE THE ROOF PENETRATION AND SHALL BE AT LEAST 2'-0" HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10'-0" HORIZONTALLY.
5. VENEER WALLS SHALL HAVE 3/16" WEEP HOLES AT 33" OC.

WOOD AND PLASTICS

1. ALL HEADERS SHALL BE 2- 2X10'S (UNLESS OTHERWISE INDICATED), FB = 1050 PSI, NUMBER 1 GRADE SOUTHERN PINE.
2. ALL PARTITIONS SHALL HAVE 2X4 STUDS AT 16" O.C. UNLESS OTHERWISE NOTED. (2X6 STUDS AT 16" O.C. FOR WALLS WITH PLATE HEIGHT TALLER THAN 9 FEET, TWO STORY WALLS AND EXTERIOR BASEMENT WALLS)
3. ALL LUMBER SHALL BE GRADE MARKED #1 UNLESS OTHERWISE NOTED.
4. ALL FRAMING SHALL BE IN CONFORMANCE WITH THE NATIONAL FOREST PRODUCTS MANUAL FOR HOUSE FRAMING.
5. ALL BEARING POSTS SHALL RUN OR BE BLOCKED CONTINUOUSLY FROM POINT OF BEARING TO TOP OF FOUNDATION. PROVIDE ADEQUATE NUMBER OF WOOD STUDS TO PROVIDE FULL BEARING UNDER WIDTH OF BEAM.
6. PROVIDE CROSS-BRIDGING ON ALL FLOOR JOISTS AT THE MIDPOINT OF SPAN (8'-0" O.C. MAXIMUM SPACING). SPANS 16'-0" OR LONGER REQUIRE TWO ROWS OF BRIDGING.
7. PROVIDE BLOCKING BETWEEN FLOOR JOISTS OVER STEEL BEAMS OR PROVIDE 1X4 NAILED TO THE BOTTOM OF THE JOISTS NEXT TO AND ON BOTH SIDES OF THE BEAM.
8. JOIN AND INSTALL MICRO-LAM OR PARALLAM BEAMS AS PER MANUFACTURER'S RECOMMENDATIONS.
9. ALL NAILING AND FASTENING SHALL COMPLY WITH TABLE R602.3(1) THRU R602.3(4) OF THE 2015 INTERNATIONAL BUILDING CODE. INTERIOR GYPSUM SHALL BE FASTENED IN ACCORDANCE WITH TABLE R702.3.5. GYPSUM SHEATHING SHALL BE FASTENED IN ACCORDANCE WITH TABLE R602.3(1).
10. CUTTING, NOTCHING AND/OR BORING HOLES IN WOOD BEAMS, JOISTS, RAFTERS, OR STUD WALLS SHALL **NOT** EXCEED THE LIMITATIONS SET FORTH IN SECTION R502.8, R602, AND R802.7 OF THE 2015 INTERNATIONAL BUILDING CODE.
11. FIRESTOP ALL STUD WALLS AT TOP AND BOTTOM. FIREBLOCK BETWEEN STRINGERS AT TOP AND BOTTOM OF RUNS.
12. ALL SOFFITS AND DROPPED CEILINGS SHALL BE FIRESTOPPED.
13. TRUSS DESIGN SHALL BE PROVIDED BY TRUSS FABRICATOR. TRUSSES SHALL COMPLY WITH AFPA NDS-91 AND TPI 1-2002. TRUSS COMPANY TO VERIFY KNEE HEIGHTS AND ROOF CONFIGURATION, AND TO NOTIFY THE OWNER OF ANY INCONSISTENCIES PRIOR TO FABRICATION.
14. NOT USED
15. TIE-DOWN STRAPS SHALL BE USED ON ALL ROOF TRUSSES AT BEARING WALLS.
16. ON ALL INTERIOR STAIRS, THE MAXIMUM RISER HEIGHT SHALL BE 7-3/4", AND THE MIN..TREAD DEPTH SHALL BE 10". RISERS MUST BE SOLID OR HAVE A TOE BOARD WHICH LIMITS THE RISER OPENING TO LESS THAN 4". SOLID RISERS WILL HAVE A 1" NOSING.
17. ON ALL EXTERIOR STAIRS THE MAXIMUM RISER HEIGHT SHALL BE 7" AND THE MINIMUM TREAD LENGTH SHALL BE 11"
18. HANDRAILS AND OTHER PROJECTIONS BELOW THE HANDRAIL SHALL NOT PROJECT MORE THAN 3-1/2" INTO THE REQUIRED STAIRWAY WIDTH. THE HANDRAIL ENDS SHALL RETURN TO THE WALL OR NEWEL POST.
19. HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION WITH A MINIMUM DIAMETER OF 1 ¼" BUT NOT MORE THAN 2", OR OTHER APPROVED SHAPES HAVING A MAXIMUM ALLOWABLE HORIZONTAL WIDTH OF 2 ¼", MAXIMUM GRASPABLE PERIMETER DIMENSION OF 6 ¼", A MINIMUM 4" GRASPABLE PERIMETER DIMENSION.
20. GUARDS ON OPEN-SIDED STAIRS SHALL BE A MINIMUM HEIGHT OF 42" ABOVE THE LEADING EDGE OF THE TREAD AND A MINIMUM OF 42" AT STAIR LANDINGS, BALCONIES, AREAWAYS AND OPEN-SIDED FLOORS WHERE THE DIFFERENCE IN FLOOR LEVELS IS MORE THAN 15 1/2". OPEN GUARDS SHALL HAVE INTERMEDIATE VERTICAL BALUSTERS SPACED 4" APART MAXIMUM.
21. ALL HANDRAILS SHALL BE 34" ABOVE THE NOSING UNLESS OTHERWISE NOTED.

PLUMBING

1. LEAD-FREE SOLDER IS REQUIRED ON ALL COPPER WATER SUPPLY PIPING.
2. WATER SERVICE PIPE SHALL BE A MINIMUM OF 10 FEET AWAY FROM THE SEWER IN A HORIZONTAL DIRECTION.
3. PROVIDE CONTINUOUS DRAINAGE TO SUMP OR "DAYLIGHT" UNDER BASEMENT SLAB FLOOR. SUMPS MUST BE 18" DIAMETER (MINIMUM) X 24" DEEP WITH A FITTED COVER. SUMP SHALL DISCHARGE TO A STORM SEWER OR SWALE AT LEAST 10' AWAY FROM A PROPERTY LINE, DRIVEWAY OR SIDEWALK.
4. A FLOOR DRAIN IS REQUIRED AT WATER HEATER WITHIN 15 FT AND IN THE SAME ROOM. AN EXPANSION TANK IS REQUIRED FOR WATER HEATERS OF MORE THAN 30 GALLONS.
5. PROVIDE WATER SERVICE LINES ACCORDING TO THE FOLLOWING: 1" SERVICE FOR UP TO 3 1/2 BATHS, 1 1/4" SERVICE LINE FOR UP TO 6 BATHS. THIS INCLUDES 1 (ONE) KITCHEN SINK WITH DISHWASHER, 1 (ONE) CLOTHES WASHER, AND LAUNDRY SINK, AND 2 1/2" EXTERIOR CONTINUOUS HOSE BIBBS. LAWN SPRINKLER SYSTEMS MAY BE ADDED WITHOUT CHANGE TO SERVICE PROVIDED THERE IS A TIMER ON THE SYSTEM. WITHOUT A TIMER, THE NEXT SIZE SERVICE SHOULD BE USED.
6. ALL PLUMBING SHALL BE INSTALLED AS PER THE 2015 INTERNATIONAL PLUMBING CODE
7. SHOWERS AND BATHTUB/SHOWER ENCLOSURES SHALL HAVE WALLS CONSTRUCTED OF SMOOTH, NON-CORROSIVE, NONABSORBENT AND WATERPROOF MATERIALS TO A HEIGHT OF NOT LESS THAN 6 FT. ABOVE THE ROOM FLOOR LEVEL. SHOWER FLOOR SURFACES TO BE SMOOTH, NON-CORROSIVE, NON-ABSORBENT, AND WATERPROOF MATERIALS.
8. GUTTERS AND DOWNSPOUTS AND REQUIRED ON ROOF OVERHANGS LESS THAN 36". DOWNSPOUTS ARE NOT TO BE CONNECTED TO THE SANITARY SEWER.

CODES

IBC 2015
INTERNATIONAL MECHANICAL CODE 2015
UNIFORM PLUMBING CODE 2015
NATIONAL ELEC. CODE 2014
INTERNATIONAL MECHANICAL CODE 2015
NATIONAL FIRE CODE 2015
FUEL GAS CODE 2015

COVERED UNITS COUNT
(TYP EACH BUILDING INDIVIDUALLY)

LEVEL 1	
ACCESSIBLE 2 BEDROOM UNIT	**1**
TYPE A 2 BEDROOM UNIT	**1**
TYPE B 2 BEDROOM UNIT	**6**
LEVEL 2	
STANDARD 2 BEDROOM UNIT	**8**
LEVEL 3	
STANDARD 2 BEDROOM UNIT	**8**
TOTAL DWELLING UNITS	**24**

PROJECT DATA

USE GROUP CLASSIFICATION:
OCCUPANCY R-2 RESIDENTIAL MULTI FAMILY
TYPE OF CONSTRUCTION:
TYPE V-A
BUILDING FLOOR AREA:
BUILDING A 23,400 SF
BUILDING B 23,400 SF
ALLOWABLE FLOOR AREA 48,000SF

ALLOWABLE BLDG. HT. 70'
ACTUAL BLDG USE HT. 36'' (MEAN ROOF HT)
ALLOWABLE # STORY 4
ACTUAL # STORY 3
OCCUPANT LOAD
PER UNIT 5 @ 200SF/PER
FIRE RESISTANCE RATINGS:
PRIMARY STRUCTURE/FRAME 1 HR
BEARING WALLS 1 HR
INTERIOR 1 HR
EXTERIOR 1 HR
NON BEARING WALLS 0 HR.
FLOOR CONSTRUCTION 1 HR
ROOF CONSTRUCTION 1 HR

AUTOMATIC FIRE SUPPRESSION SYSTEM:
SPRINKLED PER 903.3.1.1

LEGEND

ROOM NAME

GARAGE — ROOM NAME
CLG 11'-0" — CLG. HT.
FLR C — FLR. MTL.
107 — RM. NO.

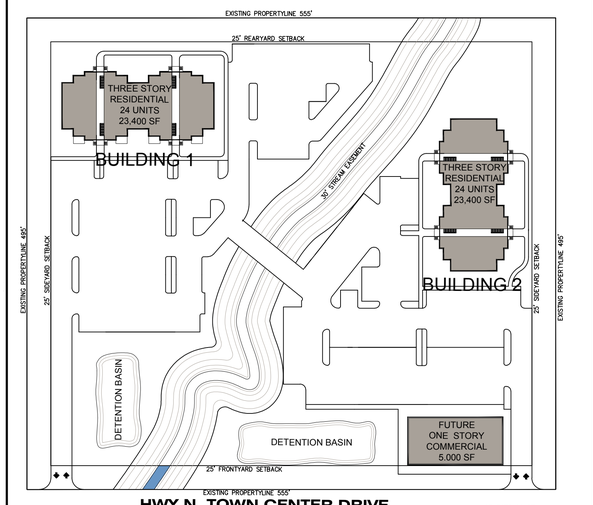
BLDG. SECTION — 1 / A-3.0 — DETAIL NO. / SHEET FOUND — DIRECTION OF VIEW

WALL SECTION — 2 / A-3.0 — DETAIL NO. / SHEET FOUND — DIRECTION OF VIEW

GFI — GROUND FAULT INTERRUPTER
DUPLEX ELECT. RECEPTICAL MOUNT 18" AFF U.N.O.
QUAD ELECT. RECEPTICAL MOUNT 18" AFF U.N.O.
RECESSED LIGHT FIXTURE
SCONCE LIGHT FIXTURE
SURF. MOUN'TD LIGHT FIXTURE
CF — CLG. FAN W/ LIGHT

DOOR SIZE (3' X 6'8")
3 WAY LIGHT SWITCH
3068
EXISTING DOOR — NEW DOOR

CONC. WALL
NEW PARTITION
PARTITION 1 HR. RATED
1
NEW WNDOW
WINDOW SIZE (3'X5' DBL. HUNG) — A — WINDOW TYPE
3050DH
HEADER SIZE — (2) 2X10
4 — NEW STRUCTURAL GRID



HWY N TOWN CENTER DRIVE

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)

MASTER PLAN

SACLE: NTS

SHEET INDEX

TS GEN. NOTES/CODES/MASTER PLAN

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C2.1 EXISTING CONDITIONS & DEMO
C3.1 SITE PLAN
C4.1 GRADING PLAN
C5.1 DETAILS

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A-1.3 ROOF PLAN
A-2.1 TYP. UNIT 1/4" SCALE PLAN/SCHEDULES
A-2.2 ACCESSIBLE UNIT 1/4" PLAN/SCHEDULES
A-2.3 TYPE A UNIT 1/4" SCALE PLAN/SCHEDULES
A-2.4 TYPE B UNIT 1/4" SCALE PLAN
A-3.0 EXTERIOR ELEVATIONS
A-3.1 WALL SECTIONS
A-3.2 WALL SECTIONS
A-3.3 WALL SECTIONS
A-3.4 BREEZEWAY/STAIR SECTION
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S1.2 STANDARD DETAILS
S2.1 FOUNDATION @ SLAB ON GRADE PLANS
S2.2 TYP. 2ND FLR. FRAMING PLAN
S2.3 TYP. 3RD FLR. FRAMING PLAN
S2.4 ROOF FRAMING PLAN
S3.1 SECTIONS & DETAILS
S3.2 SECTIONS & DETAILS
S3.3 SECTIONS & DETAILS

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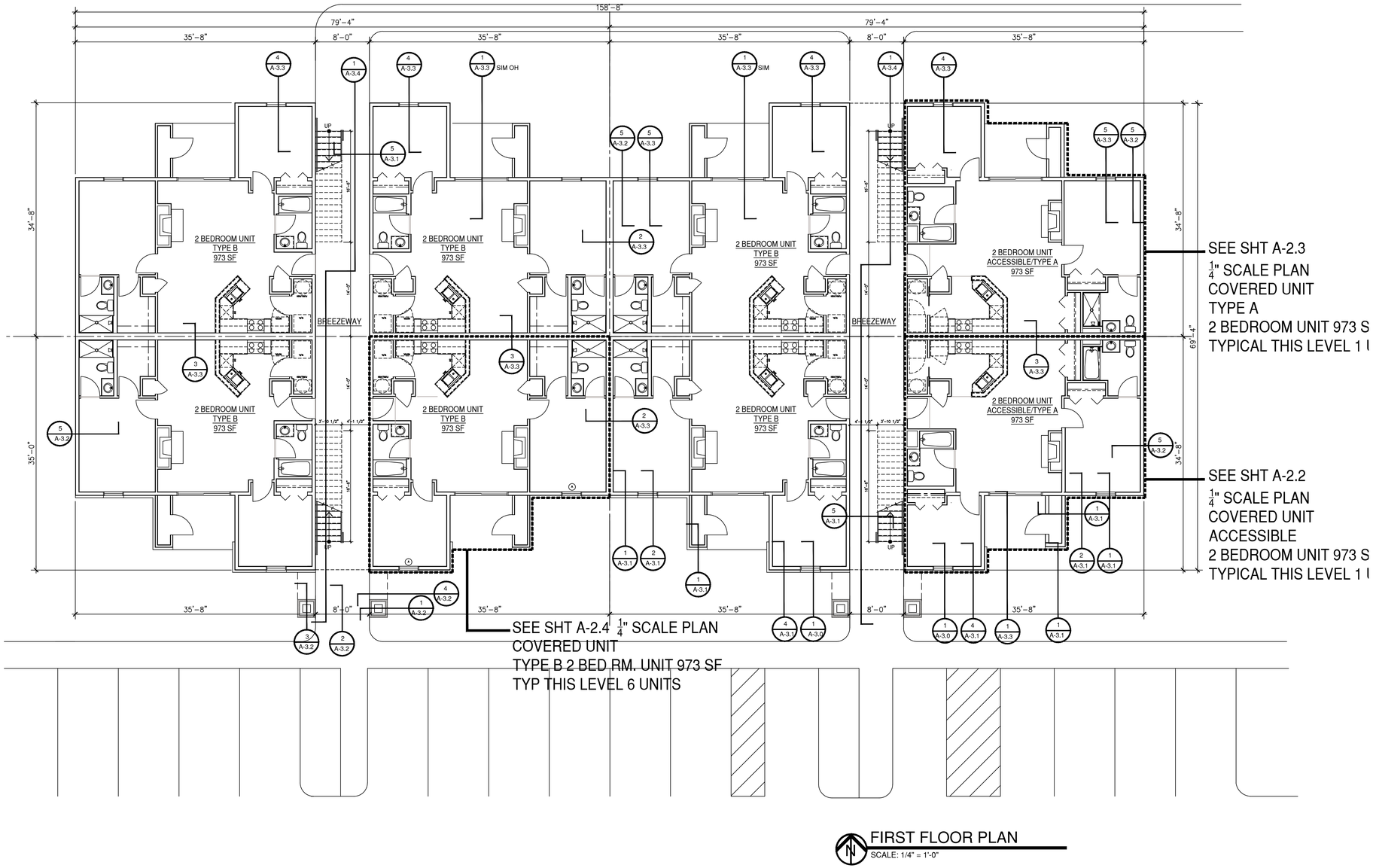
A NEW RESIDENTIAL DEVELOPMENT
CONDOS AT TOWN CENTER
7773 and 7755 Highway N
CITY OF DARDENNE PRAIRIE
ST. CHARLES COUNTY, MISSOURI

REGISTERED ARCHITECT — PETER D. CONANT — STATE OF MISSOURI — NUMBER A-007596

Date: 8/15/2022

Sheet No.

TS



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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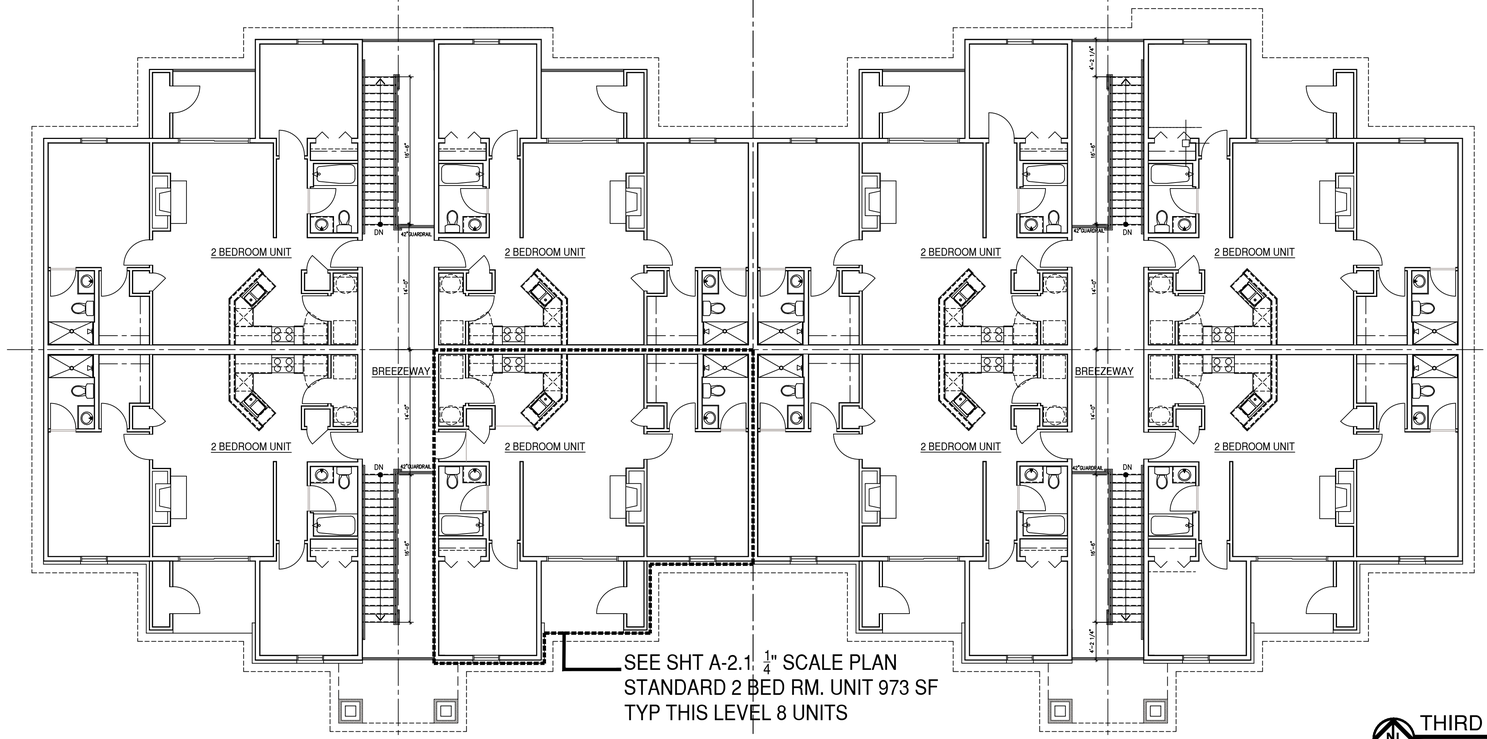
CITY OF DARDENNE PRAIRIE
ST. CHARLES COUNTY, MISSOURI

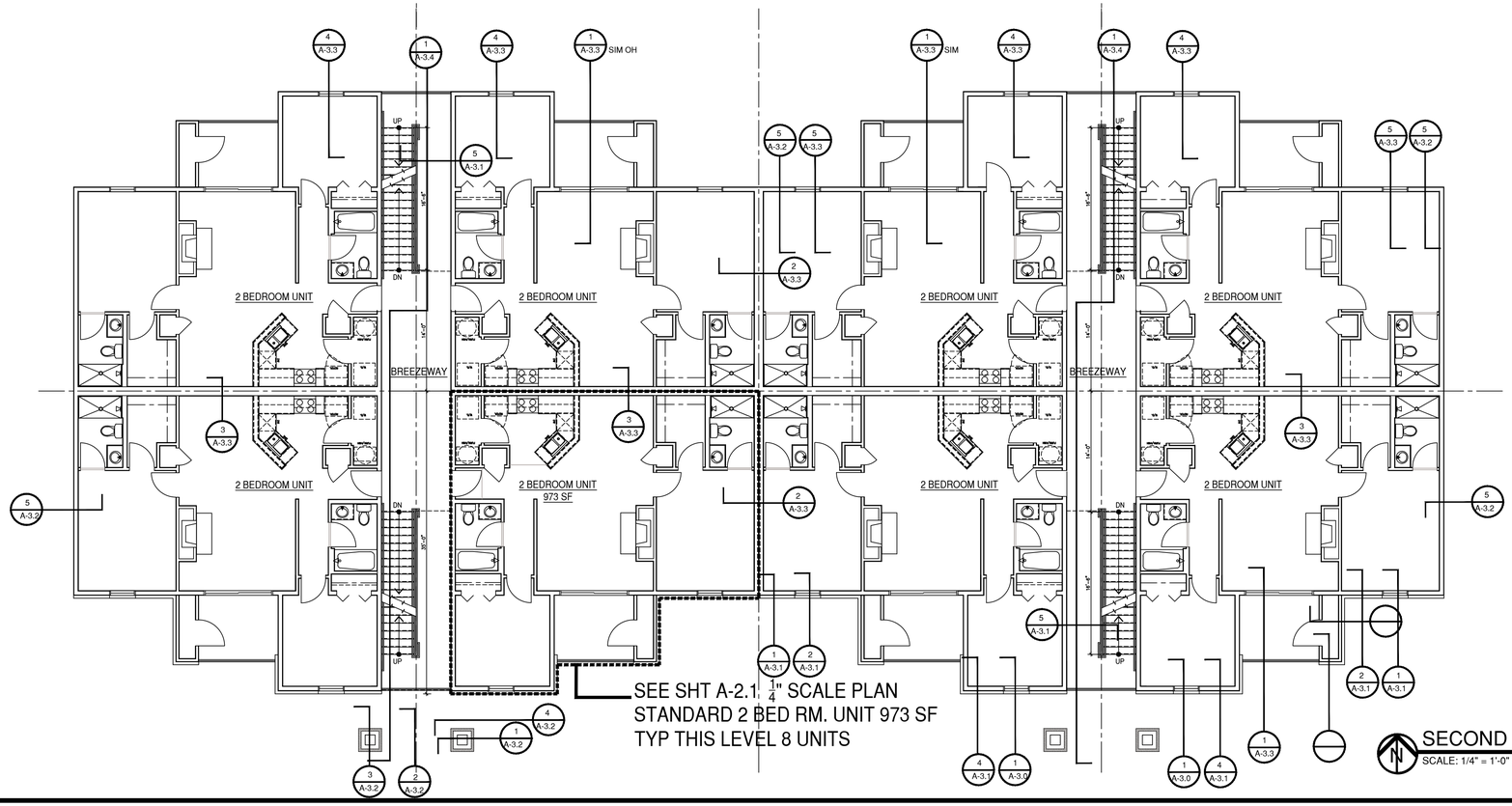
STATE OF MISSOURI
PETER D. CONANT
NUMBER A-7007308
REGISTERED ARCHITECT

Date: 8/15/2022

Sheet No.
A-1.1



THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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ST. CHARLES COUNTY, MISSOURI

STATE OF MISSOURI
PETER D. CONANT
NUMBER A-7596
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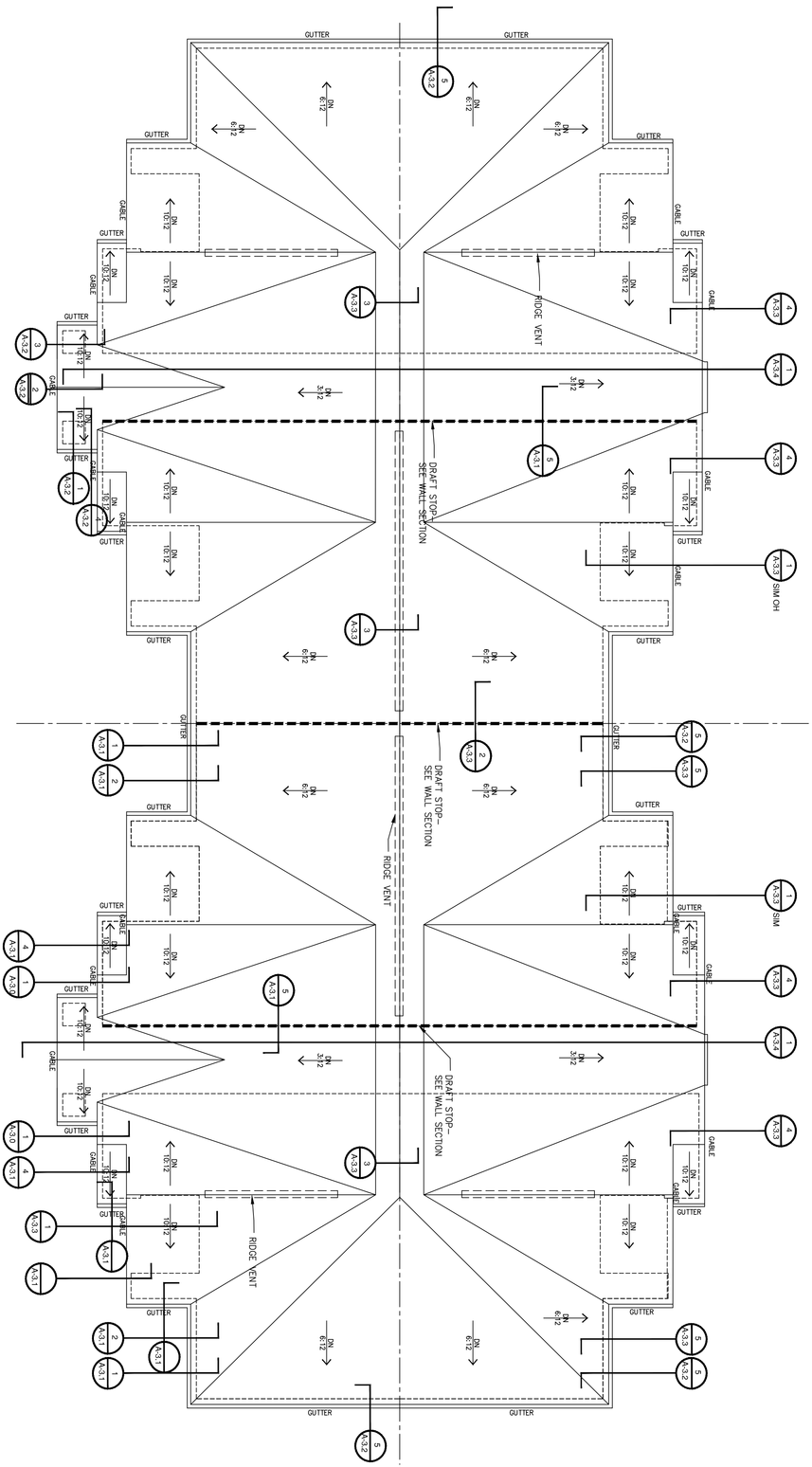
Date: 8/15/2022

Sheet No.
A-1.2



ROOF PLAN
SCALE: 1/8" = 1'-0"

Sheet No.
A-1.3

Date: 8/15/2022

PETER DUNCAN CONANT
NUMBER AR 007596
REGISTERED ARCHITECT
STATE OF MISSOURI
8/15/22

A NEW RESIDENTIAL DEVELOPMENT
CONDOS AT TOWN CENTER
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WINDOW SCHEDULE

WINDOW LABEL	LOCATION	TYPE	MTL.	SIZE– ROUGH OPENING WIDTH	HEIGHT	REMARKS
A	BED RM	SINGLE HUNG	VINYL	3'–0"	6'–0"	7/8" DBL. SEALED INSULATED GLASS

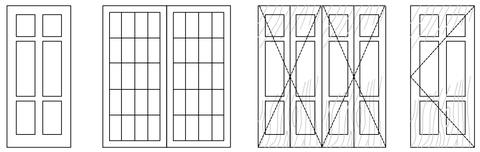
SEE ELEVATIONS
FOR JAMB CONDITIONS
BRICK VS SIDING

(A)

DOOR SCHEDULE

DOOR NO.	DOOR SIZE	DOOR TYPE	DOOR MAT'L	HDWR TYPE	FRAME GROUP	LABEL	DETAIL	REMARKS
100	3'–0" x 6'–8"	A	MTL	SECURITY	–	–	–	45 MIN
101	2'–10" x 6'–8"	D	WD	PASS	–	–	–	
102	2'–4" X 6'–8"	D	WD	PASS	–	–	–	
105	2'–8" x 6'–8"	D	WD	PASS	–	–	–	
106	2'–10" X 6'–8"	D	WD	PRIVACY	–	–	–	
107	2'–10" X 6'–8"	D	WD	PRIVACY	–	–	–	
108	2'–4" X 6'–8"	D	WD	PASS	–	–	–	
109	6'–0" X 6'–8"	D	V/GLS	SECURITY	–	–	–	ATRIUM W/ FIXED SIDELIGHT
110	3'–0" x 6'–8"	D	WD	SECURITY	–	–	–	
112	2'–10" X 6'–8"	D	WD	PRIVACY	–	–	–	
113	4'–0" X 6'–8"	C	WD	PASS	–	–	–	BIFOLD
114	2'–10" X 6'–8"	D	WD	PRIVACY	–	–	–	

DOOR TYPES



(A) INSULATED METAL

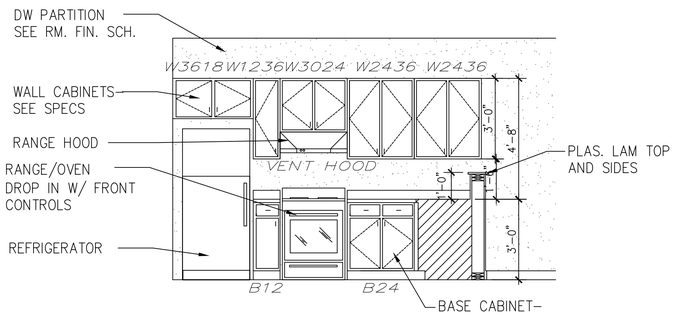
(B) VINYL ATRIUM FULL VIEW FIXED SIDELIGHT TEMPERED GLAZING

(C) HOLLOW CORE WOOD BIFOLD

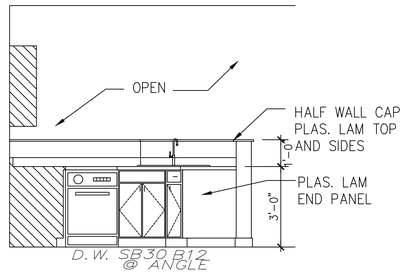
(D) HOLLOW CORE WOOD

2 BEDROOM UNIT ROOM FINISH SCHEDULE

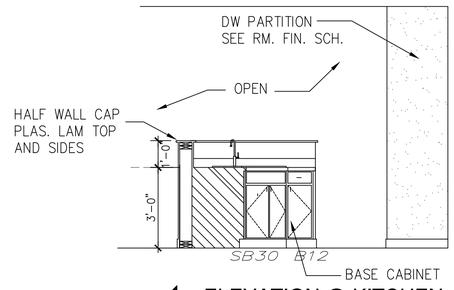
ROOM NO.	ROOM NAME	FLOOR	BASE	WALLS MATERIAL N	E	S	W	FINISH	CEILING TYPE	FINISH	HEIGHT	REMARKS
MAIN FLOOR												
100	ENTRY	SV	W	DW	–	DW	DW	P1	DW	P3	9'–0"	
101	UTILITY	SV	W	DW	DW	DW	DW	P1	DW	P3	9'–0"	
102	COAT	CPT	W	DW	DW	DW	DW	P1	DW	P3	9'–0"	
103	KITCHEN	SV	W	DW	–	DW	DW	P1	DW	P3	9'–0"	
104	DINING	CPT	W	DW	DW	–	DW	P1	DW	P3	9'–0"	
105	WALK IN CLOSET	CPT	W	DW	DW	DW	DW	P1	DW	P3	9'–0"	
106	BATH #1	SV	W	MDW	MDW	MDW	MDW	P2	MDW	P2	9'–0"	
107	BEDROOM #1	CPT	W	DW	DW	DW	DW	P1	DW	P3	9'–0"	
108	CLOSET	CPT	W	DW	DW	DW	DW	P1	DW	P3	9'–0"	
109	LIVING	CPT	W	–	DW	DW	DW	P1	DW	P3	9'–0"	
110	STORAGE	NF	–	–	–	–	–	–	–	–	9'–0"	
111	PATIO	NF	–	–	–	–	–	–	–	–	9'–0"	
112	BEDROOM #2	CPT	W	DW	DW	DW	DW	P1	DW	P3	9'–0"	
113	CLOSET	CPT	W	DW	DW	DW	DW	P1	DW	P3	9'–0"	
114	BATH #2	SV	W	MDW	MDW	MDW	MDW	P2	MDW	P2	9'–0"	
115	HALL	CPT	W	–	DW	DW	DW	P1	DW	P3	9'–0"	



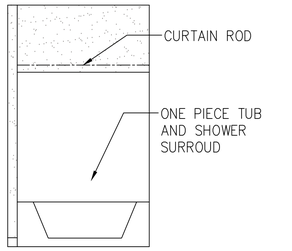
A ELEVATION @ KITCHEN
SCALE: 3/8" = 1'-0"



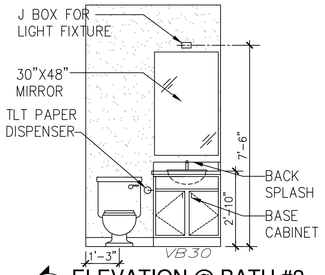
B ELEVATION @ KITCHEN
SCALE: 3/8" = 1'-0"



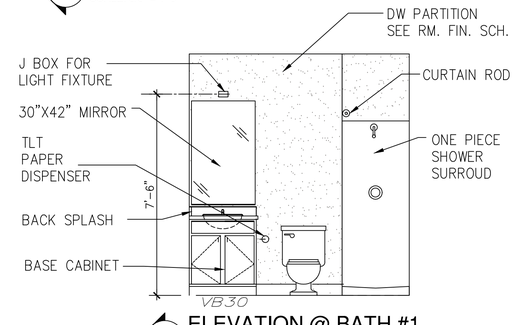
C ELEVATION @ KITCHEN
SCALE: 3/8" = 1'-0"



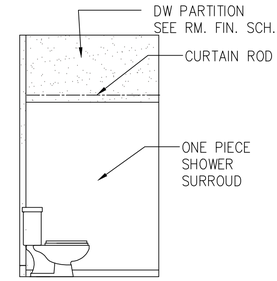
D ELEVATION @ BATH #2
SCALE: 3/8" = 1'-0"



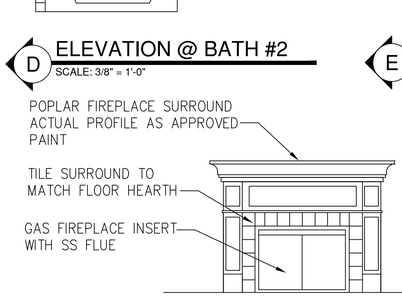
E ELEVATION @ BATH #2
SCALE: 3/8" = 1'-0"



F ELEVATION @ BATH #1
SCALE: 3/8" = 1'-0"



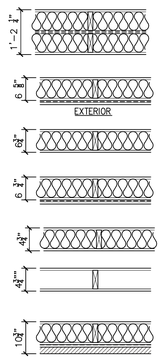
G ELEVATION @ BATH #1
SCALE: 3/8" = 1'-0"



X ELEVATION @FIREPLACE
SCALE: NTS

NOTE:
GRAB BARS ARE NOT IN BASE BID.
REINFORCEMENT FOR FUTURE INSTALLATION OF GRAB BARS SHALL BE PROVIDED IN BASE BID.

PARTITION TYPE SCHEDULE



P1 DOUBLE STUD PARTY WALL – 1 HOUR RATING
1 LAYER 5/8" TYPE X DRYWALL ON EACH SIDE TWO ROWS OF 2X6 STUDS @ 16" O.C. ON SEPARATE PLATES AT 2" APART. ATTACH WITH 1 1/4" CEMENT COATED NAILS @ 7" O.C. 3" FRICTION FIT BATT INSULATION AT BOTH SIDES. SEE STRUCTURAL FOR LOCATION OF 4' OSB SHEAR WALL SHEATHING ON 2" GAP SIDE OF STUDS. USE MOISTURE RESISTANT DW AT WET AREAS.
UL U305

P2 BREEZEWAY EXTERIOR WALL–1 HOUR RATED
1 LAYER 5/8" TYPE X DRYWALL ON INTERIOR SIDE OF 2X6 STUDS @ 16" O.C. VINYL SIDING OVER TYVEK VAPOR BARRIER ON 7/16" OSB SHEATHING W/ R-19 BATT INSULATION ON EXTERIOR SIDE.
UL U305

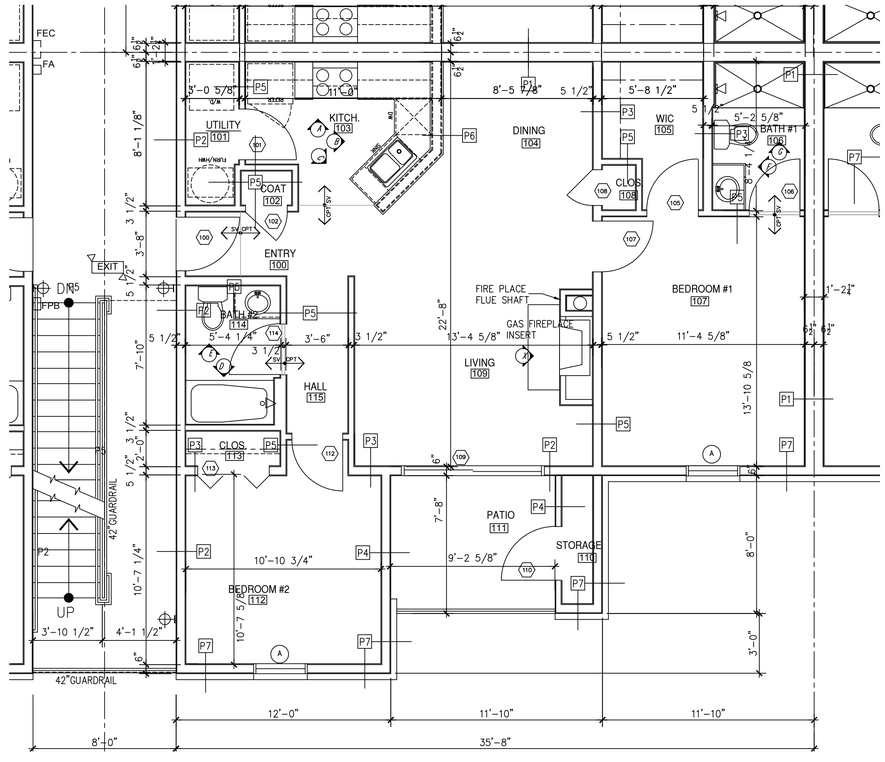
P3 TYPICAL INTERIOR LOAD BEARING PARTITION– 1 HOUR RATED
1 LAYER 5/8" TYPE X DRYWALL BOTH SIDSE OF 2X6 STUDS @ 16" O.C. ATTACH WITH 1 1/4" CEMENT COATED NAILS AT 7" O.C.
UL U305

P4 SIDING EXTERIOR WALL–1 HOUR RATED
1 LAYER 5/8" TYPE X DRYWALL ON INTERIOR SIDE OF 2X6 STUDS @ 16" O.C. VINYL SIDING OVER TYVEK VAPOR BARRIER ON 7/16" OSB SHEATHING W/ R-19 BATT INSULATION ON EXTERIOR SIDE.
UL U305

P5 TYPICAL INTERIOR WALL NON RATED
1 LAYER 5/8" DRYWALL ON BOTH SIDE OF 2X4 STUDS @ 16" O.C. MOISTURE RESISTANT DRYWALL AT WET AREAS

P6 TYPICAL INTERIOR PARTITION– HALF WALL
1 LAYER 5/8" TYPE X DRYWALL BOTH SIDSE OF 2X4 STUDS @ 16" O.C. ATTACH WITH 1 1/4" CEMENT COATED NAILS AT 7" O.C.

P7 BRICK EXTERIOR WALL–1 HOUR RATED
1 LAYER 5/8" TYPE X DRYWALL ON INTERIOR SIDE OF 2X6 STUDS @ 16" O.C. BRICK, AIR GAP AND TYVEK VAPOR BARRIER ON 7/16" OSB SHEATHING W/ R-19 BATT INSULATION .
UL U305



TWO BEDROOM UNIT FLOOR PLAN
SCALE: 1/4" = 1'-0"
973 SF

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A NEW RESIDENTIAL DEVELOPMENT
CONDOS AT TOWN CENTER
7773 and 7755 Highway N
CITY OF DARDENNE PRAIRIE
ST. CHARLES COUNTY, MISSOURI

STATE OF MISSOURI PETER D. CONANT NUMBER A-7007596 REGISTERED ARCHITECT

Date: 8/15/2022

Sheet No.
A-2.1

WINDOW SCHEDULE

WINDOW LABEL	LOCATION	TYPE	MTL.	SIZE– ROUGH OPENING WIDTH	HEIGHT	REMARKS
A	BED RM	SINGLE HUNG	VINYL	3'–0"	6'–0"	$\frac{5}{8}$" DBL. SEALED INSULATED GLASS

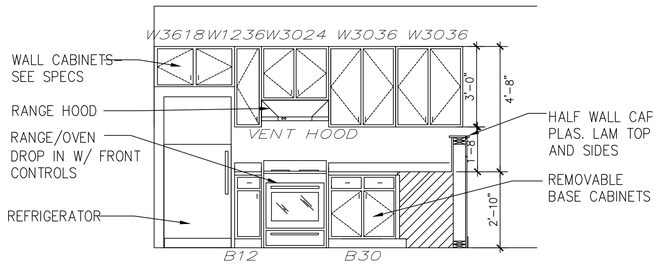
SEE ELEVATIONS
FOR JAMB CONDITIONS
BRICK VS SIDING

(A)

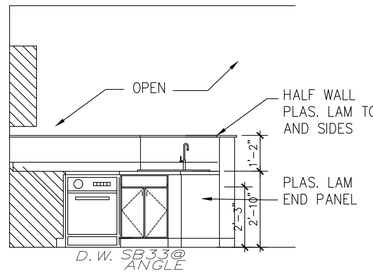
DOOR SCHEDULE

DOOR NO.	DOOR SIZE	DOOR TYPE	DOOR MATL	HDWR TYPE	FRAME GROUP	LABEL	DETAIL	REMARKS
100	3'–0" x 6'–8"	A	MTL	SECURITY	–	–	–	45 MIN W/ SELF CLOSING HINGE CLOSER
101	2'–8" x 6'–8"	D	WD	PASS	–	–	–	POCKET DOOR
102	2'–4" X 6'–8"	D	WD	PASS	–	–	–	
105	5'–0" x 6'–8"	C	WD	PASS	–	–	–	BIFOLD
106	2'–10" X 6'–8"	D	WD	PRIVACY	–	–	–	
107	2'–10" X 6'–8"	D	WD	PRIVACY	–	–	–	
108	5'–0" X 6'–8"	C	WD	PASS	–	–	–	BIFOLD
109	6'–0" X 6'–8"	D	V/GLS	SECURITY	–	–	–	ATRIUM W/ FIXED SIDELIGHT
110	3'–0" x 6'–8"	D	WD	SECURITY	–	–	–	
112	2'–10" X 6'–8"	D	WD	PRIVACY	–	–	–	
113	4'–0" X 6'–8"	C	WD	PASS	–	–	–	BIFOLD
114	2'–10" X 6'–8"	D	WD	PRIVACY	–	–	–	

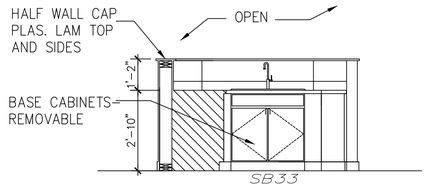
DOOR TYPES



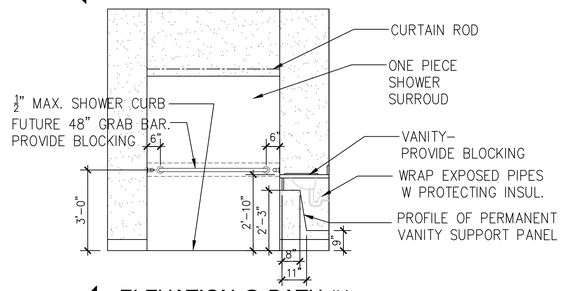
A ELEVATION @ KITCHEN
SCALE: 3/8" = 1'-0"



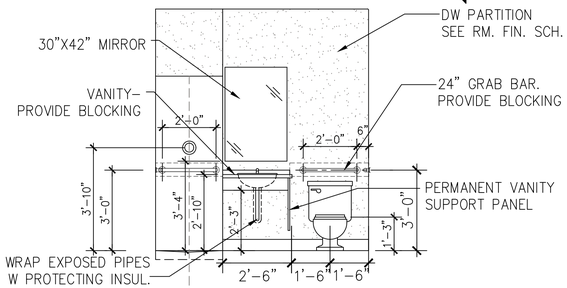
B ELEVATION @ KITCHEN
SCALE: 3/8" = 1'-0"



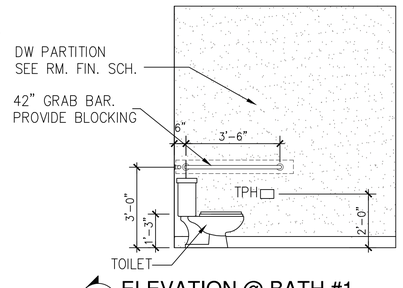
C ELEVATION @ KITCHEN
SCALE: 3/8" = 1'-0"



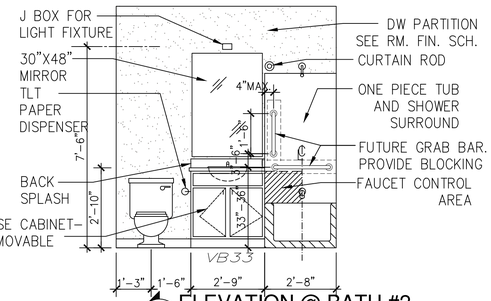
D ELEVATION @ BATH #1
SCALE: 3/8" = 1'-0"



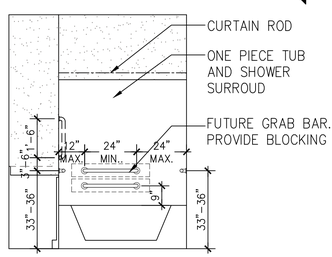
E ELEVATION @ BATH #1
SCALE: 3/8" = 1'-0"



F ELEVATION @ BATH #1
SCALE: 3/8" = 1'-0"



G ELEVATION @ BATH #2
SCALE: 3/8" = 1'-0"



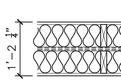
H ELEVATION @ BATH #2
SCALE: 3/8" = 1'-0"

NOTE:
GRAB BARS ARE NOT IN BASE BID.
REINFORCEMENT FOR FUTURE INSTALLATION OF GRAB BARS SHALL BE PROVIDED IN BASE BID.

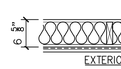
2 BEDROOM ACCESSIBLE ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR	BASE	WALLS MATERIAL N	E	S	W	FINISH	CEILING TYPE	FINISH	HEIGHT	REMARKS
MAIN FLOOR												
100	ENTRY	SV	W	DW	–	DW	DW	P1	DW	P3	9'–0"	
101	UTILITY	SV	W	DW	DW	DW	DW	P1	DW	P3	9'–0"	
102	COAT	CPT	W	DW	DW	DW	DW	P1	DW	P3	9'–0"	
103	KITCHEN	SV	W	DW	–	DW	DW	P1	DW	P3	9'–0"	
104	DINING	CPT	W	DW	DW	–	DW	P1	DW	P3	9'–0"	
105	CLOSET	CPT	W	DW	DW	DW	DW	P1	DW	P3	9'–0"	
106	BATH #1	SV	W	MDW	MDW	MDW	MDW	P2	MDW	P2	9'–0"	
107	BEDROOM #1	CPT	W	DW	DW	DW	DW	P1	DW	P3	9'–0"	
108	CLOSET	CPT	W	DW	DW	DW	DW	P1	DW	P3	9'–0"	
109	LIVING	CPT	W	–	DW	DW	DW	P1	DW	P3	9'–0"	
110	STORAGE	NF	–	–	–	–	–	–	–	–	–	
111	PATIO	NF	–	–	–	–	–	–	–	–	–	
112	BEDROOM #2	CPT	W	DW	DW	DW	DW	P1	DW	P3	9'–0"	
113	CLOSET	CPT	W	DW	DW	DW	DW	P1	DW	P3	9'–0"	
114	BATH #2	SV	W	MDW	MDW	MDW	MDW	P2	MDW	P2	9'–0"	

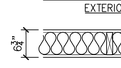
PARTITION TYPE SCHEDULE



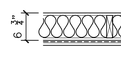
P1 — DOUBLE STUD PARTY WALL – 1 HOUR RATING
1 LAYER ⅝" TYPE X DRYWALL ON EACH SIDE TWO ROWS OF 2X6 STUDS @ 16" O.C. ON SEPARATE PLATES AT 2" APART. ATTACH WITH 1⅝" CEMENT COATED NAILS @ 7" O.C. 3½" FRICTION FIT BATT INSULATION AT BOTH SIDES. SEE STRUCTURAL FOR LOCATION OF ⅞" OSB SHEAR WALL SHEATHING ON 2" GAP SIDE OF STUDS. USE MOISTURE RESISTANT DW AT WET AREAS.
UL U305



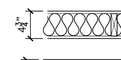
P2 — BREEZEWAY EXTERIOR WALL–1 HOUR RATED
1 LAYER ⅝" TYPE X DRYWALL ON INTERIOR SIDE OF 2X6 STUDS @ 16" O.C. VINYL SIDING OVER TYVEK VAPOR BARRIER ON ½" OSB SHEATHING W/ R–19 BATT INSULATION ON EXTERIOR SIDE
UL U305



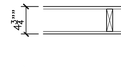
P3 — TYPICAL INTERIOR LOAD BEARING PARTITION– 1 HOUR RATED
1 LAYER ⅝" TYPE X DRYWALL BOTH SIDSE OF 2X6 STUDS @ 16" O.C. ATTACH WITH 1⅝" CEMENT COATED NAILS AT 7" O.C.
UL U305



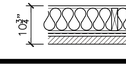
P4 — SIDING EXTERIOR WALL–1 HOUR RATED
1 LAYER ⅝" TYPE X DRYWALL ON INTERIOR SIDE OF 2X6 STUDS @ 16" O.C. VINYL SIDING OVER TYVEK VAPOR BARRIER ON ½" OSB SHEATHING W/ R–19 BATT INSULATION ON EXTERIOR SIDE.
UL U305



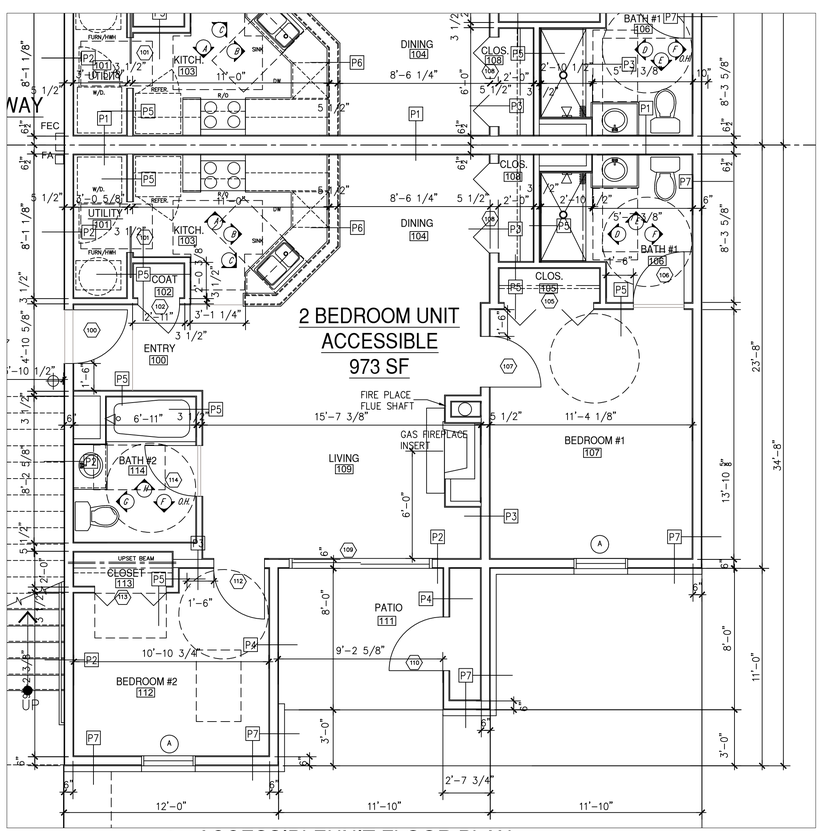
P5 — TYPICAL INTERIOR WALL NON RATED
1 LAYER ⅝" DRYWALL ON BOTH SIDE OF 2X4 STUDS @ 16" O.C.
MOISTURE RESISTANT DRYWALL AT WET AREAS



P6 — TYPICAL INTERIOR PARTITION– HALF WALL
1 LAYER ⅝" TYPE X DRYWALL BOTH SIDSE OF 2X4 STUDS @ 16" O.C. ATTACH WITH 1⅝" CEMENT COATED NAILS AT 7" O.C.



P7 — BRICK EXTERIOR WALL–1 HOUR RATED
1 LAYER ⅝" TYPE X DRYWALL ON INTERIOR SIDE OF 2X6 STUDS @ 16" O.C. BRICK, AIR GAP AND TYVEK VAPOR BARRIER ON ½" OSB SHEATHING W/ R–19 BATT INSULATION .
UL U305



ACCESSIBLEUNIT FLOOR PLAN
SCALE: 1/4" = 1'-0"
973 SF

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A NEW RESIDENTIAL DEVELOPMENT
CONDOS AT TOWN CENTER
7773 and 7755 Highway N
CITY OF DARDENNE PRAIRIE
ST. CHARLES COUNTY, MISSOURI

Date: 8/15/2022

Sheet No.
A-2.2

WINDOW SCHEDULE

WINDOW LABEL	LOCATION	TYPE	MTL.	SIZE– ROUGH OPENING WIDTH	HEIGHT	REMARKS
A	BED RM	SINGLE HUNG	VINYL	3'–0"	6'–0"	7/8" DBL. SEALED INSULATED GLASS

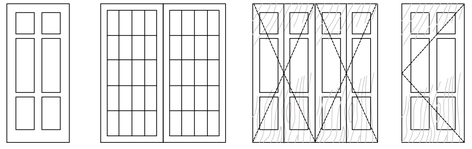
SEE ELEVATIONS
FOR JAMB CONDITIONS
BRICK VS SIDING

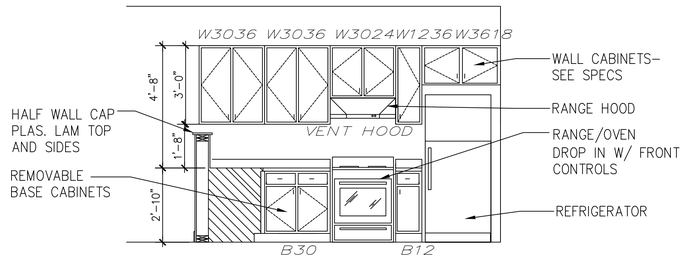
(A)

DOOR SCHEDULE

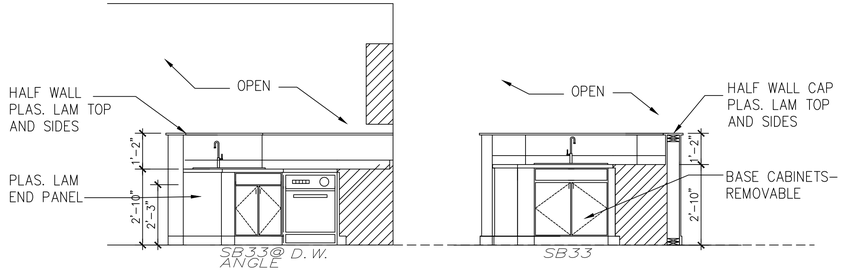
DOOR NO.	DOOR SIZE	DOOR TYPE	DOOR MAT'L	HDWR TYPE	FRAME GROUP	LABEL	DETAIL	REMARKS
100	3'–0" x 6'–8"	A	MTL	SECURITY	–	–	–	45 MIN W/ SELF CLOSING HINGE CLOSER
101	2'–8" x 6'–8"	D	WD	PASS	–	–	–	POCKET DOOR
102	2'–4" X 6'–8"	D	WD	PASS	–	–	–	
105	5'–0" x 6'–8"	C	WD	PASS	–	–	–	BIFOLD
106	2'–10" X 6'–8"	D	WD	PRIVACY	–	–	–	
107	2'–10" X 6'–8"	D	WD	PRIVACY	–	–	–	
108	5'–0" X 6'–8"	C	WD	PASS	–	–	–	BIFOLD
109	6'–0" X 6'–8"	D	V/GLS	SECURITY	–	–	–	ATRIUM W/ FIXED SIDELIGHT
110	3'–0" x 6'–8"	D	WD	SECURITY	–	–	–	
112	2'–10" X 6'–8"	D	WD	PRIVACY	–	–	–	
113	4'–0" X 6'–8"	C	WD	PASS	–	–	–	BIFOLD
114	2'–10" X 6'–8"	D	WD	PRIVACY	–	–	–	

DOOR TYPES



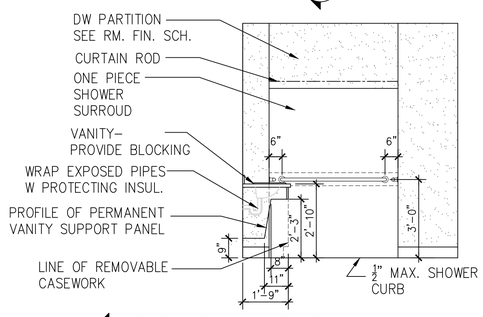


A ELEVATION @ KITCHEN
SCALE: 3/8" = 1'-0"

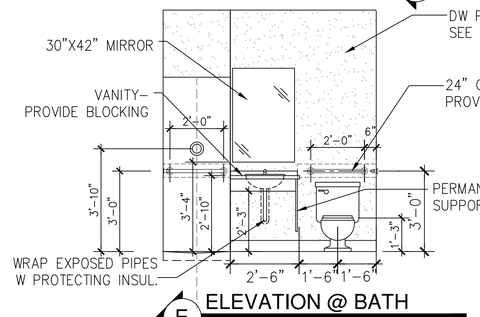


B ELEVATION @ KITCHEN
SCALE: 3/8" = 1'-0"

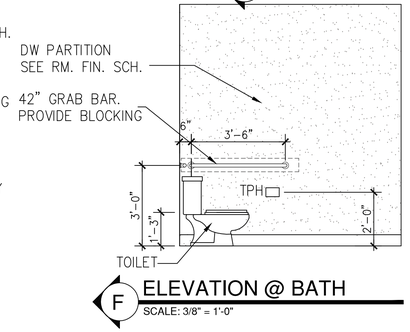
C ELEVATION @ KITCHEN
SCALE: 3/8" = 1'-0"



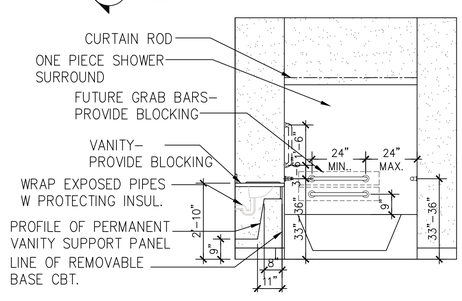
D ELEVATION @ BATH
SCALE: 3/8" = 1'-0"



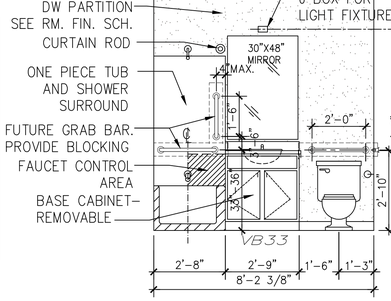
E ELEVATION @ BATH
SCALE: 3/8" = 1'-0"



F ELEVATION @ BATH
SCALE: 3/8" = 1'-0"



G ELEVATION @ BATH
SCALE: 3/8" = 1'-0"



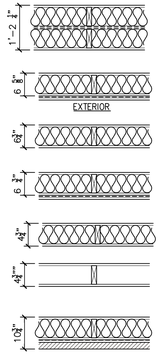
H ELEVATION @ BATH
SCALE: 3/8" = 1'-0"

2 BEDROOM TYPE A ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR	BASE	WALLS MATERIAL N	E	S	W	FINISH	CEILING TYPE	FINISH	HEIGHT	REMARKS
MAIN FLOOR												
100	ENTRY	SV	W	DW	–	DW	DW	P1	DW	P3	9'–0"	
101	UTILITY	SV	W	DW	DW	DW	DW	P1	DW	P3	9'–0"	
102	COAT	CPT	W	DW	DW	DW	DW	P1	DW	P3	9'–0"	
103	KITCHEN	SV	W	DW	–	DW	DW	P1	DW	P3	9'–0"	
104	DINING	CPT	W	DW	DW	–	DW	P1	DW	P3	9'–0"	
105	CLOSET	CPT	W	DW	DW	DW	DW	P1	DW	P3	9'–0"	
106	BATH #1	SV	W	MDW	MDW	MDW	MDW	P2	MDW	P2	9'–0"	
107	BEDROOM #1	CPT	W	DW	DW	DW	DW	P1	DW	P3	9'–0"	
108	CLOSET	CPT	W	DW	DW	DW	DW	P1	DW	P3	9'–0"	
109	LIVING	CPT	W	DW	DW	–	DW	P1	DW	P3	9'–0"	
110	STORAGE	NF	–	–	–	–	–	–	–	–	–	
111	PATIO	NF	–	–	–	–	–	–	–	–	–	
112	BEDROOM #2	CPT	W	DW	DW	DW	DW	P1	DW	P3	9'–0"	
113	CLOSET	CPT	W	DW	DW	DW	DW	P1	DW	P3	9'–0"	
114	BATH #2	SV	W	MDW	MDW	MDW	MDW	P2	MDW	P2	9'–0"	

NOTE:
GRAB BARS ARE NOT IN BASE BID.
REINFORCEMENT FOR FUTURE INSTALLATION OF GRAB BARS SHALL BE PROVIDED IN BASE BID.

PARTITION TYPE SCHEDULE



P1 — DOUBLE STUD PARTY WALL – 1 HOUR RATING
1 LAYER 5/8" TYPE X DRYWALL ON EACH SIDE TWO ROWS OF 2X6 STUDS @ 16" O.C. ON SEPARATE PLATES AT 2" APART. ATTACH WITH 1 1/4" CEMENT COATED NAILS @ 7" O.C. 3 1/2" FRICTION FIT BATT INSULATION AT BOTH SIDES. SEE STRUCTURAL FOR LOCATION OF 4" OSB SHEAR WALL SHEATHING ON 2" GAP SIDE OF STUDS. USE MOISTURE RESISTANT DW AT WET AREAS.
UL U305

P2 — BREEZEWAY EXTERIOR WALL–1 HOUR RATED
1 LAYER 5/8" TYPE X DRYWALL ON INTERIOR SIDE OF 2X6 STUDS @ 16" O.C. VINYL SIDING OVER TYVEK VAPOR BARRIER ON 7/16" OSB SHEATHING W/ R–19 BATT INSULATION ON EXTERIOR SIDE
UL U305

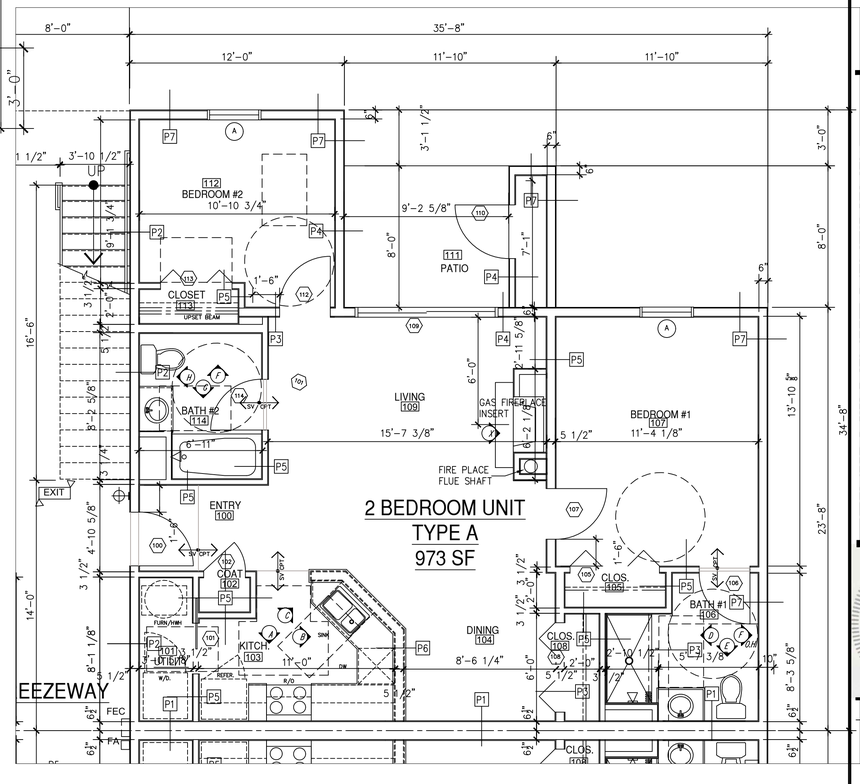
P3 — TYPICAL INTERIOR LOAD BEARING PARTITION– 1 HOUR RATED
1 LAYER 5/8" TYPE X DRYWALL BOTH SIDSE OF 2X6 STUDS @ 16" O.C. ATTACH WITH 1 1/4" CEMENT COATED NAILS AT 7" O.C.
UL U305

P4 — SIDING EXTERIOR WALL–1 HOUR RATED
1 LAYER 5/8" TYPE X DRYWALL ON INTERIOR SIDE OF 2X6 STUDS @ 16" O.C. VINYL SIDING OVER TYVEK VAPOR BARRIER ON 7/16" OSB SHEATHING W/ R–19 BATT INSULATION ON EXTERIOR SIDE
UL U305

P5 — TYPICAL INTERIOR WALL NON RATED
1 LAYER 5/8" DRYWALL ON BOTH SIDE OF 2X4 STUDS @ 16" O.C. MOISTURE RESISTANT DRYWALL AT WET AREAS

P6 — TYPICAL INTERIOR PARTITION– HALF WALL
1 LAYER 5/8" TYPE X DRYWALL BOTH SIDSE OF 2X4 STUDS @ 16" O.C. ATTACH WITH 1 1/4" CEMENT COATED NAILS AT 7" O.C.

P7 — BRICK EXTERIOR WALL–1 HOUR RATED
1 LAYER 5/8" TYPE X DRYWALL ON INTERIOR SIDE OF 2X6 STUDS @ 16" O.C. BRICK, AIR GAP AND TYVEK VAPOR BARRIER ON 7/16" OSB SHEATHING W/ R–19 BATT INSULATION .
UL U305



TYPE A UNIT FLOOR PLAN
SCALE: 1/4" = 1'-0"
973 SF

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KY.AZACKCONSTRUCTION@YAHOO.COM

A NEW RESIDENTIAL DEVELOPMENT
CONDOS AT TOWN CENTER
7773 and 7755 Highway N
CITY OF DARDENNE PRAIRIE
ST. CHARLES COUNTY, MISSOURI

STATE OF MISSOURI
PETER D. CONANT
NUMBER A-007596
REGISTERED ARCHITECT

Date: 8/15/2022

Sheet No.
A-2.3

WINDOW SCHEDULE

WINDOW LABEL	LOCATION	TYPE	MTL.	SIZE– ROUGH OPENING WIDTH	HEIGHT	REMARKS
A	BED RM	SINGLE HUNG	VINYL	3'–0"	6'–0"	$\frac{5}{8}$" DBL. SEALED INSULATED GLASS

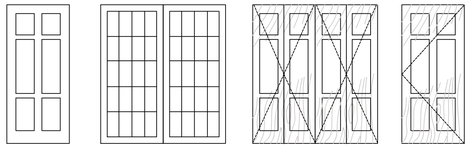
SEE ELEVATIONS
FOR JAMB CONDITIONS
BRICK VS SIDING

(A)

DOOR SCHEDULE

DOOR NO.	DOOR SIZE	DOOR TYPE	DOOR MAT'L	HDWR TYPE	FRAME GROUP	LABEL	DETAIL	REMARKS
100	3'–0" x 6'–8"	A	MTL	SECURITY	–	–	–	45 MIN W/ SELF CLOSING HINGE CLOSER
101	2'–8" x 6'–8"	D	WD	PASS	–	–	–	POCKET DOOR
102	2'–4" X 6'–8"	D	WD	PASS	–	–	–	
105	5'–0" x 6'–8"	C	WD	PASS	–	–	–	BIFOLD
106	2'–10" X 6'–8"	D	WD	PRIVACY	–	–	–	
107	2'–10" X 6'–8"	D	WD	PRIVACY	–	–	–	
108	5'–0" X 6'–8"	C	WD	PASS	–	–	–	BIFOLD
109	6'–0" X 6'–8"	D	V/GLS	SECURITY	–	–	–	ATRIUM W/ FIXED SIDELIGHT
110	3'–0" x 6'–8"	D	WD	SECURITY	–	–	–	
112	2'–10" X 6'–8"	D	WD	PRIVACY	–	–	–	
113	4'–0" X 6'–8"	C	WD	PASS	–	–	–	BIFOLD
114	2'–10" X 6'–8"	D	WD	PRIVACY	–	–	–	

DOOR TYPES

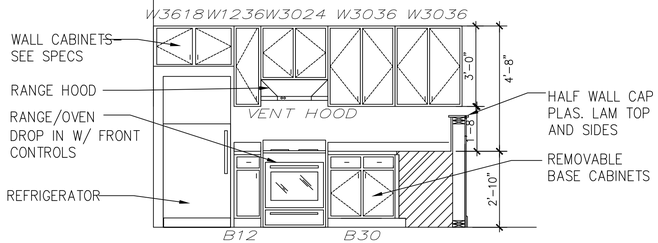


(A) INSULATED METAL

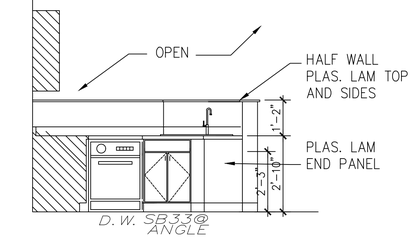
(B) VINYL ATRIUM FULL VIEW FIXED SIDELIGHT TEMPERED GLAZING

(C) HOLLOW CORE WOOD BIFOLD

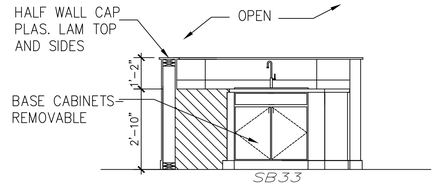
(D) HOLLOW CORE WOOD



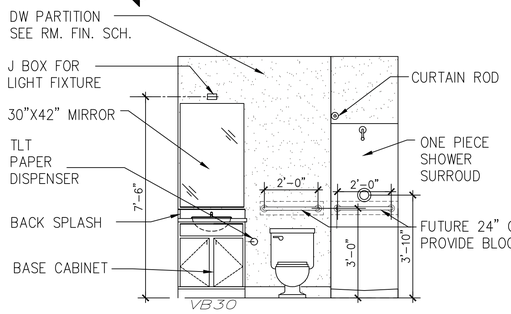
(A) ELEVATION @ KITCHEN
SCALE: 3/8" = 1'-0"



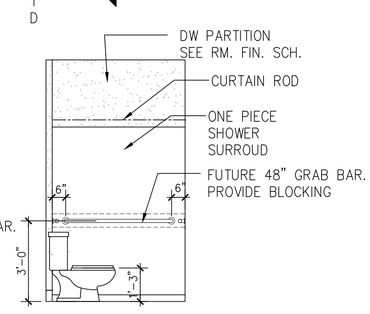
(B) ELEVATION @ KITCHEN
SCALE: 3/8" = 1'-0"



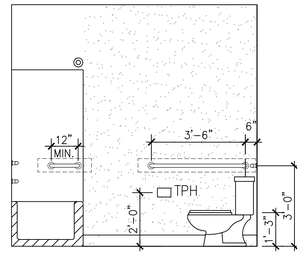
(C) ELEVATION @ KITCHEN
SCALE: 3/8" = 1'-0"



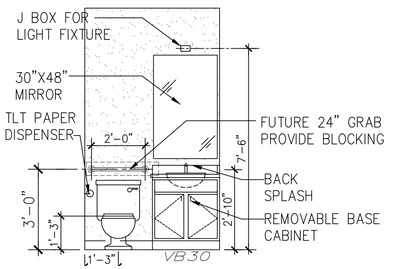
(D) ELEVATION @ BATH #1
SCALE: 3/8" = 1'-0"



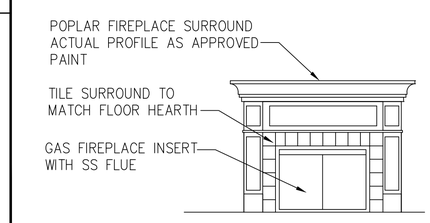
(E) ELEVATION @ BATH #1
SCALE: 3/8" = 1'-0"



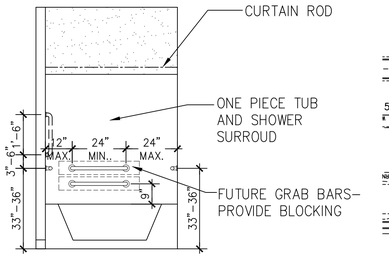
(F) ELEVATION @ BATH #2
SCALE: 3/8" = 1'-0"



(G) ELEVATION @ BATH #2
SCALE: 3/8" = 1'-0"



(X) ELEVATION @FIREPLACE
SCALE: NTS



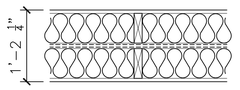
(H) ELEVATION @ BATH #2
SCALE: 3/8" = 1'-0"

NOTE:
GRAB BARS ARE NOT IN BASE BID.
REINFORCEMENT FOR FUTURE INSTALLATION OF GRAB BARS SHALL BE PROVIDED IN BASE BID.

2 BEDROOM TYPE B ROOM FINISH SCHEDULE

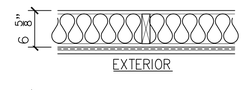
ROOM NO.	ROOM NAME	FLOOR	BASE	WALLS MATERIAL N	E	S	W	FINISH	CEILING TYPE	FINISH	HEIGHT	REMARKS
MAIN FLOOR												
100	ENTRY	SV	W	DW	–	DW	DW	P1	DW	P3	9'–0"	
101	UTILITY	SV	W	DW	DW	DW	DW	P1	DW	P3	9'–0"	
102	COAT	CPT	W	DW	DW	DW	DW	P1	DW	P3	9'–0"	
103	KITCHEN	SV	W	DW	–	DW	DW	P1	DW	P3	9'–0"	
104	DINING	CPT	W	DW	DW	–	DW	P1	DW	P3	9'–0"	
105	CLOSET	CPT	W	DW	DW	DW	DW	P1	DW	P3	9'–0"	
106	BATH #1	SV	W	MDW	MDW	MDW	MDW	P2	MDW	P2	9'–0"	
107	BEDROOM #1	CPT	W	DW	DW	DW	DW	P1	DW	P3	9'–0"	
108	CLOSET	CPT	W	DW	DW	DW	DW	P1	DW	P3	9'–0"	
109	LIVING	CPT	W	–	DW	DW	DW	P1	DW	P3	9'–0"	
110	STORAGE	NF	–	–	–	–	–	–	–	–	–	
111	PATIO	NF	–	–	–	–	–	–	–	–	–	
112	BEDROOM #2	CPT	W	DW	DW	DW	DW	P1	DW	P3	9'–0"	
113	CLOSET	CPT	W	DW	DW	DW	DW	P1	DW	P3	9'–0"	
114	BATH #2	SV	W	MDW	MDW	MDW	MDW	P2	MDW	P2	9'–0"	

PARTITION TYPE SCHEDULE



P1

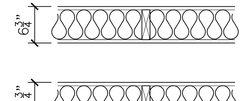
DOUBLE STUD PARTY WALL – 1 HOUR RATING
1 LAYER $\frac{5}{8}$" TYPE X DRYWALL ON EACH SIDE TWO ROWS OF 2X6 STUDS @ 16" O.C. ON SEPARATE PLATES AT 2" APART. ATTACH WITH $1\frac{7}{16}$" CEMENT COATED NAILS @ 7" O.C. $3\frac{1}{2}$" FRICTION FIT BATT INSULATION AT BOTH SIDES. SEE STRUCTURAL FOR LOCATION OF $\frac{7}{16}$" OSB SHEAR WALL SHEATHING ON 2" GAP SIDE OF STUDS. USE MOISTURE RESISTANT DW AT WET AREAS.
UL U305



EXTERIOR

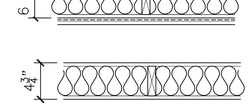
P2

BREEZEWAY EXTERIOR WALL–1 HOUR RATED
1 LAYER $\frac{5}{8}$" TYPE X DRYWALL ON INTERIOR SIDE OF 2X6 STUDS @ 16" O.C. VINYL SIDING OVER TYVEK VAPOR BARRIER ON $\frac{1}{2}$" OSB SHEATHING W/ R–19 BATT INSULATION ON EXTERIOR SIDE
UL U305



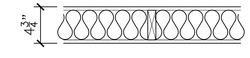
P3

TYPICAL INTERIOR LOAD BEARING PARTITION– 1 HOUR RATED
1 LAYER $\frac{5}{8}$" TYPE X DRYWALL BOTH SIDSE OF 2X6 STUDS @ 16" O.C. ATTACH WITH $1\frac{5}{8}$" CEMENT COATED NAILS AT 7" O.C.
UL U305



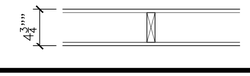
P4

SIDING EXTERIOR WALL–1 HOUR RATED
1 LAYER $\frac{5}{8}$" TYPE X DRYWALL ON INTERIOR SIDE OF 2X6 STUDS @ 16" O.C. VINYL SIDING OVER TYVEK VAPOR BARRIER ON $\frac{1}{2}$" OSB SHEATHING W/ R–19 BATT INSULATION ON EXTERIOR SIDE.
UL U305



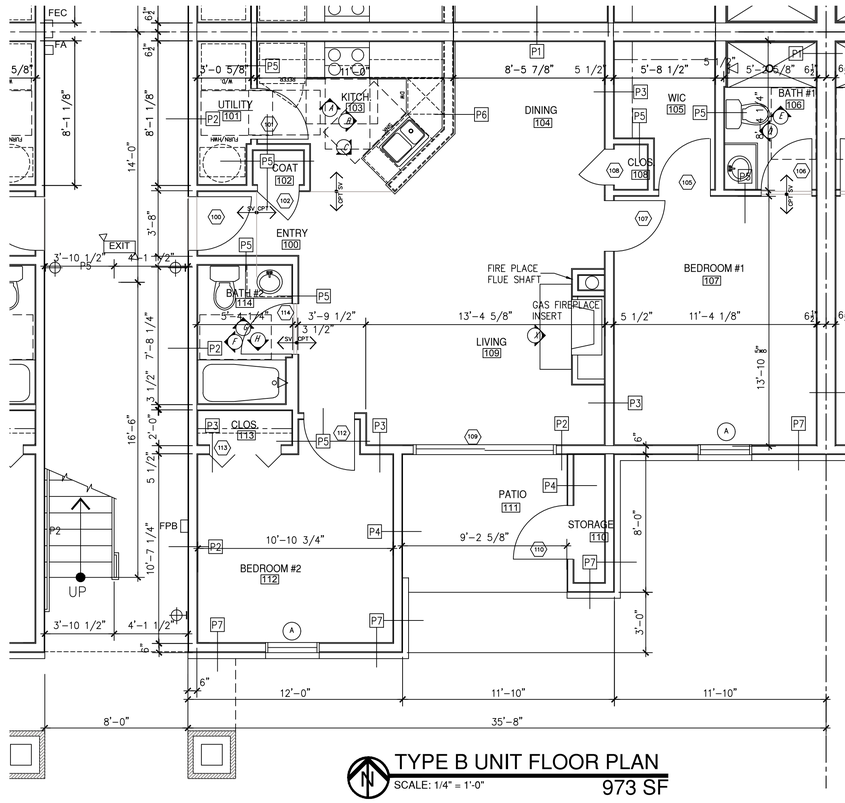
P5

TYPICAL INTERIOR WALL NON RATED
1 LAYER $\frac{5}{8}$" DRYWALL ON BOTH SIDE OF 2X4 STUDS @ 16" O.C. MOISTURE RESISTANT DRYWALL AT WET AREAS



P6

TYPICAL INTERIOR PARTITION– HALF WALL
1 LAYER $\frac{5}{8}$" TYPE X DRYWALL BOTH SIDSE OF 2X4 STUDS @ 16" O.C. ATTACH WITH $1\frac{5}{8}$" CEMENT COATED NAILS AT 7" O.C.



