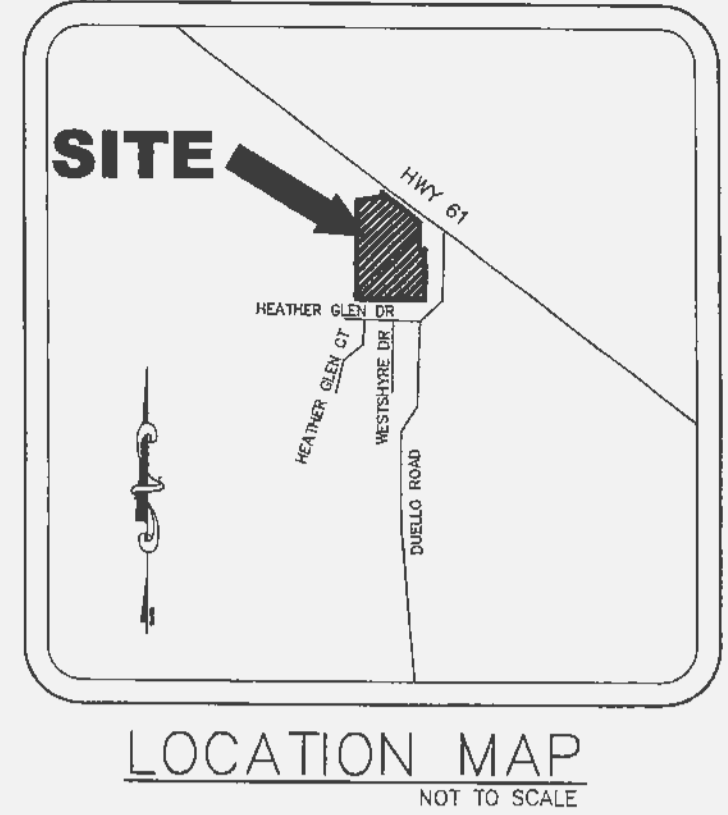
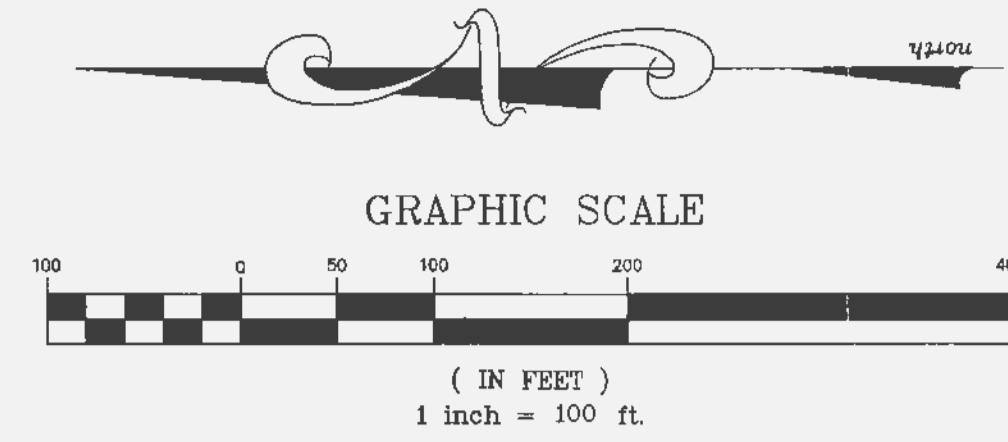


