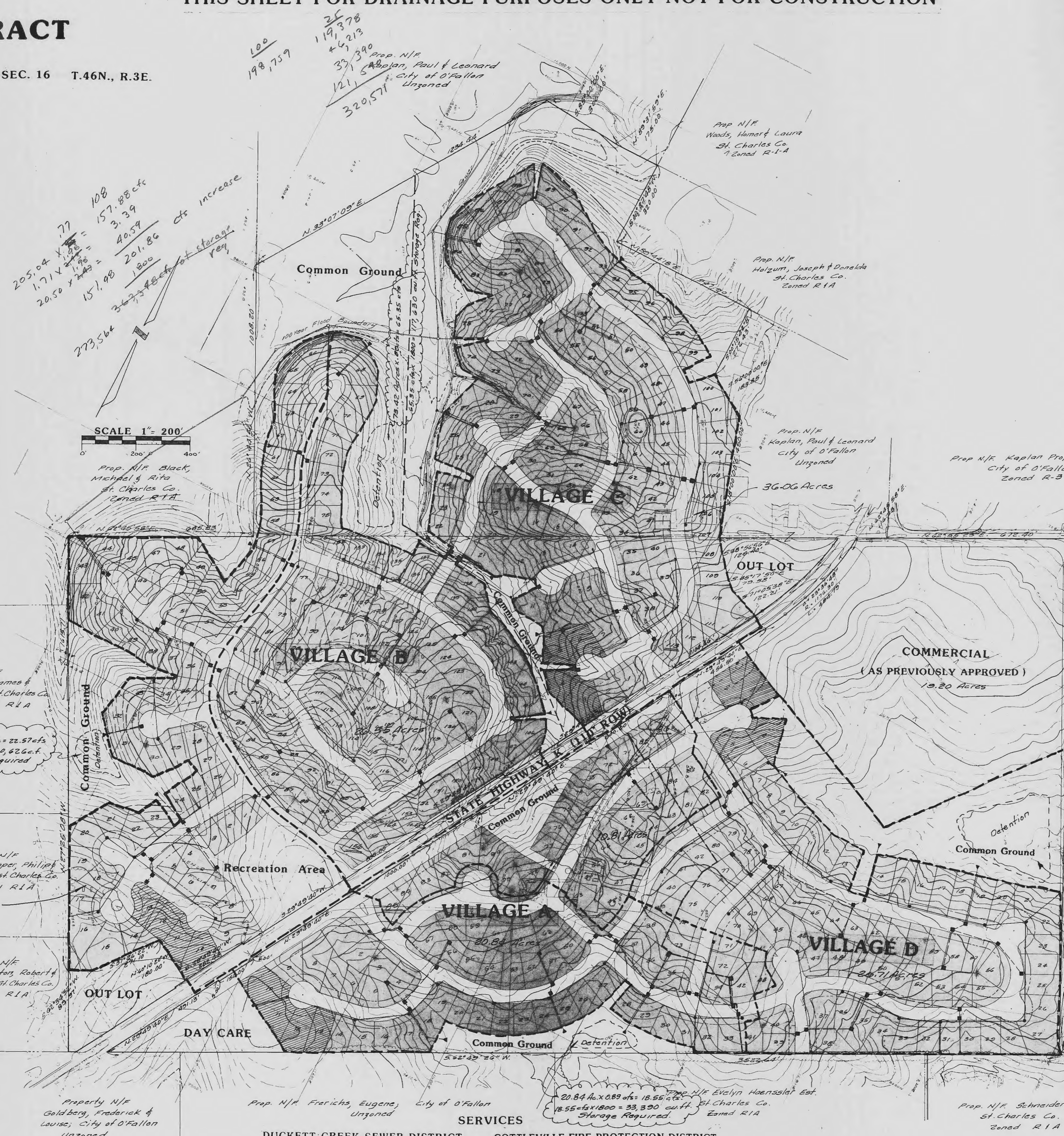