TYPE B UNIT FLOOR PLAN
SCALE: 1/4" = 1'-0"
973 SF

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CONTRACTOR:
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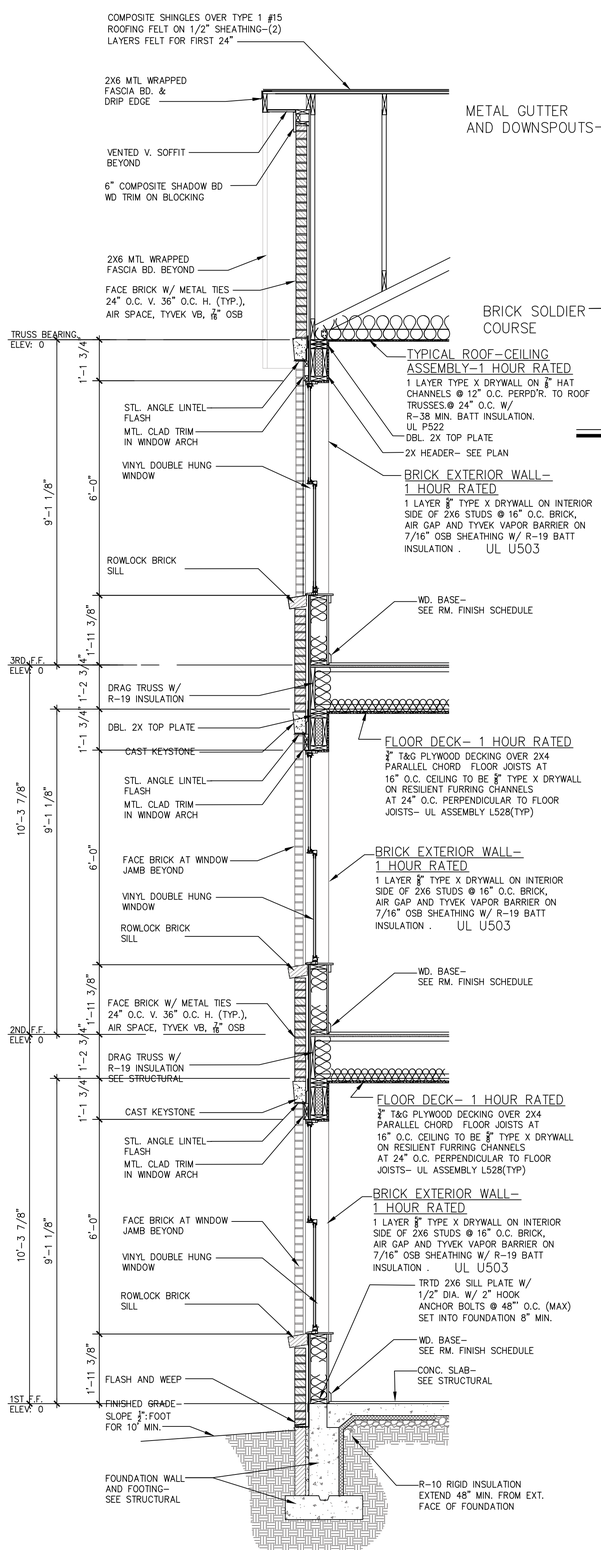
A NEW RESIDENTIAL DEVELOPMENT
CONDOS AT TOWN CENTER
7773 and 7755 Highway N
CITY OF DARDENNE PRAIRIE
ST. CHARLES COUNTY, MISSOURI

STATE OF MISSOURI PETER D. CONANT REGISTERED ARCHITECT

Date: 8/15/2022

Sheet No.
A-2.4



1 A-3.0 WALL SECTION

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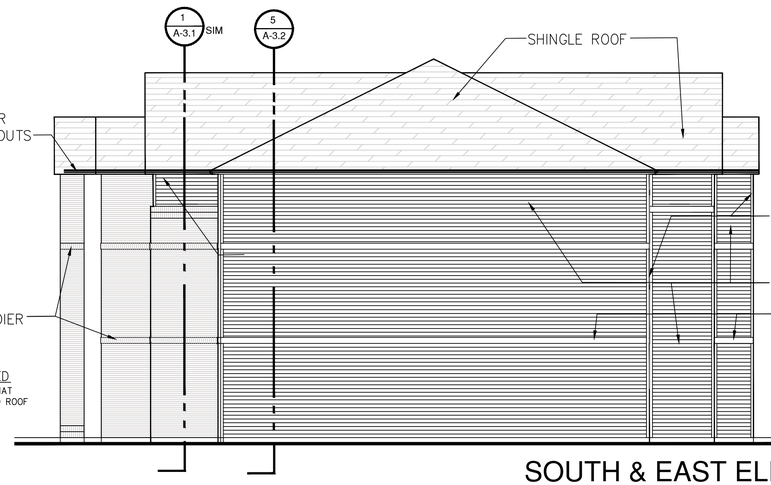
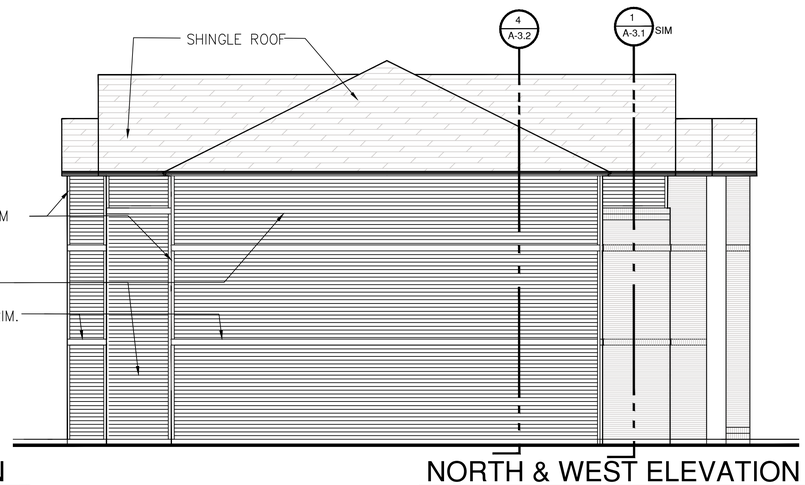


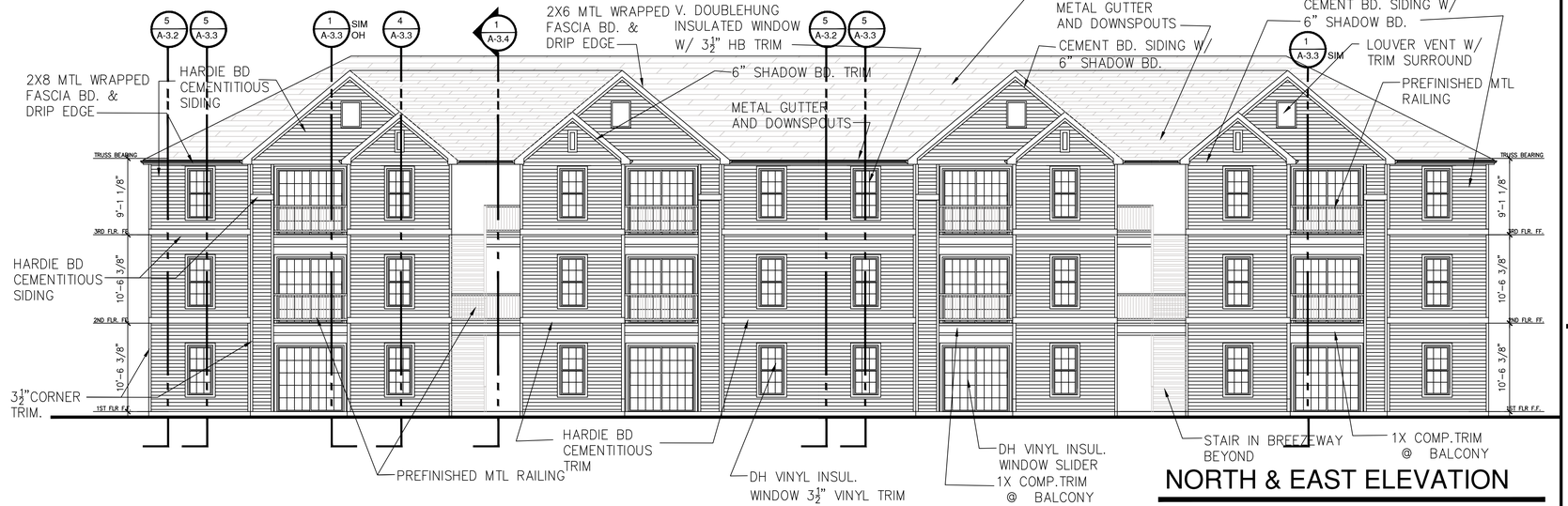
SOUTH & EAST ELEVATION

SCALE: 1/8" =1'-0"



NORTH & WEST ELEVATION

SCALE: 1/8" =1'-0"



NORTH & EAST ELEVATION

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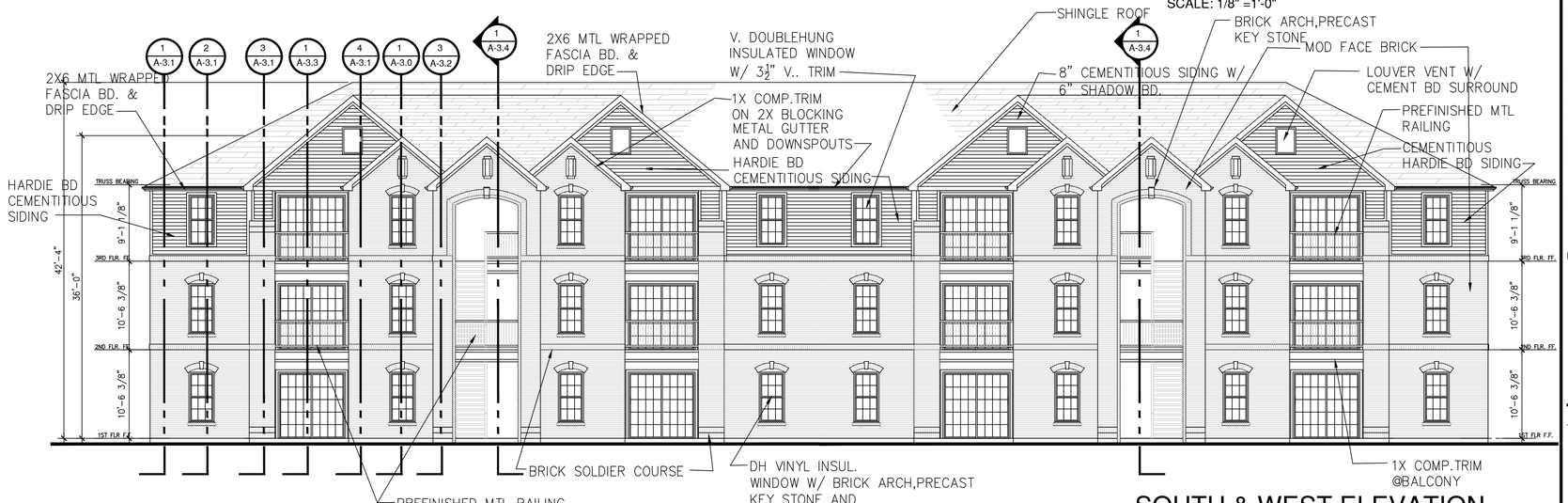

SOUTH & WEST ELEVATION

SCALE: 1/8" =1'-0"

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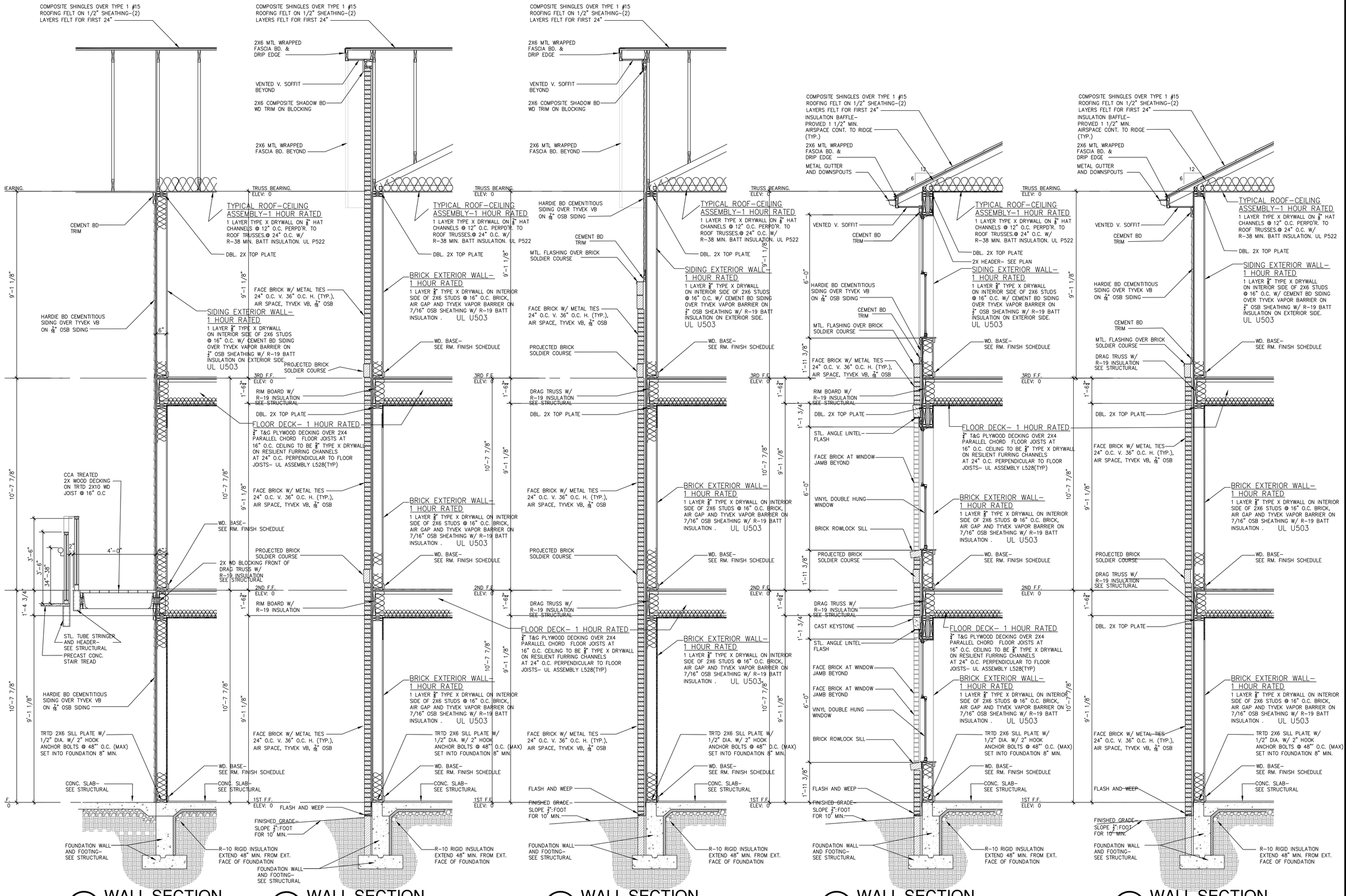
ST. CHARLES COUNTY, MISSOURI

Date: 8/15/2022

Sheet No.
A-3.0



5 WALL SECTION
A-3.1 SCALE: 1/2" =1'-0"

4 WALL SECTION
A-3.1 SCALE: 1/2" =1'-0"

3 WALL SECTION
A-3.1 SCALE: 1/2" =1'-0"

2 WALL SECTION
A-3.1 SCALE: 1/2" =1'-0"

1 WALL SECTION
A-3.1 SCALE: 1/2" =1'-0"

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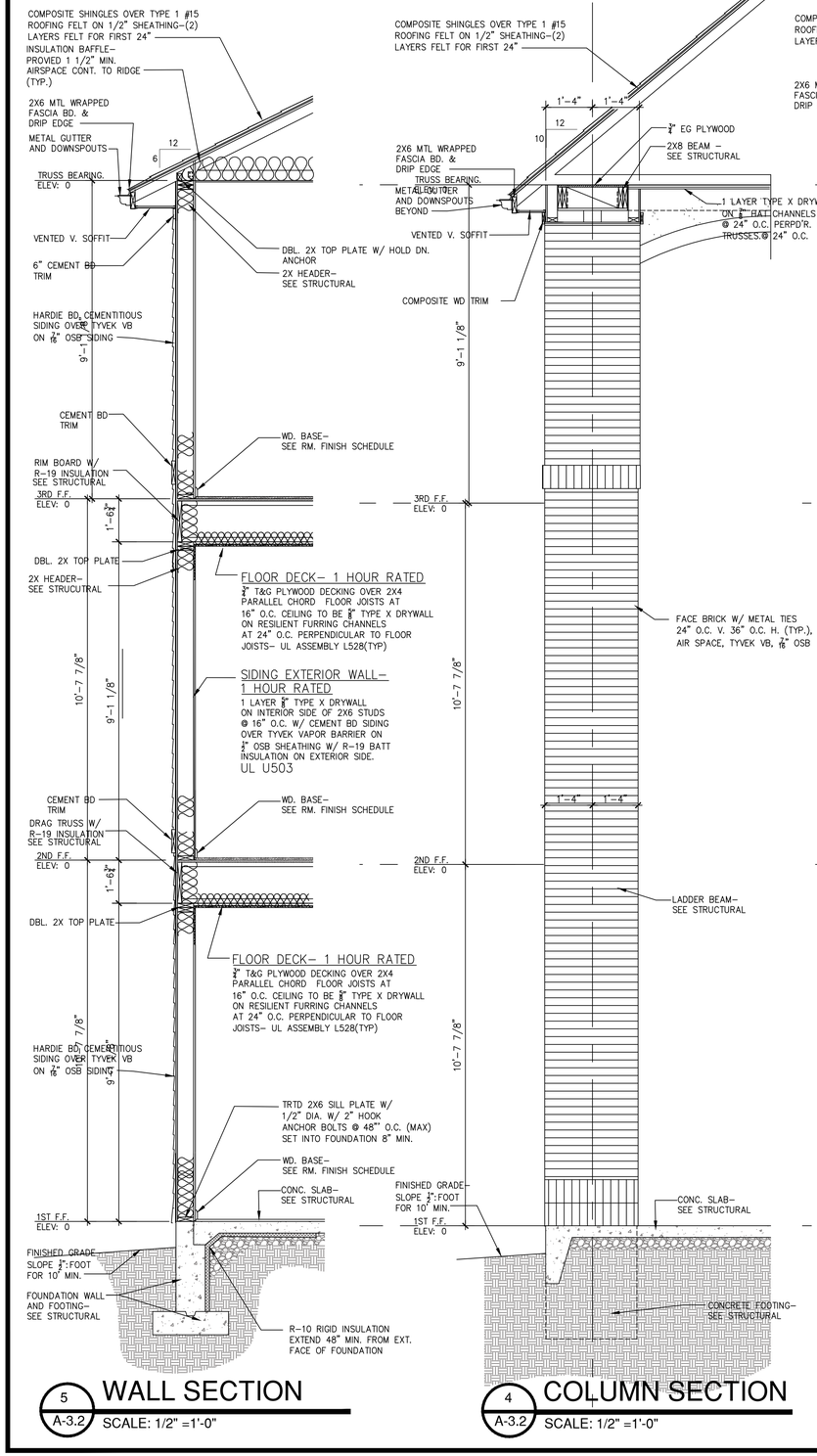
7773 and 7755 Highway N
CITY OF DARDENNE PRAIRIE
ST. CHARLES COUNTY, MISSOURI

STATE OF MISSOURI PETER D. CONANT NUMBER A-007596 REGISTERED ARCHITECT

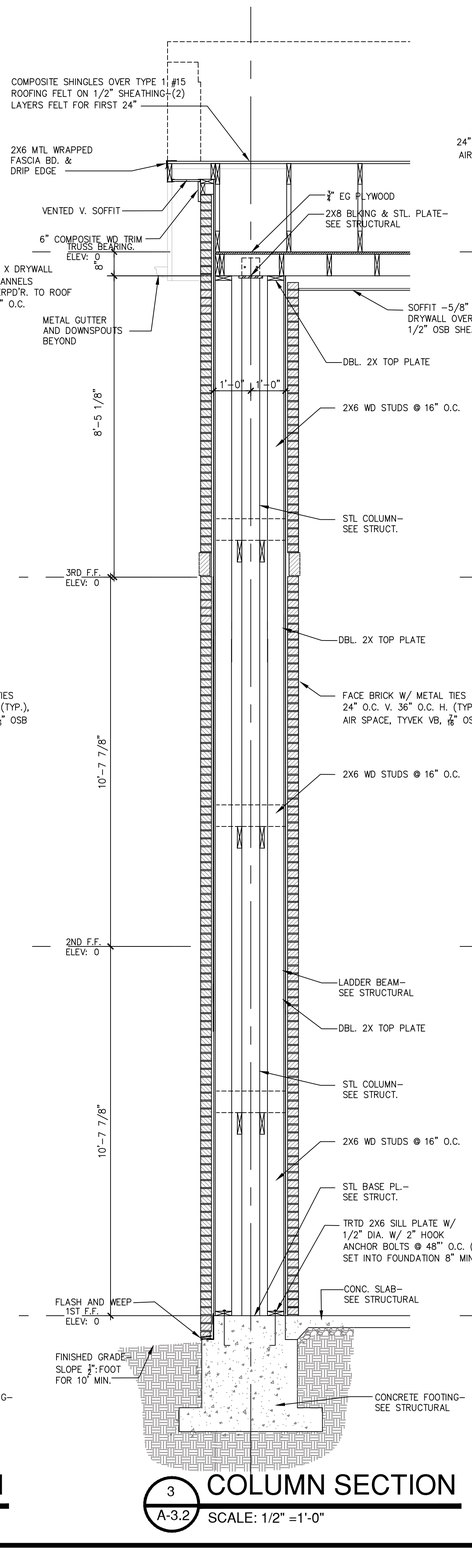
Date: 6/06/2022

Sheet No.
A-3.1
2 of 7



5 A-3.2 WALL SECTION
SCALE: 1/2" =1'-0"

4 A-3.2 COLUMN SECTION
SCALE: 1/2" =1'-0"



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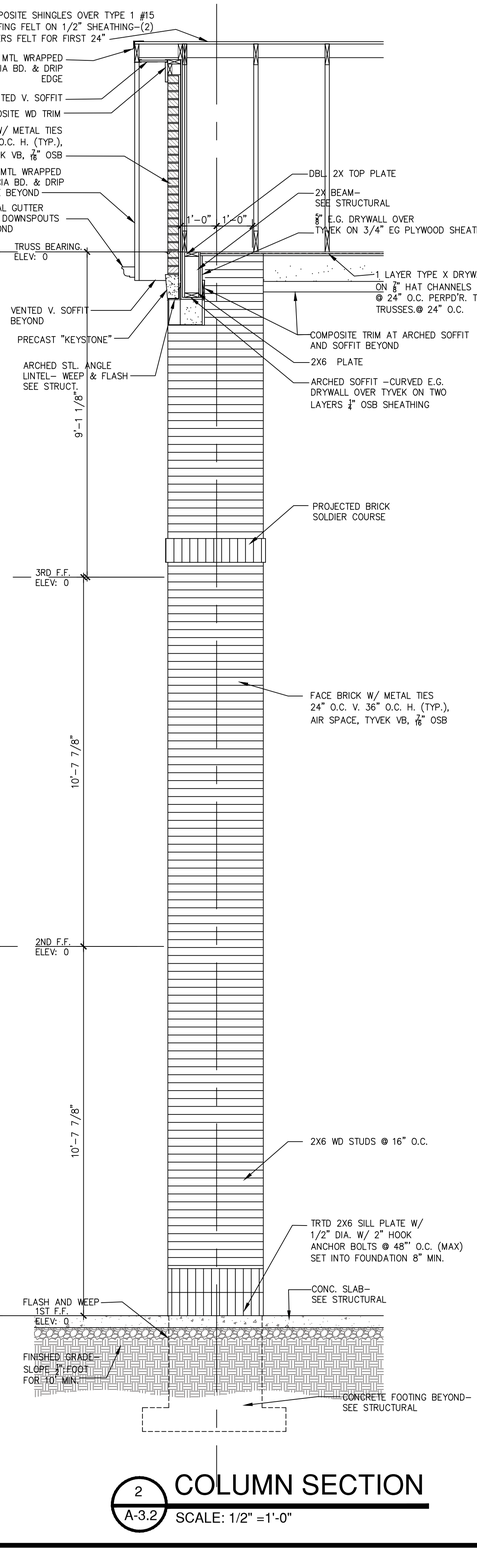

2 A-3.2 COLUMN SECTION
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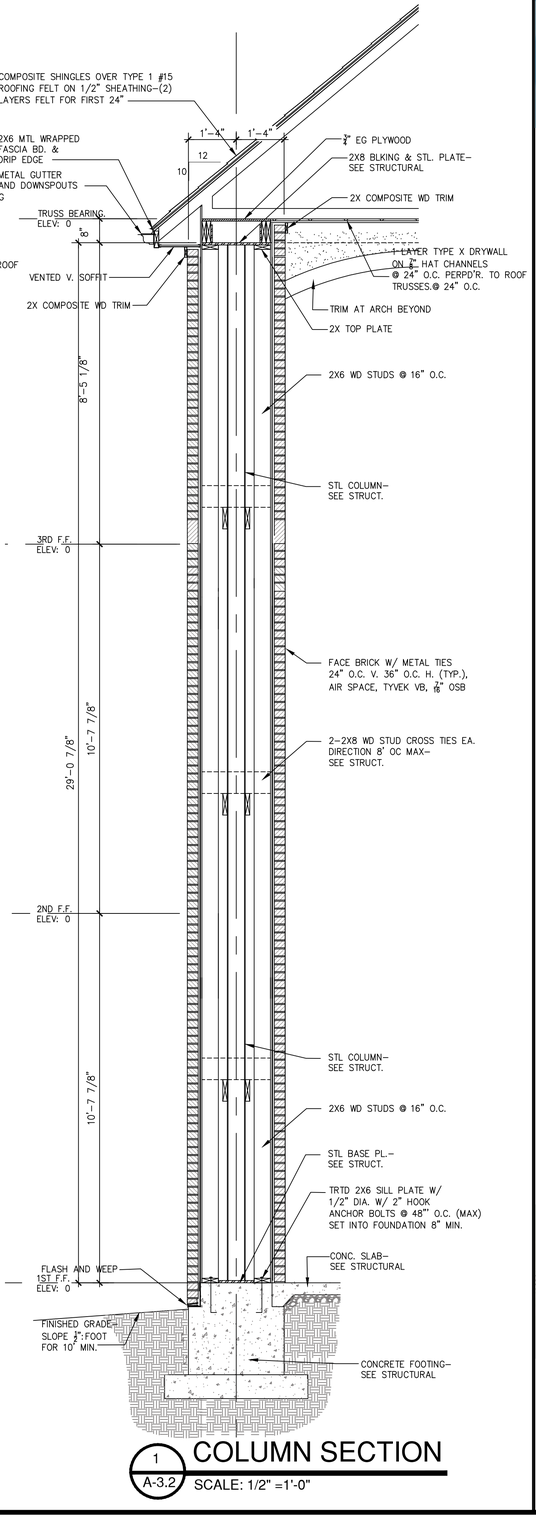

1 A-3.2 COLUMN SECTION
SCALE: 1/2" =1'-0"

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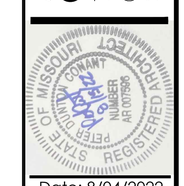
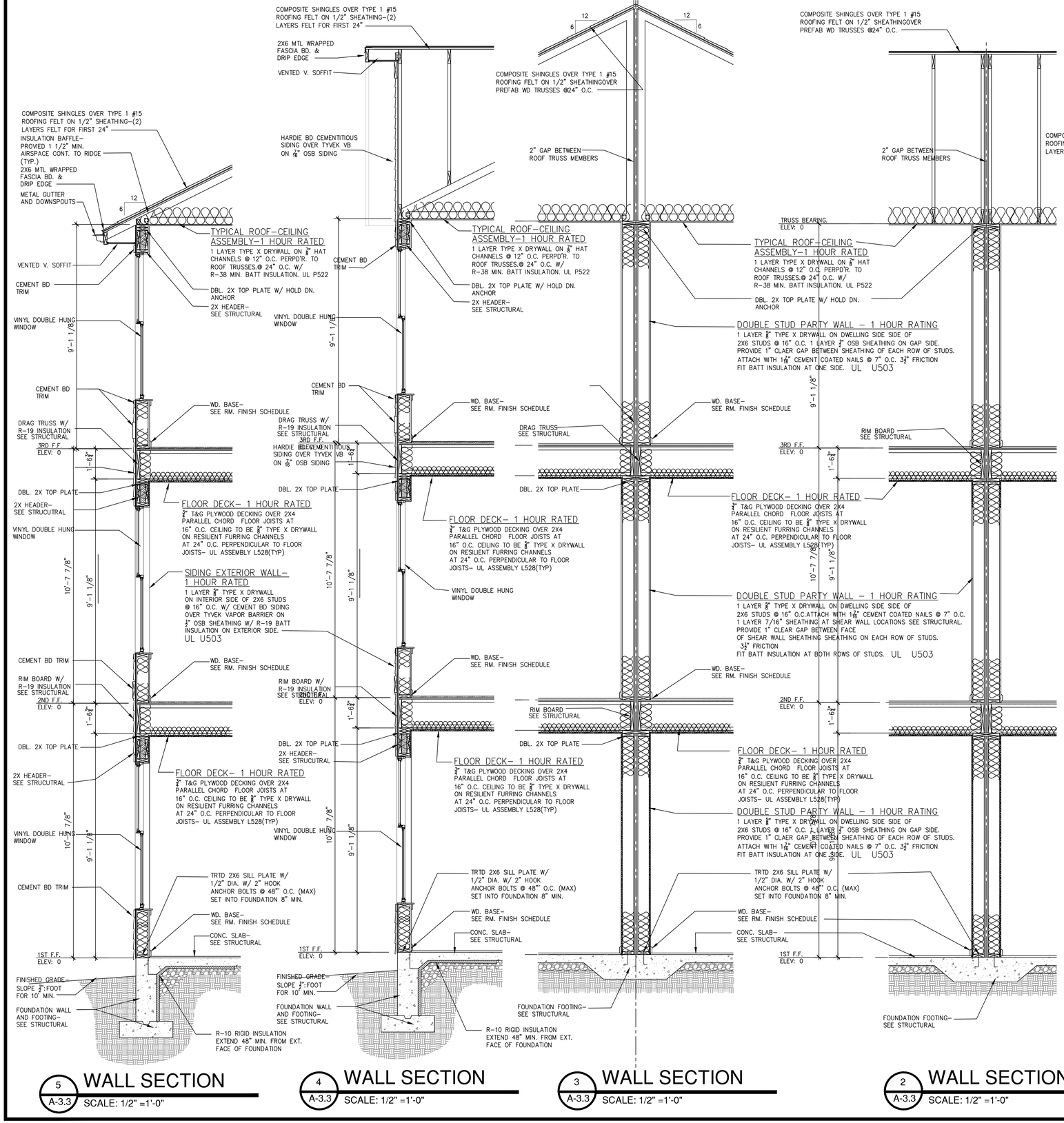


Date: 8/04/2022

Sheet No.
A-3.2
2 of 7



5 A-3.3 WALL SECTION
SCALE: 1/2" =1'-0"

4 A-3.3 WALL SECTION
SCALE: 1/2" =1'-0"

3 A-3.3 WALL SECTION
SCALE: 1/2" =1'-0"

2 A-3.3 WALL SECTION
SCALE: 1/2" =1'-0"

1 A-3.3 WALL SECTION
SCALE: 1/2" =1'-0"

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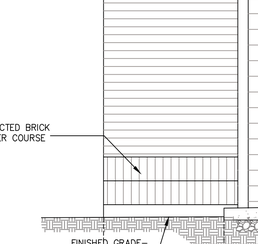
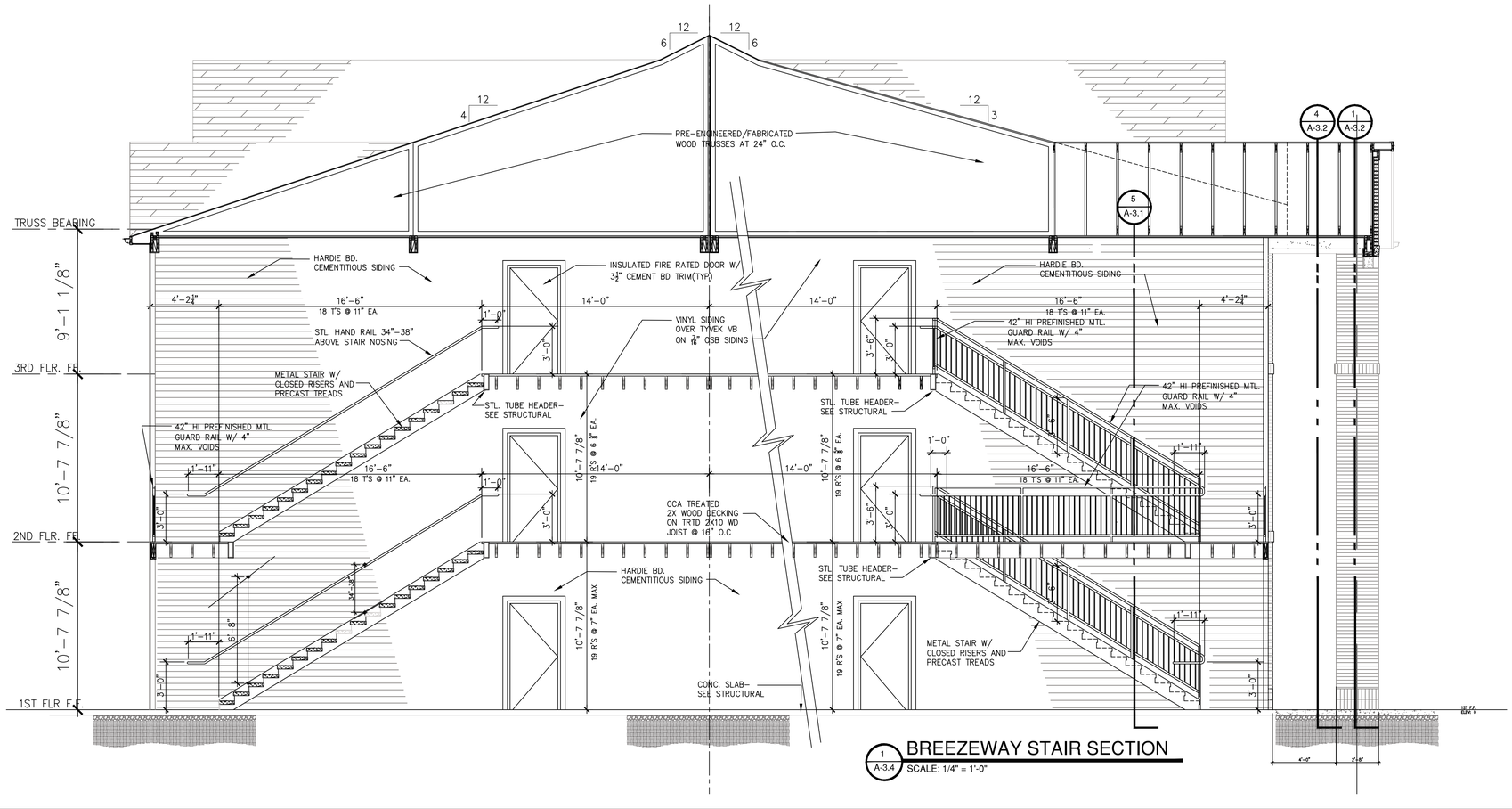


Date: 8/04/2022

Sheet No.
A-3.3
2 of 7



1 A-3.4 BREEZEWAY STAIR SECTION

SCALE: 1/4" = 1'-0"

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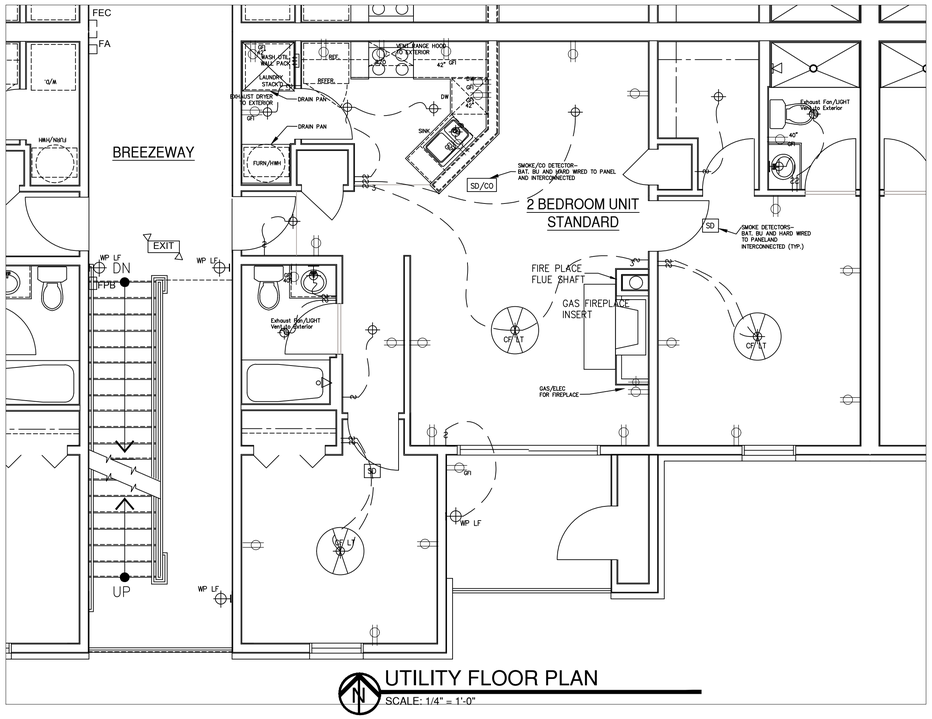
ST. CHARLES COUNTY, MISSOURI

STATE OF MISSOURI PETER D. CONANT NUMBER A-7007596 REGISTERED ARCHITECT

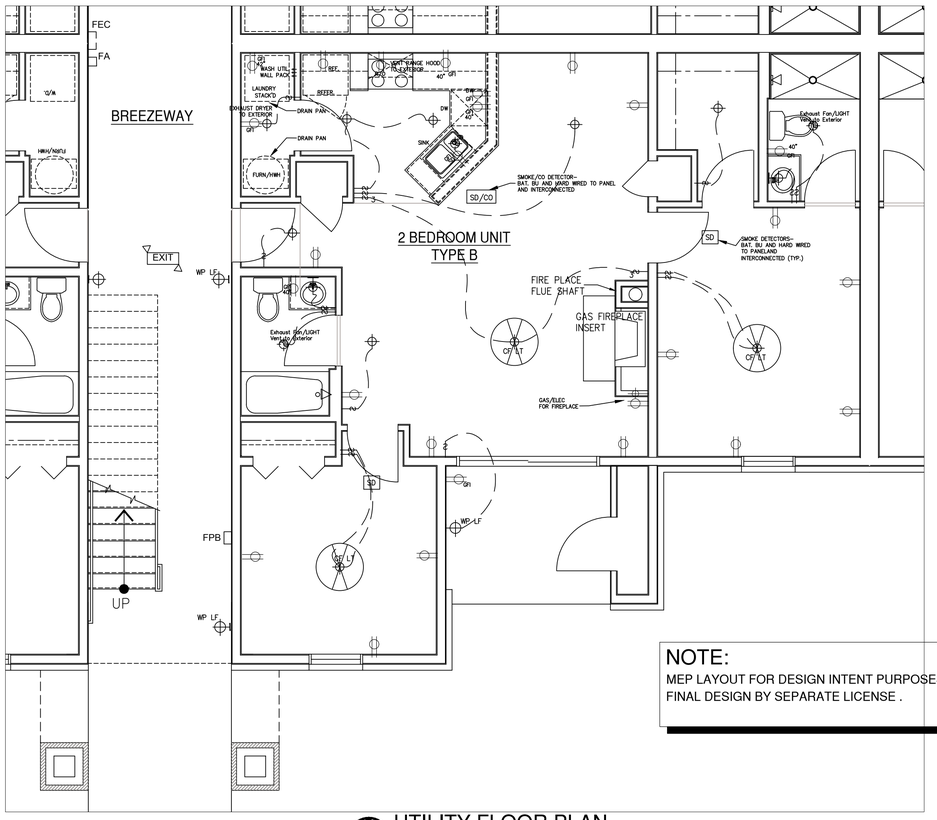
Date: 8/06/2022

Sheet No.
A-3.4
of



UTILITY FLOOR PLAN

SCALE: 1/4" = 1'-0"

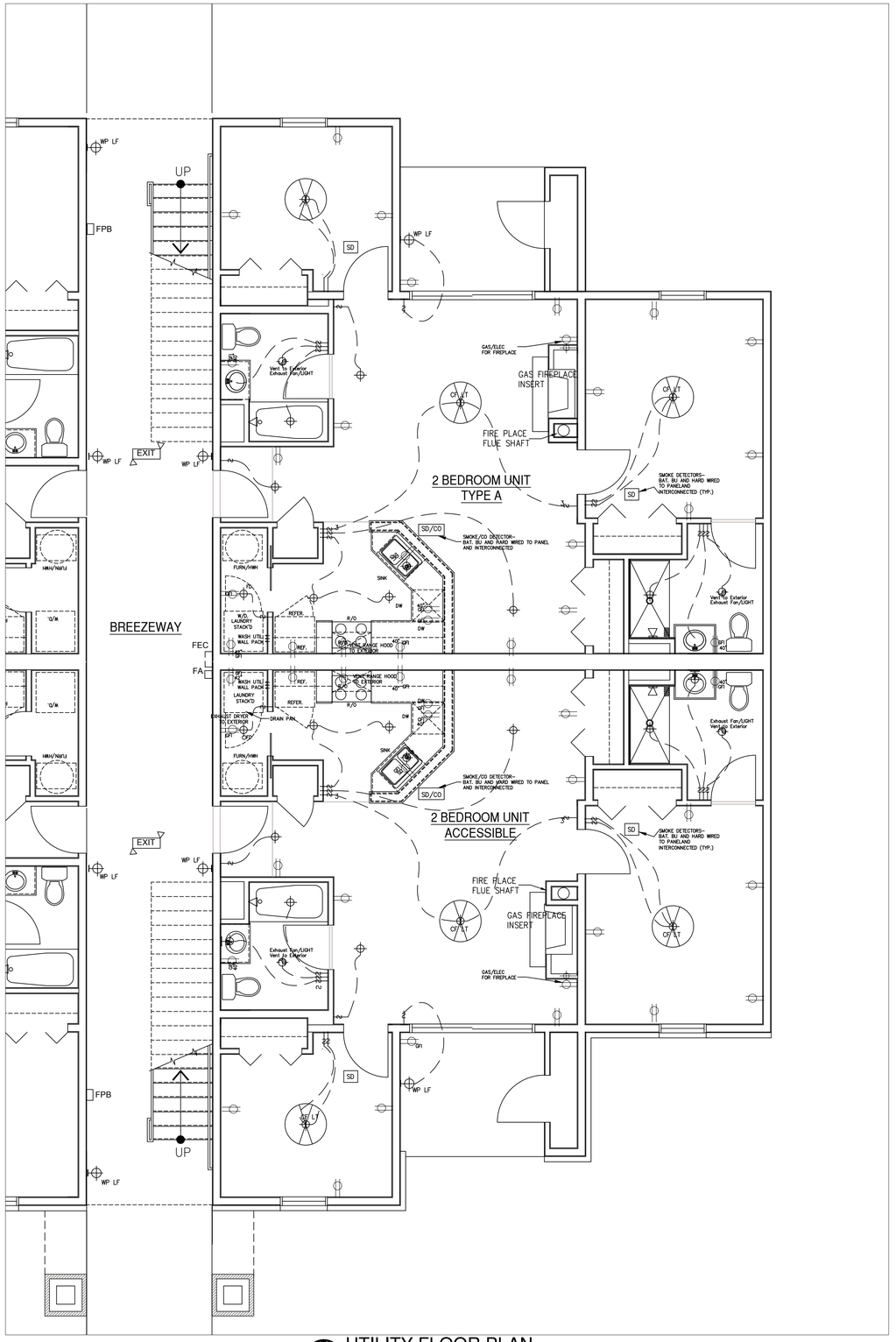


UTILITY FLOOR PLAN

SCALE: 1/4" = 1'-0"

NOTE:

MEP LAYOUT FOR DESIGN INTENT PURPOSES ONLY.
FINAL DESIGN BY SEPARATE LICENSE .



UTILITY FLOOR PLAN

SCALE: 1/4" = 1'-0"

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ST. CHARLES COUNTY, MISSOURI

STATE OF MISSOURI
PETER D. CONANT
NUMBER A5 007596
REGISTERED ARCHITECT

Date: 8/15/2022

Sheet No.

UTIL-1.0

SETTLEMENT, RELEASE OF CLAIMS & DEVELOPMENT AGREEMENT

THIS SETTLEMENT, RELEASE OF CLAIMS & DEVELOPMENT AGREEMENT (the or this "***Agreement***") is made and entered into on the day which the last Party hereto executes it (the "***Effective Date***") by and between STRAQR Long Term Properties III LLC, a Missouri limited liability company ("***STRAQR***"), Springhurst Terrace Condominium Association, a Missouri non-profit corporation ("***Association***") and Balaji Seethapathi, an individual, and Ranga Suresh, an individual (collectively "***Buyer***"), hereinafter collectively referred to as the "Parties" and individually as "Party".

RECITALS

A. Springhurst Terrace Condominium ("***Condominium***") exists under the Missouri Uniform Condominium Act, Sections 448.1-101 to 448.4-120, Mo. Rev. Stat. ("**Act**"), and the "Declaration of Springhurst Terrace Condominium" as recorded on June 13, 2006 in Book DE4506, Page 535, et seq., as amended ("***Declaration***") in the records of St. Charles County, Missouri.

B. The real property at issue is situated in St. Charles County, Missouri and is described as follows:

Parcel No. 1:

A TRACT OF LAND BEING SITUATED IN FRACTIONAL SECTION 10, TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND IRON PIPE WHICH MARKS THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO CENTRAL ELECTRIC POWER COOPERATIVE IN DEED BOOK 685 PAGE 528 OF THE ST. CHARLES COUNTY RECORDS, SOUTH 00 DEGREES 53' 46" WEST 77.01 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; PROCEED THENCE SOUTH 89 DEGREES 04' 10" EAST 205.06 FEET; THENCE SOUTH 00 DEGREES 55' 50" WEST 114.08 FEET; THENCE NORTH 89 DEGREES 04' 10" WEST 204.99 FEET; THENCE NORTH 00 DEGREES 53' 46" EAST 114.08 FEET TO THE POINT OF BEGINNING, CONTAINING 23,392 SQUARE FEET (0.537 ACRES), MORE OR LESS.

BEING A PORTION OF THE REAL PROPERTY DEPICTED ON THE VILLAGES AT SPRINGHURST PLAT FIVE, AS RECORDED IN PLAT BOOK 45, PAGE 19 OF THE ST. CHARLES COUNTY RECORDS AND A PORTION OF THE REAL PROPERTY SHOWN AS "FUTURE DEVELOPMENT" ON SPRINGHURST TERRACE CONDOMINIUM PLAT NINETEEN, AS RECORDED IN PLAT BOOK 46, PAGE 320.

Parcel No. 2:

A TRACT OF LAND BEING A PART OF THE VILLAGES AT SPRINGHURST PLAT THREE AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 43 PAGES 360-365 OF THE ST. CHARLES COUNTY RECORDS AND BEING SITUATED IN FRACTIONAL SECTION 10, TOWNSHIP 46 NORTH, RANGE 2 EAST, ST CHARLES COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO CENTRAL ELECTRIC POWER COOPERATIVE RECORDED IN DEED BOOK 685 PAGE 528 OF THE ST. CHARLES COUNTY RECORDS; SAID POINT ALSO BEING ON THE WEST LINE OF SPRINGHURST PARKWAY AS PER THE VILLAGES OF SPRINGHURST PLAT THREE RECORDED IN PLAT BOOK 43 PAGES 360-365 OF THE ST. CHARLES COUNTY RECORDS; THENCE WITH THE WEST LINE OF SAID SPRINGHURST PARKWAY, ALONG A CURVE TO THE RIGHT WITH A RADIUS THAT BEARS SOUTH 87°32'30" WEST A DISTANCE OF 211.03 FEET WITH A CHORD BEARING OF SOUTH 13°09'37" WEST A CHORD DISTANCE OF 113.64 FEET AND AN ARC DISTANCE OF 115.05 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 282.33 FEET AND AN ARC DISTANCE OF 117.87 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 280.00 FEET WITH AN ARC DISTANCE OF 26.14 FEET TO A POINT; THENCE DEPARTING THE WEST LINE OF SPRINGHURST PARKWAY, NORTH 89°04'10" WEST 390.14 FEET TO A POINT ON THE EAST LINE OF SPRING BOROUGH DRIVE, 50 FEET WIDE, AS PER SPRINGHURST PLAT ONE RECORDED IN PLAT BOOK 42 PAGES 379-384 OF SAID ST. CHARLES COUNTY RECORDS; THENCE, WITH THE SAID EAST LINE, NORTH 00°53'46" EAST

54.00 FEET TO A POINT; THENCE DEPARTING SAID SPRING BOROUGH DRIVE WITH THE FOLLOWING COURSES AND DISTANCES: SOUTH 89°04'10" EAST 204.99 FEET TO A POINT, NORTH 00°55'50" EAST 114.08 FEET TO A POINT AND NORTH 89°04'10" WEST 205.06 FEET TO A POINT ON THE AFORESAID EAST LINE OF SPRING BOROUGH DRIVE; THENCE, WITH THE SAID EAST LINE, NORTH 00°53'46" EAST 77.01 FEET TO THE SOUTHWEST CORNER OF THE AFORESAID CENTRAL ELECTRIC POWER COOPERATIVE TRACT; THENCE, WITH THE SOUTH LINE THEREOF, SOUTH 89°35'36" EAST 450.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 80,470 SQUARE FEET (1.8473 ACRES), MORE OR LESS, BEING THE SAME PROPERTY DEPICTED AS AND INCLUDING FUTURE CONDOMINIUM BUILDINGS 9A AND 10A OF FUTURE VILLAGE "A" CONDOMINIUMS ON "THE VILLAGES AT SPRINGHURST PLAT THREE" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 43, PAGES 360-365 OF THE ST. CHARLES COUNTY RECORDS.

BOTH SUBJECT TO easements, conditions, restrictions, rights-of-way and other matters of record, including:

Springhurst Terrace Condominium Plat One recorded in Plat Book 43, page 210;
Springhurst Terrace Condominium Plat Two recorded in Plat Book 43, page 305;
Springhurst Terrace Condominium Plat Three recorded in Plat Book 43, page 322;
Springhurst Terrace Condominium Plat Four recorded in Plat Book 43, page 385;
Springhurst Terrace Condominium Plat Five recorded in Plat Book 44, page 8;
Springhurst Terrace Condominium Plat Six recorded in Plat Book 44, page 61;
Springhurst Terrace Condominium Plat Seven recorded in Plat Book 44, page 101;
Springhurst Terrace Condominium Plat Eight recorded in Plat Book 44, page 196;
Springhurst Terrace Condominium Plat Nine recorded in Plat Book 44, page 226;
Springhurst Terrace Condominium Plat Ten recorded in Plat Book 44, page 353;
Springhurst Terrace Condominium Plat Eleven recorded in Plat Book 45, page 103;
Springhurst Terrace Condominium Plat Twelve recorded in Plat Book 45, page 214;
Springhurst Terrace Condominium Plat Thirteen recorded in Plat Book 45, page 381;
Springhurst Terrace Condominium Plat Fourteen recorded in Plat Book 46, page 5;
Springhurst Terrace Condominium Plat Fifteen recorded in Plat Book 46, page 81;
Springhurst Terrace Condominium Plat Sixteen recorded in Plat Book 46, page 169;
Springhurst Terrace Condominium Plat Seventeen recorded in Plat Book 46, page 196;
Springhurst Terrace Condominium Plat Eighteen recorded in Plat Book 46, page 241; and
Springhurst Terrace Condominium Plat Nineteen recorded in Plat Book 46, page 320, each of the foregoing of the St. Charles County Records (collectively the "Springhurst Terrace Condominium Plats").

LESS AND EXCEPT any "Units" created by the Springhurst Terrace Condominium Plats and conveyed prior to the date of this Deed.

(hereinafter the "***Property***").

C. The Property was conveyed to MSH Syndicated Holdings, LLC ("***MSH***") by Special Warranty Deed recorded on July 19, 2012 in Book DE5817 Page 1470 in the Office of Recorder of Deeds for St. Charles County, Missouri.

D. The Property was conveyed in fee simple from MSH to STRAQR by Special Warranty Deed recorded on October 9, 2013 in Book DE6104 Page 1607 in the Office of Recorder of Deeds for St. Charles County, Missouri.

E. Parcel 1 of the Property was never added to the Condominium. However, Parcel 2 became the subject of a real and ripe controversy between STRAQR and the Association. The Association contends Parcel 2 of the Property was added to the Condominium by the 8th Amendment to the Declaration recorded on March 14, 2007 in Book DE4707, Page 1512, which STRAQR disputes.

F. The Association also contends that when the declarant rights expired on or about June 13, 2016 any undeveloped lots remaining within the Condominium (i.e., not withdrawn from the Condominium) become part of the Association's Common Elements and could no longer be developed by STRAQR. Since Parcel 2 of the Property was never withdrawn from the Condominium, the Association claims an interest over Parcel 2 of the

Property and served and recorded certain instruments that created a cloud on STRAQR's title to the Property – all of which STRAQR disputes and denies.

G. On or about May 14, 2024, STRAQR filed a seven-count Petition against the Association and MSH to, among other things, perfect its title to the Property in its entirety (the "***Lawsuit***").

H. The Association filed both its Answer with affirmative defenses to the Lawsuit (the "***Answer***") and separate Counterclaims (the "***Counterclaims***") on July 15, 2024 (collectively the "***Responsive Pleadings***"). In the Counterclaims, the Association asserted its own right and title to Parcel 2 of the Property for the reasons stated above.

I. MSH was served but never filed any responsive pleadings to the Lawsuit.

J. On or about November 13, 2025, over 80% of the Association's membership voted to withdraw Parcel 2 of the Property from the Condominium, sell its interest in Parcel 2 of the Property to STRAQR, and amend the Association's Declaration to effectuate the same.

K. It is the intent of the Parties that the Property, in its entirety, including Parcel 2, be conveyed by the Association to STRAQR for consideration set forth below so that STRAQR can then convey the Property in its entirety to Buyer or such other entity as Buyer may create or appoint. The Association desires to bind Buyer to certain covenants and development parameters before it acquires the Property from STRAQR. Those covenants and other parameters are set forth below. Moreover, Buyer intends to form a new entity to take title to the Property upon conveyance called "Springhurst Nest Homes, LLC" and file all the necessary documentation with local and state authorities to create such entity, or such other lawful entity as Buyer may elect to create, along with a new condominium association (collectively, the "***New Association***") and further agrees to adopt the same declaration of condominium language as the Association.

L. Without any admission as to fault, liability, factual accuracy of allegations made, or wrongdoing, or as to the validity of any of the other Party's positions set forth above, in the Lawsuit, the Answer, the Counterclaims or other written documents or instruments, the Parties to the Agreement desire to forever resolve and compromise all the claims asserted, threatened or which could have been asserted or threatened by the Parties in litigation or otherwise against the other concerning the Lawsuit, the Property, the Answer, the Counterclaims or other written documents or instruments through and including the Effective Date subject to the terms below.

M. The Parties, having been provided with a reasonable time period and opportunity in which to consider this Agreement and to consult with their attorneys concerning this Agreement, are entering into this Agreement voluntarily with full knowledge of its significance and effect.

AGREEMENT

NOW THEREFORE, for and in consideration of the payments, mutual covenants, agreements, representations, obligations, and releases contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties, intending to be legally bound, agree as follows:

1. **Affirmation of Recitals.** The above Recitals are true and correct statements of fact and are incorporated herein by this reference.

2. **STRAQR Payment Obligation and Conditions.**

(a) STRAQR agrees to pay the Association the lump sum of $50,000.00 only after all of the following take place: (i) 80% of the Association's membership votes to withdraw Parcel 2 of the Property from the Condominium, sell its interest in Parcel 2 of the Property to STRAQR, and amend the Association's Declaration to effectuate the same and the Association provides written evidence of the foregoing to STRAQR; (ii) the Association delivers all amended declarations and board resolutions to STRAQR that confirm the vote(s), conveyance(s), and authority to enter into this Agreement and convey the Property as contemplated in Paragraph 2(a)(i) above; and (iii) the Association delivers a quit claim deed to STRAQR for the entire Property, including Parcel 2; and (iv) STRAQR conveys the Property to Buyers, or another entity which they may designate, and a title company issues an owner's policy of title insurance to Buyers, or their assigns/designees, for the Property and insures the units of the New Association.

(b) Each of the documents, including a fully executed copy of this Agreement, deeds, resolutions, declarations and other assurances identified in Paragraph 2(a) above shall be delivered to the applicable Parties at or before March 31, 2026 (the "***Closing***").

(c) This paragraph contains the only obligations of STRAQR to the Association, the Buyer, and the New Association.

(d) Within ten (10) calendar days of the Closing, the Parties shall file a Joint Stipulation for Dismissal with Prejudice of the Lawsuit, including all claims filed thereunder.

3. **No Admission; Release.**

(a) No Party hereto admits any guilt, wrongdoing, or liability to one another with respect to the Lawsuit, the Property, the Answer, or the Counterclaims (collectively, the "***Dispute***") by reason of entering into this Agreement, and this Agreement shall not constitute, evidence, or be deemed to be an admission thereof.

(b) Effective on the date of Closing, STRAQR, the Association, and Buyer (on

their behalf as individuals and any subsequently formed entity to take title to the Property, including the New Association) jointly and severally, hereby release, remise, forgive, acquit, and forever discharge each other, including their respective owners, parent entities, subsidiaries, affiliates predecessors, successors, assigns, officers, directors, stockholders, partners, members, managers, employees, agents, beneficiaries, trustees, heirs, executors, administrators, attorneys, and legal representatives from any and all actions, causes of actions, suits, proceedings, judgments, orders, fines, penalties, interest, demands, claims, liabilities, obligations, damages, debts, duties, fees, costs, expenses, charges, and sums of money (collectively, the "***Claims***"), whether contractual, compensatory, consequential or punitive, howsoever originating, arising or existing, whether sounding in contract, quasi-contract or tort, whether legal or equitable, whether known or unknown, whether accrued or unaccrued, whether fixed or contingent, whether prior existing, now existing or which may arise in the future, in connection with, related to or arising out of the Dispute which accrued through and including the Closing, **except with respect to and subject to**: (i) each Party's respective covenants, duties, obligations and liabilities under this Agreement or a breach or default of this Agreement by a Party to this Agreement and any Claims related thereto or arising therefrom; and (ii) any liability that accrues after the Closing; and (iii) the obligations of Buyer to the Association as set forth in Paragraph 4 below.

4. **Buyer Obligations, Representations and Warranties to Association.** Buyer, and any such other entity formed at their behest to take title to, develop and manage the Property hereby promises, agrees, represents and warrants to the Association as follows:

(a) Buyer and New Association agree to adopt the same condominium declaration language as the Association.

(b) Buyer and New Association agree the number of condominium units in New Association to be built will be 48 units and further agree all shall be built.

(c) Purchasers of the condominium units under the New Association shall provide power of attorney to Developer Azack Construction and Kumar Vadivielu (collectively, "***Developer***") to vote in favor of a merger with the Association as the surviving condominium association if the Association members obtain 80% vote in favor of the merger on or before December 31, 2029. Moreover, the purchasers of condominium units under the New Association shall each deposit into escrow at Old Republic Title Company of St. Louis, Inc. [redacted] to be kept for future reserves if the merger is successful and transferred to the Association's reserve account and [redacted] will go to the Master Association for amenity rights. If the association merger is not completed by December 31, 2029, the proceeds of the escrow account shall revert and be funded to the New Association's reserve account.

(d) The Developer and Buyer shall repave any of the Condominium or

Association's roads used for ingress and/or egress during construction. Developer and Buyer will endeavor to create a dedicated construction ingress and egress to minimize and to mitigate the construction traffic and deterioration of such roads.

(e) The New Association Condominium Declaration will have a prohibition of Airbnb's and require that all leasing be one year or more, except renewal terms.

(f) The buildings and other improvements to the Condominium under the New Association: (i) should complement the buildings of the existing Condominium as much as possible and the use of brick façade shall be limited; (ii) shall not contain fireplaces except electric fireplaces; (iii) shall include white vinyl fencing installed along each perimeter of the combined parcels where single family homes are on one side and Cuivre River Electric Station is on the other side; (iv) shall continue to treat Brook Forest Drive as a dead end at Springhurst Parkway except for construction traffic; (v) shall include landscaping that is non-invasive and installed according to the City of O'Fallon's guidelines; (vi) shall include two trash enclosures on either side of each building where each trash enclosure should be large enough to fit one dumpster and have white vinyl fencing with a walkway and door on one side; (vii) shall include three dog waste stations to be installed on either side of each building evenly spaced; (viii) shall include bridges from the parking lot to the second floor and shall be made of long lasting non split material of composite material and include exterior lighting at each building and in the bridge entrance to match the Condominium; (ix) shall include exterior lighting at the mailbox location/station, subject to the approval of the City; (x) shall include a separate mailbox driveline to prevent blocking the flow of traffic, subject to the approval of the post office and the City; (xi) should, per best efforts, include dryer vents in the breezeways not outside the buildings as birds have been nesting in the vents outside the building; and (xii) shall include large building numbers to be installed at each building to make it identifiable from the street (should the buildings be part of Springhurst Terrace Condominium, they will be labeled 7A/8A and 9A/10A, so not to confuse the legal description). The New Association agrees that the monthly condominium assessment through December 31, 2029 shall be the same as Springhurst Terrace Condominium Association.

5. **General Representations and Warranties.** Each of the Parties to this Agreement represents and warrants to the other Parties to this Agreement that it/he/she has the full power, authority and capacity to enter into, execute and deliver this Agreement and perform the applicable terms, covenants and obligations, and transactions contemplated hereby; that all actions required in connection with the authorization, execution, delivery and performance of this Agreement have been duly taken, and that when executed and delivered, this Agreement shall constitute its valid and binding obligations; that entering into and executing of this Agreement does not violate any contractual covenants or restrictions between itself/himself/herself and any third party, including, without limitation, any collateral assignee or mortgagee or beneficiary and/or trustee; that there are

no actions, suits or proceedings pending, or to such party's knowledge, threatened, before or by any judicial body or any governmental authority or other public or private party, against them which affects this Agreement; that it/he/she has entered into this Agreement freely and voluntarily and not under undue influence, coercion or duress; that it/he/she has consulted with its/his/her attorneys, accountants and consultants and understands the legal ramifications of this Agreement, its/his/her covenants and obligations hereunder, and transactions contemplated hereby; that the concepts embodied in this Agreement have been independently negotiated; that the Association and those signing on its behalf below have actual authority through board resolution, requisite unit member vote and per the Declaration, as amended, to do all the actions outlined herein, including deed execution/delivery for the Property and execution of this Agreement; and that this Agreement shall be construed without respect to its drafter, and shall be construed as though the parties participated equally in the drafting of this Agreement.

6. **Confidentiality.** No Party to this Agreement shall disclose (except to its attorneys, accountants, affiliates, employees, insurance carriers and/or auditors) the terms of this Agreement unless required by law or court order, or necessary to effectuate its obligations or enforce its rights or remedies hereunder.

7. **Headings.** Headings contained in this Agreement have been inserted herein only as a matter of convenience and in no way define, limit, extend or describe the scope of this Agreement or the intent of any provision hereof.

8. **Entire Agreement; Amendments.** This Agreement constitutes the entire understanding among the Parties hereto with respect to all acts and omissions that occurred and obligations undertaken before the Effective Date and supersedes any and all prior agreements, arrangements and understandings among the parties hereto. This Agreement may be amended only by a writing signed by all of the Parties hereto.

9. **Enforcement.** In the event any Party hereto fails to perform any of its obligations under this Agreement, the defaulting Party shall pay any and all costs and expenses incurred by the other Party in enforcing or establishing its/his/her rights hereunder, including, without limitation, court costs and attorneys' fees.

10. **Successor and Assigns.** This Agreement shall be binding upon and inure to the benefit of the Parties to this Agreement and their respective heirs, beneficiaries, trustees, executors, administrators, legal representatives, successors and assigns.

11. **Time is of the Essence.** Time is of the essence with respect to this Agreement and the covenants, duties, obligations and liabilities of the Parties hereto.

12. **Construction.** The use of the singular herein shall include the plural and the use of any gender shall include all genders or neuter as the case may be.

13. **No Waiver; Cumulative Remedies.** No delay or omission to exercise any right, power or remedy accruing to any Party under this Agreement shall impair any right, power or remedy of such Party, nor shall it be construed as to be a waiver of any such right, power or remedy. The rights and remedies afforded under this Agreement and under applicable law shall be cumulative and non-alternative, except as limited hereby.

14. **Governing Law and Venue.** This Agreement shall be governed in all respects as to validity, construction, and performance or otherwise by the laws of the State of Missouri, without giving effect to the conflicts of law provisions thereof. The Parties agree that all disputes related to this Agreement shall be litigated in the Circuit Court of St. Charles County, State of Missouri. Each Party shall bear its own attorneys' fees and enforcement costs; provided, however, that the prevailing Party in any final, non-appealable action to enforce this Agreement may recover its reasonable attorneys' fees and costs as awarded by a court of competent jurisdiction. The prevailing Party shall be that Party who is substantially more successful in its claims and/or defenses compared to the other Party as determined by the court. The court may determine that there is no prevailing party.

15. **Further Assurances.** The Parties agree that they will each take such steps and execute such documents as may be reasonably required by the other Party or Parties to carry out the intent and purposes of this Agreement and the transactions contemplated herein.

16. **Severability.** In the event any provision or portion of this Agreement is held by any court of competent jurisdiction to be invalid or unenforceable, such holding will not affect the remainder thereof, and the remaining provisions shall continue in full force and effect to the same extent as would have been the case had such invalid or unenforceable provision or portion never been a part hereof.

17. WAIVER OF JURY TRIAL. THE PARTIES UNCONDITIONALLY WAIVE THEIR RIGHTS, IF ANY, TO A JURY TRIAL OF ANY CLAIM OR CAUSE OF ACTION BASED UPON, RELATED TO, OR ARISING OUT OF, THIS AGREEMENT, THE PREMISES, THE PROPERTY, THE LEASE, ANY RELATED DOCUMENTS, AND/OR THE TRANSACTIONS CONTEMPLATED HEREBY AND/OR THE TERMS AND CONDITIONS HEREOF. THE SCOPE OF THIS WAIVER IS INTENDED TO BE ALL ENCOMPASSING OF ANY AND ALL DISPUTES THAT MAY BE FILED IN ANY COURT. THIS WAIVER IS IRREVOCABLE. THIS WAIVER MAY BE MODIFIED ONLY IN WRITING SIGNED BY EACH OF THE PARTIES. THIS WAIVER ALSO SHALL APPLY TO ANY SUBSEQUENT AMENDMENTS, SUPPLEMENTS, OR MODIFICATIONS TO THIS AGREEMENT, ANY RELATED DOCUMENTS, OR TO ANY OTHER DOCUMENTS OR AGREEMENTS RELATING TO THIS AGREEMENT OR ANY RELATED TRANSACTION. THIS AGREEMENT MAY BE FILED AS A WRITTEN CONSENT TO A TRIAL BY ANY COURT WITHOUT A JURY.

18. **Execution and Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall constitute an original. In the event that any signature is delivered by DocuSign, facsimile transmission, other electronic means, or by e-mail, such signature shall create a valid and binding obligation of the Party executing (or on whose behalf such signature is executed) with the same force and effect as if such electronic signature page were an original thereof. At the request of any Party to this Agreement, the other Parties will confirm signatures by signing and delivering an original document.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date.

THE BALANCE OF THIS PAGE HAS BEEN LEFT BLANK INTENTIONALLY
SIGNATURE PAGE TO FOLLOW

STRAQR Long Term Properties III LLC, a Missouri limited liability company

By: _____

Name: _____

Title: _____

Date: _____

Springhurst Terrace Condominium Association, a Missouri non-profit corporation

By: _____

Name: _____

Title: _____

Date: _____

By: _____
Balaji Seethapathi, an individual

Date: _____

By: _____
Ranga Suresh, an individual

Date: _____

City of O'Fallon, Missouri

Memorandum

Council Meeting - Regular **I. 4.**

Meeting Date: 04/23/2026

Re: An Ordinance to revise Section 405 of the O'Fallon City Code

From: Todd Artz, Assistant Director of Engineering

Department: Engineering **Division:** Development Group

Agenda Category: Old Business

Information

Item:

This item would amend Section 405 of the O'Fallon City Code to update pavement construction requirements.

Background:

This Ordinance will clarify that street pavement not constructed to the correct thickness will need to be removed and replaced by the developer/contractor. The previous version of the Ordinance did require the removal and replacement of deficient concrete slabs; however, the language used in the Ordinance had some ambiguity that has created issues for both developers and staff. This version simplifies and better delineates those same requirements. No other changes to Section 405 are being made.

Previous Council Action:

There has been no previous City Council action on this item.

Recommendation:

Staff recommends approval of this item.

Fiscal Impact

Budgeted Y/N?: N

Budget Information:

There will be no direct costs to the City for this item. The inadequate streets will need to be replaced by the developer/contractor.

Attachments

Ordinance

Ordinance Code Change Pavement Construction Redline

BILL NO. 7854 **ORDINANCE NO. _____**

Sponsored by: Mayor Hennessy

AN ORDINANCE AMENDING SECTION 405.210 OF THE O'FALLON CITY CODE REGARDING DEVELOPMENT STANDARDS AND STREET CONSTRUCTION REQUIREMENTS.

WHEREAS, the City of O'Fallon periodically reviews its development standards and now wishes to revise and update the standards for public street construction in order to better protect the health and safety of our residents and the investment made in O'Fallon;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF O'FALLON, MISSOURI, AS FOLLOWS:

SECTION 1: Subsection (A) of Section 405.120 of Article V of Chapter 405 of the Code of Ordinances of the City of O'Fallon, Missouri, is hereby repealed and a new Subsection (A) of Section 405.210 is hereby enacted in lieu thereof to read as follows:

Chapter 405. Subdivision and Land Development

Article V. Development Standards

Section 405.210. Construction Requirements

[NOTE: Subsections (B) through (H) of Section 405.120 are not altered, amended or affected in any way by this amendment and remain in full force and effect. For that reason, those subsections are not set forth here in full.]

A. Public Street Construction. Streets shall be graded to full width of the right-of-way and fully constructed of asphaltic concrete or Portland cement concrete pavements in accordance with the St. Louis County Department of Transportation Standard Drawings, latest revision, and the St. Louis County Standard Specifications for Highway Construction, Divisions 200 through 1000, latest revision, except as modified by the City of O'Fallon's codes or ordinances.

1. Those publications listed above shall be adopted in whole with the following exceptions:

   a. Standard drawing numbers: C203.66-C203.70, C604, C614, and C725-C732 drawings are not adopted.

   b. All references to "St. Louis County" in any form shall be replaced with "City of O'Fallon" where appropriate.

   c. All references to "department" shall mean the "Department of Engineering of the City of O'Fallon" where appropriate.

   d. The standard details for construction of pavements shall follow those standards established by the ordinances of the City. The ordinances of the City of O'Fallon supersede and take precedence over the St. Louis County Standard Specifications for Highway Construction and standard details.

e. Construction Staking. All construction staking shall be provided by the contractor unless otherwise indicated by the City Engineer.

2. The following additional modifications shall be included and prevail over the adopted publications:

a. All concrete used for public infrastructure (streets, sidewalks, trails and curbs) in the City of O'Fallon shall be approved by the Eastern Missouri Pavement Consortium (EMPC) and meet requirements specified in City Ordinance No. 6496 approved on September 13, 2018. This includes roadways that are being developed and intended to become public roadways upon dedication and acceptance by the City.

b. Underdrains shall be required and installed per Exhibit A in Appendix D[1] of the O'Fallon City Municipal Code [Section 405.390(A)(5)]. Underdrains are required to be installed at all inlets. If a roadway has an open-type drainage system, underdrains are to be installed every five hundred (500) feet.

[1] Editor's Note: Appendix D is included as an attachment to this Chapter

c. A representative sample of proposed limestone, calcitic dolomite or other mineral referred to as "limestone" that is used for coarse aggregate for concrete shall undergo appropriate testing, by an independent third-party testing agency to determine and verify that the coarse aggregate to be utilized does not exhibit, and is not susceptible to, alkali-carbonate reaction (ACR). Said third-party testing agency or agencies will need to be a City-approved agency that is experienced in performing the necessary tests.

d. For ACR testing, the testing performed shall include ASTM C295, ASTM C586 and ASTM C1105. The agency performing these tests must be informed prior to testing to look specifically for the potential of ACR, and the reports generated from the testing shall specifically address the potential of ACR in the text. This testing shall be performed for each ledge within a quarry that is planned to be used for concrete pavement within the City of O'Fallon.

e. The following requirements pertain to the ASTM C295 test. For the first two (2) years of this requirement, the tests shall be made within six (6) months of the planned use in concrete. After the first two (2) years of testing within a quarry, the City Engineer may allow the interval between tests to go up to one (1) year if there is convincing evidence to show this is warranted. The petrograph test shall be performed by a petrographer experienced in identifying ACR-prone dolomitic limestone or calcitic dolomite. The reports of the testing noted herein shall be submitted to the City with the concrete mix design submittal.

f. The following requirements pertain to the ASTM C586 and ASTM C1105 tests. These test reports shall be required to be submitted to the City beginning on August 1, 2017. The period of time from approval of this Chapter to when the reporting is required to be submitted allows time for the tests to be completed. For the first two (2) years of this requirement being in place, these tests shall be made within twelve (12) months of the planned use in concrete pavement. After the first three (3) years of testing within a quarry, the City Engineer may allow the interval

between tests to go up to two (2) years if there is convincing evidence to show this is warranted.

g. In lieu of performing the above testing, Meramec gravel can be utilized for coarse aggregate in Portland cement concrete pavement. The coarse aggregate shall be Meramec gravel meeting Missouri Department of Transportation current "Missouri Standard Specifications for Highway Construction," Section 100.5.1.5, Gradation "D."

h. All coarse and fine aggregate material utilized for Portland cement concrete pavement shall have been inspected and approved by the Missouri Department of Transportation (MoDOT) for said use. If MoDOT inspection is not available, a third-party testing agency that is experienced in performing the necessary test will need to be approved by the City. The delivery ticket shall be marked to indicate that the rock has been tested and meets MoDOT specifications.

i. Coarse aggregate utilized for Portland cement concrete pavement shall only be used from rock ledges that have been inspected and accepted by MoDOT for said use. If MoDOT inspection is not available, a third-party testing agency that is experienced in performing the necessary test will need to be approved by the City.

j. A complete copy of the results of the above-referenced testing, as well as mix design submittal information, MoDOT certifications and other associated certifications required per this Chapter and per the St. Louis County Standard Specifications for Road and Bridge Construction shall be submitted to the City a minimum of seven (7) days prior to the placement of the concrete. The City must be in agreement with said test results, mix designs and certifications prior to the placement of any concrete.

k. For all granular base material deliveries, the delivery ticket must be annotated or signed by the rock supplier to indicate that the granular base material meets the Missouri Department of Transportation (MoDOT) requirements for Type 5 aggregate for base. This ticket must be submitted to the City for recordkeeping purposes at the time of delivery. Any deliveries made without the proper delivery tickets, including signature, will not be accepted for use. In lieu of a signature on the delivery ticket a separate product certification sheet with a signature of the company's quality control manager may be provided to go with the delivery tickets. The product certification sheet must be current, dated to within four (4) weeks of the date of delivery and also list the project name or job site location.

3. The minimum concrete pavement thickness shall be seven (7) inches thick. On minor residential streets, the transverse joints are not required to have load transfer devices. All other higher classifications of streets will be required to have load transfer devices in the transverse joints.

4. The following is a list of deficiencies that shall require concrete removal and replacement:

a. If there is one (1) crack in the slab, and there is deflection in the crack or other indications of structural deficiency or compromise, then the full slab shall be replaced.

b. Two or more cracks in a slab shall require the replacement of the full slab.

c. Any concrete slab found to be less than the required thickness per City standard shall be removed and replaced with a slab that at least meets applicable specifications.

SECTION 2: It is hereby declared to be the intention of the City Council that each and every part, section and subsection of this Ordinance shall be separate and severable from each and every other part, section and subsection hereof and that the City Council intends to adopt each said part, section and subsection separately and independently of any other part, section and subsection. In the event that any part of this Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections and subsections shall be and remain in full force and effect.

SECTION 3: The Chapter, Article, Division and/or Section assignments designated in this Ordinance may be revised and altered in the process of re-codifying or servicing the City's Code of Ordinances upon supplementation of such code if, in the discretion of the editor, an alternative designation would be more reasonable. In adjusting such designations, the editor may also change other designations and numerical assignment of code sections to accommodate such changes.

SECTION 4: This Ordinance shall be in full force and effect from and after its passage and approval by the Mayor.

First Reading: _____

Second Reading: _____

PASSED BY THE CITY COUNCIL FOR THE CITY OF O'FALLON, MISSOURI, THIS DATE DAY OF MONTH, YEAR.

_____
Presiding Officer

Attest:

_____
Bess Bacher, City Clerk

BILL NO. 7854 **ORDINANCE NO. _____**

APPROVED BY THE MAYOR FOR THE CITY OF O'FALLON, MISSOURI, THIS DATE DAY OF MONTH, YEAR.

_____
Bill Hennessy, Mayor

Attest:

_____
Bess Bacher, City Clerk

Approved as to Form:

_____
Kevin M. O'Keefe, City Attorney

BILL NO._____ **ORDINANCE NO. _____**

Sponsored by: Mayor Hennessy

AN ORDINANCE AMENDING SECTION 405.210 OF THE O'FALLON CITY CODE REGARDING DEVELOPMENT STANDARDS AND STREET CONSTUCTION REQUIREMENTS

WHEREAS, the City of O'Fallon periodically reviews its development standards and now wishes to revise and update the standards for public street construction in order to better protect the health and safety of our residents and the investment made in O'Fallon;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF O'FALLON, MISSOURI, AS FOLLOWS:

SECTION 1: Subsection (A) of Section 405.120 of Article V of Chapter 405 of the Code of Ordinances of the City of O'Fallon, Missouri, is hereby repealed and a new Subsection (A) of Section 405.210 is hereby enacted in lieu thereof to read as follows:

Chapter 405. Subdivision and Land Development

Article V. Development Standards

Section 405.210. Construction Requirements

[NOTE: Subsections (B) through (H) of Section 405.120 are not altered, amended or affected in any way by this amendment and remain in full force and effect. For that reason, those subsections are not set forth here in full.]

A. Public Street Construction. Streets shall be graded to full width of the right-of-way and fully constructed of asphaltic concrete or Portland cement concrete pavements in accordance with the St. Louis County Department of Transportation Standard Drawings, latest revision, and the St. Louis County Standard Specifications for Highway Construction, Divisions 200 through 1000, latest revision, except as modified by the City of O'Fallon's codes or ordinances.

1. Those publications listed above shall be adopted in whole with the following exceptions:

   a. Standard drawing numbers: C203.66-C203.70, C604, C614, and C725-C732 drawings are not adopted.

   b. All references to "St. Louis County" in any form shall be replaced with "City of O'Fallon" where appropriate.

   c. All references to "department" shall mean the "Department of Engineering of the City of O'Fallon" where appropriate.

Text to be added shown thus.
Text to be deleted shown ~~thus~~.

d. The standard details for construction of pavements shall follow those standards established by the ordinances of the City. The ordinances of the City of O'Fallon supersede and take precedence over the St. Louis County Standard Specifications for Highway Construction and standard details.

e. Construction Staking. All construction staking shall be provided by the contractor unless otherwise indicated by the City Engineer.

2. The following additional modifications shall be included and prevail over the adopted publications:

a. All concrete used for public infrastructure (streets, sidewalks, trails and curbs) in the City of O'Fallon shall be approved by the Eastern Missouri Pavement Consortium (EMPC) and meet requirements specified in City Ordinance No. 6496 approved on September 13, 2018. This includes roadways that are being developed and intended to become public roadways upon dedication and acceptance by the City.

b. Underdrains shall be required and installed per Exhibit A in Appendix D[1] of the O'Fallon City Municipal Code [Section 405.390(A)(5)]. Underdrains are required to be installed at all inlets. If a roadway has an open-type drainage system, underdrains are to be installed every five hundred (500) feet.

[1] Editor's Note: Appendix D is included as an attachment to this Chapter

c. A representative sample of proposed limestone, calcitic dolomite or other mineral referred to as "limestone" that is used for coarse aggregate for concrete shall undergo appropriate testing, by an independent third-party testing agency to determine and verify that the coarse aggregate to be utilized does not exhibit, and is not susceptible to, alkali-carbonate reaction (ACR). Said third-party testing agency or agencies will need to be a City-approved agency that is experienced in performing the necessary tests.

d. For ACR testing, the testing performed shall include ASTM C295, ASTM C586 and ASTM C1105. The agency performing these tests must be informed prior to testing to look specifically for the potential of ACR, and the reports generated from the testing shall specifically address the potential of ACR in the text. This testing shall be performed for each ledge within a quarry that is planned to be used for concrete pavement within the City of O'Fallon.

e. The following requirements pertain to the ASTM C295 test. For the first two (2) years of this requirement, the tests shall be made within six (6) months of the planned use in concrete. After the first two (2) years of testing within a quarry, the City Engineer may allow the interval between tests to go up to one (1) year if there is convincing evidence to show this is warranted. The petrograph test shall be performed by a petrographer experienced in identifying ACR-prone dolomitic limestone or calcitic dolomite. The reports of the testing noted herein shall be submitted to the City with the concrete mix design submittal.

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f. The following requirements pertain to the ASTM C586 and ASTM C1105 tests. These test reports shall be required to be submitted to the City beginning on August 1, 2017. The period of time from approval of this Chapter to when the reporting is required to be submitted allows time for the tests to be completed. For the first two (2) years of this requirement being in place, these tests shall be made within twelve (12) months of the planned use in concrete pavement. After the first three (3) years of testing within a quarry, the City Engineer may allow the interval between tests to go up to two (2) years if there is convincing evidence to show this is warranted.

g. In lieu of performing the above testing, Meramec gravel can be utilized for coarse aggregate in Portland cement concrete pavement. The coarse aggregate shall be Meramec gravel meeting Missouri Department of Transportation current "Missouri Standard Specifications for Highway Construction," Section 100.5.1.5, Gradation "D."

h. All coarse and fine aggregate material utilized for Portland cement concrete pavement shall have been inspected and approved by the Missouri Department of Transportation (MoDOT) for said use. If MoDOT inspection is not available, a third-party testing agency that is experienced in performing the necessary test will need to be approved by the City. The delivery ticket shall be marked to indicate that the rock has been tested and meets MoDOT specifications.

i. Coarse aggregate utilized for Portland cement concrete pavement shall only be used from rock ledges that have been inspected and accepted by MoDOT for said use. If MoDOT inspection is not available, a third-party testing agency that is experienced in performing the necessary test will need to be approved by the City.

j. A complete copy of the results of the above-referenced testing, as well as mix design submittal information, MoDOT certifications and other associated certifications required per this Chapter and per the St. Louis County Standard Specifications for Road and Bridge Construction shall be submitted to the City a minimum of seven (7) days prior to the placement of the concrete. The City must be in agreement with said test results, mix designs and certifications prior to the placement of any concrete.

k. For all granular base material deliveries, the delivery ticket must be annotated or signed by the rock supplier to indicate that the granular base material meets the Missouri Department of Transportation (MoDOT) requirements for Type 5 aggregate for base. This ticket must be submitted to the City for recordkeeping purposes at the time of delivery. Any deliveries made without the proper delivery tickets, including signature, will not be accepted for use. In lieu of a signature on the delivery ticket a separate product certification sheet with a signature of the company's quality control manager may be provided to go with the delivery tickets. The product certification sheet must be current, dated to within four (4) weeks of the date of delivery and also list the project name or job site location.

Text to be added shown thus.
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3. The minimum concrete pavement thickness shall be seven (7) inches thick. On minor residential streets, the transverse joints are not required to have load transfer devices. All other higher classifications of streets will be required to have load transfer devices in the transverse joints.

4. The following is a list of deficiencies that shall require concrete removal and replacement:

a. If there is one (1) crack in the slab, and there is deflection in the crack or other indications of structural deficiency or compromise, then the full slab shall be replaced.

b. ~~More than one (1) crack~~ Two or more cracks in a slab shall require ~~a~~ full slab replacement. ~~However, if there is one (1) crack in the slab and there is deflection in the crack or other structural concern, then the full slab shall be replaced.~~

c. Any concrete slab found to be less than the required thickness per City standard shall be removed and replaced with a slab that at least meets applicable specifications.

SECTION 2: It is hereby declared to be the intention of the City Council that each and every part, section and subsection of this Ordinance shall be separate and severable from each and every other part, section and subsection hereof and that the City Council intends to adopt each said part, section and subsection separately and independently of any other part, section and subsection. In the event that any part of this Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections and subsections shall be and remain in full force and effect.

SECTION 3: The Chapter, Article, Division and/or Section assignments designated in this Ordinance may be revised and altered in the process of re-codifying or servicing the City's Code of Ordinances upon supplementation of such code if, in the discretion of the editor, an alternative designation would be more reasonable. In adjusting such designations, the editor may also change other designations and numerical assignment of code sections to accommodate such changes.

SECTION 4: This Ordinance shall be in full force and effect from and after its passage and approval by the Mayor.

Text to be added shown thus.
Text to be deleted shown ~~thus~~.

BILL NO._____ **ORDINANCE NO. _____**

First Reading: _____

Second Reading: _____

PASSED BY THE CITY COUNCIL FOR THE CITY OF O'FALLON, MISSOURI, THIS ____ DAY OF _____, 2026.

_____
Presiding Officer

Attest:

_____
Bess Bacher, City Clerk

APPROVED BY THE MAYOR THIS _____ DAY OF _____, 2026.

_____
Bill Hennessy, Mayor

Attest:

_____
Bess Bacher, City Clerk

Approved as to Form:

_____
Kevin M. O'Keefe, City Attorney

Text to be added shown thus.
Text to be deleted shown ~~thus~~.

City of O'Fallon, Missouri

Memorandum

Council Meeting - Regular **J. 1.**

Meeting Date: 04/23/2026

Re: Acceptance of the 2026 General Municipal Election results

From: Bess Bacher, City Clerk

Department: Administration **Division:** Administration

Information

Item:

This is acceptance of the 2026 General Municipal Election results.

Background:

Attached are the certified results from the St. Charles County Election Authority for the 2026 General Municipal Election.

Previous Council Action:

N/A

Recommendation:

To review and approve the results.

Attachments

2026 Certified General Municipal Election Results

Election Summary Report
GENERAL MUNICIPAL ELECTION
ST. CHARLES COUNTY, MISSOURI
TUESDAY, APRIL 7, 2026
April 7, 2026 General Municipal Election
OFFICIAL

Date: 4/14/2026
Time: 11:35:56 AM

Registered Voters 297,648 - Total Ballots 62,853 : 21.12%

118 of 118 Precincts Reporting 100.00%

O'FALLON COUNCIL MEMBER WARD 1

Number of Precincts	10	
Precincts Reporting	10	100.00%
Vote For 1		
Total Votes	2,047	
SCOTT WILCOX	970	47.39%
ANGELICA EARL	830	40.55%
ARNIE C AC DIENOFF	247	12.07%

O'FALLON COUNCIL MEMBER WARD 2

Number of Precincts	14	
Precincts Reporting	14	100.00%
Vote For 1		
Total Votes	1,975	
SCOTT YATES	1,823	92.30%
LISA THOMPSON (WI)	152	7.70%

O'FALLON COUNCIL MEMBER WARD 3

Number of Precincts	8	
Precincts Reporting	8	100.00%
Vote For 1		
Total Votes	1,923	
MICHAEL SINCLAIR	264	13.73%
NATHAN BIBB	615	31.98%
DOUGLAS LINK	1,044	54.29%

O'FALLON COUNCIL MEMBER WARD 4

Number of Precincts	11	
Precincts Reporting	11	100.00%
Vote For 1		
Total Votes	2,260	
JEFF KUEHN	831	36.77%
CORI SPENCER	1,429	63.23%

O'FALLON COUNCIL MEMBER WARD 5

Number of Precincts	8	
Precincts Reporting	8	100.00%
Vote For 1		
Total Votes	2,023	
LINDA M RAGSDALE	993	49.09%
JOHN PALMER	1,030	50.91%

O'FALLON PROPOSITION E

Number of Precincts	37	
Precincts Reporting	37	100.00%
Total Votes	11,882	
YES	3,485	29.33%
NO	8,397	70.67%

IN WITNESS WHEREOF: I, Kurt Bahr, Director of Elections in and for the County of Saint Charles, State of Missouri, do hereby certify the figures set out herein are Official Results of the April 07, 2026 Municipal General Election.
Given under my hand and official seal this 14th day of April 2026.

Kurt M. Bahr, Director of Elections, Saint Charles County Missouri

City of O'Fallon, Missouri

Memorandum

Council Meeting - Regular **L. 1.**

Meeting Date: 04/23/2026

Re: Oath of Office for Newly Elected Officials

From: Bess Bacher, City Clerk

Department: Administration **Division:** Administration

Information

Item:

The City Clerk will administer the Oath of Office for the following individuals:

Scott Wilcox, Council Member Ward 1
Scott Yates, Council Member Ward 2
Doug Link, Council Member Ward 3
Cori Spencer, Council Member Ward 4
John Palmer, Council Member Ward 5

Background:

After every General Municipal Election, the City Clerk administers the Oath of Office for the newly elected officials.

Previous Council Action:

The last time the City Clerk administered oaths was at the April 24, 2025, meeting regarding the April 8, 2025, General Municipal Election results. At that time, six elected officials were administered their oaths.

Recommendation:

To administer the oaths.

City of O'Fallon, Missouri

Memorandum

Council Meeting - Regular **O. 1.**

Meeting Date: 04/23/2026

Re: Mayoral Appointments

From: Bill Hennessy, Mayor

Department: Administration **Division:** Administration

Information

Item:

Consideration of a motion to ratify the following Mayoral appointments:

Board of Adjustment
Stan Patton, Board Member, Ward 5, term expiring April 2031
Albert Reinsch, Board Member, Ward 3, term expiring April 2031
Mark Wilkinson, Alternate Board Member, Ward 5, term expiring April 2031

Cultural Arts Commission
Noah Brandt, Commission Member, Ward 4, term expiring April 2029
Lia Guagliardo, Commission Member at Large, term expiring April 2029
Christine Latimer, Commission Member, Ward 5, term expiring April 2029

Historic Preservation Commission
Don Detrich, Commission Member at Large, Ward 5, term expiring April 2029
Mary Porter, Non-Voting Commission Member, term expiring April 2029
Cheryl Rowland, Non-Voting Commission Member, Ward 4, term expiring April 2029

O'Fallon Convention and Visitors Bureau
Jason Crady, Business District Representative, term expiring April 2028
Heather Patterson, Citizen at Large Representative, term expiring April 2028

Parks and Recreation Advisory Board
Jim Elder, Board Member at Large, Ward 2, term expiring April 2029
Dawn Hawbaker, Board Member, Ward 5, term expiring April 2029
Scott Hester, Board Member, Ward 2, term expiring April 2029

Planning and Zoning Commission
Gregg Lammert, Commission Member, Ward 2, term expiring April 2030

Public Works Advisory Committee
Chad Dagley, Committee Member, Ward 4, term expiring April 2028
William Fath, Committee Member at Large, Ward 5, term expiring April 2028
Mary Laulo, Committee Member, Ward 2, term expiring April 2028
James Myers, Committee Member at Large, Ward 2, term expiring April 2028
Jack Peterson, Committee Member at Large, Ward 2, term expiring April 2028

Kevin Wattelet, Committee Member, Ward 1, term expiring April 2028

Senior Resident Advisory Committee
Kimberly Burdo, Committee Member, Ward 2, term expiring April 2028
Mary Williams, Committee Member, Ward 1, term expiring April 2028
Marilyn Zeisset, Committee Member, Ward 5, term expiring April 2028

Background:

Each year, for the second meeting in April, the Board, Commission and Committee members are asked if they want to continue to serve. Those who have requested to serve an additional term are appointed by the Mayor and ratified by the City Council.

Previous Council Action:

The last time the City Council approved Board, Commission and Committee member appointments was at the April 24, 2025, meeting.

Recommendation:

Mayor Hennessy recommends approval of these Mayoral appointments.

City of O'Fallon, Missouri
Memorandum

Council Meeting - Regular **O. 2.**

Meeting Date: 04/23/2026

Re: Mayoral Appointments

From: Bill Hennessy, Mayor

Department: Administration **Division:** Administration

Information

Item:

Consideration of a motion to ratify the following Mayoral appointments:

City Council Liaisons
Cultural Arts Commission - Council Member Spencer
Drug Abuse Resistance Education (DARE) - Council Member Boyer
Historic Preservation Commission - Council Member Link
Mayor's Youth Advisory Council - Council Member Boyer
O'Fallon Convention and Visitors Bureau - Council Member Palmer
Parks and Recreation Advisory Board - Council Member Wexler
Planning & Zoning Commission - Council Member Koskela
Public Works Advisory Committee - Council Member Wilcox
Senior Resident Advisory Committee - Council Member Yates
Veterans Commission - Council Member Cook
O'Fallon Grow in the 'O' Group - Council Member Taylor

Background:

Each year, City Council Members are appointed to serve as liaisons for each Board, Commission and Committee.

Previous Council Action:

The last time the City Council approved Board, Commission and Committee City Council Liaison appointments was at the April 24, 2025, meeting.

Recommendation:

Mayor Hennessy recommends approval of these appointments.

City of O'Fallon, Missouri

Memorandum

Council Meeting - Regular **O. 3.**

Meeting Date: 04/23/2026

Re: Nominations for President Pro-Tem

From: Bill Hennessy, Mayor

Department: Administration **Division:** Administration

Information

Item:

Nominations for President Pro-Tem.

Background:

City Council Members nominate and elect a President Pro-Tem yearly.

Previous Council Action:

As indicated, this election occurs annually.

Recommendation:

For the City Council to nominate members to serve as President Pro-Tem and then vote on a member to serve the City Council in this capacity for the 2026 - 2027 cycle.

City of O'Fallon, Missouri

Memorandum

Meeting Date: 04/23/2026
Re: Parks and Recreation Advisory Board Meeting Minutes - February 10 and March 10, 2026
From: John Gorham, Recreation Specialist Office & Memberships
Department: Recreation
Agenda Category: Committee & Commission Reports

Information

Item:

These are the Parks and Recreation Advisory Board Meeting Minutes for February 10 and March 10, 2026.

Background:

N/A

Previous Council Action:

N/A

Recommendation:

These are for informational purposes only.

Attachments

Parks and Recreation Advisory Board Meeting Minutes - February 10, 2026
Parks and Recreation Advisory Board Meeting Minutes - March 10, 2026

City of O'Fallon
PARKS AND RECREATION ADVISORY BOARD MINUTES
O'Fallon Municipal Centre
100 North Main Street
O'Fallon Missouri 63366
February 10, 2026 - 7:00 P.M.

A. CALL TO ORDER

Board President, Scott Hester, called the meeting to order at 7:00 P.M., there were approximately 12 people, which included Board Members and City Staff.

B. ROLL CALL

Jim Elder	Present
Dawn Hawbaker	Present
Scott Hester	Present
Keith Koester	Present
Theresa Williams	Present
Kathy Wilson	Present

The following members of the Parks and Recreation Advisory Board were absent:

Council Member Roth Excused

C. PLEDGE OF ALLEGIANCE led by Mr. Koester

D. APPROVAL OF THE AGENDA

Motion by Ms. Wilson, seconded by Ms. Williams to accept the agenda as presented.

All ayes, motion carried.

E. APPROVAL OF THE MINUTES

1. Parks and Recreation Advisory Board Meeting Minutes – January 13, 2026

Motion by Ms. Wilson, seconded by Ms. Williams to accept the minutes as presented.

All ayes, motion carried.

F. CITIZEN COMMENTS

1. None

G. DIVISION REPORTS

1. Parks Report
Parks Director, Bill Mitchison, reported the department recently hired two new full-time maintenance workers, and is now fully staffed. The department once again competed in MPRA's Annual Maintenance Rodeo on January 28, with multiple staff members earning top-five finishes in their respective events. The artificial turf project at Ozzie Smith Sports Complex remains on schedule despite recent winter weather, with work now underway on Field D. The construction team recently completed sidewalk installation and repairs at

Sports Park and staff have also begun creek bank stabilization at Westhoff Park to prevent further erosion. Lastly, Landscape Superintendent Bob Deardeuff will be retiring on March 27 after nearly 22 years of dedicated service to the City.

2. Recreation Report
Recreation Director, Craig Feldt, advised the department has seen strong enrollment for its basketball and volleyball programs this season, with staff looking to hire additional instructors and offer additional timeslots to meet the increased demand. Information for summer camp will be posted online next week. Registration opens March 7 for residents and members and March 16 for the public. O'Day Lodge hosted an O'Fallon Chamber of Commerce luncheon and a St. Charles County Municipal League meeting last month. The Adult Programs team has several events coming up with Dill & Chip's Cursed Cupid Pickleball on February 13 and the annual Senior Activities Fair on March 11. Also discussed were the department's efforts to expand Heritage and Freedom Festival marketing into central Missouri and Illinois, along with recent meetings with key sponsors regarding planned activations for 2026 events centered on America's 250th Birthday and the 100th Anniversary of Route 66.

3. Tourism and Festivals Report
Tourism and Festivals Manager, Jennifer Hoisington, mentioned her department is finalizing details for several upcoming events, including Whiskers & Wags, Jammin, and Heritage & Freedom Fest. The band Kansas was recently announced as this year's headline rock act for HFF, with the country headliner to be revealed at a later date. Vendor applications will open March 2, and parade applications will open April 6.

H. OLD BUSINESS

1. COL Revenue Comparison
Recreation Director, Craig Feldt, presented attendance data from the past three years of the department's Celebration of Lights display at Fort Zumwalt Park. The department has sold more than 25,000 tickets annually during that time, with approximately 3,000 tickets going unscanned each season.

I. NEW BUSINESS

1. Cultural Arts Presentation
Recreation Specialist, Dana Degnan, provided an overview of her background and discussed the department's support of the arts through the City's galleries, public sculpture exhibits, cultural arts programming, O'Fallon Theatre Works, and the annual Fall Into the Arts festival.

J. FOR THE GOOD OF THE ORDER

1. Mr. Elder commended City staff for their efforts in clearing snow after the recent storm.

2. Mr. Hester expressed excitement about the artificial turf at Ozzie Smith Sports Complex and noted that the upgrades to the playing surface represent a significant achievement for the City.
3. Ms. Williams noted that Bob Deardeuff and Jenna Backhaus were wonderful employees but expressed confidence that the City will find suitable replacements.

K. ADJOURN

There being no further business, the meeting was adjourned at 7:53 P.M.

Respectfully Submitted,

John Gorham
Recording Secretary

Approved by the Parks and Recreation Advisory Board on ~~March 10, 2026.~~ April 14, 2026. JSG

Approved by Kathy Wilson
Board Secretary

City of O'Fallon
PARKS AND RECREATION ADVISORY BOARD MINUTES
O'Fallon Municipal Centre
100 North Main Street
O'Fallon Missouri 63366
March 10, 2026 - 7:00 P.M.

A. CALL TO ORDER

Board Vice President, Theresa Williams, called the meeting to order at 7:00 P.M., there were approximately 8 people, which included Board Members and City Staff.

B. ROLL CALL

Jim Elder	Present
Dawn Hawbaker	Present
Keith Koester	Present
Theresa Williams	Present

The following members of the Parks and Recreation Advisory Board were absent:

Scott Hester	Excused
Kathy Wilson	Excused
Council Member Roth	Excused

C. PLEDGE OF ALLEGIANCE led by Ms. Williams

D. ADJOURN

Due to the lack of a quorum, the March 10, 2026, meeting of the Parks and Recreation Advisory Board, was concluded at 7:34 p.m. The following staff members who had prepared presentations for the meeting were invited to share that information for the benefit of the public; however, no formal business was considered, and no votes were taken.

Bill Mitchison – Parks Report
Craig Feldt – Recreation, Tourism and Festivals Reports
Bob Deardeuff – O'Fallon Flower Displays for 2026

The next meeting of the Parks and Recreation Advisory Board will be April 14, 2026.

Respectfully Submitted,

John Gorham
Recording Secretary

Approved by the Parks and Recreation Advisory Board on April 14, 2026.

Approved by Kathy Wilson
Board Secretary

City of O'Fallon, Missouri

Memorandum

Meeting Date: 04/23/2026
Re: Economic Development Monthly Report - March 2026
From: Patrick McKeehan, Economic Development Director
Department: Administration **Division:** Administration
Agenda Category: Committee & Commission Reports

Information

Item:
This is the Economic Development Department Monthly Report for March 2026.

Background:
N/A

Previous Council Action:
N/A

Recommendation:
This is for informational purposes.

Attachments

ED Report

City of O'Fallon, Missouri

Economic Development Monthly Report

March 2026 Monthly Report

PROJECT ACTIVITY *(76 as of 03-31)*	Starting Totals	New	Closed	New Totals
Attraction Projects	59	7	5	61
Expansion Projects	15	0	2	13
Retention Projects	2	0	0	2

PROACTIVE OUTREACH	2026 Targets	March 2026	Total 2026
Attraction Packets/Mailings	325	2	7
Social Media Impressions*	625,000	4,246	12,442
Broker/Developer Meetings	96	5	33
Keep It in the 'O' Show	10	0	0

** Social Media impressions produced by organic and sponsored posts on LinkedIn page and through Chamber membership.*

REQUESTS FOR INFORMATION (RFI) *	Total 2025	March 2026	Total 2026
Received	37	7	17
Qualified Responses	8	1	4
Properties Recommended	9	2	5

** RFIs are distributed by the Missouri Partnership, Greater St. Louis Inc., and/or the St. Charles County* EDC.

2026 COMMERCIAL PROPERTY OCCUPANCY RATES BY PERCENTAGE

Category (Total SF/Number of Bldgs.)	O'Fallon				St. Charles County 1st QTR
	1st QTR 2026	2nd QTR 2026	3rd QTR 2026	4th QTR 2026	
Retail (4.9M sf in 364 bldgs.)	96.8%	-	-	-	96.9%
Office (2.6M sf in 175 bldgs.)	92.9%	-	-	-	94.7%
Industrial/Flex (7.7M sf in 247 bldgs.)	95.6%	-	-	-	97.5%

(*Source: CoStar March 2026*)

City of O'Fallon, Missouri

Economic Development Monthly Report

March 2026 Monthly Report

PROJECT ACTIVITY RESULTS		2026 Targets	March 2026	Total 2026
Project Successes				
The Strength Parlor (R)	Powers Compounding Pharmacy (E)	30	4	10
Master Donuts (A)	La Caretta Mexican Grocery Store (E)			
Yummy Bowl (A)	Kentzo Koffee (A)			
Machine Ink (A)*	The Beauty Collective (R)*			
O'Fallon Barber Shop (A)*	Pudgy Udder Ice Cream (A)*			
Estimated Value of Capital Investment		$100M	$15K	$885K
Estimated Number of Jobs		250	5	25

** New this month (E) Expansion; (R) Retention; (A) Attraction*

NEW BUSINESS LICENSE LIST – TOTAL/YTD: 7/17

Business Name	Business Category	Ward	# of Employees
Kentzo 111 North Main Street	Restaurant – Coffee Shops, Cafes	5	2 FT, 6 PT
Mizu Hibachi Sushi & Ramen 2447 HIghway K	Restaurant – Asian, Indian	4	5 FT, 1 PT
O'Fallon Barbershop 3025 Highway K	Barbershop	4	1 FT, 0 PT
O'Fallon Garage (new ownership) 203 South Main Street	Auto Body, Repair	5	4 FT 0 PT
Reverie Studio 769 West Terra Lane	Hair Salon, Supplies	5	1 FT, 0 PT
Rosalita's O'Fallon 1421 Mexico Loop Road East	Restaurant – Mexican	1	30 FT, 100 PT
The Arch Advocate 1043 East Terra Lane	Healthcare, Services	1	0 FT, 0 PT

BUSINESS CLOSINGS – TOTAL/YTD: 6/13

Business Name	Business Category	Ward	# of Employees
Briyani Boyz (new business going in) 4401 Highway K	Restaurant – Asian, Indian	2	4 FT, 0 PT
Hinton Healthcare Group 1002 Peruque Crossing Court	Medical, Physician	5	15 FT, 0 PT
Monical's Pizza 1224 Highway K	Restaurant – Pizza	1	3 FT, 23 PT
S & D Artistry and S & D Resale 316 Sonderen Street	Arts and Crafts	1	0 FT, 2 PT
SBA Contracting 7537 Little Oaks Drive	Construction, Home Remodeling	4	1 FT, 0 PT

March 2026 Monthly Report

Side by Side Counseling 1100 Rock Creek Elementary Drive	Counseling	5	3 FT, 5 PT

RIBBON CUTTINGS/GROUNDBREAKINGS – TOTAL: /16

Business Name	Business Category	Ward	Date
The Vero (formerly the Landing) 1000 Landing Circle Drive	Senior Living Facility	2	3-3-2026
Apache Village RV (AVRV) 705 Brunjes Drive	RV Sales and Repair	1	3-5-2026
Yummy Bowl 1365 Highway K	Restaurant – Asian, Indian	5	3-10-2026
The Exercise Coach 945 Waterbury Falls Drive	Fitness, Nutrition, Athletics	2	3-17-2026
New Freedom Family Medicine 3449 Pheasant Meadow Drive, Suite 107	Physician, Medicine	2	3-18-2026

BUSINESS EXPANSION/RETENTION PROGRAM

Business Retention Activities	2026 Targets	March	Total 2026
Visits/Calls	400	33	99
Referrals	400	56	105

RETENTION VISITS SUMMARY: This past month the Economic Development staff contacted **33** business owners/managers for individual retention visits. Outcomes from these contacts included the following referrals along with a summary of noteworthy comments:

- 12 - Keep it in the 'O' Show
- 12 - Economic Development Newsletter Sign-ups
- 12 - City's Emergency Notification System
- 9 - O'Fallon's New Business Temporary Signage (Waived Permit Fee)
- 0 - Bidder List Sign-up
- 1 - Other City Departments
- 10 - O'Fallon Chamber New Businesses Ribbon Cutting Ceremony
- 0 - St. Charles County Department of Workforce Development

- **Manufacturing/Industrial:** Met this month with several industrial/manufacturing businesses that all indicated strong growth and increased demand across their operations. One company is exploring an expansion at its local facility following a recent acquisition. Plans include adding exterior equipment to free up interior space, enabling them to take on new business. This investment is expected to stabilize the current workforce and support future job growth. Staff is working with company leaders on evaluating preliminary site plans, additional utility needs, and required permits. Another business doubled sales over the past year and sees potential for further growth but must address operating space constraints. They are actively seeking a small

warehouse facility to accommodate more production. A larger manufacturer continues to operate at or near capacity, with sustained increases in orders and workforce size in recent years. They are evaluating a significant expansion project that could include new construction, additional jobs, and major capital investment. Key considerations include site layout, employee parking, infrastructure, and potential incentives. The company is also exploring opportunities to vertically integrate operations to improve production timelines and efficiency. The SelectOFALLON team is working with all three industrial/manufacturing businesses as they advance these expansion projects.

