

	QTY. (11) RED MAPLE	ACER RUBRUM	MINIMUM 2-1/2" CALIPER
	QTY. (4) FLOWERING CRABAPPLE	MALUS 'ADAMS'	MINIMUM 2-1/2" CALIPER
	QTY. (3) IMPERIAL HONEY LOCUST	GLEDTISIA TRIACANTHOS F. INERMIS 'IMPCOLE' IMPERIAL	MINIMUM 2-1/2" CALIPER
	QTY. (25) COLORADO SPRUCE	PICEA PUNGENS	MINIMUM 6' TALL
	QTY. (7) JAPANESE SPIREA	SPIRAEA JAPONICA 'NORMAN'	18" MINIMUM HEIGHT
	QTY. (8) BOXWOOD	BUXUS 'GREEN GEM'	18" MINIMUM HEIGHT
	QTY. (7) BLUE HOLLY	ILEX X MESERVEAE 'BLUE PRINCESS'	18" MINIMUM HEIGHT

ALL TREES SHALL BE DECIDUOUS AT MIN. CALIPER MEASURED 1 FOOT ABOVE GRADE AT 2.5 INCHES.
 ALL SHRUBS SHALL BE 3-5 GALLON CONTAINER AND NOT LESS THAN 18 INCHES IN HEIGHT.
 LANDSCAPING AS DEPICTED IS SUBJECT TO FINAL DESIGN BY A QUALIFIED LANDSCAPE DESIGNER

	CURB/AREA INLET		BENCHMARK
	DOUBLE CURB/AREA INLET		OLD STONE
	GRATED INLET		CROSS
	DOUBLE GRATED INLET		FOUND MONUMENT
	SANITARY SEWER MANHOLE		SET MONUMENT
	IRRIGATION CONTROL VALVE		CONCRETE
	SIGN		BURIED GAS
	TREE		BURIED WATER
	SURVEYED MEASUREMENT		SANITARY SEWER
	RECORD MEASUREMENT		FENCE LINE
			TREE LINE

COMMON GROUND "A"
HARVEST AT HOPEWELL PLAT ONE-A
DOC.# 2024R-013930

STREET 1
FROM B

DOUGLASS, 02022-048550
DOUGLASS PLAT ONE-A, COMMON GROUND "A"
DOC.# 2024R-013930

WELKER (60'W) PARKWAY
(PUBLIC PER DOC. # 2024R-013930)

WELK: R (60'W) PARKWAY

STREET TREES TO BE AT LEAST 25 LINEAL FEET
FROM BACK OF CURB TO AVOID CONFLICT WITH
EXISTING UNDERGROUND UTILITIES.

THE CONNECTION MUST BE MADE
PER PWSD No.2 SPECIFICATION

STREET TREES TO BE AT LEAST 25 LINEAL FEET FROM BACK OF CURB TO AVOID CONFLICT WITH EXISTING UNDERGROUND UTILITIES.

CONNECTION MUST BE CORE DRILLED
INSTALL LINK-SEAL MODULAR
ROUT AROUND CONNECTION TO SEAL
MODIFY INVERT TO DRAIN PROP

SITE BENCHMARK-
=624.90 (NAVD88)
"O" IN "OPEN" ON
FIRE HYDRANT

COMMON GROUND "B"

N/F
HARVEST HOPEWELL LLC
02022-048550
4-0066-D175-00-0002.0000000
ZONED R3B ST. CHARLES COUNTY

ALLEY 1 (24'W)
(PUBLIC PER DOC.# 2024R-013965)

HARVEST AT HOPEWELL
PLAT TWO
DOC.# 2024R-013965

N/F
HARVEST HOPEWELL LLC
02021-104144
0038-S008-00-0007.0000000
ZONED C-2 O'FALLON
EST AT HOPEWELL PLAT ONE-A
2024R-013930

N/F
MENSCHER FAMILY TRUST
BK. 4703, PG. 633
4-0038-S008-00-0003.0000000
ZONED A ST. CHARLES COUNTY

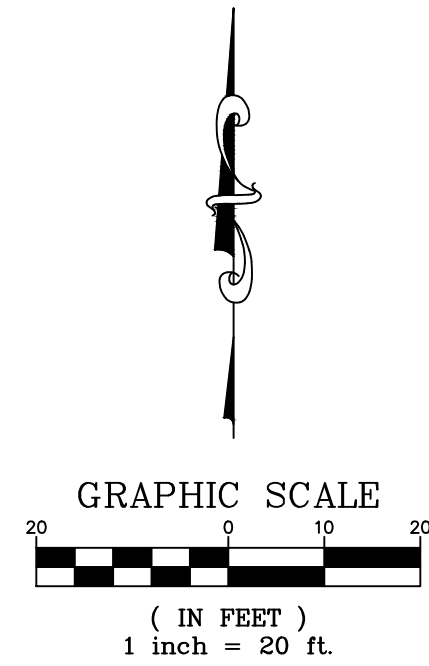
THE CONTRACTOR SHALL PREVENT ALL STORM, SURFACE WATER, MUD AND CONSTRUCTION DEBRIS FROM ENTERING THE SANITARY SEWER SYSTEM.

LATERAL CLEANOUTS WITH METAL FRAME AND COVER AT GRADE SHALL BE PROVIDED AT A MINIMUM OF EVERY 100 FEET AND AT EVERY CHANGE IN DIRECTION OF SLOPE.

DUCKETT CREEK SANITARY DISTRICT (DCSD) NOTES:

1. EXISTING SANITARY SEWER SERVICE SHALL NOT BE INTERRUPTED.
2. CONSTRUCTION OF WASTEWATER FACILITIES REQUIRES DCSD INSPECTION.
CONTACT DCSD ENGINEERING DEPARTMENT AT (636) 441-1244 TO
SCHEDULE INSPECTION.
48 HOURS ADVANCE NOTICE IS REQUIRED.

UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION 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 OR CONSTRUCTION OF THE IMPROVEMENTS.

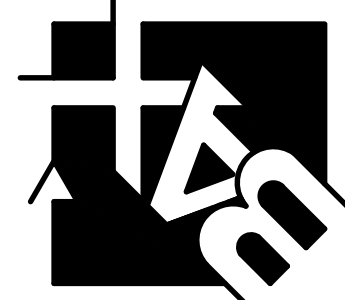


PROJECT TITLE:

ASPEN ACADEMY
740 WELKER PARKWAY
O'FALLON, MISSOURI 63385

**ENGINEERING
PLANNING
SURVEYING**

■ 221 Point West Blvd.
St. Charles, MO 63301
636-928-5552
FAX 928-1718



DISCLAIMER OF RESPONSIBILITY
I hereby specify 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.



CLIFFORD L. HEITMANN
CIVIL ENGINEER
E29817

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REVISIONS

11-25-24	dcsd & pwsd2 comments
12-18-24	city comments

Developer / Owner:
VVM MUELLER PROPERTIES LLC - MADELINE MUELLER
3298 DYER ROAD
D'FALLON, MISSOURI 63366
636-544-4357 - madeline.bathe@yahoo.com

FLAT PLAN

P+Z No. # 24-0025299
Approval Date: Sept 5, 2024

City No. #

Page No.

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Bax Project # 24-19168	Issue Date: 11/7/2024
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CALL BEFORE
YOU DIG!
1-800-DIG-RITE

*FIBER OPTICS ARE PRESENT