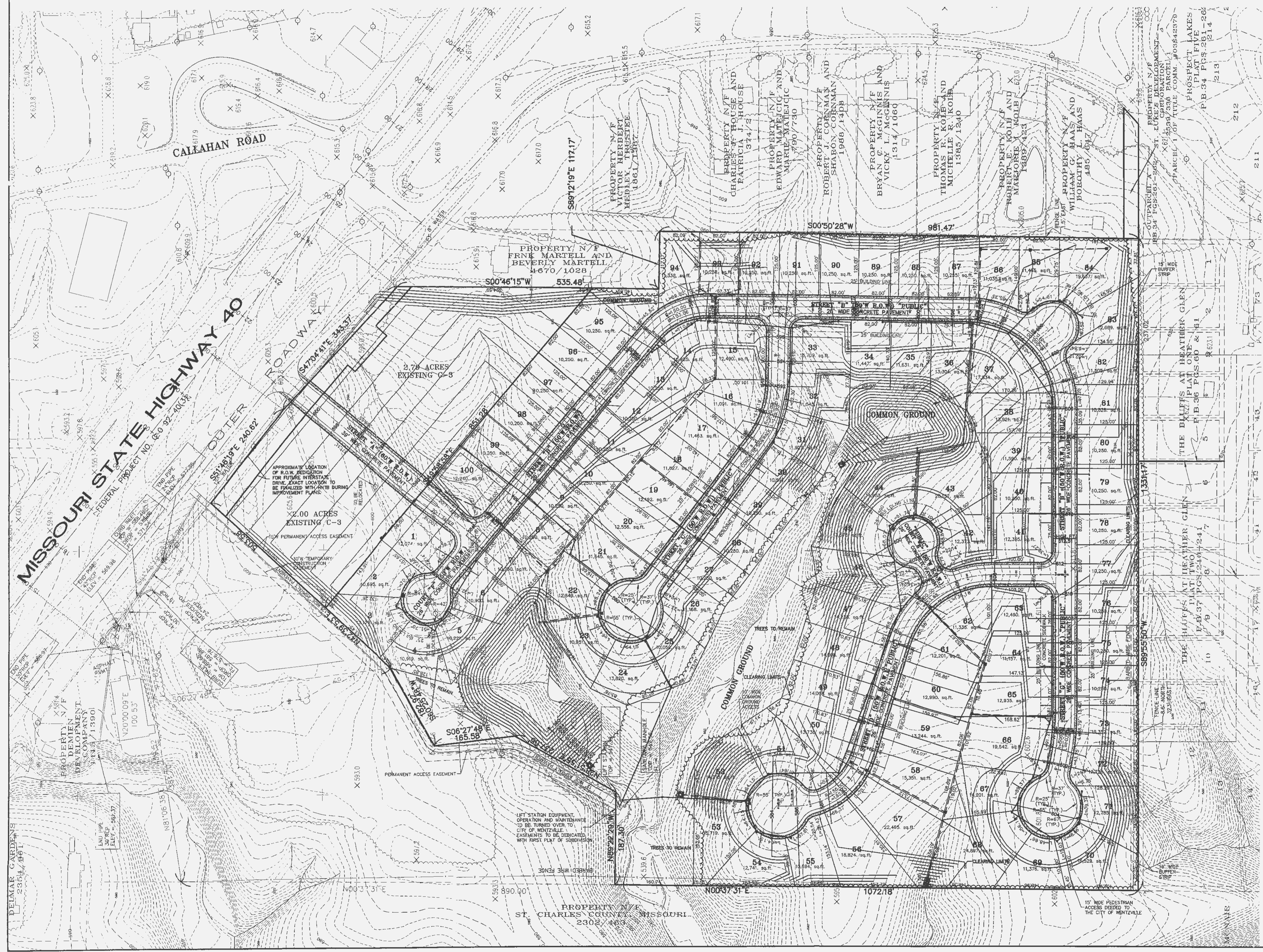
A PRELIMINARY PLAN FOR
ST. LUKE'S TRACT
 A TRACT OF LAND BEING PART OF
 THE SOUTHWEST QUARTER OF SECTION 29,
 TOWNSHIP 47 NORTH, RANGE 2 EAST
 OF THE FIFTH PRINCIPAL MERIDIAN
 ST. CHARLES COUNTY, MISSOURI



REFERENCE BENCHMARK ELEVATION 630.16 NVD29 (USGS) DATUM ABOUT 0.5 MILE EAST ALONG THE NORFOLK AND SOUTHERN RAILROAD FROM THE OLD STATION AT WENTZVILLE, ST. CHARLES COUNTY AT BRIDGE 132 OVER U.S. HIGHWAY OLD 61, AND IN THE TOP OF THE NORTH END OF THE WEST ABUTMENT. A STANDARD DISK STAMPED "A 149 1935"

SITE BENCHMARK: ELEVATION 607.27
 FOUND IRON PIPE AT THE SOUTHEAST CORNER OF SUBJECT PROPERTY

SITE BENCHMARK: ELEVATION 549.12
 FOUND IRON PIPE AT THE NORTHWEST CORNER OF SUBJECT PROPERTY



DEVELOPMENT NOTES

Total Acreage of Site: 45.76 Acres
 Existing Zoning: C-3 (City of Wentzville)
 Proposed Zoning: R-10 (City of Wentzville)
 Area of R-10 Zoning: 40.53 Ac.
 Area of Common Ground: 5.81 Ac.
 Proposed Use: Single Family Lots
 Lots Proposed: 100 Lots
 Average Lot Size: 12,502 Sq. Ft.
 Lots Per Acre: 2.47

DENSITY CALCULATIONS

R-10
 $(40.53 \text{ Ac.} - 11.83 \text{ Ac.}) \times (43,560 \text{ sq. ft.} / \text{Ac.}) = 138 \text{ Lots Allowed}$
 9,000 sq. ft.