- **Restaurants:** During this month's restaurant retention visits, businesses reported a mixture of strong growth and some challenges. Several locations are seeing increased customer traffic, community support, and are exploring expansion, including the opening of second locations. One business reversed a planned closure due to customer demand and has successfully reopened, while others are benefiting from business partnerships, networking events, and added amenities to drive traffic. At the same time, a few establishments are experiencing operational and facility issues, including low customer activity and inconsistent management, and are being monitored by City staff. A recent closure has also created an opportunity for redevelopment, with ownership open to new tenants despite some use restrictions. Overall, the sector remains active and growing, with continued opportunities for expansion alongside some turnover.

- **Retail:** During this month's retention outreach, staff connected with several retailers to discuss emerging opportunities and ongoing challenges. One owner shared a plan to relocate to a newly developed space in O'Fallon in partnership with a group of women-owned small businesses. The owner noted that her current location exceeded her operational needs and was sold within days at a price above asking. Another retailer reported stronger than expected growth, driven in part by reduced competition in the region. One business owner is evaluating her options following the acquisition of a new franchise and its implications for her current business. The SelectOFALLON Team is providing continued guidance and support throughout this reassessment. Additionally, staff met with multiple new entrepreneurs and businesses to discuss opportunities in O'Fallon and ensure they understood all local, county, and state permitting and licensing requirements.

- **Service/Office:** During this month's retention outreach to service/office businesses, staff connected with operators experiencing strong early-season demand driven by favorable weather conditions. This growth has increased hiring for both sales and labor positions. One business reported consistent year-over-year expansion and expectations that the trend will continue but noted that workforce availability was a major constraint. Staff met with a recently transitioned business now under new ownership, which is maintaining its existing staff and operations. They also met a new franchise owner who entered the market after identifying a service gap. This owner has developed a small but growing membership base and wants to explore plans for local expansion. Additionally, a business recently moved into a shared space to create an incubator-style environment for real estate agents. Another professional has returned to the O'Fallon market to meet rising client demand in a strong, welcoming business community.

City of O'Fallon, Missouri

Economic Development Monthly Report

March 2026 Monthly Report

Commercial Projects Approved, Under Construction & Completed		
Business/Subdivision	**Location**	**Status**
Aldi Warehouse Expansion (174,800 sf) New Construction	475 Pearl Drive	Under Construction
Alloy (2,432 sf) Tenant Finish	3449 Pheasant Meadows Drive Suite 101	Approved
Arch Insurance (13,200 sf) Tenant Finish	1 Progress Point Parkway, Suite 250	Under Construction
Aspen Academy Daycare (12,000 sf) New Construction	Welker Parkway	Approved
Back on Track Vet Clinic (11,000 sf) New Construction	Technology Drive & Waterbury Falls Drive	Under Construction
Bank of Old Monroe (4,400 sf) New Construction	Hwy DD	Approved
BeaWell (5,660 sf) Tenant Finish	856 Waterbury Falls Drive	Approved
BJC Medical Clinic (33,600 sf) Tenant Finish	2299 Technology Drive	Approved
Brock's Tree Service (5,000 sf) New Construction	1850 W. Terra Lane	Approved
Caledonia Flats (110,322 sf) New Construction	211 Rush Way	Approved
Cambria Hotel (22,782 sf) New Construction	200/220 Rush Way	Under Construction
Circle K (5,200 sf) New Construction	8630 Highway N	Under Construction
Corner Convenience (2,700 sf) Tenant Finish	615 Westridge Drive	Under Construction
Dardenne Dental Arts (11,000 sf) New Construction	Outer 364 & Montrachet Drive	Approved
Darwish Plaza Com. Dev. (12,000 sf) New Construction	Technology Dr and Weldon Spring Road	Approved
Dutch Bros (986 sf) New Construction	100 Crossroads Plaza	Approved
Edward Jones (2,201 sf) Tenant Finish	9016 Phoenix Parkway	Approved
Elevate Salon Suites (8,068 sf) New Construction	7112 South Outer 364	Approved
First Baptist Church (24,000 sf & 5,800 sf addition) Expansion	8750 Veterans Memorial Parkway	Under Construction
Fort Zumwalt North Middle School (35,300 sf) Expansion	210 Virgil Street	Under Construction
Goodwill (1,7082 sf) New Construction	1600 Market Center Boulevard	Under Construction
Hampton Manor (63,315 sf) New Construction	1181 Sonderen Street	Under Construction

City of O'Fallon, Missouri

Economic Development Monthly Report

March 2026 Monthly Report

Hwy P Retail Development (5.9 acres) New Construction	Hwy P and Main Street	Under Construction
INC Environmental Recycling (23,592 sf) New Construction Addition	1621 Kemmar Court	Approved
Indoor Athletic Facility (12,000 sf) New Construction	9289 Mexico Road	Under Construction
Kraner Family Dentistry (13,100 sf) New Construction	200 Rush Way	Under Construction
Lee's Chicken (2,398 sf) New Construction	988 Bryan Road	Approved
Marble Wellness (4,985 sf) Tenant Finish	1061 Peruque Crossing Court	Approved
Mastercard Solar Farm (43.37 acres) New Construction	WingHaven Boulevard	Under Construction
MEMC (60,000 sf) Expansion	501 Pearl Drive	Completed
Mike Clemens Center for Adaptive Learning – FZSD (14,100 sf) Expansion	910 Homefield Boulevard	Under Construction
Multi-Tenant Office Building (6,925 sf) New Construction	231 Rush Way, Lot 3A	Approved
Modern Med Spa (6,450 sf) New Construction	South Outer 364 and Montrachet Drive	Approved
M.R. Bathe Electric (11,000 sf) New Construction	1521 Progress West Lane	Under Construction
Multi-Tenant Office/Warehouse (16,000 sf) New Construction	1000 Cool Springs Ind Drive	Approved
Munoz Ice Cream (1,059 sf) Tenant Finish	1181 Bryan Road	Under Construction
Mylenbusch Auto Source (7,190 sf) New Construction	835-839 West Terra Lane	Approved
New Commercial Building (6,527 sf) New Construction*	7166 S Outer Rd 364	Approved
New Shopping Center (13,220 sf) New Construction	1204 North Main Street	Under Construction
O'Fallon Barbershop (1,400 sf) Tenant Finish	3025 Highway K	Approved
O'Fallon Fleet Facility (30,750 sf) New Construction	1101 Old E. Terra Lane	Under Construction
O'Fallon Playfield Commons (160,000 sf) New Construction	1001 Bryan Road	Approved
O'Fallon Public Works Facility (59,777 sf) New Construction	1101 Old E. Terra Lane	Under Construction
OPC Retail Center (25,000 sf) New Construction	1001 Bryan Road	Approved
O'Reilly Auto Parts (7,225 sf) New Construction	Highway K & O'Fallon Road	On Hold

City of O'Fallon, Missouri

Economic Development Monthly Report

March 2026 Monthly Report

Phillip 66 (7,500 sf) New Construction	12 TR Hughes Boulevard	Approved
Progress West Lot 2 (12,000 sf) New Construction	1500 Progress West Lane	Under Construction
QuikTrip (5,720 sf) Tenant Finish	955 Bryan Road	Under Construction
Quik Trip (4,996 sf) New Construction*	418 South Main Street	Completed
Regional Law Enforcement Training Center (67 acres) New Construction	Hwy 79 & Firma Road	Under Construction
Reliable Investments – Self-Storage (22,300 sf) New Construction	8220 Veteran's Memorial Parkway	Under Construction
Rosalita's Cantina (18,500 sf) Tenant Finish	1421 Mexico Loop Road	Under Construction
Royal Fuel Express (5,233 sf) New Construction	8201 Mexico Road	Under Construction
Savers (38,685 sf) Tenant Finish	2601 Highway K	Approved
Scooters (664 sf) New Construction	130 Dalriada Boulevard	Approved
Scooter's Multi-Tenant Building (5,865 sf) New Construction	Highway N and Lake St. Louis Boulevard	Approved
Solace Hospice Care (3,149 sf) New Construction	2300 Technology Drive	Approved
Starbucks (2,772 sf) Tenant Finish	609 South Main Street	Approved
St Charles County Ambulance District Base (5,800 sf) New Construction	8100 Phoenix Parkway	Approved
Steiniger W Terra Lane (20,000 sf) New Construction	West Terra Lane near Peruque Creek Court	Approved
STL Wholesale (24,000 sf) New Construction	825 Texas Court	Under Construction
StorCo Storage Facility (42,900 sf) New Construction	8980 Veterans Memorial Parkway	Approved
The Cookie Box (1,286 sf) Tenant Finish	2443 Highway K	Approved
The Skin and Body (2,400 sf) Tenant Finish	7124 South Outer Road 364	Approved
Travers Body Shop (10,240 sf) New Addition	4 Central Court	Approved
Wabash Center Industrial Park (9 acres) New Construction	East Wabash Avenue	On Hold
Warehouse Building (21,000 sf) New Construction	1400 Grant Industrial Drive	Approved
Westhoff Elementary School (13,000 sf) Expansion	910 Homefield Boulevard	Under Construction
Yummy Bowl (5,899 sf) Tenant Finish	1365 Highway K	Completed

* New this month.

City of O'Fallon, Missouri

Memorandum

Meeting Date: 04/23/2026
Re: Engineering Department Monthly Report - March 2026
From: Wade Montgomery, Director of Engineering
Department: Engineering
Agenda Category: Committee & Commission Reports

Information

Item:
This is the Monthly Report for the Engineering Department for March 2026.

Background:
N/A

Previous Council Action:
N/A

Recommendation:
This is for informational purposes only.

Attachments

Engineering Dept. Monthly Report

Engineering Department

Monthly Report

March 2026

City of O'Fallon
Monthly Report – March 2026

Project Management

Engineering Department

Project Grant Funding

	Year Submitted	Approved	Total Project Estimate	County Funds	Federal Funds	City Match
Hwy N Shared Use Path	2026		$1.7M	$402K	$997K	$301K
Bryan Rd & VMP Intersection	2026		$8.7M	$7.0M		$1.7M
Diehr Rd Ph2-ROW & Const	2026		$8.6M	$6.9M		$1.7M
W Terra Ln Resurfacing	2026		$1.2M	$600K		$600K
Diehr Rd Recon. Ph1-Construction only – St. Charles Road Board/East-West Gateway (SCRB)*	2025	X	$6.4M	$5.1M		$1.3M
Diehr Rd Recon. Ph2-Design Only (SCRB)*	2025	X	$500K	$400K		$100K
Bryan Rd Pavement Preservation (SCRB/EWG)*	2025	X	$1.5M	$235K	$1.2M	$65K
Mexico Rd Resurfacing Ph 1 (SCRB/EWG)*	2025	X	$2.2M	$520K	$1.6M	$80K
W. Terra Resurfacing Ph1 (EWG)*	2025		$1.3M			
Hwy N Share Use Path-Design Only (SCRB)*	2025	X	$200K	$160K		$40K
Mexico Rd SUP Ph1 (EWG)*	2025		$2.0M			$2.0M
Guthrie Rd Bridge (SCRB)	2025		$157K			$157K
Bryan Rd & VMP Int.-Design Only (SCRB)	2025	X	$50K	$40K		$10K
W. Terra Ln Realignment (EWG & SCRB)	2024	X	$11.5M	$4.6M	$5.8M	$1.1M
Hoff Rd Ph2 (SCRB/EWG)	2024/2023	X	$3.6M	$1.4M	$1.9M	$300K
Tom Ginnever/N Cool Springs Int (SCRB/EWG)	2024/2023	X	$1.7M	$555K	$950K	$195K
Diehr Rd Recon Ph1-ROW ONLY (SCRB)	2024	X	$450K	$360K		$90K
Lake St Louis Blvd Ph3 (SCRB)	2024	X	$11.0M	$8.8M		$2.2M
Main St. – Phase III (SCRB/EWG)	2023/2021	X	$3.3M	$922K	$2.1M	$278K
Dardenne Greenway-Sports Park To Bluebird Meadow (EWG)	2023	X	$2.7M	$450K	$900K	$1.35M
Diehr Rd Reconstruction – DESIGN ONLY (SCRB)	2022	X	$632K	$506K	$0	$126K
Diehr Rd Extension (SCRB)	2022	X	$2.34M	$2.1M	$0	$235K
Terra Lane Realignment – DESIGN ONLY (SCRB)	2022	X	$1.8M	$1.4M	$0	$400K
Eggering Dr Reconstruction (EWG)	2022	X	$2M	$0	$790K	$1.21M

**Applications submitted 2/6/26 EWG, 3/31/26 CRB: Amounts shown are estimated only at this time, no official award as of this date.*

Traffic Management

Engineering Department

March 2026

Traffic Technician:

	Monthly Total	2026 YTD	2025	2024
Traffic Signal Repairs	42	122	466	366
Streetlight Repairs *(City Owned)*	4	9	42	59
Stop Sign Warrant Studies/ Speed Volume Studies	0	0	2	3
Utility Locates	39	116	447	481

Traffic-Related Items: March 2026

	Monthly Total	2026 YTD	2025	2024
Traffic Calming Evaluations	0	0	12	8
No Parking Sign Evaluations	0	0	2	1
Stop Sign Evaluations	0	0	2	1
Crosswalk Evaluations	0	0	0	1

List of ongoing traffic calming with status:

Has met qualifications and has been approved by council, on the schedule to be installed:

- Presidents Landing
- Washingtons Crossing

Has met qualifications, completed preliminary design, public meeting and is in the process of final design:

- Bentley Park Drive
- Calumet Ranch Trail
- Elaine Drive

Is currently in the data gathering phase:

- Crimson Meadows Drive
- Brook Hollow Drive

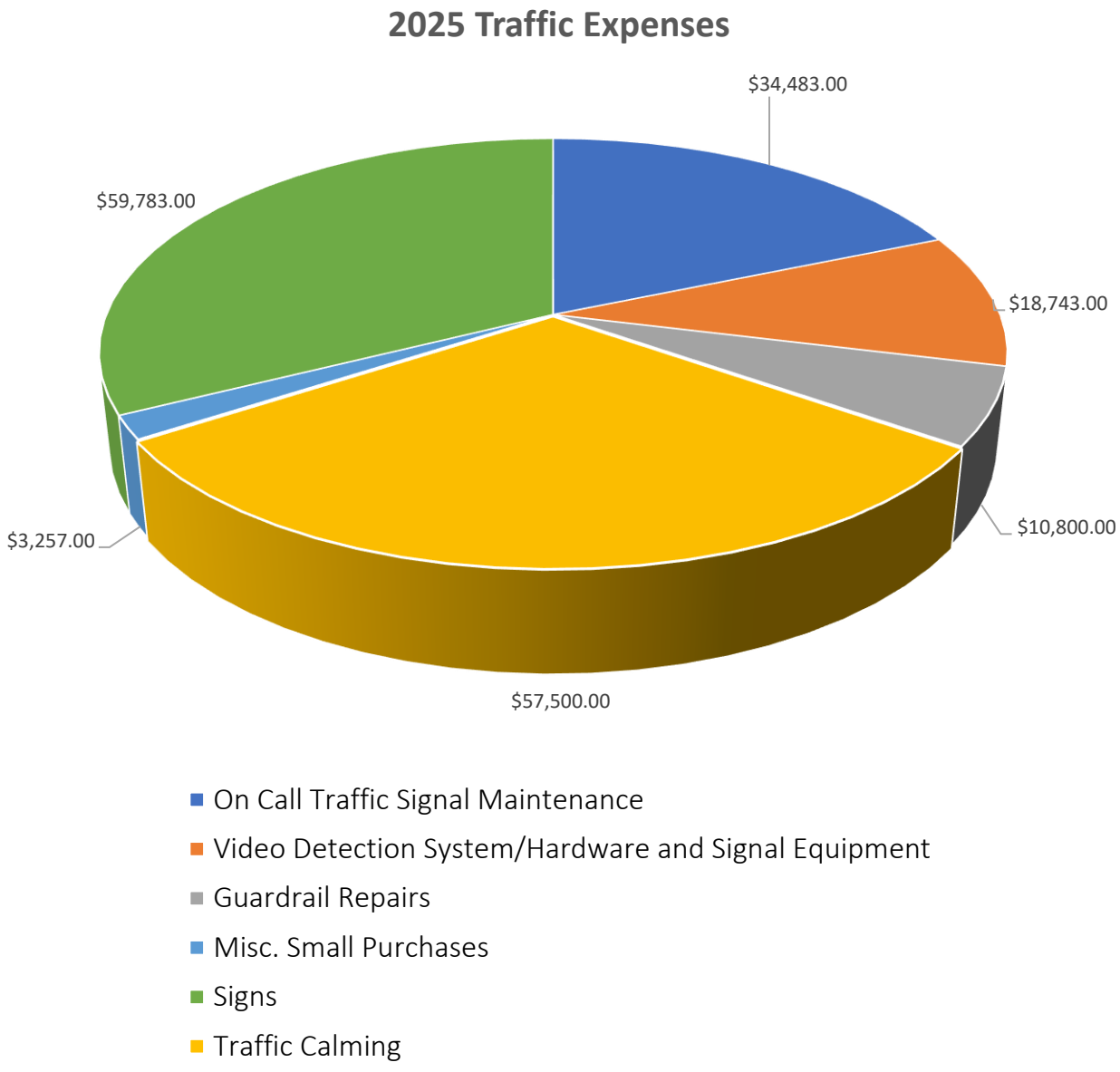
City of O'Fallon
Monthly Report – March 2026

Traffic Management

Engineering Department

Current Traffic-Related Projects: March 2026

Traffic Calming Evaluations:	None currently
No Parking Sign Evaluations:	None currently
Crosswalk Evaluations:	None currently
Stop Sign Evaluations:	None currently
Delay Studies:	None currently



City of O'Fallon
Monthly Report – March 2026

Plan Review

Engineering Department

Plan Reviews and Escrows: March 2026

	Monthly Total	2026 YTD	2025	2024
Plans Submitted - Total	69	220	873	1,162
Plans Approved - Total	33	103	523	753

Plan Review Status	Average Days to Review	
	Mar	2026 YTD
Capital Improvement Plans	7	2
Commercial As-builts	5	10
Commercial Grading	n/a	4
Commercial Record Plat	2	9
Commercial Site Plan	18	10
Residential As-builts	3	1
Residential Grading	7	2
Residential Record Plat	n/a	3
Residential Site Plan	11	4
Maintenance Escrow Review	n/a	2

Construction Inspections	Mar	2026 YTD	Open Lot Finals
Development Inspections	206	643	-
Lot Final Inspections	75	225	425

Excavation Permit Status	Mar	2026 YTD	2025	2024
Current Active Number of Permits	174	-	-	-
Applied this month	21	68	347	541
Approved/Issued this month	15	62	389	547

Plan Review

Engineering Department

Plan Reviews and Escrows (continued): March 2026

Subdivisions Accepted: March 2026

n/a

Subdivisions Not Yet Accepted:

- Amberleigh (Ward 3) Plats 1, 1A, 2, 3, 4
- Brookside Addition (Ward 5) Plat 1, Plat 2, Plat 3, Phase 4 – Plat 1
- Columbia Meadows, Plat 3
- Elaine Valley Plat 1
- Ella's Place (Ward 5)
- Harvest at Hopewell Plats 1A, 2, 2B, 3, 3B, 4, 4B, 5A, 5B, 5C, 6, 6B, 7, 7B, 8 & 8B
- Keaton Woods (Ward 2) Plat 1, 2
- Shady Creek Addition (Ward 3) Plat 1, 2
- Sommerlin (Ward 3) Plat 1, 2
- Strawberry Farms
- Streets of Caledonia (Ward 3) Plat 7, Phase 4B
- Sunset Terrace R/W Plat
- The Willows
- Villages of Post Farms, Plats 1, 3, 4, 5

	Monthly Total	Previous Month	Dec. 2025	Dec. 2024
Open Escrow Agreements	280	293	282	338
Escrowed Funds	$10,407,691	$15,726,541	$16,556,322	$18,003,353
Open Escrow Agreements over 3 yrs. old	55	58	56	56
Open Funds for Agreements over 3 yrs. old	$3,325,326	$3,664,335	$3,652,942	$8,154,870

Stormwater Management

Engineering Department

Projects for the Month: March 2026

Public Outreach and Education Minimal Control Measure 1 (MSM1):

- Mission Clean Stream Event scheduled for April 11th

Public Participation and Involvement (MCM2):

- Continuing working with small groups for more cleanings and clean stream sites

Illicit Discharge Detection and Elimination (MCM3):

- Nothing to report currently

Construction Site Runoff (MCM4)/Resident Concerns:

- Weekly Stormwater Pollution Prevention Plan (SWPPP) inspections continue for all residential/commercial/capital improvement projects (CIP) throughout the City

Post-Construction Stormwater Control (MCM5):

- Continue working with Property owners on getting basins and Best Management Practices (BMPs) into compliance
- Updating Geographic Information System (GIS) Map of outfalls, updating GIS with all basin locations and BMPs
- Outfall Inspection beginning
- BMPs/Outfall follow ups from 2025 being done to strive completion
- New tracking reports in Citizen Serve to track follow ups on inspections continue
- Created new permit Water Quality in Citizen Serve. Still updating whole system until all permits are completed

Good House Keeping and Pollution Prevention (MCM6):

- Updating Facilities SWPPPs. Municipal Separate Storm Sewer Systems (MS4)
- 1st Quarter Trainings to be sent out in April

Stormwater Community Cost Share Program:

- One 50/50 has been approved by United States Army Corps of Engineers (USACE) permit to begin work

National Pollutant Discharge Elimination System (NPDES) Reporting:

- DNR annual report has been completed and submitted
- New NPDES 5-year permit has been submitted

Stormwater Work Orders Received Stormwater Management Coordinator (SWMC):

	Mar 2026	Year to Date	2025	2024	2023
Received Total:	0	0	57	53	53
Completed Total:	0	0	52	46	49

*** Work orders for Stormwater Management Coordinator Only – Stormwater (SW) Maintenance submits separately.*

Stormwater Management

Engineering Department

Annual Detention/Retention Basin Inspections (3 Yr Rotation)

Total Number of Basins in City Limits as of January 1, 2026, = 584 (29 Underground)
Total Number of Basins to Inspect for 2026 (Ward 4 - 5) = 223 (3 Underground) (21 Escrows)

Month	Initial Inspections	Follow-Ups to Date
January	9	17
February	2	7
March	0	8
Total	**11**	**32**

Previous Years Totals *2024 – Wards 1 & 5 (12 UG) = 157* *2025 – Wards 2 – 3 (6 UG) = 214*
Total number of basins in the City will change as new development occurs.

2026 Annual Best Management Practice (BMP) Inspections

Total Number of sites with BMPs as of January 2026 (Sites may have multiple BMPs) = 229
Total Number of BMPs to inspect for 2026 = 428 Starting in JULY

Month	Inspections Completed	Follow-Ups to Date
January	25	45
February	4	10
March	3	11
Total	**32**	**66**

Previous Years Totals *2024 = 387* *2025 = 429*
Total number of BMPs in the City will change as new development occurs.

Annual Municipal Separate Storm Sewer Systems (MS4) Major Outfall Inspections 2025

Total MS4 Major Outfalls in City Limits as of January 1, 2026 (3 Yr Rotation) = 291
Total Major Outfalls to be inspected for 2026 (Wards 4 – 5) = 77

Month	Inspections Completed	Follow-Ups
January	5	4
February	50	2
March	27	2
Total	**82**	**8**

Previous Years Totals *2024 – Ward 5 = 32* *2025 – Ward 2 & 3 = 138*
Outfalls are inspected during Leaf-Off Season therefore some months will be blank.

2026 Total Inspections to Date	2026 Total Follow-Ups to Date
125	106

City of O'Fallon, Missouri

Memorandum

Council Meeting - Regular **P. 4.**

Meeting Date: 04/23/2026
Re: Parks and Recreation Monthly Report - March 2026
From: John Gorham, Recreation Specialist Office & Memberships
Department: Recreation
Agenda Category: Committee & Commission Reports

Information

Item:
This is the March 2026 Parks and Recreation Monthly Report.

Background:
N/A

Previous Council Action:
N/A

Recommendation:
This is for informational purposes only.

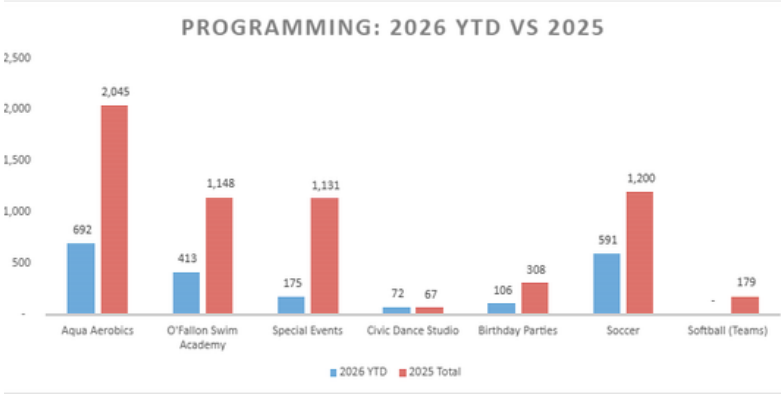
Attachments

March 2026 Parks and Recreation Monthly Report

Recreation Department

March 2026 Report

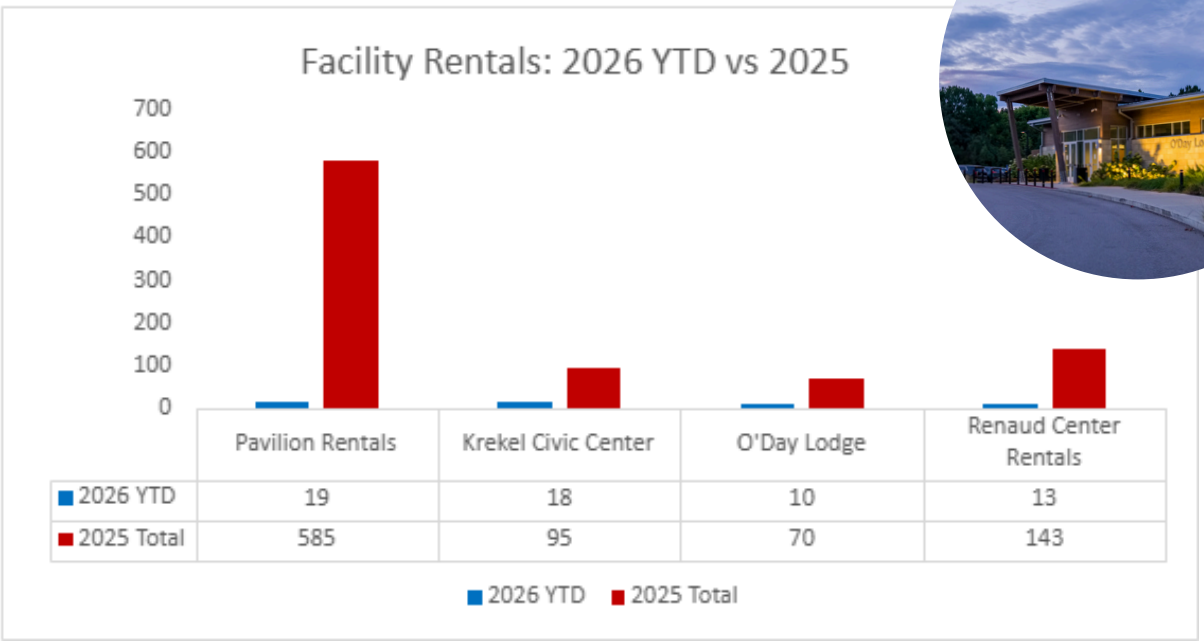
Program Attendance



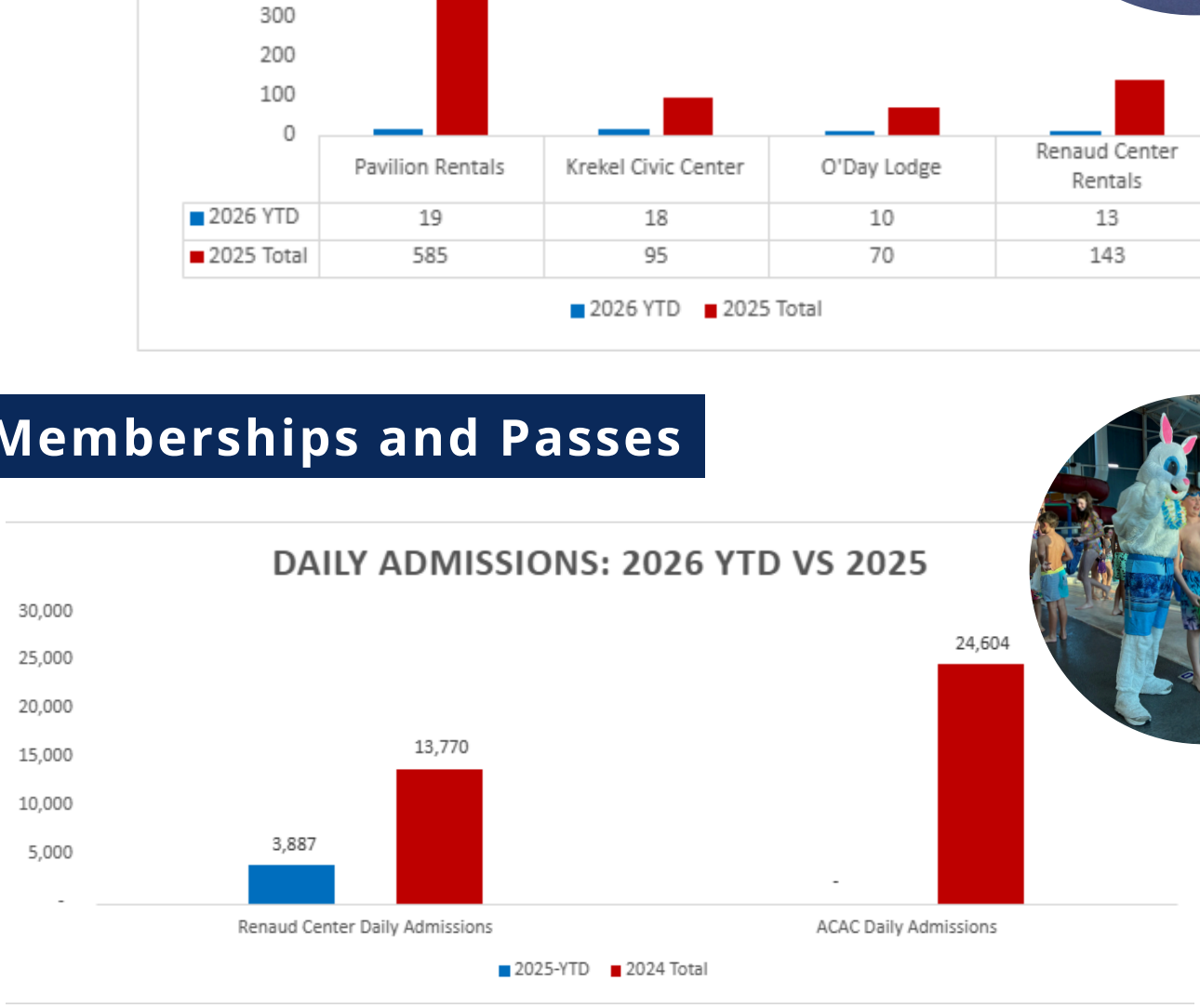
Program Highlights

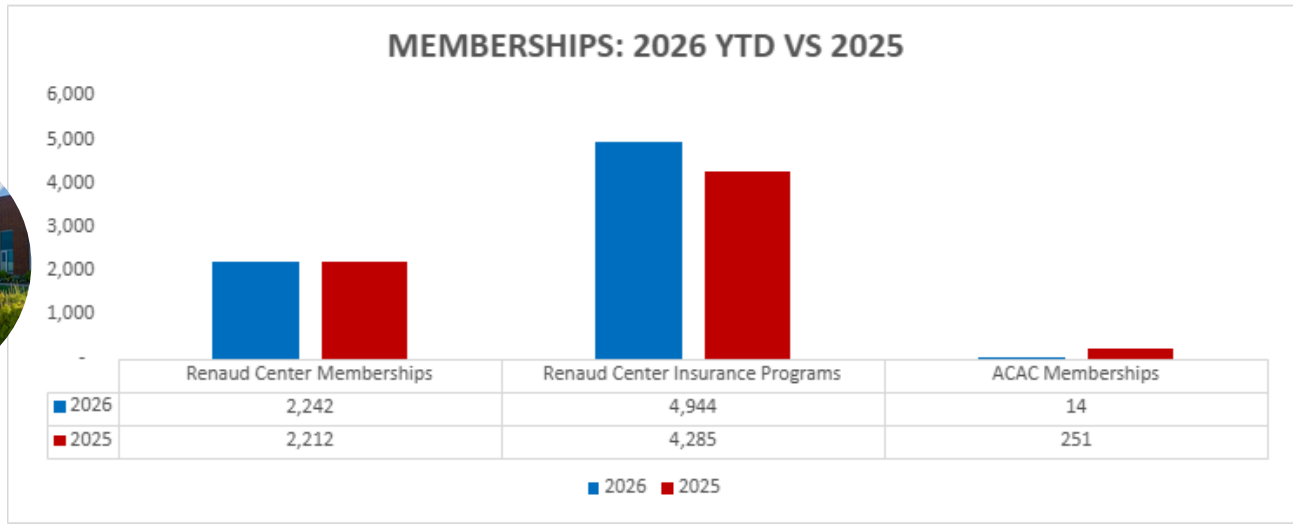
- Part-Time hiring is going well; all lifeguard, rental assistant, and custodian positions are filled.
- The Reservations team is gearing up for a busy wedding season, providing 18 tours at O'Day.
- The department's spring soccer program began March 21 with 561 participants across all divisions.
- We have 10 teams across our spring T-ball and coach pitch leagues, as well as 10 teams registered for our spring mini volleyball session, which begins on April 8.
- Spring Break Camp ran the week of March 23 and had 22 campers enrolled. Summer camp registration is open for everyone, with all weeks currently available across all three locations.
- The Youth Programs team is looking to hire a few new dance instructors for the summer session.
- Staff recently purchased new menu boards for Ozzie that can be placed in the middle of the line, allowing customers to review options before reaching the ordering window.
- A parent from one of the recent birthday parties at the Renaud Center stated, "This was the easiest party that I've had to do for my girls! I had 1 job and that was to show up!"
- The 106 birthday parties held in Q1 2026 put us well on pace to surpass last year's total of 308.
- The leisure pool will be repainted in the coming days, and a new portable ADA lift will be delivered in early April as part of ongoing maintenance at Alligator's Creek Aquatic Center, all in preparation for another exciting summer, with ACAC opening on May 23.
- The Renaud Center welcomed three new Gym Attendants in March: Hayden, Anna, and Spencer.
- Demand for fitness programming remains strong, with personal training sales topping $6,000 for the second month in a row and aerobics classes attracting over 3,000 participants in March.
- There were 121 people enrolled in the department's annual Underwater Egg Hunt on March 27.
- The Aquatics team is excited to reintroduce River Walking at ACAC! Sessions will be offered on Wednesday and Thursday evenings from 6:30-8:00pm and registration is open through May 28.
- The Recreation Department has been working with Communications to ensure its online content is compliant with the new Web Content Accessibility Guidelines (WCAG) going into effect on April 24.
- Community Engagement Manager, Kristin Chesnut, is developing a new Parks Passport, along with some fresh ideas for Parks & Recreation Month, to replace the discontinued Get Out & Play Days.
- O'Day Lodge hosted Ameren's St. Charles County Open House on March 10 which allowed for public input on their Eastern Missouri Grid Transformation Project.

Facility Rentals



Memberships and Passes





Festivals and Tourism

- **Celebration of Lights**
  - Confirmed color match and set up agreement for new supplier
  - Attended Christmas Expo
- **Cultural Arts Commission**
  - CAC meeting coming up on 4/1
- **Food Truck Frenzy/Fright**
  - Meeting with movie screen provider
- **Hertiage and Freedom Fest**
  - Vendor application opened on 3/2
  - Lego Design
  - ALS Agreement
  - Army truck booked
  - Nobel winds call for artist adjustments
  - Agreements/bids/PO set up continued
  - Parade balloon booking
  - Working on sensory inclusion
  - Working on charging stations
  - Meeting for a special project on Entertainment Alley
- **Heald Home/Fort**
  - Revamped tour/activities schedule
  - Reached out to possible partners
- **Jammin'**
  - Working on task list
  - Receiving vendor payments
- **Other**
  - Interviews for specialist positions
  - MPRA presentation prep
  - OCVB presentation prep
  - Time Study
  - KPI Meeting
  - AI memo and agreement
- **Sponsorship/Marketing**
  - Meetings with potential sponsors
  - Reached out to Heritage and Freedom Fest VIP food sponsors
- **Theater**
  - Ongoing meetings on renovations
- **Whiskers and Wags**
  - Vendor account creation
  - Supply drive to go live in April
  - Eight adoption agencies accepted

Parks Department

March 2026 Report

All Parks

- Daily cleaning of restrooms, park grounds, and amenities. Mowing in all parks has begun.
- Seasonal hiring is going well. All weekend spots have been filled along with 7 of 10 weekday seasonals for the summer months. We are seeking a seasonal employee to join our construction team and gain hands-on experience learning the basics of construction.
- Pre-emergent fertilizer has been applied in all level 1 & 2 turf areas throughout the park system to assist with weed prevention.

Passive Parks

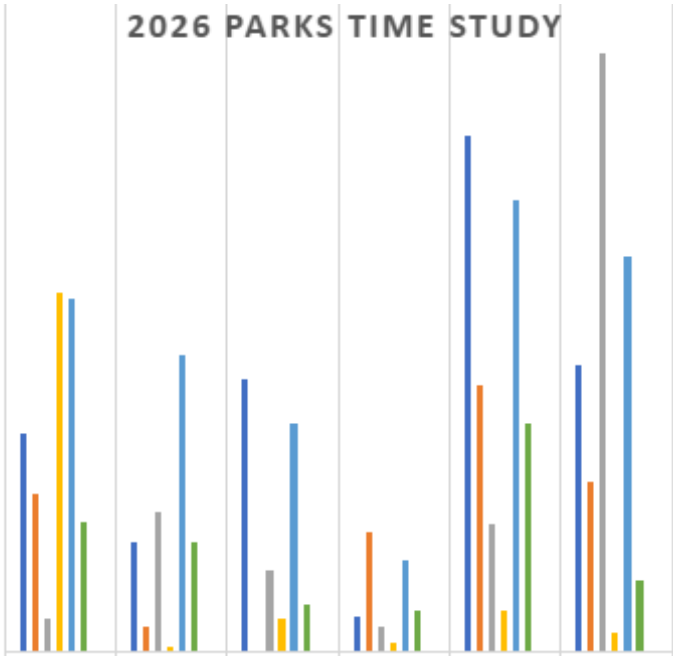
- **Civic Park**
  - Staff edged the sidewalks.
  - Staff completed the drain tile project on the Bandstand pavilion to better move water away from the pavilion. These were connected to the downspouts of the gutters.
- **Knaust Park**
  - Staff edged the sidewalks.
- **Fort Zumwalt Park**
  - Staff updated their SDS binders in the shop.
  - Staff relocated two dog stations closer to the lakeside trail.
  - Staff installed seven new disc golf pin locations throughout the course.
  - Staff removed two dead trees from a nearby property adjacent to the park.
  - The Construction team replaced a broken playground climber component.
- **O'Day Park**
  - Staff finished mulching the entire park landscape beds.
  - Staff updated the SDS binder in the shop.
  - Staff sprayed the edge roadway rock for weeds and grass.
  - The water feature was opened on April 3rd.

Athletic Parks

- **CarShield Field**
  - The Construction Team completed the synthetic playground safety surface project.
- **Dames Park**
  - All restrooms were de-winterized and opened.
  - Fieled prep for various activities such as Lacross has begun.
- **Ozzie Smith Sports Complex**
  - Fields C–G are expected to open April 13, Field A the morning of April 18, and Field B a few days later pending contractor completion.
  - Staff completed seven irrigation breaks and installed all new irrigation zones on fields C-G where the natural grass meets the synthetic turf infields.
  - Staff completed mound repairs.
  - The Construction Team upgraded the 3-Plex restrooms with epoxy flooring and added additional concrete in front of the concession stand to increase seating and enhance the VIP area at HFF.

- **Sports Park**
  - Staff completed SDS binder updates.
  - Fields 2 and 8 remain closed for maintenance, with Field 2 slit-seeded with bluegrass.
  - Staff installed the in-ground footers for the new soccer goals on field 6.
  - Staff prepared for spring soccer by setting out all portable goals and relocating trash cans.
  - Staff installed artificial turf on the two new cricket pitches. The fields have also been opened for play.
- **Westhoff Park**
  - The contractor installed new roofs on the restrooms, concession stands, and one of the shops following hailstorm damage.
  - Brendan's Playground splash pad is expected to be open by April 10th.
  - The Construction Team completed creek bank stabilization near the tennis courts.

Parks Hours Worked



	Civic, Fort Zumwalt, Knaust, Stadium	Dames	O'Day	Ozzie	Sports	Westhoff
Amenity Repair	132.75	66.5	167	20.5	315.5	175.5
Athletic Court and Field Maintenance	96.5	15	0	72.5	163	103
Equipment Maintenance	19.5	85.5	49	15	77.25	367
Playground Maintenance and Inspection	220	2	20	5	24	11
Routine Cleaning	216.5	182	139.5	56	276.25	241.5
Natural Turf Maintenance	78.5	67	28.75	24	139	43.5
Tournament	0	0	0	0	0	0

City of O'Fallon, Missouri

Memorandum

Council Meeting - Regular **P. 5.**

Meeting Date: 04/23/2026
Re: Planning and Development Monthly Report - March 2026
From: Tracy Coffman, Planning Specialist for Planning & Development
Department: Planning and Development
Agenda Category: Committee & Commission Reports

Information

Item:
This is the Planning and Development Department Monthly Report for March 2026.

Background:
This report includes the activities of the Planning and Development Department for March 2026.

Previous Council Action:
N/A

Recommendation:
This is for informational purposes only.

Attachments

Planning and Development Monthly Report - March 2026

City of O'Fallon, Missouri

Planning and Development Monthly Report

MARCH 2026 MONTHLY REPORT

Building and Code Enforcement

	Mar 2026	YTD 2026	2025	2024	2023	2022	2021
PERMITS							
Accessory Structures Fence/Shed/Barn/Garage/Wall/Pavilion/Gazebo/Misc	32	111	506	506	520	598	684
Commercial - New Commercial / Industrial Building Permit	29	106	318	302	237	249	242
Commercial Masterplan Permit	0	0	1	0	0	0	2
Communication Tower Permit	0	0	11	9	2	16	21
Demolition Permit	0	0	9	11	12	12	13
Housing Program	0	0	0	0	0	0	0
Miscellaneous Structures - Misc / Flag Poles / Mail Kiosks	0	0	0	2	0	1	0
Plumbing - Sewer Lateral / Water Service / Lawn Irrigation	2	11	56	74	132	147	189
Rental Occupancy Inspection Application	126	433	1571	1421	1220	1454	1096
Residential Alterations - Decks/Additions/Solar/Remodels/ Patio Covers / Plumbing / Electrical / Mechanical	181	538	2264	2373	2266	2304	2333
Residential Alterations Master Plan Permit	1	1	6	3	2	0	1
Residential Master Plan Permit	4	12	73	19	16	9	18
Residential New Construction – Single/Multi-Family/Mobile Home/Modular	41	125	358	373	356	332	383
Swimming Pool/Hot Tubs Permit	10	18	67	73	100	114	110
Temporary Commercial Structures - Temporary Structure / Tents / Amusement / Inflatables	1	1	7	14	12	13	13
Temporary Electric	9	12	24	11	5	8	13
Meth Testing Permit	0	0	0	0	0	0	0
Total Permits Issued	436	1368	5271	5191	4880	5257	5118
Total Permits Inspections	859	2401	10777	11628	10974	11419	12423

Building and Code Enforcement Cont'd

	Mar 2026	YTD 2026	2025	2024	2023	2022	2021
PROPERTY MAINTENANCE							
Court Reinspection	10	39	90	120	48	88	64
Email Correspondence	24	44	289	433	712	613	390
Extension granted	-	-	-	65	90	150	137
Inspection	493	1150	4424	3801	5346	4074	3858
Message	20	58	405	328	333	192	146
Miscellaneous	7	27	258	237	222	259	146
Online Complaint	106	196	1093	892	892	831	700
Phone Correspondence	24	59	317	441	814	722	588
Print Nuisance letter	501	1337	5748	4483	5966	5119	4154
Re-Inspection	511	1421	6305	5799	9160	5836	4840
Sign – Removal	158	205	934	1129	1446	753	520
Ticket - All Other Ticket Types	158	213	1648	1866	1477	959	760
Ticket - Write Ticket	16	62	1648	266	237	173	141
Total Activities Completed	2050	5107	21873	20675	27685	20550	17231
Total Violations	387	176	4019	2914	4089	3511	2570

City of O'Fallon, Missouri

Planning and Development Monthly Report

Planning

	Mar 2026	YTD 2026	2025	2024	2023	2022	2021
Sign Permits							
Sign Permit Permanent	14	34	158	205	147	167	164
Sign Permit Temporary	2	7	47	37	25	27	26
Sign Permit Weekend Use	9	9	12	11	12	18	18
Temporary / Specialty Uses Permit	0	1	25	18	34	31	17
Business License Applications							
Business License	17	52	201	223	243	249	173
Open in the O Applications							
Open in the O	2	8	30	24	25	31	21
Build in the O Meetings							
Build in the O	0	0	20	6	16	--	--

Planning and Zoning Commission Agenda Activity:

Application Type	Mar 2026	YTD 2026	2025	2024 Approved	2023 Approved	2022 Approved	2021 Approved
Area Plan	0	1	0	2	0	1	4
Code Amendments	0	0	3	5	4	2	1
Conditional Use Permits	1	4	30	17	18	23	27
Display House Plats	0	0	2	0	8	0	2
Final Plans	0	0	1	2	0	2	8
Preliminary Plats	1	3	14	6	15	12	7
Site Plans	5	10	35	32	52	48	54
Rezonings	2	6	4	8	6	13	11
Comp Plan Amendments	0	0	1	0	1	0	1

Items Forwarded To The City Council (Not Noted Above):

Application/Item Type	Location/Description
Planning and Zoning Commission Meeting Minutes January 8, 2026	n/a
Planning and Zoning Commission Meeting Minutes February 5, 2026	n/a

Board of Adjustment Agenda Activity:

Meeting Date	Agenda Items	YTD Total	2025 Total	2024 Total	2023 Total	2022 Total	2021 Total
March 11, 2026 meeting cancelled	0	2	12	12	15	18	43

City of O'Fallon, Missouri

Memorandum

Council Meeting - Regular **P. 6.**

Meeting Date: 04/23/2026

Re: Police Department Monthly Reports - March 2026

From: Stephen Whitworth, Office Manager - Police Department

Department: Police Department **Division:** Administrative Division

Agenda Category: Committee & Commission Reports

Information

Item:

These reports contain the O'Fallon Police Department's Calls for Service and Traffic and Animal Control totals for March 2026. A UCR Statistics Report is still being configured in the new reporting system.

Background:

These reports are submitted monthly.

Previous Council Action:

N/A

Recommendation:

These are for informational purposes only.

Attachments

Calls for Service March 2026

Traffic and Animal Control March 2026

O'FALLON POLICE DEPARTMENT

1019 Bryan Road
O'Fallon, Missouri 63366
(636) 240-3200 Fax (636) 379-5698

"PROTECT WITH PRIDE – SERVE WITH HONOR"

DATE: April 6, 2026
TO: Michael Snowden, City Administrator
FROM: Frank Mininni, Chief of Police
RE: Department Incident Reports for March 2026

INCIDENTS REPORTED	Totals
911 Misdial/Hangup	12
Alarms	107
All Arrests	36
Animal	80
Assault	12
Auto Accident	183
Bait Operation	0
Bike Patrol	14
Bomb Threat	0
Burglary	6
Business Check	33
Chaplain's Assist	0
Child Abuse/Endanger Welfare	1
Crisis Intervention Team (CIT)	25
Community Service	15
Community Patrol Reports	0
Custody Interference	11
Directed Patrol	32
Domestic	67
Drone Deployment	6
Duty Injury	2
Ex-Parte Service	2
Extra Patrol	128
Fireworks Calls	0
Flock	29
Follow Up	128
Found Property	16

INCIDENTS REPORTED	Totals
Fraud/Tax Fraud	36
Harassment/Stalking	48
Kidnapping	0
Liquor Law Violation	0
Lost Property	3
Missing Persons/Runaways	8
Negotiator Call Out	0
Ordinance Violation	72
Peace Disturbance	40
Pedestrian Check	18
Personal Injury/Sickness	15
Prisoner Transport/Pickup/Detail	84
Property Damage	22
Public Service	244
Repossession	15
Robbery	0
Sex Crime	2
Stealing	43
Suicide Attempt	7
Suspicious Circumstances	184
SWAT Call Out	10
Traffic Service	91
Traffic Violation	11
Trespassing	24
Violate Ex-Parte	4
Weapons Offense	4
Total Incidents	**1930**

Respectfully submitted,

Frank Mininni
Chief of Police

O'FALLON POLICE DEPARTMENT

1019 Bryan Road
O'Fallon, Missouri 63366
(636) 240-3200 Fax (636) 379-5698

"PROTECT WITH PRIDE – SERVE WITH HONOR"

DATE: April 6, 2026
TO: Michael Snowden, City Administrator
FROM: Frank Mininni, Chief of Police
RE: Department Tickets and Warnings, Plus Animal Control for March 2026

Traffic Enforcement	Totals
TOTAL DEPARTMENT TICKETS:	**877**
TOTAL DEPARTMENT WARNINGS:	**1035**
TOTAL DUI / DWI:	**19**
TRAFFIC STOPS:	**1,402**
TOTAL VEHICLE ACCIDENTS:	**85**
TOTAL FATAL TRAFFIC ACCIDENTS:	**0**

*Note that ticket and warning numbers may not add up to the total traffic stops as both may have been issued on one stop.

ANIMAL CONTROL DIVISION	Totals
TOTAL NO. OF ANIMAL CONTROL TICKETS:	**18**
TOTAL NO. OF ANIMAL CONTROL WARNINGS:	**0**
TOTAL NO. ANIMAL CALLS:	**80**
Park Patrol:	**152**
Bite cases:	**16**
Animals killed on road ways:	**8**
Peace disturbances due to animals	**9**
Animal in Trap:	**0**
Checking the welfare of an animal	**6**
Wildlife trapped	**5**
Dogs taken to kennel:	**18**
Cats taken to kennel:	**10**
Animals claimed by their owners:	**7**
Dogs euthanized:	**0**
Cats euthanized:	**1**
Animals adopted:	**0**
Animals sent to foster homes:	**2**
Animals sent to rescue organizations:	**4**

Frank Mininni
Chief of Police

City of O'Fallon, Missouri

Memorandum

Council Meeting - Regular **P. 7.**

Meeting Date: 04/23/2026

Re: Notification of Change Order No. 4 to Year 5 of 5 in the amount of $9,328.00 for the Well Maintenance Contract Services

From: Shawn Singer, W/S Engineering Manager

Department: Public Works **Division:** Water and Sewer - Plants

Agenda Category: Committee & Commission Reports

Information

Item:

This item is a notification of construction Change Order No. 4 to Year 5 of 5 for the Well Maintenance Contract Services, in the amount of $9,328.00 with Flynn Drilling Company.

Background:

During the routine maintenance of the City's alluvial wells, it was determined that two pumps needed to be rebuilt. The point of doing maintenance inspections is to identify potential problems before they become bigger, which is what occurred here. Rebuilding of the pumps on alluvial wells #3 and #5 was necessary and completed during the annual alluvial well chemical treatments.

Attached is a copy of Change Order No. 4 to Year 5 of 5 for the City's agreement with Flynn Drilling Company for the Well Maintenance Contract Services, which amends the contract to add the repairs.

Previous Council Action:

- City Council approved a construction agreement for this project on September 23, 2021, in an amount of $770,000.00.
- City Council approved Change Order No. 1 to Year 4 of 5 at the October 24, 2024, City Council Meeting, in an amount of $23,380.50.
- City Council was informed of Change Order No. 1 to Year 5 of 5 for this project with the May 22, 2025, meeting Committee and Commission Reports, in an amount of $13,765.20.
- City Council was informed of Change Order No. 2 to Year 5 of 5 for this project with the August 14, 2025, meeting Committee and Commission Reports, in an amount of $17,210.20.
- City Council approved Change Order No. 3 to Year 5 of 5 at the February 12, 2026, City Council Meeting, in an amount of $138,468.55.

Recommendation:

This item is for informational purposes.

Fiscal Impact

Budgeted Y/N?: Y

Budget Information:
Necessary funds are budgeted in account 510510.5309 (Well and Tower Maintenance).

Attachments

Change Order #4 to Year 5 of 5
Change Order Log

CHANGE ORDER

No. 4 (Year 5 of 5)

DATE OF ISSUANCE 3/31/2026 EFFECTIVE DATE 3/31/2026

OWNER City of O'Fallon
CONTRACTOR Flynn Drilling Company
Contract: Well Maintenance Contract Services
Project: Well Maintenance Contract Services
OWNER's Contract No. RFP# 21-048 ENGINEER's Contract No. N/A
ENGINEER

You are directed to make the following changes in the Contract Documents:
Description:

- Alluvial Well #3 & #5 Pump Rebuild

Reason for Change Order:

- Rebuilding of the pumps on alluvial wells #3 & #5 were necessary during alluvial well chemical treatments.

Attachments: Flynn Drilling Company proposal dated 3/27/2026.

CHANGE IN CONTRACT PRICE:
Original Contract Price $770,000.00
Net increase ~~(decrease)~~ from Original Contract to Change Order No. 3 (Year 5 of 5) : $247,216.95
Contract Price prior to this Change Order: $1,017,216.95
Net **increase** ~~(decrease)~~ of this Change Order: $9,328.00
Contract Price with all approved Change Orders: $1,026,544.95

CHANGE IN CONTRACT TIMES:
Original ~~Contract~~ Times: Substantial Completion: ~~N/A~~ Ready for final ~~payment~~: N/A (~~days or~~ dates)
Net ~~change~~ from Original Contract to Change Order No. __: Substantial Completion: 0 Ready for final ~~payment~~: 0 (days)
Contract ~~Times~~ prior to this Change Order: Substantial Completion: ~~N/A~~ Ready for final ~~payment~~: N/A (~~days or~~ dates)
Net increase ~~(decrease)~~ this Change Order: Substantial Completion: ~~0~~ Ready for final ~~payment~~: 0 (days)
Contract ~~Times~~ with all approved Change Orders: Substantial Completion: ~~0~~ Ready for final ~~payment~~: 0 (days ~~or dates~~)

RECOMMENDED:	APPROVED:	ACCEPTED:
By: N/A	By:	By:
ENGINEER (Authorized Signature)	OWNER (Authorized Signature)	CONTRACTOR (Authorized Signature)
Date: N/A	Date:	Date: 4-2-26

EJCDC 1910-8-B (1996 Edition)

Prepared by the Engineers Joint Contract Documents Committee and endorsed by The Associated General Contractors of America and the Construction Specifications Institute.

CHANGE ORDER

INSTRUCTIONS

A. GENERAL INFORMATION

This document was developed to provide a uniform format for handling contract changes that affect Contract Price or Contract Times. Changes that have been initiated by a Work Change Directive must be incorporated into a subsequent Change Order if they affect Price or Times.

Changes that affect Contract Price or Contract Times should be promptly covered by a Change Order. The practice of accumulating Change Orders to reduce the administrative burden may lead to unnecessary disputes.

If Milestones have been listed in the Agreement, any effect of a Change Order thereon should be addressed.

For supplemental instructions and minor changes not involving a change in the Contract Price or Contract Times, a Field Order should be used.

B. COMPLETING THE CHANGE ORDER FORM

Engineer normally initiates the form, including a description of the changes involved and attachments based upon documents and proposals submitted by Contractor, or requests from Owner, or both.

Once Engineer has completed and signed the form, all copies should be sent to Owner or Contractor for approval, depending on whether the Change Order is a true order to the Contractor or the formalization of a negotiated agreement for a previously performed change. After approval by one contracting party, all copies should be sent to the other party for approval. Engineer should make distribution of executed copies after approval by both parties.

If a change only applies to price or to times, cross out the part of the tabulation that does not apply.

FLYNN DRILLING COMPANY
Complete Water Services

www.flynndrilling.com

P.O. Box 265 • Troy MO 63379
OFFICE: 636.528.6137
FAX: 636.528.6156

P.O. Box 862 • Rolla, MO 65401
OFFICE: 573.341.8444
FAX: 573.341.5353

PROPOSAL

Owner: City Of O'Fallon Phone #'s Shawn Singer 314-565-4301

Address: 100 North Main St. O'Fallon, MO 63366

Location of Property (Legal Description) Well Field

We hereby submit specifications and estimates for:

Well # 3 & Well # 5 Pump Rebuild

Well # 3 Pump Rebuild	$	4,664.00
(SS Wear Rings, Machine Impellers, Replace Bowl Bushings Clean, Reassemble & Paint)		
Well # 5 Pump Rebuild	$	4,664.00
(SS Wear Rings, Machine Impellers, Replace Bowl Bushings Clean, Reassemble & Paint)		
TOTAL COMPLETE	$	9,328.00

FLYNN DRILLING COMPANY, INC.

By: Steven Fuller

Date 3-27-26

ACCEPTED BY:

X _____

X _____

All work done by the contractor shall be paid upon completion. Owner agrees to pay a service charge on any unpaid balance after 10 days at the rate of 1% per month and, further, agrees that he (they) shall be responsible for all court costs and attorney's fees incurred in the collection of any balance due on this contact if attorney's fees and court costs are incurred in the collection.

CHANGE ORDER LOG

Project No. 21-048
Project Well Maintenance Contract Services

PO No. Multiple
Contractor Flynn Drilling

		Accounting		Time(Calendar Days)		
C.O. No.	Description	Cost/(Credit)	Cumulative Amount to Date	Extension	Adjusted Total	Status
YR1-1	Well #6 Emergency Repairs	$ 29,784.50	$ 29,784.50	N/A		Approved
YR3-1	WTP Reverse Osmosis Feed Pump Motor Replacement	$ 3,950.00	$ 33,734.50			Approved
YR3-2	Alluvial Well #4 Pump Repairs	$ 18,658.00	$ 52,392.50			Approved
YR4-1	Alluvial Well #3 Pump Repair/Replacement	$ 25,380.50	$ 77,773.00			Approved
YR5-1	Alluvial Well #3 Motor Replacement (Emergency)	$ 13,765.20	$ 91,538.20			Emergency Approved
YR5-2	Alluvial Well #2 Motor Replacement & Pump Rebuild	$ 17,210.20	$ 108,748.40			Approved
YR5-3	Annual Inspection, Chemical Treatment & Air Shock of 3 Wells	$ 138,468.55	$ 247,216.95			Approved
YR5-4	Alluvial Well #3 & #5 Pump Rebuild	$ 9,328.00	$ 256,544.95			Pending

Approved Change Order Total	$ 256,544.95	N/A	Approved Time Extension Total
Original Contract Price	$ 770,000.00	N/A	Original Final Completion Time
Contract Price with all approved Change Orders	$ 1,026,544.95	0	Contract Time with all approved Change Orders
Percent Increase Over Original Contract	33.3%		

City of O'Fallon, Missouri

Memorandum

Council Meeting - Regular **P. 8.**

Meeting Date: 04/23/2026

Re: Notification of Change Order No. 2 in the amount of $99,535.70 for the Peruque Creek Lift Station Equalization Basin Improvements Project

From: Shawn Singer, W/S Engineering Manager

Department: Public Works **Division:** Water and Sewer - Plants

Agenda Category: Committee & Commission Reports

Information

Item:

This item is a notification of construction Change Order No. 2 with J.W. Bommarito Construction Company, Inc., for the Peruque Creek Lift Station Equalization Basin Improvements Project, in the amount of $99,535.70,

Background:

Attached is a copy of Change Order No. 2 to the City's construction agreement with J.W. Bommarito Construction Company, Inc., for the Peruque Creek Lift Station Equalization Basin Improvements Project. This adjusts the amount of the contract and results in an increase of $99,535.70 for the following changes:

- Valve relocation
- Actuator modifications
- Installation of concrete pads
- Electrical updates

A full explanation of the changes is included in the attached Change Order.

Change Order No. 1 increased the overall contract amount to $1,601,097.00 with Resolution 07 24 2025B. Change Order No. 2
is less than $100,000 and 10% of the approved contract amount and within the City Administrator's authority to approve. With this change order the new contract total is $1,700,632.70.

Previous Council Action:

1. City Council approved a construction agreement for this project on February 22, 2024.
2. City Council approved Change Order No. 1 at the July 24, 2025, City Council Meeting.

Recommendation:

This item is for informational purposes.

Fiscal Impact

Budgeted Y/N?: Y

Budget Information:

Necessary funds are budgeted in the original account for the project 52057005.6580 (Lift Station Upgrades).

Attachments

Change Order #2

CHANGE ORDER

No. 2

DATE OF ISSUANCE 4/9/2026 EFFECTIVE DATE 4/17/2026

OWNER City of O'Fallon
CONTRACTOR J.W. Bommarito, Construction Company
Contract: Peruque Creek Lift Station Equalization Basin Improvements
Project: Peruque Creek Lift Station Equalization Basin Improvements
OWNER's Contract No. Bid# 24-002 ENGINEER's Contract No. 22-108
ENGINEER Lochmueller Group

You are directed to make the following changes in the Contract Documents:
Description:

- COR 04 – Utility Proposal

Reason for Change Order:

- COR 04 – Valve relocation, actuator modifications, installation of a concrete pad and electrical updates

Attachments: COR 04 and ECN #3.

CHANGE IN CONTRACT PRICE:
Original Contract Price $1,142,847.00
Net increase ~~(decrease)~~ from Original Contract to Change Order No. 2: $458,250.00
Contract Price prior to this Change Order: $1,601,097.00
Net **increase** ~~(decrease)~~ of this Change Order: $99,535.70
Contract Price with all approved Change Orders: $1,700,632.70

CHANGE IN CONTRACT TIMES:
Original Contract Times: Ready for final payment: June 29, 2024 (~~days or~~ dates)
Net change from Original Contract to Change Order No. 2: Ready for final payment: 670 (days)
Contract Times prior to this Change Order: Ready for final payment: April 30, 2026 (~~days or~~ dates)
Net increase (~~decrease~~) this Change Order: Ready for final payment: 179 (days)
Contract Times with all approved Change Orders: Ready for final payment: October 26, 2026 (~~days or~~ dates)

RECOMMENDED:

By: Allison Mannion
ENGINEER (Authorized Signature)

Date: 4/9/2026

APPROVED:

By: _____
OWNER (Authorized Signature)

Date: _____

ACCEPTED:

By: _____
CONTRACTOR (Authorized Signature)

Date: 4/9/2026

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Prepared by the Engineers Joint Contract Documents Committee and endorsed by The Associated General Contractors of America and the Construction Specifications Institute.

CHANGE ORDER

INSTRUCTIONS

A. GENERAL INFORMATION

This document was developed to provide a uniform format for handling contract changes that affect Contract Price or Contract Times. Changes that have been initiated by a Work Change Directive must be incorporated into a subsequent Change Order if they affect Price or Times.

Changes that affect Contract Price or Contract Times should be promptly covered by a Change Order. The practice of accumulating Change Orders to reduce the administrative burden may lead to unnecessary disputes.

If Milestones have been listed in the Agreement, any effect of a Change Order thereon should be addressed.

For supplemental instructions and minor changes not involving a change in the Contract Price or Contract Times, a Field Order should be used.

B. COMPLETING THE CHANGE ORDER FORM

Engineer normally initiates the form, including a description of the changes involved and attachments based upon documents and proposals submitted by Contractor, or requests from Owner, or both.

Once Engineer has completed and signed the form, all copies should be sent to Owner or Contractor for approval, depending on whether the Change Order is a true order to the Contractor or the formalization of a negotiated agreement for a previously performed change. After approval by one contracting party, all copies should be sent to the other party for approval. Engineer should make distribution of executed copies after approval by both parties.

If a change only applies to price or to times, cross out the part of the tabulation that does not apply.

UTILITY PROPOSAL

Project: PERUQUE CREEK
Date: April 9, 2026
Prepared For: CITY OF O'FALLON

Contact: SHAWN SINGER

Prepared By: TREVOR DAVIS
Email: tdavis@bommaritoconstruction.com
Office: 636-678-4367
Cell: 573-308-2230

Scope of Proposal: ENC #3

Engineer of Project: LOCHMUELLER GROUP
Date of Plans: 11/11/25
Addendums: _____
_____
_____
_____
_____

BOMMARITO CONSTRUCTION
A JWBCO COMPANY

UTILITY PROPOSAL

PERUQUE CREEK

1	EA	ADJUST MANHOLE TO GRADE	$	1,798.75	$	1,798.75
1	LS	ADJUST 14" FORCEMAIN BY VALVES	$	9,453.03	$	9,453.03
1	EA	MODIFY 8" MODULATING VALVE	$	14,824.49	$	14,824.49
2	EA	MODIFY 14" MODULATING VALVE	$	12,966.10	$	25,932.20
8	SY	CONCRETE PAD FOR EXTENDED VALVES	$	588.43	$	4,707.44
1	LS	ELECTRICAL UPDATES	$	42,819.79	$	42,819.79
		TOTAL SCOPE:			**$**	**99,535.70**

LABOR:	**$**	**13,083.81**
EQUIPMENT:	**$**	**2,942.24**
MATERIAL:	**$**	**45,299.10**
SUBCONTRACTOR:	**$**	**38,210.55**

PROPOSAL TOTAL $ 99,535.70

Engineering Change Notice #3

Project: Peruque Lift Station Equalization Basin Improvements
City of O'Fallon, MO
Date Issued: 11/11/2025

Issued by: Allison Mannion, PE
Lochmueller Group
Issued To: Trevor Davis
Bommarito Construction
Request Initiated by: Owner (City of O'Fallon)

Description of Changes:

I. Item #1: Manhole structure update
   a. Description
      i. Raise manhole to a top elevation of 483.
   b. Plans
      i. Sheet C1 – Plan sheet updated new top elevation.

II. Item #2: Relocate 8-inch modulating valve and actuator.
   a. Description
      i. Relocate the 8-inch modulating valve from being installed near the maintenance building on the downstream end of the 8-inch line (near the wet well). The existing valve in this location should be turned so it is fully open and left in place. The new valve will be relocated to near Cell 2 at the upstream end of the line. This will reduce excavation required to install the valve from a depth of 16 feet to 6 feet.
   b. Plans
      i. Sheet C1 – Plan sheet
      ii. Sheet C8 – Detail Sheet

III. Item #3: Install concrete pad and install actuators on concrete pad.
   a. Description
      i. Install 4'x4' 6-inch concrete pad for the actuator for the 8-inch valve and a 7'x8' 6-inch thick concrete pad for the two actuators for the 14-inch valves.
      ii. The two 14-inch actuators should be placed on one pad.
      iii. Install steel extended bonnet or 1 ¼ inch extension stem with a valve box. The extended bonnet assembly features a large diameter

outer bonnet tube to support the actuator and restrain it from turning. Inside the outer bonnet tube is a one-piece inner tube.

iv. The length required for the stem or bonnet is approximately 6 feet 1 inch (measured to centerline of pipe) for the 14-inch valves and 6 feet 4 inches (measured to centerline of pipe) for the 8-inch valve.

b. Plans
   i. Sheet C1 – Plan Sheet
   ii. Sheet C2 – Plan Sheet
   iii. Sheet C8 – Detail Sheet
   iv. Sheet C9 – Detail Sheet

IV. Item #4: Electrical Updates

a. For the 2-inch conduits from the manhole near the Electric Building to Cell 2:
   i. Has the wiring (2#4, 1 #4 ground) been installed?
      1. If not, can we add a #4 conductor for a second circuit (using the same neutral conductor) and determine if there is another existing spare 1P-20A circuit breaker in the panel.
      2. If the wiring has been installed, can that same additional #4 conductor be added. This may require pulling one or all wiring out of the conduit and pulling the conductors back in with the additional conductor.

b. Two new conduits will be needed from the Cell 2 pump station control panel to the new 8-inch valve actuator, one for a 120 volt circuit and one for control wiring.

c. The control panel will need to be modified to connect both the 120 volt wiring and the control wiring as well as modifying the controls to be able to monitor and control the valve via SCADA.

V. Item Attachments:

a. Revised Plans

Peruque Creek Lift Station equalization basins store excess flow from Peruque Creek Lift Station when required by the City of O'Fallon.

New force main to connect to existing force main to redirect flow to Cell 2, when Cell 1A reaches capacity.

0 60 120 Feet

Proposed Asphalt
100-Year Floodplain Elevation: 481'
Proposed Asphalt
Paved by Others
Proposed Light Standard
Note 6
Proposed Light Standard
Salt Domes
Proposed Light Standard
Proposed Asphalt
Proposed Light Standard
Connect to Exist. 14" Force Main
Peruque Creek Lift Station
Prop. 14" Valve
Paved by Others
Prop. 14" Valve
Plug 6" Sludge Discharge
(6" SLUDGE DISCHARGE TBR)
Inv. 476.77
Cell 1A
Inv. 472.60
Proposed Asphalt
Plug 6" Sludge Discharge
Cell 1C
BORE HOLE B-1 TOP=482.43
Proposed 26 LF Double Barrel 18" Ductile Iron Pipe
Inv. 485.00
(6" SLUDGE DISCHARGE TBR)
Cell 1B
Inv. 485.50
Exist. 12" DIP
Exist. Manhole w/ 5.7" Weir & Level Sensors
Exist Top Weir: 486.07
Exist. Rim: 490.00
See Details Sheet C8
Inv. 479.66 DI (NW)
Inv. 479.66 DI (SE)
Inv. 478.33
BORE HOLE B-3 TOP=483.61
BORE HOLE B-2 TOP=488.28
Inv. 479.68
Exist. 24" DIP
Proposed Light Standard
Note 2
Valve
Cell 2
Cell 1D
100 Year Floodplain
Proposed Asphalt
100 Year Floodplain
SITE BENCHMARK 1 CHISELED "L" ON CONCRETE PAD ELEV=481.14' (NAVD88)
FL=475.00
PROPOSED ASPHALT
Plug 6" Sludge Discharge
Proposed Light Standard
New 8" Plug Valve
Prop. 14" Force Main
(6" SLUDGE DISCHARGE TBR)
Exist. Fence
Prop. 14" Force Main
(6" SLUDGE DISCHARGE TBR)
Prop. Manhole w/ Level Sensor See Detail C7
New 8" Gravity Sewer
Valve
New Pump Station See Detail C7
Note 2
Exist. 8" Gravity Sewer
Cleanout Rim: 476.44
Exist. Gravity Sewer & Valve (To Be Removed)
Cleanout Rim: 476.03
100 Year Floodplain
Peruque Creek
(6" FORCE MAIN UIP)
100 Year Floodplain
Note 5
(8" PVC PIPE UIP)
New 42" Manhole w/ Anchor Frame & Locking Hinged Lid
Rim: 483.00
Inv. 473.45 PVC Pipe (SE)
Inv. 473.45 PVC Pipe (NW)
Cleanout Rim: 475.85
Exist. Power Box
(6" FORCE MAIN UIP)
(8" PVC PIPE UIP)
Prop. 14" Force Main
100 Year Floodplain
8" Plug Valve to be opened UIP
SITE BENCHMARK 2 CHISELED "U" IN BOX ON CONCRETE WALL ELEV=483.95' (NAVD88)

NOTES:
NOTE 1: CONTRACTOR TO VERIFY ANY VALVES CONNECTING TO THE 8-INCH GRAVITY LINES ARE REMOVED OR CLOSED.
NOTE 2: CONTRACTOR TO VERIFY CONDITION AND FLOW LINE OF 8-INCH GRAVITY LINE BEFORE CONSTRUCTION OF MANHOLE WITH LEVEL SENSOR, NEW 8-INCH GRAVITY LINE AND MANHOLES. CONTRACTOR TO PERFORM SOFT DIG OF EXISTING 8-INCH GRAVITY LINE IN ACCORDANCE WITH THE SPECIFICATION SECTION 02 01 00 EXISTING UTILITIES AND STRUCTURES.
NOTE 3: CONTRACTOR TO PERFORM CCTV AND CLEANING OF EXISTING 6-INCH GRAVITY SEWER ONCE MANHOLES ARE CONSTRUCTED.
NOTE 4: CONTRACTOR TO USE LOCKING HINGED LIDS WITH ANCHOR FRAMES. CONTRACTOR TO CUT EXISTING LINE AND ADD A LOCK.
NOTE 5: CONTRACTOR TO CUT EXISTING LINE AND ADD NEW MANHOLE FOLLOWING CITY OF O'FALLON PUMP STATION DESIGN SPECIFICATIONS SECTION 3.11 E FOR CONNECTION OF GRAVITY PIPE TO STRUCTURES.
NOTE 6: CONTRACTOR TO COORDINATE LIGHT LOCATIONS WITH OWNER.

REVISIONS			
DATE	#	REVISION	BY
8/21/24	1	PLUG VALVE UPDATED	AAM
9/5/24	2	STRUCTURE AND PUMP	AAM
3/5/25	2	SEEP PROTECTION	AAM
4/10/25	2	BERM PAVEMENT	AAM
11/11/25	3	VALVE UPDATES	AAM

811 Know what's below. Call before you dig.

LOCHMUELLER GROUP
820 S Main Street, Suite 207
St. Charles, Missouri 63301
PHONE: 314.621.3395

STATE OF MISSOURI
ALLISON MANNION
NUMBER PE-2019029543
PROFESSIONAL ENGINEER

RECOMMENDED FOR APPROVAL
Allison Mannion 10/08/2024
Allison Mannion DATE

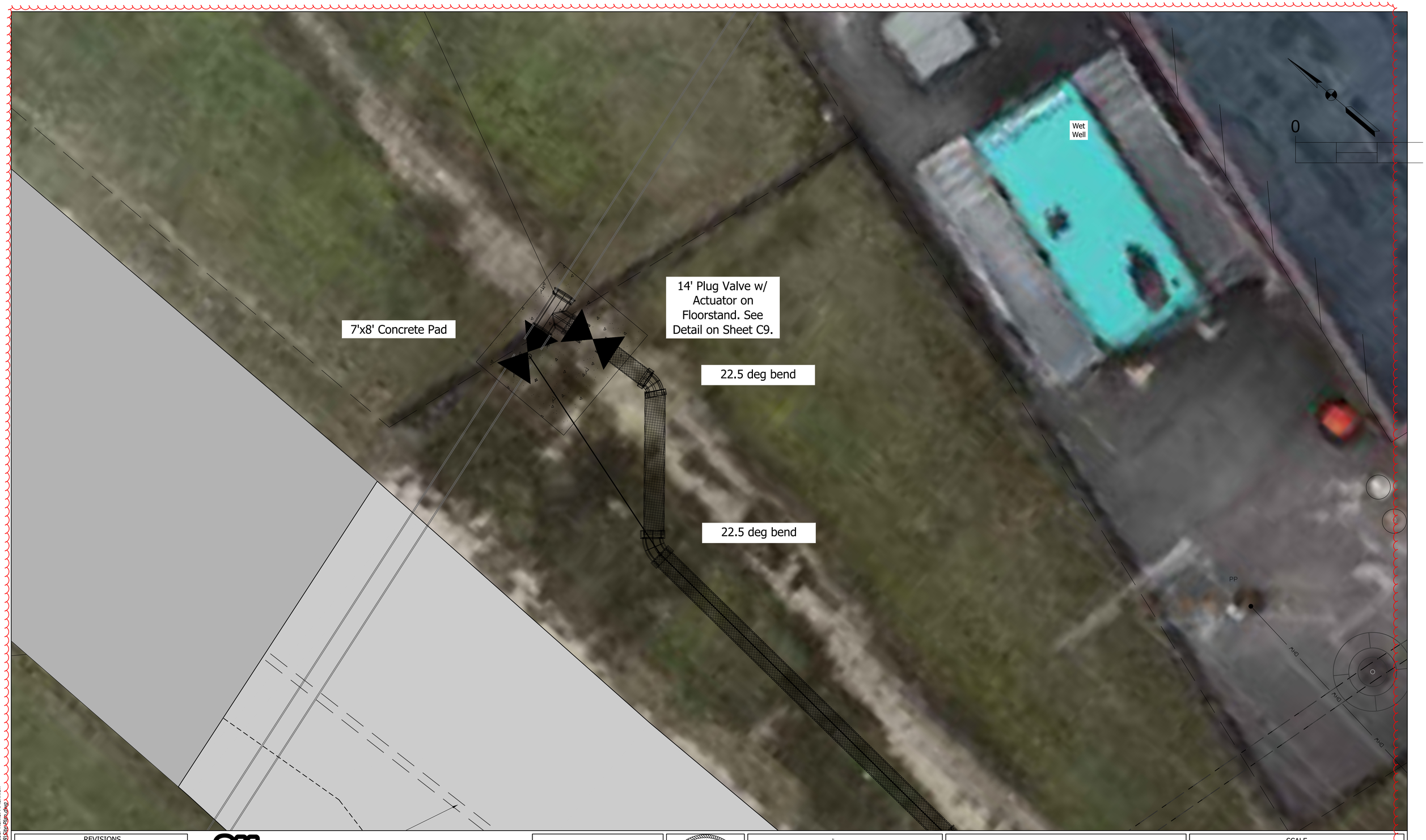
DESIGNED: AAM DRAWN: MJC
CHECKED: LMR CHECKED: AAM

CITY OF O'FALLON
PERUQUE CREEK EQUALIZATION BASIN IMP

SITE PLAN
OVERALL

SCALE
1" = 60'
CONSULTANT PROJECT NUMBER
522-1006-00W
SHEET
C1

Date: Nov 12, 2025, 2:15pm User Name: AMannion
File: C:\Temp\AcPublish_24128\Site Plan.dwg



REVISIONS			
DATE	#	REVISION	BY
8/21/24	1	PLUG VALVE UPDATED	AAM

811 Know what's below. Call before you dig.

LOCHMUELLER GROUP
820 S Main Street, Suite 207
St. Charles, Missouri 63301
PHONE: 314.621.3395

STATE OF MISSOURI
ALLISON MANNION
NUMBER PE-2019029543
PROFESSIONAL ENGINEER

RECOMMENDED FOR APPROVAL
Allison Mannion 10/08/2024
Allison Mannion DATE

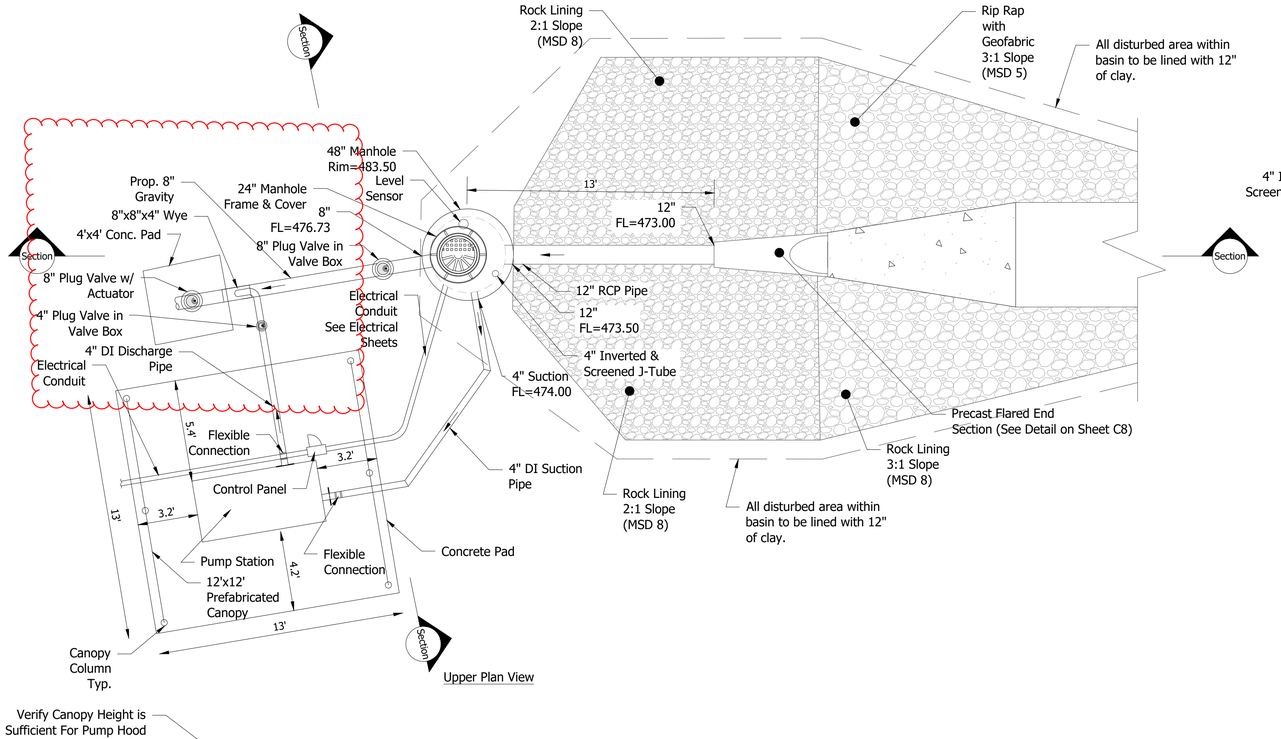
DESIGNED: AAM DRAWN: MJC
CHECKED: LMR CHECKED: AAM

CITY OF O'FALLON
PERUQUE CREEK EQUALIZATION BASIN IMP

SITE PLAN
ACTUATOR PAD SITE PLAN

SCALE
1" = 10'
CONSULTANT PROJECT NUMBER
522-1006-00W
SHEET
C2

Date: Nov 12, 2025, 2:24pm User Name: AMannion
File: K:\Eng\JAC\Pw\JH_Jul28\Site\Plan.dwg



Level Sensor Manhole and Diesel Pump Station

REVISIONS			
DATE	#	REVISION	BY
9/5/24	2	STRUCTURE AND PUMP	AAM
3/5/25	3	SEEP PROTECTION	AAM
11/11/25	4	VALVE DETAIL	AAM

811 Know what's below. Call before you dig.

LOCHMUELLER GROUP
820 S Main Street, Suite 207
St. Charles, Missouri 63301
PHONE: 314.621.3395

STATE OF MISSOURI
ALLISON MANNION NUMBER PE-2019029543
PROFESSIONAL ENGINEER

RECOMMENDED FOR APPROVAL
Allison Mannion 10/08/2024
Allison Mannion DATE

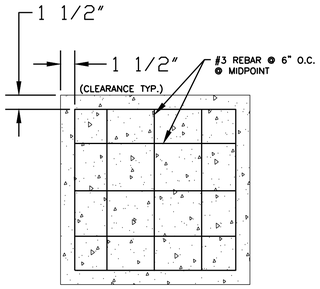
DESIGNED: AAM DRAWN: MJC
CHECKED: LMR CHECKED: AAM

CITY OF O'FALLON
PERUQUE CREEK EQUALIZATION BASIN IMP

CIVIL DETAILS
(SHEET 1 OF 3)

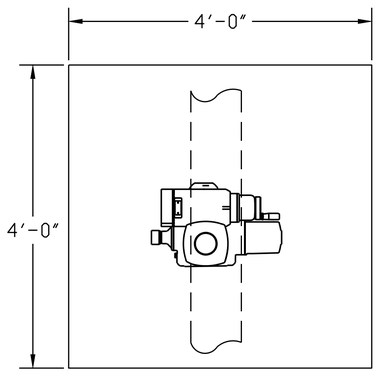
SCALE
NTS
CONSULTANT PROJECT NUMBER
522-1006-00W
SHEET
C7

Date: Nov 11, 2025, 9:04pm User Name: AMannion
File: C:\Temp\AcPublish_38324\PMH_Details.dwg

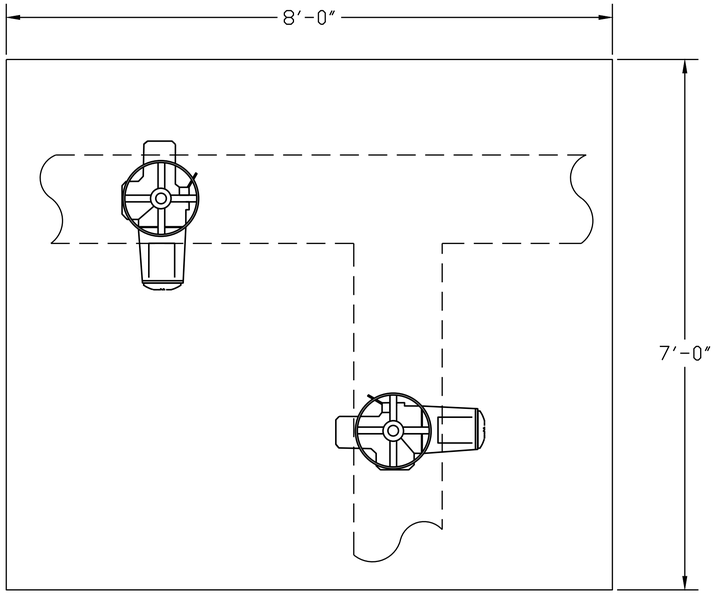


NOTE:
CONCRETE PAD FOR 8-INCH VALVE WIILL BE 4-FEET X 4-FEET.
CONCRETE PAD FOR TWO 14-INCH VALVES WILL BE 7-FEET X 8-FEET
BOTH PADS WILL BE 6-INCHES THICK

CONCRETE PAD

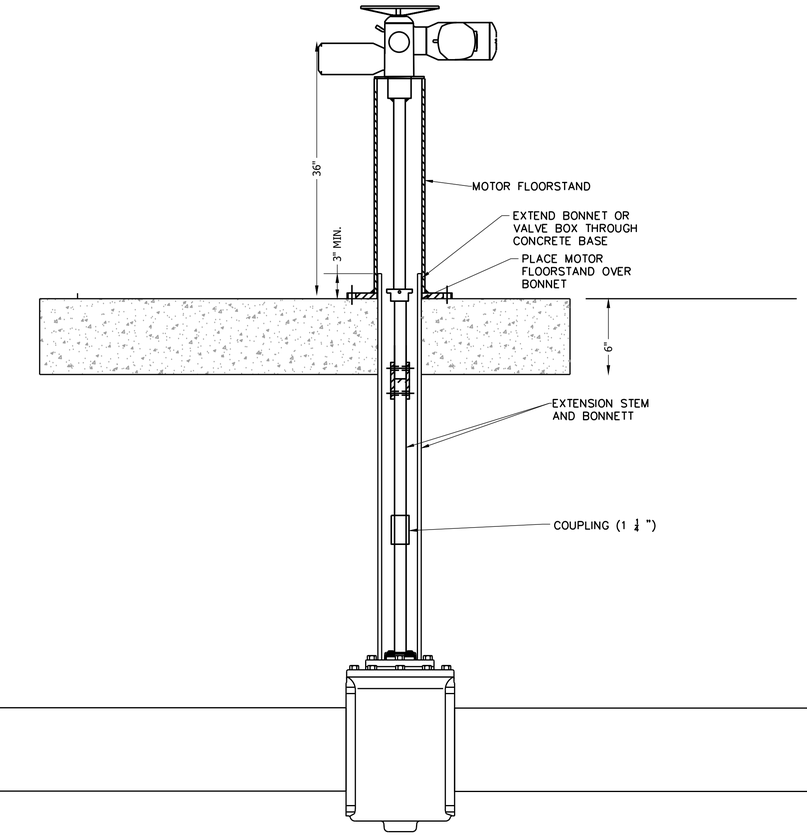


CONCRETE PAD FOR 8-INCH VALVE ACTUATOR



CONCRETE PAD FOR 14-INCH VALVE ACTUATORS

SCALE: N.T.S.



NOTE:
STEM TO BE 1 ¼" STEEL EXTENSION STEM WITH VALVE BOX OR STEEL EXTENDED BONNET

FLOORSTAND FOR ACTUATOR

REVISIONS			
DATE		REVISION	BY
11/11/25	3	ACTUATOR SUPPORT	AAM

811 Know what's below. Call before you dig.

LOCHMUELLER GROUP
820 S Main Street, Suite 207
St. Charles, Missouri 63301
PHONE: 314.621.3395

STATE OF MISSOURI
ALLISON MANNION
NUMBER PE-2019029543
PROFESSIONAL ENGINEER

RECOMMENDED FOR APPROVAL: Allison Mannion 11/10/25
Allison Mannion DATE

DESIGNED: AAM DRAWN: MJC
CHECKED: LMR CHECKED: AAM

CITY OF O'FALLON
PERUQUE CREEK EQUALIZATION BASIN IMP

CIVIL DETAILS
(SHEET 3 OF 3)

SCALE
NTS
CONSULTANT PROJECT NUMBER
522-1006-00W
SHEET
C9

Date: Nov 12, 2025, 2:16pm User Name: AMannion
File: C:\Temp\AcPublish_24128\PWH_Details.dwg

City of O'Fallon, Missouri
Memorandum

Council Meeting - Regular **Q. 1.**

Meeting Date: 04/23/2026
Re: City Council Meeting Minutes - April 9, 2026
From: Bess Bacher, City Clerk
Department: Administration **Division:** Administration
Agenda Category: Consent Calendar

Information

Item:
These are the City Council Meeting Minutes for April 9, 2026.

Background:
These reflect the proceedings from the April 9, 2026, City Council meetings.

Previous Council Action:
N/A

Recommendation:
To review and approve the minutes.

Attachments

City Council Meeting Minutes 04 09 2026

City of O'Fallon
CITY COUNCIL MEETING MINUTES
O'Fallon Municipal Centre
100 North Main Street
O'Fallon, Missouri 63366
April 9, 2026 - 7:30 P.M.

A. CALL TO ORDER

A City Council meeting was called to order by Mayor Hennessy at 7:30 P.M.; there were approximately 62 people, which included the City Council, City Attorney, and City Staff.

B. ROLL CALL

Upon the roll being called the following members of the City Council were present:

Mayor Hennessy	Present
Council Member Wexler	Present
Council Member Boyer	Present
Council Member Thompson	Present
Council Member Koskela	Present
Council Member Kuehn	Present
Council Member Taylor	Present
Council Member Cook	Present
Council Member Ragsdale	Present

The following members of the City Council were absent:

Council Member Roth	Excused

C. **INVOCATION** by Police Chaplain Brandon Kiesling and Associate Pastor of First Baptist Church of O'Fallon; followed by the Pledge of Allegiance led by Council Member Taylor.

D. APPROVAL OF THE AGENDA

A motion by Council Member Ragsdale, seconded by Council Member Cook, to approve the agenda as presented.

All ayes, motion carried.

E. PRESIDING OFFICER'S REPORT

1. Introduction of new Police Officer Jesse Imbierowicz

Chief Mininni introduced Police Officer Jesse Imbierowicz and read a prepared biography of Officer Imbierowicz's background and career history. Officer Imbierowicz was presented with a framed oath. Mr. Imbierowicz thanked the City for this opportunity.

2. Introduction of new Police Public Information Officer Caroline Hecker

Chief Mininni introduced Police Public Information Officer Caroline Hecker and read a prepared biography of Caroline Hecker's background and career history. A video was played showcasing the role of the Police Public Information Officer. Ms. Hecker thanked the City for this opportunity.

3. Proclamation - National Public Safety Telecommunications Week

Council Member Thompson presented a proclamation to the Communications staff and Paul Jokerst, Emergency Communications Administrator, accepted the proclamation. Mr. Jokerst introduced the following staff: Mike Conte, Communications Supervisor, Sarah Schramm, Communications Supervisor, Cameron Whitworth, Communications Supervisor and Mike Nunnery, RTIC Operations Manager/ Public Safety Software Suite Administrator. Mr. Jokerst expressed his appreciation to the City for recognizing the work of first-responder's staff.

4. Consideration of a motion to ratify the Mayoral appointment of John Tremmel to serve on the Parks and Recreation Advisory Board as a Board Member, Ward 3, filling the remainder of an unexpired term until April 2027.

A motion by Council Member Koskela, seconded by Council Member Wexler, to ratify the Mayoral appointment as presented.

All ayes, motion carried.

F. CITIZEN COMMENTS

1. Arnie Dienoff, P.O. Box 1535, O'Fallon, MO 63366

G. WARD REPORTS

Each Council Member gave a report on their Ward.

H. CITY ADMINISTRATOR'S REPORT

Mr. Snowden recognized four employees celebrating milestone anniversary dates with the City.

Police Officer Samantha Hilliar has been with the City for 5 years. Police Officer Adam McClenning has been with the City for 10 years. Assistant City Administrator Lenore Toser-Aldaz has been with the City for 15 years. Human Resources Generalist Kelley Davis has been with the City for 25 years. Mr. Snowden thanked the four individuals for being an integral part of Team O'Fallon.

Lastly, Mr. Snowden wished a happy birthday to Council Members Cook and Wexler.

