



Plan View



Locator Map

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

## Legal Description

WEST LAND TITLE INSURANCE COMPANY  
COMMITMENT NO: 20-35598  
EFFECTIVE DATE: NOVEMBER 25, 2020  
SCHEDULE A ITEM 5

PROPERTY LOCATED IN THE COUNTY OF SAINT CHARLES, STATE OF MISSOURI, DESCRIBED AS FOLLOWS:  
PARCEL 1:  
A TRACT OF LAND BEING PART OF THE NORTH HALF OF SECTION 27, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, CITY OF O'FALLON, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2 OF "COOL SPRINGS BUSINESS PARK," A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 49 PAGE 194 OF ST. CHARLES COUNTY RECORDS; THENCE ALONG THE EAST LINE OF SAID LOT 2 AND CONTINUING ALONG THE EAST LINE OF PROPERTY CONVEYED TO BUEL HUDSON AND IMOGENE D. HUDSON TRUST, DATED JULY 9, 2002 ACCORDING TO DEED RECORDED IN BOOK 2953 PAD 193 OF SAID RECORDS AND ALONG THE EAST LINE OF PROPERTY CONVEYED TO THE CITY OF O'FALLON, MISSOURI ACCORDING TO DEED RECORDED IN BOOK 1603 PAGE 1306 OF SAID RECORDS, NORTH 01 DEGREES 09 MINUTES 28 SECONDS EAST 475.48 FEET; THENCE DEPARTING THE SAID EAST LINE OF THE CITY OF O'FALLON PROPERTY, THE FOLLOWING COURSES AND DISTANCES: SOUTH 88 DEGREES 50 MINUTES 32 SECONDS EAST 499.92 FEET; SOUTH 16 DEGREES 30 MINUTES 59 SECONDS WEST 131.62 FEET; SOUTH 09 DEGREES 05 MINUTES 50 SECONDS WEST 143.36 FEET; SOUTH 05 DEGREES 38 MINUTES 42 SECONDS WEST 115.27 FEET; SOUTH 02 DEGREES 08 MINUTES 16 SECONDS EAST 97.69 FEET; SOUTH 01 DEGREES 13 MINUTES 59 SECONDS WEST 81.73 FEET; AND SOUTH 20 DEGREES 17 MINUTES 50 SECONDS WEST 29.32 FEET TO A POINT ON THE NORTH LINE OF LOT 2 OF "SILVER EAGLE," A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 28 PAGE 323 OF SAID RECORDS; THENCE ALONG THE SAID NORTH LINE OF LOT 2 OF "SILVER EAGLE," NORTH 73 DEGREES 54 MINUTES 08 SECONDS WEST 447.25 FEET TO THE POINT OF BEGINNING.

PARCEL 2:  
A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS MORE FULLY SET FORTH IN INSTRUMENT DESIGNATED AS "EASEMENT DEED" RECORDED 10/20/1992 AS DOCUMENT NO. 52357 IN BOOK 1489 AT PAGE 292.

## SURVEY PARCEL DESCRIPTION:

A TRACT OF LAND BEING PART OF THE NORTH HALF OF SECTION 27, TOWNSHIP 47 NORTH, RANGE 3 EAST, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI BEING A PORTION OF THAT PROPERTY CONVEYED TO LOTTES SPRINGS, LLC BY DEED RECORDED AS DOCUMENT #2021-094133 OF THE ST. CHARLES COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 1 OF "VENTURE BOUNDARY ADJUSTMENT PLAT," A SUBDIVISION ACCORDING TO THE INSTRUMENT RECORDED IN PLAT BOOK 31 PAGE 98 OF THE ST. CHARLES COUNTY RECORDS; THENCE SOUTHWARDLY ALONG THE WEST LINE OF SAID LOT 1, S01°38'15"W 31.43 FEET TO THE NORTH LINE OF LOT 2 OF "SILVER EAGLE," A SUBDIVISION ACCORDING TO THE INSTRUMENT RECORDED IN PLAT BOOK 38 PAGE 323 OF SAID RECORDS; THENCE ALONG SAID NORTH LINE OF LOT 2, N73°54'08"W 284.11 FEET TO THE EAST LINE OF PROPERTY CONVEYED TO BLOOM MEDICALS OF MO-CULTIVATION 1, LLC ACCORDING TO THE INSTRUMENT RECORDED AS DOCUMENT NUMBER 2021R-036640 OF SAID RECORDS; THENCE NORTHWARDLY ALONG SAID EAST LINE OF BLOOM MEDICALS THE FOLLOWING COURSES AND DISTANCES: N20°17'50"E 29.32 FEET; N01°13'59"E 81.73 FEET; N02°08'16"W 97.69 FEET; N05°38'42"E 115.27 FEET; N09°05'50"E 143.36 FEET; AND N16°30'59"E 131.62 FEET TO THE NORTH LINE THEREOF AND SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE ALONG THE NORTH LINE OF SAID BLOOM MEDICALS, N88°50'32"W 499.92 FEET TO THE EAST LINE OF PROPERTY CONVEYED TO CLEAN TEXTILE SERVICES, INC. ACCORDING TO THE INSTRUMENT RECORDED IN DEED BOOK 1603 PAGE 1306 OF SAID RECORDS; THENCE NORTHWARDLY ALONG SAID EAST LINE OF THE CLEAN TEXTILES SERVICES PROPERTY AND ALONG THE EAST LINE OF PROPERTY CONVEYED TO CRL HOLDINGS, INC. ACCORDING TO THE INSTRUMENT RECORDED IN DEED BOOK 2281 PAGE 1615 OF SAID RECORDS, N01°09'28"E 210.00 FEET TO A POINT; THENCE CROSSING SAID LOTTES SPRINGS PARCEL, S88°50'32"E, A DISTANCE OF 499.92 FEET TO A POINT; THENCE, S01°09'28"W, A DISTANCE OF 210.00 FEET BACK TO THE POINT OF BEGINNING, AND THIS TRACT OF LAND CONTAINING 104,983 SQUARE FEET OR 2.41 ACRES, MORE OR LESS.

