SITE IMPROVEMENT PLANS FOR
WHITETAIL ESTATES

A TRACT OF LAND BEING PART OF U.S. SURVEY 1641,
TOWNSHIP 46 NORTH, RANGE 3 EAST,
ST. CHARLES COUNTY, MISSOURI

LEGEND

NEW		EXISTING
●	MANHOLE	○
▣	INLET MANHOLE	▣
■	INLET	□
▬	DOUBLE INLET	▭
	MULTIPLE INLET	▙
	MANHOLE DESIGNATOR	
	INLET DESIGNATOR	
	PIPE 6" THRU 18"	
	PIPE 21" THRU 108"	
	FLOWLINE OF CREEK OR DITCH	
	UNDERGROUND UTILITIES	
	FENCE	
	GUARD RAIL	
	TREE	
	BUSH	
	SILTATION CONTROL	
	UTILITY METER OR VALVE	
	POWER POLE & GUY	
	STREET SIGN	
	FIRE HYDRANT	
	LIGHT STANDARD	
	MAIL BOX	
	HOUSE VENT	
	CONTROL POINT	
	CONTROL POINT DESIGNATOR	
	DELTA	

DEVELOPMENT NOTES

1. GROSS ACREAGE OF PROPERTY: 22.093 ACRES.
2. PRESENT ZONING CLASSIFICATION: "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT.
3. PROPOSED ZONING CLASSIFICATION: "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT.
4. PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL SUBDIVISION.
5. THIS PROPERTY IS PROPOSED TO BE SERVED BY THE FOLLOWING UTILITIES:
   WATER: ST. CHARLES COUNTY WATER DISTRICT NO. 2 OR MISSOURI-AMERICAN WATER COMPANY
   SANITARY SEWER: DUCKETT CREEK SEWER DISTRICT
   ELECTRIC: UNION ELECTRIC COMPANY
   GAS: ST. CHARLES GAS COMPANY
   TELEPHONE: G.T.E. TELEPHONE COMPANY
6. THIS PROPERTY IS LOCATED IN THE FOLLOWING SERVICE AREAS:
   FT. ZUMWALT SCHOOL DISTRICT
   O'FALLON FIRE PROTECTION DISTRICT
7. TWO (2) OFF-STREET PARKING SPACES SHALL BE PROVIDED FOR EACH SINGLE FAMILY DWELLING UNIT.
8. ALL STREETS SHOWN ON THIS PLAT ARE PROPOSED TO BE PUBLIC STREETS, BE CONSTRUCTED TO CURRENT CITY OF O'FALLON PUBLIC STREET "CLASS A" STANDARDS, AND BE DEDICATED TO THE CITY FOR MAINTENANCE AFTER CONSTRUCTION AND INSPECTION APPROVAL.
9. ALL STREETS ARE PROPOSED TO BE MINOR STREETS AND HAVE A 26 FOOT WIDE PAVEMENT (FROM BACK OF CURB TO BACK OF CURB) CENTERED IN A 50 FOOT WIDE RIGHT-OF-WAY.
10. THIS PROPERTY IS TRIBUTARY TO DARDENNE CREEK, AND IS UNAFFECTED BY ANY SPECIAL FLOOD HAZARD AREA. (REF.: FIRM NO. 29183C0430 E).
11. THE PRESENT OWNER OF THIS PROPERTY IS:
    FIRST LAND COMPANY OF ST. CHARLES COUNTY, INC.
    MR. HAROLD W. BURKEMPER, PRESIDENT
    P.O. BOX 176
    ST. PETERS, MISSOURI 63376
12. EASEMENTS FOR ALL PROPOSED UTILITIES WILL BE ESTABLISHED ON THE RECORD PLAT.
13. THE PROPOSED HEIGHT, AREA, AND LOT REQUIREMENTS ARE AS FOLLOWS:
    MAXIMUM HEIGHT: 35 FEET
    MINIMUM FRONT YARD: 25 FEET
    MINIMUM SIDE YARD: 6 FEET
    MINIMUM REAR YARD: 25 FEET
    MINIMUM LOT WIDTH: 80 FEET
    MINIMUM LOT AREA: 10,000 SQUARE FEET.
14. A DETAILED EROSION/SEDIMENT CONTROL PLAN AND REVEGITATION PLAN WILL BE SUBMITTED AS PART OF THE SUBDIVISION IMPROVEMENT PLANS. ESCROW FUNDS FOR REQUIRED EROSION AND SEDIMENT CONTROL MEASURES WILL BE ESTABLISHED.
15. ALL LOTS WITHIN THIS DEVELOPMENT SHALL HAVE THEIR DRIVEWAY ACCESS TO INTERNAL SUBDIVISION STREETS AND SHALL NOT HAVE DRIVEWAY ACCESS TO BATES ROAD.
16. THE AVERAGE LOT SIZE FOR THIS DEVELOPMENT IS APPROXIMATELY 27,240 SQ. FT.
17. AN ENTRANCE PERMIT WILL BE OBTAINED FROM THE ST. CHARLES COUNTY HIGHWAY DEPARTMENT FOR THE PUBLIC STREET ENTRANCE ONTO BATES ROAD.
18. THE STORMWATER DETENTION FACILITY WILL BE DESIGNED IN ACCORDANCE WITH CURRENT CITY OF O'FALLON POLICIES AND STANDARDS.
19. EXISTING BUILDINGS, FENCES & ROADS TO BE REMOVED & DEBRIS DISPOSED OF OFF-SITE.
20. PROPOSED GRADING SHALL NOT EXCEED A 3:1 SLOPE.
21. THE FOLLOWING LOTS MAY BE SUSCEPTIBLE TO STREET CREEP: 30-16, 29,28,27, 31 & 32.
22. TREE PRESERVATION CALCULATIONS:
    AREA OF EXISTING TREES=9.62 ACRES
    AREA OF PROPOSED CLEARING=7.44 ACRES
    AREA OF TREES PRESERVED=3.18 ACRES (69%)

SITE BENCHMARK:
TOP OF EXISTING SANITARY MANHOLE "A-30" LOCATED 129.38' EAST AND 127.78' SOUTH OF THE SOUTHWEST PROPERTY CORNER.
ELEVATION=500.17, ON DUCKETT CREEK SANITARY DISTRICT DATUM.

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File Copy

APPROVED

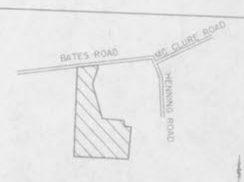
Contingent upon taking the nec
steps if the creek modifications
affect the adjacent properties.

8/18/97 Colleen Yo

hitetail
Estates
Grading

6/18/97

PREPARED FOR:
FIRST LAND COMPANY OF ST. CHARLES COUNTY, INC.
MR. HAROLD W. BURKEMPER, PRESIDENT
P.O. BOX 176
ST. PETERS, MISSOURI 63376
TELEPHONE: (314) 928-4988



LOCATION MAP

DATE:	NO.:	REVISION:
8/18/97	2	City Comments
08-18-97	1	CITY AND DUCKETT COMMENTS

MUSLER ENGINEERING COMPANY
CIVIL ENGINEERING - PLANNING - LAND SURVEYIN
6240 Mexico Road, St. Peters, Missouri 633
Telephone: (314) 441-4555

DATE:	DRAWN:	CHECKED:	PROJECT NO.:	SHE
MAY,97	L.E.L.	R.S.M.	96-935	1