I. OLD BUSINESS

1. **Bill No. 7848** - Sponsored by: Mayor Hennessy - An Ordinance authorizing the City of O'Fallon, Missouri, to issue its Taxable Industrial Revenue Bonds (O'Fallon Playfield Commons, LLC Project), Series 2026, in a principal amount not to exceed $24,000,000.00, for the purpose of providing funds to pay the costs of acquiring,

constructing and improving a facility for an industrial development project in the City; approving a plan for the project; approving an Omnibus Amendment related to the project; and authorizing the City to enter into certain agreements and take certain other actions in connection with the issuance of the bonds.

Comment: Second Reading and Final Passage.

A motion was made by Council Member Cook, seconded by Council Member Ragsdale, for the second reading of Bill No. 7848.

All ayes, motion carried.

Kevin O'Keefe, City Attorney, read Bill No. 7848.

A motion was made by Council Member Cook, seconded by Council Member Ragsdale, for the final approval of Bill No. 7848.

The Council asked for Nick Weaver, the City's Bond Counsel, to speak.

1. Nick Weaver, Associate Attorney, Gilmore & Bell, 211 N. Broadway, One Metropolitan Square, Suite 2000, St. Louis, MO 63102

   Staff and several of the City Council Members discussed the Taxable Industrial Revenue Bonds topic.

   Roll Call:

Council Member Wexler	Aye
Council Member Boyer	Aye
Council Member Thompson	Aye
Council Member Koskela	Aye
Council Member Kuehn	Aye
Council Member Taylor	Nay
Council Member Cook	Aye
Council Member Ragsdale	Aye

   The vote on the motion being 7 ayes and 1 nay, motion passes. Bill No. 7848 becomes Ordinance No. 7304 when and if signed by the Mayor.

2. **Bill No. 7849** - Sponsored by: Mayor Hennessy - An Ordinance authorizing the City of O'Fallon, Missouri, to issue its Taxable Industrial Revenue Bonds (Veterans Memorial Pkwy No 1, LLC Project), Series 2026, in a principal amount not to exceed $20,000,000.00, for the purpose of providing funds to pay the costs of acquiring, constructing and improving a facility for an industrial development project in the City;

approving a plan for the project; and authorizing the City to enter into certain agreements and take certain other actions in connection with the issuance of the bonds.

Comment: Second Reading and Final Passage.

A motion was made by Council Member Cook, seconded by Council Member Ragsdale, for the second reading of Bill No. 7849.

All ayes, motion carried.

Kevin O'Keefe, City Attorney, read Bill No. 7849.

A motion was made by Council Member Cook, seconded by Council Member Ragsdale, for the final approval of Bill No. 7849.

Roll Call:

Council Member Wexler	Aye
Council Member Boyer	Aye
Council Member Thompson	Aye
Council Member Koskela	Aye
Council Member Kuehn	Aye
Council Member Taylor	Nay
Council Member Cook	Aye
Council Member Ragsdale	Aye

The vote on the motion being 7 ayes and 1 nay, motion passes. Bill No. 7849 becomes Ordinance No. 7305 when and if signed by the Mayor.

3. **Bill No. 7850** - Sponsored by: Mayor Hennessy - An Ordinance authorizing the City of O'Fallon, Missouri, to issue its Taxable Industrial Revenue Bonds (1150 Technology, LLC Project), Series 2026, in a principal amount not to exceed $9,000,000.00, for the purpose of providing funds to pay the costs of acquiring, constructing and improving a facility for an industrial development project in the City; approving a plan for the project; and authorizing the City to enter into certain agreements and take certain other actions in connection with the issuance of the bonds.

   Comment: Second Reading and Final Passage.

   A motion was made by Council Member Ragsdale, seconded by Council Member Cook, for the second reading of Bill No. 7850.

   All ayes, motion carried.

   Kevin O'Keefe, City Attorney, read Bill No. 7850.

A motion was made by Council Member Ragsdale, seconded by Council Member Cook, for the final approval of Bill No. 7850.

Roll Call:

Council Member Wexler	Aye
Council Member Boyer	Aye
Council Member Thompson	Aye
Council Member Koskela	Aye
Council Member Kuehn	Aye
Council Member Taylor	Nay
Council Member Cook	Aye
Council Member Ragsdale	Aye

The vote on the motion being 7 ayes and 1 nay, motion passes. Bill No. 7850 becomes Ordinance No. 7306 when and if signed by the Mayor.

J. COMMITTEE AND COMMISSION REPORTS

Mayor Hennessy asked if there were any questions or comments on any of the items listed under the Committee and Commission Reports. Hearing none, the reports stand as submitted.

1. Senior Resident Advisory Committee Meeting Minutes - December 8, 2025, January 12 and February 9, 2026

2. Veterans Commission Workshop Meeting Minutes - February 16, 2026

3. Notification of Change Order No. 5 - Route K and N Improvements Project

4. Police Department Monthly Reports - February 2026

K. CONSENT CALENDAR

Mayor Hennessy asked if there were any questions or comments on any of the items listed on the Consent Calendar; seeing none, the mayor requested a motion and second to approve the Consent Calendar.

1. City Council Meeting Minutes - March 12 and 26, 2026

2. Stormwater Management and Best Management Practices Facilities Maintenance Agreement for:
    - Meadowood Estates Phase 3

3. Easement document for:
    - Amberleigh Lots 115C and 116E 9 (Boundary Adjustment Plat)

4. **Resolution No. 04 09 2026A** - A Resolution authorizing an agreement with KimHEC, LLC, providing for Industrial Waste Water Pretreatment Program assistance, in an amount not to exceed $85,840.00.

A motion by Council Member Ragsdale, seconded by Council Member Wexler, to approve the Consent Calendar as presented.

Roll Call:

Council Member Wexler	Aye
Council Member Boyer	Aye
Council Member Thompson	Aye
Council Member Koskela	Aye
Council Member Kuehn	Aye
Council Member Taylor	Aye
Council Member Cook	Aye
Council Member Ragsdale	Aye

The vote on the motion being 8 ayes and 0 nays, motion passes.

L. NEW BUSINESS

1. **Public Hearing** - to consider the rezoning of a certain tract of land located at 811 North Main Street owned by John and Jacqueline Eise from R-1/Single Family Residential District to C-2/General Business District.

   1. Drake Johnston, Bax Engineering, 221 Point West Boulevard, St. Charles, MO 63301
   2. Arnie Dienoff, P.O. Box 1535, O'Fallon, MO 63366
   3. John Eise, 912 North Main St., O'Fallon, MO 63366

   Seeing no additional comments, Mayor Hennessy announced the Public Hearing opportunity for Item L.1. was closed.

2. **Bill No. 7851** - Sponsored by: Council Members Cook and Ragsdale - An Ordinance providing for the rezoning of a certain tract of land located at 811 North Main Street owned by John and Jacqueline Eise from R-1/Single Family Residential District to C-2/General Business District.

   Comment: First Reading.

   Bill No. 7851 was introduced, and a motion was made to read the Bill for first reading by title only by Council Member Ragsdale, seconded by Council Member Cook.

   All ayes, motion carried.

Council Member Ragsdale read the title of Bill No. 7851.

3. **Public Hearing** - to consider the approval of a Final Plan for Caballo Farms with respect thereto, subject to certain conditions and requirements.

   1. Katie Peroutka, McBride Homes, 17415 North Outer 40 Road, Chesterfield, MO 63005. Ms. Peroutka introduced team members Jeremy Roth and Christian Miller.
   2. Arnie Dienoff, P.O. Box 1535, O'Fallon, MO 63366

   Seeing no additional comments, Mayor Hennessy announced the Public Hearing opportunity for Item L.3. was closed.

4. **Bill No. 7852** - Sponsored by: Council Member Koskela - An Ordinance approving a Final Plan for Caballo Farms with respect thereto, subject to certain conditions and requirements.

   Comment: First Reading.

   Bill No. 7852 was introduced, and a motion was made to read the Bill for first reading by title only by Council Member Koskela, seconded by Council Member Wexler.

   All ayes, motion carried.

   Council Member Koskela read the title of Bill No. 7852.

5. **Public Hearing** - to consider the approval of an Area Plan for the Villages at Springhurst with respect thereto, subject to certain conditions and requirements.

   1. Rodney Arnold, The Sterling Company, 5055 New Baumgartner Road, St. Louis, MO 63129
   2. Arnie Dienoff, P.O. Box 1535, O'Fallon, MO 63366

   Seeing no additional comments, Mayor Hennessy announced the Public Hearing opportunity for Item L.5. was closed.

6. **Bill No. 7853** - Sponsored by: Council Member Koskela - An Ordinance approving an Area Plan for the Villages at Springhurst with respect thereto, subject to certain conditions and requirements.

   Comment: First Reading.

   Bill No. 7853 was introduced, and a motion was made to read the Bill for first reading by title only by Council Member Koskela, seconded by Council Member Wexler.

All ayes, motion carried.

Council Member Koskela read the title of Bill No. 7853.

7. **Bill No. 7854** - Sponsored by: Mayor Hennessy - An Ordinance amending Section 405.210 of the O'Fallon City Code regarding Development Standards and Street Construction Requirements.

   Comment: First Reading.

   Bill No. 7854 was introduced, and a motion was made to read the Bill for first reading by title only by Council Member Kuehn, seconded by Council Member Koskela.

   All ayes, motion carried.

   Council Member Kuehn read the title of Bill No. 7854.

8. **Bill No. 7855** - Sponsored by: Council Members Kuehn and Taylor - An Ordinance approving the Record Plat of Lot A of The Villages at Montrachet West Commercial and authorizing the City Clerk to attest and certify approval of said plat.

   Comment: First Reading, Second Reading and Final Passage per Section 110.170G of Article IV of Chapter 110 of the Code of Ordinances of the City of O'Fallon, Missouri.

   Bill No. 7855 was introduced, and a motion was made to read the Bill for first reading by title only by Council Member Kuehn, seconded by Council Member Taylor.

   All ayes, motion carried.

   Council Member Kuehn read the title of Bill No. 7855.

   A motion was made by Council Member Kuehn, seconded by Council Member Taylor, for the second reading of Bill No. 7855.

   All ayes, motion carried.

   Kevin O'Keefe, City Attorney, read Bill No. 7855.

   A motion was made by Council Member Kuehn, seconded by Council Member Taylor, for the final approval of Bill No. 7855.

   Roll Call:
   Council Member Wexler Aye
   Council Member Boyer Aye

Council Member Thompson	Aye
Council Member Koskela	Aye
Council Member Kuehn	Aye
Council Member Taylor	Aye
Council Member Cook	Aye
Council Member Ragsdale	Aye

The vote on the motion being 8 ayes and 0 nays, motion passes. Bill No. 7855 becomes Ordinance No. 7307 when and if signed by the Mayor.

9. **Resolution No. 04 09 2026B** - A Resolution authorizing an agreement with Modern Business Interiors, providing for furniture procurement and installation, in an amount not to exceed $91,108.48.

   A motion was made by Council Member Koskela, seconded by Council Member Ragsdale, to read Resolution No. 04 09 2026B, by title only.

   All ayes, motion carried.

   Kevin O'Keefe, City Attorney, read the title of Resolution No. 04 09 2026B.

   A motion was made by Council Member Koskela, seconded by Council Member Ragsdale, to approve Resolution No. 04 09 2026B.

   Roll Call:

Council Member Wexler	Aye
Council Member Boyer	Aye
Council Member Thompson	Aye
Council Member Koskela	Aye
Council Member Kuehn	Aye
Council Member Taylor	Aye
Council Member Cook	Aye
Council Member Ragsdale	Aye

   The vote on the motion being 8 ayes and 0 nays, motion carried.

10. **Resolution No. 04 09 2026C** - A Resolution authorizing Supplemental Agreement No. 2 with Integrate Construction Partners, providing for additional design and construction services related to the theater renovation portion of the City Hall Renovation Project, in an amount not to exceed $800,000.00.

    A motion was made by Council Member Kuehn, seconded by Council Member Cook, to read Resolution No. 04 09 2026C, by title only.

    All ayes, motion carried.

Kevin O'Keefe, City Attorney, read the title of Resolution No. 04 09 2026C.

A motion was made by Council Member Kuehn, seconded by Council Member Cook, to approve Resolution No. 04 09 2026C.

Roll Call:

Council Member Wexler	Aye
Council Member Boyer	Aye
Council Member Thompson	Aye
Council Member Koskela	Aye
Council Member Kuehn	Aye
Council Member Taylor	Aye
Council Member Cook	Aye
Council Member Ragsdale	Aye

The vote on the motion being 8 ayes and 0 nays, motion carried.

M. ADJOURN

There being no further business, the meeting was adjourned at 8:59 P.M.

Respectfully Submitted,

_____
Bess Bacher
City Clerk

Approved by the City Council on April 23, 2026.

_____
Approved by Mayor Hennessy

City of O'Fallon, Missouri

Memorandum

Council Meeting - Regular **Q. 2.**

Meeting Date: 04/23/2026

Re: Liquor By The Drink Including Sunday Sales License - Aura Nails OFallon LLC

From: Jill Reitzner, Management Analyst/Deputy City Clerk

Department: Administration

Agenda Category: Consent Calendar

Information

Item:

This is a request for a liquor license from Thanh Le with Aura Nails OFallon LLC, located at 3042 WingHaven Boulevard, for a Liquor By The Drink Including Sunday Sales License.

Background:

This is a new business in a location formerly occupied by Fancy Nails.

Previous Council Action:

There has been no previous City Council action on this particular license. This is a new business which needs City Council approval per the Municipal Code. The Police Department reviewed the background check of the new Managing Officer and there were no concerns.

Recommendation:

The City Clerk recommends approval.

City of O'Fallon, Missouri

Memorandum

Council Meeting - Regular **Q. 3.**

Meeting Date: 04/23/2026
Re: Extension of Escrow Agreements
From: Wade Montgomery, Director of Engineering
Department: Engineering
Agenda Category: Consent Calendar

Information

Item:

This item extends the Escrow Agreements for the following projects:

- Harvest at Hopewell Plat 1A
- Harvest at Hopewell Plat 2
- Harvest at Hopewell Plat 3
- Harvest at Hopewell Plat 4
- Harvest at Hopewell Plat 5A

Background:

The Final Plan for Harvest at Hopewell was approved by the Planning and Zoning Commission on December 16, 2021.

Per City Code 405.111 (C), the initial term length in which the development escrow is in force shall be for a period not to exceed two (2) years, unless extended by the City Engineer.

Previous Council Action:

The Record Plat for Harvest at Hopewell Plat 1A was approved by City Council on April 11, 2024, by Ordinance 7096.

The Record Plat for Harvest at Hopewell Plat 2 was approved by City Council on April 11, 2024, by Ordinance 7097.

The Record Plat for Harvest at Hopewell Plat 3 was approved by City Council on April 11, 2024, by Ordinance 7098.

The Record Plat for Harvest at Hopewell Plat 4 was approved by City Council on April 11, 2024, by Ordinance 7099.

The Record Plat for Harvest at Hopewell Plat 5A was approved by City Council on April 11, 2024, by Ordinance 7100.

The Stormwater Best Management Practices agreement was approved by City Council on April 11, 2024.

Recommendation:

Staff is recommending approval of the escrow extensions.

Fiscal Impact

Budgeted Y/N?:

Budget Information:

There is no fiscal impact with this item.

Attachments

Harvest at Hopewell Plat 1A Escrow Extension
Harvest at Hopewell Plat 2 Escrow Extension
Harvest at Hopewell Plat 3 Escrow Extension
Harvest at Hopewell Plat 4 Escrow Extension
Harvest at Hopewell Plat 5A Escrow Extension

AMENDMENT TO ESCROW AGREEMENT

Now on this _____ day of _____, _____, the City of O'Fallon, Missouri (hereinafter "City"); Harvest at Hopewell, LLC, Inc. (hereinafter "Developer") and Commerce Bank enter into this Amendment to the original Escrow Agreement dated 04-11-2024 for the purposes set forth herein.

Whereas, on 04-11-2024, the parties executed an escrow agreement for the purpose of guaranteeing subdivision improvements for Harvest at Hopewell Plat 1A; and

Whereas, the Developer is required to complete the improvements within two years; and

Whereas, the parties desire to extend the time for completion under the original Escrow Agreement to allow more time for the Developer to complete the subdivision improvements.

Now, therefore, the parties agree that the time for completion of the Escrow Agreement entered into between the parties dated 04-11-2024 is hereby extended to: **"03-22-2027"**

The parties further agree that the Escrow Holder shall continue to hold the amount of $567,962.59 pursuant to the terms of the Escrow Agreement dated 04-11-2024 for the period commencing on the date that this Amendment is executed and ending on the Extension Date unless and until the parties agree otherwise in writing. The parties further agree that at the end of the extension date, the improvements must be completed, or the funds are to be turned over to the City.

All other provisions of the Escrow Agreement dated 04-11-2024 are not changed by this Amendment and, therefore, remain in full force and effect.

CITY: City of O'Fallon, Missouri

By: _____
Title: _____

DEVELOPER/OWNER: Harvest Hopewell, LLC

By: _____
Title Jeffrey M. Tsott, Authorized Signer

ESCROW ISSUER: Commerce Bank

By: _____
Title Jeff Haynes, Vice President

Commerce Bank

Commerce Bank
CLS Letter of Credit
811 Main, 8th Floor
Mailstop: KCILOC
Kansas City, MO 64105

SWIFT: **CBKC US 44 XXX**
PHONE: **(816) 234-2604**
FAX **(816) 234-1871**

REVISED

Standby Letter of Credit - Advice of Periodic Charges

Harvest Hopewell, LLC
5091 Baumgartner Rd
St. Louis, MO 63129

Attn: Jeff Todt
Email jtodt@mcbridehomes.com

Date: 03/24/2026

Letter of Credit No.:	SLC00006417
Letter of Credit Issue Date:	03/22/2024
Current Expiry Date:	03/22/2027
Expiry Place:	At Our Counters
Current Amount:	USD 567,962.59
Beneficiary:	City of O'Fallon, Missouri
Applicant:	Harvest Hopewell, LLC

Dear Sir/Madam:

() We have debited the following charges to your account number XXXXXXX04.
(X) We will debit the following charges to your account number XXXXXXX04 value 3 days from today.

Charge Details:

STANDBY AUTO RENEW FEE IN ADVANCE	USD 2,871.37
Total charges:	USD 2,871.37

Breakdown of Standby Commission:

Charge Basis Amount:	USD 567,962.59
Period Covered From:	03/24/2026
Period Covered To:	03/22/2027
Charge Days:	364

.50% p.a.

Please quote reference number SLC00006417PCH001 in all your correspondence.

Regards,

Barb Middaugh

Commerce Bank

AMENDMENT TO ESCROW AGREEMENT

Now on this _____ day of _____, _____, the City of O'Fallon, Missouri (hereinafter "City"); Harvest at Hopewell, LLC, Inc. (hereinafter "Developer") and Commerce Bank enter into this Amendment to the original Escrow Agreement dated 04-11-2024 for the purposes set forth herein.

Whereas, on 04-11-2024, the parties executed an escrow agreement for the purpose of guaranteeing subdivision improvements for Harvest at Hopewell Plat 2; and

Whereas, the Developer is required to complete the improvements within two years; and

Whereas, the parties desire to extend the time for completion under the original Escrow Agreement to allow more time for the Developer to complete the subdivision improvements.

Now, therefore, the parties agree that the time for completion of the Escrow Agreement entered into between the parties dated 04-11-2024 is hereby extended to: **"03-22-2027"**

The parties further agree that the Escrow Holder shall continue to hold the amount of $187,978.39 pursuant to the terms of the Escrow Agreement dated 04-11-2024 for the period commencing on the date that this Amendment is executed and ending on the Extension Date unless and until the parties agree otherwise in writing. The parties further agree that at the end of the extension date, the improvements must be completed, or the funds are to be turned over to the City.

All other provisions of the Escrow Agreement dated 04-11-2024 are not changed by this Amendment and, therefore, remain in full force and effect.

CITY: City of O'Fallon, Missouri

By: _____
Title: _____

DEVELOPER/OWNER: Harvest Hopewell, LLC

By: _____
Title Jeffrey M. Tocht, Authorized Signer

ESCROW ISSUER: Commerce Bank

By: _____
Title Jeff Haynes, Vice President

Commerce Bank

Commerce Bank
CLS Letter of Credit
811 Main, 8th Floor
Mailstop: KCILOC
Kansas City, MO 64105

SWIFT: **CBKC US 44 XXX**
PHONE: **(816) 234-2604**
FAX **(816) 234-1871**

REVISED

Standby Letter of Credit - Advice of Periodic Charges

Harvest Hopewell, LLC
5091 Baumgartner Rd
St. Louis, MO 63129

Attn: Jeff Todt
Email: jtodt@mcbridehomes.com

Date: 03/30/2026

Letter of Credit No.:	SLC00006416
Letter of Credit Issue Date:	03/22/2024
Current Expiry Date:	03/22/2027
Expiry Place:	At Our Counters
Current Amount:	USD 187,978.39
Beneficiary:	City of O'Fallon, Missouri
Applicant:	Harvest Hopewell, LLC

Dear Sir/Madam:

() We have debited the following charges to your account number XXXXXXX04.
(X) We will debit the following charges to your account number XXXXXXX04 value 3 days from today.

Charge Details:

STANDBY AUTO RENEW FEE IN ADVANCE	USD 950.34
Total charges:	USD 950.34

Breakdown of Standby Commission:

Charge Basis Amount:	USD 187,978.39
Period Covered From:	03/24/2026
Period Covered To:	03/22/2027
Charge Days:	364

.50% p.a.

Please quote reference number SLC00006416PCH001 in all your correspondence.

Regards,

Barb Middaugh

Commerce Bank

AMENDMENT TO ESCROW AGREEMENT

Now on this _____ day of _____, _____, the City of O'Fallon, Missouri (hereinafter "City"); Harvest at Hopewell, LLC, Inc. (hereinafter "Developer") and Commerce Bank enter into this Amendment to the original Escrow Agreement dated 04-11-2024 for the purposes set forth herein.

Whereas, on 04-11-2024, the parties executed an escrow agreement for the purpose of guaranteeing subdivision improvements for Harvest at Hopewell Plat 3; and

Whereas, the Developer is required to complete the improvements within two years; and

Whereas, the parties desire to extend the time for completion under the original Escrow Agreement to allow more time for the Developer to complete the subdivision improvements.

Now, therefore, the parties agree that the time for completion of the Escrow Agreement entered into between the parties dated 04-11-2024 is hereby extended to: **"03-22-2027"**

The parties further agree that the Escrow Holder shall continue to hold the amount of $29,595.75 pursuant to the terms of the Escrow Agreement dated 04-11-2024 for the period commencing on the date that this Amendment is executed and ending on the Extension Date unless and until the parties agree otherwise in writing. The parties further agree that at the end of the extension date, the improvements must be completed, or the funds are to be turned over to the City.

All other provisions of the Escrow Agreement dated 04-11-2024 are not changed by this Amendment and, therefore, remain in full force and effect.

CITY: City of O'Fallon, Missouri

By: _____
Title: _____

DEVELOPER/OWNER: Harvest Hopewell, LLC

By: _____
Title Jeffrey M. Foelt, Authorized Signer

ESCROW ISSUER: Commerce Bank

By: _____
Title Jeff Haynes, Vice President

Hansel Chappell, LLC

Printed Name & Authorized Signature

Commerce Bank

Commerce Bank
CLS Letter of Credit
811 Main, 8th Floor
Mailstop: KCILOC
Kansas City, MO 64105

SWIFT: **CBKC US 44 XXX**
PHONE: **(816) 234-2604**
FAX **(816) 234-1871**

REVISED

Standby Letter of Credit - Advice of Periodic Charges

Harvest Hopewell, LLC
5091 Baumgartner Rd
St. Louis, MO 63129

Attn: Jeff Todt
Email: jtodt@mcbridehomes.com

Date: 03/24/2026

Letter of Credit No.:	SLC00006415
Letter of Credit Issue Date:	03/22/2024
Current Expiry Date:	03/22/2027
Expiry Place:	At Our Counters
Current Amount:	USD 29,595.75
Beneficiary:	City of O'Fallon, Missouri
Applicant:	Harvest Hopewell, LLC

Dear Sir/Madam:

() We have debited the following charges to your account number XXXXXXX04.
(X) We will debit the following charges to your account number XXXXXXX04 value 3 days from today.

Charge Details:

STANDBY AUTO RENEW FEE IN ADVANCE	USD 600.00
Total charges:	USD 600.00

Breakdown of Standby Commission:

Charge Basis Amount:	USD 29,595.75
Period Covered From:	03/24/2026
Period Covered To:	03/22/2027
Charge Days:	364

.50% (minimum $600.00)

Please quote reference number SLC00006415PCH001 in all your correspondence.

Regards,

Barb Middaugh

Commerce Bank

AMENDMENT TO ESCROW AGREEMENT

Now on this _____ day of _____, _____, the City of O'Fallon, Missouri (hereinafter "City"); Harvest at Hopewell, LLC, Inc. (hereinafter "Developer") and Commerce Bank enter into this Amendment to the original Escrow Agreement dated 04-11-2024 for the purposes set forth herein.

Whereas, on 04-11-2024, the parties executed an escrow agreement for the purpose of guaranteeing subdivision improvements for Harvest at Hopewell Plat 4; and

Whereas, the Developer is required to complete the improvements within two years; and

Whereas, the parties desire to extend the time for completion under the original Escrow Agreement to allow more time for the Developer to complete the subdivision improvements.

Now, therefore, the parties agree that the time for completion of the Escrow Agreement entered into between the parties dated 04-11-2024 is hereby extended to: **"03-22-2027"**

The parties further agree that the Escrow Holder shall continue to hold the amount of $54,854.10 pursuant to the terms of the Escrow Agreement dated 04-11-2024 for the period commencing on the date that this Amendment is executed and ending on the Extension Date unless and until the parties agree otherwise in writing. The parties further agree that at the end of the extension date, the improvements must be completed, or the funds are to be turned over to the City.

All other provisions of the Escrow Agreement dated 04-11-2024 are not changed by this Amendment and, therefore, remain in full force and effect.

CITY: City of O'Fallon, Missouri

By: _____
Title: _____

DEVELOPER/OWNER: Harvest Hopewell, LLC

By: _____
Title Jeffrey M. Foelt Authorized Signer

ESCROW ISSUER: Commerce Bank

By: _____
Title Jeff Haynes, Vice President

Harvest Hope Fund, LLC

By: _____

Name: Ted Kelly

Its: Authorized Signer

Commerce Bank

Commerce Bank
CLS Letter of Credit
811 Main, 8th Floor
Mailstop: KCILOC
Kansas City, MO 64105

SWIFT: **CBKC US 44 XXX**
PHONE: **(816) 234-2604**
FAX **(816) 234-1871**

REVISED

Standby Letter of Credit - Advice of Periodic Charges

Harvest Hopewell, LLC
5091 Baumgartner Rd
St. Louis, MO 63129

Attn: Jeff Todt
Email: jtodt@mcbridehomes.com

Date: 03/24/2026

Letter of Credit No.:	SLC00006414
Letter of Credit Issue Date:	03/22/2024
Current Expiry Date:	03/22/2027
Expiry Place:	At Our Counters
Current Amount:	USD54,854.10
Beneficiary:	City of O'Fallon, Missouri
Applicant:	Harvest Hopewell, LLC

Dear Sir/Madam:

() We have debited the following charges to your account number XXXXXXX04.
(X) We will debit the following charges to your account number XXXXXXX04 value 3 days from today.

Charge Details:

STANDBY AUTO RENEW FEE IN ADVANCE	USD 600.00
Total charges:	USD 600.00

Breakdown of Standby Commission:

Charge Basis Amount:	USD 54,854.10
Period Covered From:	03/24/2026
Period Covered To:	03/22/2027
Charge Days:	364

.50% p.a. (minimum $600.00)

Please quote reference number SLC00006414PCH001 in all your correspondence.

Regards,

Barb Middaugh

Commerce Bank

AMENDMENT TO ESCROW AGREEMENT

Now on this _____ day of _____, _____, the City of O'Fallon, Missouri (hereinafter "City"); Harvest at Hopewell, LLC, Inc. (hereinafter "Developer") and Commerce Bank enter into this Amendment to the original Escrow Agreement dated 04-11-2024 for the purposes set forth herein.

Whereas, on 04-11-2024, the parties executed an escrow agreement for the purpose of guaranteeing subdivision improvements for Harvest at Hopewell Plat 5A; and

Whereas, the Developer is required to complete the improvements within two years; and

Whereas, the parties desire to extend the time for completion under the original Escrow Agreement to allow more time for the Developer to complete the subdivision improvements.

Now, therefore, the parties agree that the time for completion of the Escrow Agreement entered into between the parties dated 04-11-2024 is hereby extended to: **"03-22-2027"**

The parties further agree that the Escrow Holder shall continue to hold the amount of $48,173.67 pursuant to the terms of the Escrow Agreement dated 04-11-2024 for the period commencing on the date that this Amendment is executed and ending on the Extension Date unless and until the parties agree otherwise in writing. The parties further agree that at the end of the extension date, the improvements must be completed, or the funds are to be turned over to the City.

All other provisions of the Escrow Agreement dated 04-11-2024 are not changed by this Amendment and, therefore, remain in full force and effect.

CITY: City of O'Fallon, Missouri

By: _____
Title: _____

DEVELOPER/OWNER: Harvest Hopewell, LLC

By: _____
Title Jeffrey M. Hooks, Authorized Signer

ESCROW ISSUER: Commerce Bank

By: _____
Title Jeff Haynes, Vice President

Commerce Bank

Commerce Bank
CLS Letter of Credit
811 Main, 8th Floor
Mailstop: KCILOC
Kansas City, MO 64105

SWIFT: **CBKC US 44 XXX**
PHONE: **(816) 234-2604**
FAX **(816) 234-1871**

REVISED

Standby Letter of Credit - Advice of Periodic Charges

Harvest Hopewell, LLC
5091 Baumgartner Rd
St. Louis, MO 63129

Attn: Jeff Todt
Email: jtodt@mcbridehomes.com

Date: 03/24/2026

Letter of Credit No.:	SLC00006413
Letter of Credit Issue Date:	03/22/2024
Current Expiry Date:	03/22/2027
Expiry Place:	At Our Counters
Current Amount:	USD48,173.67
Beneficiary:	City of O'Fallon, Missouri
Applicant:	Harvest Hopewell, LLC

Dear Sir/Madam:

() We have debited the following charges to your account number XXXXXXX04.
(X) We will debit the following charges to your account number XXXXXXX04 value 3 days from today.

Charge Details:

STANDBY AUTO RENEW FEE IN ADVANCE	USD 600.00
Total charges:	USD 600.00

Breakdown of Standby Commission:

Charge Basis Amount:	USD48,173.67
Period Covered From:	03/24/2026
Period Covered To:	03/22/2027
Charge Days:	364

.50% p.a. (minimum $600.00)

Please quote reference number SLC00006413PCH001 in all your correspondence.

Regards,

Barb Middaugh

Commerce Bank

City of O'Fallon, Missouri

Memorandum

Council Meeting - Regular **Q. 4.**

Meeting Date: 04/23/2026

Re: Belt Filter Press Refurbishment and Controls Upgrade

From: Tony Steele, Street Division Operations Coordinator

Department: Public Works **Division:** Water and Sewer - Plants

Agenda Category: Consent Calendar

Information

Item:

This is a Resolution recommending the approval of an agreement for belt filter press refurbishment and controls upgrade with Andritz Separation, Inc.

Background:

The belt filter press at the Waste Water Treatment Plant is in need of repair. The belt filter press in the biosolids processing building presses water out of solids before the residual solids are hauled to the landfill. This belt filter press is the original press and has been at the biosolids facility since the building was constructed approximately 25 years ago. The proposed repairs to the belt filter press consist of removing all belts, rollers, and other mechanical equipment. These repairs will be made by Andritz Separation, Inc., the manufacturer of the equipment. Through this project, the equipment will essentially be stripped down to its frame and rebuilt through this project. The project also includes a new control system for the equipment.

Andritz Separation, Inc., is the sole source supplier for all replacement parts, accessories, and service for the belt filter press. The cost for this work is $483,290.00. The purchase of an entirely new belt filter press is estimated to be around $800,000.00.

Previous Council Action:

There has been no City Council action to this point.

Recommendation:

Staff recommends entering into an agreement with Andritz Separation, Inc., for refurbishment of and upgrades to the Waste Water Treatment Plant's belt filter press.

Fiscal Impact

Budgeted Y/N?: Y

Budget Information:

The Sewer Division's allocation is $483,290.00 from line item 52057002.6580.

Attachments

Resolution
Exhibit A - Agreement
City of O'Fallon MO Sole Source 2026
City of O'Fallon MO BFP Proposal 3-10-26

RESOLUTION NO. 04 23 2026A

A RESOLUTION AUTHORIZING AN AGREEMENT WITH ANDRITZ SEPARATION, INC., PROVIDING FOR BELT FILTER PRESS REFURBISHMENT AND CONTROLS UPGRADE, IN AN AMOUNT NOT TO EXCEED $483,290.00.

WHEREAS, the City of O'Fallon budgeted for the refurbishment of the Waste Water Treatment Plant's belt filter press and upgrades to the unit's controls; and

WHEREAS, as the supplier of the existing belt filter press, Andritz Separation, Inc., is a sole-source provider for these services; and

WHEREAS, Andritz Separation, Inc., submitted a bid to complete the repairs that staff deems responsive and appropriate for the work required; and

WHEREAS, City staff recommends approval of this Resolution;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF O'FALLON, MISSOURI, AS FOLLOWS:

SECTION 1: The City Council approves on behalf of the City an agreement with Andritz Separation, Inc., for the refurbishment to the belt filter press and upgrades to the unit's controls in an amount not to exceed $483,290.00, in substantial conformity with the terms shown on Exhibit A attached hereto and incorporated herein by this reference as if set out here in full, together with such changes therein as shall be approved by the officers of the City executing same which are consistent with the provisions and intent of this legislation and necessary, desirable, convenient or proper in order to carry out the matters herein authorized. The City Administrator and other appropriate City officials are hereby authorized to execute the Agreement and such additional documents and take any and all actions necessary, desirable, convenient or prudent in order to carry out the intent of this legislation.

PASSED BY THE CITY COUNCIL FOR THE CITY OF O'FALLON, MISSOURI, THIS DATE DAY OF MONTH, YEAR.

_____
Presiding Officer

Attest:

_____
Bess Bacher, City Clerk

RESOLUTION NO. 04 23 2026A

APPROVED BY THE MAYOR FOR THE CITY OF O'FALLON, MISSOURI, THIS DATE DAY OF MONTH, YEAR.

_____
Bill Hennessy, Mayor

Attest:

_____
Bess Bacher, City Clerk

Approved as to Form:

_____
Kevin M. O'Keefe, City Attorney

Resolution Exhibit A

AGREEMENT

THIS AGREEMENT is made and entered into by and between the City of O'Fallon, Missouri (CITY) and Andritz Separation Inc. (VENDOR). The parties agree as follows:

1. VENDOR agrees to provide the CITY with goods in accordance with Andritz Separation Proposal ZDH031026-2 dated 03/10/2026 (all terms apply). Said document(s) shall be incorporated into this agreement by reference.
2. The CITY, in accordance with the above-mentioned document, will pay VENDOR an amount not to exceed $483,290.00 upon receipt of Services. This includes the purchase and delivery of Material.

   ☐ Belt Filter Press Refurbishment and Controls Upgrade
3. VENDOR shall provide and bill for only those services associated with this purchase. No additional charges will be allowed without prior approval. All changes shall be identified and quantified on each invoice.
4. VENDOR is an independent contractor and nothing contained herein shall constitute or designate VENDOR or any of its agents or employees as agents or employees of the CITY.
5. VENDOR agrees, during the performance of this agreement that it will not discriminate against any employee of applicant for employment because of race, creed, color, age, sex, national origin, ancestry, religion or political opinion or affiliation.
6. VENDOR shall maintain during the life of this agreement and furnish to the CITY the appropriate Professional Liability, Commercial General Liability, and workers Compensation insurance certificates in amounts sufficient for standard practice for projects of this nature.
7. Subject to the Limitations of Liability as set forth in Proposal ZDH031026-2 Article 4 in the Terms and Conditions of Sale and/or Service. VENDOR agrees to indemnify the CITY, its' officials, and employees from any loss, damage, costs, charges or expenses to person or property by reason of any action or omission on the part of any person or company involved in this agreement.
8. The Parties mutually agree and understand that funding under this agreement is subject to annual appropriation by the City. If no funds are appropriated for or other wise legally made available to make the required payments for this agreement during the next occurring fiscal year (an 'Event of Nonappropriation'), this Agreement will terminate at the end of the then current fiscal year as if terminated expressly. The failure or inability of the City to appropriate funds for the Agreement in any subsequent fiscal year shall not be deemed a breach of the Agreement by any party. If applicable, this Agreement may be annually renewed at each fiscal year by inclusion of specific appropriation for the Agreement, from year to year not to exceed the maximum renewal period or term as set forth in the

Agreement.

VENDOR: ANDRITZ SEPARATION INC.

03/31/2026

Signature Date

CITY OF O'FALLON, MISSOURI

Mike Snowden Date
City Administrator

ATTEST:

Bess Bacher, City Clerk Date

March 10, 2026

City of O'Fallon
Jon Plessner
100 North Main Street
O'Fallon, MO 63366-2200
USA

Gina Mongardo Massey
Inside Sales Manager - NA
SEPARATION
p: 817-419-1790

Gina.Mongardo@andritz.com

SUBJECT: SOLE SOURCE SUPPLIER

ANDRITZ Separation Inc. is an original equipment manufacturer (OEM) of the liquid/solid separation equipment and hold the sole rights and ownership to the ANDRITZ-Ruthner, Bird Machine, Netzsch, R & B and Humboldt product lines. We are the sole source for all replacement parts, accessories and service for the B**elt Filter Press** located at City of O'Fallon address 150 Firma Road, O'Fallon, MO 63366.

All manufacturing components are based on Andritz's proprietary drawings. Commercial items are based on ANDRITZ engineered specifications, they hold the highest manufacturing tolerances, and we strive to achieve and maintain the most optimized efficiency in all of our products.

All service and repair procedures are based on ANDRITZ proprietary procedures and specifications. Our repair facilities personnel and service technicians are certified to perform work on ANDRITZ Separation, ANDRITZ-Ruthner, Netzsch Filter Press, Bird Machine and Humboldt product lines.

Andritz Separation, Inc. is the exclusive supplier of these components, field service and repair services. We do not operate with local distributor networks or repair facilities. We have multiple ANDRITZ owned and operated facilities throughout North America and certified Field Service Technicians available to handle all of your service needs. Any use of non-ANDRITZ OEM parts or service will void the equipment warranty. Please feel free to contact Andritz Separation Inc. directly or visit our website at www.usa.Andritz.com.

Gina Massey

Gina Massey

ANDRITZ SEPARATION INC
Inside Sales Manager – NA
SEPARATION

ANDRITZ Separation Inc.
1010 Commercial Blvd. South
Arlington, Texas 76001 USA
Direct Phone: 817-419-1790
Direct Fax: 817-419-1990
gina.mongardo@andritz.com
www.andritz.com

ENGINEERED SUCCESS

ANDRITZ Budget Proposal

By: Zach Hanson
Tel: 817-375-4474
Email: Zachary.hanson@andritz.com

Belt Filter Press Refurbishment and Controls Upgrade

City of O'Fallon, MO

ANDRITZ Separation INC.
1010 Commercial Blvd S.
Arlington, Texas 76001, USA
Phone: +1 800 433 5161
Fax: +1 817 468 3961
environ.us@andritz.com
www.andritz

Confidential document. All rights reserved. No duplication or disclosure to third parties permitted without the written consent of ANDRITZ Separation INC.

3/10/2026

Marshall Suddarth
Water & Wastewater – Plant Superintendent
636-379-2212
msuddarth@ofallonmo.gov

Re: Belt Filter Press Refurbishment and Controls Upgrade

Dear Marshall,

Thank you for your inquiry to refurbish your ANDRITZ 2.0M Belt Press and Controls, ANDRITZ is pleased to provide this proposal for your review. The scope of this proposal is detailed in the attachment for consideration of budgetary purposes. ANDRITZ is the sole source OEM equipment provider for this belt filter press as described in the sole source letter provided. Thank you.

Kind Regards,

Zachary Hanson
Regional Sales Manager - Environmental

ANDRITZ Separation Inc.
Environment & Energy
1010 Commercial Blvd. South
Arlington, Texas 76001
Phone: 817-375-4474
Mobile: 214-907-0519
Zachary.hanson@ANDRITZ.com

1.0 SCOPE OF SUPPLY

Item	Qty	Description	Total Price (US Dollars)
1.		**Refurbishment of ANDRITZ Belt Filter Press per Attachment A**	$415,426.00
2.		**Controls Upgrade for ANDRITZ Belt Filter Press per Attachment B**	$67,864.00
3.		**Freight to and from Jobsite**	*Included*
4.		**Updated Parts Manual and Documentation for Controls Upgrade**	*Included*
5.		**Onsite Rebuild by Certified ANDRITZ OEM Certified Technicians**	*Included*
***Pricing is quoted: FCA Origin, Pittsburg TX**.			**$483,290.00**

ATTACHMENT A

BFP Budgetary Refurbishment Quote

City of O'Fallon WWTP
Project# 691-928
2.0M SMX-S8

Scope of Supply (On Site Refurbishment) Dated March 10th 2026

Refurbished parts:

- Tension assembly will have new bellows installed.
- Tracking assembly have a new sensor paddle and arm, tracking valve and bellows installed.

New Parts:

The following new OEM parts would be supplied during the refurbishment.

- New rolls with bearing housings, bearing and seals.
- Side wall seals.
- Splash guard end and side seals.
- Upper and lower belts.
- Wear strips grid assembly (gravity zone and wedge zone).
- Belt tension bellows.
- Belt tracking bellows.
- Tracking air control valve.
- Tracking sensing ceramic lined paddle and arm.
- Shower box seals.
- Shower pipes.
- Upgrade to new style plow chicane assembly.
- Doctor blades (1 upper roll and 1 lower roll).
- Machine electrical components (e-stops and limit switches).
- Pneumatic airlines and fittings.
- Drive motor and gear box.
- Bull and pinion gears.
- Tension bushings.
- Long and short belts.

ANDRITZ Separation Inc.
1010 Commercial Blvd. South
Arlington, TX 76001 USA

Tel: +1 (817) 465-5611
Fax: +1 (817) 468-3961

Remit to:
ANDRITZ Separation Inc.
Dept: 0312
P.O. Box 120312
Dallas, TX 75312-0312
Federal Tax ID Number: 59-3773483

Wire instructions:
Nordea Bank Finland PLC
New York Branch
SWIFT: NDEAUS3N
Account: 8879433001
ABA: 026010786

Site Work:

- Press will be disassembled and then reassembled onsite.
- Technicians will be factory trained in the installation and maintenance of ANDRITZ belt presses.
- Technicians will have tools such as chains and nylon straps to execute scope of work.
- ANDRITZ will supply transportation of rolls and other components of our service center to the customer site.
- ANDRITZ provides 2 service technicians to be onsite for 15 days 12hr shifts including weekend to remove components and install components and confirm machine installation and startup.
- Additional time required due to delays outside of ANDRITZ control or request for additional work will be charged via the attached service rate sheet.

Not in Scope:

- No work will be done with the machine frame, grid structure, drain pans and piping.
- City of O'Fallon will be responsible for repairs and repainting of frame if required.
- City of O'Fallon will be responsible for disposal of old rolls.
- City of O'Fallon will be responsible for power washing and cleaning of the equipment prior to work.
- City of O'Fallon will be responsible for disconnecting (and reconnection) of all utilities and walkways from the machine as needed such as sludge, water, compressed air and electrical service.

Special Information:

- Pricing does not include any local, state or federal taxes, permits or other fees. Any taxes or fees that may apply must be added to the quoted price and paid by the buyer.
- Quotation is valid for 60 days.
- All prices are quoted in US Dollars.
- Delivery is 16-20 weeks ARO.

Terms of Payment:

- 10% of total price with the receipt of acknowledged copy of purchase order.
- 25% Agreed Milestone
- 35% Shipment of Signoff
- Freight included

Budgetary Refurbishment Price for one (1) Unit: $415,426.00

ANDRITZ Separation Inc.
1010 Commercial Blvd. South
Arlington, TX 76001 USA

Tel: +1 (817) 465-5611
Fax: +1 (817) 468-3961

Remit to:
ANDRITZ Separation Inc.
Dept: 0312
P.O. Box 120312
Dallas, TX 75312-0312
Federal Tax ID Number: 59-3773483

Wire instructions:
Nordea Bank Finland PLC
New York Branch
SWIFT: NDEAUS3N
Account: 8879433001
ABA: 026010786

ATTACHMENT B

BFP CONTROL SYSTEM DESCRIPTION

The Belt Filter Press will be supplied with BFP Control Panel. The enclosure will be a Nema 4X stainless steel freestanding single door controlpanel 60” x 36” x 12” with 12” leg stands.
The BFP Control Panel will be UL508 listed assembly.

The following major components shall be mounted within the control panel:

- Main power disconnect switch, accepts 460 VAC, 3 Phase
- Power terminal block
- Control voltage transformer
- Primary and secondary control voltage fuses
- Motor branch fuses for short circuit protection for
  - Air Compressor
  - Washwater Booster Pump
  - Main Belt Drive
- Variable frequency drive for
  - Main Belt Drive, AB Powerflex 525
- Constant speed motor starters with overload protection for
  - Air Compressor
  - Washwater Booster Pump
- PLC system for alarm annunciation, auto sequence, and interlock control system- AB Compactlogix 1769 w/L30ER CPU
- Control relays
- Surge suppressor
- Receptacle
- Pneumatic solenoids
- Pneumatic Pressure switches
- Terminal strip for all external connections with other equipment

The following devices shall be mounted on outside of control panel:

- System Control Power: Off-On selector switch and Emergency Stop pushbutton
- Allen-Bradley PanelView Plus 7, 10“ Color Touchscreen Opertator Interface Terminal
- Alarm Horn
- Belt Tension/Tracking, Pressure Gauge, and Pressure Regulator

ENGINEERED SUCCESS

PNEUMATIC CIRCUITS

The following will be door mounted for each air circuit required glycerin filled pressure gauge, control regulator, and belt tension graph. Internal pneumatic tubing and fittings shall be polyurethane, bulkhead fittings for external connection shall be stainless steel 3/8"OD for main air and for air circuits to machine. Filter/Regulator/Lubricator shall be mounted on side of panel for main air connection.

Air circuits consist of the following:

- Top Belt Tension
- Bottom Belt Tension
- Belt Tracking Regulator

MACHINE WIRING

The BFP machine shall be supplied with the following Nema 4X rated components: Fiberglass terminal box, pull cord emergency stop (one each side), belt tracking limit switch (one each side), low water pressure switch, and washwater isolation solenoid valve.
All components shall be wired complete to the terminal box including power leads for main belt drive.
Wire runs will be in PVC coated rigid, conduit, non-metallic liquid tight flex and connectors, rigidly mounted to press frame.

MACHINE PNEUMATICS

The BFP machine pneumatic components shall be plumbed ¼” OD stainless steel or plastic tubing and fittings, terminating at a central manifold for external connection. All tubing runs will be rigidly mounted to press frame.

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OIT Controls Provided

Operator controls and indication are provided for the following
Auto Sartup / Shutdown
Air Compressor – On/Off
Conveyor System – Start/stop (starter by others)
Wash Water Bosster Pump – Start/Stop
Wash Water Solenoid – Open/Close
Main Belt Drive – Start/Stop, Speed Control / Indication
Polymer Feed – Start/Stop, Speed Control / Indication
Sludge Feed Pump – Start/Stop, Speed Control / Indication (VFD by others)
Alarm Control – Silence / Reset
Air Loss Alarm
Belt Travel Limit Alarm
Low Wash Water PSI Alarm
Main Belt Drive VFD Fault Alarm
Poymer System Fault Alarm
Sludge Pump VFD fault (input by others)

INTERFACE REQUIREMENTS
Power – 460 VAC, 3 Phase, 60 HZ, 45 AMP Service

- Digital outputs from BFP control panel: (dry contacts)

  Conveyor- Start/Stop
  Polymer System- Start/Stop
  Sludge Feed Pump – Start/Stop
  BFP Alarm
  BFP Running

- Digital inputs to BFP control panel: (dry contacts)
  Air Compressor operating pressure switch
  Conveyor -- On/Run Confirm
  Polymer Pump – On/ Run Confirm
  Polymer Pump Fault
  Sludge Pump – On/Run Confirm
  Sludge Pump Fault

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- Analog Outputs from BFP control panel: (4-20mA signal)
  Polymer Flow Rate – Setpoint
  Sludge Feed Pump Speed – Setpoint

- Analog Inputs to BFP control panel: (4-20mA signal)
  Polymer Flow Rate – from field transmitters
  Sludge Flow Rate/Speed – (provided by others)

BFP Control System provides interlocks for proper system operation with shutdown and alarm indication.

Engineering services provided

- Electrical drawings –control panel layout, schematics, point to point wiring detail.
- Bill of Material of new components
- Annotated PLC code / OIT application code
- PLC data exchange table tag list.
- Operating and maintenance manuals for new components.
- All documentation and programs to be provided in hard copy and electronic format.

Site Work

ANDRITZ will provide Service Technician for BFP machine set-up, functional testing and start-up referenced in other section of proposal.

Automation Service Engineer can be provided for Automation and Control integration with ancillary equipment controls if needed per the 2017 Field Service Policy and Rate Sheet attached.

Scope Not Included in ANDRITZ Price:

(To be provided by others)

- Disposal of obsolete equipment.
- Field wiring and plumbing modifications outside of BFP control panels
- Civil and structural engineering work including preparation of foundations, platforms, and channels
- Building modifications
- All utilities required for operation
- Cranes or other lifting devices
- Unloading at site and on site storage if required
- Components and other instruments not specified in our scope of supply

Budgetary Control Panel Upgrade: $67,864.00

Delivery is 16-20 weeks ARO

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2025 FIELD SERVICE POLICY AND RATE SHEET

Installation and Start-up Assistance

All the equipment furnished by ANDRITZ Separation Inc. shall be installed and started up by, and at the expense of the purchaser. There is available, however, upon the request of the purchaser, the service of ANDRITZ Separation Inc. field service personnel for consultation and advice in the installation and start-up of ANDRITZ Separation Inc. equipment. This service is provided with the understanding that ANDRITZ Separation Inc. will function only as technical consultants and coordinators in an advisory capacity and shall have no responsibility for the supervision or the quality of workmanship of such an installation and/or start-up. Such responsibility will be that of the purchaser.

Certain types of ANDRITZ Separation Inc. equipment, such as that with mechanical seals, require the checkout of the equipment by experienced field personnel before the equipment is put into operation. In these instances, the equipment is tagged upon time of shipment. The failure to have proper mechanical check out by ANDRITZ Separation Inc. field personnel will void our mechanical warranty. For the check out, power and all necessary utilities for the operation of equipment must be available.

Service Rates (Rates/Pricing are in US currency

Service Rates are applicable for all the time the field service employee spends on the job. This includes traveling to or from either our designated plant or point of residence of the employee. Any holdover time, i.e. time where the employee is required to stay on the job site because time does not permit travel home, or for the convenience of the customer, shall be at regular rates, listed below:

Description	**Standard Hourly Rates**	**Overtime Hourly Rates**
Work:		
Weekday	$273.00 (Up to 8 hrs.)	$410.00 (Over 8 hrs.)
Saturday	$403.00 (Up to 8 hrs.)	$403.00 (Over 8 hrs.)
Sunday	$531.00 (Up to 8 hrs.)	$531.00 (Over 8 hrs.)
Holidays	$531.00 (Up to 8 hrs.)	$531.00/ hr. up to 4 hrs.
Travel:		
Weekday	$195.00 (Up to 8 hrs.)	$405.00 (Over 8 hrs.)
Saturday	$288.00 (Up to 8 hrs.)	$405.00 (Over 8 hrs.)
Sunday	$396.00 (Up to 8 hrs.)	$531.00 (Over 8 hrs.)
Holidays	$405.00 (Up to 8 hrs.)	$531.00/ hr. up to 4 hrs
Remote Support	$246.00 1st hr - $190.00/hr additional	$405.00 Minimum

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Fax (817) 468-3961
separation.us@andritz.com

Travel & Holiday Service

If travel and work requirements carry through weekends and holidays, the premium rates above will be charged. (For example, if a customer requires field service personnel to be on site early Monday, necessitating the need to travel Sunday or a Holiday, the Sunday/Holiday rate will be charged. If work continues through a weekend and/or holiday, the Sunday/Holiday rate will be charged.)

Cancellation Notice

In an effort to keep costs down for our customers, service personnel will book advanced, non-refundable tickets as quickly as possible after the request for service is received. This is a conscientious effort to keep costs to the customer, for air travel, as low as possible. If such expenses have been incurred in good faith, and the customer must cancel, we must invoice for those expenses to be fairly reimbursed.

Other Considerations

Because our Field Service employees are away from home for extended periods for most of the year, we feel they should be with their families over the Christmas and New Year holidays. Except for breakdowns or comparable and equally critical service requirements, our personnel are not available at these times.

When our field service personnel travel international and required on site for periods in excess of four weeks, they are allowed to return home to be with their families. The allowable time period is determined on a case-to-case basis. The cost only of transportation to the employee's home and return will be included with the service charges.

It is required that our service personnel have single rooms in first class hotel or motel accommodations where these are available. The charges for all living and travel expense will be for the account of the customer. Travel, if by public conveyance or rented automobile, will be at cost. Travel, if by employee-owned or company owned automobile will be at the rate of *US $ 0.70* per mile plus all toll and parking charges. *A 15% administrative fee* will apply only to travel and living expenses incurred.

It is the responsibility of the purchaser to provide for all necessary permits, clearances, visas, and other pertinent information required for our personnel to travel to the job site. In the event that public facilities are not available near the job site, it is the purchaser's responsibility to provide the equivalent of first-class facilities in single rooms for our personnel at the site. For overseas jobs intended to be of an extended duration in-excess of thirty (30) days, special arrangements will be negotiated immediately (and prior to the requirement for personnel to be at the job site) with regard to visits home with their families.

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Service Requirement Notification

Our objective is to provide the best service possible. Experience has proven that one of the best ways to accomplish this is for our employees to arrive on the job site when they are needed - but not before. Our personnel are in short supply from time to time and personnel with the special skills you may require may not be available on short notice. We request, therefore, that for projects requiring extended service (in excess of thirty (30) days) and/or special skills, ANDRITZ Separation Inc. be given at least sixty (60) days' notice as to when field service personnel are required on site. We also ask that this be confirmed within fourteen (14) days of the start of their services. In other instances, for a shorter duration of service, we request that at least a minimum of ten (10) days' notice be given prior to requirement of our service personnel. After receipt of such advance notice, while we endeavor to comply with all requested time schedules, purchaser should be aware that on rare occasions we might not be able to meet all demands immediately. Negotiations will continue until the best schedule is attained. In the event that emergencies arise, we will work to meet the customers' needs as quickly and as completely as possible.

Please Note: If time is scheduled and the customer must cancel on short notice, there is no guarantee of the immediate availability of field service personnel for rescheduling.

Insurance & Warranty

ANDRITZ Separation Inc. service personnel are fully covered by Worker's Compensation Insurance. ANDRITZ Separation Inc. makes no warranty either express or implied or by trade usage in connection with the services of its field personnel and shall have no liability direct, indirect or for any loss, damage, injury or expense resulting from or arising out of their services other than by reason of their negligence, and in no event for consequential injury or damage or for any amount in excess of the cost of repair or replacement of specific part damaged by their negligence

Rates Effective -06_16_2025

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TERMS AND CONDITIONS OF SALE AND/OR SERVICE

1. TERMS APPLICABLE

(a) These Terms and Conditions of Sale and/or Service are the only terms which govern the sale of the products, equipment, or parts and/or the provision of services ("Products" and "Services") and/or the license of certain Software (as defined herein) pursuant to the quotation or acknowledgement of the Andritz entity supplying the same ("Seller") or Buyer's purchase order or other written document issued by Buyer. These Terms and Conditions of Sale and/or Service control, supersede and replace any and all other additional and/or different terms and conditions of Buyer, and Seller hereby objects to and rejects all such terms and conditions of Buyer without further notification, except to the extent Seller expressly agrees to such conditions in writing. Buyer's authorization for Seller to commence work under the Agreement or Buyer's acceptance of delivery of or payment for any Products, Services or Software covered by this Agreement, in whole or in part, shall be deemed Buyer's acceptance of these Terms and Conditions of Sale and/or Service. The term "Agreement" as used herein means (1) these Terms and Conditions of Sale and/or Service, (2) Seller's quotation or acknowledgment together with any attachment thereto and any documents expressly incorporated by reference, and (3) Buyer's purchase order or other written document issued by Buyer, together with any attachment thereto and any documents expressly incorporated by reference (but excluding any Buyer terms and conditions attached thereto or incorporated therein by reference). In the event of a conflict between any documents forming the Agreement, such documents shall be construed in the above-listed order of precedence.

(b) Prior to Buyer's acceptance of any Seller quotation in which these Terms and Conditions of Sale and/or Service are incorporated, in the event that the introduction of new tariffs, levies, duties, taxes, regulation, or any type of legislation by a domestic or foreign government has the effect of increasing the price of the quoted Products, Services, and/or Software, Seller reserves its right to adjust its quoted price in order to reflect these increases in cost. Nothing in this document, or any of the applicable contractual documentation shall be construed as a waiver of this right.

2. DELIVERY OR PERFORMANCE; RISK OF LOSS AND TITLE

(a) Delivery or performance dates are good faith estimates and do not mean that "time is of the essence." Buyer's failure to promptly make advance or interim payments, supply technical information, drawings and approvals will result in a commensurate delay in delivery or performance. If the parties have agreed to liquidated damages in this Agreement for Seller's delay in achieving certain milestones, (i) the parties acknowledge and agree that Buyer's damages for Seller's delay are difficult to predict with any certainty, and such liquidated damages are not a penalty but a reasonable estimate of Buyer's delay damages; (ii) such liquidated damages shall not exceed an aggregate value of five percent (5%) of the Agreement price and shall be Buyer's exclusive remedy for any delay by Seller in performing any of its obligations under this Agreement; and (iii) Buyer agrees Seller shall not be liable for liquidated damages if Seller's delay in achieving a milestone subject to liquidated damages has not delayed Buyer's ability to use the applicable Products, Software and/or Services.

(b) Upon and after delivery, risk of loss or damage to the Products shall be Buyer's. Delivery of the Products hereunder will be made on the terms agreed to by the parties as set forth in this Agreement, according to INCOTERMS 2020. If no delivery term is agreed elsewhere in the Agreement, delivery of the Products will be made FCA shipping point (INCOTERMS 2020). Title to the Products shall transfer to Buyer upon final payment therefor.

3. WARRANTY

(a) Product Warranty. Seller warrants to Buyer that the Products manufactured by it will be delivered free from defects in material and workmanship This warranty shall commence upon delivery of the Products and shall expire on the earlier to occur of 12 months from initial operation of the Products and 18 months from delivery thereof (the "Warranty Period"). If during the Warranty Period Buyer discovers a defect in material or workmanship of a Product and gives Seller written notice thereof within 10 days of such discovery, Seller will, at its option, either deliver to Buyer, on the same terms as the original delivery was made, according to INCOTERMS 2020, a replacement part or repair the defect in place. Any repair or replacement part furnished pursuant to this warranty is warranted against defects in material and workmanship for one period of 12 months from completion of such repair or replacement, with no further extension. Seller will have no warranty obligations for the Products under this Paragraph 3(a): (i) if the Products have not been stored, installed, operated and maintained in accordance with generally approved industry practice and with Seller's specific written instructions; (ii) if the Products are used in connection with any mixture or substance, operating condition or operating environment other than that for which they were designed; (iii) if Buyer fails to give Seller such written 10 day notice; (iv) if the Products are repaired or modified by someone other than Seller or have been intentionally or accidentally damaged; (v) for corrosion, erosion, ordinary wear and tear or in respect of any parts which by their nature are exposed to severe wear and tear or are considered expendable; or (vi) for expenses incurred for work in connection with the removal of the defective articles and reinstallation following repair or replacement. With respect to any Product or part thereof not manufactured by Seller, Seller shall pass on to Buyer only those warranties made to Seller by the manufacturer of such Product or part which are capable of being so passed on.

(b) Services Warranty. Seller warrants to Buyer that the Services performed will be free from defects in workmanship and will conform to any mutually agreed upon specifications. If any failure to meet this warranty appears within 12 months from the date of completion of the Services, on the condition that Seller be promptly notified in writing thereof, Seller as its sole obligation for breach of this warranty will correct the failure by re-performing any defective portion of the Services furnished. Seller does not warrant the accuracy of, or performance results of, any conclusions or recommendations provided, nor that any desired objective will result from the Services provided and Seller shall not be liable for any loss of use or any production losses whatsoever.

(c) THE EXPRESS WARRANTIES SELLER MAKES IN THIS PARAGRAPH 3 ARE THE ONLY WARRANTIES IT WILL MAKE. THERE ARE NO OTHER WARRANTIES, WHETHER STATUTORY, ORAL, EXPRESS OR IMPLIED. IN PARTICULAR, THERE ARE NO IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

(d) The remedies provided in Paragraphs 3(a) and 3(b) are Buyer's exclusive remedy for breach of warranty.

4. LIMITATION OF LIABILITY

Notwithstanding any other provision in this Agreement, the following limitations of liability shall apply to the maximum extent permitted by applicable law:

(a) In no event shall Seller, its officers, directors, employees, subcontractors, suppliers or affiliated companies be liable for loss of profits, revenue or business opportunity, loss by reason of shutdown of facilities or inability to operate any facility at full capacity, or cost of obtaining other means for performing the functions performed by the Products or Software, loss of future contracts, claims of customers, cost of money or loss of use of capital, in each case whether or not foreseeable, or for any indirect, special, incidental or consequential damages of any nature resulting from, arising out of or connected with the Products, Services, Software or this Agreement or from the performance or breach hereof.

(b) The aggregate liability of Seller, its officers, directors, employees, subcontractors, suppliers or affiliated companies, for all claims of any kind for any loss, damage, or expense resulting from, arising out of or connected with the Products, Services, Software or this Agreement or from the performance or breach hereof, together with the cost of performing make good obligations to pass performance tests, if applicable, shall in no event exceed the Agreement price.

(c) The limitations and exclusions of liability set forth in this Paragraph 4 shall take precedence over any other provision of this Agreement and shall apply whether the claim of liability is based on contract, warranty, tort (including negligence), strict liability, indemnity, or otherwise. The remedies provided in this Agreement are Buyer's exclusive remedies.

(d) All liability of Seller, its officers, directors, employees, subcontractors, suppliers or affiliated companies, resulting from, arising out of or connected with the Products, Services or this Agreement or from the performance or breach hereof shall terminate on the third anniversary of the date of this Agreement.

(e) In no event shall Seller be liable for any loss or damage whatsoever arising from its failure to discover or repair latent defects or defects inherent in the design of goods serviced (unless such discovery or repair is normally discoverable by tests expressly specified in the scope of work under this Agreement) or caused by the use of goods by the Buyer against the advice of Seller. If Seller furnishes Buyer with advice or assistance concerning any products or systems that is not required pursuant to this Agreement, the furnishing of such advice or assistance will not subject Seller to any liability whether in contract, indemnity, warranty, tort (including negligence), strict liability or otherwise.

5. CHANGES, DELETIONS AND EXTRA WORK.

Seller will not be required to make changes in the Products, Services or Software unless Buyer and Seller have executed a written change order for such change. Any such change order will include an appropriate adjustment to the Agreement price and/or schedule. If the change impairs Seller's ability to satisfy any of its obligations to Buyer, the change order will include appropriate modifications to this Agreement. Seller shall be entitled to a change order adjusting the Agreement price, schedule and/or any affected obligations of Seller if after the effective date of this Agreement (a) a change in applicable law, tariffs, levies, duties, taxes, regulations or ordinances; (b) any act or omission of Buyer, any other party for whom Buyer is responsible, or any third party or any error or change in Buyer-provided information should require a change in the Products, Services or Software or (c) a transport disruption involving the intercontinental shipment of goods or sea freight causes an increase in the cost (including, in the case of a transportation disruption, costs incurred to avoid or mitigate such disruption) or change in the schedule to supply the Products, Services or Software..

6. PAYMENT AND TAXES

Unless otherwise agreed by Seller in writing, payment terms are net 30 days from the date of Seller's invoice. All invoices are payable without deductions. Any payments which are overdue will accrue interest at the rate of 1% for each month or any portion thereafter the

balance remains due. Seller's prices do not include any sales, use, excise or other taxes or customs duties, tariffs, levies, or fees unless expressly agreed in writing by Seller. In addition to the price specified herein, the amount of any present or future sales, use, excise or other tax applicable to the sale or use of the Products, Software or Services and customs duties, tariffs, levies, or fees shall be billed to and paid by Buyer unless Buyer provides to Seller a tax-exemption certificate acceptable to the relevant taxing authorities.

7. SECURITY INTEREST

Seller shall retain a purchase money security interest and Buyer hereby grants Seller a lien upon and security interest in the Products until all payments hereunder have been made in full. Buyer acknowledges that Seller may file a financing statement or comparable document as required by applicable law and may take all other action it deems reasonably necessary to perfect and maintain such security interest in Seller and to protect Seller's interest in the Products.

8. SET OFF

Neither Buyer nor any of its affiliates shall have any right to set off claims against Seller or any of its affiliates for amounts owed under this Agreement or otherwise.

9. INFRINGEMENT

Unless the Products or any part thereof are designed to Buyer's specifications or instructions and provided the Products or any part thereof is not used in any manner other than as specified or approved by Seller in writing or modified by Buyer without the written consent of Seller, (i) Seller shall defend against claims made in a suit or proceeding brought against Buyer by an unaffiliated third party that any Product infringes a registered copyright or device claim of a patent issued as of the effective date of this Agreement in the country in which the Product will be operated, provided Seller is notified promptly in writing and given the necessary authority, information and assistance for the defense of such claims; (ii) Seller shall satisfy any judgment (after all appeals) for damages entered against Buyer on such claims; and (iii) if such judgment enjoins Buyer from using any Product or a part thereof, then Seller will, at its option: (a) obtain for Buyer the right to continue using such Product or part; (b) eliminate the infringement by replacing or modifying all or part of the Products; or (c) take back such Product or part and refund to Buyer all payments on the Agreement price that Seller has received for such Product or part. THE FOREGOING STATES THE ENTIRE LIABILITY AND OBLIGATIONS OF SELLER AND THE EXCLUSIVE REMEDY OF BUYER WITH RESPECT TO ANY VIOLATION OR INFRINGEMENT OF ANY PROPRIETARY RIGHTS BY THE PRODUCTS.

10. SOFTWARE LICENSE AND WARRANTY

If Buyer and Seller have not entered into a separate license agreement, the following Software Terms and Conditions apply to any embedded software produced by Seller and furnished by Seller hereunder:

(a) The Software, as described in the Agreement ("Software"), and all written materials or graphic files that are fixed in any tangible medium and that relate to and support the Software ("Documentation"), and all present and future worldwide copyrights, trademarks, trade secrets, patents, patent applications, mask work rights, moral rights, contract rights, and other proprietary rights recognized by the laws of any country inherent therein, including all changes and improvements requested or suggested by Buyer in the support and maintenance of the Software are the exclusive property of Seller ("Seller's Intellectual Property Rights"). All rights in and to the Software not expressly granted to Buyer in the Agreement are reserved by Seller. Nothing in this Agreement will be deemed to grant, by implication, estoppel, or otherwise, a license under any of Seller's existing or future patents. Software will not include any upgrades, new versions, releases, enhancements, or updates to the Software, unless agreed to by Seller in writing and at its sole discretion. To the extent any upgrades, new versions, releases, enhancements, or updates to the Software are provided by Seller, the term "Software" shall be deemed to include such upgrades, new versions or releases, enhancements, or updates. To the extent any ownership right arises in Buyer with respect to the above, Buyer hereby assigns all of its right, title, and interest in and to any intellectual property embodied in the Seller's Intellectual Property Rights, including enforcement rights, to Seller without the payment of any additional consideration thereof either to Buyer, or its employees, agents, or customers and agrees to execute any documents Seller deems necessary to effect such assignment.

(b) Seller hereby grants to Buyer a non-exclusive, non-transferable, non-sub-licensable, revocable license to install, run, and use the Software only in connection with configuration of the Products and operating system for which the Software is ordered hereunder, and for the end-use purpose stated in this Agreement. Buyer agrees that neither it nor any third party shall modify, reverse engineer, decompile or reproduce the Software, except Buyer may create a single copy for backup or archival purposes in accordance with the Documentation (the "Copy"). Buyer's license to use the Software and the Copy of such Software shall terminate upon any breach of this Agreement by Buyer. All copies of the Software, including the Copy, are the property of Seller, and all copies for which the license is terminated shall be returned to Seller, or deleted from Buyer's computer systems, with written confirmation after termination.

(c) Seller warrants that, on the date of shipment of the Software or the Products containing the Software to Buyer: (1) the Software media contain a true and correct copy of the Software and are free from material defects; (2) Seller has the right to grant the license hereunder; and (3) the Software will function substantially in accordance with the related Seller operating documentation. In no event does Seller warrant that the Software is error free or that Buyer will be able to operate the Software without impairments or interruptions. In addition, due to the continual development of new techniques for intruding upon and attacking networks, Seller does not warrant that the Software or any equipment, system, or network on which the Software is used will be free of vulnerability to intrusion or attack.

(d) If within 12 months from the date of delivery of the Software or Products containing the Software, Buyer discovers that the Software is not as warranted above and notifies Seller in writing prior to the end of such 12 month period, and if Seller determines that it cannot or will not correct the nonconformity, Buyer's and Buyer's Seller-authorized transferee's exclusive remedies, at Seller's option, are: (1) replacement of the nonconforming Software; or (2) termination of this license and a refund of a pro rata share of the Agreement price or license fee paid.

(e) If any infringement claims are made against Buyer arising out of Buyer's use of the Software in a manner specified by Seller, Seller shall: (i) defend against any claim in a suit or proceeding brought by an unaffiliated third party against Buyer that the Software violates a registered copyright or a confidentiality agreement to which Seller was a party, provided that Seller is notified promptly in writing and given the necessary authority, information and assistance for the defense and settlement of such claims (including the sole authority to select counsel and remove the Software or stop accused infringing usage); (ii) Seller shall satisfy a final judgment (after all appeals) for damages entered against Buyer for such claims, so long as such damages are not attributable to willful conduct or sanctioned litigation conduct; and (iii) if such judgment enjoins Buyer from using the Software, Seller may at its option: (a) obtain for Buyer the right to continue using such Software; (b) eliminate the infringement by modifying the Software or replacing it with a functional equivalent (in which case, Buyer shall immediately stop use of the allegedly infringing Software); or (c) take back such Software and refund to Buyer all payments on the Agreement price that Seller has received. However, Seller's obligations under this Paragraph 10 shall not apply to the extent that the claim or adverse final judgment relates to: (1) Buyer's running of the Software after being notified to discontinue; (2) non-Seller software, products, data or processes; (3) Buyer's alteration of the Software; (4) Buyer's distribution of the Software to, or its use for the benefit of, any third party not approved in writing by Seller; or (5) Buyer's acquisition of confidential information (a) through improper means; (b) under circumstances giving rise to a duty to maintain its secrecy or limit its use; or (c) from a third party who owed to the party asserting the claim a duty to maintain the secrecy or limit the use of the confidential information. Buyer will reimburse Seller for any costs or damages that result from actions 1 to 5. THE FOREGOING PROVISIONS OF THIS SECTION 10(e) STATE THE ENTIRE LIABILITY AND OBLIGATIONS OF SELLER AND THE EXCLUSIVE REMEDY OF BUYER, WITH RESPECT TO ANY VIOLATION OR INFRINGEMENT OF ANY PROPRIETARY RIGHTS UNDER SECTION 10, INCLUDING BUT NOT LIMITED TO PATENTS AND COPYRIGHTS, BY THE SOFTWARE OR ANY PART THEREOF.

(f) This warranty set forth in subparagraph (c) above shall only apply when: (1) the Software is not modified by anyone other than Seller or its agents authorized in writing; (2) there is no modification in the Products in which the Software is installed by anyone other than Seller or its agents authorized in writing; (3) the Products are in good operating order and installed in a suitable operating environment; (4) the nonconformity is not caused by Buyer or a third party; (5) Buyer promptly notifies Seller in writing, within the period of time set forth in subparagraph (c) above, of the nonconformity; and (6) all fees for the Software due to Seller have been timely paid. SELLER HEREBY DISCLAIMS ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, WITH REGARD TO THE SOFTWARE, INCLUDING BUT NOT LIMITED TO IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, COURSE OF DEALING AND USAGE OF TRADE.

(g) Buyer and its successors are limited to the remedies specified in this Paragraph 10.

(h) Any subsequent modifications or enhancements to the Software made by Seller are, at Seller's option, subject to a fee.

11. SITE RISKS

(a) Site Conditions. The parties acknowledge and agree that as to conditions at the project site, Seller is relying upon information provided by Buyer. If Seller becomes aware of any subsurface, concealed, or differing condition, environmental hazard or violation of any environmental law or regulation, Seller will immediately suspend performance of the work in the affected area and notify Buyer. Buyer acknowledges that it will assume the risk of any increased costs and changes to the schedule that may result from such conditions. If Buyer does not immediately remediate such conditions, Seller may either suspend performance of all work or terminate this Agreement.

(b) Environmental Remediation. Buyer acknowledges that Seller is not an expert in environmental remediation and shall not be directed by change order or otherwise to perform any environmental remediation as part of the Services, including but not limited to asbestos and lead paint removal. If any environmental remediation becomes necessary, Buyer will contract directly with a qualified third party to perform such work.

12. TERMINATION

(a) Either party may terminate this Agreement upon breach by the other party of a material obligation hereunder and such party's failure to cure, or to commence a cure of, such breach within a reasonable period of time (but not less than 30 days) following written receipt of notice of the same.

(b) Buyer may only terminate this Agreement for Buyer's convenience only if Buyer elects not to proceed with the project for which the Products and /or Services are purchased and upon written notice to Seller and payment to Seller of Seller's termination charges, which shall be specified to Buyer and shall take into account among other things expenses (direct and indirect) incurred and commitments already made by Seller, overhead, and an appropriate profit. In case of such termination, the licenses granted in Paragraphs 10 and 13 hereof shall terminate.

(c) Seller shall have the right to suspend its obligations under this Agreement if payment is not received within 30 days of due date. In the event of the bankruptcy or insolvency of Buyer or in the event of any bankruptcy or insolvency proceeding brought by or against Buyer, Seller shall be entitled to terminate any order outstanding at any time during the period allowed for filing claims against the estate and shall receive reimbursement for its cancellation charges.

13. INTELLECTUAL PROPERTY; CONFIDENTIALITY

(a) All intellectual property embodied in the Products, Services and Software provided to Buyer is the property of Seller, and any intellectual property developed, at least in part, by Seller under this Agreement is and remains the sole and exclusive property of Seller. Further, Seller shall have the right to collect and use data generated by the Products, Software or Services supplied hereunder.

(b) Buyer acknowledges that the information that Seller submits to Buyer in connection with this Agreement and the performance hereof is Seller's confidential and proprietary information. Buyer agrees not to disclose such information to third parties without Seller's prior written consent. Seller grants to Buyer a non-exclusive, royalty-free, non-transferrable license to use Seller's confidential and proprietary information disclosed hereunder for the purpose of the installation, operation, maintenance and repair of the Products that are the subject of this Agreement only; provided, however, that Buyer further agrees not to, and not to permit any third party to, analyze, measure the properties of, or otherwise reverse engineer the Products or any parts thereof, fabricate the Products or any parts thereof from Seller's drawings or to use the drawings other than in connection with this Agreement. Buyer will defend and indemnify Seller from any claim, suit or liability based on personal injury (including death) or property damage related to any Product or part thereof which is fabricated by a third party without Seller's prior written consent and from and against related costs, charges and expenses (including attorneys' fees). All copies of Seller's confidential and proprietary information shall remain Seller's property and may be reclaimed by Seller at any time in the event Buyer is in breach of its obligations under this Paragraph 13, or in case of Buyer's termination pursuant to Paragraph 12(b).

14. END USER

If Buyer is not the end user of the Products sold hereunder (the "End User"), then Buyer will use its best efforts to obtain the End User's written consent to be bound to Seller by the provisions hereof. If Buyer does not obtain such End User's consent, Buyer shall defend and indemnify Seller and Seller's agents, employees, subcontractors and suppliers from any action, liability, cost, loss, or expense for which Seller would not have been liable or from which Seller would have been indemnified if Buyer had obtained such End User's consent.

15. FORCE MAJEURE

(a) Force Majeure Defined. For the purpose of this Agreement "Force Majeure" will mean all events, whether or not foreseeable, beyond the reasonable control of either party which affect the performance of this Agreement, including, without limitation, acts of God, acts or advisories of governmental or quasi-governmental authorities, laws or regulations, strikes, lockouts or other industrial disturbances, acts of public enemy, wars, insurrections, riots, epidemics, pandemics, outbreaks of infectious disease or other threats to public health, lightning, earthquakes, fires, storms, severe weather, floods, sabotage, delays in transportation, rejection of main forgings and castings, lack of available shipping by land, sea or air, lack of dock lighterage or loading or unloading facilities, inability to obtain labor or materials from usual sources, serious accidents involving the work of suppliers or sub-suppliers, thefts and explosions.

(b) Suspension of Obligations. If either Buyer or Seller is unable to carry out its obligations under this Agreement due to Force Majeure, other than the obligation to make payments due hereunder, and the party affected promptly notifies the other of such delay, then all obligations that are affected by Force Majeure will be suspended or reduced for the period of Force Majeure and for such additional time as is required to resume the performance of its obligations, and the delivery schedule will be adjusted to account for the delay.

(c) Option to Terminate. If the period of suspension or reduction of operations will extend for more than four (4) consecutive months or periods of suspension or reduction total more than 6 months in any 12 month period, then either Buyer or Seller may terminate this Agreement, and Buyer shall pay to Seller all costs, including overhead and profit thereon, incurred to the date of termination and costs incurred arising out of the termination.

(c) Strikes On-Site. Notwithstanding anything herein to the contrary, in the event a strike, lockout, blockage, slowdown, labor, union or other industrial disturbance at Buyer's site affects, delays, disrupts or prevents Seller's performance of this Agreement, Seller shall be entitled to a change order containing an appropriate adjustment in the Agreement price and delivery schedule.

16. INDEMNIFICATION AND INSURANCE

(a) Indemnification. Seller agrees to defend and indemnify Buyer from and against any third-party claim for bodily injury or damage to tangible property ("Loss") arising in connection with the Products or the Services provided by Seller hereunder, but only to the extent such Loss has been caused by the negligence, willful misconduct or other legal fault ("Fault") of Seller. Buyer shall promptly tender the defense of any such third-party claim to Seller. Seller shall be entitled to control the defense and resolution of such claim, provided that Buyer shall be entitled to be represented in the matter by counsel of its choosing at Buyer's sole expense. Where such Loss results from the Fault of both Seller and Buyer or a third party, then Seller's defense and indemnity obligation shall be limited to the proportion of the Loss that Seller's Fault bears to the total Fault.

(b) Insurance. Seller shall maintain commercial general liability insurance with limits of $2,000,000 per occurrence and in the aggregate covering claims for bodily injury (including death) and physical property damage arising out of the Products or Services. Seller shall also provide workers' compensation insurance or the like as required by the laws of the jurisdiction where the Services will be performed, and owned and non-owned auto liability insurance with limits of $1,000,000 combined single limit. Seller will provide a Certificate of Insurance certifying the existence of such coverages upon request.

17. EXPORT CONTROL AND ECONOMIC SANCTIONS COMPLIANCE

(a) Buyer recognizes that any Products and Software that are the subject of this Agreement and originate in the U.S. remain subject to U.S. export control and economic sanctions laws and regulations even after such Products are exported from the U.S. (if applicable), and even though such Products and Software have been purchased in and, if applicable, exported from Canada. Buyer certifies that such Products and Software will not be diverted, transshipped, re-exported, or otherwise transferred in contravention of any applicable export control and economic sanctions laws and regulations, nor will it allow the Products or Software to be incorporated into other products or used to make direct products thereof that are exported, re-exported, used, or transferred in violation of U.S. export control and economic sanctions laws and regulations. Buyer further affirms that such Products and Software will not be used, directly or indirectly, in any application involving missile technology, nuclear proliferation, or chemical and biological weapons proliferation. Without limiting the foregoing, Buyer will not, nor will it allow third parties to, export, re-export, or transfer any Products or Software to any person or entity that is the target of U.S. sanctions or is in Belarus, Crimea, Cuba, Iran, North Korea, Russia, Syria, the prohibited areas in Ukraine including Donetsk, Kherson, Luhansk, and Zaporizhzhia, or any other country or territory in violation of U.S. sanctions.

(b) Buyer shall be responsible for any breach of this provision by it, and its successors and permitted assigns, as well as its parents, affiliates, employees, officers, directors, partners, members, shareholders, customers, agents, distributors, resellers, or vendors ("Buyer Parties") and shall indemnify and hold harmless Seller from and against any claim, proceeding, action, fine, loss, cost, expense (including attorneys' fees), damages, and penalties arising out of or relating to any non-compliance with U.S. export control and economic sanctions laws and regulations by any Buyer Party.

(c) Buyer shall, upon request of Seller, promptly provide all information necessary for Seller to ensure compliance with U.S. export control and economic sanctions laws and regulations, including but not limited to information related to end-users, end-uses, and destination countries.

18. SPECIAL CONDITIONS FOR PRESSURE VESSELS

For installation, repair, or maintenance Services on existing pressure vessels, piping and equipment, the following shall apply:

(a) Unless otherwise agreed and stated in the Agreement, Buyer shall be responsible for: (i) physically disconnecting and isolating vessels and equipment being repaired from existing piping and electrical power before Seller or any of its subcontractors start the Services, and take adequate precautions that re-connection and resumption of use does not take place until the Services are completed, and (ii) emptying the vessels and piping and freeing them from any toxic or harmful substances before the Services begin so that the vessels and piping are safe for Services to begin. Buyer shall maintain the area entirely free of combustible, toxic and asphyxiant substances and provide fire protection service until the Services are completed;

(b) If the Services are on an existing vessel or existing piping, the Buyer is responsible for determining the prior condition of the portion of the vessel or piping not involved in the Services, and its ability to withstand the Services and any tests that may be necessary;

(c) Buyer shall also be responsible for evaluating the effects of prior use of the vessel or piping upon structural adequacy, and the suitability of the vessel or piping for the service intended when the Services are completed;

(d) Seller has no obligation to provide any inspections or tests, and Buyer takes full responsibility for all necessary inspections and tests, including but not limited to, selection of testing personnel, type, location, frequency, and severity of any inspections and tests and all test results at any stage of the Services;

(e) Upon request of Seller, Buyer shall provide Seller with the history of the vessel, a statement of the tests to be performed and a statement of the proposed use of the vessel after completion of the Services, and

(f) If repairs are required: (i) Buyer will provide an Authorized Inspector ("AI") who will determine the scope of the Services to be done; (ii) Seller will provide Buyer with a proposed Quality Control ("QC") package specifying the methods and procedures that Seller will follow in performing the Services specified by the Buyer; (iii) the proposed QC package is subject to approval by the Buyer, and such approval must be provided before Services commence; (iv) after approval of the QC package, the Services shall be done in accordance with the QC package. At the option of the AI, hold points may be established for inspection during the course of the Services; and (v) upon completion of the Services, the AI shall inspect the Services and provide a signed acceptance that they have been completed in accordance with the QC package. Such acceptance by the AI shall establish completion of the Services.

19. TECHNICAL ASSISTANCE

Technical Assistance means that Seller's technician(s) and or engineer(s) will assist Buyer during the performance of Buyer's site work in the interpretation of the related procedures provided by Seller. When providing Technical Assistance, Seller will not be required to supervise or coordinate Buyer's labor force, perform measurements, complete or ensure the accuracy of quality control documents, or ensure the orderly sequencing of the site work, but Seller will advise Buyer of any non-conformances as recorded on the quality control documentation completed by Buyer, and counter sign such quality control documentation to confirm correction of such non-conformances. Notwithstanding the above or any other provision of the applicable Purchase Order, Seller shall have no authority, responsibility, liability or control over Buyer's or its suppliers' activities (and performance thereof), schedule and labor force, including for the execution, quality and/or workmanship of any installation services or site work. Therefore, Seller will not be responsible for the installation labor and Seller will not be liable for the quality and/or workmanship of the site work.

20. GENERAL

(a) Seller represents that any Products or parts thereof manufactured by Seller will be produced in compliance with all applicable federal, state and local laws applicable to their manufacture and in accordance with Seller's engineering standards. Seller shall not be liable for failure of the Products to comply with any other specifications, standards, laws or regulations.

(b) This Agreement shall inure only to the benefit of Buyer and Seller and their respective successors and assigns. Any assignment of this Agreement or any of the rights or obligations hereunder, by either party without the written consent of the other party shall be void.

(c) This Agreement contains the entire and only agreement between the parties with respect to the subject matter hereof and supersedes all prior oral and written understandings between Buyer and Seller concerning the Products and/or Services and any prior course of dealings or usage of the trade not expressly incorporated herein.

(d) This Agreement may be modified, supplemented or amended only by a writing signed by an authorized representative of Seller. Seller's waiver of any breach by Buyer of any terms of this Agreement must also be in writing and any waiver by Seller or failure by Seller to enforce any of the terms and conditions of this Agreement at any time, shall not affect, limit or waive Seller's right thereafter to enforce and compel strict compliance with every term and condition hereof.

(e) The invalidity or unenforceability of any provision of this Agreement pursuant to applicable law shall not affect the validity or enforceability of the remaining provisions and this Agreement shall be construed as if it did not contain the provision held invalid or unenforceable.

(f) All terms of this Agreement which by their nature should apply after the cancellation, completion or termination of this Agreement, including, but not limited to, Paragraphs 4, 13, 17 and 20, shall survive and remain fully enforceable after any cancellation, completion or termination hereof.

(g) (i) If Seller's office is located in the United States, this Agreement and the performance hereof will be governed by and construed according to the laws of the State of Georgia.

(ii) If Seller's office is located in Canada, this Agreement and the performance hereof will be governed by and construed according to the laws of the Province of New Brunswick.

(h) (i) In the circumstances of g(i) above, any controversy or claim arising out of or relating to this Agreement, or the breach hereof, or to the Products or the Services provided pursuant hereto, shall be definitively settled by arbitration, to the exclusion of courts of law, administered by the American Arbitration Association ("AAA") in accordance with its Construction Industry Arbitration Rules in force at the time this Agreement is signed and to which the parties declare they will adhere (the "AAA Rules"), and judgment on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction over the party against whom enforcement is sought or having jurisdiction over any of such party's assets. The arbitration shall be conducted in Atlanta, Georgia by a panel of three members, one of whom will be appointed by each of Buyer and Seller and the third of whom will be the chairman of the panel and will be appointed by mutual agreement of the two party appointed arbitrators. All arbitrators must be persons who are not employees, agents, or former employees or agents of either party. In the event of failure of the two party appointed arbitrators to agree within 45 days after submission of the dispute to arbitration upon the appointment of the third arbitrator, the third arbitrator will be appointed by the AAA in accordance with the AAA Rules. In the event that either of Buyer or Seller fails to appoint an arbitrator within 30 days after submission of the dispute to arbitration, such arbitrator, as well as the third arbitrator, will be appointed by the AAA in accordance with the AAA Rules.

(ii) In the circumstances of g(ii) above, any controversy or claim arising out of or relating to this Agreement, or the breach hereof, or to the Products or the Services provided pursuant hereto, shall be definitively settled under the auspices of the Canadian Commercial Arbitration Centre ("CCAC"), by means of arbitration and to the exclusion of courts of law, in accordance with its General Commercial Arbitration Rules in force at the time the Agreement is signed and to which the parties declare they will adhere (the "CCAC Rules"), and judgment on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction over the party against whom enforcement is sought or having jurisdiction over any of such party's assets. The arbitration shall be conducted in Saint John, New Brunswick by a panel of three arbitrators, one of whom will be appointed by each of Buyer and Seller and the third of whom will be the chairman of the arbitral tribunal and will be appointed by mutual agreement of the two party-appointed arbitrators. All arbitrators must be persons who are not employees, agents, or former employees or agents of either party. In the event of failure of the two party-appointed arbitrators to agree within 45 days after submission of the dispute to arbitration upon the appointment of the third arbitrator, the third arbitrator will be appointed by the CCAC in accordance with the CCAC Rules. In the event that either of Buyer or Seller fails to appoint an arbitrator within 30 days after submission of the dispute to arbitration, such arbitrator, as well as the third arbitrator, will be appointed by the CCAC in accordance with the CCAC Rules.

(i) In the event this Agreement pertains to the sale of any goods outside the United States or Canada, the parties agree that the United Nations Convention for the International Sale of Goods shall not apply to this Agreement.

(j) The parties hereto acknowledge that a French copy of this Agreement was available and have expressly required that this Agreement be drawn up in English. Les parties aux présentes reconnaissent qu'une copie en français de la présente convention était disponible et ont expressément exigé que la présente convention soit rédigée en anglais.(k) If Seller's office is located in Canada, the following shall apply: Personal information means information that can directly or indirectly identify a natural person ("Personal Information"). With respect to any Personal Information disclosed by the Seller to the Buyer, the Buyer shall exercise diligence, shall use the Personal Information exclusively for the purpose disclosed, and shall at all times be in compliance with all applicable laws and regulations related to privacy, data security and/or otherwise related to the processing, storage, protection, transmission, use, destruction, and/or disclosure of data. If the Buyer identifies or is made aware of a cybersecurity or data privacy breach (each a "Privacy Incident") involving Personal Information disclosed by the Seller under this Agreement, the Buyer shall notify the Seller by emailing LegalServices_Canada@andritz.com no later than ten (10) business days after learning of the Privacy Incident. The Buyer shall, within reason, provide a clear and concise description of the incident to the Seller and take the appropriate precautions consistent with applicable law and industry practice available to minimize any potential impacts to the Seller. The Buyer also agrees that it will cooperate with the Seller's investigation or questioning of the breach or incident. Upon the earlier of the Seller's written request or upon termination or expiration of the Agreement, the Buyer shall either return to the Seller or irretrievably delete (if possible) the Personal Information provided by the Seller.

City of O'Fallon, Missouri

Memorandum

Council Meeting - Regular **Q. 6.**

Meeting Date: 04/23/2026

Re: Resolution approving a Shared Parking Agreement between the City of O'Fallon and O'Fallon Playfield Commons, LLC

From: Patrick McKeehan, Economic Development Director

Department: Administration **Division:** Economic Development

Agenda Category: Consent Calendar

Information

Item:

This is a Shared Parking Agreement between the City of O'Fallon and O'Fallon Playfield Commons, LLC, as contemplated in the previously approved Development Agreement.

Background:

The Shared Parking Agreement allows for a portion of the O'Fallon Justice Center's public parking lot to be used as overflow parking for passenger vehicles of patrons of the 160,000 square foot indoor sports facility and adjacent food truck park/entertainment venue on Thursdays and Fridays after 5:00 PM and on Saturdays and Sundays at any time, permitting that the overflow parking use does not interfere with Justice Center activities. The Agreement also outlines the roles, responsibilities, and expectations for O'Fallon Playfield Commons's use of the public parking.

Previous Council Action:

On January 22, 2026, the City Council approved the Development Agreement for the sports complex, which identified the following in Section 3.5: "The City will work cooperatively with the Developer toward the execution of an agreement for the use by the Developer of the City of O'Fallon Justice Center parking lot. The Developer acknowledges that the agreement, if entered into, will limit the Developer's use of the parking lot to times that do not interfere with the City's use of the Justice Center for its intended purposes."

Recommendation:

Staff recommends approval of the Resolution.

Fiscal Impact

Budgeted Y/N?:

Budget Information:

N/A

Attachments

Resolution
Exhibit A - Shared Parking Agreement
Shared Parking Map

RESOLUTION NO. 04 23 2026B

A RESOLUTION AUTHORIZING A SHARED PARKING AGREEMENT WITH O'FALLON PLAYFIELD COMMONS, LLC.

WHEREAS, the City of O'Fallon on January 22, 2026, approved a Development Agreement for a 160,000 square foot indoor sports facility, consisting of indoor basketball/volleyball courts, turf soccer fields, an equipment storage area, spectator viewing and waiting areas, concession areas, restaurants, and restrooms; and

WHEREAS, while the approved plans for the Sports Facility provide adequate on-site parking in accord with City parking requirements, it is reasonably foreseeable that crowds for some tournaments or other special events at the Sports Facility may require additional parking off-site, and, in order to keep patrons and visitors from burdening parking resources of nearby businesses and neighborhoods, the City Council finds it is reasonable to allow the parking areas of the City's Justice Center, which is adjacent to the Sports Facility, to be used for overflow parking at nights and on weekends when the Justice Center is less active; and

WHEREAS, the City Council further finds that use of the Justice Center parking areas in accord with the terms hereinafter provided is in the best interests of the City and its residents and businesses;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF O'FALLON, MISSOURI, AS FOLLOWS:

SECTION 1: The City Council approves on behalf of the City a Shared Parking Agreement with O'Fallon Playfield Commons, LLC, in substantial conformity with the terms shown on Exhibit A attached hereto and incorporated herein by this reference as if set out here in full, together with such changes therein as shall be approved by the officers of the City executing same which are consistent with the provisions and intent of this legislation and necessary, desirable, convenient or proper in order to carry out the matters herein authorized. The City Administrator and other appropriate City officials are hereby authorized to execute the Agreement and such additional documents and take any and all actions necessary, desirable, convenient or prudent in order to carry out the intent of this legislation.

PASSED BY THE CITY COUNCIL FOR THE CITY OF O'FALLON, MISSOURI, THIS DATE DAY OF MONTH, YEAR.

_____
Presiding Officer

Attest:

_____
Bess Bacher, City Clerk

RESOLUTION NO. 04 23 2026B

APPROVED BY THE MAYOR FOR THE CITY OF O'FALLON, MISSOURI, THIS DATE DAY OF MONTH, YEAR.

_____
Bill Hennessy, Mayor

Attest:

_____
Bess Bacher, City Clerk

Approved as to Form:

_____
Kevin M. O'Keefe, City Attorney

SHARED PARKING AGREEMENT

THIS SHARED PARKING AGREEMENT ("Agreement') is made and entered into as of the _____ day of _____, 2026 by and between THE CITY OF O'FALLON, MO ("Licensor") and O'FALLON PLAYFIELD COMMONS, LLC("Licensee").