R-10 DEVELOPMENT CRITERIA

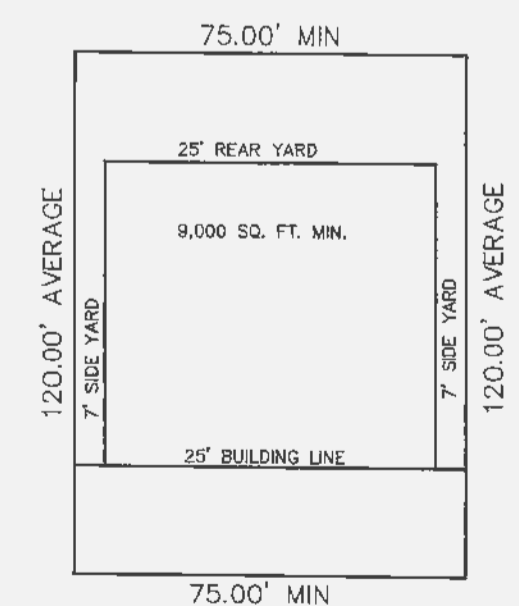
FRONT YARD: 25'
 SIDE YARD: 7'
 REAR YARD: 25'
 MIN. WIDTH: 75'
 MIN. SQ. FT.: 9,000

UTILITIES AND DISTRICTS

Water: City of Wentzville
 Gas & Electric: Ameren U.E.
 Telephone: CenturyLink
 School District: Wentzville R-4
 Sewer: City of Wentzville
 Fire District: Wentzville Fire Protection District

OWNER:
 PEARCE PARTNERS L.L.C.
 631 AVONDALE DRIVE
 ST. PETERS, MO 63376
 (636) 978-9200

- Notes:**
- All site utilities shall be located underground.
 - All homes shall comply with the two car attached garage criteria and the minimum dwelling size criteria in ordinance 1546/1563.
 - Subdivision shall have fire hydrant coverage at a minimum of every 600 linear feet.
 - This tract is not within the Flood Plain boundaries as per FEMA Map No. 29133C0215E effective date August 2, 1996.
 - All common ground shall be maintained by the homeowners association or its assigns as set forth in the conveniences by the Board of Trustees of said subdivision.
 - The contractor shall be responsible for discretionary tree removal in the areas of the detention basins.
 - Subdivision name and street names shall be provided prior to the record plat.



PUBLIC STREET

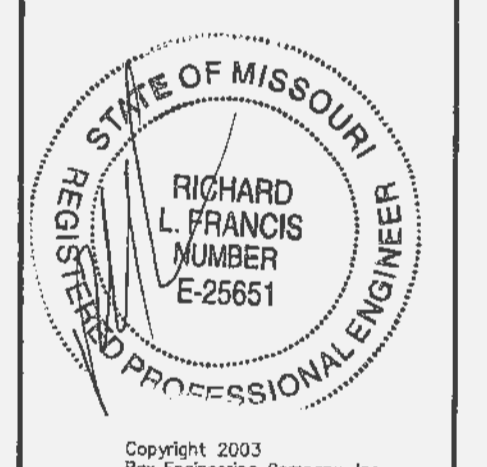
TYPICAL LOT R-10
 NO SCALE

NOTE:
 TYPICAL LOT EASEMENTS FOR BOTH R-10
 INCLUDE 5' SIDE YARD EASEMENTS AND
 10' REAR YARD EASEMENTS

PREPARED FOR: PEARCE PARTNERS L.L.C.
 631 AVONDALE DRIVE
 ST. PETERS, MO 63376
 (636) 978-9200

ST. LUKE'S TRACT PRELIMINARY PLAN

DISCLAIMER OF RESPONSIBILITY
 I hereby certify that the documents intended to be authenticated by my seal are limited to this sheet, and I hereby disclaim any responsibility for all other Drawings, Specifications, Estimates, Reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project or survey.



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REVISIONS

7-30-03	PER CITY COMMENTS
8-01-03	PER CITY COMMENTS
8-13-03	PER CITY COMMENTS
8-21-03	PER CITY COMMENTS

B47

**ENGINEERING
 PLANNING
 SURVEYING**

1052 South Cloverleaf Drive
 St. Peters, MO. 63378-6445
 636-928-5552
 FAX 928-1718

7-02-03
 DATE

03-12-250
 PROJECT NUMBER

1 OF 1
 SHEET OF

12250CON.DWG
 FILE NAME

BWF
 DRAWN

JDH MGG
 DESIGNED CHECKED