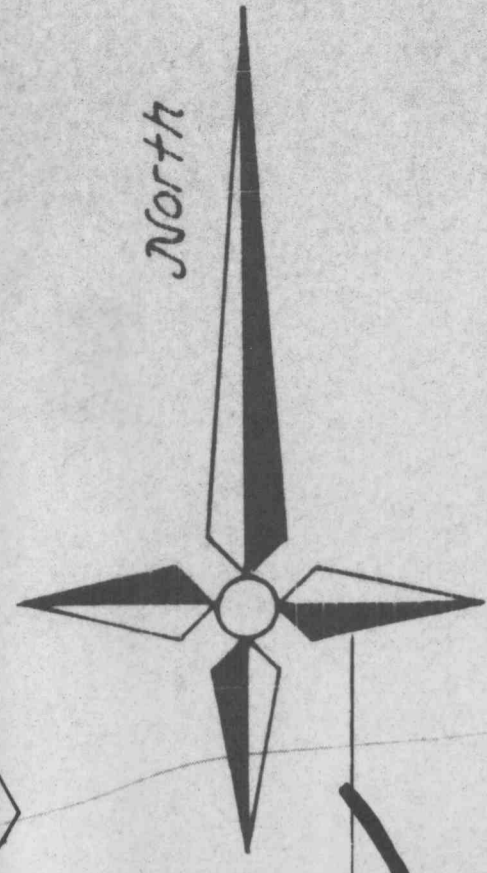
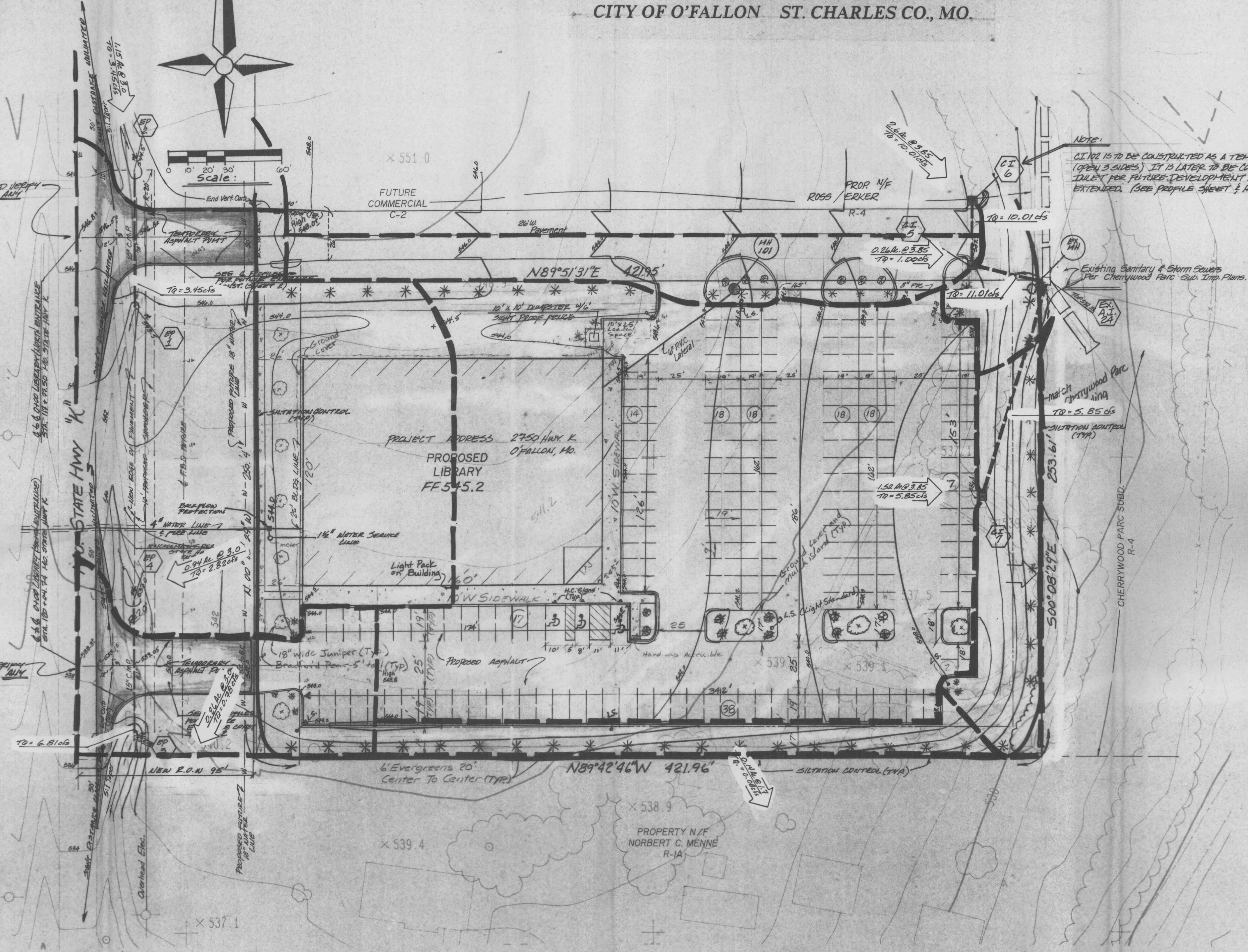


SITE PLAN FOR ST. CHARLES CITY-COUNTY LIBRARY DISTRICT

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



- 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.
 19200/400 = 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' = 19200 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 Library Property.
 - 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.
 - PROPOSED C.M.R. SHALL HAVE INTERED ENDS. PAVEMENT SHALL BE HO. STATE HWY. R.O.W. SHALL BE CONSTRUCTED OF 8" ROLLER STONE BASE 2" TYPE 1/2" ASPHALTIC CONCRETE PAVED IN (2) 1/2" LIFTS.
 - 4" INTERLUMES SHALL BE BURIED PER HO. STATE HWY. REQUIREMENTS & ST. CHARLES CO. WATER DISTRICT #2 AND SHALL BE A MIN. OF 48" IN DEPTH BELOW STATE HWY. K.



NOTE:
 CI 15 IS TO BE CONSTRUCTED AS A TEMPORARY AREA TULLET (OPEN 3 SIDES) IT IS LATER TO BE CONVERTED TO A CURB TULLET FOR FUTURE DEVELOPMENT AS THIS SYSTEM IS EXTENDED. (SEE PROFILE SHEET & HYDRAULIC CALC'S)

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

**NOT FOR CONSTRUCTION
AREA DRAINAGE MAP ONLY**

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, 670.42 feet to a point; thence North 89 degrees 13 44 minutes 52 seconds West, 692.38 feet to a point; thence North 89 degrees 42 minutes 50 seconds West, 153.30 feet to the TRUE POINT OF BEGINNING; thence minutes 46 seconds West 46 seconds West, 421.96 feet to a point; thence North 89 degrees 42 minutes 29 seconds West, 250.00 feet to a point; thence North 00 degrees 08 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 South 00 degrees 08 minutes 2.78 acres more or less, all according to a calculation plat by St.

MANNINGS FORMULA FOR PIPE CAPACITY

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

<p>NORTH ENTRANCE</p> $\frac{1.486}{0.024} (1.227)(.461)(.1140) = 3.99 \text{ cfs capacity}$ $1.15 A_n \times 3.0 = 3.45 \text{ cfs Demand } Q$	<p>SOUTH ENTRANCE</p> $\frac{1.486}{0.024} (1.227)(.461)(.1949) = 6.83 \text{ cfs capacity}$ $2.27 A_n \times 3.0 = 6.81 \text{ Demand } Q$
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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.

Rev. 4-22-94 Rev. 8/9/94 Rev. 8/25/94 Rev. 9/2/94 **SHEET 4 OF 11**

ST. CHARLES ENGINEERING & SURVEYING
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Order No. 94-307
 Date 4-5-94