Licensor and Licensee, in consideration of their respective agreements contained herein, do hereby agree with each other, as follows:

SECTION 1: Premises and Time Limitation

Licensor, being the lawful owner, hereby agrees to permit Licensee to enter, per the terms and conditions set forth, and to use the driveways, drive aisles and parking spaces designated as shown on Exhibit A, ("Shared Parking Area") attached hereto and incorporated herein by this reference, located in the City of O'Fallon Justice Center parking lot at 1019 Bryan Road, O'Fallon, MO 63366. The Shared Parking Area may be used by the Licensee to provide overflow parking for passenger vehicles of patrons of the 160,000 square foot indoor sports facility, consisting of indoor basketball/volleyball courts, turf soccer fields, an equipment storage area, spectator viewing and waiting areas, concession areas, restaurants, and restrooms, ("Sports Facility") and patrons of the Bourbon Garden food truck and entertainment venue adjacent to the east side of the Sports Facility ("Bourbon Garden") on Thursdays and Fridays after 5:00 PM and on Saturdays and Sundays at any time, provided, however, (a) that Licensee's and Licensee's patrons' use of the Shared Parking Area must not interfere with the use of the lot for Licensor's business purposes at any time; and (b) that if Licensor's normal operating times for the Justice Center, including sessions of the Municipal Division Court held in the Center, change during the Term of this Agreement, Licensor reserves the right to revise the time limitations applicable to use of the Shared Parking Area upon written notice to Licensor; and (c) that in the event of a temporary public safety emergency requiring Licensor's use of the Shared Parking Area for public safety purposes (for example, but not by way of any limitation, staging emergency vehicles, accommodating additional resources on site, etc.), Licensor reserves the right to immediately and temporarily suspend Licensee's and Licensee's patrons' use of the Shared Parking Area for the duration of the emergency situation.

SECTION 2: Term and Termination

The term of this Shared Parking Agreement shall begin upon the Licensee's date of substantial completion of the Sports Facility and continue for and during a term of twenty-seven (27) years thereafter. The Shared Parking Agreement may be terminated for convenience by either party with ninety (90) days' written notice to the other party.

SECTION 3: Fee

Except as provided in Section 4(B), below, there is no monetary fee payable by Licensee associated with this Agreement.

SECTION 4: Maintenance and Repair

(A) The Licensor is responsible for the maintenance and repair of the premises. Licensor expects to maintain the Shared Parking Area in a manner generally consistent with other public parking areas owned and maintained by Licensor, but Licensor makes no representation and shall have no duty to maintain the Shared Parking Area or any access roads, driveways or drive aisles in a safe or useable condition at any given time or at all times.

(B) Licensee shall be responsible for inspecting the Shared Parking Area after use by patrons of the Sports Facility and Bourbon Garden and for removing all rubbish, litter, trash, and other debris in the area no later than the earlier of (a) 8:00 AM on the next business day after events at the Sports Facility or Bourbon Garden, or (b) 12:00 PM on the day after events at the Sports Facility or Bourbon Garden. If Licensee fails to inspect and/or adequately clean the Shared Parking Area, Licensor shall give notice to Licensee to correct situation. If Licensee fails to remedy its breach of this responsibility and to clean the Shared Parking Area as required by this Section, Licensor may cause the area to be cleaned and invoice Licensee for the cost thereof. Licensee's failure to pay for the cost of cleaning the Shared Parking Area within fifteen (15) days of Licensor's demand for payment shall constitute a breach of this Agreement and, in addition to any other remedies available to Licensor, Licensor may immediately terminate this Agreement.

SECTION 5: Insurance and Indemnification

The Licensee agrees to maintain comprehensive general liability insurance on an occurrence basis in the minimum amount of One Million Dollars ($1,000,0000) per person and Four Million Dolars ($4,000,000) per occurrence. Licensee also agrees to hold harmless and indemnify Licensor, its officers, employees and agents from any and all loss, cost, damages, and liability from claims which arise as a result of the Licensee's use of the Shared Parking Area Licensee shall furnish Licensor a certificate of insurance showing that coverage is in effect continuously during the term of the Agreement.

SECTION 6: Ownership and Alterations

This License Agreement does not convey interest, title, or estate in the Licensee. The Agreement does not grant a leasehold or easement to the Licensee. The Licensee may not alter the Shared Parking Area, and the Licensor reserves the right to prescribe reasonable rules and regulations for the use of the Shared Parking Area.

SECTION 7: Additional Conditions

(A) The Licensee agrees to use the Shared Parking Area solely for overflow parking of passenger vehicles of patrons of the Sports Facility and Bourbon Garden and not to store or allow the storage of equipment, materials, or any items related to site preparation, construction, or maintenance of any property owned by Licensee.

(B) No vehicles may be parked overnight in the Shared Parking Area or parked later than ninety (90) minutes after the Sports Facility and Bourbon Garden have ceased operations for the day.

(C) No tailgating, picnicking, cooking, tents, or similar facilities or equipment for social gatherings or events shall be allowed in the Shared Parking Area.

IN WITNESS WHEREOF the City of O'Fallon and O'Fallon Playfield Commons, LLC, have executed this Shared Parking Agreement.

LICENSOR:
CITY OF O'FALLON, MO

By: _____ Date: _____

Michael Snowden
City Administrator

LICENSEE:
O'FALLON PLAYFIELD COMMONS

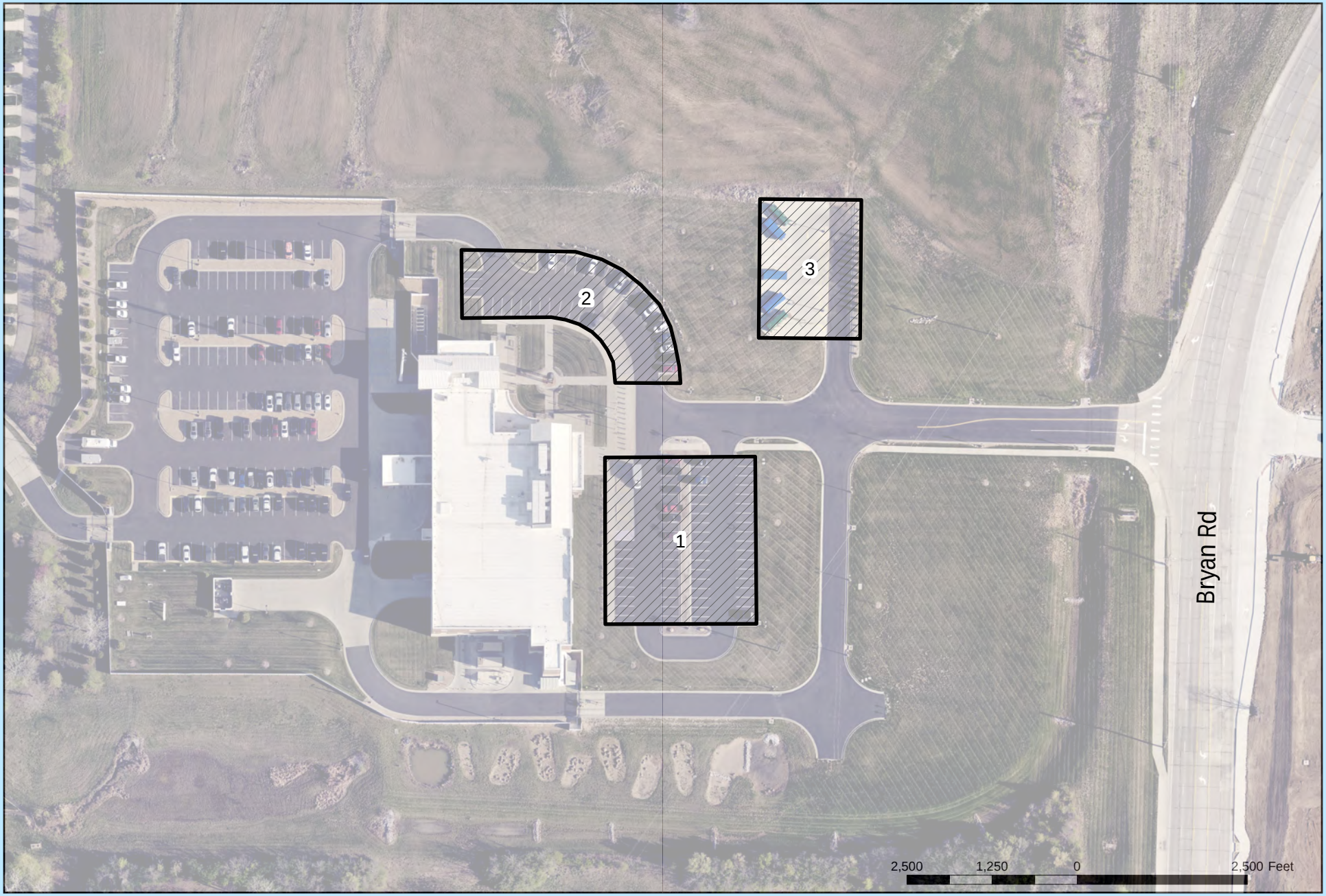
By: _____ Date: 4-21-26

O'Fallon Playfield Commons, LLC
Owner

Exhibit A

Shared Parking Agreement

(see attached shared parking map)



Planning & Development
Geographic Information Systems
O'Fallon, Missouri

Shared Parking Area

Printed: 2/25/2026

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City of O'Fallon, Missouri

Memorandum

Council Meeting - Regular **Q. 7.**

Meeting Date: 04/23/2026

Re: Resolution approving an agreement with Premier Pyrotechnics, LLC, for fireworks at the City's Tourism & Festivals events

From: Jennifer Hoisington, Tourism & Festivals Manager

Department: Recreation **Division:** Events and Tourism

Agenda Category: Consent Calendar

Information

Item:

This Resolution is for the approval of a contract with Premier Pyrotechnics, LLC, to provide fireworks for the City's Tourism & Festival events.

Background:

City staff requested bids for a fireworks supplier through Bid No. 25-067. The bid opening was held on September 11, 2025, for fireworks displays beginning in 2026. There were two companies that submitted bids, J&M Displays, and Premier Pyrotechnics, LLC. J&M submitted two options reflecting different price points and Premier Pyrotechnics, LLC, submitted one option. After reviewing bids, City staff recommends Premier Pyrotechnics, LLC, as the lowest and most responsive bid for these services.

Previous Council Action:

The City Council approves the City's budget for fireworks through the annual budget process.

Recommendation:

Staff recommends approval of the agreement with Premier Pyrotechnics, LLC.

Fiscal Impact

Budgeted Y/N?: Y

Budget Information:

Funds are allocated for the purchase of fireworks in the City's annual budget.

Attachments

Resolution

Exhibit A

Bid Comparison

RESOLUTION NO. 04 23 2026C

A RESOLUTION AUTHORIZING AN AGREEMENT WITH PREMIER PYROTECHNICS, LLC, FOR THE PROVISION OF FIREWORKS DISPLAYS AT THE CITY OF O'FALLON'S ANNUAL HERITAGE & FREEDOM FEST AND CELEBRATION OF LIGHTS OLD-FASHIONED HOLIDAY STROLL EVENTS.

WHEREAS, the City of O'Fallon annually funds the purchase of fireworks displays at the Heritage & Freedom Fest and Celebration of Lights Old-Fashioned Holiday Stroll; and

WHEREAS, City staff requested bids for fireworks displays for the years 2026, 2027 and 2028 through bid number 25-067; and

WHEREAS, City staff has reviewed bids from qualified vendors and has concluded that Premier Pyrotechnics, LLC, is the lowest and most responsive bidder; and

WHEREAS, City staff recommends approval of this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF O'FALLON, MISSOURI, AS FOLLOWS:

SECTION 1: The City Council approves on behalf of the City an agreement with Premier Pyrotechnics, LLC, for fireworks displays at City events for service years 2026-2028, in substantial conformity with the terms shown on Exhibit A attached hereto and incorporated herein by this reference as if set out here in full, together with such changes therein as shall be approved by the officers of the City executing same which are consistent with the provisions and intent of this legislation and necessary, desirable, convenient or proper in order to carry out the matters herein authorized. The City Administrator and other appropriate City officials are hereby authorized to execute the Agreement and such additional documents and take any and all actions necessary, desirable, convenient or prudent in order to carry out the intent of this legislation.

PASSED BY THE CITY COUNCIL FOR THE CITY OF O'FALLON, MISSOURI, THIS DATE DAY OF MONTH, YEAR.

_____
Presiding Officer

Attest:

_____
Bess Bacher, City Clerk

RESOLUTION NO. 04 23 2026C

APPROVED BY THE MAYOR FOR THE CITY OF O'FALLON, MISSOURI, THIS DATE DAY OF MONTH, YEAR.

_____
Bill Hennessy, Mayor

Attest:

_____
Bess Bacher, City Clerk

Approved as to Form:

_____
Kevin M. O'Keefe, City Attorney

Exhibit A

AGREEMENT

THIS AGREEMENT is made and entered into this 15 day of JANUARY, 2026, by and between the City of O'Fallon, Missouri (CITY) and PREMIER PYROTECHNICS, INC (VENDOR). The parties agree as follows:

1. VENDOR agrees to provide the CITY with products or services in accordance with the bid documents and specifications entitled FIREWORKS DISPLAY BID # 25-067 with a public bid opening held on 9/24/25. Said bid documents and specifications shall be incorporated into this contract by this reference.
2. The CITY in accordance with the attached Proposal will pay VENDOR an amount not to exceed $ 68,000 per year upon completion of the work noted above. Where as service years include 2026, 2027, & 2028 in a total amount not to exceed $204,000.
3. VENDOR shall provide and bill for only those services associated with this project. No additional charges will be allowed without prior approval. All work performed shall be identified and quantified on each invoice.
4. VENDOR is an independent contractor, and nothing contained herein shall constitute or designate VENDOR or any of its agents or employees as agents or employees of the CITY.
5. VENDOR agrees in the performance of this agreement that it will not discriminate against any employee of applicant for employment because of race, creed, color, age, sex, national origin, ancestry, religion or political opinion or affiliation.
6. VENDOR shall maintain during the life of this Agreement and furnish to the CITY the appropriate Professional Liability, Commercial General Liability, and Workers Compensation insurance certificates in amounts as detailed in the bid specifications. An original Certificate of Insurance from the company or authorized agent of record must be furnished to the City, provide that the City of O'Fallon is an "Additional Insured" on the Vendor's Commercial General Liability policy during the Term of the Agreement, and a copy of such "Additional Insured" endorsement must accompany the insurance certificate. This requirement of insurance does not limit the Vendor's liability under the Agreement in any manner. VENDOR shall provide 30 days written notice prior to any change in insurance.
7. VENDOR agrees to indemnify the CITY, its' officials, and employees from any loss, damage, costs, charges or expenses to person or property by reason of any action or omission on the part of any person or company involved in this agreement.

8. This contract shall be renewable, not to exceed 2 times, at the terms of the original contract allowing no more than a 3% increase in unit cost per bid item annually, executable solely at the discretion of the CITY upon acceptance by the VENDOR, under the VENDOR's understanding that the quantities and aggregate amount of the contract are subject to change.

VENDOR:
Premier Pyrotechnics

Signature 1-28-26 Date

CITY OF O'FALLON, MISSOURI

Michael Snowden, City Administrator Date

ATTEST:

Bess Bacher, City Clerk Date

BID # 25-067			HFF BUDGET $ 58,250				COL BUDGET $ 22,750				2026	
J&M DISPLAYS (1)	Column1	Column2	3" SHELLS	4" SHELLS	5" SHELLS	6" SHELLS 2	TOTAL SHOTS	PRICE	NOTES	COST OF 6" SHELLS		TOTAL
3-Jul			30	208	36	49	323	$ 22,200	MINUTES			
4-Jul			30	308	136	40	514	$ 33,000	MINUTES		$	55,200
5-Dec							871	$ 6,800	2 SHOWS PER NIGHT			
6-Dec							871	$ 6,800	2 SHOWS PER NIGHT			
7-Dec							871	$ 6,800	2 SHOWS PER NIGHT		$	20,400
											TOTAL	
											$	75,600

J&M DISPLAYS (2)		3" SHELLS	4" SHELLS	5" SHELLS	6" SHELLS 2	TOTAL SHOTS	PRICE	NOTES	COST OF 6" SHELLS	TOTAL
3-Jul	15 MINUTES						466 $	28,000 15 MINUTES		
4-Jul	25 MINUTES						678 $	40,250 25 MINUTES		$ 68,250
5-Dec							899 $	7,800 2 SHOWS PER NIGHT		
6-Dec							899 $	7,800 2 SHOWS PER NIGHT		
7-Dec							899 $	7,800 2 SHOWS PER NIGHT		$ 23,400

PRICE DIFFERENCE	
$	7,600

									$	91,650.00

PREMIER PYRO INC.	3" SHELLS	4" SHELLS	5" SHELLS	6" SHELLS 2	TOTAL SHOTS	PRICE	NOTES	COST OF 6" SHELLS	TOTAL
3-Jul	140	270	140	60	610	$ 20,000			
4-Jul	200	400	210	100	910	$ 30,000			$ 50,000

PREMIER PYRO INC.	AERIAL SHELLS	CAKES	3" SHELLS	ROMAN CANDLES	5" SHELLS	6" SHELLS 2	TOTAL SHOTS	PRICE	NOTES	TOTAL
5-Dec	96	2250	46	640			3032	$ 6,000	2 SHOWS PER NIGHT	
6-Dec	96	2250	46	640			3032	$ 6,000	2 SHOWS PER NIGHT	
7-Dec	96	2250	46	640			3032	$ 6,000	2 SHOWS PER NIGHT	$ 18,000
									TOTAL	
									$	68,000

	TOTAL

City of O'Fallon, Missouri

Memorandum

Council Meeting - Regular **R. 1.**

Meeting Date: 04/23/2026

Re: An Ordinance allowing the O'Fallon Police Department Real-Time Information Center to program its radio console with St. Charles City Police Department Radio Channels

From: Frank Mininni, Chief of Police

Department: Police Department **Division:** Administrative Division

Agenda Category: New Business

Information

Item:

An Ordinance authorizing an intergovernmental Memorandum of Understanding between the City of O'Fallon, Missouri and the City of St. Charles, Missouri with respect to radio console programming for the Real-Time Information Center (RTIC).

Background:

In March 2026, the O'Fallon Real-Time Information Center began programming its radio console with participating agencies' radio frequencies. This programming is needed in order to provide faster emergency communication between the RTIC and St. Charles City Police Department during critical incidents.

Previous Council Action:

None.

Recommendation:

Staff recommends approval of this Memorandum of Understanding.

Fiscal Impact

Budgeted Y/N?:

Budget Information:

This item has no fiscal impact.

Attachments

Ordinance

Exhibit A

BILL NO. 7856 **ORDINANCE NO. _____**

Sponsored by: Mayor Hennessy

AN ORDINANCE AUTHORIZING AN INTERGOVERNMENTAL MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF O'FALLON, MISSOURI, ON BEHALF OF ITS POLICE DEPARTMENT, AND THE CITY OF ST. CHARLES, MISSOURI, ON BEHALF OF ITS POLICE DEPARTMENT, TO AUTHORIZE THE O'FALLON REAL-TIME INFORMATION CENTER (RTIC) TO PROGRAM DESIGNATED POLICE DEPARTMENT RADIO CHANNELS WITHIN THE RTIC TO SUPPORT REAL-TIME SITUATIONAL AWARENESS, OPERATIONAL COORDINATION AND OFFICER SAFETY.

WHEREAS, in March 2026, the RTIC began programming its radio console with participating agencies' radio frequencies; and

WHEREAS, as the City of St. Charles is one of the participating agencies, this programming is needed to provide faster emergency communication between the RTIC and the St. Charles Police Department during critical incidents; and

WHEREAS, formal authorization of this programming is being requested through approval of this Ordinance and Memorandum of Understanding;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF O'FALLON, MISSOURI, AS FOLLOWS:

SECTION 1: The City Council approves on behalf of the City a Memorandum of Understanding with the City of St. Charles, Missouri, for the purposes outlined herein, in substantial conformity with the terms shown on Exhibit A, attached hereto and incorporated herein by this reference as if set out here in full, together with such changes therein as shall be approved by the officers of the City executing same which are consistent with the provisions and intent of this legislation and necessary, desirable, convenient or proper in order to carry out the matters herein authorized. The Mayor and other appropriate City officials are hereby authorized to execute the Memorandum of Understanding and such additional documents and take any and all actions necessary, desirable, convenient or prudent in order to carry out the intent of this legislation.

SECTION 2: This Ordinance shall be in full force and effect from and after its passage and approval by the Mayor.

First Reading: _____

Second Reading: _____

BILL NO. 7856 **ORDINANCE NO. _____**

PASSED BY THE CITY COUNCIL FOR THE CITY OF O'FALLON, MISSOURI, THIS DATE DAY OF MONTH, YEAR.

_____
Presiding Officer

Attest:

_____
Bess Bacher, City Clerk

APPROVED BY THE MAYOR FOR THE CITY OF O'FALLON, MISSOURI, THIS DATE DAY OF MONTH, YEAR.

_____
Bill Hennessy, Mayor

Attest:

_____
Bess Bacher, City Clerk

Approved as to Form:

_____
Kevin M. O'Keefe, City Attorney

MEMORANDUM OF UNDERSTANDING FOR THE PROGRAMMING OF RADIO CHANNELS INTO THE MOTOROLA RADIO CONSOLE OF THE O'FALLON REAL-TIME INFORMATION CENTER

This Memorandum of Understanding ("MOU") is entered into by and between the City of O'Fallon, on behalf of the O'Fallon Police Department, and the City of St. Charles, on behalf of the St. Charles City Police Department (the "Department"), on the last date signed below, and pertains to radio console programming for the O'Fallon Real-Time Information Center (the "RTIC").

Purpose

The purpose of this MOU is to formally authorize the RTIC to program designated police department radio channels into the Motorola radio console located within the RTIC to support real-time situational awareness, operational coordination, and officer safety.

Scope of Authorization

The Department authorizes the RTIC to:

- Program all the following police department radio channels into the Motorola radio console located within the RTIC.
  - STC-PDl
  - STC-PD2
  - STC-PD3
  - STC-SUP
  - STC-DET
  - STC-TAC
  - STC-EVNT
  - STC-PST
  - STC-CTY1
  - STC-CTY2
  - STC-PDlP
- Monitor such channels for official law enforcement and public safety purposes only.
- Utilize radio traffic to support real-time intelligence, incident monitoring, and coordination with sworn personnel.

Operational Controls

- The RTIC will only transmit on a police radio channel to support real-time situational awareness, operational coordination, and officer safety.
- Access to the radio console shall be limited to authorized RTIC personnel acting within the scope of their official duties.
- All radio use shall comply with applicable laws, Department policies, and communications protocols.

Ownership and Control

This MOU does not transfer ownership or administrative control of any radio system or channel. All radio assets and permissions remain under the authority of the Department.

Term and Termination
This MOU shall remain in effect until terminated by either party upon thirty (30) days prior written notice.

INWITNESS WHEREOF, THE ABOVE LAW ENFORCEMENT AGENCIES APPROVE THIS MEMORANDUM OF UNDERSTANDING PURSUANT TO THEIR ENDORSEMENT HERETO

_____ _____

Frank Mininni
Chief of
Police
O'Fallon Police
Department

Date

_____ _____

George Grove
Interim Chief of Police
St. Charles City Police Department

Date

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the date last written below.

CITY OF SAINT CHARLES, MISSOURI		**CITY OF O'FALLON, MISSOURI**	
Daniel J. Borgmeyer, Mayor	Date	Bill Hennessy, Mayor	Date
Attest:		**Attest:**	
Kimberly Hudson, City Clerk		Bess Bacher, City Clerk	
Approved as to Legal Form:		**Approved as to Legal Form:**	
Holly Magdziarz, City Attorney	Date	Kevin M. O'Keefe, City Attorney	Date

City of O'Fallon, Missouri

Memorandum

Council Meeting - Regular **R. 2.**

Meeting Date: 04/23/2026

Re: West Terra Lane Realignment CMAQ-5401(727) - General Plan Approval and Land Acquisition Authorization

From: Wade Montgomery, Director of Engineering

Department: Engineering **Division:** Project Management

Agenda Category: New Business

Information

Item:

This item is requesting general approval of the plans and the authority for the City to acquire the necessary land rights and needs for the West Terra Lane Realignment CMAQ-5401(727) Project.

Background:

The project focuses on reconstructing the current signalized intersection at West Terra Lane and Bryan Road into a dual-lane roundabout with 550' of separation between the southern edge of the roundabout and the westbound I-70 ramp terminals. The project requires full roadway reconstruction and realignment. The City of O'Fallon performed a traffic study and conceptual alternatives screening with the goal of brainstorming multiple alternatives, identifying both qualitative and quantitative selection criteria, and ultimately selecting a configuration that most wholly improves the intersection. The project involves both Federal and County funding to aid in the right-of-way acquisition and construction of the project.

Previous Council Action:

Ordinance No. 6981 was approved by City Council at the January 12, 2023, meeting. This Ordinance approved an agreement between St. Charles County and the City for funding assistance on the Project in an amount not to exceed $1,440,000.00.

Resolution No. 05 25 2023G was approved by City Council at the May 25, 2023, meeting. This Resolution approved a design services contract for the Project.

Resolution No. 03 28 2024B was approved by City Council at the March 28, 2024, meeting. This Resolution approved a supplemental agreement providing for additional design and right-of-way services related to the project.

Ordinance No. 7159 was approved by City Council at the November 21, 2024, meeting. This Ordinance approved an agreement with the Missouri Highways and Transportation Commission to reimburse a portion of the project up to $5,761,500.00.

Ordinance No. 7187 was approved by City Council at the February 27, 2025, meeting. This Ordinance approved an amendment to the original agreement between St. Charles County and the City of O'Fallon increasing the reimbursement amount from St. Charles County to an amount not to exceed $6,049,200.00.

Recommendation:

Staff recommends general approval of the plans and the authority to acquire the necessary land rights for this project.

Fiscal Impact

Budgeted Y/N?: Y

Budget Information:

Land acquisition funding for this project is budgeted in the current fiscal year.

Attachments

Ordinance

Exhibit A

BILL NO. 7857 **ORDINANCE NO. _____**

Sponsored by: Mayor Hennessy

AN ORDINANCE APPROVING THE PLANS FOR WEST TERRA LANE REALIGNMENT CMAQ-5401(727) PROJECT; DECLARING THE PROJECT TO BE NECESSARY AND APPROPRIATE; AUTHORIZING ACQUISITION OF PROPERTY IN ASSOCIATION THEREWITH; AND AUTHORIZING CERTAIN OTHER ACTIONS.

WHEREAS, the project is necessary for traffic flow and safety improvements at the intersection; and

WHEREAS, the City Council previously authorized design and engineering work for the improvements referenced herein to better serve O'Fallon residents in the future; and

WHEREAS, the City Council appropriated funds for this project in the current budget for the work contemplated herein;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF O'FALLON, MISSOURI, AS FOLLOWS:

SECTION 1: The City Council finds and declares that the public works project encompassed by the plans attached hereto as Exhibit A and incorporated herein by reference (the "Project") is necessary and in the public interest, and in furtherance of protecting and enhancing the public health, safety and welfare, and that the construction thereof is a proper exercise of governmental authority.

SECTION 2: The City Council hereby approves the Project and the plans referenced above for construction by the City of O'Fallon.

SECTION 3: The City Council also hereby authorizes the acquisition of all land, easements, and other interests necessary for the Project by purchase, donation, or through the use of eminent domain. The City Administrator, or his/her designee, is hereby authorized to execute all deeds, easements, conveyances and other documents necessary, desirable, convenient or prudent to acquire the property and interests described herein; and the City Attorney is authorized to file such actions and pursue such legal recourse as may be necessary, prudent or useful to acquire any and all property reasonably necessary to construct the Project in accordance with state law.

SECTION 4: The City Administrator and City staff are hereby authorized to perform all acts necessary, desirable, convenient or prudent to complete the project in substantial conformance with the approved plans.

SECTION 5: This Ordinance shall be in full force and effect from and after its passage and approval by the Mayor.

First Reading: _____

Second Reading: _____

PASSED BY THE CITY COUNCIL FOR THE CITY OF O'FALLON, MISSOURI, THIS DATE DAY OF MONTH, YEAR.

_____
Presiding Officer

Attest:

_____
Bess Bacher, City Clerk

APPROVED BY THE MAYOR FOR THE CITY OF O'FALLON, MISSOURI, THIS DATE DAY OF MONTH, YEAR.

_____
Bill Hennessy, Mayor

Attest:

_____
Bess Bacher, City Clerk

Approved as to Form:

_____
Kevin M. O'Keefe, City Attorney

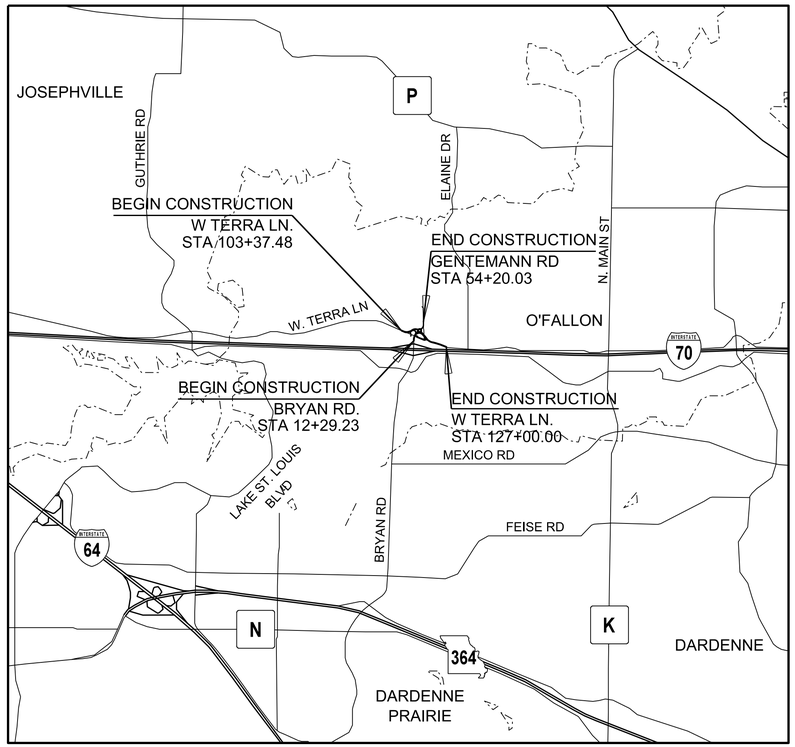
WEST TERRA LANE REALIGNMENT

CITY OF O'FALLON

PRELIMINARY PLANS

CITY OF O'FALLON ORDINANCE
EXHIBIT A

APRIL 3, 2026



LOCATION MAP
NOT TO SCALE

S30 T47N R3E

UTILITIES

SANITARY SEWER
City of O'Fallon
TBD
100 N. Main St.
O'Fallon, MO 63366
636-379-7600

GAS
Spire Gas
8400 Graham Road
St. Louis, MO 63134
314-522-2297

WATER
City of O'Fallon
TBD
100 N. Main St.
O'Fallon, MO 63366
636-379-7600

TELEPHONE
CenturyLink
Tim Howe
1151 Century Tel Dr.
Wentzville, MO 63385
636-332-7261

STORM SEWER
City of O'Fallon
Jay Heripodt
100 N. Main St.
O'Fallon, MO 63366
636-379-3801

FIRE DISTRICT
O'Fallon Fire Protection District
111 Laura K Dr.
O'Fallon, MO 63366
636-272-3493

ELECTRIC
Ameren Missouri
Neil Manning
200 Callahan Road
Wentzville, MO 63385
636-466-6903

CABLE
Charter Communicatlons
Sue Sheldon
314-386-1645

CONVENTIONAL SYMBOLS
(USED IN PLANS)

	EXISTING	NEW
STREET SIGN	STGN	
WATER SPRINKLER		
WATER FAUCET		
FIRE HYDRANT	HYD	
WATER VALVE	WV	
WATER METER	WM	
GAS VALVE	GV	
GAS METER	GM	
GAS MARKER	GMKR	
POWER POLE	PP	
PARKING LOT LIGHT		
ELECTRIC METER	P METER	
TRAFFIC SIGNAL POLE & LIGHT	P&L	
ELECTRIC RISER	P RISER	
CONDUIT		
TRAFFIC CONTROL BOX		
SIGNAL CONTROLLER		
CHAIN LINK FENCE	V — V	
AREA INLET/CURB INLET	MH	
STORM SEWER MANHOLE	TMH	
TELEPHONE MANHOLE	PED	
TELEPHONE PEDISTAL		
FLARED END SECTION		
STORM SEWER		
SANITARY SEWER	SAN	
SANITARY MANHOLE		
SANITARY CLEANOUT		
BENCHMARK	BM	
CONTROL POINT		
RETAINING WALL		
BARRIER		
DITCH/FLOW LINE		
WATER LINE	W	
GAS LINE	G	
UNDERGROUND ELECTRIC	P	
OVERHEAD ELECTRIC		
FIBER OPTIC	FO	
TELEPHONE	T	
GUARD RAIL		
PROPERTY LINE	℄	
RIGHT OF WAY		
EASEMENT		

ABBREVIATIONS

EX.	EXISTING
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PI	POINT OF INTERSECTION
FL	FLOWLINE
F.E.S.	FLARED END SECTION
D.N.D.	DO NOT DISTURB
U.I.P.	USE IN PLACE
A.T.G.	ADJUST TO GRADE
A.T.G.B.O.	ADJUST TO GRADE BY OTHERS
T.B.A.&F.	TO BE ABANDONED AND FILLED
T.B.R.&REL.	TO BE REMOVED AND RELOCATED
T.B.R.&R.B.O.	TO BE REMOVED AND RELOCATED BY OTHERS
T.B.R.	TO BE REMOVED
TYP.	TYPICAL
R.O.W.	RIGHT-OF-WAY
P.D.E.	PERMANENT DRAINAGE EASEMENT
T.C.E.	TEMPORARY CONSTRUCTION EASEMENT
C.L.	CONSTRUCTION LIMITS

DISCLAIMER
THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEAR HEREON ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE, AND DISCLAIMS (PURSUANT TO SECTION 327.411 RSMO) SPECIFICATION, ESTIMATES, REPORTS, OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED PROFESSIONAL RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT TO WHICH THIS PAGE REFERS.

BENCHMARK DATUM NOTE:

MODOT RTV-VRS GPS BASE-STATION NETWORK WAS USED TO PERFORM THIS SURVEY WITH "SURVEY GRADE" GPS ANTENNAS. THE NETWORK OPERATES ON A DAILY ON NGS (USGS) DATUM IN NAD83 & NAVD88 ADJUSTMENTS.

MISSOURI ONE CALL SYSTEM, INC. 1-800-344-7483 STOP-CALL BEFORE YOU DIG!
CALL BEFORE YOU DIG!
1–800–DIG–RITE

SPECIAL NOTE TO CONTRACTOR(S):

EXISTING UNDERGROUND AND ABOVE-GRADE FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED ON THESE CONTRACT DOCUMENTS BASED ON THE INFORMATION AND SURVEYS AVAILABLE AT THE TIME OF DRAWING PREPARATION. THE LOCATIONS OF THESE FEATURES MUST, THEREFORE, BE CONSIDERED APPROXIMATE, ONLY. IN ADDITION, THERE MAY BE OTHER FACILITIES, STRUCTURES, AND UTILITIES WHICH DID NOT EXIST (OR THE EXISTENCE OF WHICH WAS NOT KNOWN) AT THE TIME OF DRAWING PREPARATION. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO HAVE ALL EXISTING FACILITIES, STRUCTURES, AND UTILITIES LOCATED IN THE FIELD PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITY; AND TO PROTECT ALL SUCH FEATURES (EXCEPT THOSE SPECIFICALLY NOTED FOR REMOVAL OR DEMOLITION) DURING CONSTRUCTION.

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DESIGN DESIGNATION

FUNCTIONAL CLASSIFICATION	MAJOR COLLECTOR
POSTED SPEED	40 MPH
DESIGN SPEED	45 MPH
ADT (2023)	18,910
ADT (2028)	19,850

LENGTH OF PROJECT

BEGINNING STATION (W. TERRA LANE)	103+37.48
ENDING STATION (W. TERRA LANE)	127+00.00
APPARENT LENGTH (W. TERRA LANE)	2362.52
EQUATIONS AND EXCEPTIONS	0.00
BRIDGE EXPECTIONS	0.00
TOTAL CORRECTIONS	0.00
NET LENGTH OF PROJECT	2362.52

CITY OF O'FALLON, MO

APPROVED:

CITY ENGINEER _____ DATE _____

DATE PREPARED 4/3/2026
ROUTE . | STATE MO
DISTRICT . | SHEET NO. 1
COUNTY ST. CHARLES
JOB NO. 2317000
CONTRACT ID. .
PROJECT NO. CMAQ-5401(727)
BRIDGE NO. .

DESCRIPTION | DATE

IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND DATED.

HORNER SHIFRIN
THE POWER HOUSE AT UNION STATION
401 S. 18th St., Ste. 400
ST. LOUIS, MO 63103-2296
314-531-4321 FAX: 314-531-8966
www.HornerShifrin.com
Certificate of Authority: 000159
Expiration Date: December 31, 2026

W TERRA LANE REALIGNMENT
TITLE SHEET
SHEET 1 OF 1

...\001_Title_170.dgn 10:00:02 AM 4/3/2026

GENERAL NOTES

1. DRIVEWAY LOCATIONS SHALL NOT INTERFERE WITH THE SIDEWALK HANDICAP RAMPS, OR CURB INLET SUMPS.
2. SIDEWALKS, CURB RAMPS, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ABOVE INFORMATION AND THE PLANS, THE ADAAG GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR PRIOR TO ANY CONSTRUCTION SHALL NOTIFY THE PROJECT ENGINEER.
   2.1 TRUNCATED DOMES FOR CURB RAMPS LOCATED IN PUBLIC RIGHT OF WAY SHALL MEET PROWAG REQUIREMENTS AND SHALL BE CONSTRUCTED USING RED PRE-CAST TRUNCATED DOMES PER PAVEMENT DETAILS.
3. ANY PROPOSED PAVILIONS OR PLAYGROND AREAS WILL NEED A SEPARATE PERMIT FROM THE BUILDING DIVISION.
4. THE CONTRACTOR IS RESPONSIBLE TO CALL MISSOURI ONE CALL AND THE CITY OF O'FALLON FOR THE LOCATION OF UTILITIES. CONTACT THE CITY OF O'FALLON (636) 379-3814 FOR THE LOCATION OF CITY MAINTAINED CABLE FOR STREET LIGHTS AND TRAFFIC SIGNALS, ALL OTHER UTILITIES CALL MISSOURI ONE CALL 1-800-DIG-RITE. 1-800-344-7483.
5. ALL PROPOSED UTILITIES AND / OR UTILITY RELOCATIONS SHALL BE LOCATED UNDERGROUND.
6. ALL PROPOSED FENCING REQUIRES A SEPARATE PERMIT THROUGH THE BUILDING SAFETY DIVISION.
7. ALL CONSTRUCTION OPERATIONS AND WORK ZONE TRAFFIC CONTROL WITHIN THE RIGHT OF WAY WILL FOLLOW MoDOT OR M.U.T.C.D. STANDARDS WHICHEVER IS MORE STRINGENT.
8. (INTENTIONALLY OMITTED).
9. ALL SUBDIVISION IDENTIFICATION OR DIRECTIONAL SIGN(S) MUST HAVE THE LOCATIONS AND SIZES APPROVED AND PERMITTED SEPARATELY THROUGH THE PLANNING AND DEVELOPMENT DIVISION.
10. MATERIALS SUCH AS TREES, ORGANIC DEBRIS, RUBBLE, FOUNDATIONS, AND OTHER DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. IF THE MATERAL LISTED PREVIOUSLY ARE REUSED, A LETTER FROM A SOIL ENGINEER MUST CLARIFY AMOUNT, LOCATION, DEPTH, ETC. AND BE APPROVED WITH THE CONSTRUCTION PLANS. LANDFILL TICKETS FOR SUCH DISPOSAL SHALL BE MAINTAINED ON FILE BY THE DEVELOPER. BURNING ON SITE SHALL BE ALLOWED ONLY BY PERMIT FROM THE LOCAL FIRE DISTRICT. IF A BURN PIT IS PROPOSED THE LOCATION AND MITIGATION SHALL BE SHOWN ON THE GRADING PLAN AND DOCUMENTED BY THE SOILS ENGINEER.
11. TWENTY-FOUR (24) HOURS PRIOR TO STARTING AND OF THE WORK COVERED BY THE ABOVE PLANS AND AFTER APPROVAL THEREOF, THE DEVELOPER SHALL MAKE ARRANGEMENTS WITH THE CONSTRUCTION INSPECTION OFFICE TO PROVIDE FOR INSPECTION OF THE WORK, SUFFICIENT IN THE OPINION OF THE CITY ENGINEER, TO ASSURE COMPLIANCE WITH THE PLANS AND SPECIFICATIONS AS APPROVED.
12. THE CITY ENGINEER OR THEIR DULY AUTHORIZED REPRESENTATIVE SHALL MAKE ALL NECESSARY INSPECTIONS OF CITY INFRASTRUCTURE, ESCROW ITEMS OR INFRASTRUCTURE LOCATED ON THE APPROVED PLANS.
13. ALL INSTALLATIONS AND CONSTRUCTION SHALL CONFORM TO THE APPROVED ENGINEERING DRAWINGS. HOWEVER, IF THE DEVELOPER CHOOSES TO MAKE MINOR MODIFICATIONS IN DESIGN AND / OR SPECIFICATIONS DURING CONSTRUCTION, HE / SHE SHALL MAKE SUCH CHANGES AT HIS / HER OWN RISK, WITHOUT ANY ASSURANCE THAT THE CITY ENGINEER WILL APPROVE THE COMPLETED INSTALLATION OR CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO NOTIFY THE CITY ENGINEER OF ANY CHANGES FROM THE APPROVED DRAWINGS. THE DEVELOPER MAY BE REQUIRED TO CORRECT THE INSTALLED IMPROVEMENTS SO AS TO CONFIRM TO THE APPROVED ENGINEERING DRAWINGS. THE DEVELOPER MAY REQUEST A LETTER FROM THE CONSTRUCTION INSPECTION DIVISION REGARDING ANY FIELD CHANGES APPROVED BY THE CITY INSPECTORS.
14. CITY APPROVAL OF THE CONSTRUCTION SITE PLANS DOES NOT MEAN THAT ANY BUILDING CAN BE CONSTRUCTED ON THE LOTS WITHOUT MEETING THE BUILDING SETBACKS AS REQUIRED BY THE ZONING CODE.

EROSION CONTROL NOTES

1. THE PERMITTEE SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION AND EROSION OF THE PROJECT AREA. THE PERMITTEE SHALL USE WHATEVER MEANS NECESSARY TO CONTROL EROSION AND SILTATION INCLUDING, BUT NOT LIMITED TO, STAKED STRAW BALES AND / OR SILTATION FABRIC FENCES (POSSIBLE METHODS OF CONTROL ARE DETAILED IN THE PLAN). CONTROL SHALL COMMENCE WITH THE CLEARING OPERATIONS AND BE MAINTAINED THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY CITY OF O'FALLON AND AS NEEDED BY MoDOT. THE PERMITTEE'S RESPONSIBILITIES INCLUDE ALL DESIGN AND IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE CITY OF O'FALLON AND AS REQUIRED BY MoDOT MAY AT THEIR OPTION DIRECT THE PERMITTEE IN HIS METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS. ANY DEPOSITING OF SILT OR MUD ON NEW OR EXISTING PAVEMENT SHALL BE REMOVED IMMEDIATELY. ANY DEPOSITING OF SILTS OR MUD IN NEW OR EXISTING STORM SEWERS AND / OR SWALES SHALL BE REMOVED AFTER EACH RAIN AND AFFECTED AREAS CLEANED TO THE SATISFACTION OF THE CITY OF O'FALLON AND AS REQUIRED BY MoDOT.
2. ALL EROSION CONTROL SYSTEMS ARE TO BE INSPECTED AND CORRECTED WEEKLY, ESPECIALLY WITHIN 48 HOURS OF ANY RAIN STORM RESULTING IN ONE-QUARTER INCH OF RAIN OR MORE. ANY SILT OR DEBRIS LEAVING THE SITE AND AFFECTING PUBLIC RIGHT OF WAY OR STORM WATER DRAINAGE FACILITIES SHALL BE CLEANED UP WITHIN 24 HOURS AFTER THE END OF THE STORM.
3. EROSION CONTROL DEVICES (SILT FENCE, SEDIMENT BASIN, ETC.) SHALL BE IN ACCORDANCE WITH MISSOURI DEPARTMENT OF NATURAL RESOURCES PROTECTING WATER QUALITY - A FIELD GUIDE TO EROSION, SEDIMENT AND STORMWATER BEST MANAGEMENT PRACTICES FOR DEVELOPMENT SITES IN MISSOURI AND KANSAS.
4. THIS DEVELOPMENT IS REQUIRED TO PROVED LONG TERM POST CONSTRUCTION BMP'S SUCH AS; LOW IMPACT DESIGN, SOURCE CONTROL AND TREATMENT CONTROLS THAT PROTECTS WATER QUALITY AND CONTROLS RUN OFF TO MAXIMUM EXTENT PRACTICAL IN COMPLIANCE WITH PHASE II ILLICIT STORM WATER DISCHARGE GUIDELINES. (ORD. 5082, SECTION 405.245).
5. GRADED AREAS SHALL BE SEEDED AND MULCHED (STRAWED) WITHIN 14 DAYS OF STOPPING LAND DISTURBANCE ACTIVITIES. UNLESS IT CAN BE SHOWN TO THE CITY ENGINEER THAT WEATHER CONDITIONS ARE NOT FAVORABLE, VEGETATIVE GROWTH IS TO BE ESTABLISHED WITHIN 6 WEEKS OF STOPPING GRADING WORK ON THE PROJECT. THE VEGETATIVE GROWTH ESTABLISHED SHALL BE SUFFICIENT TO PREVENT EROSION AND THE STANDARD SHALL BE AS BY EPA AND DNR. (70% COVERAGE PER SQUARE FOOT). ORD. 6496, SECTION 405.095.

FLOOD PLAIN INFORMATION

1. REFER TO SECTION 415 FOR FLOODPLAIN DEVELOPMENT INFORMATION.

RETAINING WALLS: TERRACED AND VERTICAL

1. A PERMIT IS REQUIRED FOR ALL RETAINING WALLS THAT ARE 48 INCHES OR TALLER IN HEIGHT, MEASURED FROM THE TOP OF THE FOOTING TO THE TOP OF THE WALL OR FOR WALL THAT SUPPORT A SURCHARGE LOAD OR THAT ALTERS THE CHANNELIZED DRAINAGE OF ANY LOT OR DRAINAGE AREA.
2. RETAINING WALLS WILL NOT BE ALLOWED IN PUBLIC RIGHT-OF-WAY WITHOUT WRITTEN APPROVAL FROM THE CITY ENGINEER.
3. ANY RETAINING WALL MORE THAN THIRTY (30) INCHES TALL WHICH SUPPORTS A WALKING SURFACE THAT IS WITHIN TWO (2) FEET OF THE WALL WILL REQUIRE A GUARD ON THE RETAINING WALL.
4. RETAINING WALLS THAT ALTER THE CHANNELED DRAINAGE OF ANY LOT OR DRAINAGE AREA SHALL NOT BE CONSTRUCTED WITHOUT PRIOR APPROVAL AND PERMITTING FROM THE CITY OF O'FALLON ENGINEERING DEPARTMENT REGARDLESS OF THE HEIGHT OF THE WALL.
5. SEE SECTION 405.275 OF THE CITY CODE FOR ADDITIONAL DESIGN REQUIREMENTS.

GRADING NOTES

1. DEVELOPER MUST SUPPLY CITY CONSTRUCTION INSPECTORS WITH AN ENGINEER'S SOIL REPORTS PRIOR TO AND DURING SITE GRADING. THE SOIL REPORT WILL BE REQUIRED TO CONTAIN THE FOLLOWING INFORMATION ON SOIL TEST CURVES (PROCTOR REPORTS) FOR PROJECTS WITHIN THE CITY:
   1.1 MAXIMUM DRY DENSITY.
   1.2 OPTIMUM MOISTURE CONTENT.
   1.3 MAXIMUM AND MINIMUM ALLOWABLE MOISTURE CONTENT.
   1.4 CURVE MUST BE PLOTTED TO SHOW DENSITY FROM A MINIMUM OF 90% COMPACTION AND ABOVE AS DETERMINED BY THE "MODIFIED AASHTO T-180 COMPACTION TEST" (A.S.T.M.-D-1157) OR FROM A MINIMUM OF 95% AS DETERMINED BY THE "STANDARD PROCTOR TEST ASSHTO T-99, METHOD C" (A.S.T.M.-D-698). PROCTOR TYPE MUST BE DESIGNATED ON DOCUMENT.
   1.5 CURVE MUST HAVE A LEAST 5 DENSITY POINTS WITH MOISTURE CONTENT AND SAMPLE LOCATIONS LISTED ON DOCUMENT.
   1.6 SPECIFIC GRAVITY.
   1.7 NATURAL MOISTURE CONTENT.
   1.8 LIQUID LIMIT.
   1.9 PLASTIC LIMIT.
   BE ADVISED THAT IF THIS INFORMATION IS NOT PROVIDED TO THE CITY'S CONSTRUCTION INSPECTOR THE CITY WILL NOT ALLOW GRADING OR CONSTRUCTION ACTIVITIES TO PROCEED ON ANY PROJECT SITE.
2. ALL FILL PLACED IN AREAS OTHER THAN PROPOSED STORM SEWERS, SANITARY SEWERS, PROPOSED ROADS, AND PAVED AREAS SHALL BE COMPACTED FROM THE BOTTOM OF THE FILL UP IN 8" LIFTS AND COMPACTED TO 90% MAXIMUM DENSITY AS DETERMINED BY MODIFIED AASHTO T-180 COMPACTION TEST OR 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AASHTO T-99. ENSURE THE MOISTURE CONTECT OF THE SOIL IN FILL AREAS CORRESPONDS TO THE COMPACTIVE EFFORT AS DEFINED BY THE STANDARD OR MODFIED PROCTOR TEST. OPTIMUM MOISTURE CONTENT SHALL BE DETERMINED USING THE SAME TEST THAT WAS USED FOR COMPACTION. SOIL COMPACTION CURVES SHALL BE SUBMITTED TO THE CITY OF O'FALLON PRIOR TO THE PLACEMENT OF FILL.
3. THE SURFACE OF THE FILL SHALL BE FINISHED SO IT WILL NOT IMPOUND WATER. IF AT THE END OF A DAYS WORK IT APPEARS THAT THEREMAY BE RAIN PRIOR TO THE NEXT WORKING DAY, THE SURFACE SHALL BE FINISHED SMOOTH. IF THE SURFACE HAS BEEN FINISHED SMOOTH FOR ANY REASON, IT SHALL BE SCARIFIED BEFORE PROCEEDING WITH THE PLACEMENT OF SUCCEEDING LIFTS. FILL SHALL NOT BE PLACED ON FROZEN GROUND, NOR SHALL FILLING OPERATIONS CONTINUE WHEN THE TEMPERATURE IS SUCH AS TO PERMIT THE LAYER UNDER PLACEMENT TO FREEZE.
4. ALL SEDIMENT AND DETENTION BASINS ARE TO BE CONSTRUCTED DURING THE INITIAL PHASE OF THE GRADING OPERATIONS OR IN ACCORDANCE WITH THE APPROVED SWPPP.
5. WHEN GRADING OPERATIONS ARE COMPLETE OR SUSPENDED FOR MORE THAN 14 DAYS, PERMANENT GRASS MUST BE ESTABLISHED AT SUFFICIENT DENSITY TO PROVIDE EROSION CONTROL ON SITE. BETWEEN PERMANENT GRASS SEEDING PERIODS, TEMPORARY COVER SHALL BE PROVIDED ACCORDING TO MISSOURI DEPARTMENT OF NATURAL RESOURCES PROTECTING WATER QUALITY - A FIELD GUIDE TO EROSION, SEDIMENT AND STORMWATER BEST MANAGEMENT PRACTICES FOR DEVELOPMENT SITES IN MISSOURI AND KANSAS. ALL FINISHED GRADES (AREAS NOT TO BE DISTURBED BY IMPROVEMENTS) IN EXCESS OF 20% SLOPES (5:1) SHALL BE MULCHED AND TACKED AT A RATE OF 100 POUNDS PER 1,000 SQUARE FEET WHEN SEEDED.
6. NO SLOPES SHALL EXCEED 3 (HORIZONTAL): 1 (VERTICAL) UNLESS OTHERWISE APPROVED BY THE SOILS REPORT AND SPECIFICALLY LOCATED ON THE PLANS AND APPROVED BY THE CITY ENGINEER.
7. ALL LOW PLACES WHETHER ON SITE OR OFF SHALL BE GRADED TO PROVED DRAINAGE WITH TEMPORARY DITCHES.
8. ANY EXISTING WELLS AND / OR SPRINGS WHICH MAY EXIST ON THE PROPERTY MUST BE SEALED IN A MANNER ACCEPTABLE TO THE CITY OF O'FALLON CONSTRUCTION INSPECTION DEPARTMENT AND FOLLOWING MISSOURI DEPARTMENT OF NATURAL RESOURCES STANDARDS AND SPECIFICATIONS.
9. (INTENTIONALLY OMITTED).
10. ALL TRENCH BACK FILLS UNDER PAVED AREAS SHALL BE GRANULAR BACK FILL, AND COMPACTED MECHANICALLY. ALL OTHER TRENCH BACK FILLS MAY BE EARTH MATERIAL (FREE OF LARGE CLODS, OR STONES) AND COMPACTED USING EITHER MECHANICAL TAMPING OR WATER JETTING. GRANULAR MATERIAL AND EARTH MATERIAL ASSOCIATED WITH NEW CONSTRUCTION OUTSIDE OF PAVEMENTS MAY BE JETTED, TAKING CARE TO AVOID DAMAGE TO NEWLY LAID SEWERS. THE JETTING SHALL BE PERFORMED WITH A PROBE RELATIVE ON NOT GRATER THAN 7.5 FOOT CENTERS WITH THE JETTING PROBE CENTERED OVER AND PARALLEL WITH THE DIRECTION OF THE PIPE. TRENCH WIDTHS GREATER THAN 10 FEET WILL REQUIRE MULTIPLE PROBES EVERY 7.5 FOOT CENTERS.
    10.1 DEPTH, TRENCH BACK FILLS LESS THAN 8 FEET DEEP SHALL BE PROBED TO A DEPTH EXTENDING HALF THE DEPTH OF THE TRENCH BACK FILL, BUT NOT LESS THAN 3 FEET. TRENCH BACK FILL GREATER THAN 8 FEET IN DEPTH SHALL BE PROBED TO ALF THE DEPTH OF THE TRENCH BACK FILL BUT NOT GREATER THAN 8 FEET.
    10.2 EQUIPMENT, THE JETTING PROBE SHALL BE A METAL PIPE WITH AN INTERIOR DIAMETER OF 1.5 TO 2 INCHES.
    10.3 METHOD, JETTING SHALL BE PERFORMED FROM THE LOWEST SURFACE TOPOGRAPHIC POINT AND PROCEED TOWARD THE HIGHTEST POINT, AND FROM THE BOTTOM OF THE TRENCH BACK FILL TOWARD THE SURFACE. THE FLOODING OF EACH JETTING PROBE SHALL BE STARTED SLOWLY ALLOWING SLOW SATURATION OF THE SOIL. WATER IS NOT ALLOWED TO FLOW AWAY FROM THE TRENCH WITHOUT FIRST SATURATING THE TRENCH.
    10.4 SURFACE BRIDGING, THE CONTRACTOR SHALL IDENTIFY THE LOCATIONS OF THE SURFACE BRIDGING (THE TENDENCY FOR THE UPPER SURFACE TO CRUST AND ARCH OVER THE TRENCH RATHER THAN COLLAPSE AND CONSOLIDATE DURING THE JETTING PROCESS). THE CONTRACTOR SHALL BREAK DOWN THE BRIDGED AREAS USING AN APPROPRIATE METHOD SUCH AS WHEELS OR BUCKET OF A BACKHOE. WHEN SURFACE CRUST IS COLLAPSED, THE VOID SHALL BE BACK FILLED WITH THE SAME MATERIAL USED AS TRENCH BACK FILL AND RE-JETTED. COMPACTION OF THE MATERIALS WITHIN THE SUNKEN / JETTED AREA SHALL BE COMPACTED SUCH THAT NO FURTHER SURFACE SUBSIDENCE OCCURS.
11. SITE GRADING.
    11.1 WITHIN CITY RIGHT-OF-WAY. MATERIAL IS TO BE PLACED IN EIGHT (8) INCH TO TWELVE (12) INCH LOOSE LIFTS AND COMPACTED PER THE APPROVED COMPACTION REQUIREMENTS. ONE (1) COMPACTION TEST WILL BE PERFORMED EVERY TWO HUNDRED FIFTY (250) FEET ALONG THE CENTERLINE FOR EACH LIFT.
    11.2 OUTSITE OF CITY RIGHT-OF-WAY. MATERIAL IS TO BE PLACED IN EIGHT (8) INCH TO TWELVE (12) INCH LOOSE LIFTS AND COMPACTED PER THE APPROVED COMPACTION REQUIREMENTS. ONE (1) COMPACTION TEST WILL BE PERFORMED AT TWO (2) FOOT VERTICAL INTERVALS AND APPROXIMATELY EVERY ONE THOUSAND (1,000) CUBIC YARDS.
12. ACCESS TO THE SITE FROM ANY OTHER LOCATION OTHER THAN THE PROPOSED CONSTRUCTION ENTRANCE IS STRICTLY PROHIBITED!

SANITARY SEWER NOTES

1. ALL SANITARY SEWER INSTALLATION IS TO BE IN ACCORDANCE WITH M.S.D. STANDARDS AND SPECFICATIONS EXCEPT AS MODIFIED BY THE CITY OF O'FALLON ORDIANCES.
2. BRICK SHALL NOT BE USED IN THE CONSTRUCTION OF SANITARY SEWER STRUCTURES. PRE CAST CONCRETE STRUCTURES ARE TO BE USED UNLESS OTHERWISE APPROVED BY THE CITY OF O'FALLON.
3. CONNECTIONS AT ALL SANITARY STRUCTURES ARE TO BE MADE WITH A-LOCK JOINT OR EQUAL.
4. ALL SANITARY LATERALS SHALL BE A MINIMUM OF 4" RESIDENTIAL, 6" COMMERCIAL DIAMETER PIPE.
5. ALL SANITARY MAINS SHALL BE A MINIMUM OF 8" DIAMETER PIPE.
6. ALL SANITARY SEWER LINE WITH A SLOPE GREATER THAN 20% WILL REQUIRE CONCRETE CRADLE OR CONCRETE COLLAR AT EACH PIPE JOINT. SANITARY LINE WITH A SLOPE GREATER THAN 50% WILL REQUIRE A SPECIAL APPROVED DESIGN AS SHOWN ON DETAIL SHEET.
7. ALL MANHOLES BUILT WITHIN THE 100 YEAR FLOOD PLAIN MUSH HAVE LOCK TYPE WATERTIGHT MANHOLE COVERS.
8. ALL SANITARY SEWER MAINS MUST HAVE A MINIMUM OF 42" COVER.
9. WHEN SANITARY MAINS CROSS OVER STORM LINE THE SANITARY MAIN MUST BE DUCTILE IRON PIPE FOR 10 FEET ON EACH SIDE OF THE CROSSING.
10. ENCASE WITH CONCRETE BOTH SANITARY AND STORM SEWER AT CROSSING WHEN STORM SEWER IS WITHIN 18 INCHES ABOVE SANITARY SEWER. ADD CONCRETE CRADLE TO ONLY RCP STORM SEWER AND ENCASE FLEXIBLE STORM SEWER WHEN IT IS MORE THAN 18 INCHES ABOVE SANITARY LINE. SHOW ON PROFILE SHEET.
11. THE SANITARY SEWERS SHOULD RUN DIAGONALLY THROUGH THE SIDE YARDS TO MINIMIZE ANY ADDITIONAL UTILITY EASEMENT REQUIRED.
12. ALL SANITARY SEWER STRUCTURES SHALL BE WATERPROOFED ON THE EXTERIOR IN ACCORDANCE TO MISSOURI DNR SPECIFICATIONS 10CSR-8.120(7)(E).
13. ALL SANITARY SEWER PIPE SHALL BE SDR35 OR EQUAL. ALL SANITARY SEWER LATERALS SHALL BE SCHEDULE 40.
14. ALL SANITARY SEWER MANHOLES AND PIPES WILL BE TESTED TO THE FOLLOWING SPECIFICATIONS. ASTM C1244, STANDARD TESTING METHOD FOR CONCRETE SEWER MANHOLE BY NEGATIVE AIR PRESSURE (VACUUM), LATEST REVISION ASTM F1417, STANDARD TESTING METHOD FOR INSTALLATION ACCEPTANCE OF PLASTIC GRAVITY SEWER LINES USING LOW PRESSURE AIR, LATEST REVISION.
15. ADD 1" MINUS ROCK BACK FILL TO ALL SANITARY SEWER AND ALL OTHER UTILITIES THAT LIE WITHIN THE 1:1 SHEAR PLANE OF THE ROAD.

STORM SEWER NOTES

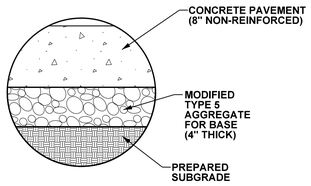
1. ALL STORM SEWER INSTALLATION IS TO BE IN ACCORDANCE WITH M.S.D. STANDARDS AND SPECFICATIONS EXCEPT AS MODIFIED BY THE CITY OF O'FALLON ORDIANCES.
2. BRICK SHALL NOT BE USED IN THE CONSTRUCTION OF STORM SEWER STRUCTURES. PRE CAST CONCRETE STRUCTURES ARE TO BE USED UNLESS OTHERWISE APPROVED BY THE CITY OF O'FALLON.
3. A 5/8" TRASH BAR SHALL BE INSTALLED HORIZONTALLY IN THE CENTER OF THE OPENING(S) IN ALL CURB INLETS AND AREA INLETS.
4. (INTENTIONALLY OMITTED).
5. ENCASE WITH CONCRETE BOTH SANITARY AND STORM SEWER AT CROSSING WHEN STORM SEWER IS WITHIN 18 INCHES ABOVE SANITARY SEWER. ADD CONCRETE CRADLE TO ONLY RCP STORM SEWER AND ENCASE FLEXIBLE STORM SEWER WHEN IT IS MORE THAN 18 INCHES ABOVE SANITARY LINE. SHOW ON PROFILE SHEET.
6. THE STORM SEWERS SHOULD RUN DIAGONALLY THROUGH THE SIE YARDS TO MINIMIZE ANY ADDITIONAL UTILITY EASEMENTS REQUIRED.
7. ALL CONCRETE PIPES WILL BE INSTALLED WITH O-RING RUBBER TYPE GASKETS.
8. CONNECTIONS AT ALL STORM STRUCTURES ARE TO BE MADE WITH A-LOCK JOINT OR EQUAL.
9. PRE CASE CONCRETE INLET COVERS ARE NOT TO BE USED.
10. THE SWALE IN THE DETENTION BASINS SHALL HAVE A MINIMUM 2% LONGITUDINAL SLOPE AND BE LINED WITH A PERMANENT EROSION CONTROL BLANKET THAT WILL ALLOW INFILTRATION OF STORM WATER.
11. ALL STRUCTURES AND FLARED END SECTIONS MUST BE CONCRETE. H.D.P.E. PIPE WILL NOT BE ALLOWED FOR DETENTION BASIN OUTFALLS, FINAL PIPE RUN TO DETENTION BASINS, CREEK DISCHARGE OR OTHER APPROVED MEANS.
12. (INTENTIONALLY OMITTED).
13. RIP RAP SHOWN AT FLARED END SECTIONS WILL BE EVALUATED IN THE FIELD BY THE ENGINEER, CONTRACTOR, AND CITY INSPECTORS AFTER INSTALLATION FOR EFFECTIVENESS AND FIELD MODIFIED, IF NECESSARY TO REDUCE EROSION ON AND OFF SITE.
14. ADD 1" MINUS ROCK BACK FILL TO ALL STORM SEWER THAT LIE WITHIN THE 1:1 SHEAR PLANE OF THE ROAD.
15. (INTENTIONALLY OMITTED).

WATER NOTES

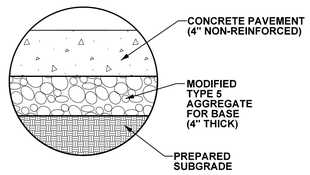
1. ALL WATER MAIN INSTALLATIONS SHALL FOLLOW THE CURRENT CITY OF O'FALLON WATER MAIN SPECIFICATIONS.
2. FIRE HYDRANTS SHALL BE A MAXIMUM OF 600' APART. LOCAL FIRE DISTRICT APPROVAL IS REQUIRED.
3. COORDINATE WITH THE WATER COMPANY ON THE LOCATION OF WATER METERS. FOR METERS IN THE CITY'S DISTRICT, METERS SHALL BE IN THE RIGHT-OF-WAY, OTHERWISE AN ACCESS EASEMENT FROM THE RIGHT-OF-WAY SHALL BE PROVIDED.
4. ALL WATER MAIN MUST HAVE A MINIMUM OF 42" OF COVER. (CITY WATER MAINS).
5. PROVIDE WATER VALVES TO ISOLATE THE SYSTEM.
6. ALL WATER MAINS SHALL BE C-900 PVC PRESSURE PIPE OR EQUAL WITH LOCATOR / TRACER WIRES.
7. IF THE EXCAVATIONS ARE MADE IN THE IMPROVED PORTION OF THE RIGHT-OF-WAY, TWELVE INCHES OF GRANULAR BACKFILL WILL BE PLACED OVER EXPOSED FACILITIES AND CONTROLLED LOW STRENGTH MATERIAL (CLSM) AKA FLOWABLE FILL WILL FILL THE HOLE WITH EIGHT INCHES OF THE FINISHED SURFACE FOR CONCRETE PAVEMENT. THERE WILL BE A PLASTIC MEMBRANE PLACED BETWEEN THE ROCK BASE AND THE CLSM TO PREVENT THE MATERIAL FROM BLEEDING INTO THE ROCK BASE. THE REMAINING EIGHT INCHES WILL BE RESTORED BY PLACING A 28 DAY, 4,000 PSD CONCRETE MIX.
8. DISINFECTING: DISINFECTING SHALL BE ACCOMPLISHED BY PLACING SUFFICIENT HYPO CHLORITE GRANULE (HTH) IN EACH SECTION OF PIPE TO ACHIEVE A CHLORINE RESIDUAL IN THE PIPELINE, UPON INITIAL FILLING, OF 50 mg/L (PPM). HT. TABLETS WILL NOT BE ALLOWED. FOLLOWING COMPLETION OF THE PIPELINE, IT SHALL BE SLOWLY FILLED WITH WATER AND A SAMPLE WILL BE TAKEN IMMEDIATELY AND THE CHLORINE RESIDUAL MUST BE 50 mg/L OR GREATER. THE SOLUTION SHALL BE ALLOWED TO STAND FOR 24 HOURS AND A SAMPLE SHALL THEN BE TAKEN. THE CHLORINE RESIDUAL AFTER 24 HOURS SHALL BE 30 mg/L OR GREATER. IF THE PIPING SHOWS INSUFFICIENT CHLORINE RESIDUALS IN EITHER TEST, THE PIPING SHALL BE RE-CHLORINATED BY THE INJECTION OF HYPO CHLORITE SOLUTION UNTIL SATISFACTORY RESULTS ARE ACHIEVED. ALL DISINFECTING SHALL BE DONE BY THE CONTRACTOR. ONLY THE TESTING TO DETERMINE THE CHLORINE RESIDUAL WILL BE DONE BY THE CITY.
9. PRESSURE TESTING: IMMEDIATELY FOLLOWING DISINFECTION, THE PIPING SHALL BE PUMPED TO A PRESSURE (AT THE HIGHEST POINT IN THE PROJECT) OF 150 PSI OR HIGHER WHERE THE WORKING PRESSURE IS HIGHER THAN 150 PSI AS DETERMINED BY THE CITY. IN SUCH CASES, THE PRESSURE SHALL BE AS SPECIFIED BY THE CITY AND TWO PRESSURE TEST SHALL BE CONDUCTED. THE FIRST TEST SHALL BE WITH THE FIRE HYDRANT AUXILIARY VALVE OPEN AND BE TO 50 PSI. THE SECOND TEST SHALL BE WITH THE FIRE HYDRANT AUXILIARY VALVE CLOSED AND BE TO THE HIGHER PRESSURE AS DIRECTED BY THE CITY. ALL PUMPING EQUIPMENT AND PRESSURE GAUGES SHALL BE PROVIDED BY THE CONTRACTOR. AFTER ACHIEVING THE TEST PRESSURE, THE PIPING SHALL BE LEFT CLOSED FOR A PERIOD OF TWO (2) HOURS. A THE END OF THIS TIME THE PRESSURE DROP SHALL NOT EXCEED 2 PSI. IN ADDITION, IF THE PRESSURE APPEARS, IN JUDGMENT OF THE CITY'S REPRESENTATIVE, TO BE CONTINUING TO DROP, THE TEST SHALL BE CONTINUED FOR ANOTHER TWO (2) HOURS AND IF ANY FURTHER DROPS OCCUR, THE TEST SHALL BE CONSIDERED A FAILURE. IF THE PRESSURE TEST FAILS, THE CONTRACTOR WILL BE REQUIRED TO FIND AND CORRECT THE SOURCE OF THE LEAKAGE. IF THIS REQUIRES DRAINING OF THE PIPELINE, WHEN THE LEAKAGE IS CORRECTED, THE PIPELINE MUST BE RE-DISINFECTED AND THE PRESSURE TESTED AGAIN UNTIL SATISFACTORY RESULTS ARE ACHIEVED. ANY MDNR REQUIRED DECHLORINATION WILL BE PERFORMED BY THE CONTRACTOR.
10. ALL TOPS FOR VALVES, METERS, AND MANHOLES ARE TO BE CONSTRUCTED TO WITHIN 1 INCH (0.08') OF FINISH GRADE. GRADING AROUND STRUCTURE TOPS ON SLOPES NEED TO BE ACCOUNTED FOR.
11. BACTERIOLOGICAL TESTING. AFTER SATISFACTORY DISINFECTION AND PRESSURE TESTING, A SAMPLE SHALL BE TAKEN BY THE CONTRACTOR IN THE PRESENCE OF A CITY REPRESENTATIVE AND SUBMITTED TO A LABORATORY APPROVED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES AND THE CITY FOR BACTERIOLOGICAL ANALYSIS. AFTER 24 HOURS, A SECOND SAMPLE SHALL BE TAKEN IN A LIKE MANNER AND SUBMITTED FOR ANALYSIS. THE TWO SAMPLES TAKEN ON CONSECUTIVE DAYS, A MINIMUM OF 24 HOURS APART, MUST BE FOUND TO BE "SAFE" BY THE TESTING LABORATORY, AND COPIES OF THE TEST RESULTS MUST BE SUPPLIED TO THE CITY. IF THE SAMPLES ARE NOT FOUND TO BE "SAFE" FURTHER FLUSHING AND / OR DISINFECTION AS DIRECTED BY THE CITY SHALL BE CONDUCTED BY THE CONTRACTOR UNTIL "SAFE" SAMPLES ON TWO CONSECUTIVE TEST DAYS ARE ACHIEVED. FOLLOWING SUCCESSFUL BACTERIOLOGICAL TESTING AND A DETERMINATION BY THE CITY THAT THE SAMPLES ARE "SAFE", THE MAINS MAY BE PLACED INTO SERVICE.

ROADWAY NOTES

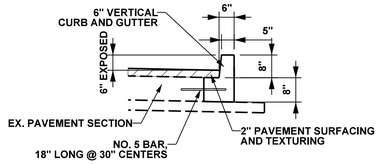
1. ALL PAVING (PUBLIC AND PRIVATE) TO BE IN ACCORDANCE WITH ST. LOUIS COUNTY STANDARDS AND SPECIFICATIONS EXCEPT AS MODIFIED BY THE CITY OF O'FALLON ORDINANCES.
2. IF THE INTERSECTING ROAD DOES NOT HAVE A CURB, THEN THE CURB ON THE NEW ENTRANCE SHALL BEGIN 10' FROM THE EDGE OF THE EXISTING ROAD.
3. PROVIDE 6" OF CONCRETE OVER 5" OF AGGREGATE BASE ROCK OR ASPHALT EQUIVALENT FOR MINOR RESIDENTIAL STREETS PER CITY CODE 405.370.
   3.1 ROCK TO MEET ALL THE REQUIREMENTS OF MoDOT TYPE 5 ROCK WITH A TIGHTER RESTRICTION ON THE FINES BEING THAT NO MORE THAN TEN PERCENT (10%) FINES SHALL PASS A NO. 200 SIEVE. (CITY CODE 405.210.B.1) THE GRADATION OF THIS ROCK NEEDS TO BE SUMBITTED TO THE CITY FOR APPROVAL. ANY DELIVERIES MADE WITHOUT THE PROPER DELIVERY TICKET, INLCUDING SIGNATURE, WILL NOT BE ACCEPTED. THE DELIVERY TICKET MUST LIST THE PROJECT OR JOBSITE LOCATION. A SEPARATE CERTIFICATION SHEET MAY BE PROVIDED ATTACHED TO THE DELIVERY TICKET WITH A SIGNATURE OF THE COMPANY'S QUALITY CONTROL MANAGER. THE QUALITY CONTROL CERTIFICATION MUST BE CURRENT AND DATED WITHIN 4 WEEKS OF THE DELIVERY. (CITY CODE 405.210.A.2.K)
4. MULTI-USE TRAIL (WHEN REQUIRED) SHALL HAVE A MINIMUM OF 3" TYPE "C" ASPHALT OVER 4" AGGREGATE BASE PER CITY REQUIREMENTS.
5. TYPE C (BP-1) COMPACTION REQUIREMENTS SHALL BE 98% MINIMUM DENSITY ACCORDING TO ST. LOUIS CO. STANDARD SPECIFICATIONS.
6. PROVIDE PAVEMENT STRIPING AT ANY POINT WHERE THE MULTI-USE TRAIL CROSSES EXISTING OR PROPOSED PAVEMENT.
7. ALL STREET STUB-OUTS OVER 250' IN LENGTH WILL REQUIRE A TEMPORARY TURNAROUND.
8. ALL SUB GRADE IN CUT OR FILL WILL NEED TO CONFORM TO THE CITY OF O'FALLON COMPACTION REQUIREMENTS.
9. MATERIAL TESTING AND FREQUENCY. MATERIALS FOR CONSTRUCTION SHALL BE TESTED AND INSPECTED PER THE APPROPRIATE ASTM CODE OR AT THE CITY ENGINEER'S DISCRETION.



CONCRETE PAVEMENT

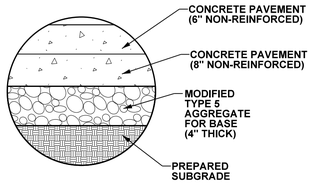


CONCRETE SIDEWALK

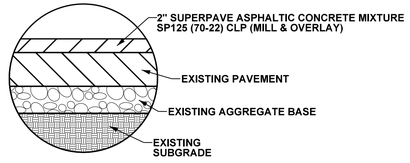


6" VERTICAL CURB
AND GUTTER DETAIL

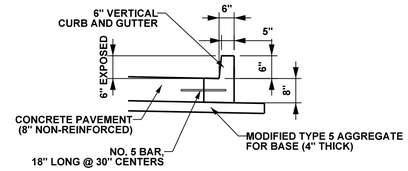
STA. 120+50.00 TO STA. 125+26.24



CONCRETE MEDIAN STRIP



ASPHALT PAVEMENT (MILL & OVERLAY)



6" VERTICAL CURB
AND GUTTER DETAIL

WEST TERRA LANE: STA. 103+37.48 TO STA. 104+59.54
STA. 104+59.54 TO STA. 108+39.28
STA. 108+39.28 TO STA. 111+30.45
STA. 111+30.45 TO STA. 113+10.45
STA. 114+49.42 TO STA. 115+91.77
STA. 117+66.72 TO STA. 120+50.00
STA. 127+00.00 TO STA. 129+77.27
BRYAN ROAD: STA. 12+32.79 TO STA. 13+59.49
STA. 14+43.11 TO STA. 16+35.34
OLD TERRA COURT: STA. 0+66.79 TO STA. 5+14.30

IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND DATED.

DATE PREPARED
4/3/2026

ROUTE	STATE
.	MO
DISTRICT	SHEET NO.
.	3

COUNTY
ST. CHARLES

JOB NO.
2317000

CONTRACT ID.
.

PROJECT NO.
CMAQ-5401(727)

BRIDGE NO.
.

DESCRIPTION	DATE
.	.
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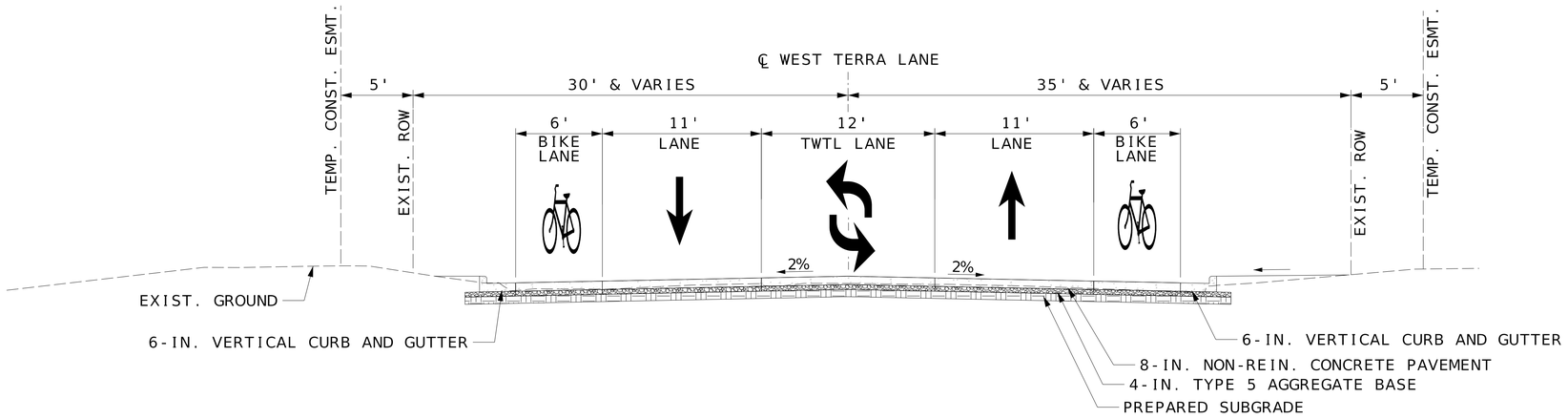
.	.
.	.
.	.
.	.
.	.

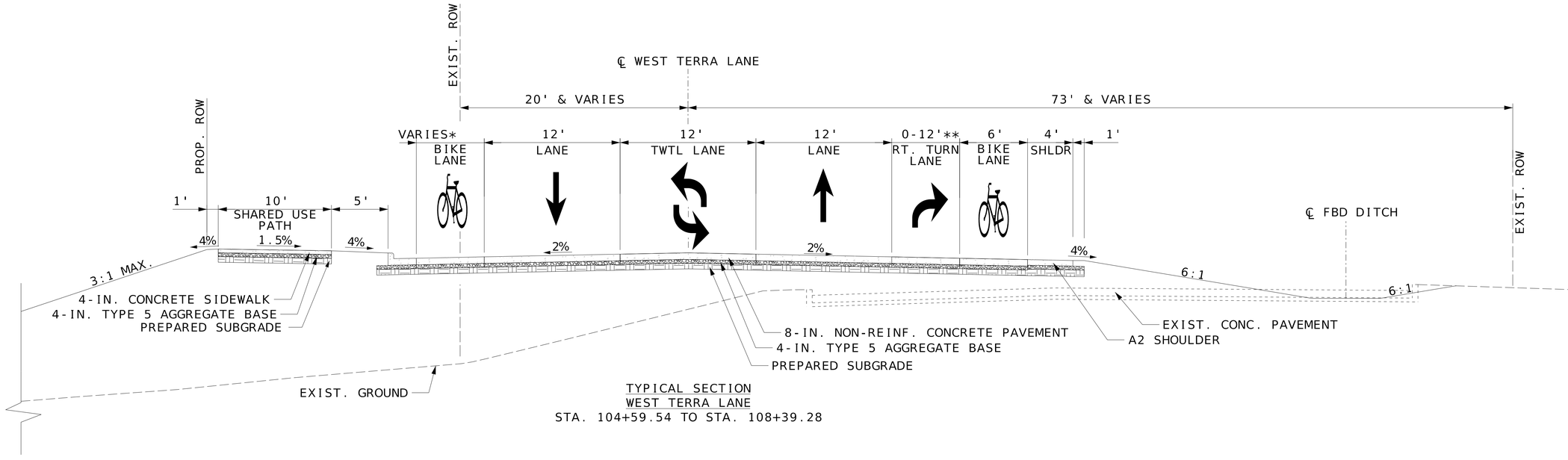
HORNER SHIFRIN
THE POWER HOUSE AT UNION STATION
401 S. 18th St., Ste. 400
ST. LOUIS, MO 63103-2296
314-531-4321 FAX: 314-531-6966
www.HornerShifrin.com
Certificate of Authority: 000159
Expiration Date: December 31, 2026

W TERRA LANE
REALIGNMENT

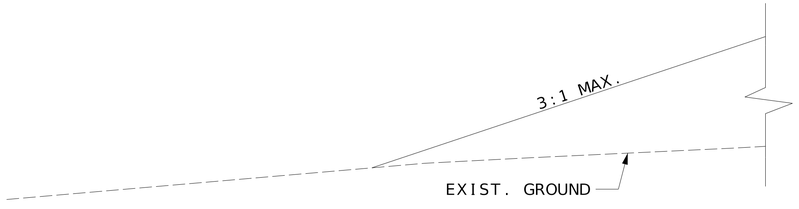
GENERAL NOTES
SHEET 2 OF 2



TYPICAL SECTION
WEST TERRA LANE
STA. 103+37.48 TO STA. 104+59.54



TYPICAL SECTION
WEST TERRA LANE
STA. 104+59.54 TO STA. 108+39.28



NOTE:
* STA. 107+35.57 - STA. 108+44.98 : BIKE LANE MERGES INTO SHARED USE PATH
** STA. 104+59.54 : RT. TURN LANE AT 0'
** STA. 106+59.88 : RT. TURN LANE AT FULL 12'

IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND DATED.

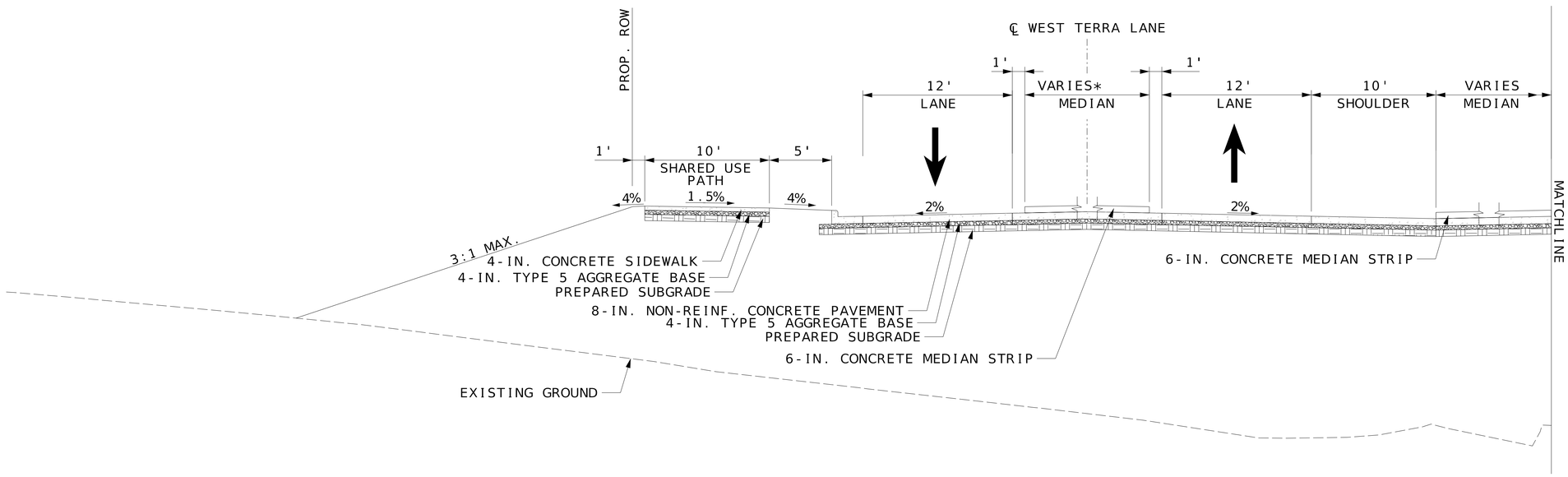
DATE PREPARED: 4/3/2026
ROUTE: — STATE: MO
DISTRICT: — SHEET NO.: 4
COUNTY: ST. CHARLES
JOB NO.: 2317000
CONTRACT ID.:
PROJECT NO.: CMAQ-5401(727)
BRIDGE NO.:

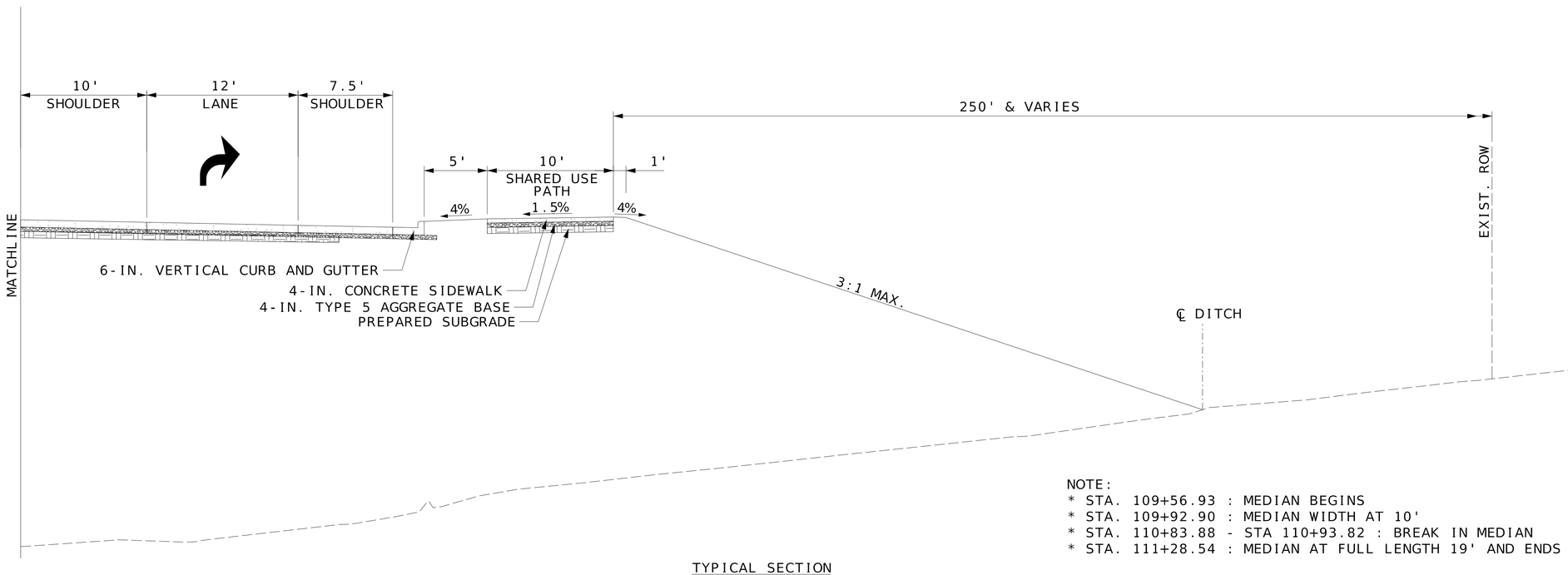
DESCRIPTION
DATE

HORNER SHIFRIN
THE POWER HOUSE AT UNION STATION
401 S. 18th St., Ste. 400
ST. LOUIS, MO 63103-2296
314-531-4321 FAX: 314-531-6966
www.HornerShifrin.com
Certificate of Authority: 000159
Expiration Date: December 31, 2026

W TERRA LANE REALIGNMENT

TYPICAL SECTIONS
SHEET 1 OF 7





NOTE:
* STA. 109+56.93 : MEDIAN BEGINS
* STA. 109+92.90 : MEDIAN WIDTH AT 10'
* STA. 110+83.88 - STA 110+93.82 : BREAK IN MEDIAN
* STA. 111+28.54 : MEDIAN AT FULL LENGTH 19' AND ENDS

TYPICAL SECTION
WEST TERRA LANE
STA. 108+39.28 TO STA. 111+30.45
STA. 113+10.45 TO STA. 114+49.42

DATE PREPARED
4/3/2026

ROUTE	STATE
	MO
DISTRICT	SHEET NO.
	5

COUNTY
ST. CHARLES

JOB NO.
2317000

CONTRACT ID.

PROJECT NO.
CMAQ-5401(727)

BRIDGE NO.

DESCRIPTION

DATE

IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND DATED.

HORNER SHIFRIN
THE POWER HOUSE AT UNION STATION
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ST. LOUIS, MO 63103-2296
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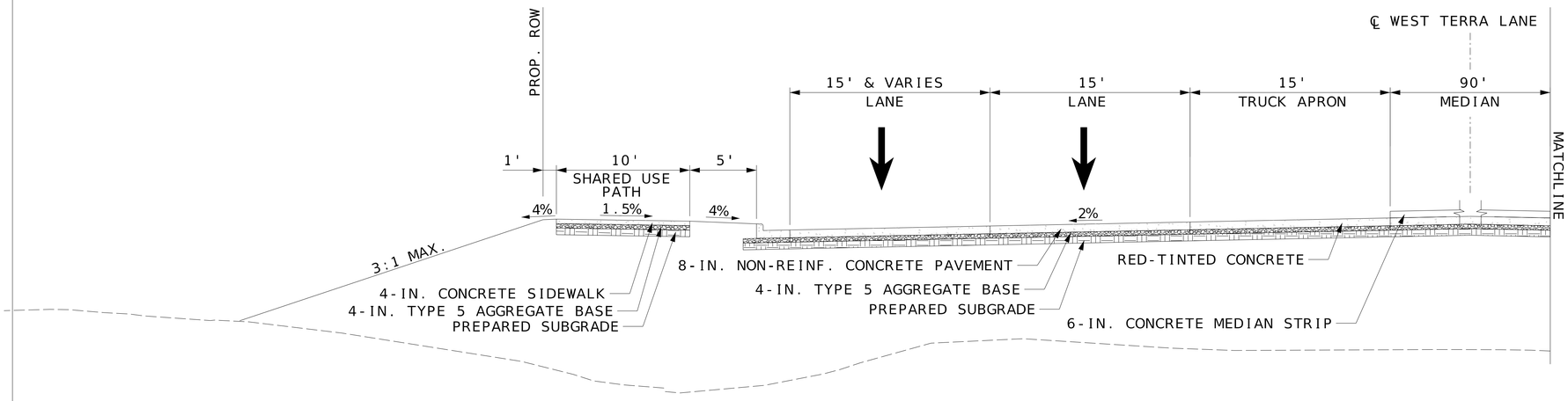
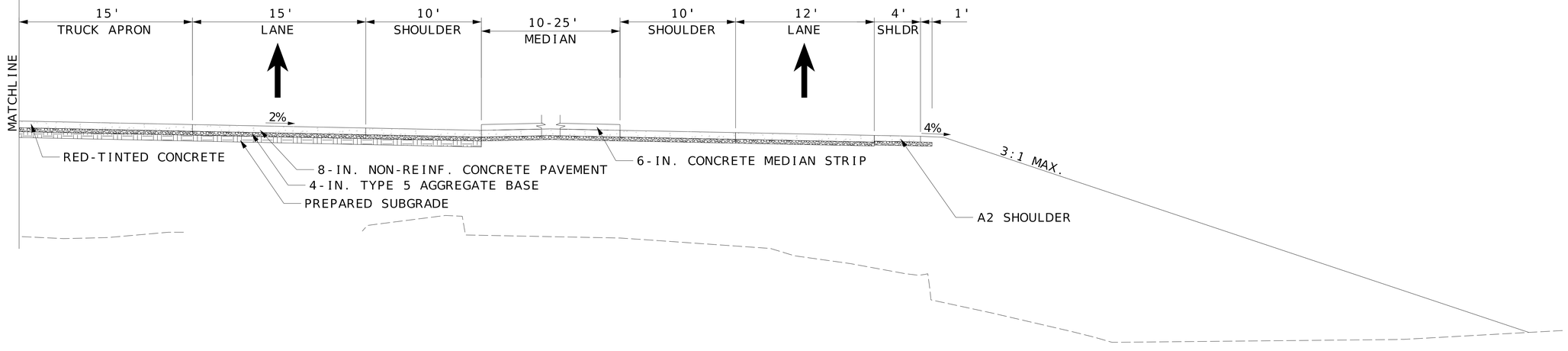
www.HornerShifrin.com
Certificate of Authority: 000159
Expiration Date: December 31, 2026

W TERRA LANE
REALIGNMENT

TYPICAL SECTIONS
SHEET 2 OF 7





TYPICAL SECTION
WEST TERRA LANE
STA. 111+30.45 TO STA. 113+10.45

DATE PREPARED
4/3/2026

ROUTE | STATE
MO

DISTRICT | SHEET NO.
6

COUNTY
ST. CHARLES

JOB NO.
2317000

CONTRACT ID.

PROJECT NO.
CMAQ-5401(727)

BRIDGE NO.

