

Plan View

Project

ELEV.=558.07 (NAVD 1988)

THE PROJECT BENCHMARK IS A MISSOURI DNR GRS ALUMINUM DISK STAMPED "SC-54 2000" AND IS SET IN A 12 INCH DIAMETER CONCRETE MONUMENT ABOUT 30 INCHES LONG AND FLUSH WITH THE GROUND. IT IS LOCATED ABOUT 3 MILES WEST OF O'FALLON, MO ON THE SOUTH SIDE OF WEST TERRA ROAD AT AN AMEREN UE SUBSTATION. IT IS 21 FEET EAST OF THE GRAVEL ENTRANCE TO THE SUBSTATION; 4.0 FEET EAST OF A CARSONITE WITNESS POST; 32 FEET SOUTH OF THE CENTER OF WEST TERRA ROAD; 99.2 FEET WEST-SOUTHWEST OF THE TOP NUT OF A FIRE HYDRANT; 56 FEET WEST OF THE CENTER OF AN ASPHALT ENTRANCE; 60.9 FEET NORTH-NORTHEAST OF THE NORTHEAST CORNER OF A CYCLONE FENCE AROUND THE SUBSTATION AND 125.0 FEET NORTHEAST OF THE NORTHWEST CORNER OF SAME CYCLONE FENCE.

SITE BENCHMARK: ELEVATION 469.01' CONTROL ROD LOCATED APPROXIMATELY 164 FEET SOUTHEAST OF THE FLARED END SECTION ALONG SURVEY PARCEL SOUTHERN LINE.

A SET OF CONSTRUCTION PLANS FOR C3 INDUSTRIES EXPANSION 320 S. COOL SPRINGS ROAD O'FALLON, MO 63366



Locator Map

Legal Description

Conditions of Approval From

1. Medical Marijuana-related land uses are subject to State of Missouri approval

The plat will need to be recorded before construction plans can be approved

8. Provide Tree Preservation calculations in accordance with Code Section 402.040.

* The area of this phase of development is 4.67 AC.

* The estimated sanitary flow in gallons per day is 7,100 GPD

CITY OF O'FALLON

ENGINEERING DEPARTMENT

* City of O'Fallon Construction work hours per City Ordinance 3429 as shown in

Section 500.420 of the Municipal Code of the City of O'Fallon are as follows:

October 1 through May 31

7:00 A.M. To 7:00 P.M. Monday Through Sunday

June 1 Through September 30

6:00 A.M. To 8:00 P.M. Monday Through Friday

7:00 A.M. to 8:00 P.M. Saturday and Sunday

The area of land disturbance is 4.26 AC.

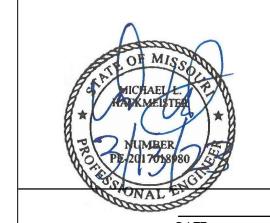
Side 20' unless next to road/street then 30'

Planning and Zoning

SURVEY PARCEL DESCRIPTION

CONVEYED TO LOTTES SPRINGS, LLC BY DEED RECORDED AS DOCUMENT #2021-094133 OF THE ST.

CROSSING SAID LOTTES SPRINGS PARCEL, S88°50'32"E, A DISTANCE OF 499.92 FEET TO A POINT;



State of Missouri for Cochran Engineering & Surveying

City of O'Fallon 100 N. Main St.

Ameren Missouri

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

<u>Telephone</u>

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

O'Fallon, MO. 63366 636-272-3493

<u> Utility Contacts</u>

<u>Sanitary Sewers</u> City of O'Fallon 100 N. Main St.

O'Fallon, MO. 63366 Contact: 636-240-2000

O'Fallon, MO. 63366 Contact: 636-240-2000

Storm Sewer

City of O'Fallon 100 N. Main St. O'Fallon, MO. 63366 636-240-2000

<u>Electric</u>

200 Callahan Road Wentzville, MO. 63385 636-639-8312

111 Laura K Dr.

P+Z No. 22-002935 Approval Date: 6/2/2022 Permit No.