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## Benchmarks

**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**  
ELEV.=469.01 (NAVD 1988)  
SITE BENCHMARK: ELEVATION 469.01'  
CONTROL ROD LOCATED APPROXIMATELY 164 FEET SOUTHEAST OF THE FLARED END SECTION ALONG SURVEY PARCEL SOUTHERN LINE.

## Legend

EXISTING	
PROPERTY LINE	—+—
BOUNDARY ADJOINER	—+—+—
EXISTING MAJOR CONTOUR	--- XXX ---
EXISTING MINOR CONTOUR	--- xxx ---
EXISTING EASEMENT	--- xxx ---
EXISTING SETBACK	---
EXISTING OVERHEAD UTILITIES	—OHU—
EXISTING STORM SEWER	—SS—
EXISTING GAS LINE/MAIN	—G—
EXISTING FENCE	—X—
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	
NEW MAJOR CONTOUR	--- xxx ---
NEW MINOR CONTOUR	--- xxx ---
NEW T.C.E.	---
NEW STORM SEWER PIPE	—SS—
NEW FLARED END SECTION	—SS—
SPOT ELEVATION	xxx.xx
NEW ACCESSIBLE PARKING SYMBOL	⊞
NEW TREE LINE	—+—
NEW CONCRETE TRAIL	—+—
NEW STANDARD DUTY ASPHALT	—+—
NEW CONCRETE	—+—
NEW HEAVY DUTY CONCRETE	—+—
NEW GRAVEL	—+—

## Conditions of Approval From Planning and Zoning

- CONDITIONS OF SITE PLAN:
- Medical Marijuana-related land uses are subject to State of Missouri approval.
  - The proposed addition is shown on a lot configuration that has not yet been recorded. The plat will need to be recorded before construction plans can be approved.
  - Provide evidence that detention has been provided for the addition.
  - Show all recorded easements on the plan with their recording information.
  - Extend the cross access easement to the north property line. The cross access easement shown on the original development plan must be recorded.
  - The building cannot be any closer than 30 feet from the high water elevation in the basin. The storage in the basin below the BFE does not count for detention.
  - Provide documentation regarding endangered species habitat removal from the US Fish & Wildlife Services (if required).
  - Provide Tree Preservation calculations in accordance with Code Section 402.040.

\* 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 this phase of development is **4.67 AC.**  
The area of land disturbance is **4.26 AC.**
- Number of proposed lots is **1**
- Building setback information. Front **30'**  
Side **20'** unless next to road/street then **30'**  
Rear **35'**
- \* The estimated sanitary flow in gallons per day is **7,100 GPD**
- \* Tree preservation calculations: SEE SHEET C19

CITY OF O'FALLON  
ENGINEERING DEPARTMENT  
ACCEPTED FOR CONSTRUCTION  
BY: *Karl Ebert* DATE **04/17/2023**  
PROFESSIONAL ENGINEER'S SEAL  
INDICATES RESPONSIBILITY FOR DESIGN

## Utility Contacts

**Sanitary Sewers**  
City of O'Fallon  
100 N. Main St.  
O'Fallon, MO. 63366  
Contact: 636-240-2000

**Water**  
City of O'Fallon  
100 N. Main St.  
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

**Electric**  
Ameren Missouri  
200 Callahan Road  
Wentzville, MO. 63385  
636-639-8312

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

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

**Fire District**  
O'Fallon Fire Protection District  
111 Laura K Dr.  
O'Fallon, MO. 63366  
636-272-3493

All OSHA rules & regulations established for the type of construction required by these plans shall be strictly followed (i.e. Trenching, Blasting, etc.)

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