DESCRIPTION

DATE

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HORNER SHIFRIN
THE POWER HOUSE AT UNION STATION
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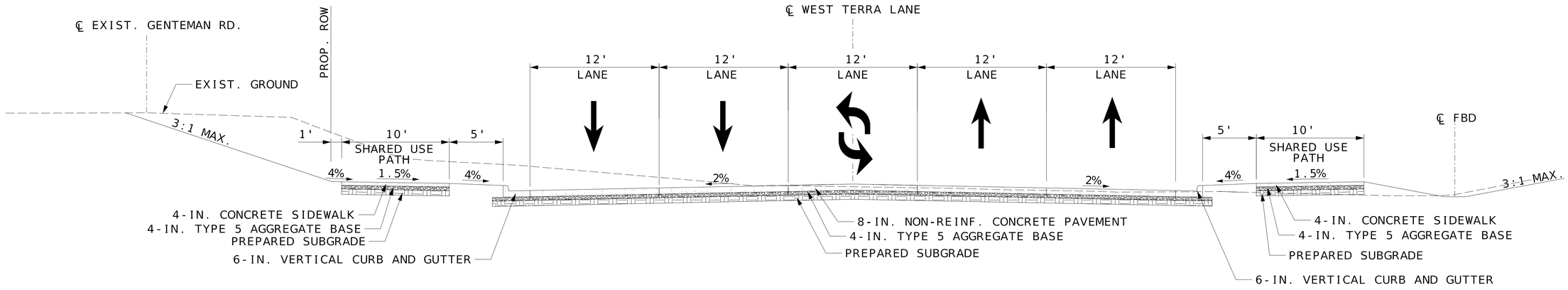
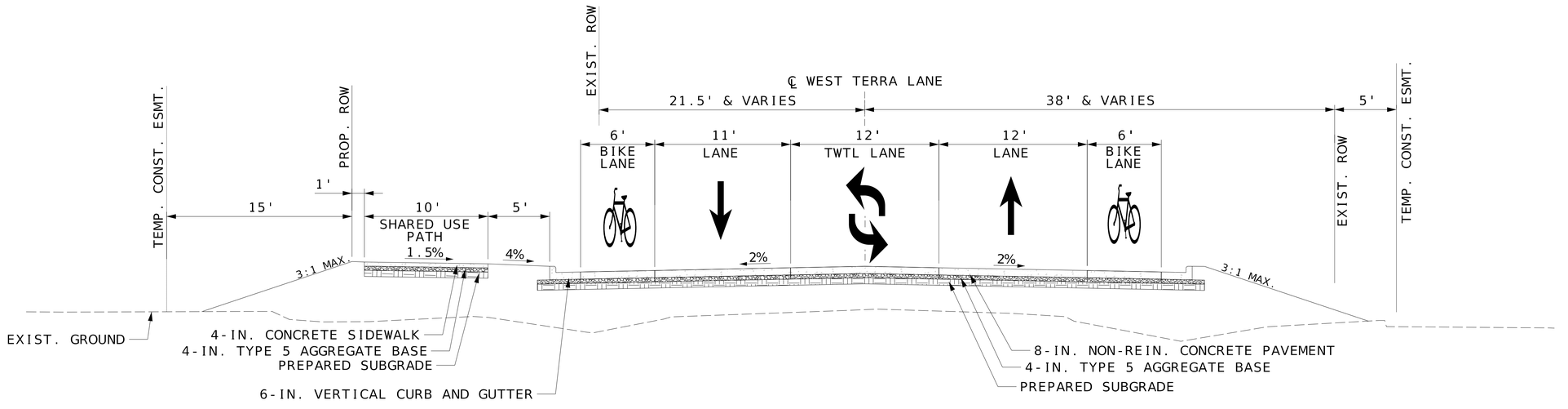
W TERRA LANE
REALIGNMENT

TYPICAL SECTIONS
SHEET 3 OF 7



TYPICAL SECTION
WEST TERRA LANE
STA. 114+49.42 TO STA. 116+41.58



TYPICAL SECTION
WEST TERRA LANE
STA. 116+41.58 TO STA. 120+50.00

DATE PREPARED
4/3/2026

ROUTE	STATE
	MO
DISTRICT	SHEET NO.
	7

COUNTY
ST. CHARLES

JOB NO.
2317000

CONTRACT ID.

PROJECT NO.
CMAQ-5401(727)

BRIDGE NO.

DESCRIPTION

DATE

IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND DATED.

HORNER SHIFRIN
THE POWER HOUSE AT UNION STATION
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ST. LOUIS, MO 63103-2296
314-531-4321 FAX: 314-531-6966
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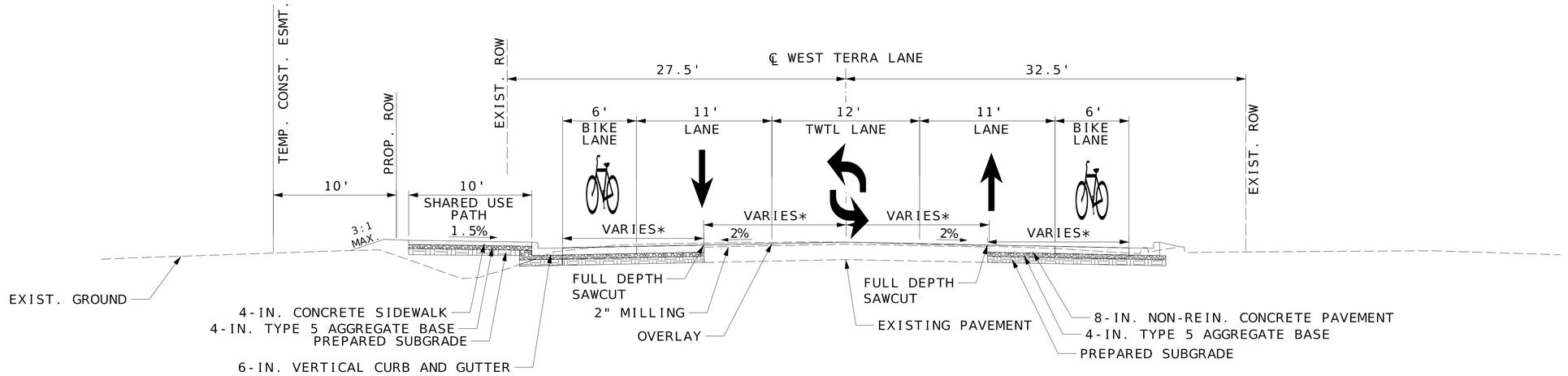
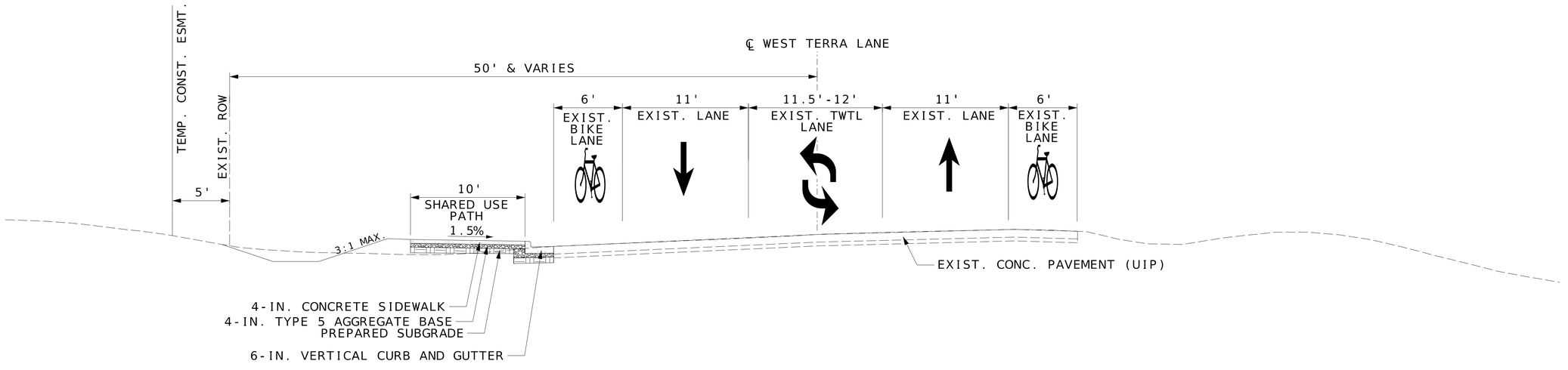
W TERRA LANE
REALIGNMENT

TYPICAL SECTIONS
SHEET 4 OF 7



TYPICAL SECTION
WEST TERRA LANE
STA. 120+50.00 TO STA. 125+26.24



TYPICAL SECTION
WEST TERRA LANE
STA. 127+00.00 TO STA. 129+77.27

DATE PREPARED
4/3/2026
ROUTE
STATE
MO
DISTRICT
SHEET NO.
8
COUNTY
ST. CHARLES
JOB NO.
2317000
CONTRACT ID.
PROJECT NO.
CMAQ-5401(727)
BRIDGE NO.

DESCRIPTION

DATE

IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND DATED.

HORNER SHIFRIN
THE POWER HOUSE AT UNION STATION
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ST. LOUIS, MO 63103-2296
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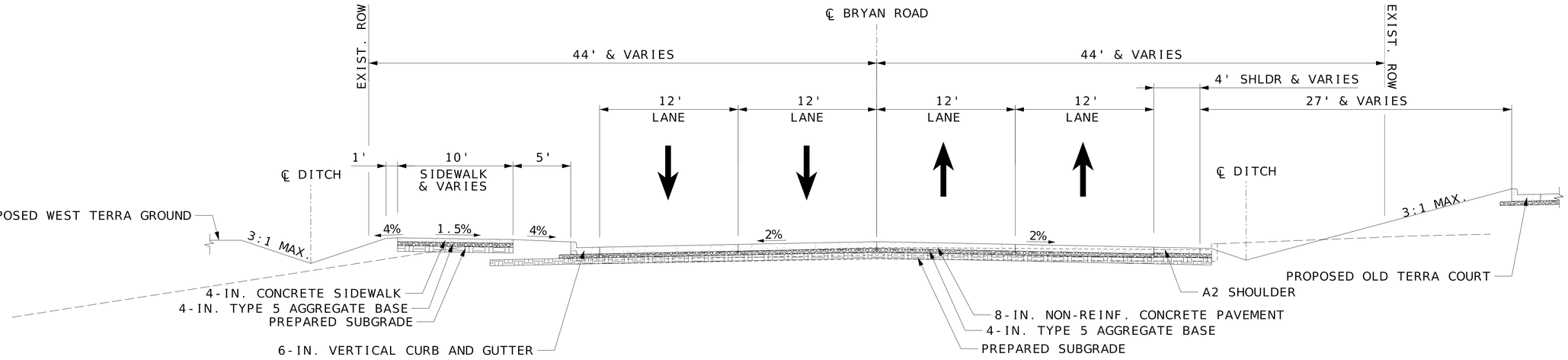
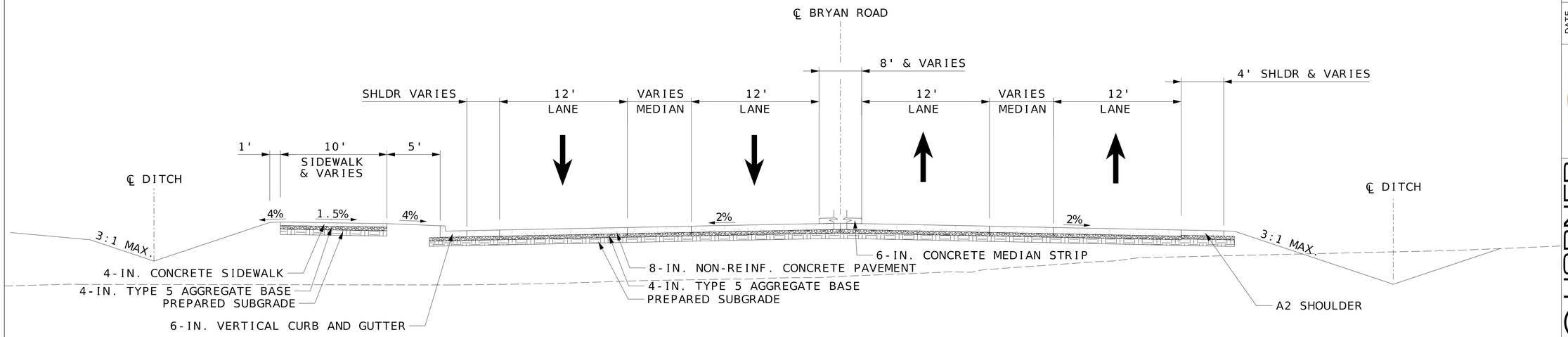
www.HornerShifrin.com
Certificate of Authority: 000159
Expiration Date: December 31, 2026

W TERRA LANE
REALIGNMENT

TYPICAL SECTIONS
SHEET 5 OF 7



TYPICAL SECTION
BRYAN ROAD
STA. 12+32.79 TO STA. 13+59.49



TYPICAL SECTION
BRYAN ROAD
STA. 14+43.11 TO STA. 16+35.34

DATE PREPARED
4/3/2026
ROUTE
STATE
MO
DISTRICT
SHEET NO.
9
COUNTY
ST. CHARLES
JOB NO.
2317000
CONTRACT ID.
PROJECT NO.
CMAQ-5401(727)
BRIDGE NO.

DESCRIPTION
DATE

IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND DATED.

HORNER SHIFRIN
THE POWER HOUSE AT UNION STATION
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ST. LOUIS, MO 63103-2296
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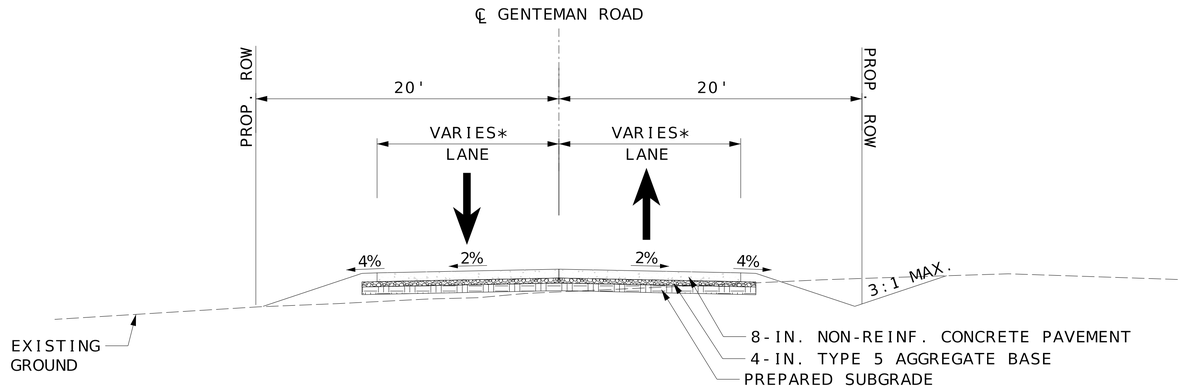
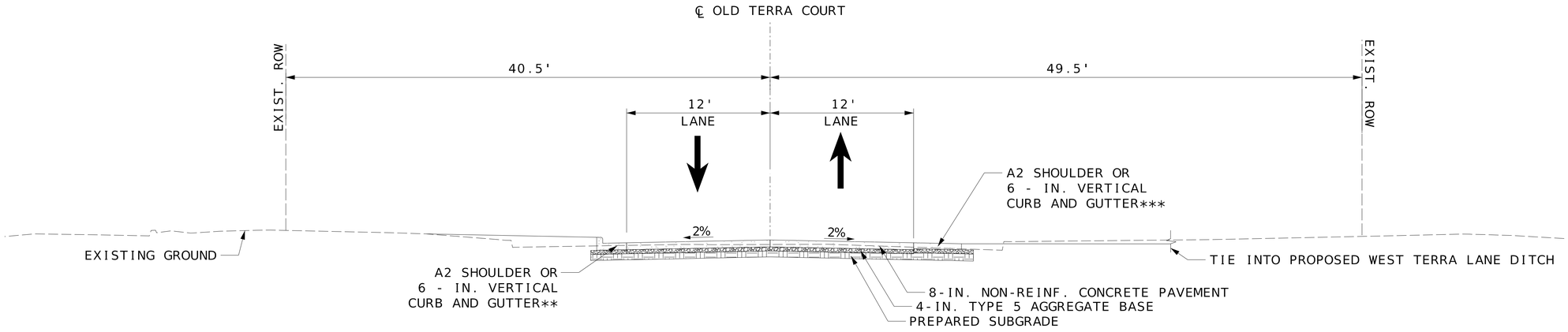
W TERRA LANE
REALIGNMENT

TYPICAL SECTIONS
SHEET 6 OF 7



TYPICAL SECTION
GENTEMAN ROAD
STA. 51+88.82 TO STA. 54+20.03



TYPICAL SECTION
OLD TERRA COURT
STA. 0+66.79 TO STA. 5+14.30

NOTE:
* STA. 51+88.82 TO STA. 54+00.03 : LANE WIDTH 12'
* STA. 54+00.03 TO STA. 54+20.03 : LANES WIDTHS TAPER TO EXISTING
** STA. 0+66.79 TO STA. 3+79.22 : A2 SHOULDER
** STA. 3+79.22 TO STA. 5+14.30 : 6 - IN. VERTICAL CURB AND GUTTER
*** STA. 0+66.79 TO STA. 1+17.20 : A2 SHOULDER
*** STA. 1+56.95 TO STA. 2+10.60 : 6 - IN. VERTICAL CURB AND GUTTER
*** STA. 2+80.43 TO STA. 4+45.39 : 6 - IN. VERTICAL CURB AND GUTTER
*** STA. 4+99.56 TO STA. 5+14.30 : 6 - IN. VERTICAL CURB AND GUTTER

IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND DATED.

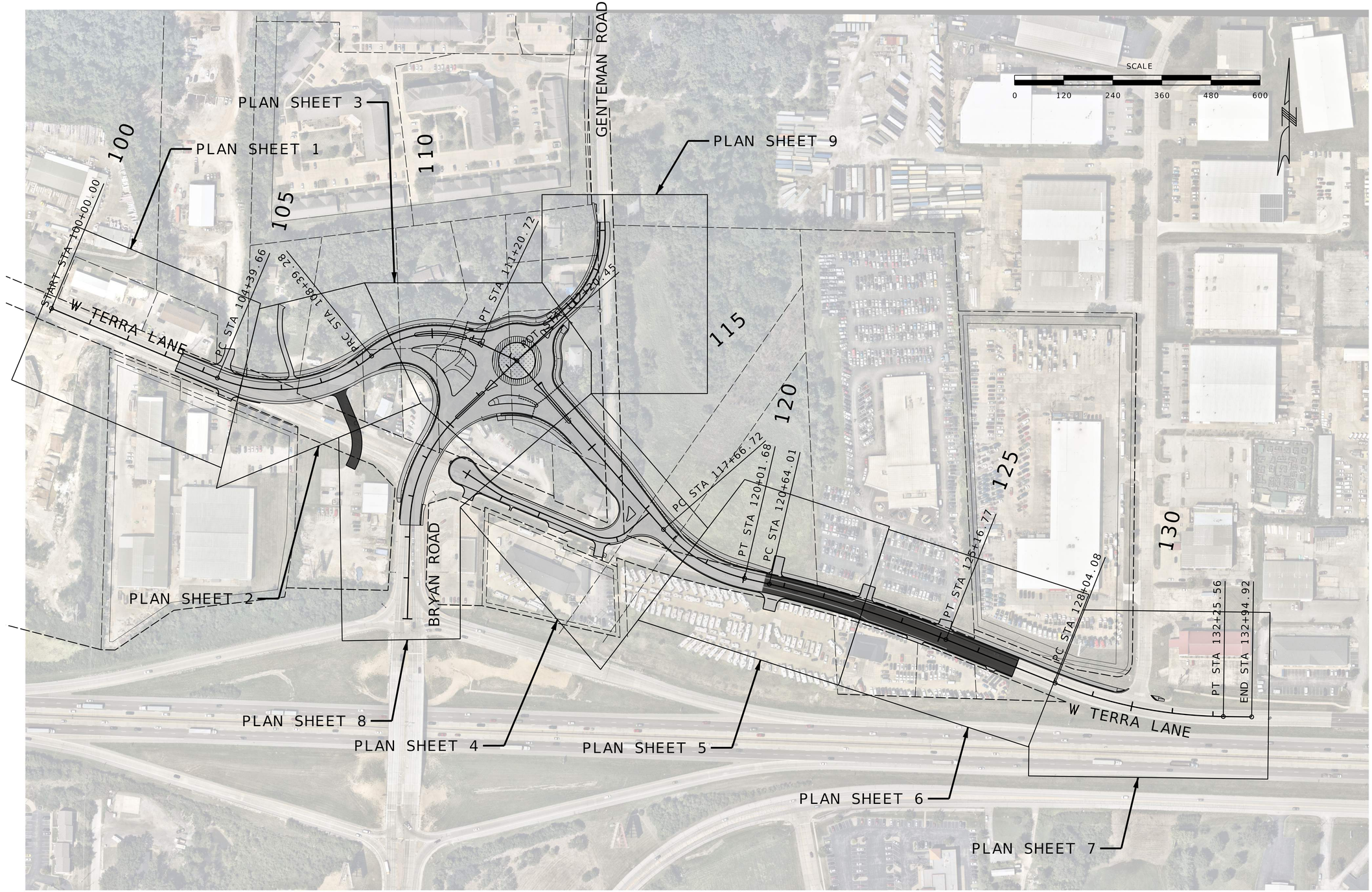
DATE PREPARED: 4/3/2026
ROUTE: | STATE: MO
DISTRICT: | SHEET NO.: 10
COUNTY: ST. CHARLES
JOB NO.: 2317000
CONTRACT ID.:
PROJECT NO.: CMAQ-5401(727)
BRIDGE NO.:

DESCRIPTION | DATE

HORNER SHIFRIN
THE POWER HOUSE AT UNION STATION
401 S. 18th St., Ste. 400
ST. LOUIS, MO 63103-2296
314-531-4321 FAX: 314-531-6966
www.HornerShifrin.com
Certificate of Authority: 000159
Expiration Date: December 31, 2026

W TERRA LANE
REALIGNMENT

TYPICAL SECTIONS
SHEET 7 OF 7



DATE PREPARED	4/3/2026
ROUTE	STATE MO
DISTRICT	SHEET NO. 11
COUNTY	ST. CHARLES
JOB NO.	2317000
CONTRACT ID.	
PROJECT NO.	CMAQ-5401(727)
BRIDGE NO.	

DESCRIPTION

DATE

CITY OF O'FALLON · MISSOURI · FOUNDED IN 1956

HORNER SHIFRIN
THE POWER HOUSE AT UNION STATION
401 S. 18th St., Ste. 400
ST. LOUIS, MO 63103-2296
314-531-4321 FAX: 314-531-6966
www.HornerShifrin.com
Certificate of Authority: 000159
Expiration Date: December 31, 2026

W TERRA LANE
REALIGNMENT

KEY MAP
SHEET 1 OF 1

IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND DATED.

3
EMERALD REALTY GROUP LLC
1245 W TERRA LANE

1
N/F
TWS INC.
1273 W TERRA LANE

2
N/F
LOWERY, WILLIAM J.
1255 W TERRA LANE

26
N/F
BMC DEVELOPMENT INC.
1400 W TERRA LANE

25
N/F
G & C PARTNERS LLC
1270 W TERRA LANE

START STA. 100+00.00

EX. ROW

W. TERRA LANE

S67°15'32"E

BEGIN CONSTRUCTION
STA. 103+37.48

EX. INLET (UIP)

EX. INLET
(CONVERT TO MANHOLE
AND ADJUST TO GRADE)

EX. GAS VALVE
(ATG)

EX. STORM SEWER (UIP)

6-IN. VERTICAL CURB
AND GUTTER (TYP.)

EX. SIGN (U.I.P.)

EX. UTILITY MANHOLE
(ATG)

EX. SIGN (U.I.P.)

EX. GAS VALVE
(ATG)

EX. TELEPHONE RISER (UIP)

EX. SIGN (U.I.P.)

EX. MAILBOX (UIP)

HERRMAN
DRIVE

T.C.E.

PROP. ROW

T.C.E.

C.E. CONCRETE
104+44.56
W=24'

PC STA 104+39.66

10'

11'

12'

11'

6'

MH

NEW 15" PIPE

MATCHLINE STA. 105+00.00 (SEE PLAN SHEET 2)

STA 0+46.34
OFF 0.00 RT

EX. ROW

C.L.

T.C.E

C.E. CONCRETE
104+71.39
W=34'

EX. EASEMENT

EX. SIGN
(UIP)

EX. STORM SEWER (UIP)

EX. SIGNS
(UIP)

EX. EASEMENT

LEGEND

- CONCRETE PAVEMENT
- CONCRETE MEDIAN
- TRUCK APRON- RED TINTED CONCRETE
- TRUNCATED DOMES
- ASPHALT PAVEMENT
- GREENSPACE

SCALE
0 20 40 60

KEY MAP

DATE PREPARED
4/3/2026

ROUTE	STATE
	MO
DISTRICT	SHEET NO.
	12

COUNTY
ST. CHARLES

JOB NO.
2317000

CONTRACT ID.

PROJECT NO.
CMAQ-5401(727)

BRIDGE NO.

DESCRIPTION

DATE

IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND DATED.

CITY of O'FALLON · MISSOURI · FOUNDED IN 1856

HORNER SHIFRIN
THE POWER HOUSE AT UNION STATION
401 S. 18th St., Ste. 400
ST. LOUIS, MO 63103-2296
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W TERRA LANE
REALIGNMENT

PLAN SHEET
SHEET 1 OF 9

...\004-013_Plan_170.dgn 10:01:58 AM 4/3/2026

SCALE
0 20 40 60

LEGEND
- CONCRETE PAVEMENT
- CONCRETE MEDIAN
- TRUCK APRON- RED TINTED CONCRETE
- TRUNCATED DOMES
- ASPHALT PAVEMENT
- GREENSPACE

MATCHLINE STA. 105+00.00 (SEE PLAN SHEET 1)

MATCHLINE STA. 109+00.00 (SEE PLAN SHEET 3)

MATCHLINE STA. 1+38.10 (SEE PLAN SHEET 8)

W. TERRA LANE

CURVE 1
PI 106+61.33
PC 104+39.66
PT 108+39.28
Δ 61°42'51.6" (LT)
D 15°26'37.0"
L 399.61' (ARC)
T 221.66'
R 371.00'

4
N/F
LENDERMAN, NORMAN & EUNICE F
1225 W TERRA LANE

5
N/F
SCHOCK, GWENDOLYN C.
1219 W TERRA LANE

6
N/F
CARDINALE PROPERTIES LLC
1213 W TERRA LANE

25
N/F
G & C PARTNERS LLC
1270 W TERRA LANE

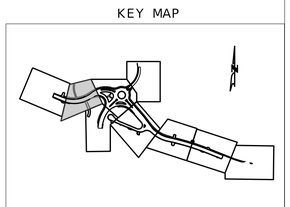
R.E. CONCRETE 106+28.25 W=12'

C.E. CONCRETE 107+32.04 W=24'

NEW 30" PIPE
T.C.E.
PROP. ROW
P.D.E.
F.L.
EX. PIPE (TBR)
C.L.
6-IN. VERTICAL CURB AND GUTTER (TYP.)
EX. ROW
NEW 15" PIPE
NEW 24" PIPE
EX. STORM SEWER (TBR)
EX. WATER METER (ATG)
EX. GAS VALVE (ATG)
EX. STORM SEWER (UIP)
EX. INLET (CONVERT TO TYPE S INLET AND ADJUST TO GRADE)
EX. INLET (TBR)
EX. INLET (CONVERT TO MANHOLE AND ADJUST TO GRADE)
EX. EASEMENT
T.C.E.

FES 1 1
FES 1 2
FES 2 1
FES 3 1
FES 3 2
FES 4 1
CI 2 2
CI 2 3
CI 4 2

KEY MAP



DATE PREPARED 4/3/2026
ROUTE
STATE MO
DISTRICT
SHEET NO. 13
COUNTY ST. CHARLES
JOB NO. 2317000
CONTRACT ID.
PROJECT NO. CMAQ-5401(727)
BRIDGE NO.

DESCRIPTION
DATE

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HORNER SHIFRIN
THE POWER HOUSE AT UNION STATION
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Certificate of Authority: 000159
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W TERRA LANE REALIGNMENT

PLAN SHEET
SHEET 2 OF 9

(5)
N/F
SCHOCK, GWENDOLYN C.
1219 W TERRA LANE

CURVE 2
PI 109+97.02
PC 108+39.28
PT 111+20.72
Δ 64°30'10.5" (RT)
D 22°55'5.9"
L 281.45' (ARC)
T 157.75'
R 250.00'

(8)
N/F
DABNEY, SCOTT A. &
DARLENE M.
754 PARADISE LANE

(9)
N/F
BUMSTEAD, TOD
748 PARADISE LANE

(13)
N/F
WEHNER, BARBARA &
BRANDON
739 GENTEMAN ROAD

MATCHLINE STA. 51+62.45 (SEE PLAN SHEET 9)

110

6-IN VERTICAL CURB
AND GUTTER (TYP.)

NEW 15" PIPE

C.L.

NEW 18"
PIPE

FES 5 1

FES 6 1

CI 5 2

CI 6 2

W. TERRA LANE

CURVE 2

PT STA 111+20.72

50

S64°28'13"E

90°

POT STA 112+27.15

N46°40'01"E

GENTEMAN ROAD

NEW 15"
PIPE

F.L.

AI 6 3

(12)
N/F
GENTEMANN, MAURICE JAMES
DIEBOLD, MONA KAY
GENTEMANN, MICHAEL CHARLES
751 GENTEMAN ROAD

MATCHLINE STA. 109+00.00 (SEE PLAN SHEET 2)

(7)
N/F
TWS INC
1201 W TERRA LANE

FES 1 1

CI 1 2

NEW 15" PIPE

PT STA 15+27.84

BRYAN ROAD

NEW 24" PIPE

MATCHLINE STA. 14+90.45 (SEE PLAN SHEET 8)

(10)
N/F
ECKHOLDT, JOHN G
REVOCABLE LIVING TRUST
766 PARADISE LANE

Q 8 2

F.L.

CI 9 2

NEW 15" PIPE

FES 9 1

W. TERRA LANE

CI 9 3

NEW 15" PIPE

MATCHLINE STA. 114+00.00 (SEE PLAN SHEET 4)

LEGEND

- CONCRETE PAVEMENT
- CONCRETE MEDIAN
- TRUCK APRON- RED TINTED CONCRETE
- TRUNCATED DOMES
- ASPHALT PAVEMENT
- GREENSPACE

SCALE
0 20 40 60

KEY MAP

DATE PREPARED
4/3/2026

ROUTE	STATE
	MO
DISTRICT	SHEET NO.
	14

COUNTY
ST. CHARLES

JOB NO.
2317000

CONTRACT ID.

PROJECT NO.
CMAQ-5401(727)

BRIDGE NO.

DESCRIPTION

DATE

IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND DATED.

CITY of O'FALLON · MISSOURI · FOUNDED IN 1856

HORNER SHIFRIN
THE POWER HOUSE AT UNION STATION
401 S. 18th St. Ste. 400
ST. LOUIS, MO 63103-2296
314-531-4321 FAX: 314-531-8966
www.HornerShifrin.com
Certificate of Authority: 000159
Expiration Date: December 31, 2026

W TERRA LANE
REALIGNMENT

PLAN SHEET
SHEET 3 OF 9

...\004-013_Plan_170.dgn 10:01:59 AM 4/3/2026

MATCHLINE STA. 114+00.00 (SEE PLAN SHEET 3)

MATCHLINE STA. 4+48.73 (SEE PLAN SHEET 8)

MATCHLINE STA. 118+51.62 (SEE PLAN SHEET 5)

115

(15) N/F
GRELLE, ROBERT W.
REVOCABLE TRUST
NOSSER, CLYDE & MELINDA
JOINT REVOCABLE TRUST

(12) N/F
GENTEMANN, MAURICE JAMES
DIEBOLD, MONA KAY
GENTEMANN, MICHAEL CHARLES
751 GENTEMAN ROAD

(11) N/F
GENTEMANN, MAURICE J.
REVOCABLE LIVING TRUST
1153 W TERRA LANE

(10) N/F
ECKHOLDT, JOHN G
REVOCABLE LIVING TRUST
766 PARADISE LANE

(21) N/F
MISSION HILLS
DEVELOPMENT CO.
1080 W TERRA LANE

(22) N/F
MISSION HILLS DEVELOPMENT CO.

(23)

W. TERRA LANE

OLD TERRA COURT

START STA 0+00.00

PC STA 0+66.79

PC STA 117+66.72

PI STA 1+50.21

PT STA 4+18.39

PC STA 3+79.99

PI 1+13.40
PC 0+66.79
RT 1+50.21
Δ 63°43'42.9" (RT)
D 76°23'39.7"
L 83.42' (ARC)
T 46.62'
R 75.00'

PI 3+99.24
PC 3+79.99
PT 4+18.39
Δ 10°0'3.0" (RT)
D 26°2'36.7"
L 38.40' (ARC)
T 19.25'
R 220.00'

S40°59'15"E

S49°00'45"W

N67°15'32"W

C.E. CONCRETE
W=22'
L=36.78

C.E. CONCRETE
W=40'
L=46.55

EX. ROW

PROP. ROW

6-IN. VERTICAL CURB AND GUTTER (TYP.)

NEW 15" PIPE

T.C.E.

F.L.

C.L.

EX. GAS VALVE (ATG)

EX. INLET (TBR)

EX. STORM SEWER (TBR)

FES 10 1

EX. INLET (CONVERT TO TYPE S INLET AND ADJUST TO GRADE)

EX. STORM SEWER (UIP)

EX. PUMP STATION (DND)

EX. BOLLARDS (DND)(TYP.)

EX. POWER POLE (DND)

EX. EASEMENT

EX. SIGN (UIP)

EX. SIDEWALK (UIP)

EX. INLET (UIP)

EX. MAILBOX (UIP)

EX. STORM SEWER (UIP)

EX. INLET (UIP)

EX. EASEMENT

EX. TELEPHONE RISER (DND)

6-IN. VERTICAL CURB AND GUTTER (TYP.)

EX. INLET (UIP)

EX. STORM SEWER (UIP)

EX. INLET (UIP)

EX. GAS VALVE (ATG)

EX. INLET (UIP)
EX. STORM SEWER (UIP)

12' 12' 12' 12' 12' 12' 4' 6' 10' 12' 12' 12' 6'

LEGEND

- CONCRETE PAVEMENT
- CONCRETE MEDIAN
- TRUCK APRON- RED TINTED CONCRETE
- TRUNCATED DOMES
- ASPHALT PAVEMENT
- GREENSPACE

KEY MAP

SCALE
0 20 40 60

DATE PREPARED
4/3/2026

ROUTE
STATE
MO

DISTRICT
SHEET NO.
15

COUNTY
ST. CHARLES

JOB NO.
2317000

CONTRACT ID.

PROJECT NO.
CMAQ-5401(727)

BRIDGE NO.

DESCRIPTION

DATE

IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND DATED.

CITY of O'FALLON · MISSOURI · FOUNDED IN 1859

HORNER SHIFRIN
THE POWER HOUSE AT UNION STATION
401 S. 18th St., Ste. 400
ST. LOUIS, MO 63103-2296
314-531-4321 FAX: 314-531-8966
www.HornerShifrin.com
Certificate of Authority: 000159
Expiration Date: December 31, 2026

W TERRA LANE REALIGNMENT

PLAN SHEET
SHEET 4 OF 9

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SCALE
0 20 40 60

LEGEND
- CONCRETE PAVEMENT
- CONCRETE MEDIAN
- TRUCK APRON- RED TINTED CONCRETE
- TRUNCATED DOMES
- ASPHALT PAVEMENT
- GREENSPACE

(15)
N/F
GRELLE, ROBERT W.
REVOCABLE TRUST
NOSSER, CLYDE & MELINDA
JOINT REVOCABLE TRUST

(16)
N/F
1075 W TERRA LANE HOLDING LLC
1075 W TERRA LANE

MATCHLINE STA. 118+51.62 (SEE PLAN SHEET 4)

MATCHLINE STA. 123+00.70 (SEE PLAN SHEET 6)

W. TERRA LANE

PROP. ROW
F.L.
CI
T.C.E.
C.L.
NEW 15" PIPE
EX. ROW
CURVE 3
S76°53'11"E
12' TO 11'
PT STA 120+01.68
PC STA 117+66.72
C.E. CONCRETE 120+74.06 W=24'
EX. PIPE (TBR)
6-IN. VERTICAL CURB AND GUTTER (TYP.)
C.E. CONCRETE 122+98.38 W=30'
10'
6'
11' - 12' - 11'
EX. LIGHT (UIP)
EX. BOLLARDS (UIP)
EX. SIGN (UIP)
EX. TELEPHONE RISER (UIP)
EX. POWER POLE (UIP)
C.E. CONCRETE 120+77.38 W=30'

(21)
N/F
MISSION HILLS
DEVELOPMENT CO.
1080 W TERRA LANE

CURVE 3
PI 118+88.20
PC 117+66.72
PT 120+01.68
Δ 35°53'55.9" (LT)
D 15°16'43.9"
L 234.96' (ARC)
T 121.48'
R 375.00'

KEY MAP

DATE PREPARED 4/3/2026
ROUTE MO
STATE
DISTRICT
SHEET NO. 16
COUNTY ST. CHARLES
JOB NO. 2317000
CONTRACT ID.
PROJECT NO. CMAQ-5401(727)
BRIDGE NO.

DESCRIPTION
DATE

IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND DATED.

HORNER SHIFRIN
THE POWER HOUSE AT UNION STATION
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ST. LOUIS, MO 63103-2296
314-531-4321 FAX: 314-531-6966
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W TERRA LANE REALIGNMENT

PLAN SHEET
SHEET 5 OF 9

SCALE
0 20 40 60

LEGEND
- CONCRETE PAVEMENT
- CONCRETE MEDIAN
- TRUCK APRON- RED TINTED CONCRETE
- TRUNCATED DOMES
- ASPHALT PAVEMENT
- GREENSPACE

MATCHLINE STA. 123+00.70 (SEE PLAN SHEET 5)

MATCHLINE STA. 128+00.65 (SEE PLAN SHEET 7)

16
N/F
1075 W TERRA LANE
HOLDING LLC
1075 W TERRA LANE

17
N/F
L PINE PROPERTIES LLC
1 N CENTRAL DRIVE

18
N/F
MISSION HILLS DEVELOPMENT CO.

19
N/F
MISSION HILLS DEVELOPMENT CO.

20
N/F
MISSION HILLS DEVELOPMENT CO.
1080 W TERRA LANE

W. TERRA LANE

EX. ROW

EX. HYDRANT (UIP)
EX. WATER VALVE (ATG)
6-IN. VERTICAL CURB AND GUTTER (TYP.)
T.C.E.
C.L.
PROP. ROW
EX. PIPE (TBR)
CURVE 4
PT STA. 125+16.77
C.E. CONCRETE 125+06.70 W=29'
EX. WATER VALVE (ATG)
EX. UTILITY MANHOLE (ATG)
EX. WATER VALVE (ATG)
EX. GAS VAVE (ATG)
EX. HYDRANT (UIP)
EX. WATER VALVE (ATG)
EX. EASEMENT
NEW 15" PIPE
END CONSTRUCTION STA. 127+00.00
S68°14'21"E
11' 12' 11'
6'
EX. WATER METER (ATG)
EX. LIGHTS (UIP) (TYP.)
EX. SIGNS (UIP)
EX. LIGHT (UIP)
C.E. CONCRETE 124+46.79 W=40'
C.E. CONCRETE 126+44.71 W=20'
EX. SIGN (UIP)

CURVE 4
PI 122+90.82
PC 120+64.01
PT 125+16.77
Δ 8°38'49.5" (RT)
D 1°54'35.5"
L 452.76' (ARC)
T 226.81'
R 3,000.00'

KEY MAP

DATE PREPARED 4/3/2026
ROUTE — STATE MO
DISTRICT — SHEET NO. 17
COUNTY ST. CHARLES
JOB NO. 2317000
CONTRACT ID.
PROJECT NO. CMAQ-5401(727)
BRIDGE NO.

DESCRIPTION | DATE

IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND DATED.

HORNER SHIFRIN
THE POWER HOUSE AT UNION STATION
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ST. LOUIS, MO 63103-2296
314-531-4321 FAX: 314-531-6966
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W TERRA LANE REALIGNMENT

PLAN SHEET
SHEET 6 OF 9

...\004-013_Plan_170.dgn 10:02:01 AM 4/3/2026

SCALE
0 20 40 60

(17)
N/F
L PINE PROPERTIES LLC
1 N CENTRAL DRIVE

EX. ROW

N CENTRAL DRIVE

130

EX. EASEMENT

PC STA 128+04.08

6-IN. VERTICAL CURB AND GUTTER (TYP.)

EX. ROW

C.L.

NEW 15" PIPE

A-I 11 4

NEW 15" PIPE

MH 11 0

C.L.

CI 11 1

NEW 15" PIPE

EX. INLET (CONVERT TO MANHOLE)

MATCHLINE STA. 128+00.65 (SEE PLAN SHEET 6)

W. TERRA LANE

EX. ROW

(18)
N/F
MISSION HILLS DEVELOPMENT CO.

CURVE 5
PI 130+17.21
PC 128+04.08
PT 132+25.56
Δ 20°59'55.8" (LT)
D 4°58'56.1"
L 421.47' (ARC)
T 213.13'
R 1,150.00'

EX. CURB INLET (UIP)

CURVE 5

PT STA 132+25.56

END STA 132+94.92

S89°14'17"E

I-70 (SB)

I-70 (NB)

LEGEND

- CONCRETE PAVEMENT
- CONCRETE MEDIAN
- TRUCK APRON- RED TINTED CONCRETE
- TRUNCATED DOMES
- ASPHALT PAVEMENT
- GREENSPACE

IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND DATED.

DATE PREPARED
4/3/2026

ROUTE	STATE
	MO
DISTRICT	SHEET NO.
	18

COUNTY
ST. CHARLES

JOB NO.
2317000

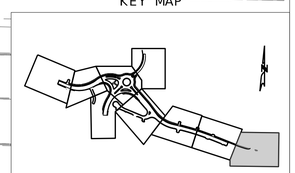
CONTRACT ID.

PROJECT NO.
CMAQ-5401(727)

BRIDGE NO.

DESCRIPTION	DATE

KEY MAP



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W TERRA LANE
REALIGNMENT

PLAN SHEET
SHEET 7 OF 9

...\004-013_Plan_170.dgn 10:02:01 AM 4/3/2026

SCALE
0 20 40 60

LEGEND
- CONCRETE PAVEMENT
- CONCRETE MEDIAN
- TRUCK APRON- RED TINTED CONCRETE
- TRUNCATED DOMES
- ASPHALT PAVEMENT
- GREENSPACE

CURVE 6
PI 13+88.43
PC 12+32.79
PT 15+27.84
Δ 45°4'47.0" (RT)
D 15°16'43.9"
L 295.05' (ARC)
T 155.64'
R 375.00'

(24) N/F
TWS INC
1180 W TERRA LANE

(6) N/F
CARDINALE PROPERTIES LLC
1213 W TERRA LANE

(7) N/F
TWS INC
1201 W TERRA LANE

(23) N/F
MISSION HILLS DEVELOPMENT CO
1172 W TERRA LANE

EX. STORM SEWER (UIP)
T.C.E.
EX. ROW
MATCHLINE STA. 1+38.10 (SEE PLAN SHEET 2)
EX. SAFELITE AUTOGLASS SIGN (DND)
EX. WATER VALVE AND HYDRANT (UIP)
EX. GAS VALVES (ATG)
EX. INLET (CONVERT TO MANHOLE AND ATG)
EX. STORM SEWER (TBR)
EX. INLET (TBR)
C.L.
EX. WATER METER (UIP)
EX. WATER VALVE (ATG)
EX. SIGN (UIP)
EX. PULL BOX (ATG)
EX. INLET (ATG)
EX. STORM SEWER (UIP)
BEGIN CURB AND GUTTER
EX. CONCRETE BARRIER WALL (UIP)
EX. WATER VALVE (ATG)
NEW 15" PIPE
EX. MANHOLE (ATG)
START STA 10+00.00
EX. INLET (UIP)
PC STA 12+32.79
BEGIN CONSTRUCTION STA. 12+29.23
N01°35'14"E
BRYAN ROAD
EX. STORM SEWER (UIP)
EX. INLET (UIP)
EX. INLET (ATG)
EX. RISER (UIP)
12'
12'
12'
10'
4'
CURVE 6
FES 12 1
NEW 15" PIPE
FES 8 1
CI 12 2
15"
EX. ROW
STA 12+29.23 OFF 0.00' RT.
BEGIN CURB AND GUTTER AND RAISED SHOULDER
END CURB AND GUTTER AND RAISED SHOULDER
EX. CONCRETE BARRIER WALL (UIP)
C.L.
EX. SIGN (UIP)
EX. INLET (CONVERT TO TYPE S INLET AND ATG)
EX. SIGN (UIP)
C.E. CONCRETE 4+52.57 W=25'
F.L.
CI 13 2
EX. STORM SEWER (UIP)
NEW 15" PIPE
FES 13 1
EX. ROW
END STA 5+14.30
EX. STORM SEWER (UIP)
OLD TERRA COURT
N57°15'29"W
EX. UTILITY MANHOLE (ATG)
F.L.
MATCHLINE STA. 4+48.73 (SEE PLAN SHEET 4)
MATCHLINE STA. 14+90.45 (SEE PLAN SHEET 3)

KEY MAP

DATE PREPARED 4/3/2026
ROUTE — STATE MO
DISTRICT — SHEET NO. 19
COUNTY ST. CHARLES
JOB NO. 2317000
CONTRACT ID.
PROJECT NO. CMAQ-5401(727)
BRIDGE NO.

DESCRIPTION
DATE

IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND DATED.

HORNER SHIFRIN
THE POWER HOUSE AT UNION STATION
401 S. 18th St., Ste. 400
ST. LOUIS, MO 63103-2296
314-531-4321 FAX: 314-531-6866
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W TERRA LANE REALIGNMENT

PLAN SHEET
SHEET 8 OF 9

END STA 54+75.67

EX. MAILBOX (UIP)

N01°48'05"W

END CONSTRUCTION
STA. 54+20.03

T.C.E.

PT STA 54+00.30

(14)
PROP. ROW
N/F
WORLEY, SAMUAL F. &
SARAH J.
733 GENTEMAN ROAD

GENTEMAN ROAD

EX. ROW

EX. ROW

PROP. ROW

PI	53+01.35
PC	51+88.82
PT	54+00.30
Δ	48°28'6.4" (LT)
D	22°55'5.9"
L	211.48' (ARC)
T	112.53'
R	250.00'

C.L.

C.L.

(13)
N/F
WEHNER, BARBARA &
BRANDON
739 GENTEMAN ROAD

CURVE 7

12'

12'

51+88.82

MATCHLINE STA. 51+62.45 (SEE PLAN SHEET 3)

F.L.

EX. ROW

EX. ROW

(15)
N/F
GRELLE, ROBERT W. REVOCABLE TRUST
NOSSER, MELINDA JOINTREVOCABLE TRUST

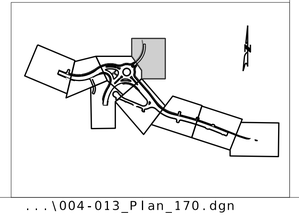
(12)
N/F
WEHNER, BARABARA &
BRANDON
739 GENTEMAN ROAD

SCALE
0 20 40 60

LEGEND

- CONCRETE PAVEMENT
- CONCRETE MEDIAN
- TRUCK APRON- RED TINTED CONCRETE
- TRUNCATED DOMES
- ASPHALT PAVEMENT
- GREENSPACE

KEY MAP



DATE PREPARED
4/3/2026

ROUTE | STATE
MO

DISTRICT | SHEET NO.
20

COUNTY
ST. CHARLES

JOB NO.
2317000

CONTRACT ID.

PROJECT NO.
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BRIDGE NO.

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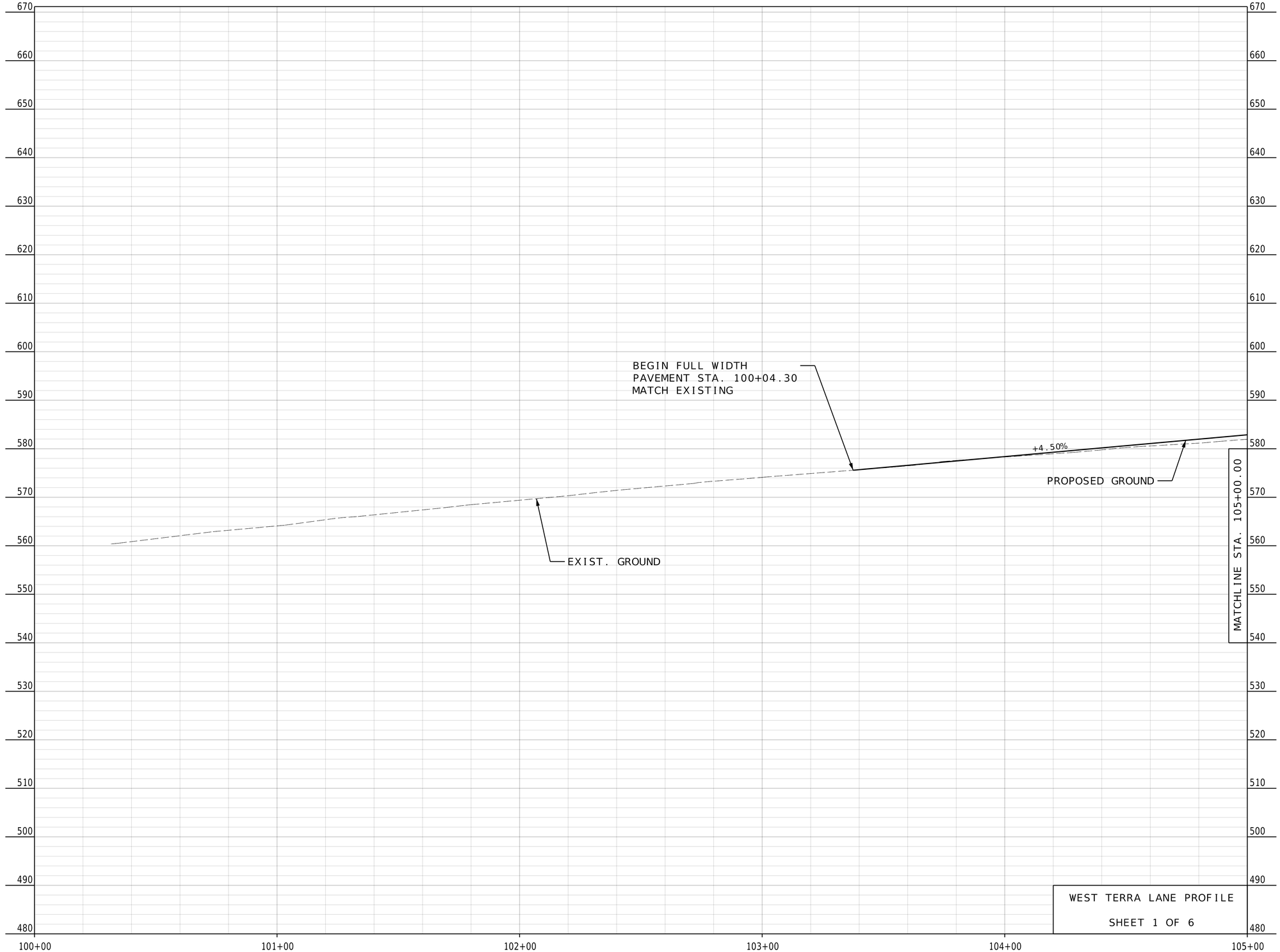
W TERRA LANE
REALIGNMENT

PLAN SHEET
SHEET 9 OF 9



IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND DATED.

DATE PREPARED
4/3/2026

ROUTE	STATE
.	MO

DISTRICT	SHEET NO.
.	14

COUNTY
ST. CHARLES

JOB NO.
2317000

CONTRACT ID.
.

PROJECT NO.
CMAQ-5401(727)

BRIDGE NO.
.

DATE	DESCRIPTION
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HORNER SHIFRIN
THE POWER HOUSE AT UNION STATION
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ST. LOUIS, MO 63103-2296
314-531-4321 FAX: 314-531-6966
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W TERRA LANE
REALIGNMENT

PROFILE SHEET
SHEET 1 OF 11

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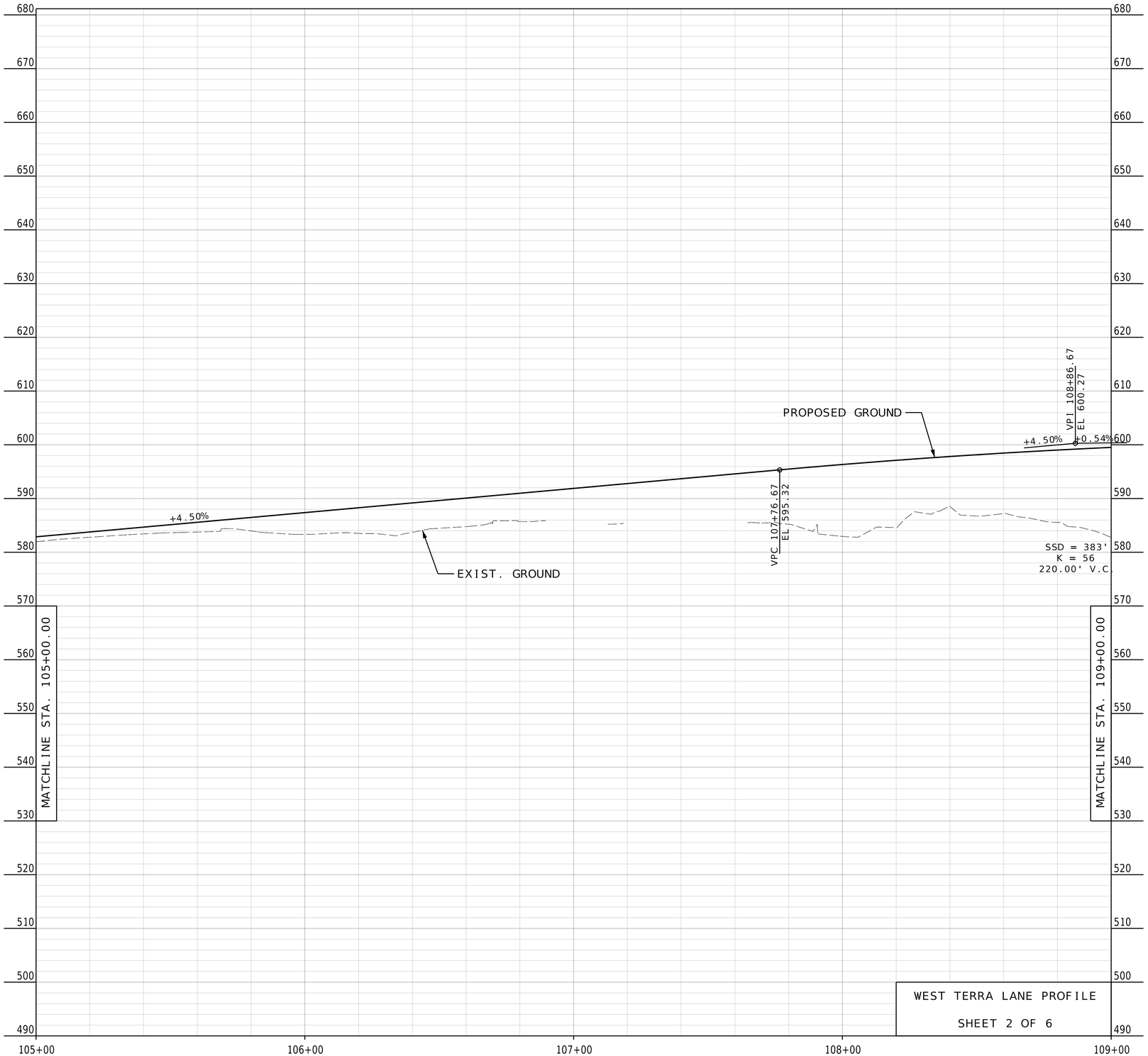

IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND DATED.

DATE PREPARED
4/3/2026

ROUTE	STATE
.	MO
DISTRICT	SHEET NO.
.	15

COUNTY
ST. CHARLES

JOB NO.
2317000

CONTRACT ID.
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PROJECT NO.
CMAQ-5401(727)

BRIDGE NO.
.

DESCRIPTION	DATE
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CITY of O'FALLON · MISSOURI · FOUNDED IN 1858

HORNER SHIFRIN
THE POWER HOUSE AT UNION STATION
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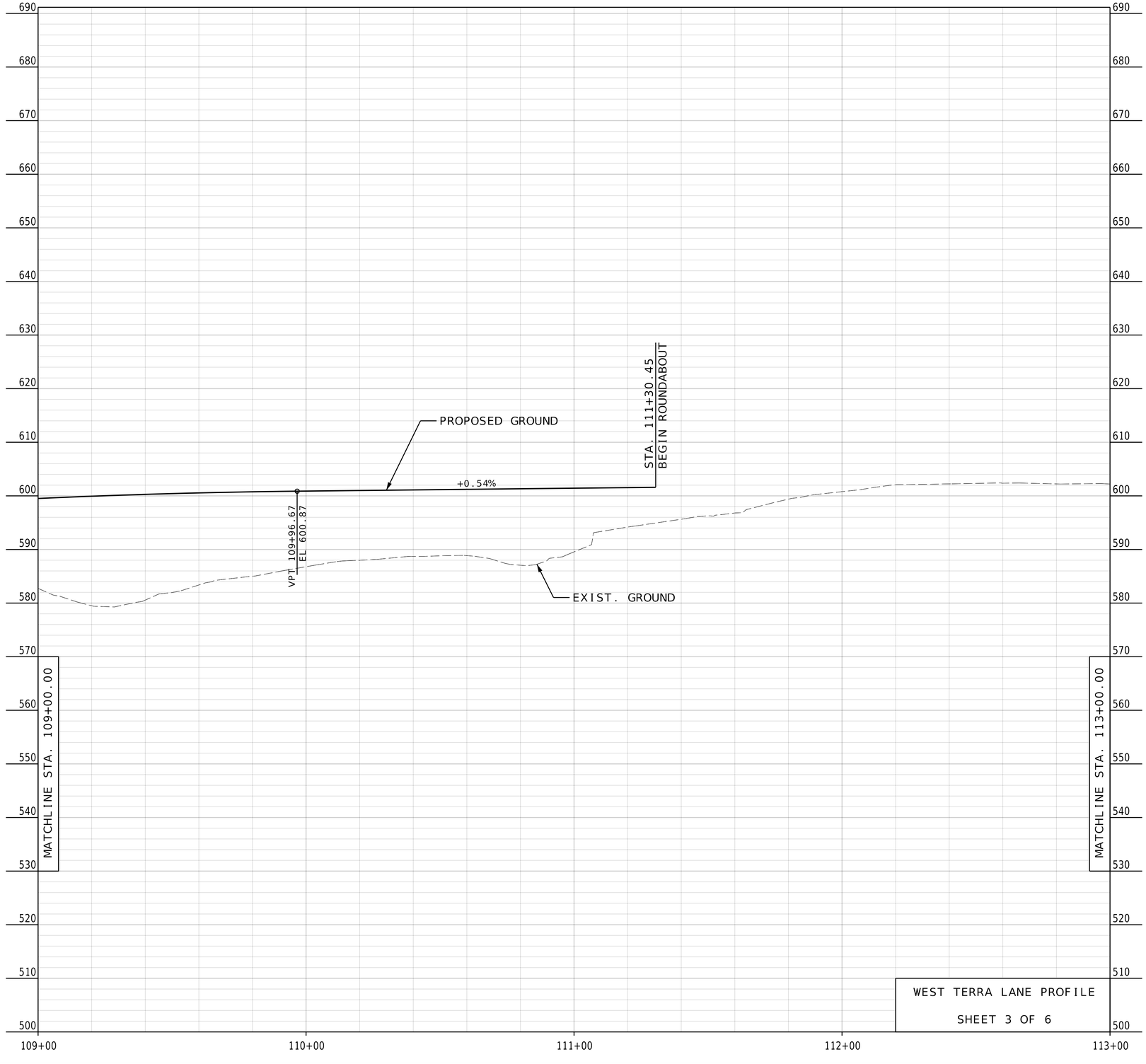
W TERRA LANE
REALIGNMENT

PROFILE SHEET
SHEET 2 OF 9

...\014-022_Profile_170.dgn 10:02:31 AM 4/3/2026



IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND DATED.

DATE PREPARED
4/3/2026

ROUTE	STATE
.	MO
DISTRICT	SHEET NO.
.	16

COUNTY
ST. CHARLES

JOB NO.
2317000

CONTRACT ID.
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PROJECT NO.
CMAQ-5401(727)

BRIDGE NO.
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DESCRIPTION	DATE
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THE POWER HOUSE AT UNION STATION
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PROFILE SHEET
SHEET 3 OF 9

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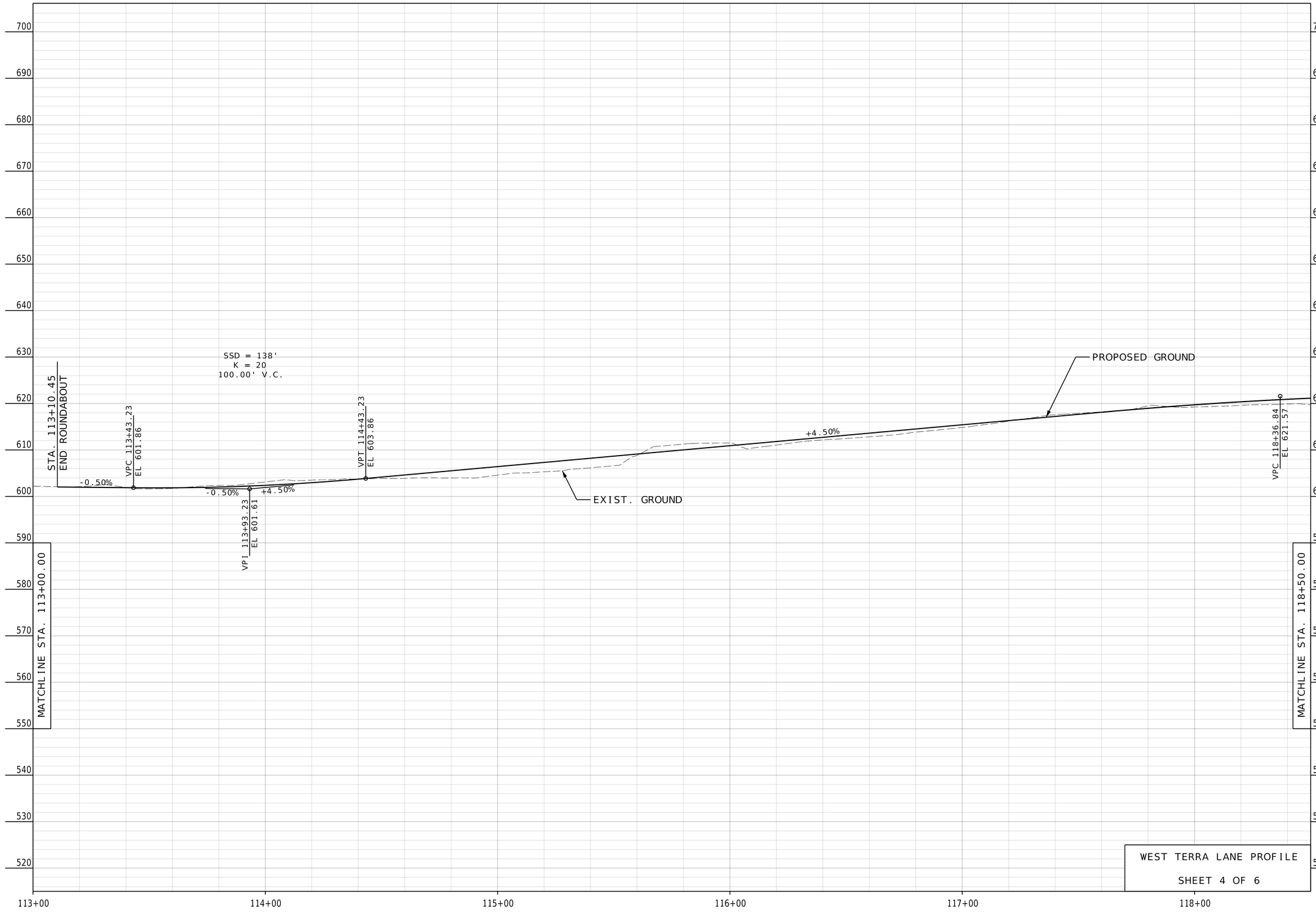


WEST TERRA LANE PROFILE

SHEET 4 OF 6

DATE PREPARED
4/3/2026

ROUTE	STATE
.	MO

DISTRICT	SHEET NO.
.	17

COUNTY
ST. CHARLES

JOB NO.
2317000

CONTRACT ID.
.

PROJECT NO.
CMAQ-5401(727)

BRIDGE NO.
.

DESCRIPTION	DATE
.	.

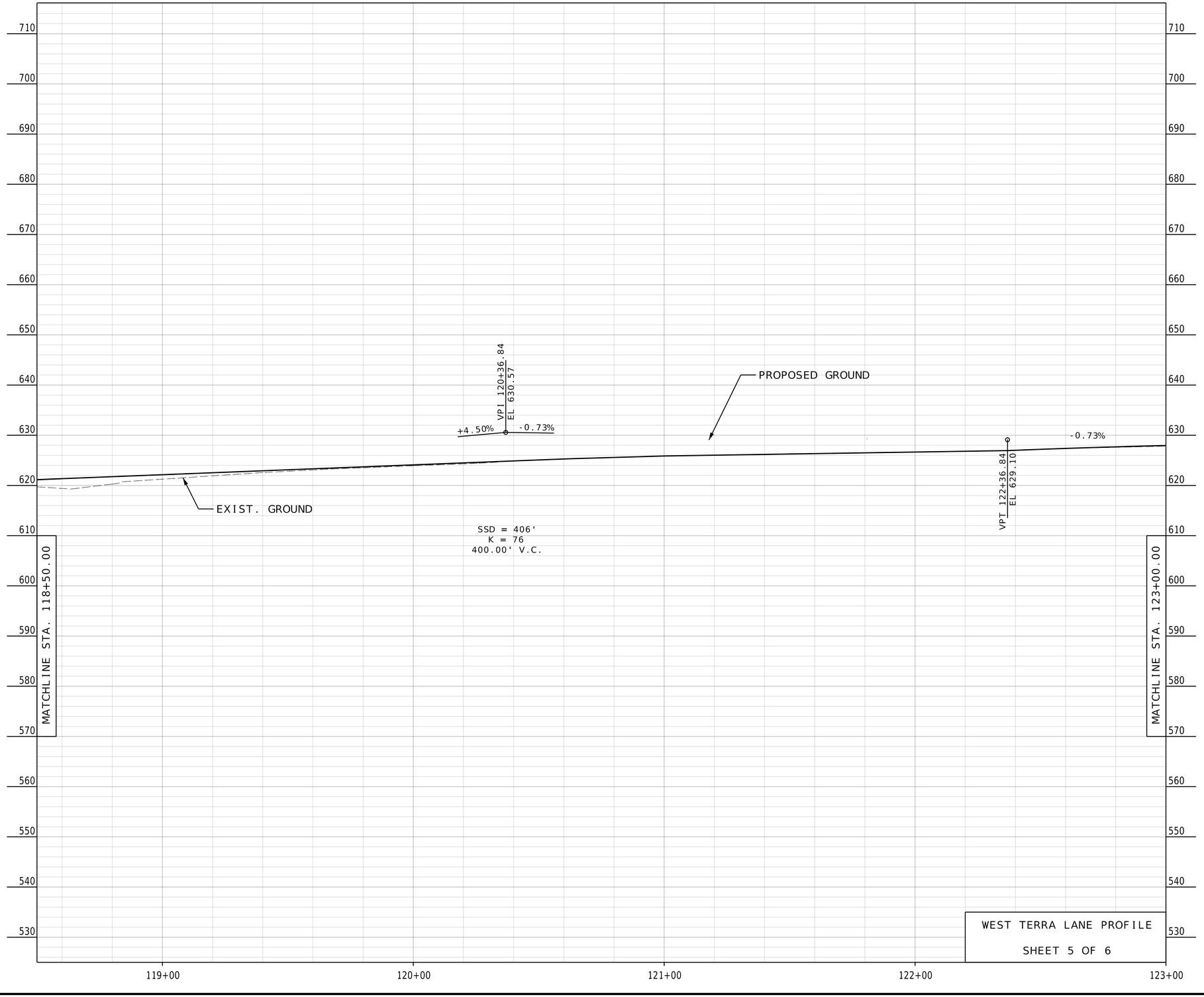
IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND DATED.

HORNER SHIFRIN
THE POWER HOUSE AT UNION STATION
401 S. 18th St., Ste. 400
ST. LOUIS, MO 63103-2296
314-531-4321 FAX: 314-531-6966
www.HornerShifrin.com
Certificate of Authority: 000159
Expiration Date: December 31, 2026

W TERRA LANE
REALIGNMENT

PROFILE SHEET
SHEET 4 OF 9

...\014-022_Profile_170.dgn 10:02:32 AM 4/3/2026



IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND DATED.

DATE PREPARED
4/3/2026

ROUTE	STATE
.	MO
DISTRICT	SHEET NO.
.	18

COUNTY
ST. CHARLES

JOB NO.
2317000

CONTRACT ID.
.

PROJECT NO.
CMAQ-5401(727)

BRIDGE NO.
.

DATE	DESCRIPTION
.	.

CITY of O'FALLON · MISSOURI · FOUNDED IN 1956 ·

HORNER SHIFRIN
THE POWER HOUSE AT UNION STATION
401 S. 18th St., Ste. 400
ST. LOUIS, MO 63103-2296
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W TERRA LANE
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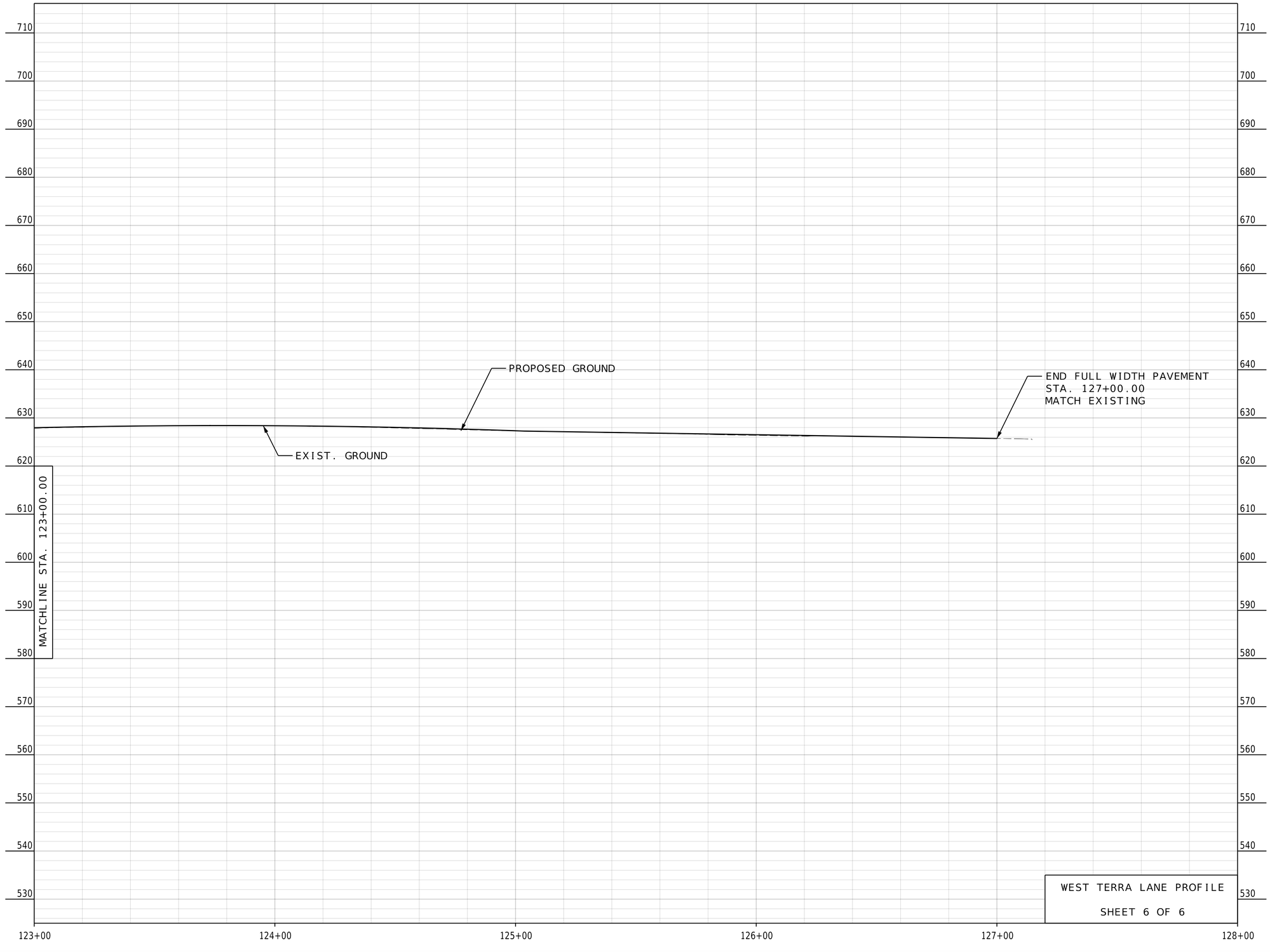
PROFILE SHEET
SHEET 5 OF 9

...\014-022_Profile_170.dgn 10:02:32 AM 4/3/2026



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DATE PREPARED
4/3/2026

ROUTE	STATE
.	MO
DISTRICT	SHEET NO.
.	19

COUNTY
ST. CHARLES

JOB NO.
2317000

CONTRACT ID.
.

PROJECT NO.
CMAQ-5401(727)

BRIDGE NO.
.

DESCRIPTION	DATE
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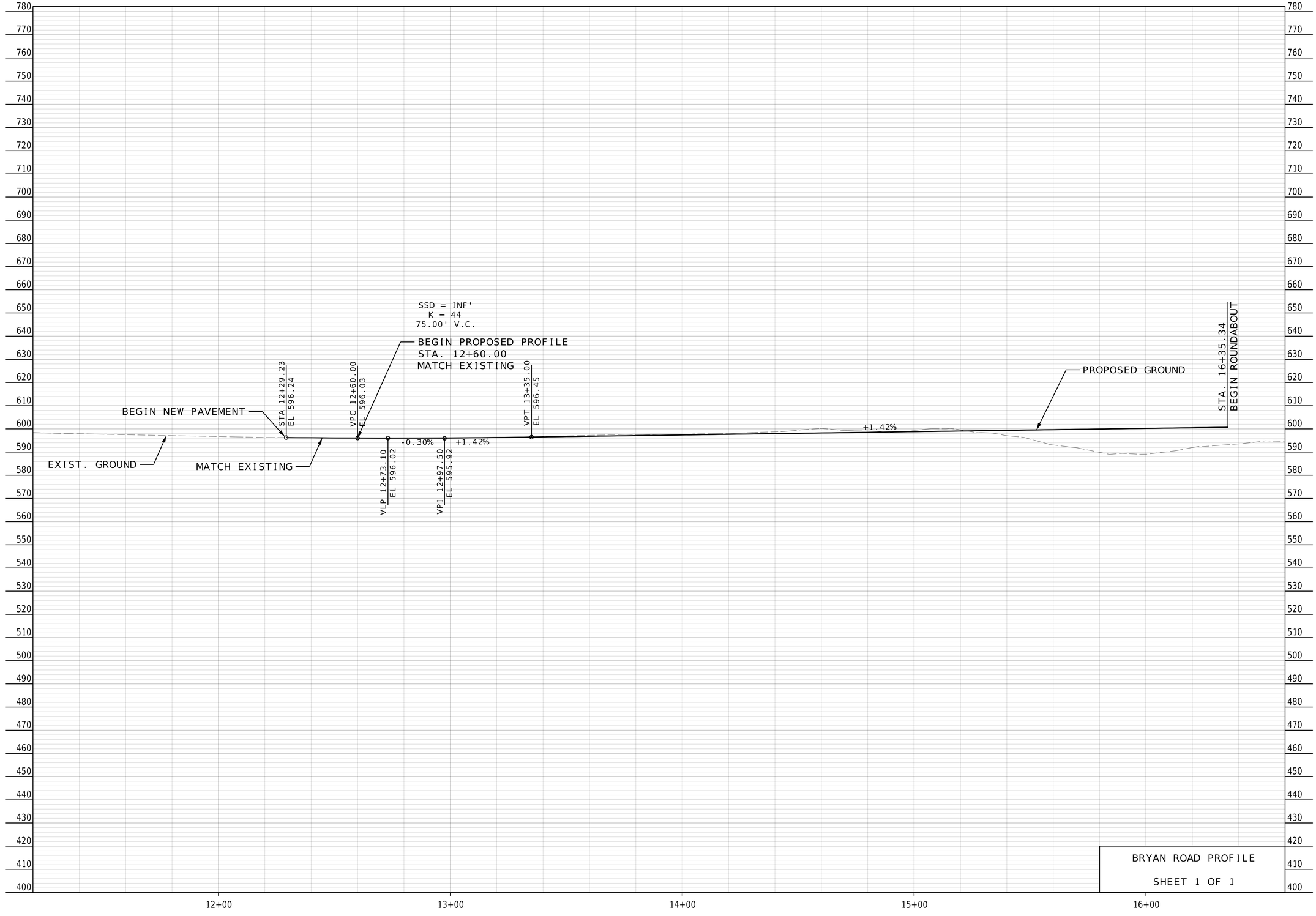
W TERRA LANE
REALIGNMENT

PROFILE SHEET
SHEET 6 OF 9



BRYAN ROAD PROFILE

SHEET 1 OF 1

DATE PREPARED
4/3/2026

ROUTE	STATE
.	MO
DISTRICT	SHEET NO.
.	20

COUNTY
ST. CHARLES

JOB NO.
2317000

CONTRACT ID.
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PROJECT NO.
CMAQ-5401(727)

BRIDGE NO.
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PROFILE SHEET
SHEET 7 OF 9

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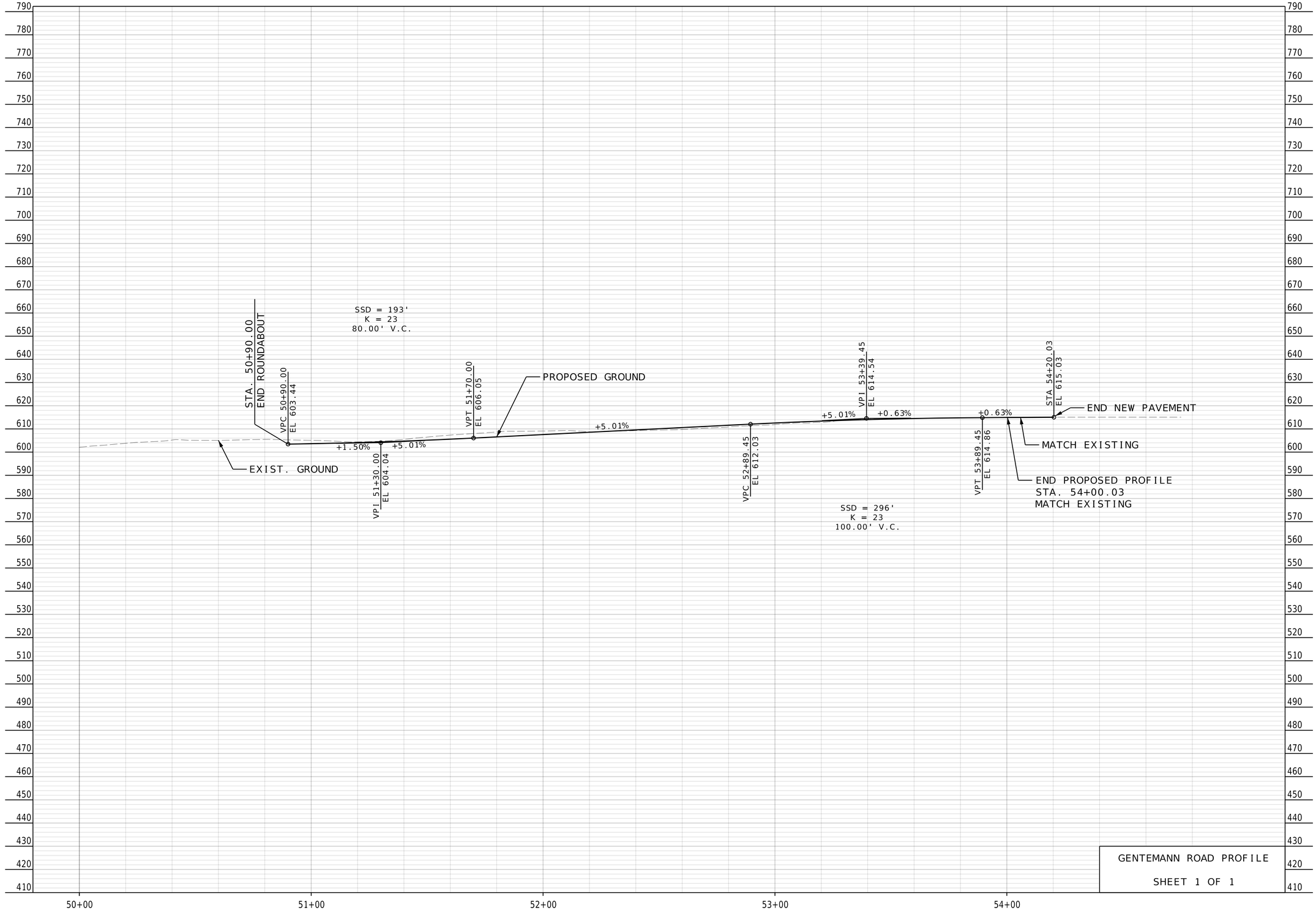

GENTEMANN ROAD PROFILE

SHEET 1 OF 1

DATE PREPARED
4/3/2026

ROUTE	STATE
.	MO
DISTRICT	SHEET NO.
.	21

COUNTY
ST. CHARLES

JOB NO.
2317000

CONTRACT ID.
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PROJECT NO.
CMAQ-5401(727)

BRIDGE NO.
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DATE	DESCRIPTION
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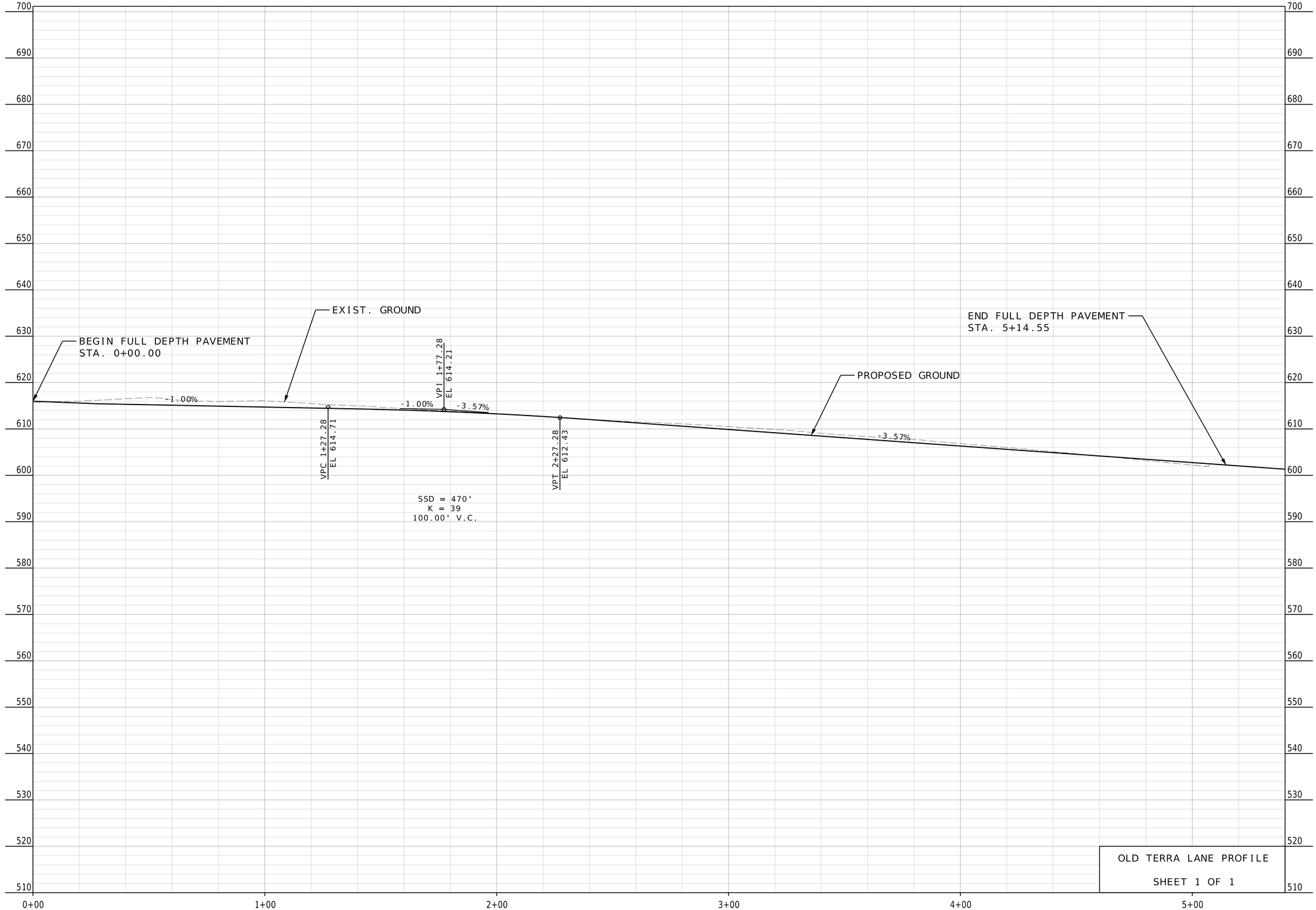
PROFILE SHEET
SHEET 8 OF 9

...\014-022_Profile_170.dgn 10:02:33 AM 4/3/2026



DATE PREPARED
4/3/2026

ROUTE	STATE
.	MO
DISTRICT	SHEET NO.
.	22

COUNTY
ST. CHARLES

JOB NO.
2317000

CONTRACT ID.
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PROJECT NO.
CMAQ-5401(727)

BRIDGE NO.
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DATE	DESCRIPTION
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W TERRA LANE REALIGNMENT

PROFILE SHEET
SHEET 9 OF 9

...\014-022_Profile_170.dgn 10:02:33 AM 4/3/2026

SCALE

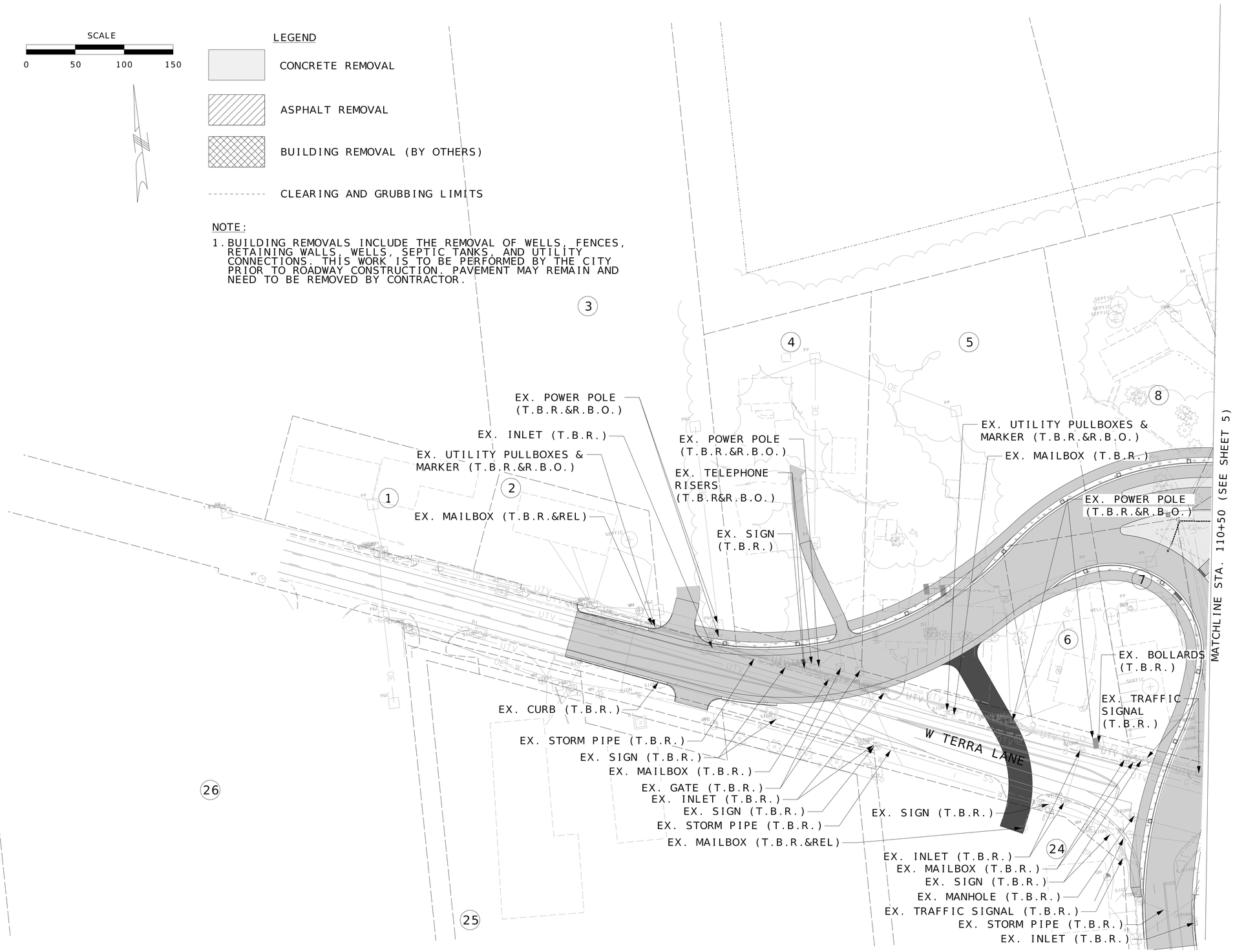
0 50 100 150

LEGEND

- CONCRETE REMOVAL
- ASPHALT REMOVAL
- BUILDING REMOVAL (BY OTHERS)
- CLEARING AND GRUBBING LIMITS

NOTE:

1. BUILDING REMOVALS INCLUDE THE REMOVAL OF WELLS, FENCES, RETAINING WALLS, WELLS, SEPTIC TANKS, AND UTILITY CONNECTIONS. THIS WORK IS TO BE PERFORMED BY THE CITY PRIOR TO ROADWAY CONSTRUCTION. PAVEMENT MAY REMAIN AND NEED TO BE REMOVED BY CONTRACTOR.



...\023-025_Removals_170.dgn 10:03:03 AM 4/3/2026

DATE PREPARED 4/3/2026

ROUTE	STATE
	MO
DISTRICT	SHEET NO.
	23

COUNTY: ST. CHARLES

JOB NO.: 2317000

CONTRACT ID.:

PROJECT NO.: CMAQ-5401(727)

BRIDGE NO.:

DESCRIPTION	DATE

IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND DATED.

HORNER SHIFRIN
THE POWER HOUSE AT UNION STATION
401 S. 18th St., Ste. 400
ST. LOUIS, MO 63103-2296
314-531-4321 FAX: 314-531-6966
www.HornerShifrin.com
Certificate of Authority: 000159
Expiration Date: December 31, 2026

W TERRA LANE REALIGNMENT

REMOVAL PLAN
SHEET 1 OF 3

LEGEND

CONCRETE REMOVAL

ASPHALT REMOVAL

BUILDING REMOVAL (BY OTHERS)

CLEARING AND GRUBBING LIMITS

NOTE:

1. BUILDING REMOVALS INCLUDE THE REMOVAL OF WELLS, FENCES, RETAINING WALLS, WELLS, SEPTIC TANKS, AND UTILITY CONNECTIONS. THIS WORK IS TO BE PERFORMED BY THE CITY PRIOR TO ROADWAY CONSTRUCTION. PAVEMENT MAY REMAIN AND NEED TO BE REMOVED BY CONTRACTOR.

EX. POWER POLE (T.B.R.&R.B.O.)
EX. MAILBOX (T.B.R.)
EX. TELEPHONE RISER (T.B.R.)
EX. POWER POLE (T.B.R.&R.B.O.)
EX. POWER POLE (T.B.R.&R.B.O.)
EX. SIGN (T.B.R.)
GENTEMAN ROAD
EX. TELEPHONE RISER (T.B.R.)
EX. PULL BOX (T.B.R.)
EX. SIGN (T.B.R.)
EX. CONC. BLOCKS (T.B.R.) (TYP.)
EX. GRAVEL LOT (T.B.R.)
EX. CMP (T.B.R.)
EX. SIGN (T.B.R.)
EX. SIGNS (T.B.R.)
EX. POWER POLE (T.B.R.&R.B.O.)
EX. MAILBOX (T.B.R.)
EX. HYDRANT (T.B.R.&R.B.O.)
EX. POWER POLE (T.B.R.&R.B.O.)
EX. CMP (T.B.R.)
EX. POWER POLE (T.B.R.&R.B.O.)
EX. SIGNS (T.B.R.)
EX. SIGNS (T.B.R.)
EX. POWER POLE (T.B.R.&R.B.O.)
EX. TELEPHONE RISER (T.B.R.)
EX. RCP (T.B.R.)
EX. BOLLARDS (T.B.R.)
EX. SIGN (T.B.R.)
EX. STORM INLET AND PIPE (T.B.R.)
EX. SIGNS (T.B.R.)
EX. TELEPHONE RISERS (T.B.R.)
EX. SIGNS (T.B.R.)
EX. POWER POLE (T.B.R.&R.B.O.)
EX. INLET (T.B.R.)
EX. CURB (T.B.R.)
EX. SIGN (T.B.R.)
EX. POWER POLE (T.B.R.&R.B.O.)
EX. STORM MANHOLE AND PIPE (T.B.R)
EX. SIGNAL POLE (T.B.R.)
EX. SIGN (T.B.R.)
W TERRA LANE
MATCHLINE STA. 110+50 (SEE SHEET 4)
MATCHLINE STA. 123+50 (SEE SHEET 6)
9
10
11
12
13
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16
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DATE PREPARED 4/3/2026
ROUTE
STATE MO
DISTRICT
SHEET NO. 24
COUNTY ST. CHARLES
JOB NO. 2317000
CONTRACT ID.
PROJECT NO. CMAQ-5401(727)
BRIDGE NO.

DESCRIPTION
DATE

IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND DATED.