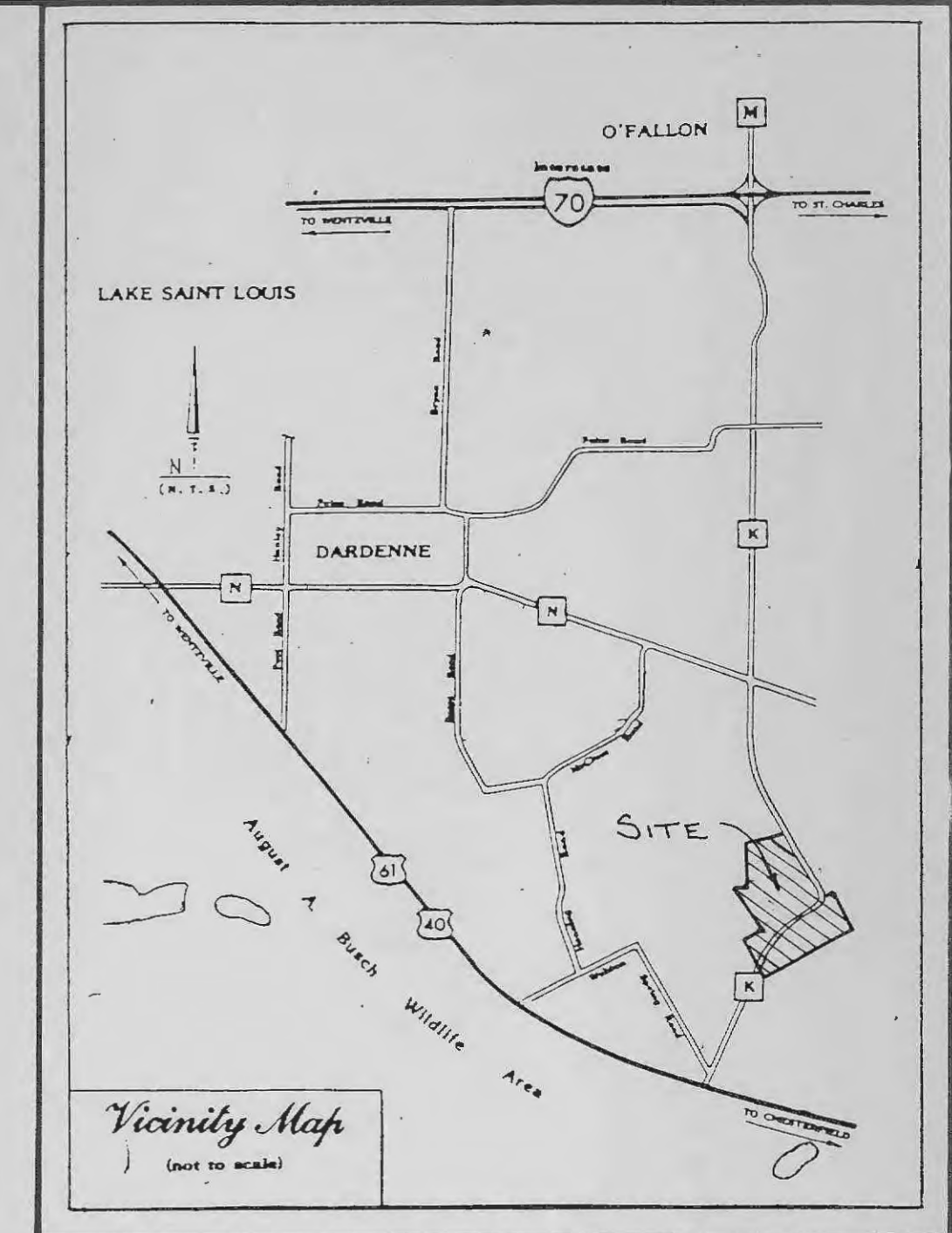