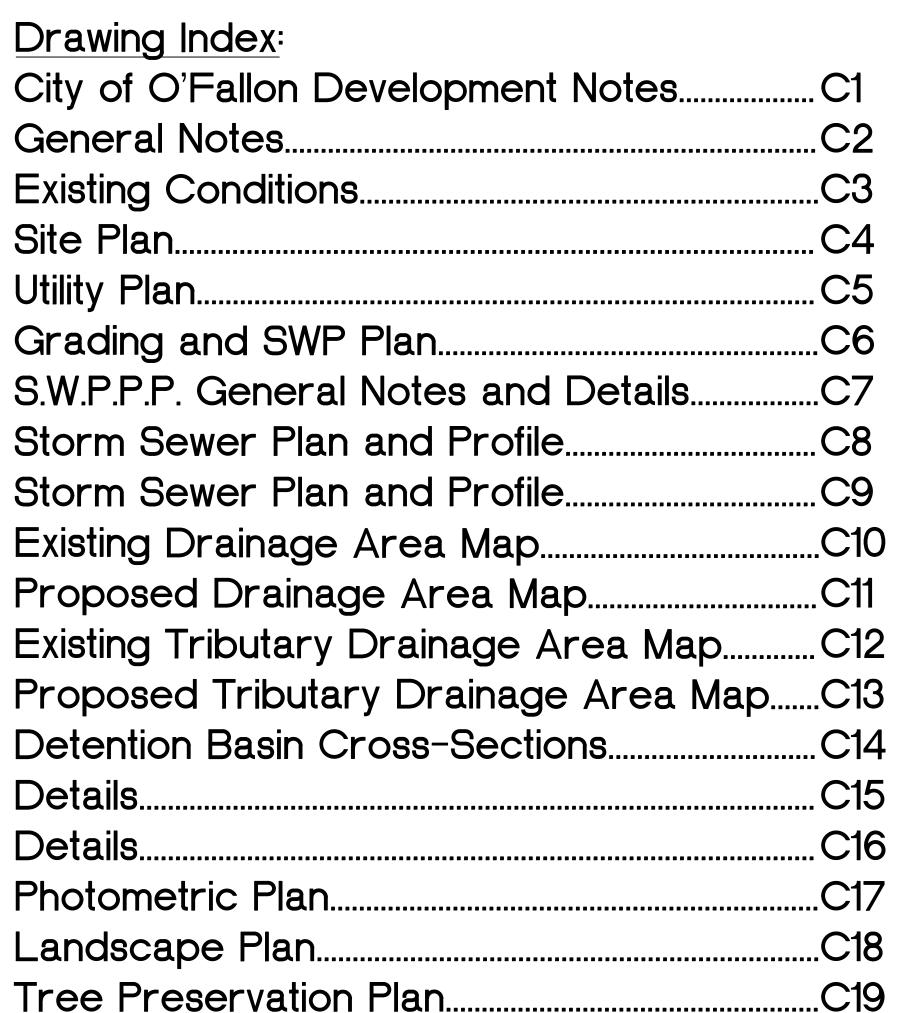
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CALL OR CLICK 3 DAYS BEFORE YOU DIG!

All OSHA rules & regulations

construction required by these plans shall be strictly followed (ie. Trenching, Blasting, etc.)

City of O'Fallon Standard Notes and Details - July 2019



Benchmarks

ELEV.=469.01 (NAVD 1988)

Legend

===ss=== ____ xxx ____ ____ xxx ____ <u> XXXX.XX</u> NEW CONCRETE

BOUNDARY ADJOINER EXISTING MAJOR CONTOUR EXISTING SETBACK EXISTING OVERHEAD UTILITIES EXISTING STORM SEWER EXISTING GAS LINE/MAIN EXISTING FENCE EXISTING GAS VALVE EXISTING UTILITY POLE EXISTING PIPE BOLLARD EXISTING ELECTRIC BOX EXISTING TELECOM PEDISTAL EXISTING AREA INLET EXISTING TREE EXISTING TREE LINE EXISTING CONCRETE EXISTING ASPHALT EXISTING GRAVEL EXISTING BUILDING

NEW MAJOR CONTOUR NEW MINOR CONTOUR NEW STORM SEWER PIPE NEW FLARED END SECTION SPOT ELEVATION NEW ACCESSIBLE PARKING SYMBOL NEW TREE LINE NEW CONCRETE TRAIL NEW STANDARD DUTY ASPHALT

NEW HEAVY DUTY CONCRETE

NEW GRAVEL

ACCEPTED FOR CONSTRUCTION BY: **Karl Ebert** DATE **04/17/2023** PROFESSIONAL ENGINEER'S SEAL INDICATES RESPONSIBILITY FOR DESIGN

Number of proposed lots is 1

Building setback information. Front 30'

* Tree preservation calculations: SEE SHEET C19

& Wildlife Services (if required).

Fire District O'Fallon Fire Protection District