HORNER SHIFRIN
THE POWER HOUSE AT UNION STATION
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ST. LOUIS, MO 63103-2296
314-531-4321 FAX: 314-531-6966
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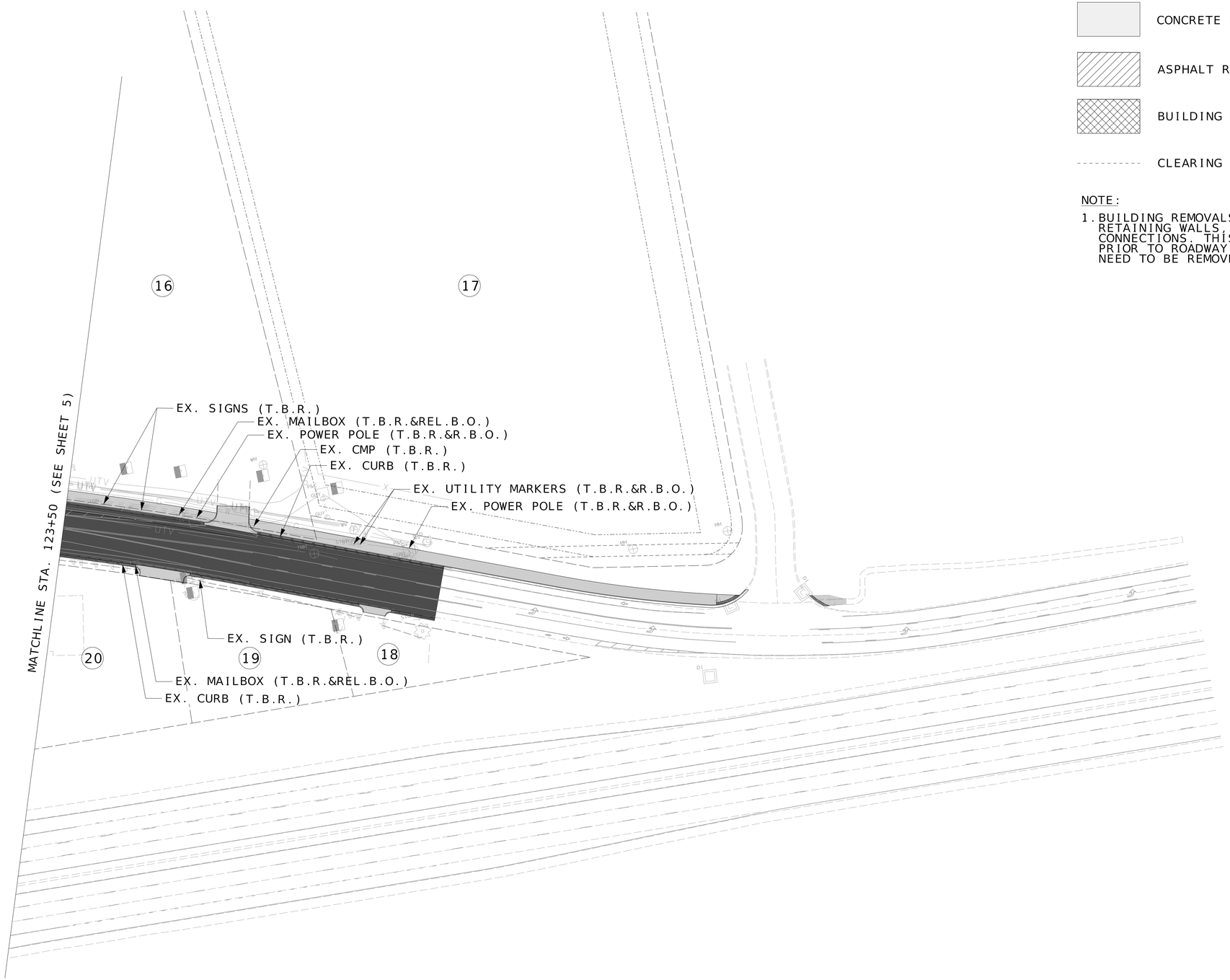
W TERRA LANE REALIGNMENT

REMOVAL PLAN
SHEET 2 OF 3

...\023-025_Removals_170.dgn 10:03:03 AM 4/3/2026



LEGEND

- CONCRETE REMOVAL
- ASPHALT REMOVAL
- BUILDING REMOVAL (BY OTHERS)
- CLEARING AND GRUBBING LIMITS

NOTE:

1. BUILDING REMOVALS INCLUDE THE REMOVAL OF WELLS, FENCES, RETAINING WALLS, WELLS, SEPTIC TANKS, AND UTILITY CONNECTIONS. THIS WORK IS TO BE PERFORMED BY THE CITY PRIOR TO ROADWAY CONSTRUCTION. PAVEMENT MAY REMAIN AND NEED TO BE REMOVED BY CONTRACTOR.

SCALE

0 50 100 150

IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND DATED.

DATE PREPARED
4/3/2026

ROUTE	STATE
	MO
DISTRICT	SHEET NO.
	25

COUNTY
ST. CHARLES

JOB NO.
2317000

CONTRACT ID.

PROJECT NO.
CMAQ-5401(727)

BRIDGE NO.

DATE	DESCRIPTION

FOUNDED IN 1856 · CITY OF O'FALLON · MISSOURI

HORNER SHIFRIN
THE POWER HOUSE AT UNION STATION
401 S. 18th St., Ste. 400
ST. LOUIS, MO 63103-2296
314-531-4321 FAX: 314-531-6966
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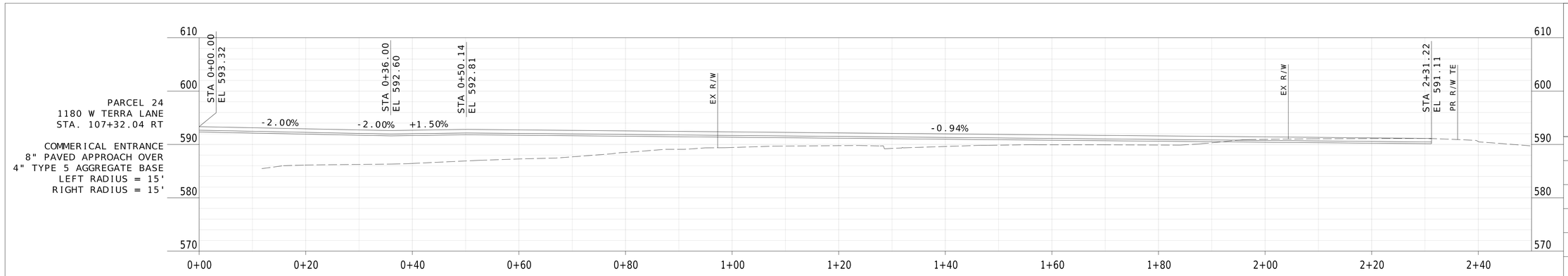
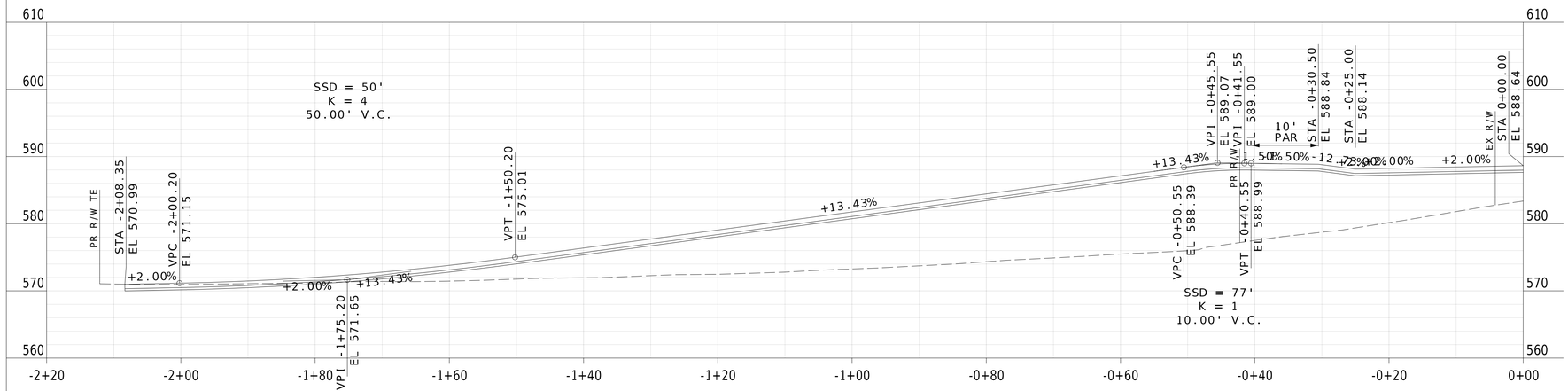
W TERRA LANE REALIGNMENT

REMOVAL PLAN SHEET 3 OF 3



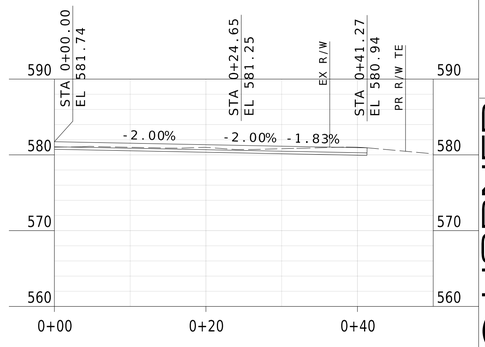
PARCEL 24
1180 W TERRA LANE
STA. 107+32.04 RT

COMMERICAL ENTRANCE
8" PAVED APPROACH OVER
4" TYPE 5 AGGREGATE BASE
LEFT RADIUS = 15'
RIGHT RADIUS = 15'



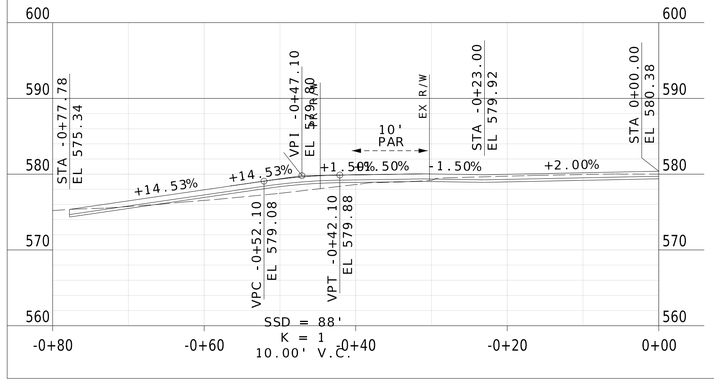
PARCEL 4
1225 W TERRA LANE
STA. 106+28.20 LT

RESIDENTIAL ENTRANCE
8" PAVED APPROACH OVER 4" TYPE 5 AGGREGATE BASE
RADIUS LEFT = 10'
RADIUS RIGHT = 10'



PARCEL 25
1270 W TERRA LANE
STA. 104+74.71 RT

COMMERCIAL ENTRANCE
8" PAVED APPROACH OF 4" TYPE 5 AGGREGATE BASE
RADIUS LEFT = 12'
RADIUS RIGHT = 12'



PARCEL 3
1245 W TERRA LANE
STA. 104+44.51 LT
COMMERCIAL ENTRANCE

8" PAVED APPROACH OVER 4" TYPE 5 AGGREGATE BASE
RADIUS LEFT = 20'
RADIUS RIGHT = 20'

DATE PREPARED
4/3/2026

ROUTE | STATE
MO

DISTRICT | SHEET NO.
26

COUNTY
ST. CHARLES

JOB NO.
2317000

CONTRACT ID.

PROJECT NO.
CMAQ-5401(727)

BRIDGE NO.

DESCRIPTION

DATE

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CITY OF O'FALLON · MISSOURI · FOUNDED IN 1816

HORNER SHIFRIN
THE POWER HOUSE AT UNION STATION
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ST. LOUIS, MO 63103-2296
314-531-4321 FAX: 314-531-6966
www.HornerShifrin.com
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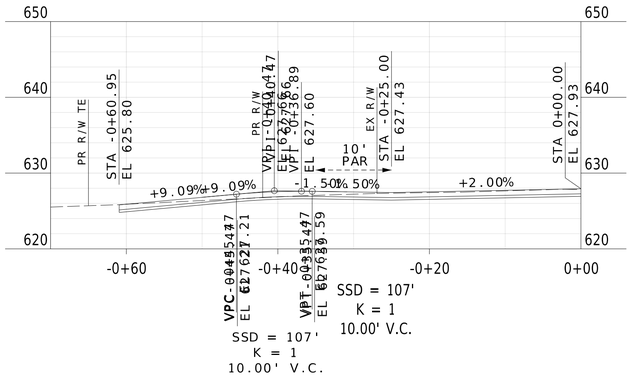
W TERRA LANE REALIGNMENT
W TERRA LANE ENTRANCE PROFILE
SHEET 1 OF 3

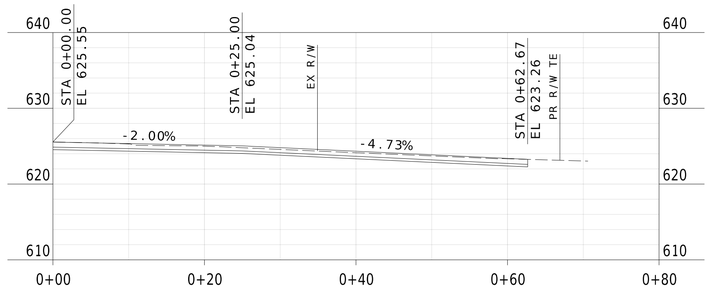


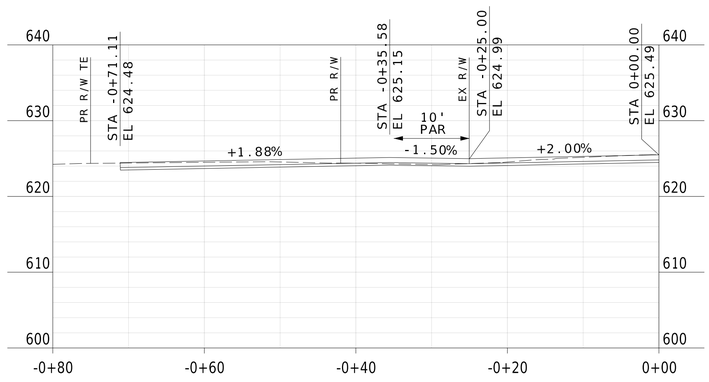
PARCEL 16
1075 W TERRA LANE
STA. 122+98.63 LT

COMMERCIAL ENTRANCE
8" PAVED APPROACH OVER 4" TYPE 5 AGGREGATE BASE
LEFT RADIUS = 10'
RIGHT RADIUS = 10'

PARCEL 21
1080 W TERRA LANE
STA. 120+77.58 RT

COMMERICAL ENTRANCE
8" PAVED APPROACH OVER 4" TYPE 5 AGGREGATE BASE
LEFT RADIUS = 20'
RIGHT RADIUS = 20'





PARCEL 25
STA. 120+74.06 LT

FIELD ENTRANCE
8" PAVED APPROACH OVER 4" TYPE 5 AGGREGATE BASE
LEFT RADIUS = 10'
RIGHT RADIUS = 10'

DATE PREPARED
4/3/2026

ROUTE
STATE
MO

DISTRICT
SHEET NO.
27

COUNTY
ST. CHARLES

JOB NO.
2317000

CONTRACT ID.

PROJECT NO.
CMAQ-5401(727)

BRIDGE NO.

DESCRIPTION

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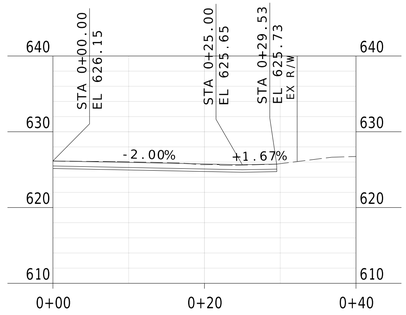
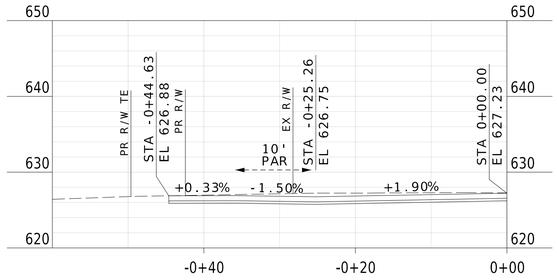
W TERRA LANE
REALIGNMENT
W TERRA LANE
ENTRANCE PROFILE
SHEET 2 OF 3

PARCEL 18
W TERRA LANE
STA. 126+44.76 RT

COMMERCIAL ENTRANCE
8" PAVED APPROACH OVER 4" TYPE 5 AGGREGATE BASE
RADIUS LEFT = 5'
RADIUS RIGHT = 5'



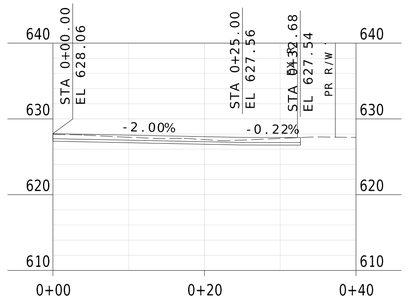


PARCEL 16
1075 W TERRA LANE
STA. 125+06.70

COMMERICAL ENTRANCE
8"PAVED APPROACH OVER 4" TYPE 5 AGGREGATE BASE
LEFT RADIUS = 10'
RIGHT RADIUS = 10'

PARCEL 20
1080 W TERRA LANE
STA. 124+46.74 RT

COMMERICAL ENTRANCE
8" PAVED APPROACH OVER 4" TYPE 5 AGGREGATE BASE
LEFT RADIUS = 5'
RIGHT RADIUS = 5'



DATE PREPARED
4/3/2026
ROUTE
STATE
MO
DISTRICT
SHEET NO.
28
COUNTY
ST. CHARLES
JOB NO.
2317000
CONTRACT ID.
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BRIDGE NO.

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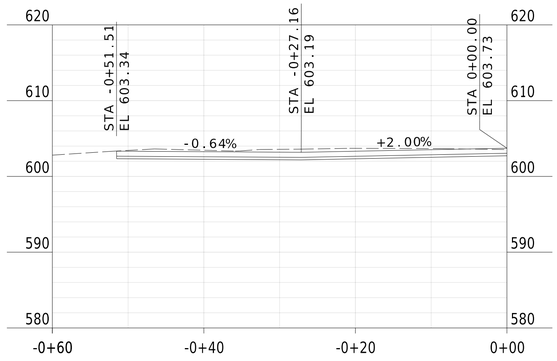
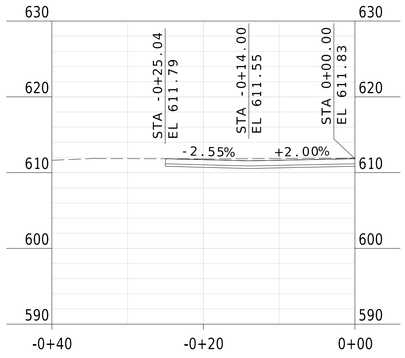
W TERRA LANE REALIGNMENT
W TERRA LANE
ENTRANCE PROFILE
SHEET 3 OF 3



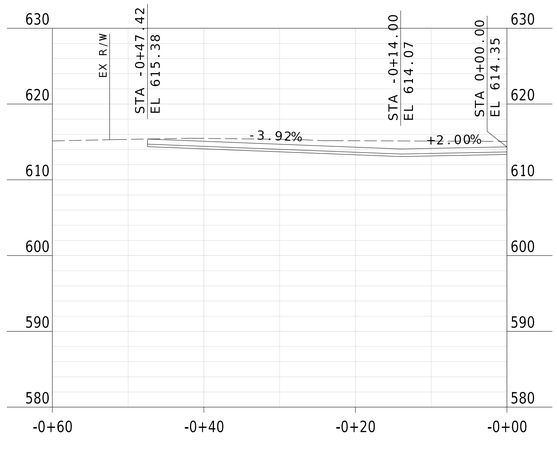
PARCEL 23
1172 OLD TERRA COURT
STA. 4+52.57 LT

COMMERICAL ENTRANCE
8" PAVED APPROACH OVER 4" TYPE 5 AGGREGATE BASE
LEFT RADIUS = 15'
RIGHT RADIUS = 15'



PARCEL 22
OLD TERRA COURT
STA. 02+43.43 LT

COMMERCIAL ENTRANCE
8" PAVED APPROACH OVER 4" TYPE 5 AGGREGATE BASE
LEFT RADIUS = 15'
RIGHT RADIUS = 15'



PARCEL 22
OLD TERRA COURT
STA. 1+36.15 LT

COMMERCIAL ENTRANCE
8" PAVED APPROACH OVER 4" TYPE 5 AGGREGATE BASE
LEFT RADIUS = 15'
RIGHT RADIUS = 15'

DATE PREPARED
4/3/2026

ROUTE | STATE
MO

DISTRICT | SHEET NO.
29

COUNTY
ST. CHARLES

JOB NO.
2317000

CONTRACT ID.

PROJECT NO.
CMAQ-5401(727)

BRIDGE NO.

DESCRIPTION	DATE

IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND DATED.

HORNER SHIFRIN
THE POWER HOUSE AT UNION STATION
401 S. 18th St., Ste. 400
ST. LOUIS, MO 63103-2296
314-531-4321 FAX: 314-531-6966
www.HornerShifrin.com
Certificate of Authority: 000159
Expiration Date: December 31, 2026

W TERRA LANE REALIGNMENT
TERRA COURT
ENTRANCE PROFILE
SHEET 1 OF 1

Luminaire Type

Class A (Type 2)	ATB0-P203-MVOLT-R2-3000K-GRAY-NL-P7
Mounting Height:	30 ft
Luminaire Lumens:	10,050
Luminaire Wattage:	70
Class A (Type 3)	ATB0-P203-MVOLT-R3-3000K-GRAY-NL-P7
Mounting Height:	30 ft
Luminaire Lumens:	9,470
Luminaire Wattage:	70
Lamp Lumen Depreciation (LLD):	0.93 (rated at 100,00 hours and at 25°C)
Luminaire Dirt Depreciation (LDD):	0.90
Light Loss Factor (LLF):	0.84

Design Criteria for Roundabout (RP-8-21)

Pedestrian Activity Classification:	Low
Lighting Type:	Not Continuous Lighting
Pavement Type:	Concrete (R1)

Intersection	Bryan Rd & W Terra Ln	
	Partial Lighting	
Roadway Functional Classification	Major/Collector	
Pedestrian Activity Level	Low	
Illuminance Measurements	Requirements	Results
Average Maintained (fc)	0.70	2.62
Max Uniformity Ratio (Avg/Min)	6.00	2.82

Design Criteria for Crosswalks (RP-8-21)

Approach	Average Maintained (fc)	Max Uniformity Ratio (Avg/Min)
Requirements	0.70	6.00
North Leg (Pedestrian Crossing)		
Entering Approach	1.01	1.10
Exiting Approach	0.82	1.15
South Leg (Bike Path)		
Entering Approach (Through Lane)	0.78	2.60
Entering Approach (Right Lane)	1.16	1.97
Exiting Approach	0.82	2.28
West Leg (Pedestrian Crossing)		
Entering Approach (Through Lane)	0.73	1.40
Entering Approach (Right Lane)	1.39	2.73
Exiting Approach	0.87	1.05

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ROUTE | STATE
MO

DISTRICT | SHEET NO.
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COUNTY
ST. CHARLES

JOB NO.
2317000

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CITY of O'FALLON · MISSOURI · FOUNDED IN 1856

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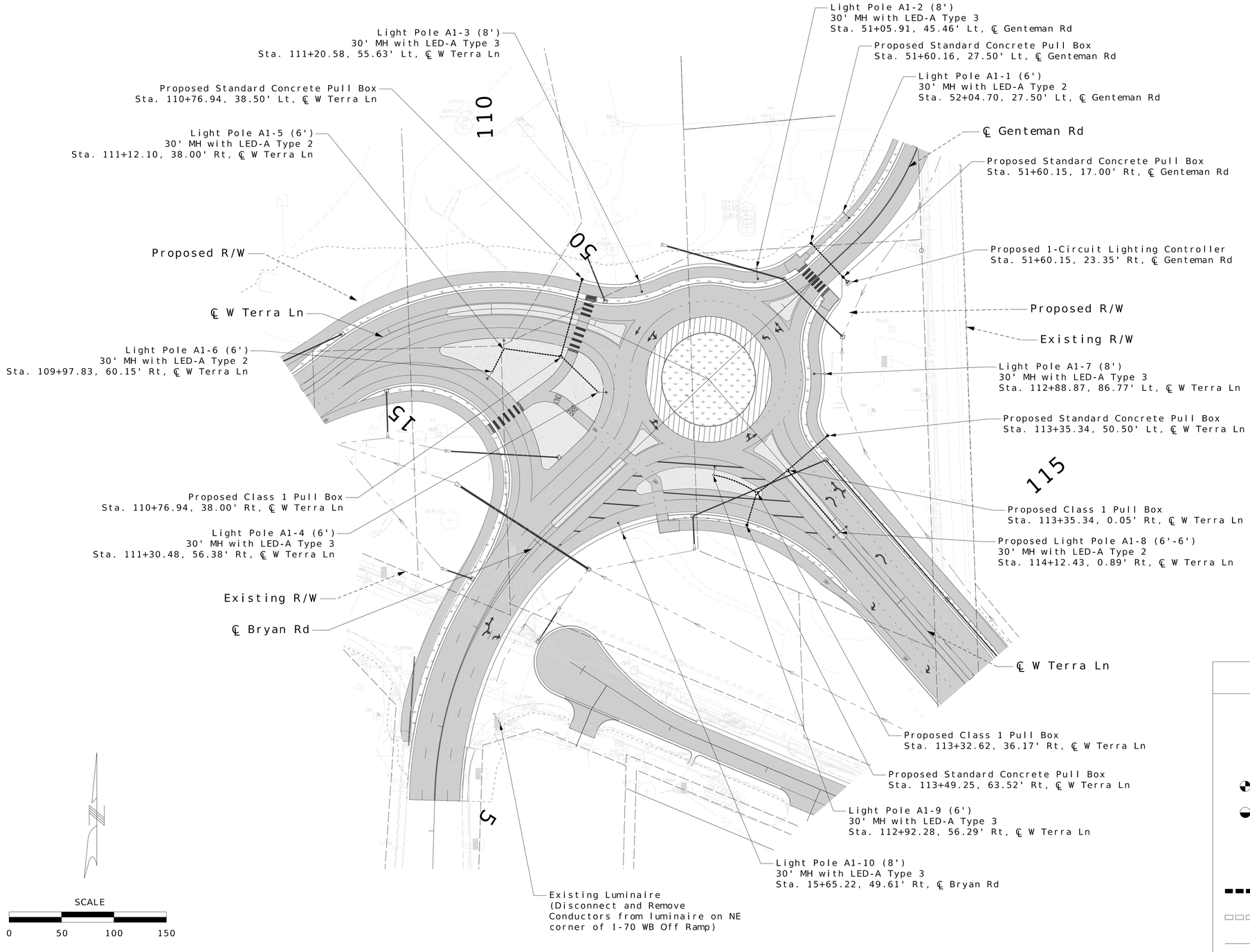
GENERAL NOTE
STREET LIGHTING PLAN
SHEET 1 OF 2



LIGHTING LEGEND

- LIGHTING CONTROLLER
- WOOD POST
- POWER SUPPLY
- LED-A (TYPE 2) LUMINAIRE
- LED-B (TYPE 3) LUMINAIRE
- PULL BOX, CONCRETE (STANDARD)
- PULL BOX, PREFORMED (CLASS 1)
- CONDUIT, RIGID (TRENCH)
- CONDUIT, RIGID (PUSHED)
- CABLE-CONDUIT

DATE PREPARED
4/3/2026

ROUTE	STATE
	MO
DISTRICT	SHEET NO.
	31

COUNTY
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CMAQ-5401(727)

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CITY of O'FALLON · MISSOURI · FOUNDED IN 1859

HORNER SHIFRIN
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W TERRA LANE
STREET LIGHTING PLAN
SHEET 2 OF 2

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4/3/2026

ROUTE	STATE
	MO
DISTRICT	SHEET NO.
	32

COUNTY
ST. CHARLES

JOB NO.
2317000

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CMAQ-5401(727)

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CITY OF O'FALLON · MISSOURI · FOUNDED IN 1856

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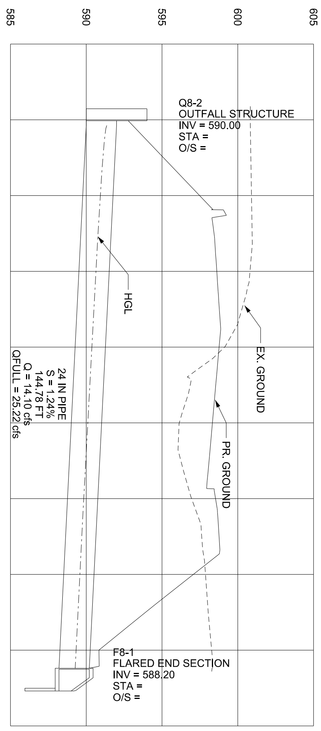
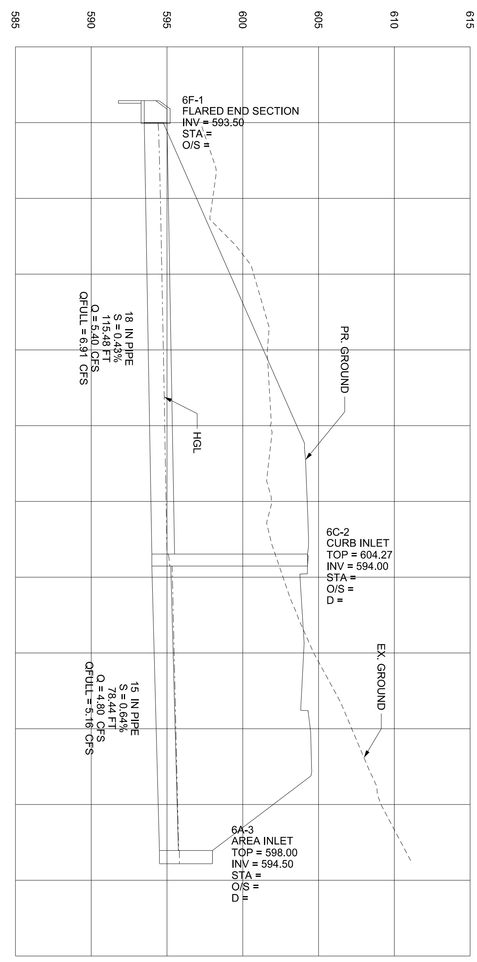
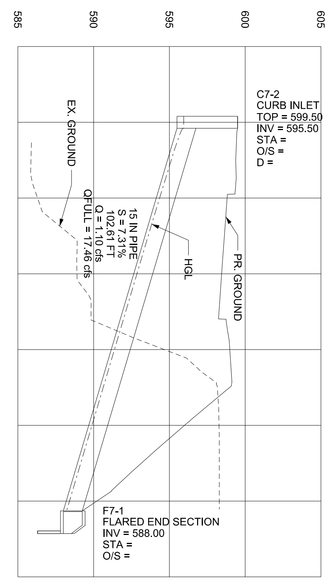
W TERRA LANE
REALIGNMENT

STORM SEWER PROFILES
SHEET 1 OF 4







W TERRA LANE
REALIGNMENT

STORM SEWER PROFILES
SHEET 2 OF 4

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PROJECT NO. CMAQ-5401(727)
BRIDGE NO.
CONTRACT ID.
JOB NO. 2317000
COUNTY ST. CHARLES
DISTRICT
SHEET NO. 33
ROUTE
STATE MO
DATE PREPARED 4/3/2026

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ROUTE | STATE
MO

DISTRICT | SHEET NO.
34

COUNTY
ST. CHARLES

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CMAQ-5401(727)

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CITY of O'FALLON · MISSOURI · FOUNDED IN 1856

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W TERRA LANE
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STORM SEWER PROFILES
SHEET 3 OF 4

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4/3/2026

ROUTE | STATE
MO

DISTRICT | SHEET NO.
35

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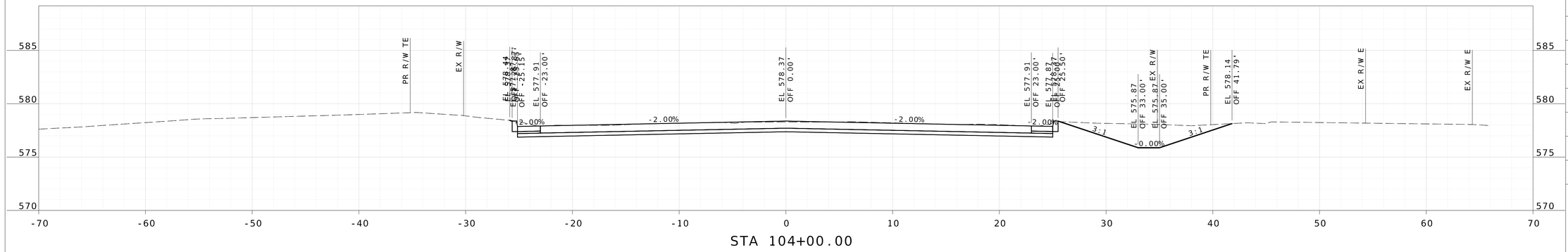
W TERRA LANE
REALIGNMENT

STORM SEWER PROFILES
SHEET 4 OF 4



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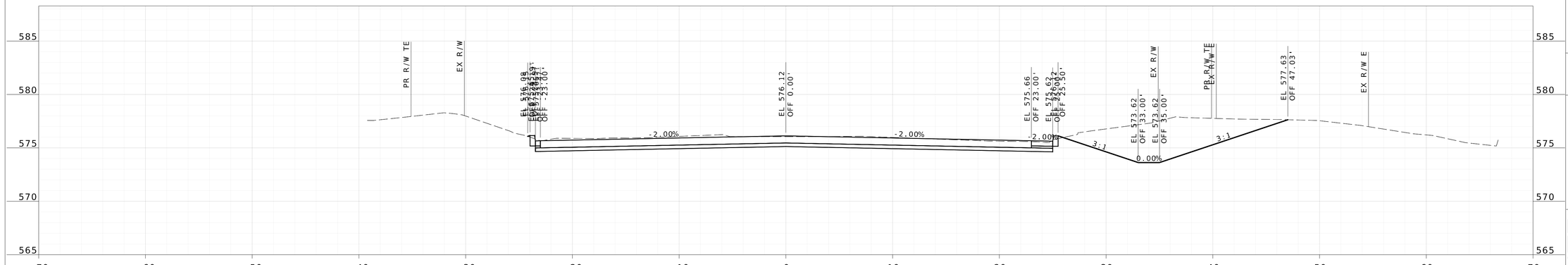

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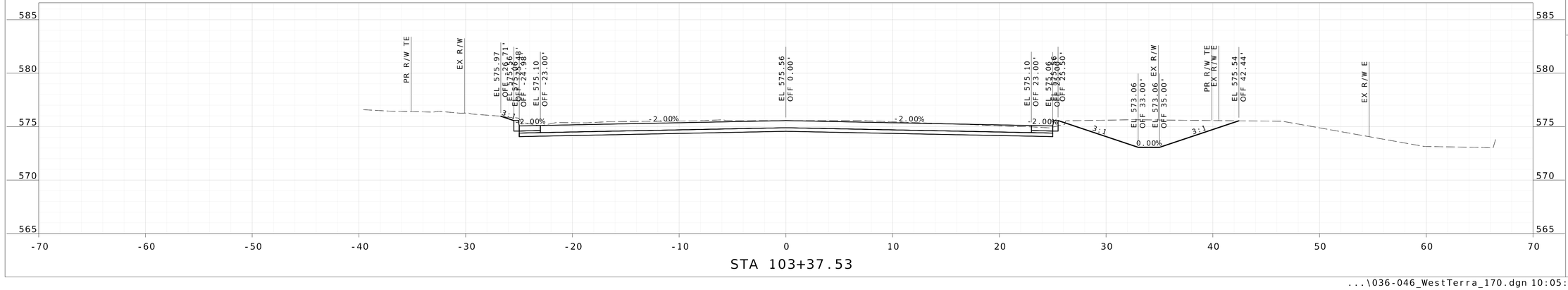

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ROUTE	STATE
	MO
DISTRICT	SHEET NO.
	36

COUNTY
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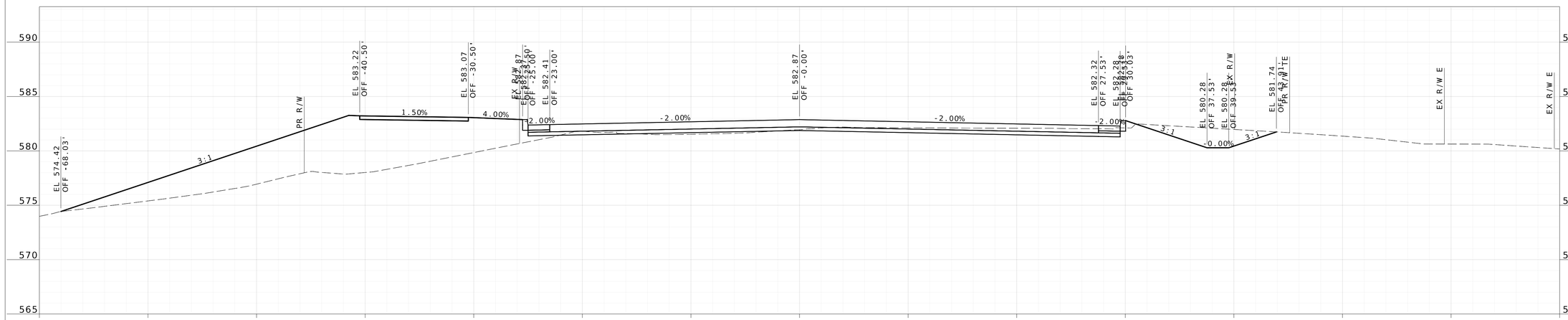
W TERRA LANE REALIGNMENT
W TERRA LANE
CROSS SECTIONS
SHEET 1 OF 24



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ROUTE	STATE
	MO
DISTRICT	SHEET NO.
	37

COUNTY
ST. CHARLES

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SHEET 2 OF 24

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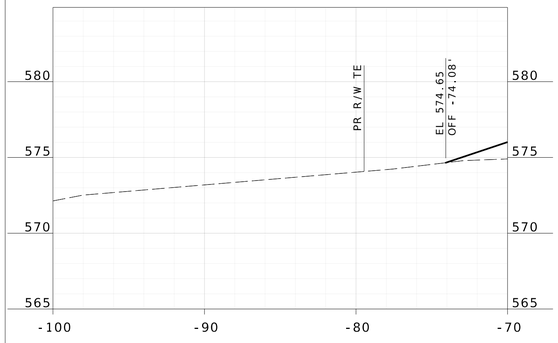

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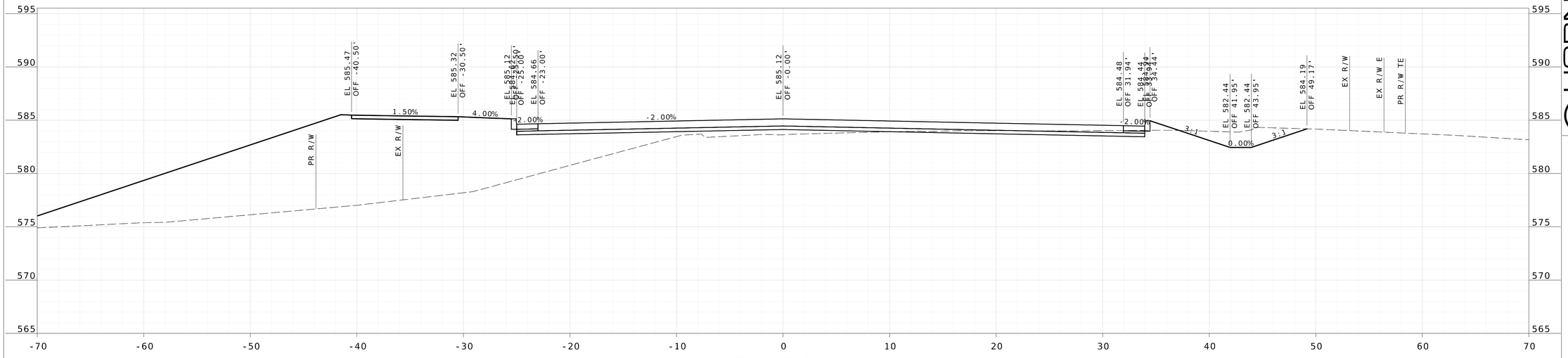

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DATE PREPARED
4/3/2026

ROUTE	STATE
	MO
DISTRICT	SHEET NO.
	38

COUNTY
ST. CHARLES

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W TERRA LANE
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W TERRA LANE
CROSS SECTIONS
SHEET 3 OF 24

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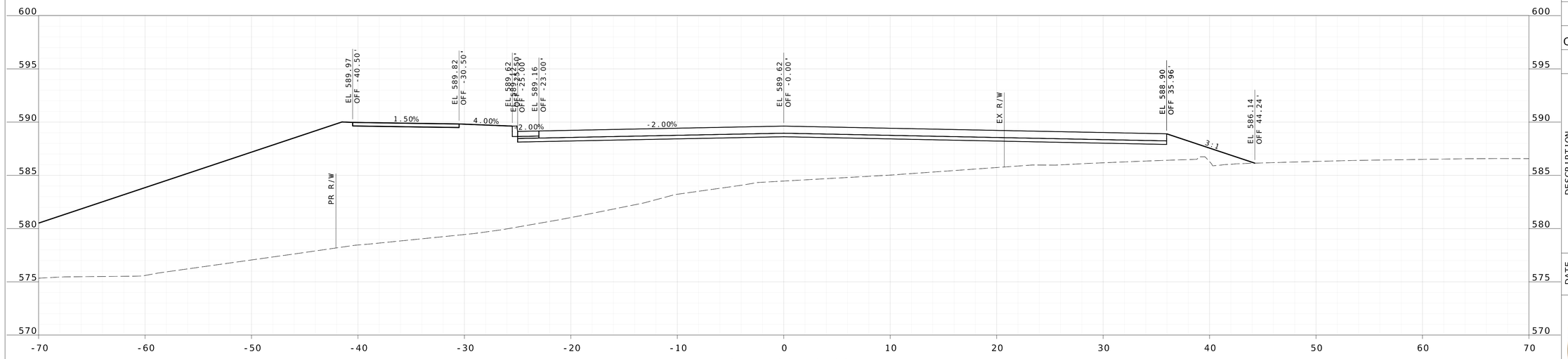

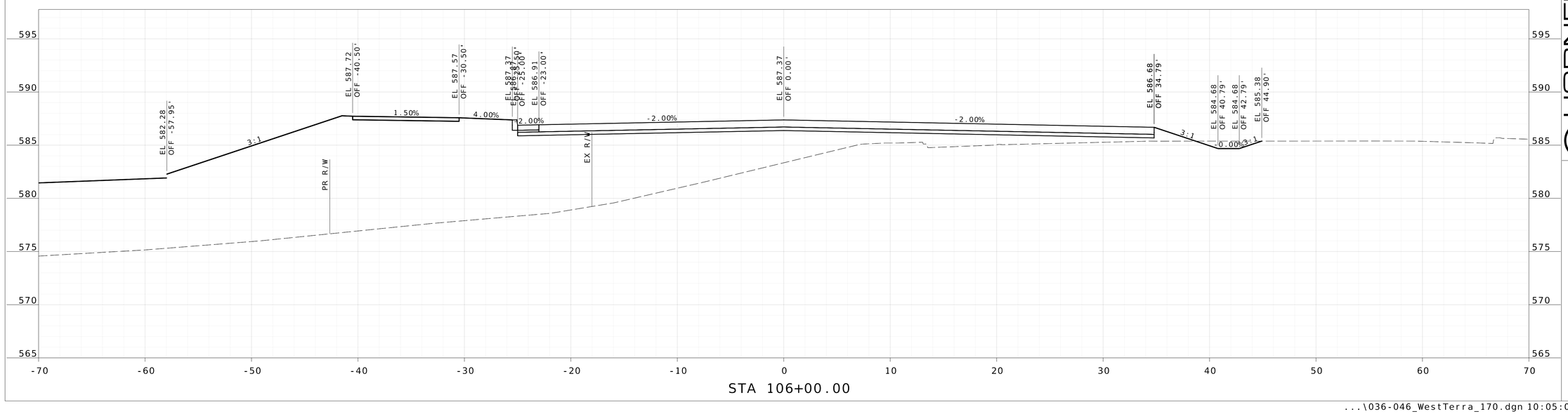

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ROUTE	STATE
	MO
DISTRICT	SHEET NO.
	39

COUNTY
ST. CHARLES

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W TERRA LANE
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W TERRA LANE
CROSS SECTIONS
SHEET 4 OF 24

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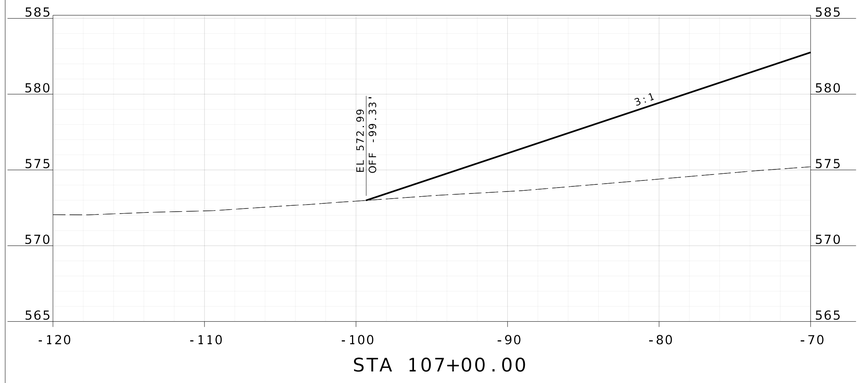

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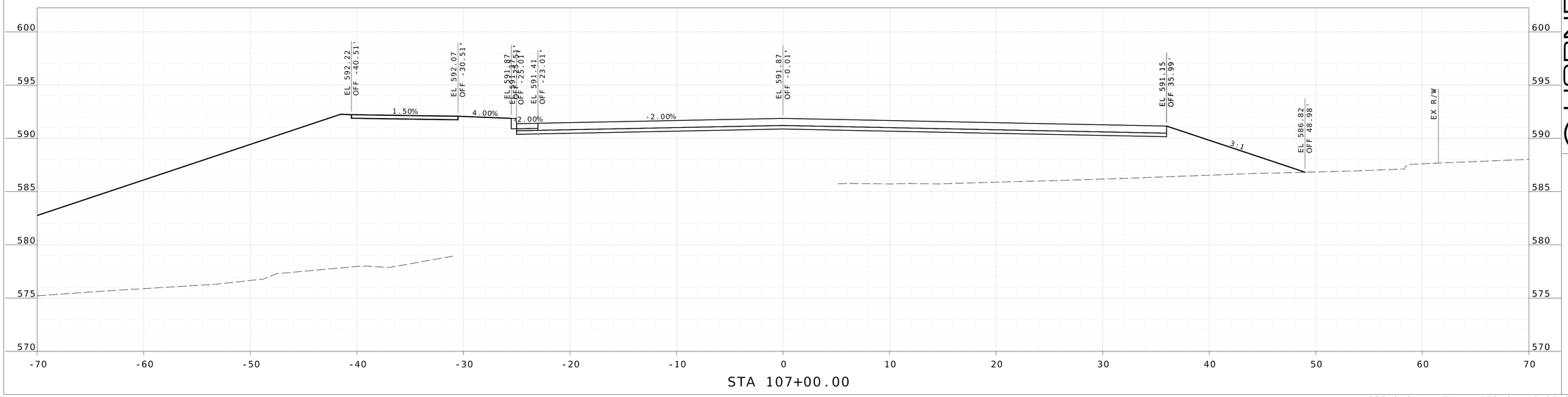

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DATE PREPARED
4/3/2026

ROUTE | STATE
MO

DISTRICT | SHEET NO.
40

COUNTY
ST. CHARLES

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REALIGNMENT
W TERRA LANE
CROSS SECTIONS
SHEET 5 OF 24

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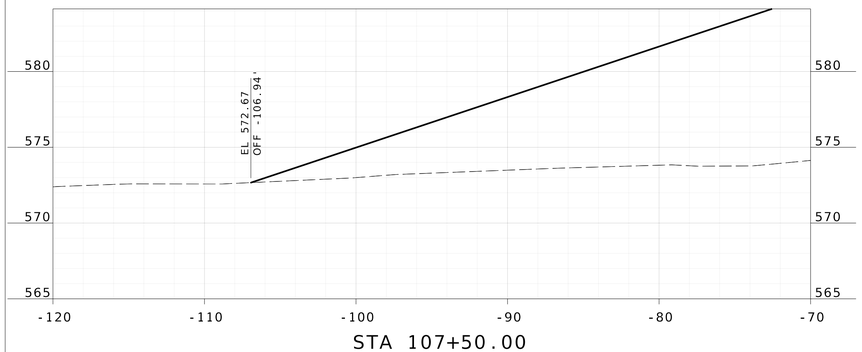

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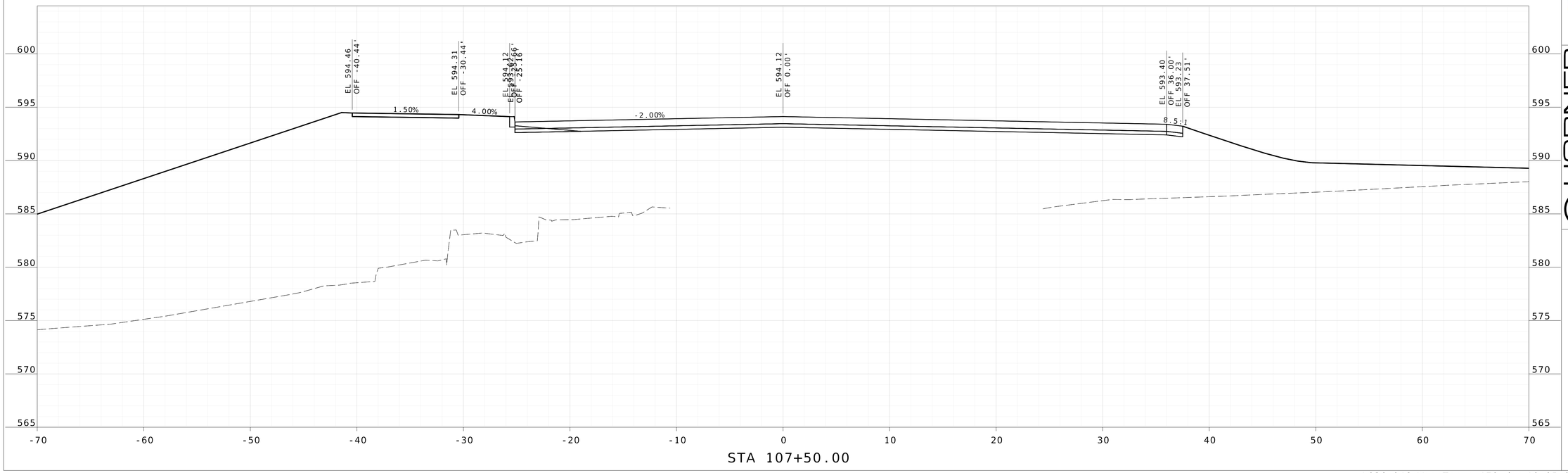

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DATE PREPARED
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ROUTE	STATE
	MO
DISTRICT	SHEET NO.
	41

COUNTY
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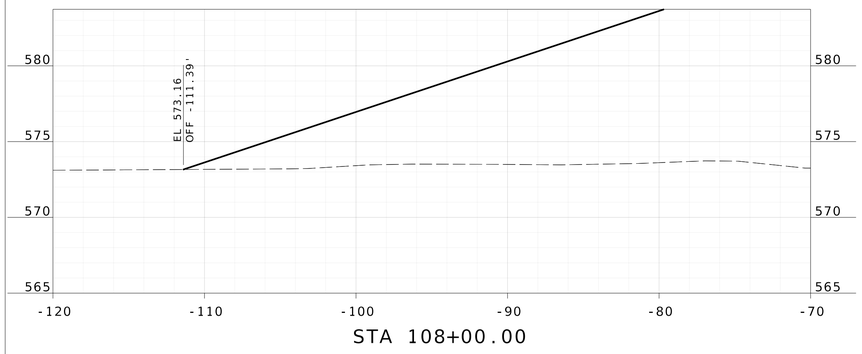
W TERRA LANE
REALIGNMENT
W TERRA LANE
CROSS SECTIONS
SHEET 6 OF 24



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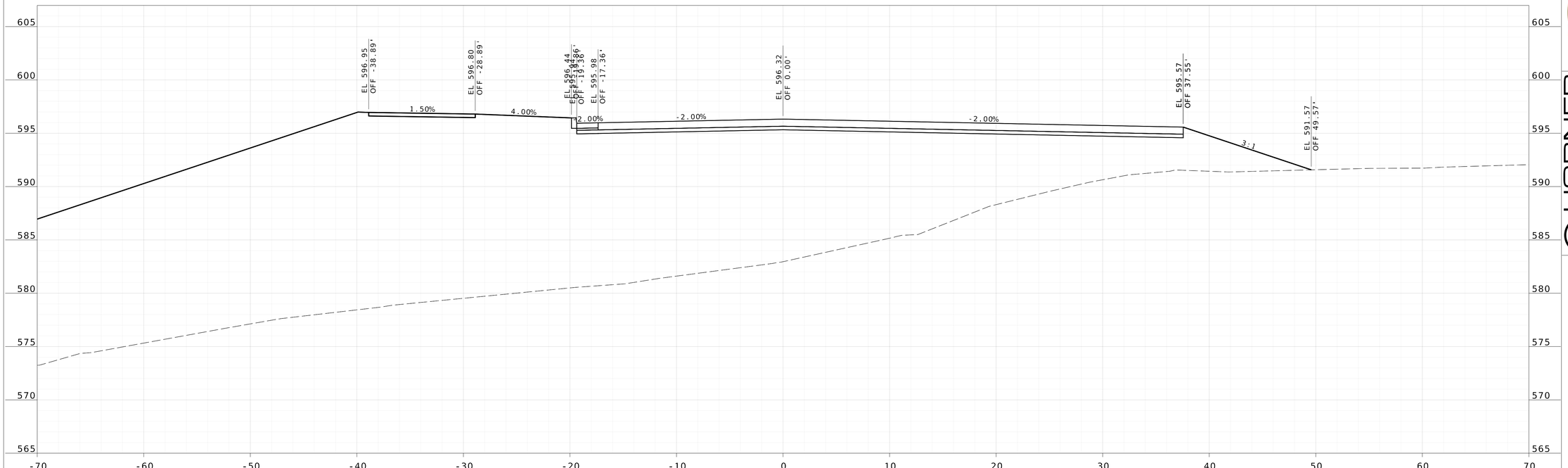

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DATE PREPARED
4/3/2026

ROUTE | STATE
MO

DISTRICT | SHEET NO.
42

COUNTY
ST. CHARLES

JOB NO.
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W TERRA LANE REALIGNMENT
W TERRA LANE
CROSS SECTIONS
SHEET 7 OF 24

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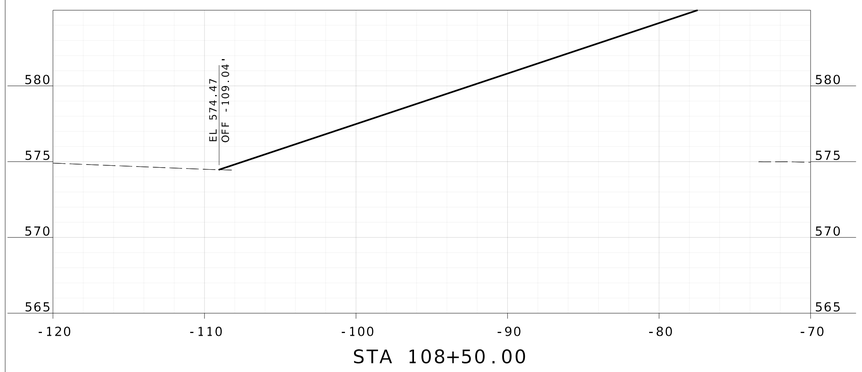

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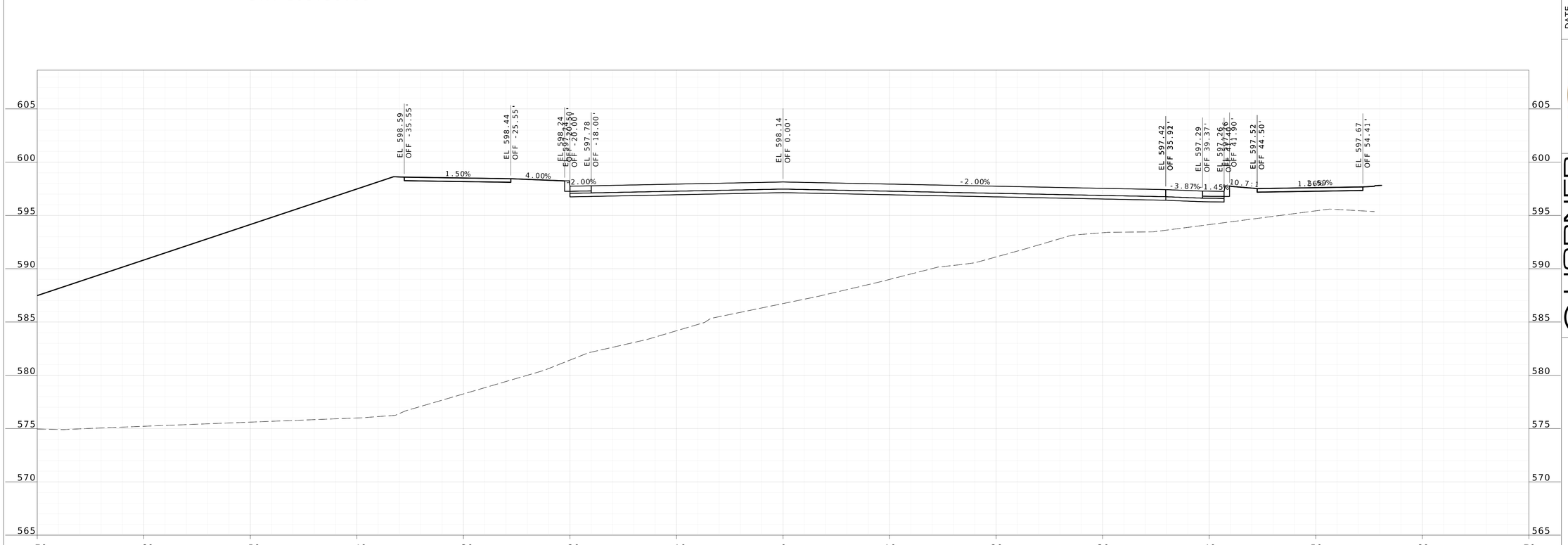

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DATE PREPARED
4/3/2026

ROUTE	STATE
	MO
DISTRICT	SHEET NO.
	43

COUNTY
ST. CHARLES

JOB NO.
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W TERRA LANE
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SHEET 8 OF 24

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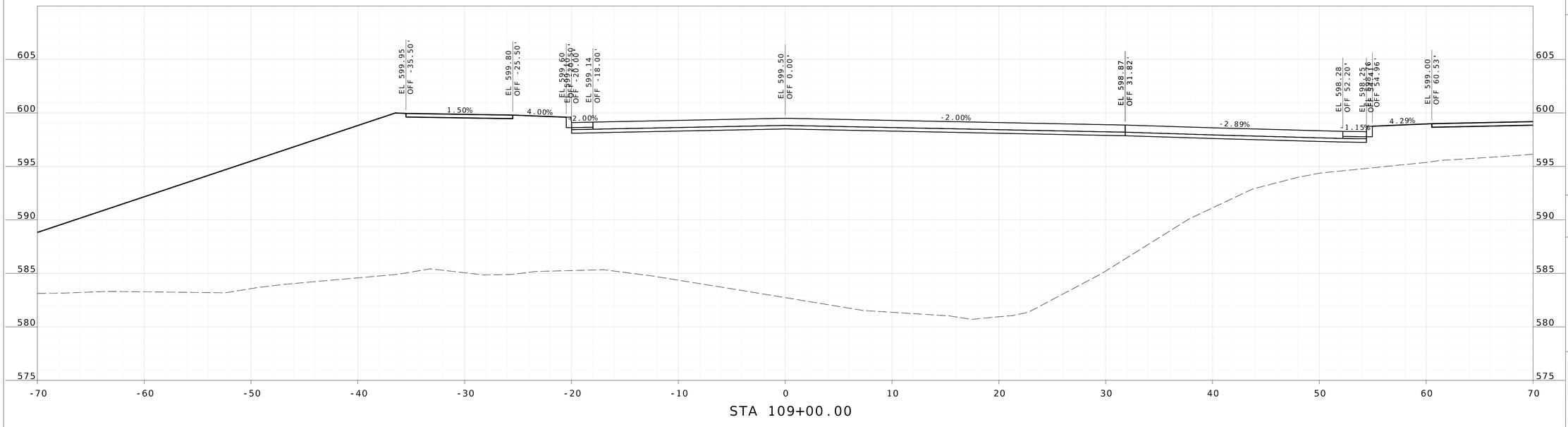

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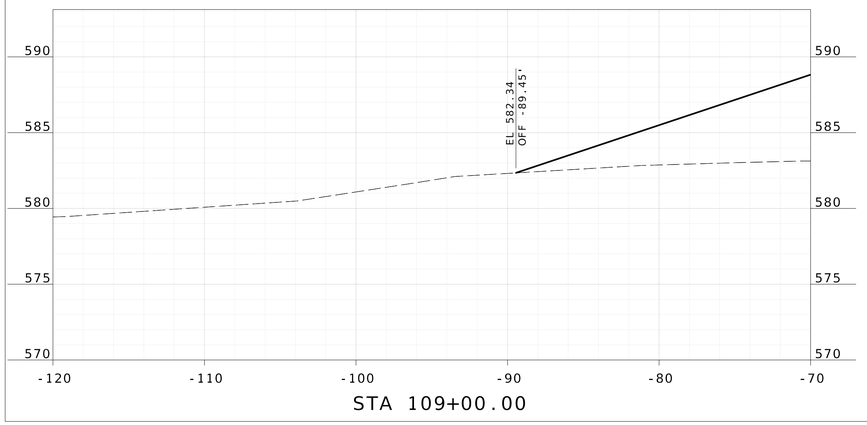

STA 109+00.00

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ROUTE	STATE
	MO
DISTRICT	SHEET NO.
	44

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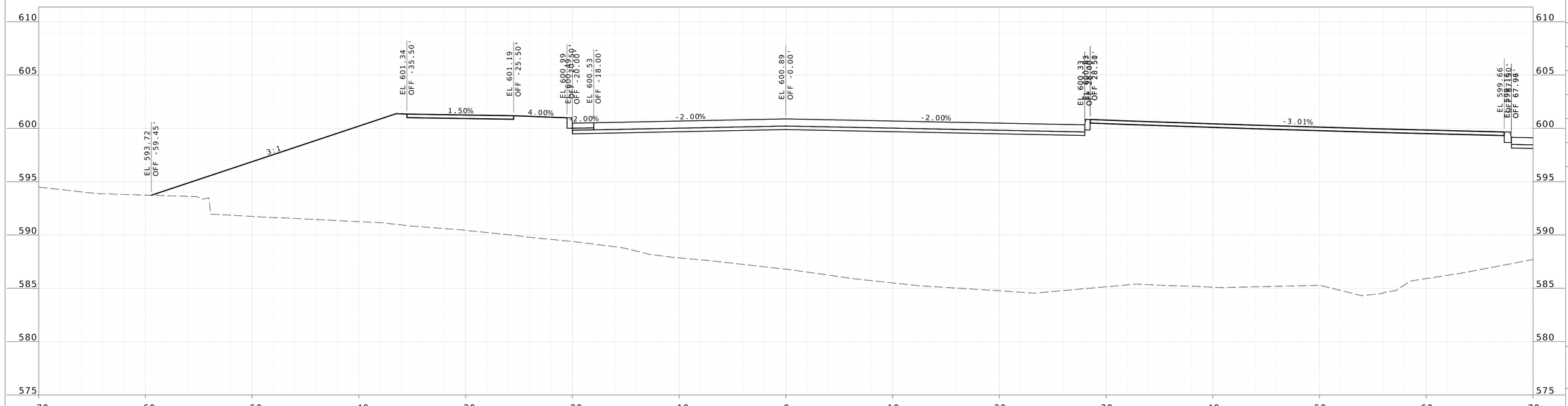
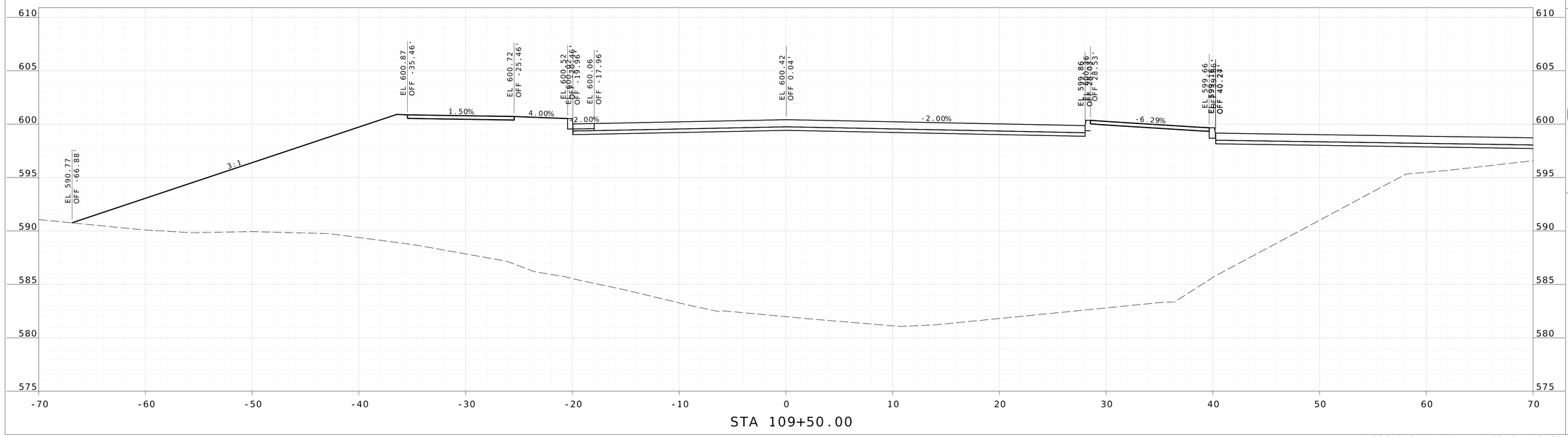
SHEET 9 OF 24

...\036-046_WestTerra_170.dgn 10:05:09 AM 4/3/2026



STA 110+00.00



STA 109+50.00

DATE PREPARED
4/3/2026

ROUTE	STATE
	MO
DISTRICT	SHEET NO.
	45

COUNTY
ST. CHARLES

JOB NO.
2317000

CONTRACT ID.

PROJECT NO.
CMAQ-5401(727)

BRIDGE NO.

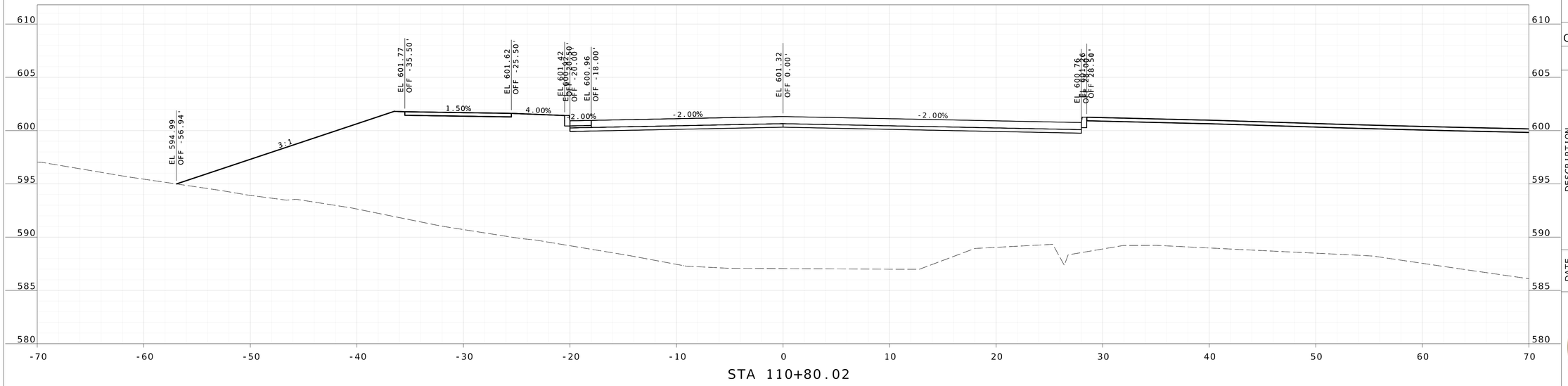
DESCRIPTION	DATE

IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND DATED.

HORNER SHIFRIN
THE POWER HOUSE AT UNION STATION
401 S. 18th St., Ste. 400
ST. LOUIS, MO 63103-2296
314-531-4321 FAX: 314-531-6966
www.HornerShifrin.com
Certificate of Authority: 000159
Expiration Date: December 31, 2026

W TERRA LANE
REALIGNMENT
W TERRA LANE
CROSS SECTIONS
SHEET 10 OF 24

...\036-046_WestTerra_170.dgn 10:05:10 AM 4/3/2026



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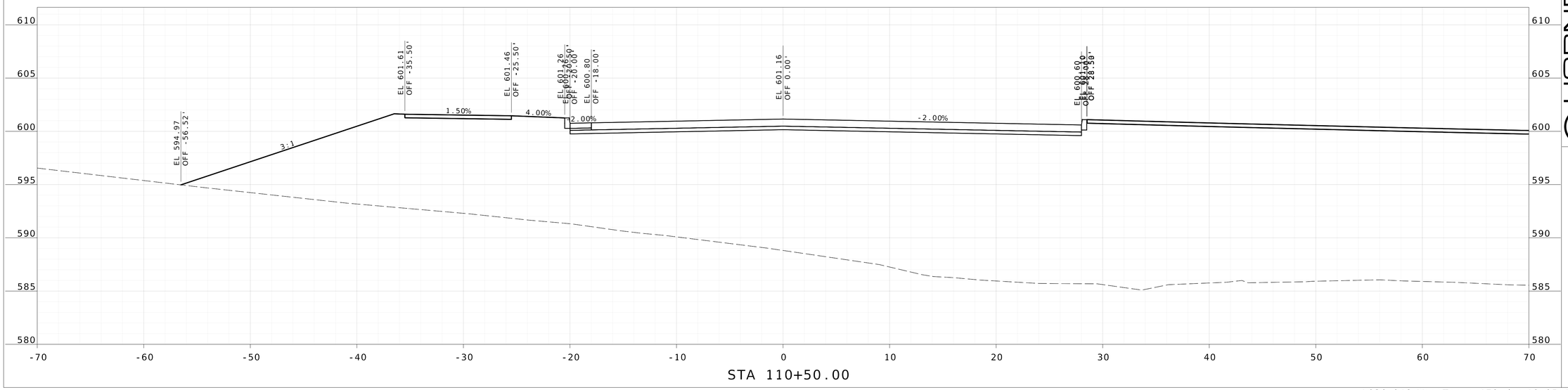

STA 110+50.00

DATE PREPARED
4/3/2026

ROUTE	STATE
	MO
DISTRICT	SHEET NO.
	46

COUNTY
ST. CHARLES

JOB NO.
2317000

CONTRACT ID.

PROJECT NO.
CMAQ-5401(727)

BRIDGE NO.

DESCRIPTION

DATE

IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND DATED.

HORNER SHIFRIN
THE POWER HOUSE AT UNION STATION
401 S. 18th St., Ste. 400
ST. LOUIS, MO 63103-2296
314-531-4321 FAX: 314-531-6966
www.HornerShifrin.com
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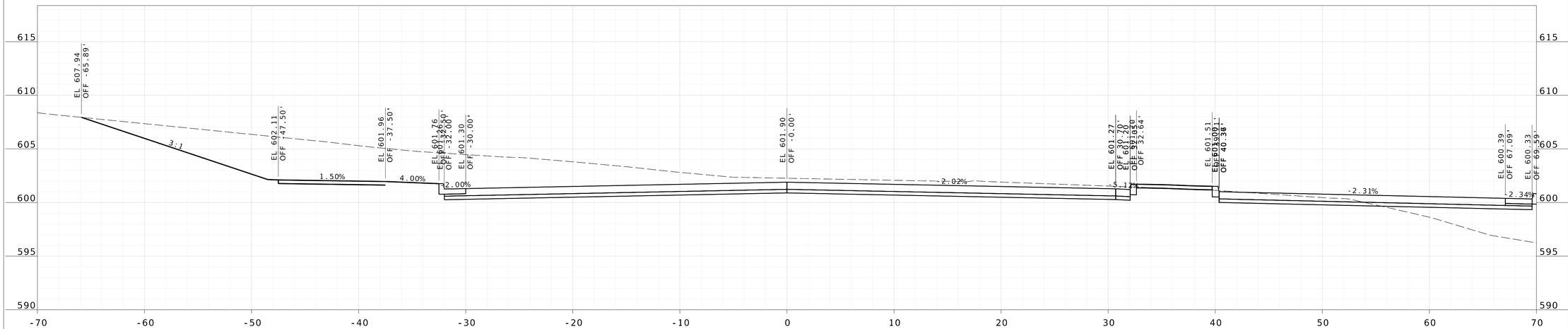
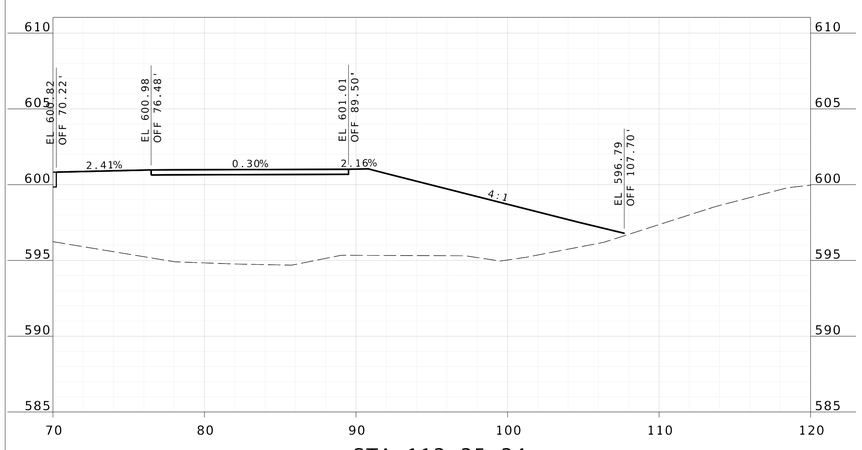
Expiration Date: December 31, 2026

W TERRA LANE
REALIGNMENT
W TERRA LANE
CROSS SECTIONS
SHEET 11 OF 24

...\036-046_WestTerra_170.dgn 10:05:11 AM 4/3/2026



STA 113+35.34



STA 113+35.34

DATE PREPARED
4/3/2026

ROUTE	STATE
	MO
DISTRICT	SHEET NO.
	47

COUNTY
ST. CHARLES

JOB NO.
2317000

CONTRACT ID.

PROJECT NO.
CMAQ-5401(727)

BRIDGE NO.

DATE	DESCRIPTION

IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND DATED.

CITY of O'FALLON · MISSOURI · FOUNDED IN 1956 ·

HORNER SHIFRIN
THE POWER HOUSE AT UNION STATION
401 S. 18th St., Ste. 400
ST. LOUIS, MO 63103-2296
314-531-4321 FAX: 314-531-6966
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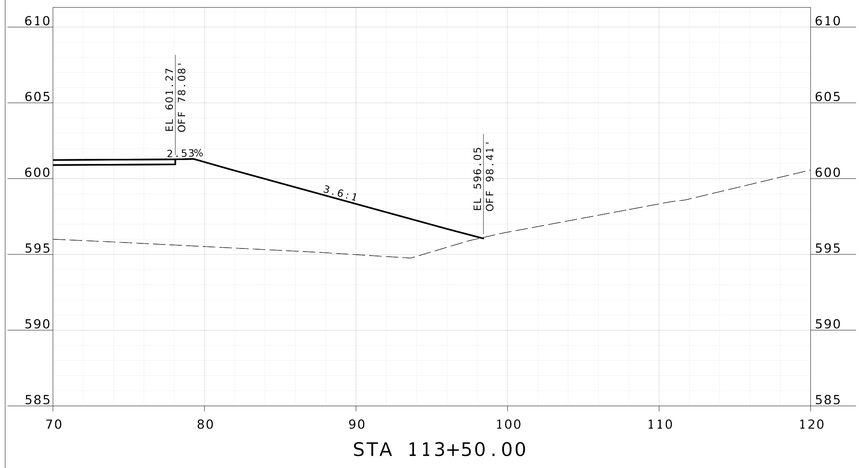
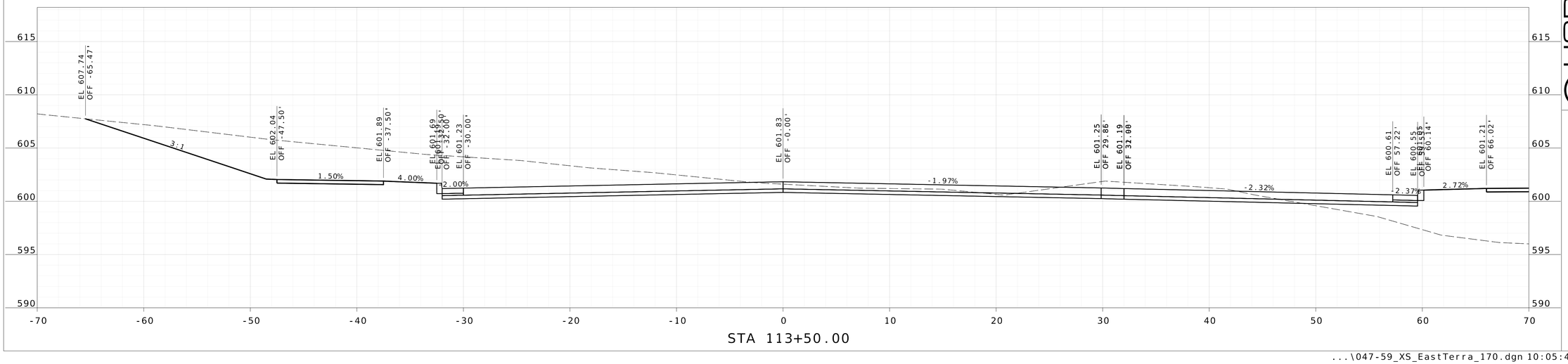
Certificate of Authority: 000159
Expiration Date: December 31, 2026

W TERRA LANE
REALIGNMENT
W TERRA LANE
CROSS SECTIONS
SHEET 12 OF 24

...\047-59_XS_EastTerra_170.dgn 10:05:41 AM 4/3/2026



STA 113+50.00



STA 113+50.00

DATE PREPARED
4/3/2026

ROUTE	STATE
	MO
DISTRICT	SHEET NO.
	48

COUNTY
ST. CHARLES

JOB NO.
2317000

CONTRACT ID.

PROJECT NO.
CMAQ-5401(727)

BRIDGE NO.

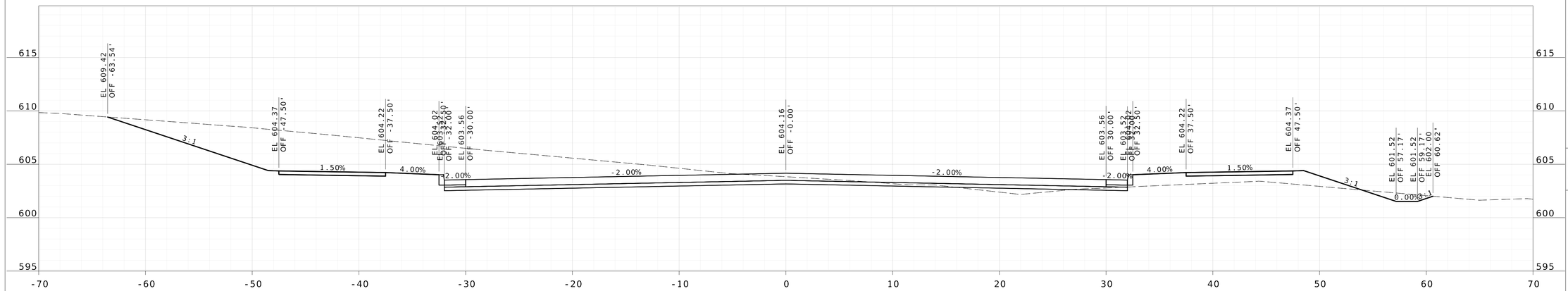
DESCRIPTION	DATE

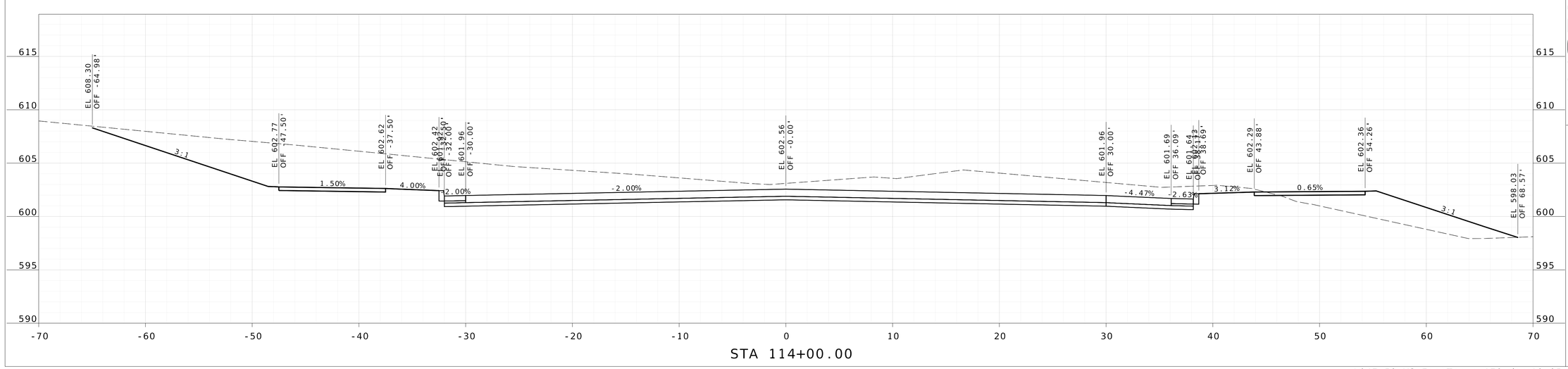
IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND DATED.

CITY OF O'FALLON - MISSOURI - FOUNDED IN 1856

HORNER SHIFRIN
THE POWER HOUSE AT UNION STATION
401 S. 18th St., Ste. 400
ST. LOUIS, MO 63103-2296
314-531-4321 FAX: 314-531-6966
www.HornerShifrin.com
Certificate of Authority: 000159
Expiration Date: December 31, 2026

W TERRA LANE
REALIGNMENT
W TERRA LANE
CROSS SECTIONS
SHEET 13 OF 24





DATE PREPARED
4/3/2026

ROUTE	STATE
	MO
DISTRICT	SHEET NO.
	49

COUNTY
ST. CHARLES

JOB NO.
2317000

CONTRACT ID.

PROJECT NO.
CMAQ-5401(727)

BRIDGE NO.

DATE	DESCRIPTION

IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND DATED.

HORNER SHIFRIN
THE POWER HOUSE AT UNION STATION
401 S. 18th St., Ste. 400
ST. LOUIS, MO 63103-2296
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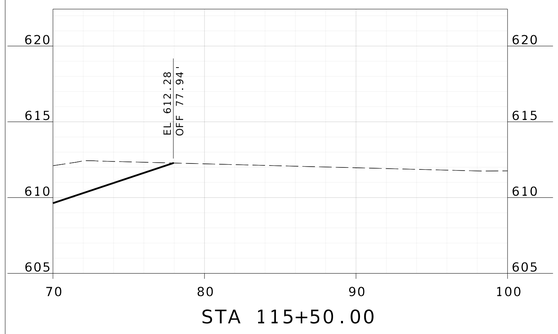
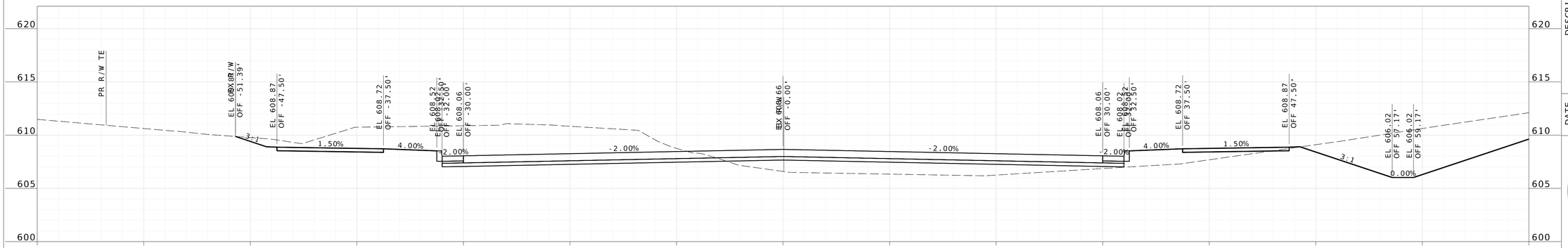
W TERRA LANE REALIGNMENT
W TERRA LANE
CROSS SECTIONS
SHEET 14 OF 24

...\047-59_XS_EastTerra_170.dgn 10:05:43 AM 4/3/2026



STA 115+50.00



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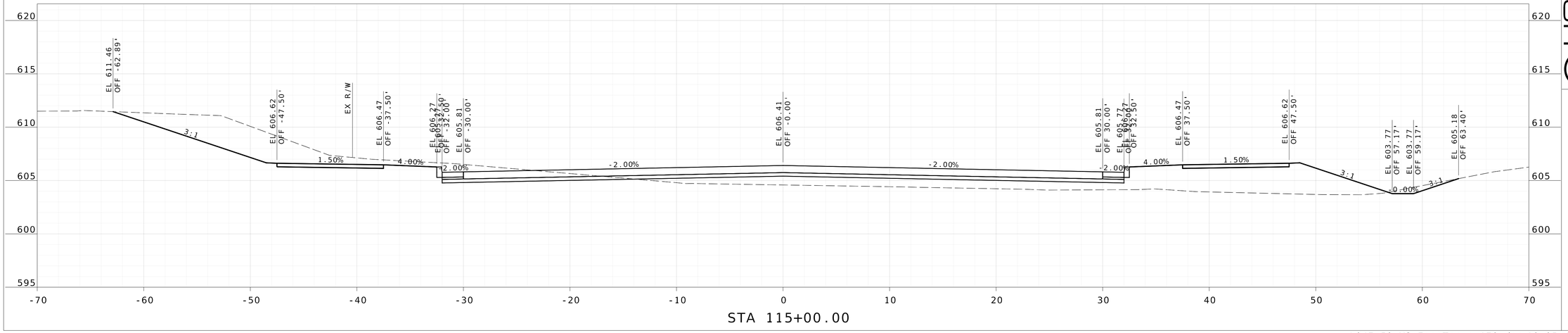

STA 115+00.00

DATE PREPARED
4/3/2026

ROUTE	STATE
	MO
DISTRICT	SHEET NO.
	50

COUNTY
ST. CHARLES

JOB NO.
2317000

CONTRACT ID.

PROJECT NO.
CMAQ-5401(727)

BRIDGE NO.

DESCRIPTION	DATE

IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND DATED.

HORNER SHIFRIN
THE POWER HOUSE AT UNION STATION
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ST. LOUIS, MO 63103-2296
314-531-4321 FAX: 314-531-6966
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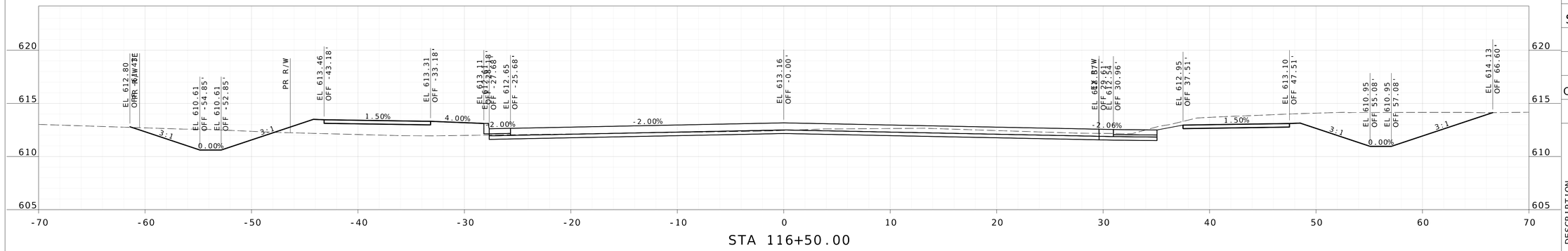
W TERRA LANE
REALIGNMENT
W TERRA LANE
CROSS SECTIONS
SHEET 15 OF 24

...\047-59_XS_EastTerra_170.dgn 10:05:44 AM 4/3/2026



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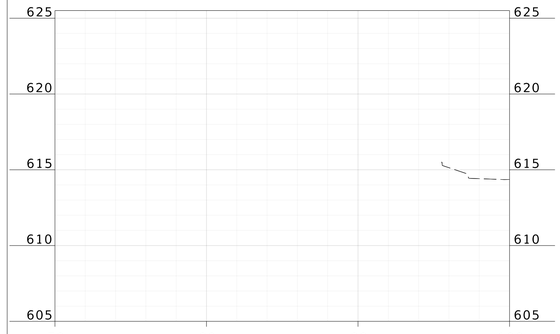

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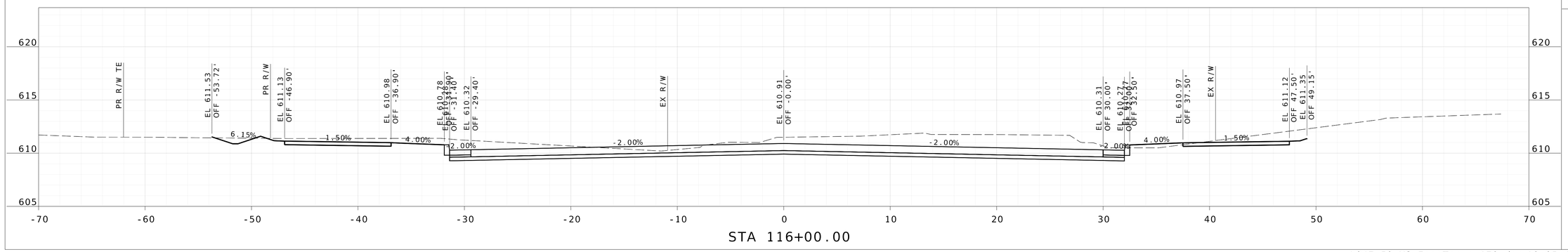

STA 116+00.00

DATE PREPARED
4/3/2026

ROUTE	STATE
	MO
DISTRICT	SHEET NO.
	51

COUNTY
ST. CHARLES

JOB NO.
2317000

CONTRACT ID.

PROJECT NO.
CMAQ-5401(727)

BRIDGE NO.

DESCRIPTION

DATE

IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND DATED.

HORNER SHIFRIN
THE POWER HOUSE AT UNION STATION
401 S. 18th St., Ste. 400
ST. LOUIS, MO 63103-2296
314-531-4321 FAX: 314-531-6966
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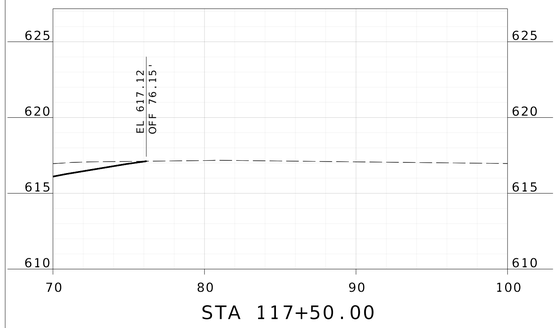
W TERRA LANE
REALIGNMENT
W TERRA LANE
CROSS SECTIONS
SHEET 16 OF 24



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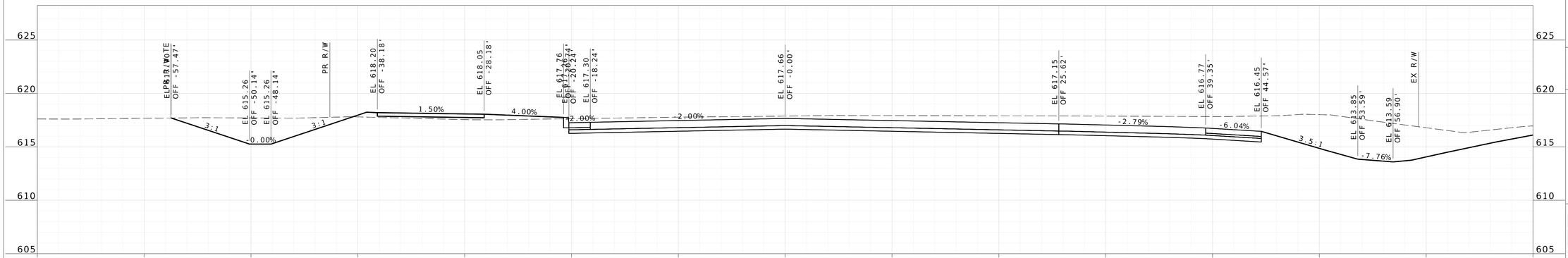

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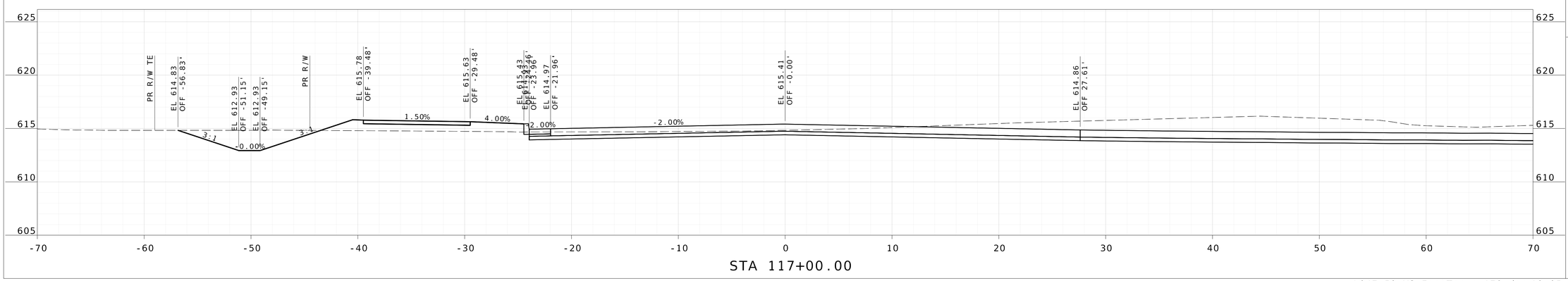


DATE PREPARED
4/3/2026

ROUTE | STATE
MO

DISTRICT | SHEET NO.
52

COUNTY
ST. CHARLES

JOB NO.
2317000

CONTRACT ID.