THIS SHEET FOR DRAINAGE PURPOSES ONLY-NOT FOR CONSTRUCTION

WHITTAKER TRACT

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



$205.04 \times 0.77 = 157.88 \text{ cfs}$
 $1.71 \times 108 = 184.68$
 $20.50 \times 2.57 = 52.685$
 $157.98 + 184.68 + 52.685 = 395.345$
 $395.345 / 1.800 = 219.636 \text{ cfs increase}$

$100 / 198,759 = 0.000503$
 $119,378 + 46,213 = 165,591$
 $165,591 \times 0.000503 = 83.30$
 $83.30 + 273,564 = 356,864$
 Prop. N/F
 Abajan, Paul & Leonard
 City of O'Fallon
 Unzoned

Prop. N/F
 Woods, Homer & Laura
 St. Charles Co.
 Zoned R-1-A

Prop. N/F
 Holzman, Joseph & Donald
 St. Charles Co.
 Zoned R-1-A

Prop. N/F
 Kaplan, Paul & Leonard
 City of O'Fallon
 Unzoned

Prop. N/F Kaplan Properties
 City of O'Fallon
 Zoned R-3

Prop. N/F
 Leman, James & Carole
 St. Charles Co.
 Zoned R-1-A

$25.37 \text{ Ac} \times 0.89 \text{ cfs} = 22.57 \text{ cfs}$
 $22.57 \text{ cfs} \times 1800 = 40,626 \text{ cu.ft.}$
 Storage Required

Prop. N/F
 Burkemper, Phillip
 Karen, St. Charles Co.
 Zoned R-1-A

Prop. N/F
 Sappington, Robert & Lavina
 St. Charles Co.
 Zoned R-1-A

Prop. N/F
 Goldberg, Frederick & Louise
 City of O'Fallon
 Unzoned

Prop. N/F Friedrichs, Eugene
 City of O'Fallon
 Unzoned

$20.84 \text{ Ac} \times 0.89 \text{ cfs} = 18.55 \text{ cfs}$
 $18.55 \text{ cfs} \times 1800 = 33,390 \text{ cu.ft.}$
 Storage Required

Prop. N/F Schneider, Bertha
 St. Charles Co.
 Zoned R-1-A

Prop. N/F Grant, Elbert & Gladys
 St. Charles Co.
 Zoned R-1-A
 $19.20 \text{ Ac} \times 2.38 \text{ cfs} = 45.78 \text{ cfs}$
 $45.78 \text{ cfs} \times 1800 = 82,404 \text{ cu.ft.}$
 $26.71 \text{ Ac} \times 0.89 \text{ cfs} = 23.77 \text{ cfs}$
 $23.77 \text{ cfs} \times 1800 = 42,786 \text{ cu.ft.}$
 $82,404 \text{ cu.ft.} + 42,786 \text{ cu.ft.} = 125,190 \text{ cu.ft.}$
 Storage Required

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

2) 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.

3) Streets:

a. All streets are to have 50' wide R.O.W. and 26' wide pavement.

4) Stormwater drainage & detention is to comply with City of O'Fallon standards and is based on a 15-year frequency.

5) All utilities will be available, functioning & usable at time project is ready for occupancy.

6) All landscaping shall be in conformance with City of O'Fallon Zoning Ordinance requirements as set forth in Article 23.

7) 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

SCALE 1" = 200'

Prop. N/F Black,
 Michael & Rita
 St. Charles Co.
 Zoned R-1-A

OVER-ALL DRAINAGE AREA MAP
 MONTICELLO-VILLAGE B

PICKETT RAY & SILVER

Civil Engineers
 Planners
 Land Surveyors

333 Mid Rivers Mall Dr.
 St. Peters, MO 65376
 441-1211 278-1211

PREPARED FOR:
 WHITTAKER HOMES
 355 MID RIVERS MALL DRIVE
 ST. PETERS, MISSOURI 65376
 PHONE (314) 278-1511

DRAWN J. Eads DATE Nov. 1988
 CHECKED DATE
 FIELD BOOK PROJECT # 24-111-116
 JOB ORDER # 2411

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.

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MONTICELLO-VILLAGE B

- SERVICES**
- DUCKETT CREEK SEWER DISTRICT
 - MISSOURI CITIES WATER CO.
 - ST. CHARLES GAS COMPANY
 - CUIVRE RIVER ELECTRIC CO.
 - OR UNION ELECTRIC CO.
 - COTTEVILLE FIRE PROTECTION DISTRICT.
 - SOUTHWESTERN BELL TELEPHONE (WELDON SPRINGS EXCHANGE)
 - FRANCIS HOWELL SCHOOL DISTRICT
 - FORT ZUMWALT SCHOOL DISTRICT.