



CALL BEFORE
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*FIBER OPTICS ARE PRESENT

N/F
STL STORAGE EAST LLC
02022-025713
4-0038-S008-00-0006.0000000
ZONED C-2 ST. CHARLES COUNTY

N/F
ST LOUIS LAND HOLDING LLC
02023-008559
4-0038-S008-00-0005.5000000
ZONED R3B ST. CHARLES COUNTY

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

FRACTIONAL SECTION 2
N/F
HARVEST HOPEWELL LLC, 02022-048550
HARVEST AT HOPEWELL PLAT ONE-A, COMMON GROUND "A"
DOC.# 2024R-013930

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

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

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

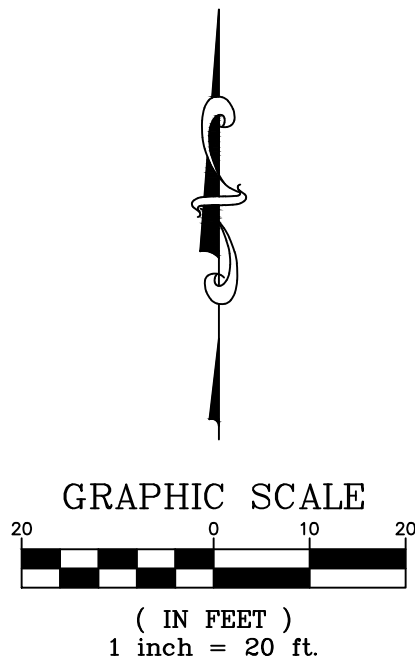
N/F
HARVEST HOPEWELL LLC
02021-104144
4-0038-S008-00-0007.0000000
ZONED C-2 O'FALLON
HARVEST AT HOPEWELL PLAT ONE-A
2024R-013930

N/F
HARVEST HOPEWELL LLC
02021-104144
4-0038-S008-00-0007.0000000
HARVEST AT HOPEWELL PLAT ONE-A
2024R-013930
67,664.06 SQ.FT. / 1.55 ACRES

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

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

LEGEND			
	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		GAS
	TREE		BURIED GAS
	(S) SURVEYED MEASUREMENT		BURIED WATER
	(R) RECORD MEASUREMENT		SANITARY SEWER
			FENCE LINE
			TREE LINE



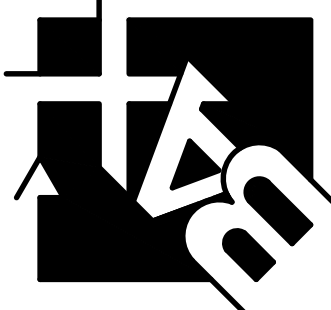
N/F
MENSCHER FAMILY TRUST
BK. 4703, PG. 633
4-0038-S008-00-0003.0000000
ZONED A ST. CHARLES COUNTY

PROJECT TITLE:

ASPEN ACADEMY
740 WELKER PARKWAY
O'FALLON, MISSOURI 63385

ENGINEERING
PLANNING
SURVEYING

221 Point West Blvd.
St. Charles, MO 63301
636-928-5502
FAX 928-1718



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belief, and I hereby disclaim any responsibility for all
drawings, specifications, estimates, reports or other
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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	dcad & pwsd2 comments
12-18-24	city comments

Developer / Owner:

VM MUELLER PROPERTIES LLC - MADELINE MUELLER
3298 DYER ROAD
O'FALLON, MISSOURI 63366
636-544-4357 - madeline.bathe@yahoo.com

EXISTING DRAINAGE AREA MAP

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

City No. #

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THIS SHEET IS FOR DRAINAGE PURPOSES ONLY.
NOT TO BE USED FOR CONSTRUCTION.

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.