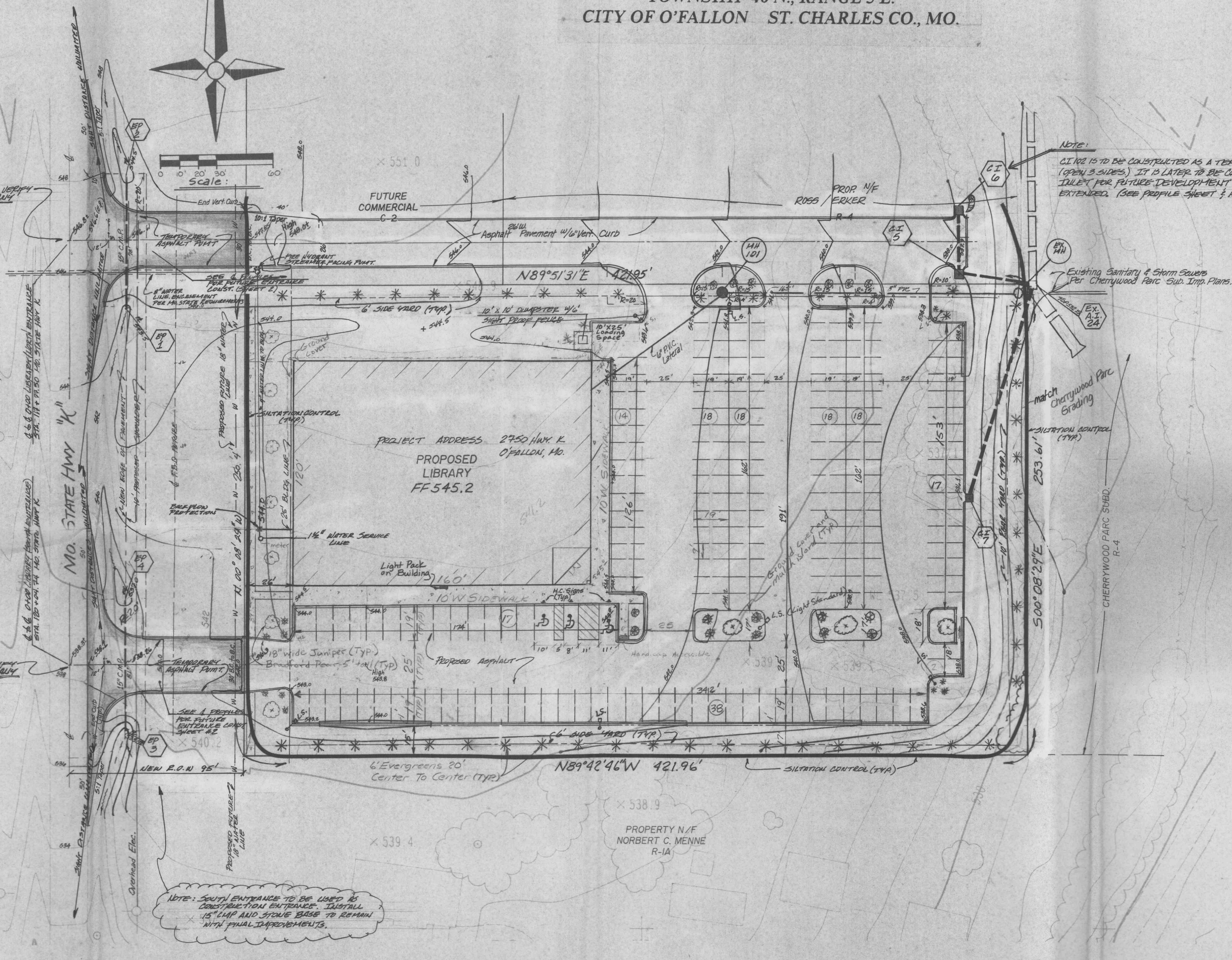
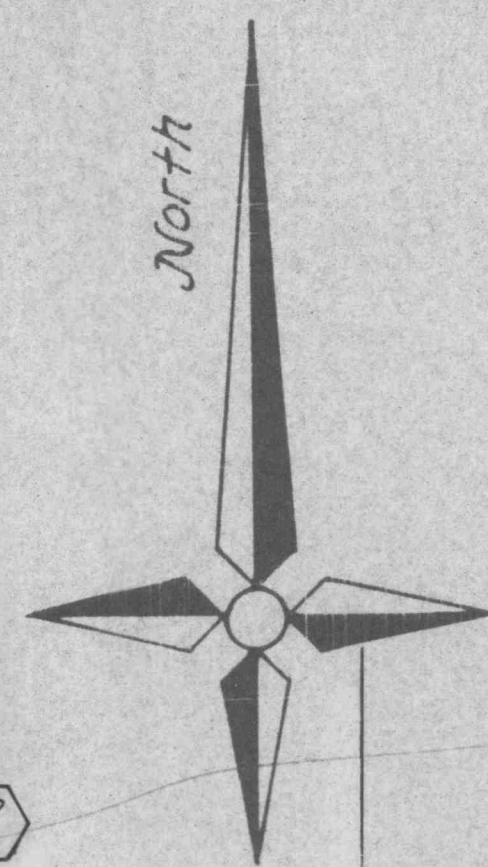


# SITE PLAN FOR ST. CHARLES CITY-COUNTY LIBRARY DISTRICT

A TRACT OF LAND BEING PART OF SECTION 4,  
TOWNSHIP 46 N., RANGE 3 E.  
CITY OF O'FALLON ST. CHARLES CO., MO.



