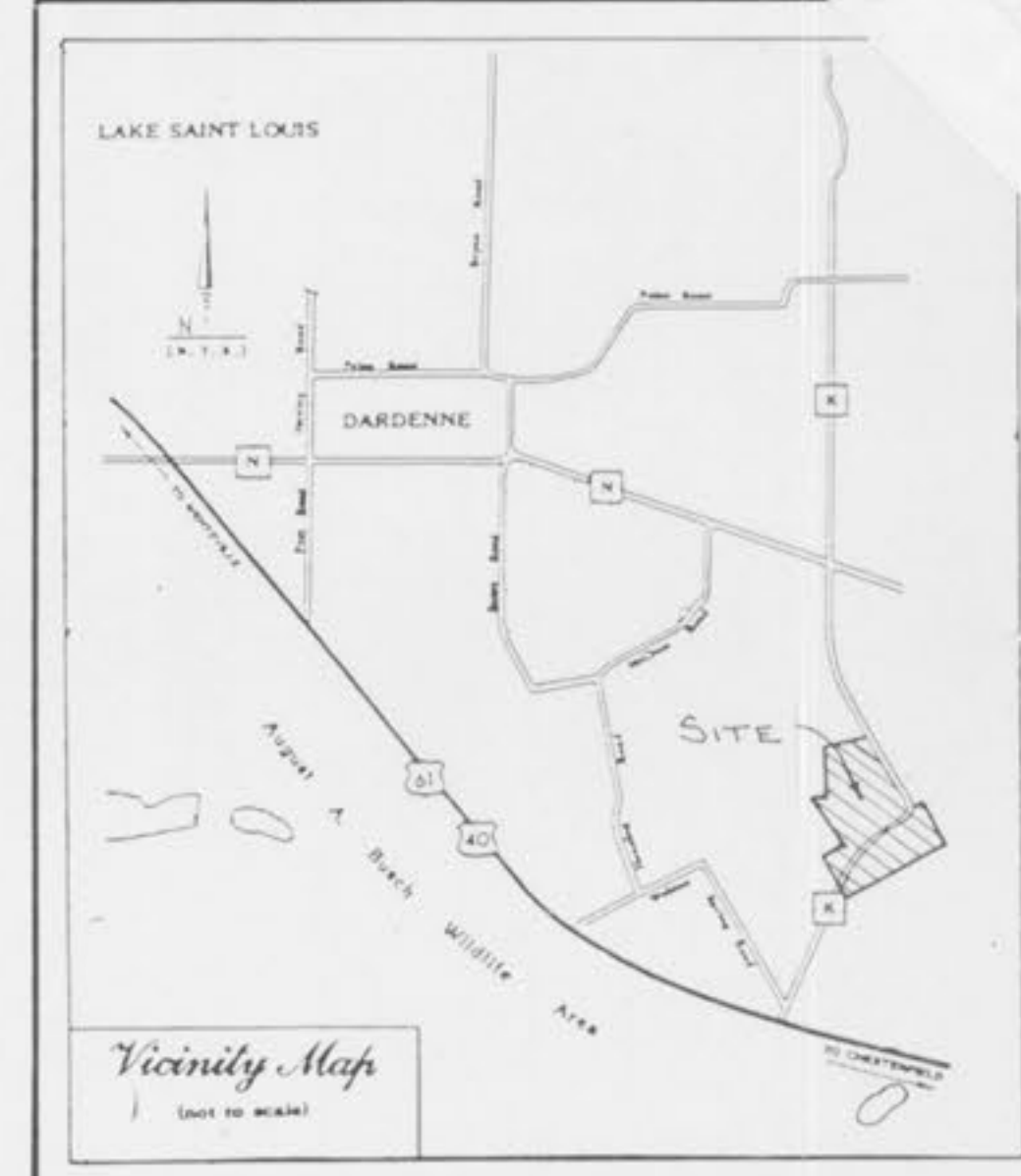


THIS SHEET FOR DRAINAGE PURPOSES ONLY - NOT FOR CONSTRUCTION

WHITTAKER TRACT

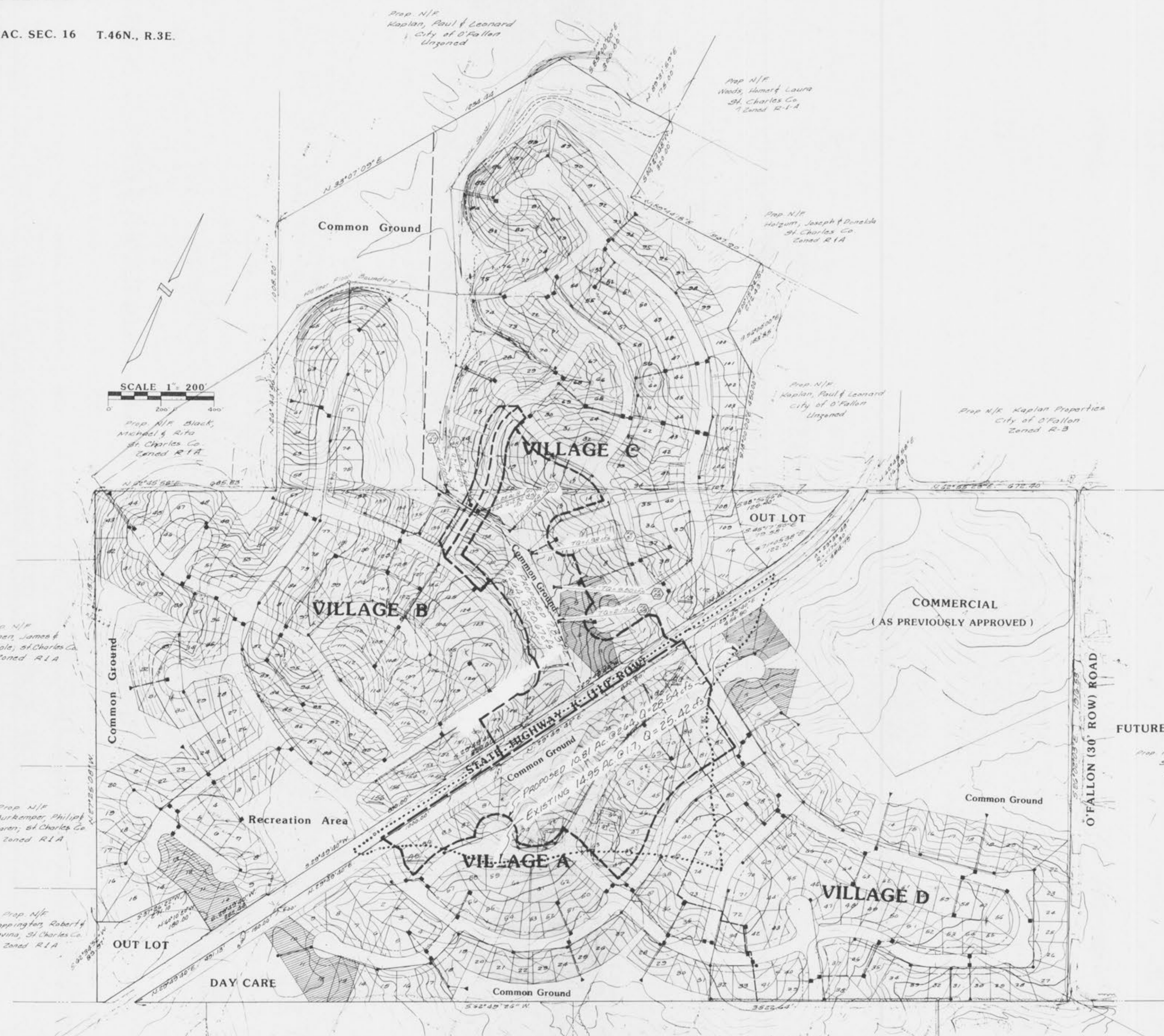
PART OF US SURVEYS 1969 AND 3225 AND FRAC. SEC. 16 T.46N., R.3E.



- GENERAL NOTES**
- Total Acreage: 205.04 Acres
 - a. Single Family: 140.26 Acres
 - b. Commercial: 20.50 Acres
 - c. Recreational: 2.57 Acres
 - d. Common Ground: 36.50 Acres
 - e. Day Care: 1.71 Acres
 - f. State Highway Dedication: 3.50 Acres
 - Residential Data:

Village	Total Lots	Min. Frontage	Min. Lot Size
A	85	75'	9,000 sq. ft.
B	156	75'	9,000 sq. ft.
C	113	75'	9,000 sq. ft.
D	86	75'	9,000 sq. ft.
440 Total			

 - b. Average Lot size by village:
 - A - 10,780 sq. ft.
 - B - 10,800 sq. ft.
 - C - 10,770 sq. ft.
 - D - 10,790 sq. ft.
 - c. Parking: 2 parking spaces per Lot x 440 Lots = 880 spaces
 - d. All Houses are to be accessed through interior subdivision streets.
 - e. Yard & Setback Requirements:
 - Front Yard Setback - 25 Ft.
 - Rear Yard Setback - 25 Ft.
 - Side Yard Setback - 6 Ft.
 - Streets:
 - a. All streets are to have 50' wide R.O.W. and 26' wide pavement.
 - Stormwater drainage & detention is to comply with City of O'Fallon standards and is based on a 15-year frequency.