PROJECT NO.
CMAQ-5401(727)

BRIDGE NO.

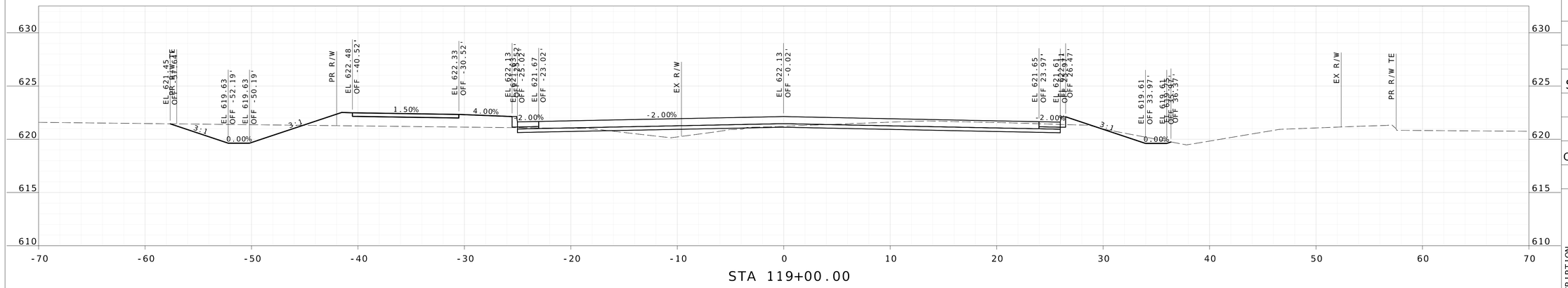
DESCRIPTION	DATE

IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND DATED.

HORNER SHIFRIN
THE POWER HOUSE AT UNION STATION
401 S. 18th St., Ste. 400
ST. LOUIS, MO 63103-2296
314-531-4321 FAX: 314-531-6966
www.HornerShifrin.com
Certificate of Authority: 000159
Expiration Date: December 31, 2026

W TERRA LANE
REALIGNMENT
W TERRA LANE
CROSS SECTIONS
SHEET 17 OF 24

...\047-59_XS_EastTerra_170.dgn 10:05:45 AM 4/3/2026



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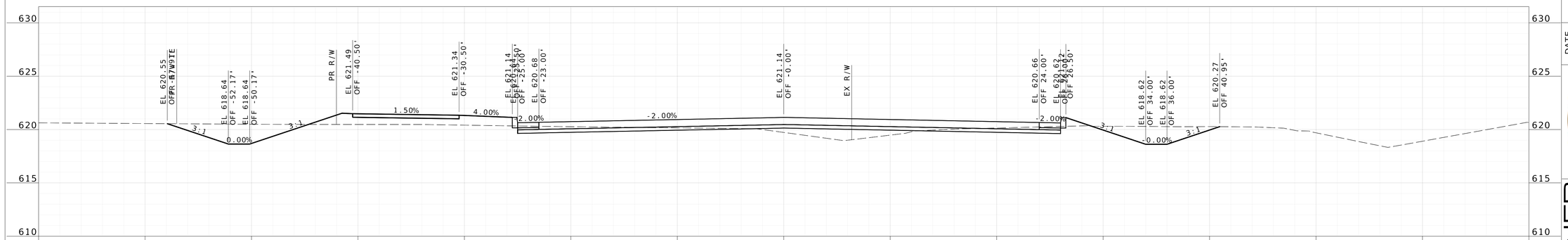
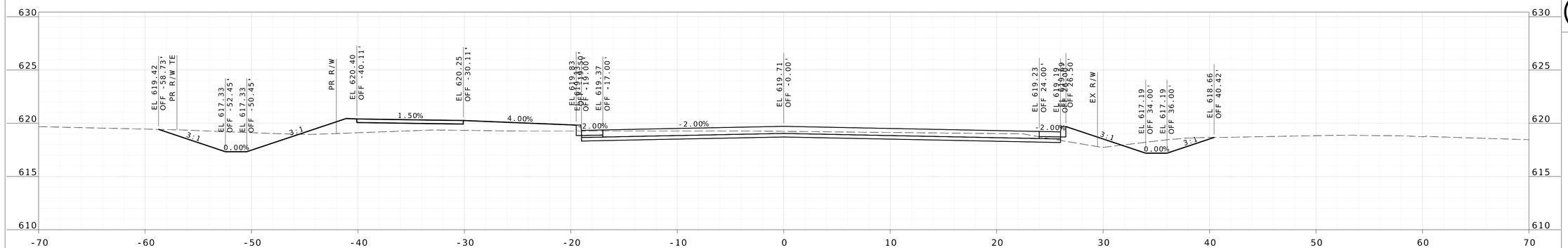


STA 118+50.00



STA 118+00.00

DATE PREPARED
4/3/2026

ROUTE
STATE
MO

DISTRICT
SHEET NO.
53

COUNTY
ST. CHARLES

JOB NO.
2317000

CONTRACT ID.

PROJECT NO.
CMAQ-5401(727)

BRIDGE NO.

DESCRIPTION

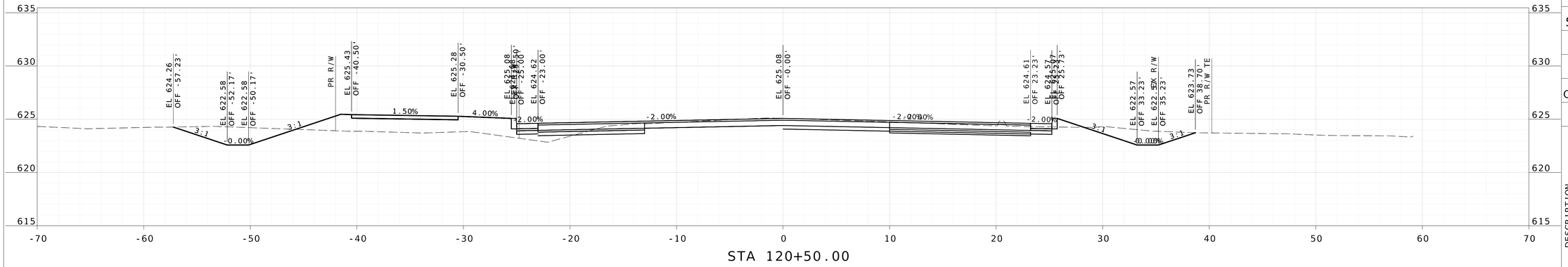
DATE

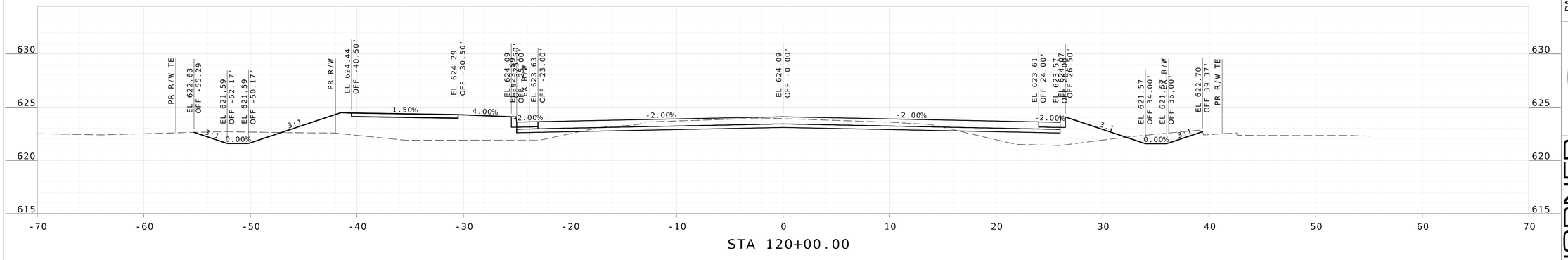
IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND DATED.

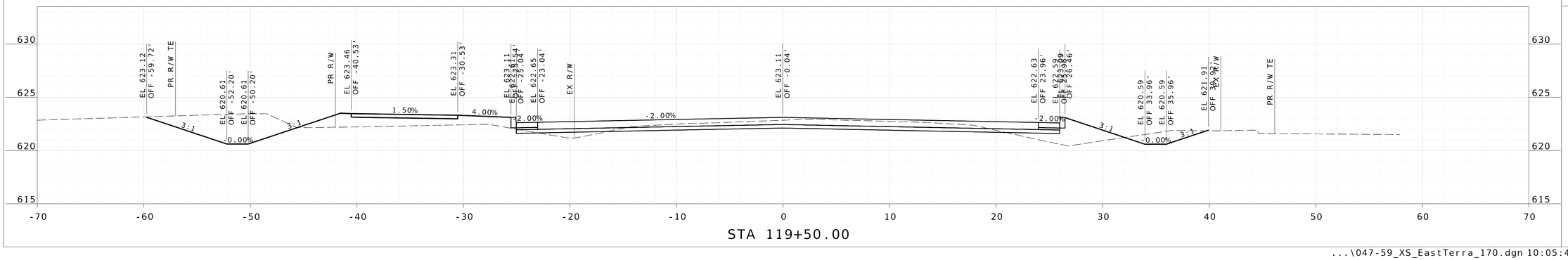
HORNER SHIFRIN
THE POWER HOUSE AT UNION STATION
401 S. 18th St., Ste. 400
ST. LOUIS, MO 63103-2296
314-531-4321 FAX: 314-531-6966
www.HornerShifrin.com
Certificate of Authority: 000159
Expiration Date: December 31, 2026

W TERRA LANE
REALIGNMENT
W TERRA LANE
CROSS SECTIONS
SHEET 18 OF 24

...\047-59_XS_EastTerra_170.dgn 10:05:46 AM 4/3/2026







DATE PREPARED
4/3/2026

ROUTE	STATE
	MO
DISTRICT	SHEET NO.
	54

COUNTY
ST. CHARLES

JOB NO.
2317000

CONTRACT ID.

PROJECT NO.
CMAQ-5401(727)

BRIDGE NO.

DESCRIPTION

DATE

IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND DATED.

HORNER SHIFRIN
THE POWER HOUSE AT UNION STATION
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ST. LOUIS, MO 63103-2296
314-531-4321 FAX: 314-531-6966
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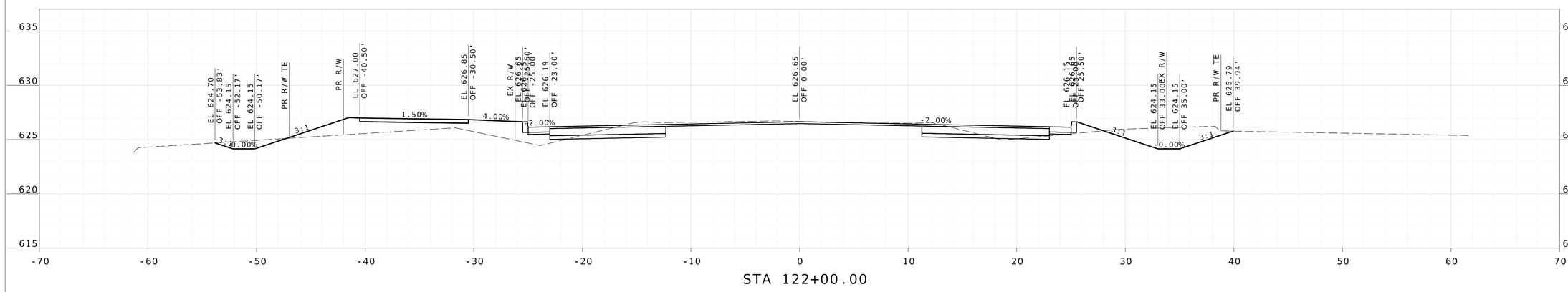
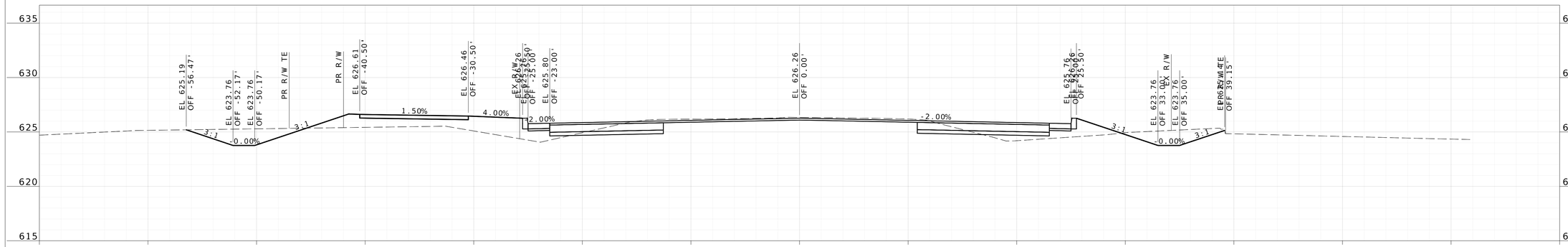
Certificate of Authority: 000159
Expiration Date: December 31, 2026

W TERRA LANE
REALIGNMENT
W TERRA LANE
CROSS SECTIONS
SHEET 19 OF 24

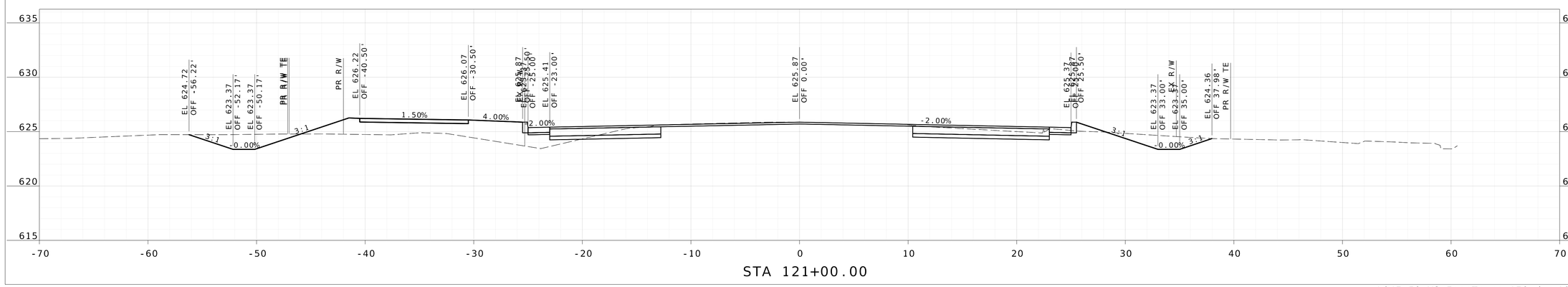
...\047-59_XS_EastTerra_170.dgn 10:05:47 AM 4/3/2026



STA 122+00.00



STA 121+50.00



STA 121+00.00

DATE PREPARED
4/3/2026

ROUTE
STATE
MO

DISTRICT
SHEET NO.
55

COUNTY
ST. CHARLES

JOB NO.
2317000

CONTRACT ID.

PROJECT NO.
CMAQ-5401(727)

BRIDGE NO.

DESCRIPTION

DATE

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THE POWER HOUSE AT UNION STATION
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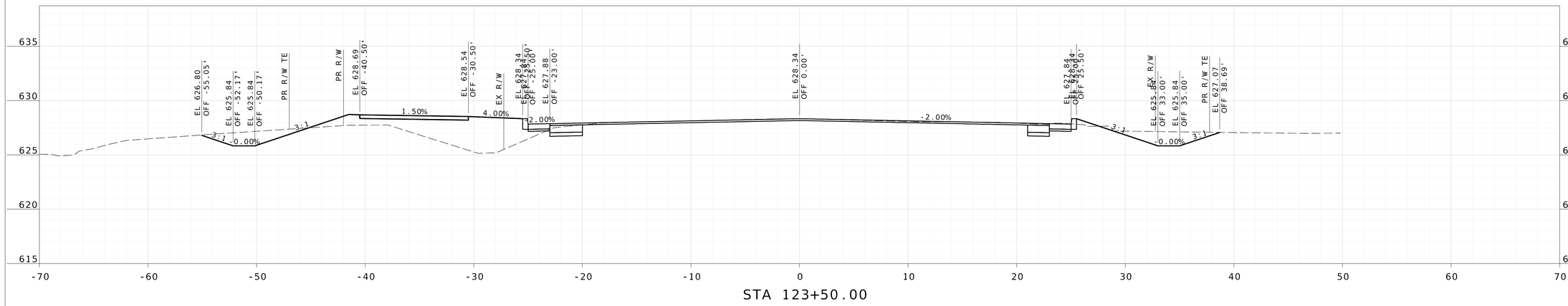
ST. LOUIS, MO 63103-2296
314-531-4321 FAX: 314-531-6966
www.HornerShifrin.com
Certificate of Authority: 000159
Expiration Date: December 31, 2026

W TERRA LANE REALIGNMENT
W TERRA LANE
CROSS SECTIONS
SHEET 20 OF 24



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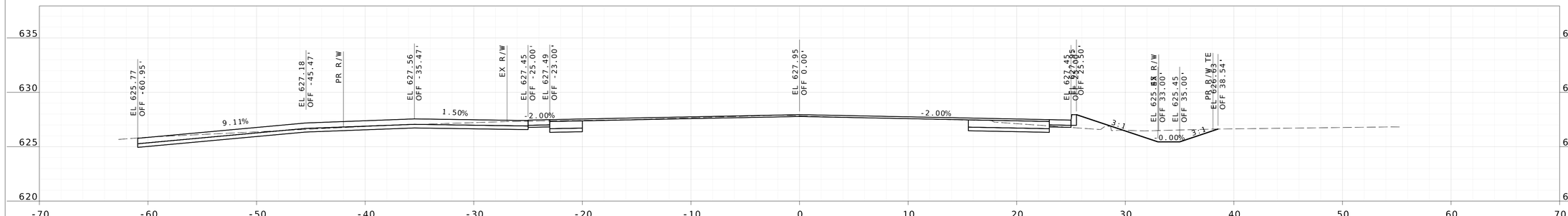
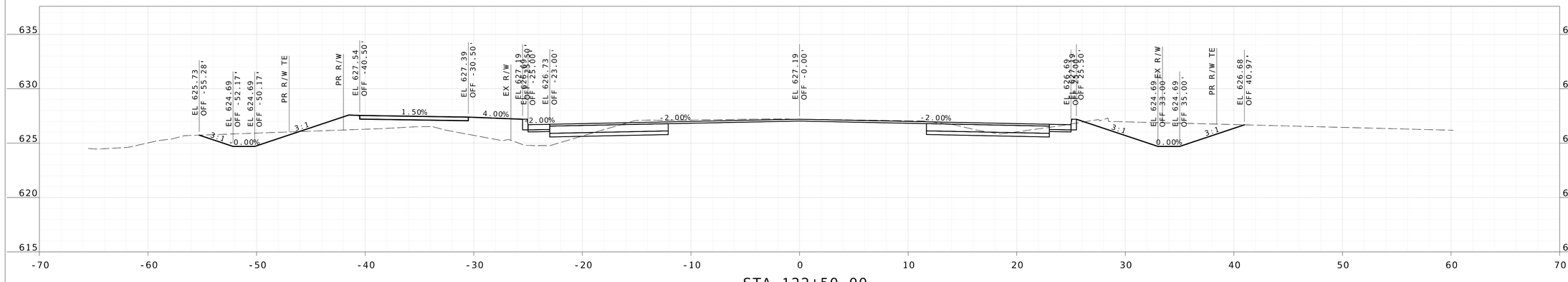


STA 123+00.00



STA 122+50.00

DATE PREPARED
4/3/2026

ROUTE | STATE
MO

DISTRICT | SHEET NO.
56

COUNTY
ST. CHARLES

JOB NO.
2317000

CONTRACT ID.

PROJECT NO.
CMAQ-5401(727)

BRIDGE NO.

DESCRIPTION | DATE

IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND DATED.

HORNER SHIFRIN
THE POWER HOUSE AT UNION STATION
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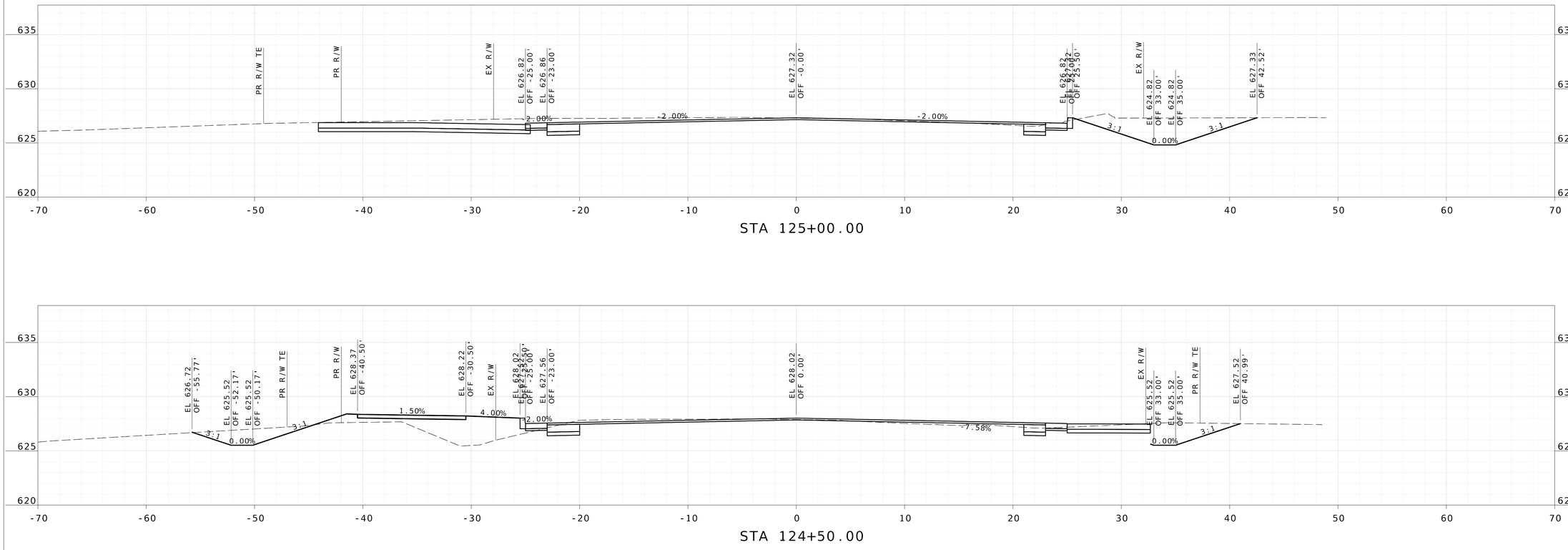
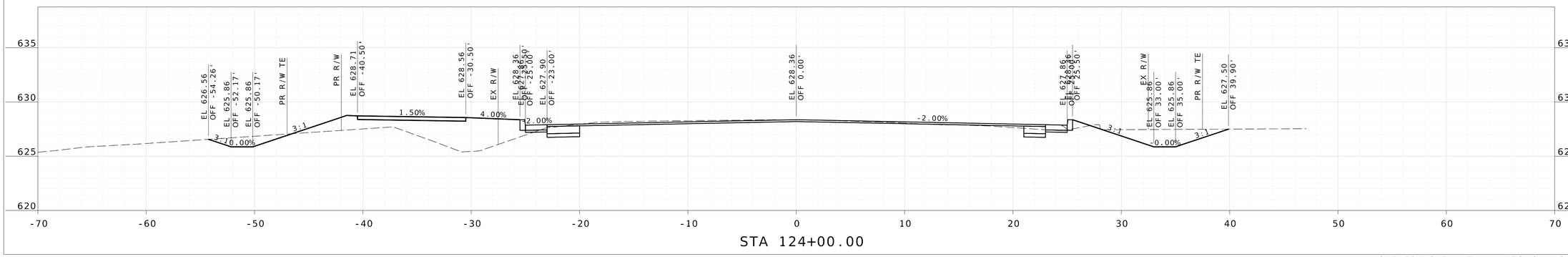
ST. LOUIS, MO 63103-2296
314-531-4321 FAX: 314-531-6966
www.HornerShifrin.com
Certificate of Authority: 000159
Expiration Date: December 31, 2026

W TERRA LANE
REALIGNMENT
W TERRA LANE
CROSS SECTIONS
SHEET 21 OF 24



STA 125+00.00

STA 124+50.00



STA 124+00.00

DATE PREPARED
4/3/2026

ROUTE	STATE
	MO
DISTRICT	SHEET NO.
	57

COUNTY
ST. CHARLES

JOB NO.
2317000

CONTRACT ID.

PROJECT NO.
CMAQ-5401(727)

BRIDGE NO.

DESCRIPTION

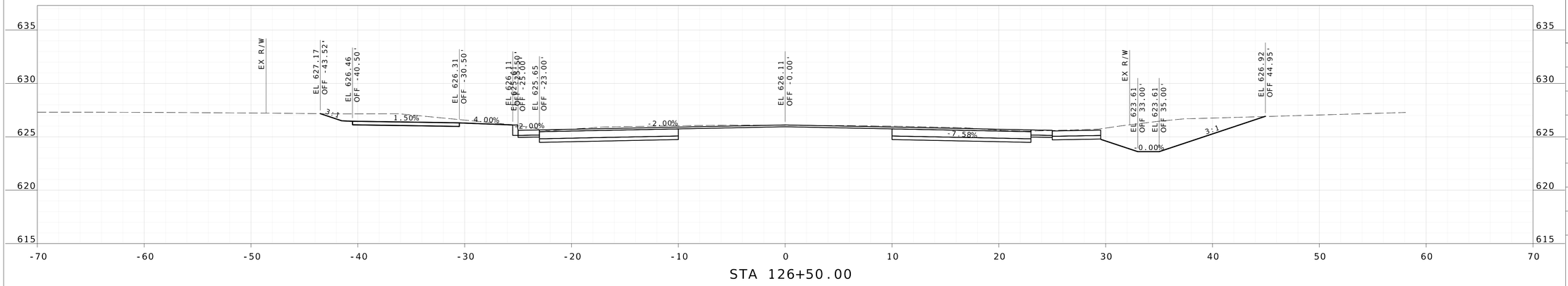
DATE

IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND DATED.

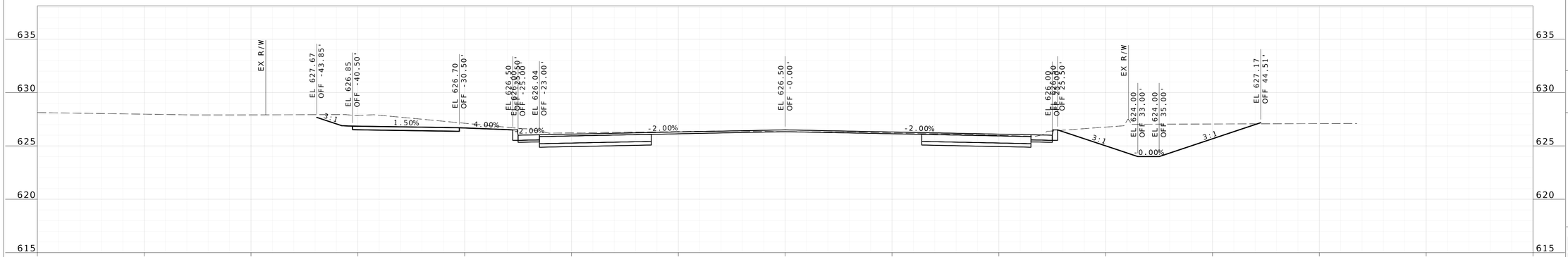
HORNER SHIFRIN
THE POWER HOUSE AT UNION STATION
401 S. 18th St., Ste. 400
ST. LOUIS, MO 63103-2296
314-531-4321 FAX: 314-531-6966
www.HornerShifrin.com
Certificate of Authority: 000159
Expiration Date: December 31, 2026

W TERRA LANE REALIGNMENT
W TERRA LANE
CROSS SECTIONS
SHEET 22 OF 24

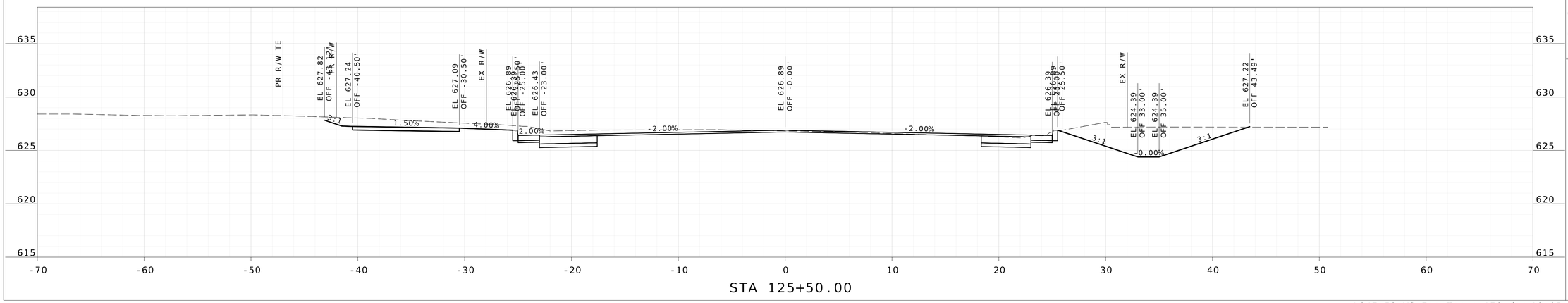
...\047-59_XS_EastTerra_170.dgn 10:05:50 AM 4/3/2026



STA 126+50.00



STA 126+00.00



STA 125+50.00

DATE PREPARED
4/3/2026

ROUTE | STATE
MO

DISTRICT | SHEET NO.
58

COUNTY
ST. CHARLES

JOB NO.
2317000

CONTRACT ID.

PROJECT NO.
CMAQ-5401(727)

BRIDGE NO.

DESCRIPTION

DATE

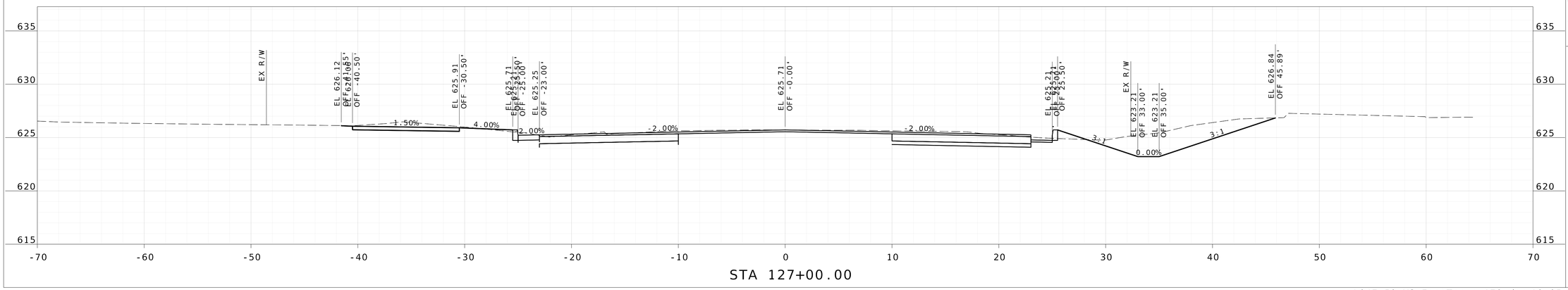
IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND DATED.

CITY of O'FALLON · MISSOURI · FOUNDED IN 1856 ·

HORNER SHIFRIN
THE POWER HOUSE AT UNION STATION
401 S. 18th St., Ste. 400
ST. LOUIS, MO 63103-2296
314-531-4321 FAX: 314-531-6966
www.HornerShifrin.com
Certificate of Authority: 000159
Expiration Date: December 31, 2026

W TERRA LANE
REALIGNMENT
W TERRA LANE
CROSS SECTIONS
SHEET 23 OF 24

...\047-59_XS_EastTerra_170.dgn 10:05:51 AM 4/3/2026



DATE PREPARED
4/3/2026

ROUTE | STATE
MO

DISTRICT | SHEET NO.
59

COUNTY
ST. CHARLES

JOB NO.
2317000

CONTRACT ID.

PROJECT NO.
CMAQ-5401(727)

BRIDGE NO.

DESCRIPTION	DATE

IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND DATED.

HORNER SHIFRIN
THE POWER HOUSE AT UNION STATION
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ST. LOUIS, MO 63103-2296
314-531-4321 FAX: 314-531-6966
www.HornerShifrin.com
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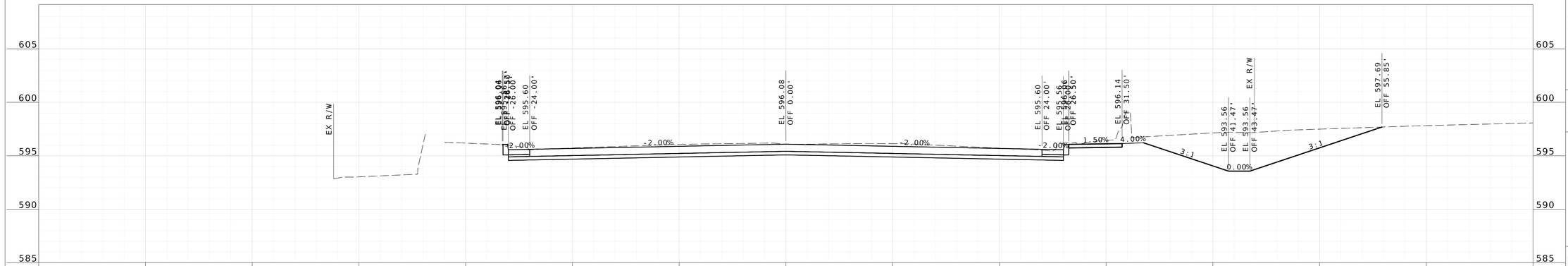
Expiration Date: December 31, 2026

W TERRA LANE REALIGNMENT
W TERRA LANE
CROSS SECTIONS
SHEET 24 OF 24

...\047-59_XS_EastTerra_170.dgn 10:05:52 AM 4/3/2026



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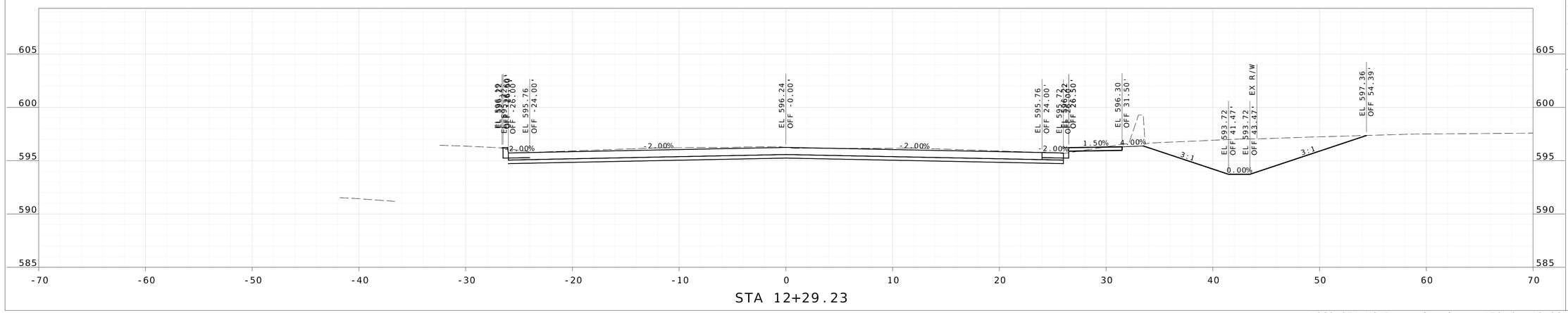


STA 12+29.23

DATE PREPARED
4/3/2026

ROUTE	STATE
	MO
DISTRICT	SHEET NO.
	60

COUNTY
ST. CHARLES

JOB NO.
2317000

CONTRACT ID.

PROJECT NO.
CMAQ-5401(727)

BRIDGE NO.

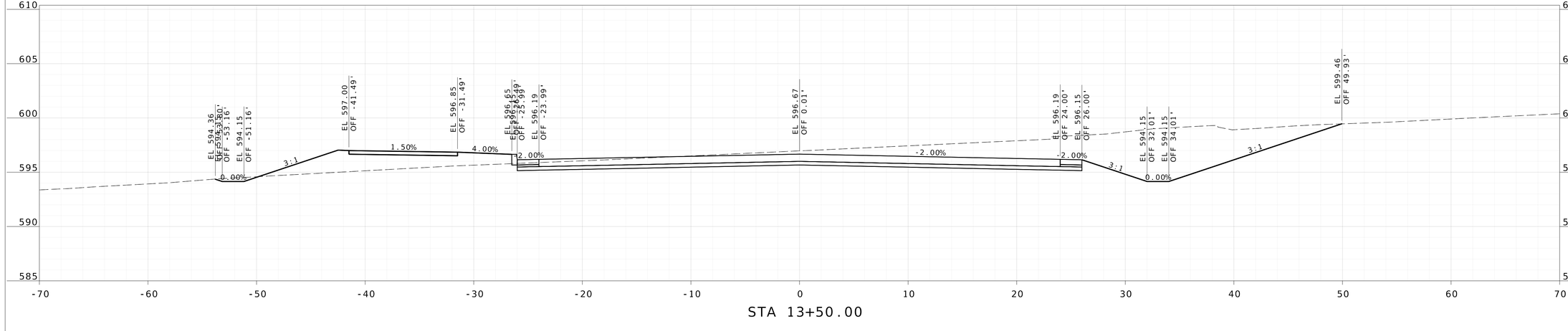
DESCRIPTION	DATE

IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND DATED.

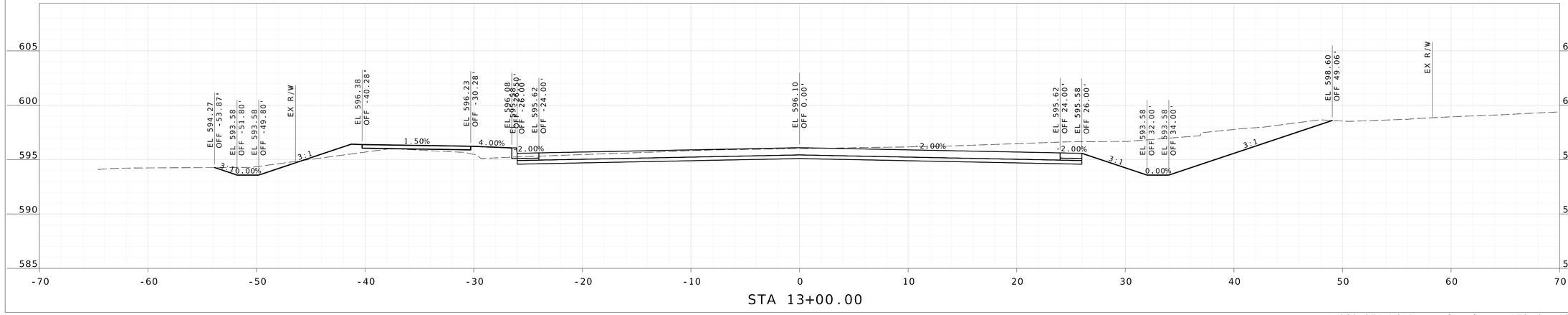
HORNER SHIFRIN
THE POWER HOUSE AT UNION STATION
401 S. 18th St. Ste. 400
ST. LOUIS, MO 63103-2296
314-531-4321 FAX: 314-531-8966
www.HornerShifrin.com
Certificate of Authority: 000159
Expiration Date: December 31, 2026

W TERRA LANE REALIGNMENT
BRYAN ROAD
CROSS SECTIONS
SHEET 1 OF 4

...\060-071_XS_Bryan-Gentleman_170.dgn 10:06:22 AM 4/3/2026



STA 13+50.00



STA 13+00.00

DATE PREPARED
4/3/2026

ROUTE	STATE
	MO
DISTRICT	SHEET NO.
	61

COUNTY
ST. CHARLES

JOB NO.
2317000

CONTRACT ID.

PROJECT NO.
CMAQ-5401(727)

BRIDGE NO.

DESCRIPTION	DATE

IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND DATED.

CITY OF O'FALLON · MISSOURI · FOUNDED IN 1st

HORNER SHIFRIN
THE POWER HOUSE AT UNION STATION
401 S. 18th St., Ste. 400
ST. LOUIS, MO 63103-2296
314-531-4321 FAX: 314-531-6966
www.HornerShifrin.com
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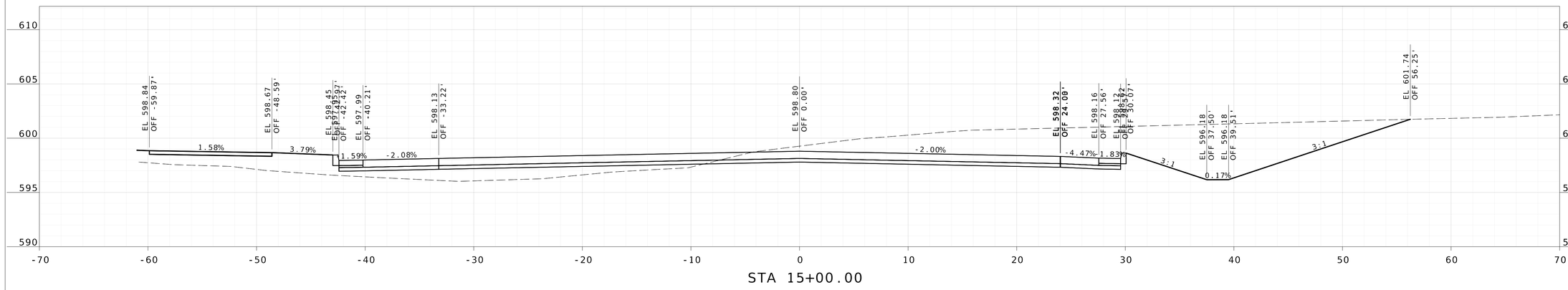
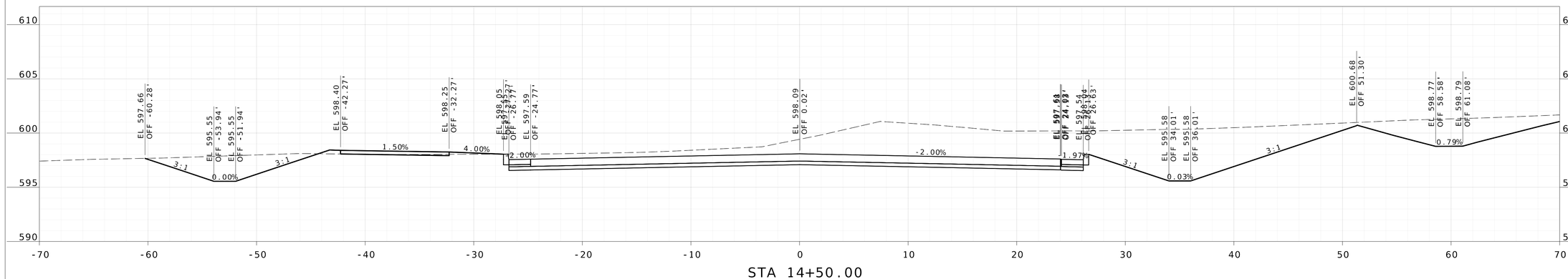
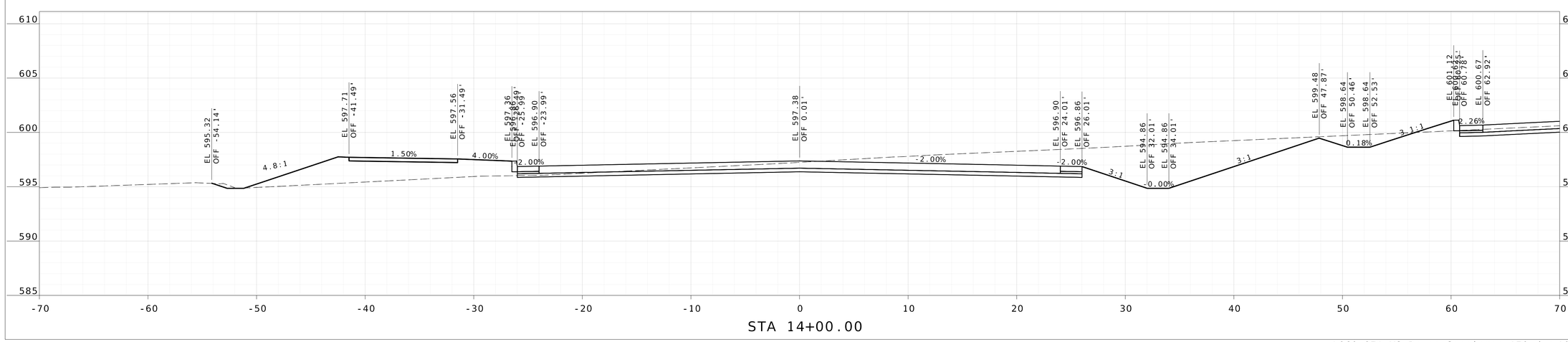
Expiration Date: December 31, 2026

W TERRA LANE
REALIGNMENT
BRYAN ROAD
CROSS SECTIONS
SHEET 2 OF 4

...\060-071_XS_Bryan-Gentleman_170.dgn 10:06:23 AM 4/3/2026







DATE PREPARED
4/3/2026

ROUTE	STATE
	MO
DISTRICT	SHEET NO.
	62

COUNTY
ST. CHARLES

JOB NO.
2317000

CONTRACT ID.

PROJECT NO.
CMAQ-5401(727)

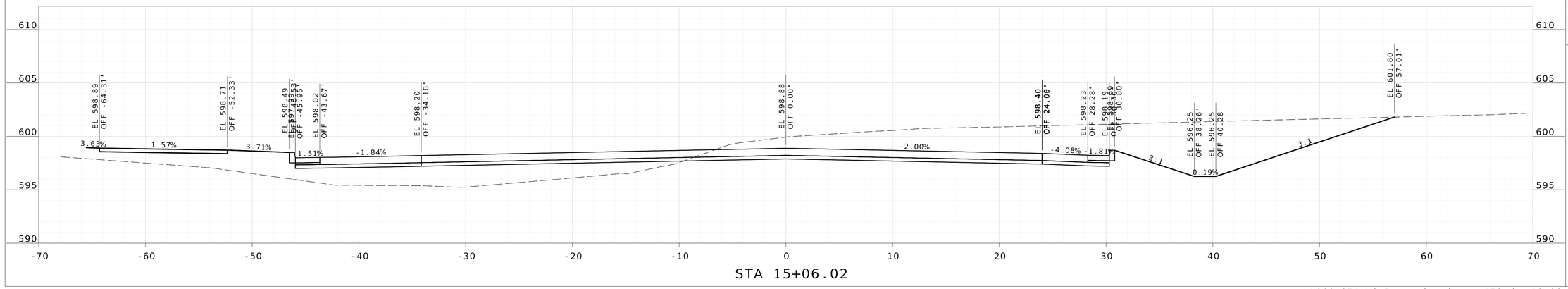
BRIDGE NO.

DESCRIPTION	DATE

IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND DATED.

HORNER SHIFRIN
THE POWER HOUSE AT UNION STATION
401 S. 18th St. Ste. 400
ST. LOUIS, MO 63103-2296
314-531-4321 FAX: 314-531-6966
www.HornerShifrin.com
Certificate of Authority: 000159
Expiration Date: December 31, 2026

W TERRA LANE REALIGNMENT
BRYAN ROAD
CROSS SECTIONS
SHEET 3 OF 4



STA 15+06.02

DATE PREPARED
4/3/2026

ROUTE	STATE
	MO
DISTRICT	SHEET NO.
	63

COUNTY
ST. CHARLES

JOB NO.
2317000

CONTRACT ID.

PROJECT NO.
CMAQ-5401(727)

BRIDGE NO.

DESCRIPTION	DATE

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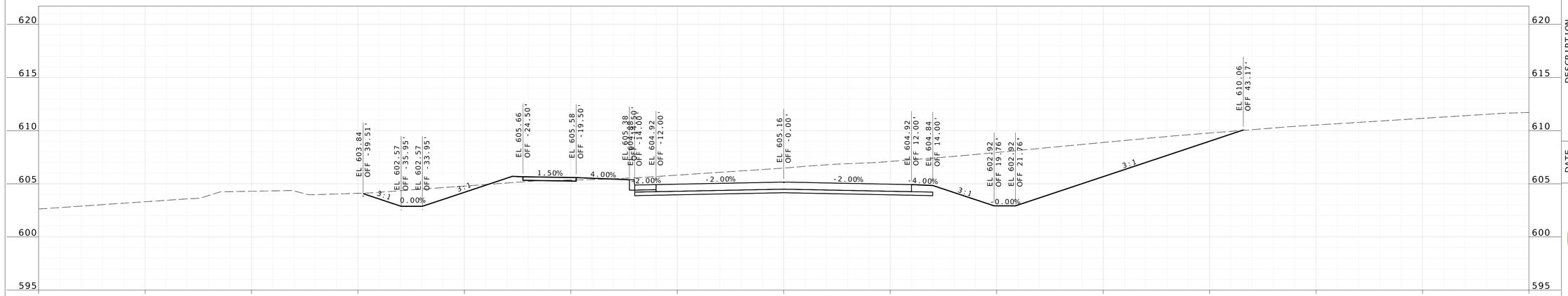
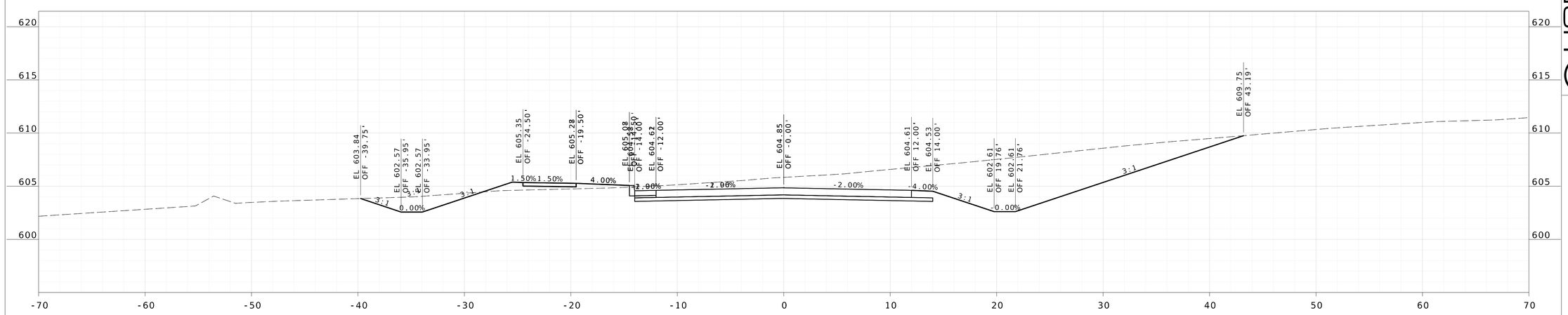
W TERRA LANE REALIGNMENT
BRYAN ROAD
CROSS SECTIONS
SHEET 4 OF 4

...\060-071_XS_Bryan-Gentleman_170.dgn 10:06:25 AM 4/3/2026



STA 51+50.00



STA 51+42.97

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DATE PREPARED
4/3/2026

ROUTE	STATE
	MO
DISTRICT	SHEET NO.
	64

COUNTY
ST. CHARLES

JOB NO.
2317000

CONTRACT ID.

PROJECT NO.
CMAQ-5401(727)

BRIDGE NO.

DESCRIPTION

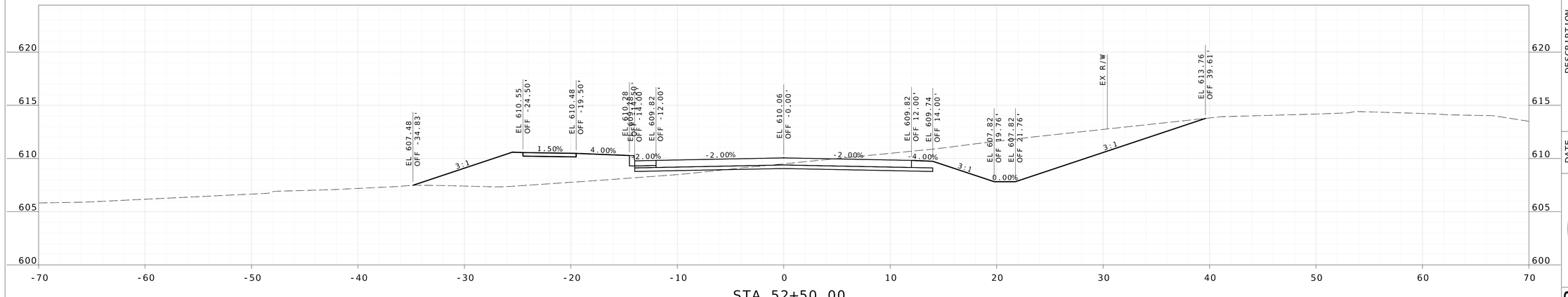
DATE

IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND DATED.

CITY of O'FALLON · MISSOURI · FOUNDED IN 1856

HORNER SHIFRIN
THE POWER HOUSE AT UNION STATION
401 S. 18th St., Ste. 400
ST. LOUIS, MO 63103-2296
314-531-4321 FAX: 314-531-6866
www.HornerShifrin.com
Certificate of Authority: 000159
Expiration Date: December 31, 2026

W TERRA LANE REALIGNMENT
GENTLEMAN ROAD
CROSS SECTIONS
SHEET 1 OF 4



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DATE PREPARED
4/3/2026

ROUTE	STATE
	MO
DISTRICT	SHEET NO.
	65

COUNTY
ST. CHARLES

JOB NO.
2317000

CONTRACT ID.

PROJECT NO.
CMAQ-5401(727)

BRIDGE NO.

DESCRIPTION	DATE

IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND DATED.

HORNER SHIFRIN
THE POWER HOUSE AT UNION STATION
401 S. 18th St., Ste. 400
ST. LOUIS, MO 63103-2296
314-531-4321 FAX: 314-531-6966
www.HornerShifrin.com
Certificate of Authority: 000159
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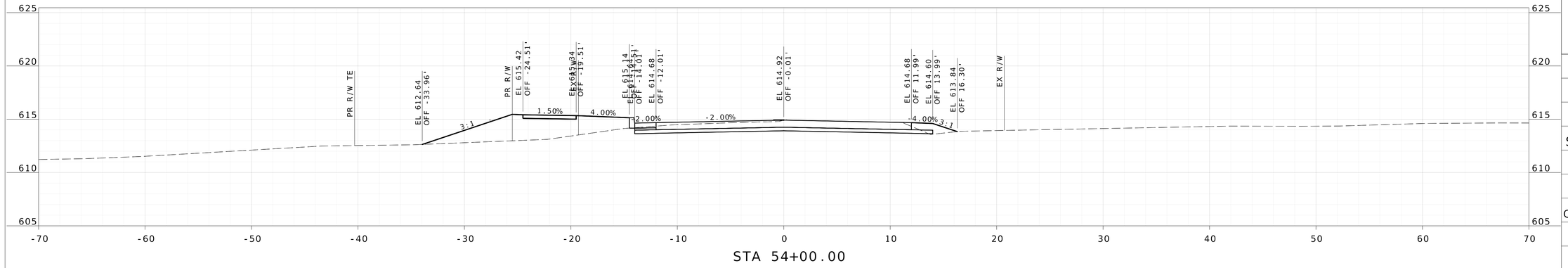
W TERRA LANE REALIGNMENT
GENTLEMAN ROAD
CROSS SECTIONS
SHEET 2 OF 4



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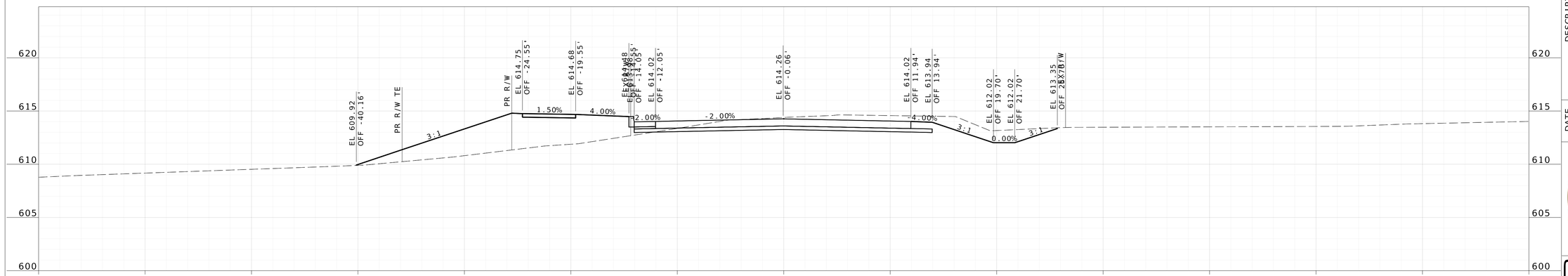
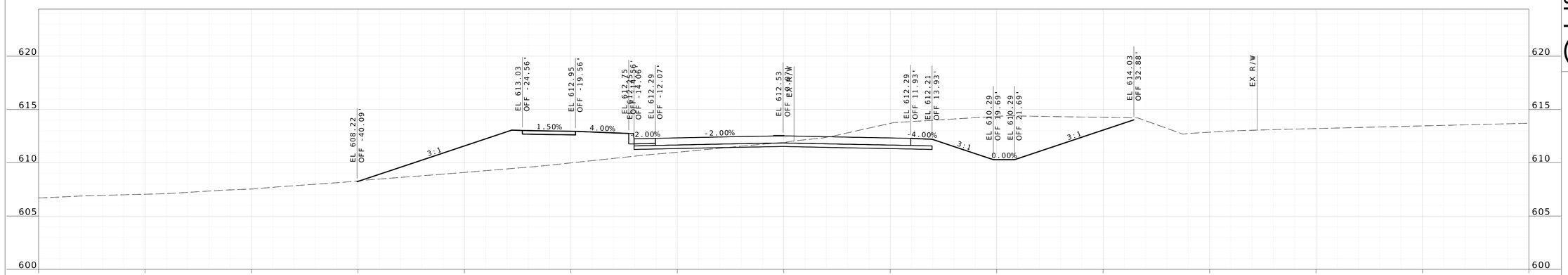


STA 53+50.00



STA 53+00.00

DATE PREPARED
4/3/2026

ROUTE | STATE
MO

DISTRICT | SHEET NO.
66

COUNTY
ST. CHARLES

JOB NO.
2317000

CONTRACT ID.

PROJECT NO.
CMAQ-5401(727)

BRIDGE NO.

DESCRIPTION

DATE

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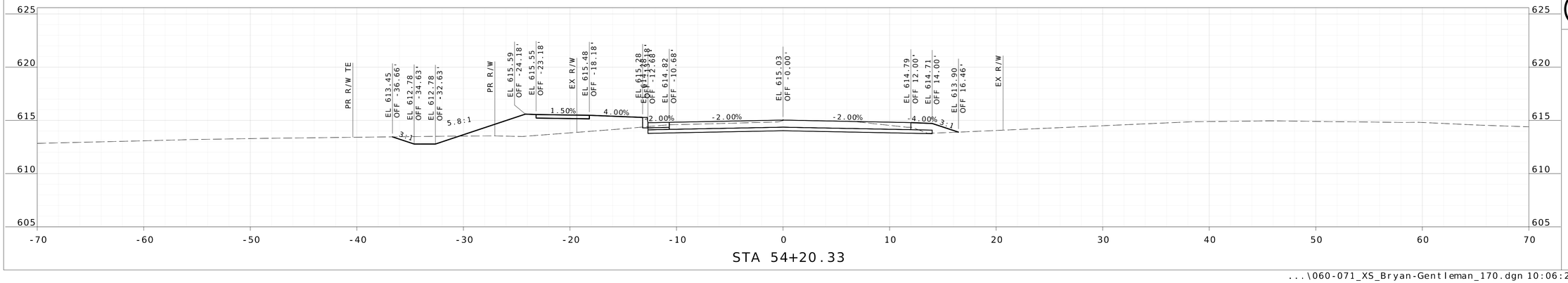
W TERRA LANE REALIGNMENT
GENTLEMAN ROAD
CROSS SECTIONS
SHEET 3 OF 4

...\060-071_XS_Bryan-Gentleman_170.dgn 10:06:27 AM 4/3/2026



STA 54+20.33

DATE PREPARED
4/3/2026

ROUTE	STATE
	MO
DISTRICT	SHEET NO.
	67

COUNTY
ST. CHARLES

JOB NO.
2317000

CONTRACT ID.

PROJECT NO.
CMAQ-5401(727)

BRIDGE NO.

DESCRIPTION	DATE

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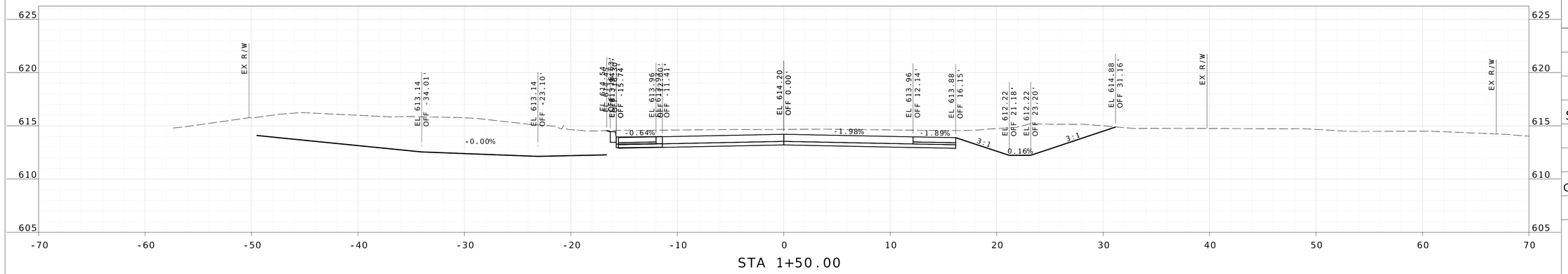
W TERRA LANE REALIGNMENT
GENTLEMAN ROAD
CROSS SECTIONS
SHEET 4 OF 4

...\060-071_XS_Bryan-Gentleman_170.dgn 10:06:28 AM 4/3/2026



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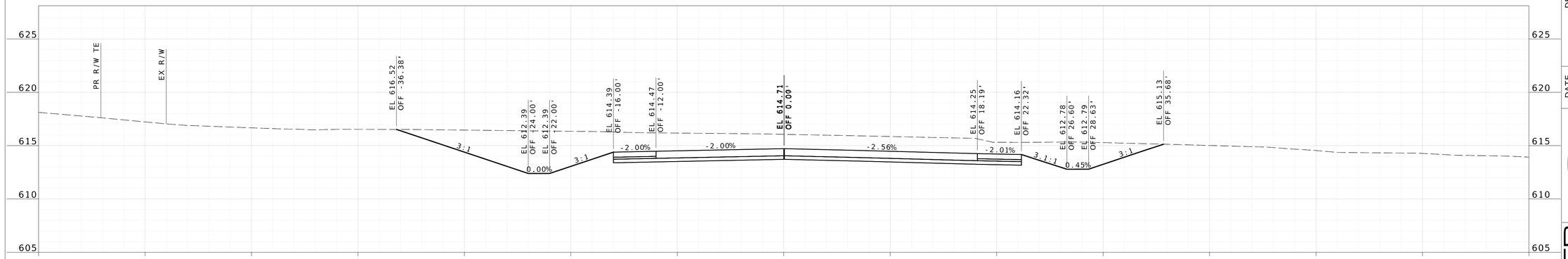
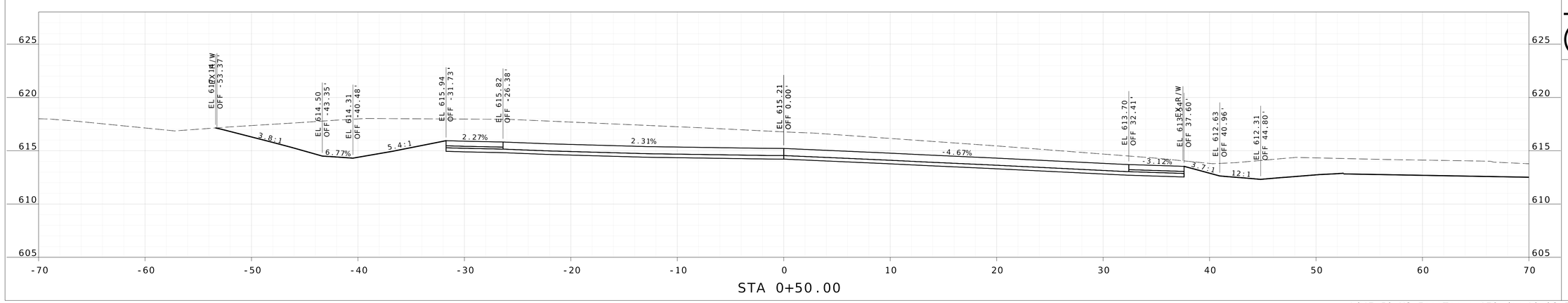


STA 1+00.00



STA 0+50.00

DATE PREPARED
4/3/2026

ROUTE	STATE
	MO
DISTRICT	SHEET NO.
	68

COUNTY
ST. CHARLES

JOB NO.
2317000

CONTRACT ID.

PROJECT NO.
CMAQ-5401(727)

BRIDGE NO.

DESCRIPTION	DATE

IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND DATED.

CITY OF O'FALLON · MISSOURI · FOUNDED IN 1816

HORNER SHIFRIN
THE POWER HOUSE AT UNION STATION
401 S. 18th St., Ste. 400
ST. LOUIS, MO 63103-2296
314-531-4321 FAX: 314-531-6966
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Expiration Date: December 31, 2026

W TERRA LANE REALIGNMENT
TERRA COURT
CROSS SECTIONS
SHEET 1 OF 4

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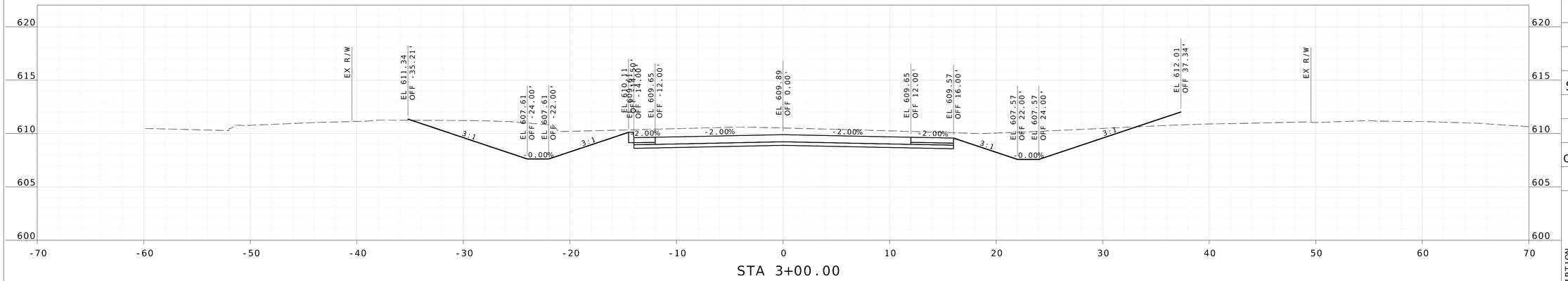
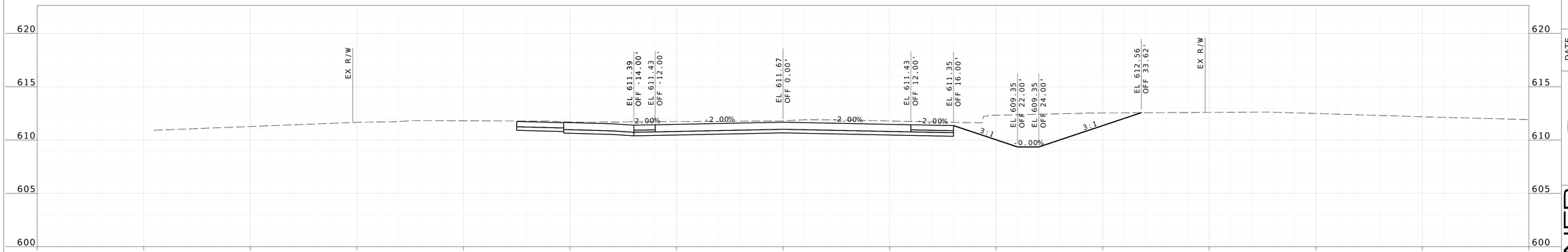
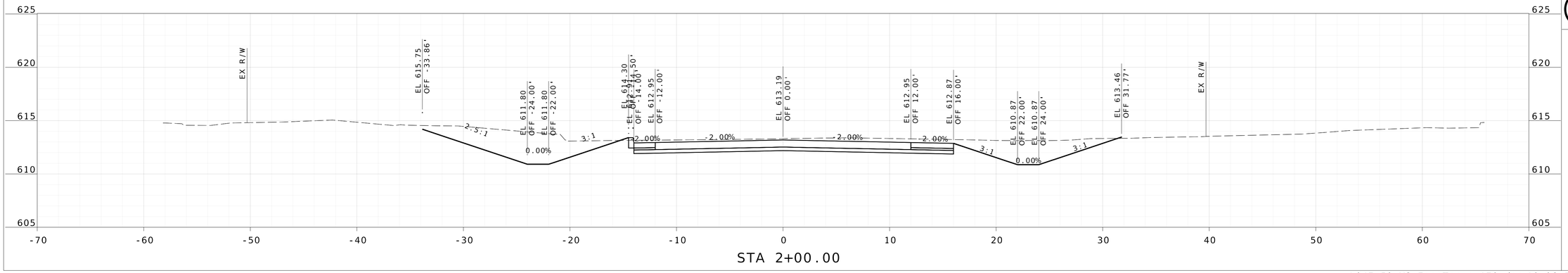


STA 3+00.00



STA 2+50.00



STA 2+00.00

DATE PREPARED
4/3/2026

ROUTE	STATE
	MO
DISTRICT	SHEET NO.
	69

COUNTY
ST. CHARLES

JOB NO.
2317000

CONTRACT ID.

PROJECT NO.
CMAQ-5401(727)

BRIDGE NO.

DESCRIPTION	DATE

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THE POWER HOUSE AT UNION STATION
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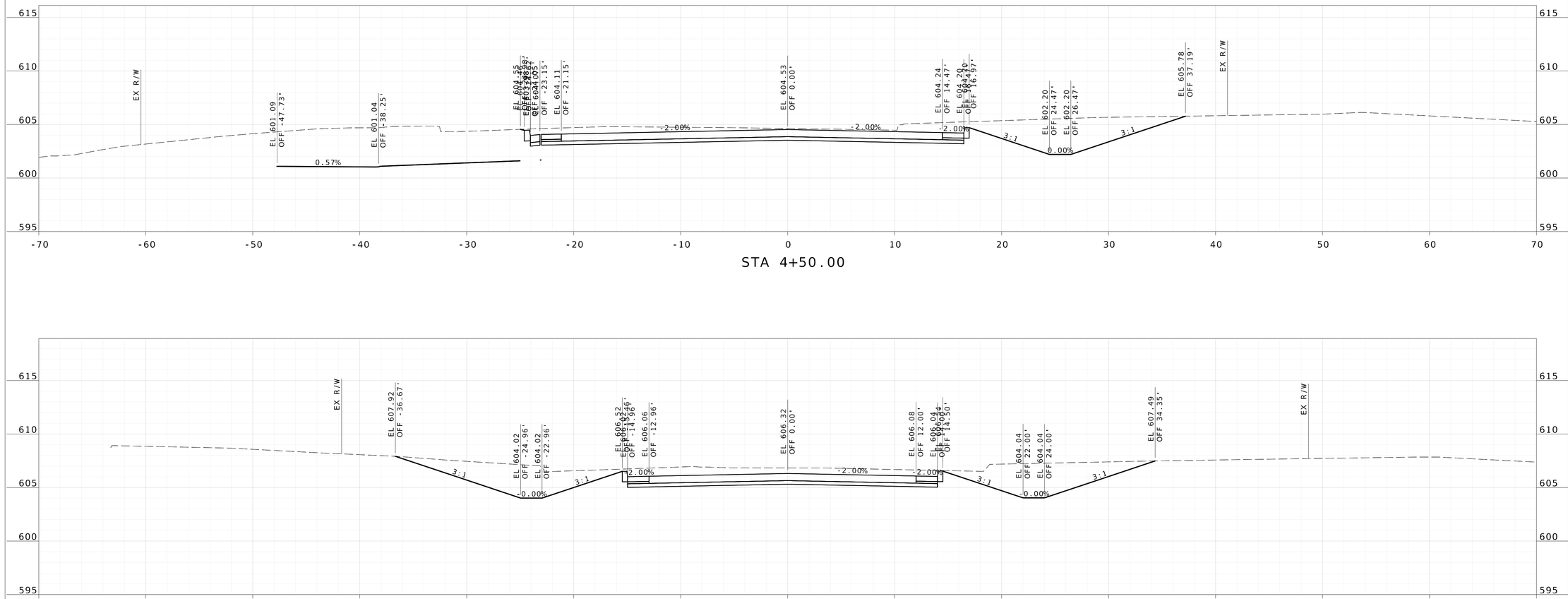
314-531-4321 FAX: 314-531-6966
www.HornerShifrin.com
Certificate of Authority: 000159
Expiration Date: December 31, 2026

W TERRA LANE REALIGNMENT
TERRA COURT
CROSS SECTIONS
SHEET 2 OF 4



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IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND DATED.

DATE PREPARED
4/3/2026

ROUTE	STATE
	MO
DISTRICT	SHEET NO.
	70

COUNTY
ST. CHARLES

JOB NO.
2317000

CONTRACT ID.

PROJECT NO.
CMAQ-5401(727)

BRIDGE NO.

DESCRIPTION	DATE

CITY of O'FALLON · MISSOURI · FOUNDED IN 1856 ·

HORNER SHIFRIN
THE POWER HOUSE AT UNION STATION
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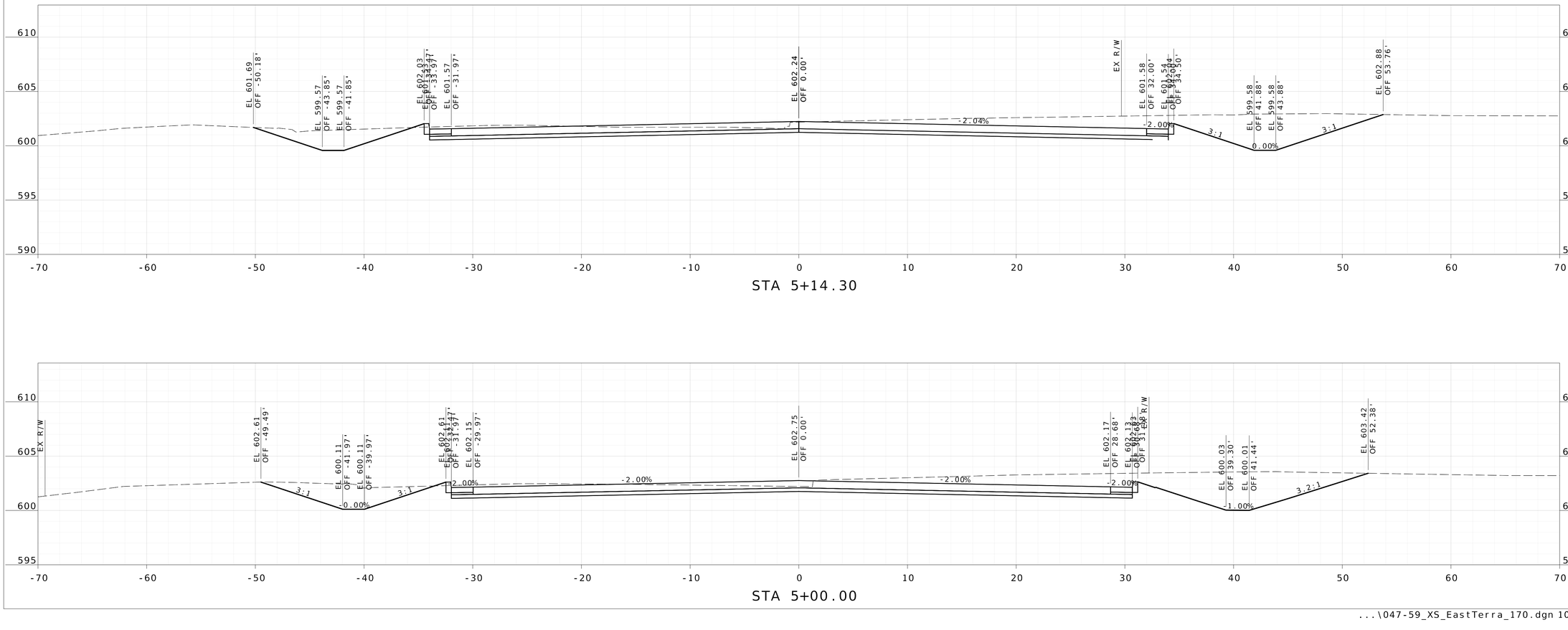
314-531-4321 FAX: 314-531-6966
www.HornerShifrin.com
Certificate of Authority: 000159
Expiration Date: December 31, 2026

W TERRA LANE REALIGNMENT
TERRA COURT
CROSS SECTIONS
SHEET 3 OF 4



DATE PREPARED
4/3/2026

ROUTE	STATE
	MO
DISTRICT	SHEET NO.
	71

COUNTY
ST. CHARLES

JOB NO.
2317000

CONTRACT ID.

PROJECT NO.
CMAQ-5401(727)

BRIDGE NO.

DESCRIPTION	DATE

IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND DATED.

CITY of O'FALLON · MISSOURI · FOUNDED IN 1856

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W TERRA LANE REALIGNMENT
TERRA COURT
CROSS SECTIONS
SHEET 4 OF 4

...\047-59_XS_EastTerra_170.dgn 10:07:01 AM 4/3/2026

City of O'Fallon, Missouri

Memorandum

Council Meeting - Regular **R. 3.**

Meeting Date: 04/23/2026

Re: Supplemental Agreement No. 2 with HR Green, Inc., for additional services as part of the Hoff Road Phase 2 Project in an amount not to exceed $41,258.45

From: Wade Montgomery, Director of Engineering

Department: Engineering **Division:** Project Management

Agenda Category: New Business

Information

Item:

As part of the Hoff Road Phase 2 Project, this item is to allow the City to enter into Supplemental Agreement No. 2 with HR Green, Inc., for necessary updates to the plans as a result of utility coordination, in an amount not to exceed $41,258.45 for the additional services.

Background:

As a part of the Hoff Road Phase 2 Project, the City will be required to relocate and accommodate certain utilities within the project limits. As a result of utility coordinations, the City will be required to make certain design modifications and additions to reflect coordination and negotiations. This supplemental agreement covers the additional design work, within the project limits, to accommodate these changes.

Previous Council Action:

- Ordinance No. 7059 was approved by City Council at the October 26, 2023, meeting. This Ordinance approved a Surface Transportation Block Grant (STBG) Program Agreement, STBG-7302(702), with the Missouri Highways and Transportation Commission to fund a portion of the Hoff Road Phase 2 Project at a reimbursement amount not to exceed $1,914,300.00.
- Resolution No. 04 11 2024C was approved by City Council at the April 11, 2024, meeting. This Resolution approved the contract with HR Green, Inc., to provide engineering design services for an amount not to exceed $299,994.89.
- Ordinance No. 7186 was approved by City Council at the February 27, 2025, meeting. This Ordinance approved an agreement with St. Charles County to fund a portion of the Hoff Road Phase 2 project at a reimbursement amount not to exceed $1,358,160.00.
- Notification for Supplemental Agreement No. 1 was provided in the Committee and Commission Reports for the March 27, 2025, City Council meeting. This covered design costs associated with additional environmental requirements, for an amount not to exceed $9,097.27.

Recommendation:

Staff recommends approval of this item.

Fiscal Impact

Budgeted Y/N?: Y

Budget Information:

There are sufficient funds in the current fiscal year project account to cover this supplemental agreement.

Attachments

Resolution

Exhibit A

RESOLUTION NO. 04 23 2026D

A RESOLUTION AUTHORIZING AN AGREEMENT WITH H.R. GREEN, INC., PROVIDING FOR SUPPLEMENTAL DESIGN SERVICES AS PART OF THE HOFF ROAD PHASE 2 PROJECT, IN AN AMOUNT NOT TO EXCEED $41,258.45.

WHEREAS, the City of O'Fallon entered into an original agreement with H.R. Green, Inc., on April 11, 2024, for design services related to the Hoff Road Phase 2 Project; and

WHEREAS, supplemental design services are necessary due to required utility coordination; and

WHEREAS, City staff recommends approval of this Resolution;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF O'FALLON, MISSOURI, AS FOLLOWS:

SECTION 1: The City Council approves on behalf of the City a supplemental agreement with H.R. Green, Inc., for the Hoff Road Phase 2 Project at a cost not to exceed $41,258.45, in substantial conformity with the terms shown on Exhibit A attached hereto and incorporated herein by this reference as if set out here in full, together with such changes therein as shall be approved by the officers of the City executing same which are consistent with the provisions and intent of this legislation and necessary, desirable, convenient or proper in order to carry out the matters herein authorized. The City Administrator and other appropriate City officials are hereby authorized to execute the Agreement and such additional documents and take any and all actions necessary, desirable, convenient or prudent in order to carry out the intent of this legislation.

PASSED BY THE CITY COUNCIL FOR THE CITY OF O'FALLON, MISSOURI, THIS DATE DAY OF MONTH, YEAR.

_____
Presiding Officer

Attest:

_____
Bess Bacher, City Clerk

RESOLUTION NO. 04 23 2026D

APPROVED BY THE MAYOR FOR THE CITY OF O'FALLON, MISSOURI, THIS DATE DAY OF MONTH, YEAR.

_____
Bill Hennessy, Mayor

Attest:

_____
Bess Bacher, City Clerk

Approved as to Form:

_____
Kevin M. O'Keefe, City Attorney

SUPPLEMENTAL AGREEMENT #2
TO
HOFF ROAD, PHASE 2, STBG-7302(702)
DESIGN SERVICE AGREEMENT

This Supplemental Agreement is made part of an agreement dated April 11, 2024 (City Resolution No. 04 11 2024C) between the City of O'Fallon and HR Green, Inc. for Engineering Design Services as part of the **Hoff Road, Phase 2, STBG-7302(702)**.

The purpose of this supplemental agreement is to be in an amount not to exceed **Forty One Thousand Two Hundred Fifty Eight Dollars and Forty Five Cents ($41,258.45)** without further authorization.

In all other respects, the terms and conditions of the Professional Services Agreement shall remain in full force and effect, except as specifically modified by this Supplemental Agreement.

Attachment A outlines the additional Scope of Services and Attachment B outlines the Cost for this Supplemental Agreement.

Supplemental Agreement accepted as defined herein:

CITY OF O'FALLON, MISSOURI	**HR GREEN, INC.**
(Signature)	(Signature)
	Jason S. Dohrmann, PE
(Printed Name)	(Printed Name)
	Vice President
(Title)	(Title)
	April 6, 2026
(Date)	(Date)

Scope of Work

Water Main Relocation

Water main relocation is required to accommodate improvements along Hoff Road. The water main, fire hydrants, and meter boxes must be moved as summarized in the following tabulation:

Approximate Station 16+30 to 18+40	200 feet of 12[1] to 18[2]-inch main and fire hydrant relocation;
Approximate Station 28+95	Meter relocation;
Approximate Station 35+10	Meter and fire hydrant relocation;
Approximate Station 38+35	Meter relocation;
Approximate Station 44+10	Meter relocation;
Approximate Station 46+90 to 53+60	684 feet of 12 to 18-inch main and 6 fire hydrant and meter relocations.

The relocation design work will be completed as detailed below.

Phases

ENGINEER will prepare plans, specifications, and opinion of probable costs (OPC) in three phases: Preliminary, 90% Design & Permitting, and Final Design-Bidding Documents.

Preliminary

Plans. The plans will be based on topographic and right-of-way survey data obtained recently by ENGINEER for Hoff Road Improvements, Phase II.

Plan preparation will include the following listed items:

- ENGINEER will coordinate with previous Missouri One Call Locate services, and request utility maps from utilities.
- ENGINEER will coordinate with the CITY for up to six city-created potholes to determine the vertical location of the water line and conflicting utilities were necessary.
- ENGINEER will incorporate plans and specifications into Hoff Road Improvements, Phase II construction documents.
- ENGINEER will prepare plan and profile views that show the location of proposed water line, water line fittings, and existing topographic features, known utilities, and existing right-of-way. Water utility owners will supply water line pressure, preferred pipe material, and pipe diameter. ENGINEER will not model the water system.
- Soil bearing capacity will be obtained from geotechnical reports prepared for Hoff Road Improvements, Phase II.
- Detail drawing sheets to show thrust blocks restrained joint lengths.
- Detail drawing sheets to show fire hydrants, meter boxes, valve boxes, and other special water features that utility desires.

[1] Water main size obtained from Brookside Offsite Water 865 Hoff Road plans provided by City as background reference.

[2] Hoff Road Improvement As-Built Plans Sheet 2 of 2019.

Specifications. Specifications will be job special provisions (JSPs) based on the water utility's standard specifications. The job special provisions will be incorporated into the construction documents specifications for the Hoff Road Improvements, Phase II. No front-end specifications will be prepared for the water line relocation: front end specifications will be as in the Hoff Road Improvements, Phase II construction documents.

ENGINEER will incorporate unit price bid items into the bid form for the Hoff Road Improvements, Phase II construction documents.

Opinion of Probable Cost. OPC will be based on recent bids of similar work.

Utility Coordination. ENGINEER will coordinate with utilities and assist the OWNER with permitting as detailed below:

- ENGINEER will submit plans to utilities for comments.

Meetings. ENGINEER will participate in a virtual meeting with the OWNER to review comments on the preliminary plans, JSPs, and OPC. On-site kick-off meeting is unnecessary because extensive on-site visits have occurred as part of the roadway improvement project.

90% Design & Permitting

Following review by the OWNER and utilities, ENGINEER will update plans, JSP, OPC to address review comments. ENGINEER will send plans to permitting agencies as necessary.

Stormwater Pollution Prevention Plan will be incorporated into the roadway SWPPP and land disturbance permitting.

Final Design-Bidding Documents

Following review by the OWNER and permitting agencies, ENGINEER will revise plans, JSPs, and OPC to address review comments.

Bidding

The ENGINEER will assist the owner during bidding by answering bidders' questions and preparing addendum if necessary.

Deliverables, Schedules, and Project Management Included in this Agreement

Deliverables. ENGINEER will deliver to the OWNER plans, JSPs, and OPC as electronic pdf files at three points during the project: Preliminary, 90% Design & Permitting, and Final Design-Bidding Documents.

Schedule. For review by the OWNER, ENGINEER will submit preliminary plans, JSPs, and OPC within three weeks of notice to proceed.

ENGINEER will make revisions and submit 90% plans within two weeks after the OWNER supplies comments to ENGINEER regarding the preliminary plans.

ENGINEER will make revisions and submit final design within two weeks after the OWNER supplies comments to ENGINEER on 90% documents.

ENGINEER will transmit plans with utility-prepared permit application permitting agency.

ENGINEER will coordinate with OWNER the response to review comments.

Project Management. ENGINEER will manage the project through appropriate coordination by phone and in-person meetings with OWNER, our staff, utilities, regulators, and government agencies. Appropriate quality control procedures will be implemented. Progress reports will be submitted with monthly invoices.

Items not included in Agreement

This scope and corresponding fee assume that no new right-of-way for the relocated water main will be required beyond the right-of-way already required for the roadway improvements.

The services listed below are not included in this proposal but can be added by negotiated amendment:

- Additional topographic surveying;
- Title commitments;
- Easements plats;
- Right-of-way or easement strip map;
- Negotiations with property owners for right-of-way or easement;
- Hydraulic analysis – the water utility will specify water line material and diameter.
- Geotechnical exploration.

PROJECT: Hoff Road, Phase 2
PROJ. NO.: 2304082
CLIENT: City of O'Fallon, MO
CLIENT PM: Matt Weiss
CONSULTANT PM: Dan Shane, PE, PTOE

Resolution Exhibit A

ATTACHMENT B - ESTIMATE OF COST (AMENDMENT NO. 2)

Full Size Printing (bond) ..... $1.75 / SF
Stripmap Mounting ..... $200/ big board
50 mi (round trip)
15 mi (round trip)

		LABOR AND OVERHEAD									DIRECT EXPENSES							
	TOTAL HOURS						16	85	32	68								
	TOTAL LABOR COST						$1,360	$6,375	$2,080	$3,060								
	% OF TOTAL COST						10.6%	49.5%	16.2%	23.8%								
Task	**DESCRIPTION OF TASK**	**HR GREEN Direct Labor Task SubTotal**	**Direct Labor Plus Overhead**	**Labor Plus Overhead Plus Profit**	**Total Expenses**	**Task Total**	SENIOR PROF. (PM)	PROF.	PROF.	TECH.	Mileage Auto		Copies			Printing, Mounting, etc.	Subs Direct	Notes
							Shane	*Arronberg*	*Hoffman*	*McCourt*	Unit	Total	Number	Unit Price	Total	Total	Total	
Amend 2	**Administration + Project Management**																	
	Coordination + administration	**225.00**	**632.48**	**721.02**	-	**721.02**	1	1	1									
	Meetings, team, client	**540.00**	**1,517.94**	**1,730.45**	-	**1,730.45**	2	2	2	2		-			-			
	Invoices	**85.00**	**238.94**	**272.39**	-	**272.39**	1					-			-			
	Site Meetings & Coordination	-	-	-	-	-						-			-			
	~~Site Visit & Review meeting with Water District & City~~	-	-	-	-	-	0	0				-			-			
	Utility coordination to complement already obtained locates	**300.00**	**843.30**	**961.36**	-	**961.36**		4				-			-			
	Potholing - coordinate with City to obtain up to 6 city-created potholes	**300.00**	**843.30**	**961.36**	-	**961.36**		4				-			-			
	Surveying	-	-	-	-	-						-			-			
	No surveying required	-	-	-	-	-						-			-			
	Computations	-	-	-	-	-						-			-			
	Thrust block & restrained joint computations	**300.00**	**843.30**	**961.36**	-	**961.36**		4				-			-			
	Fire hydrants and loads by walls	**290.00**	**815.19**	**929.32**	-	**929.32**		3	1			-			-			
	Preliminary Design	-	-	-	-	-						-			-			
	Plan & Profile Sheet, Cover, Detail Sheet (thrust, Fire Hyd, driveway cross'g, *Quantity Sheet*	**3,020.00**	**8,489.22**	**9,677.71**	-	**9,677.71**		8	4	48		-			-			
	JSPs	**815.00**	**2,290.97**	**2,611.70**	-	**2,611.70**	1	8	2			-			-			
	Quantity takeoffs / tabulations	**455.00**	**1,279.01**	**1,458.07**	-	**1,458.07**		4	1	2		-			-			
	Opinion of Costs (OPC)	**290.00**	**815.19**	**929.32**	-	**929.32**		3	1			-			-			
	General Conditions Specifications by Water District & City	**310.00**	**871.41**	**993.41**	-	**993.41**	1	3				-			-			
	QC	**645.00**	**1,813.10**	**2,066.93**	-	**2,066.93**	1	4	4			-			-			
	Review Owner and utility	**300.00**	**843.30**	**961.36**	-	**961.36**	1	2	1			-			-			
	90% Design & Permitting	-	-	-	-	-						-			-			
	Update Plans, Specs, EOPC	-	-	-	-	-						-			-			
	Coordination of response	**300.00**	**843.30**	**961.36**	-	**961.36**		4				-			-			
	Updates plans	**255.00**	**716.81**	**817.16**	-	**817.16**		1		4		-			-			
	Update JSP	**215.00**	**604.37**	**688.98**	-	**688.98**		2	1			-			-			
	Update quantity takeoffs, OPC	**335.00**	**941.69**	**1,073.52**	-	**1,073.52**		3	1	1		-			-			
	Traffic Management Plan - coordinate with roadway designers to include water line relocation in traffic plan.	**260.00**	**730.86**	**833.18**	-	**833.18**	1		2	1		-			-			
	SWPPP Coordinate with roadway to make sure water line work is included	**230.00**	**646.53**	**737.04**	-	**737.04**		1	1	2		-			-			
	Permitting	**270.00**	**758.97**	**865.23**	-	**865.23**		3		1		-			-			
	QC	**640.00**	**1,799.04**	**2,050.91**	-	**2,050.91**	1	3	3	3		-			-			
	Review Owner and utility	**300.00**	**843.30**	**961.36**	-	**961.36**	1	2	1			-			-			
	Final Design-Bidding Documents	-	-	-	-	-						-			-			
	Incorporate permitting provisions	**325.00**	**913.58**	**1,041.48**	-	**1,041.48**	1	2		2		-			-			
	Finalize Plans	**185.00**	**520.04**	**592.84**	-	**592.84**		1	1	1		-			-			
	Finalize JSPs	**365.00**	**1,026.02**	**1,169.66**	-	**1,169.66**	1	2	2			-			-			
	Review Front End Documents for conflicts with tech specs	**160.00**	**449.76**	**512.73**	-	**512.73**	1	1										
	Finalize OPC	**260.00**	**730.86**	**833.18**	-	**833.18**		2	1	1								
	Bidding	-	-	-	-	-												
	Respond to Bidder's questions or RFI's	**450.00**	**1,264.95**	**1,442.04**	-	**1,442.04**	1	4	1			-			-			
	Addendum	**450.00**	**1,264.95**	**1,442.04**	-	**1,442.04**	1	4	1			-			-			
	SUBTOTAL AMEND 2					**41,258.45**												

TOTAL $41,258.45

ATTACHMENT B
ESTIMATE OF COSTS

SPONSOR: City of O'Fallon, Missouri
LOCATION: Hoff Road, Progress Lane to Misty Meadow Lane
PROJECT: Hoff Road, Phase 2, STBG-7302(702)

SUPPLEMENTAL AGREEMENT #2

Administration + Project Management					
	Senior Professional (PM)	$85.00	16		$1,360.00
	Senior Profossional	$75.00	85		$6,375.00
	Professional	$65.00	32		$2,080.00
	Technician	$45.00	68		$3,060.00
	HR Green LABOR SUBTOTAL		**201**	**hrs**	**$12,875.00**
Payroll Overhead	49.340%				$6,352.53
General & Administrative Overhead	131.760%				$16,964.10
	.				$36,191.63
HR Green Fixed Fee	(14.0% xTotal Labor & Overhead)				$5,066.83
	HR Green TOTAL LABOR, OVERHEAD, & FIXED FEE				**$41,258.45**
Other Direct Cos	Subcontractor:			$	-
	DIRECT COST AND SUBCONSULTANT SUBTOTAL			**$**	**-**
TOTAL					**$41,258.45**