NOTE:  
CI 102 IS TO BE CONSTRUCTED AS A TEMPORARY AREA INLET (OPEN 3 SIDES) IT IS LATER TO BE CONVERTED TO A CURB INLET FOR FUTURE DEVELOPMENT AS THIS SYSTEM IS EXTENDED. (SEE PROFILE SHEET & HYDRAULIC CALC.)

- GENERAL NOTES**
- Proposed Use: Library
  - PRESIDENT ZONING: C-2 COMMERCIAL DISTRICT**
  - This site is served by:  
 Union Electric Co. 272-6203  
 St. Charles Gas Co. 946-8937  
 Conel of Missouri, Inc. 639-3600  
 Duckett Creek Sewer District 441-1244  
 St. Charles County Water District #2 281-2858  
 O'Fallon Fire Protection District 272-3493
  - All construction and materials will conform to current City of O'Fallon Specifications.
  - Sufficient lighting will be provided for the parking area so that all location will have at least one quarter of a foot candle of light. Light standards will be the down cast type of standard.
  - Owner: St. Charles City County Library District  
 425 Spencer Road  
 St. Peters, MO. 63376  
 441-2300
  - Site Setbacks:  
 Front 25 Feet  
 Rear 10 Feet  
 Side 6 Feet
  - Parking Calculation:  
 120' x 160' = 19,200 sq. ft.  
 19,200/400 = 48 spaces  
 plus one space for every two employees  
 10 employees = 5 spaces  
 Total required = 53 spaces  
 Total provided 144 spaces
  - Loading Calculation:  
 120' x 160' = 19,200 sq. ft.  
 one 10' x 25' space required and provided
  - Planting Requirements:  
 144 spaces x 270 = 38,880 sq. ft.  
 38,880 x .06 = 2333 sq. ft. required  
 Planting provided 2370 sq. ft.
  - The sidewalk along Highway K frontage will be constructed after Highway K is improved, on Landscape Plan sheet.
  - The parking area will be asphalt with 6 inch asphalt curbs around entire parking area and landscape islands. The sidewalks around the building will be 6 inches above the pavement.
  - Detention will be provided in the Detention Facility for Cherrywood Parc Subdivision.
  - The front side and rear setbacks will be reserved for the Tree Protective Zone. The improvement plans will show how the site conforms to Ordinance No. 1689.

### LEGEND

- BUILDING LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING WOOD AREA
- SILTATION CONTROL
- CREEK OR DITCH
- FLOWLINE
- GAS MAIN
- TELEPHONE CABLE
- WATER MAIN
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- STREET SIGN
- GENERAL SURFACE DRAINAGE
- LIGHT STANDARD
- CLEARING AND GRADING LIMITS

15. ROADWAY C.M.P. SHALL HAVE INTERFERED ENDS. PAVEMENT SHALL BE CONSTRUCTED ON MO. STATE HWY. R.O.W. SHALL BE CONSTRUCTED OF 8" ROLLED STONE BASE AND 3" TYPE "C" ASPHALTIC CONCRETE PLACED IN (2) 1 1/2" LIFTS.

16. 8" WATERLINE SHALL BE EXPOSED PER MO. STATE HWY. REQUIREMENTS & ST. CHARLES CO. WATER DISTRICT #2 AND SHALL BE A MIN OF 46" IN DEPTH. BELONG STATED HWY. K. 4" WATER LINE WILL RUN FROM FIRE HYDRANT TO BUILDING. FIRE HYDRANT SHALL BE A NEW 3" W/4" HYDRANT INSTALLED WITH VALVE. STEAMER SHALL HAVE PAVEMENT OF W/4" ENTRANCE.

**LEGAL DESCRIPTION OF ST. CHARLES CITY COUNTY LIBRARY**

A tract of land being part of the Southwest Quarter of Section 4, Township 46 North, Range 3 East, St. Charles County, Missouri and being more particularly described as follows:

BEGINNING at an old stone marking the Northeast corner of the Southwest Quarter of Section 4, Township 46 North, Range 3 East, thence South 00 degrees 30 minutes 31 seconds East, 1341.59 feet to a point; thence North 89 degrees 33 minutes 01 seconds West, 1362.03 feet to a point; thence South 00 degrees 00 minutes 48 seconds East, 1314.78 feet to a point; thence North 89 degrees 44 minutes 52 seconds West, 670.42 feet to a point; thence North 00 degrees 13 minutes 50 seconds West, 692.38 feet to a point; thence North 89 degrees 42 minutes 46 seconds West, 421.96 feet to a point; thence North 00 degrees 08 minutes 29 seconds West, 250.00 feet to a point; thence North 89 degrees 51 minutes 31 seconds East, 421.95 feet to a point; thence North 89 degrees 51 minutes 29 seconds East, 253.61 feet to the TRUE POINT OF BEGINNING and contain 2.78 acres more or less, all according to a calculation plat by St.

**MANNINGS FORMULA FOR PIPE CAPACITY**

$$\frac{1.486}{n} A R^{2/3} S^{1/2} = Q$$

ENTRANCE	Flow	Capacity	Demand
NORTH ENTRANCE	$\frac{1.486}{0.024} (1.227)(.461)(.1140) = 3.99$ cfs capacity	3.99 cfs	3.45 cfs Demand
	$1.15 A \times 3.0$		
SOUTH ENTRANCE	$\frac{1.486}{0.024} (1.227)(.461)(.1949) = 6.83$ cfs capacity	6.83 cfs	6.81 Demand
	$2.27 A \times 3.0$		

Underground utilities have been plotted from available information and therefore their locations shall be considered approximate only. The verification 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 and/or construction improvements.