 - All utilities will be available, functioning & usable at time project is ready for occupancy.
 - All landscaping shall be in conformance with City of O'Fallon Zoning Ordinance requirements as set forth in Article 23.
 - The total land development of this project consists of 440 Lots that have been divided into 4 Villages (or Subdivisions). This concept of individual villages will require a maximum of 4 display lots per village, as indicated, to promote this project.
Display lots (Hatched on Plat):
 - A - 10-13
 - B - 10-13
 - C - 3-6
 - D - 2-5



SERVICES

DUCKETT CREEK SEWER DISTRICT
MISSOURI CITIES WATER CO.
ST. CHARLES GAS COMPANY
CUivre RIVER ELECTRIC CO.
OR UNION ELECTRIC CO.

COTTLEVILLE FIRE PROTECTION DISTRICT.
SOUTHWESTERN BELL TELEPHONE
(WELDON SPRINGS EXCHANGE)
FRANCIS HOWELL SCHOOL DISTRICT
FORT ZUMWALT SCHOOL DISTRICT

PICKETT RAY & SILVER

Civil Engineers
Planners
Land Surveyors

333 Mid Rivers Mall Dr.
St. Peters, MO 63376
441-1211 278-1211

PREPARED FOR:
WHITTAKER HOMES
355 MID RIVERS MALL DRIVE
ST. PETERS, MISSOURI 63376
PHONE (314) 278-1811

DRAWN: P.R.S. DATE: Dec, 1988
CHECKED: DATE: 16

FIELD BOOK: PROJECT: 85-0646 JOB ORDER: 2432 25

NOTE:
Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction.