



# THE VILLAGES AT WALDEN POND

## PHASE I FINAL SEWER MEASUREMENT PLANS

Prepared For

**WALDEN POND, L.L.C.**

2526 LEMAY FERRY RD.

ST. LOUIS MO. 63125

PHONE: (314) 868-5254

The existing sewer lengths, sizes, flowlines, depths of structures and sewers and locations with respect to existing or proposed easements have been measured. The results of those measurements are shown on this set of Final Measurement Plans. Since the wye locations have been plotted from information provided by the sewer contractor or other sources, I disclaim any responsibility for that specific information.

All public sewers are located within designated existing or proposed easements except as shown in this drawing.

The results of those measurements are shown on this drawing by lining out the planned number and indicating the measured number adjacent to the planned number. All other numbers shown have not been measured or verified.

The location of the sewers were determined by locating the manholes and traversing in a straight line between them.

No hydraulic computations have been done on the measured lines to verify or confirm the capacity, freeboard or design requirements of the sewers.

Stan L. Emerick  
Mo. P.L.S. #2105  


**VOLZ** Engineers  
Land Planners  
Land Surveyors

5933 South Highway 94, Suite 201

St. Charles, Missouri 63304-5611

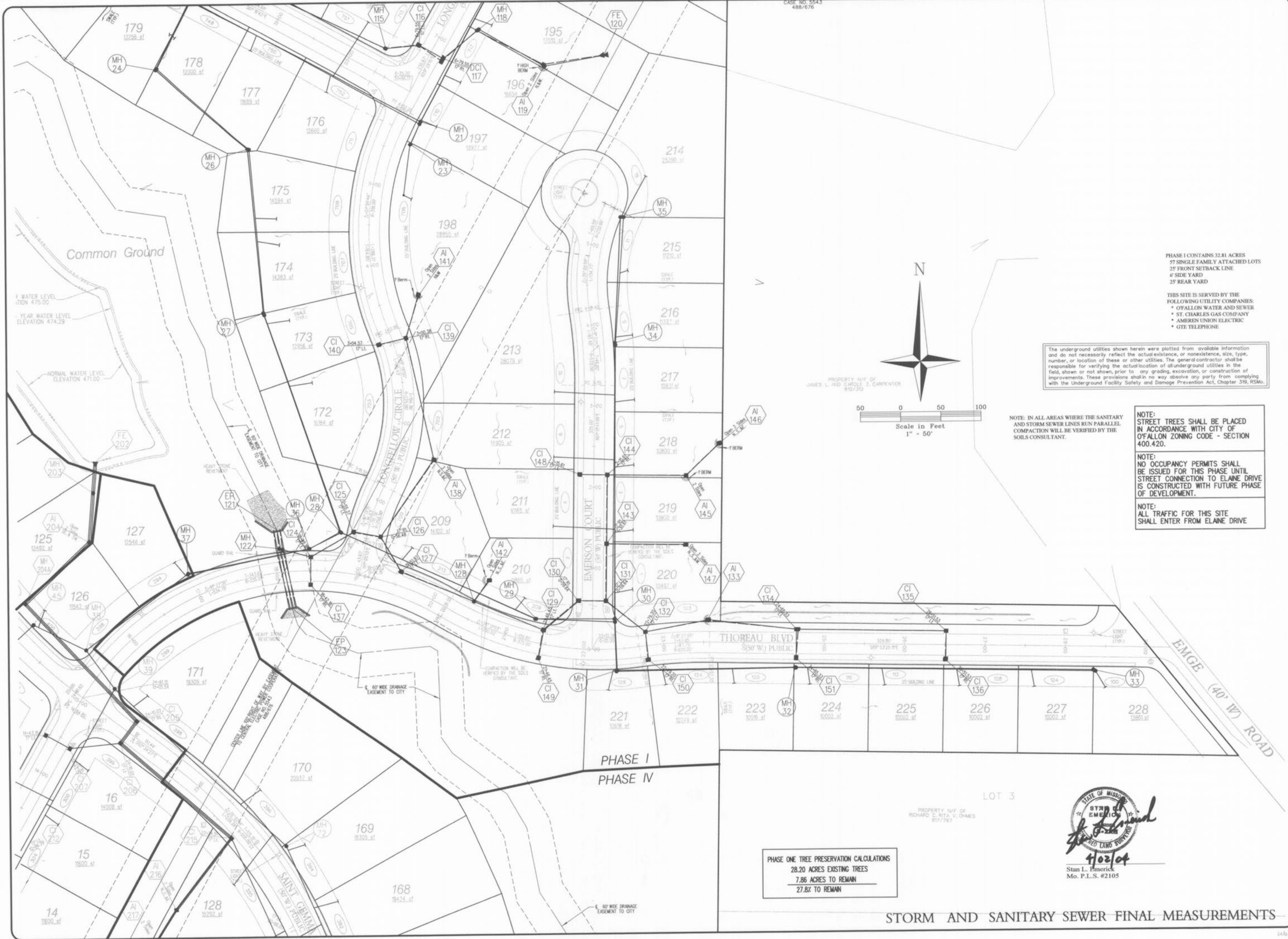
636-939-5155

636-939-5138 FAX







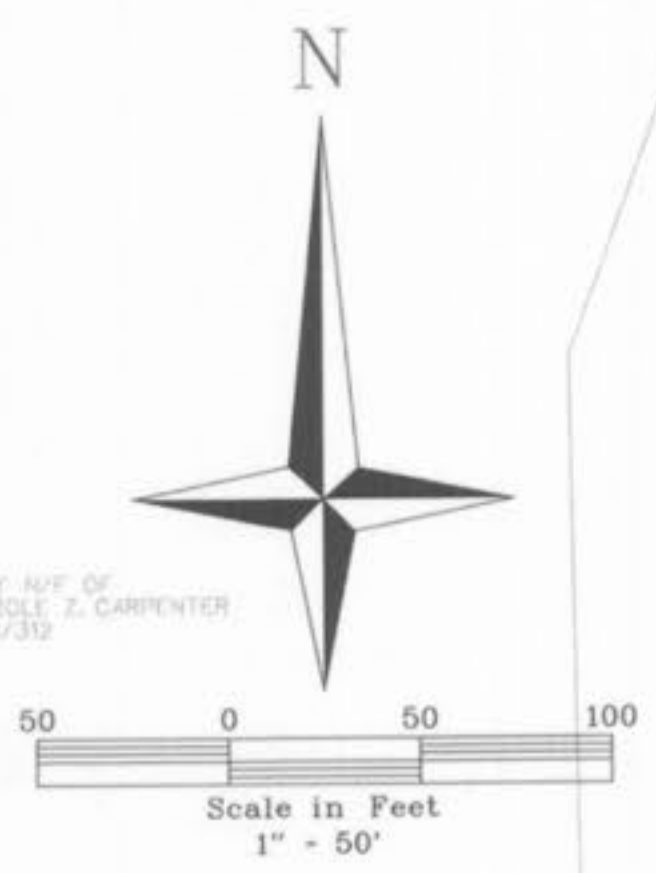


CASE NO. 5543  
488/676

PHASE I CONTAINS 32.81 ACRES  
57 SINGLE FAMILY ATTACHED LOTS  
25' FRONT SETBACK LINE  
6' SIDE YARD  
25' REAR YARD

THIS SITE IS SERVED BY THE FOLLOWING UTILITY COMPANIES:  
 \* OFALLON WATER AND SEWER  
 \* ST. CHARLES GAS COMPANY  
 \* AMEREN UNION ELECTRIC  
 \* GTE TELEPHONE

The underground utilities shown herein were plotted from available information and do not necessarily reflect the actual existence, or nonexistence, size, type, number, or location of these or other utilities. The general contractor shall be responsible for verifying the actual location of all underground utilities in the field, shown or not shown, prior to any grading, excavation, or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMo.



NOTE: IN ALL AREAS WHERE THE SANITARY AND STORM SEWER LINES RUN PARALLEL COMPACTION WILL BE VERIFIED BY THE SOILS CONSULTANT.

NOTE: STREET TREES SHALL BE PLACED IN ACCORDANCE WITH CITY OF OFALLON ZONING CODE - SECTION 400.420.

NOTE: NO OCCUPANCY PERMITS SHALL BE ISSUED FOR THIS PHASE UNTIL STREET CONNECTION TO ELAINE DRIVE IS CONSTRUCTED WITH FUTURE PHASE OF DEVELOPMENT.

NOTE: ALL TRAFFIC FOR THIS SITE SHALL ENTER FROM ELAINE DRIVE

PHASE ONE TREE PRESERVATION CALCULATIONS  
 28.20 ACRES EXISTING TREES  
 7.86 ACRES TO REMAIN  
 27.82 TO REMAIN

STATE OF MISSOURI  
 ST. LOUIS  
 EMERICK  
 4/02/04  
 Stan L. Emerick  
 Mo. P.L.S. #2105

STORM AND SANITARY SEWER FINAL MEASUREMENTS

WALDEN POND, L.L.C.  
 2529 LEMAY FERRY RD.  
 ST. LOUIS, MO. 63125

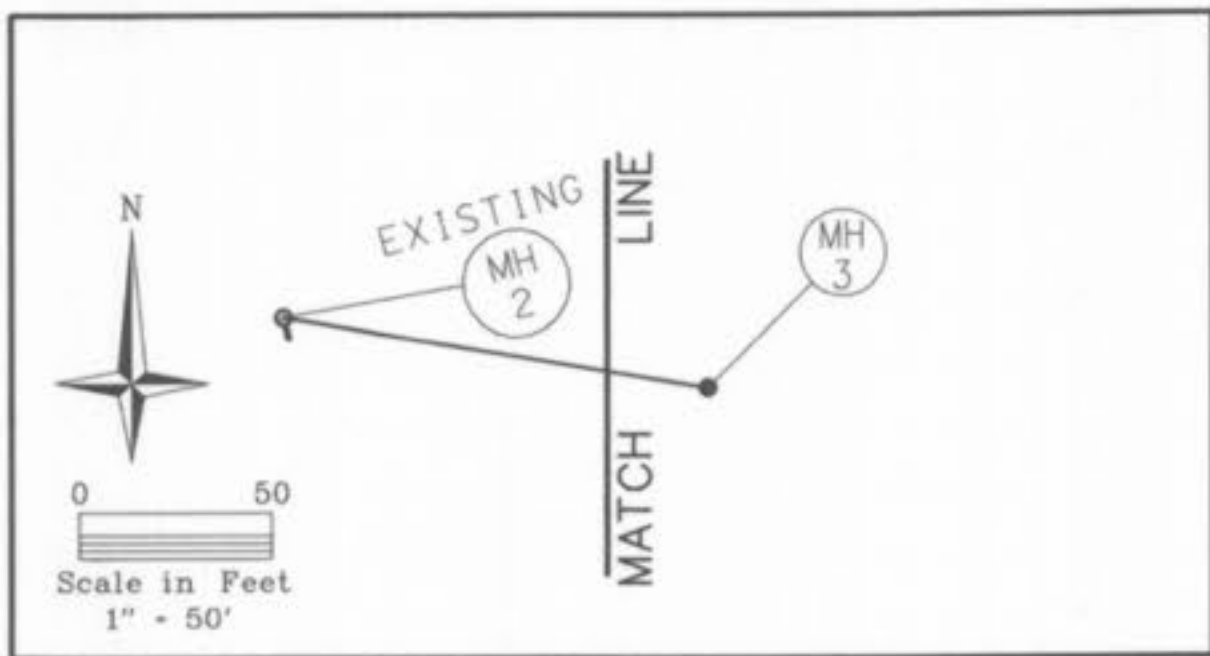


# THE VILLAGES AT WALDEN POND PHASE I

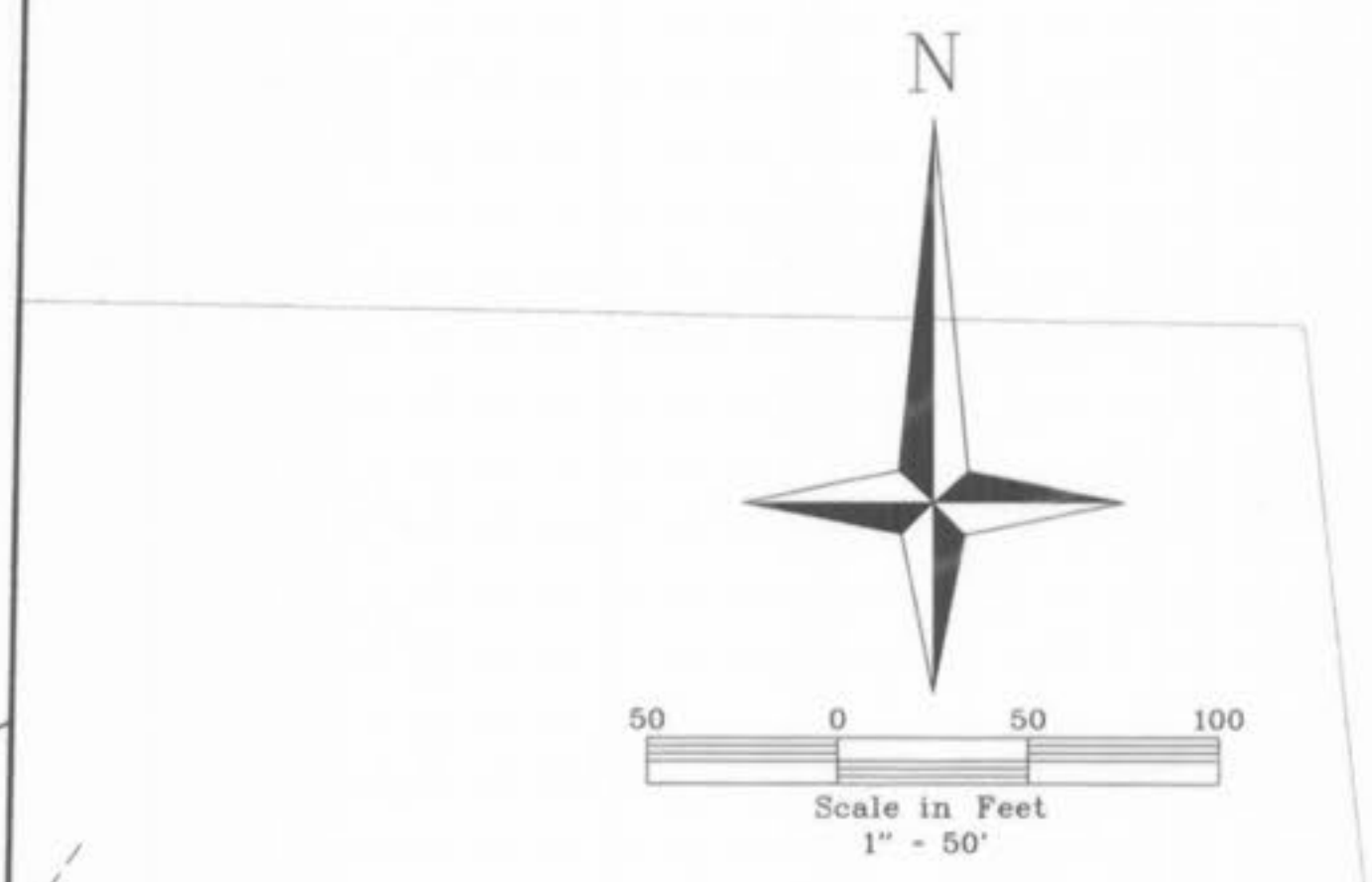
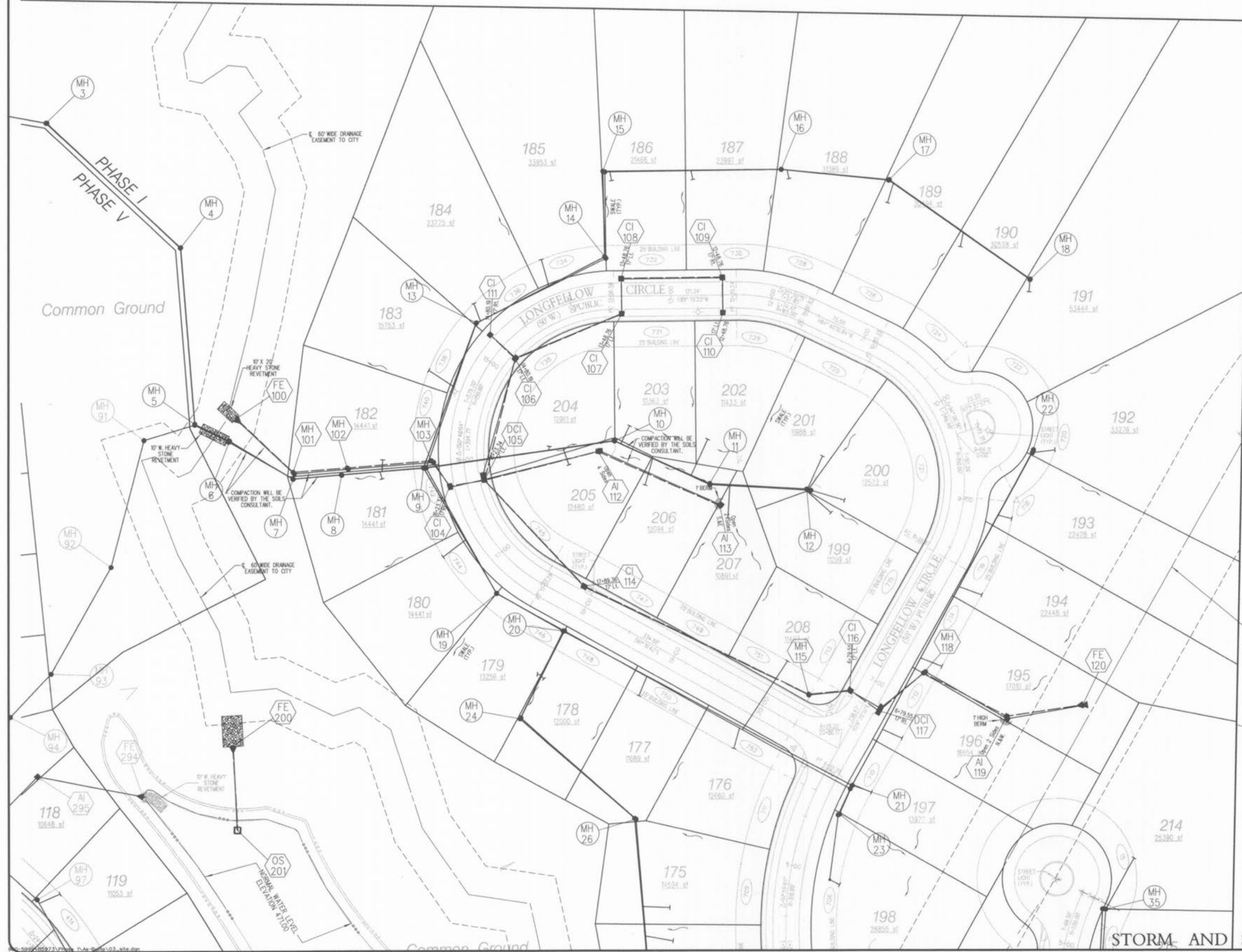
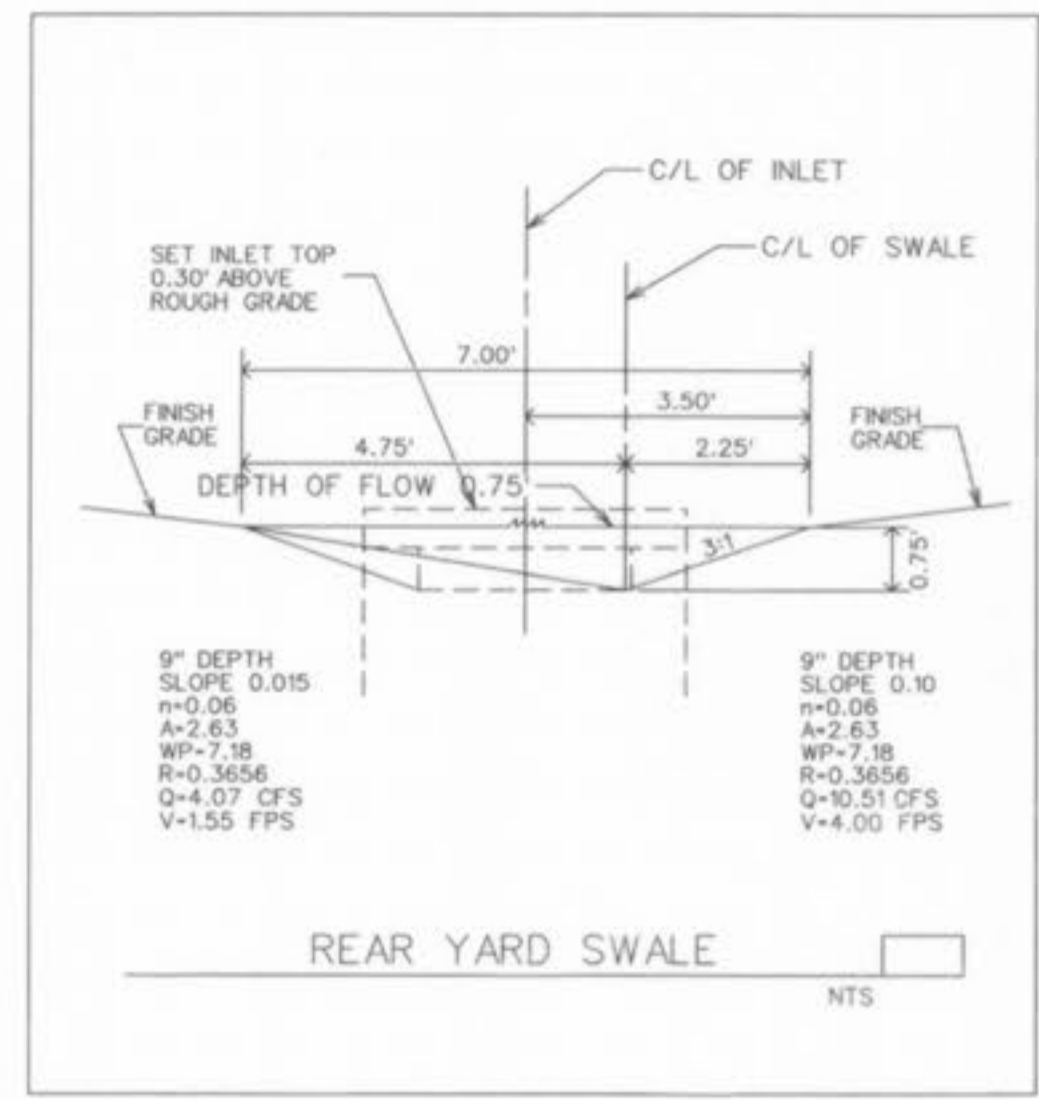
SITE PLAN  
 Design By: G.A.S.  
 Drawn By: G.A.S.  
 Checked By: E.A.K.  
 B-5973

05-03-00  
 02





FLOOD PLAN AND FLOODWAY SHOWN ON THIS PLAN IS PER FIRM MAP NUMBER 29183C0230 E MAP REVISED AUGUST 2, 1996



The underground utilities shown herein were plotted from available information and do not necessarily reflect the actual existence, or nonexistence, size, type, number, or location of these or other utilities. The general contractor shall be responsible for verifying the actual location of all underground utilities in the field, shown or not shown, prior to any grading, excavation, or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMo.



WALDEN POND, L.L.C.  
2520 LENAY FERRY RD.  
ST. LOUIS, MO. 63125

**VOLZ**

**THE VILLAGES AT WALDEN POND PHASE I**

SITE PLAN

Design By: G.A.S.  
Drawn By: G.A.S.  
Checked By: E.A.K.

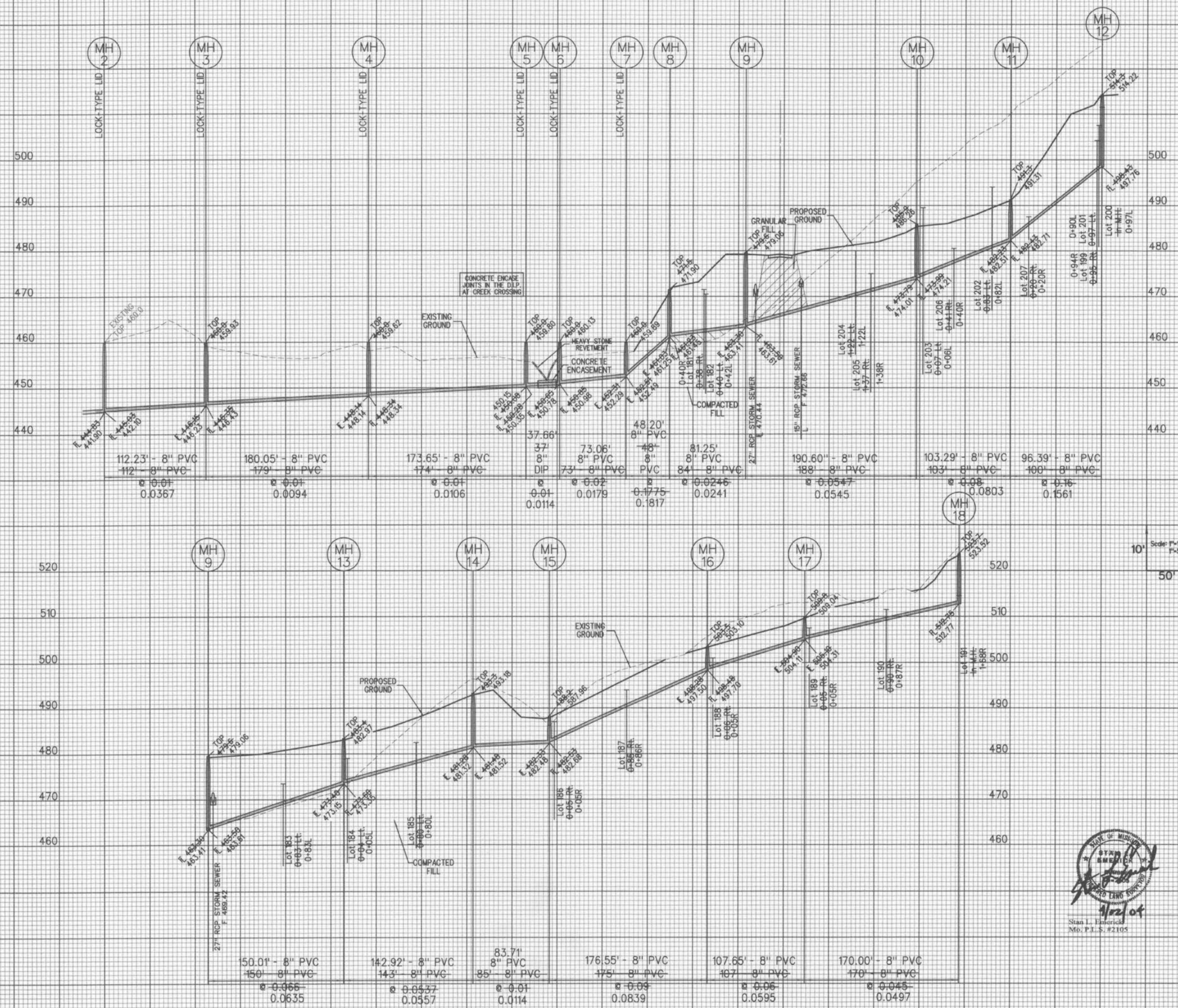
P-5873

05-03-00

03



Note:  
The Site Engineer shall observe placement of compacted fill under sanitary and storm sewer lines constructed above original grade.



STORM AND SANITARY SEWER FINAL MEASUREMENTS



WALDEN POND, LLC  
2529 LEMAY FERRY RD.  
ST. LOUIS, MO 63125



# THE VILLAGES AT WALDEN POND PHASE I

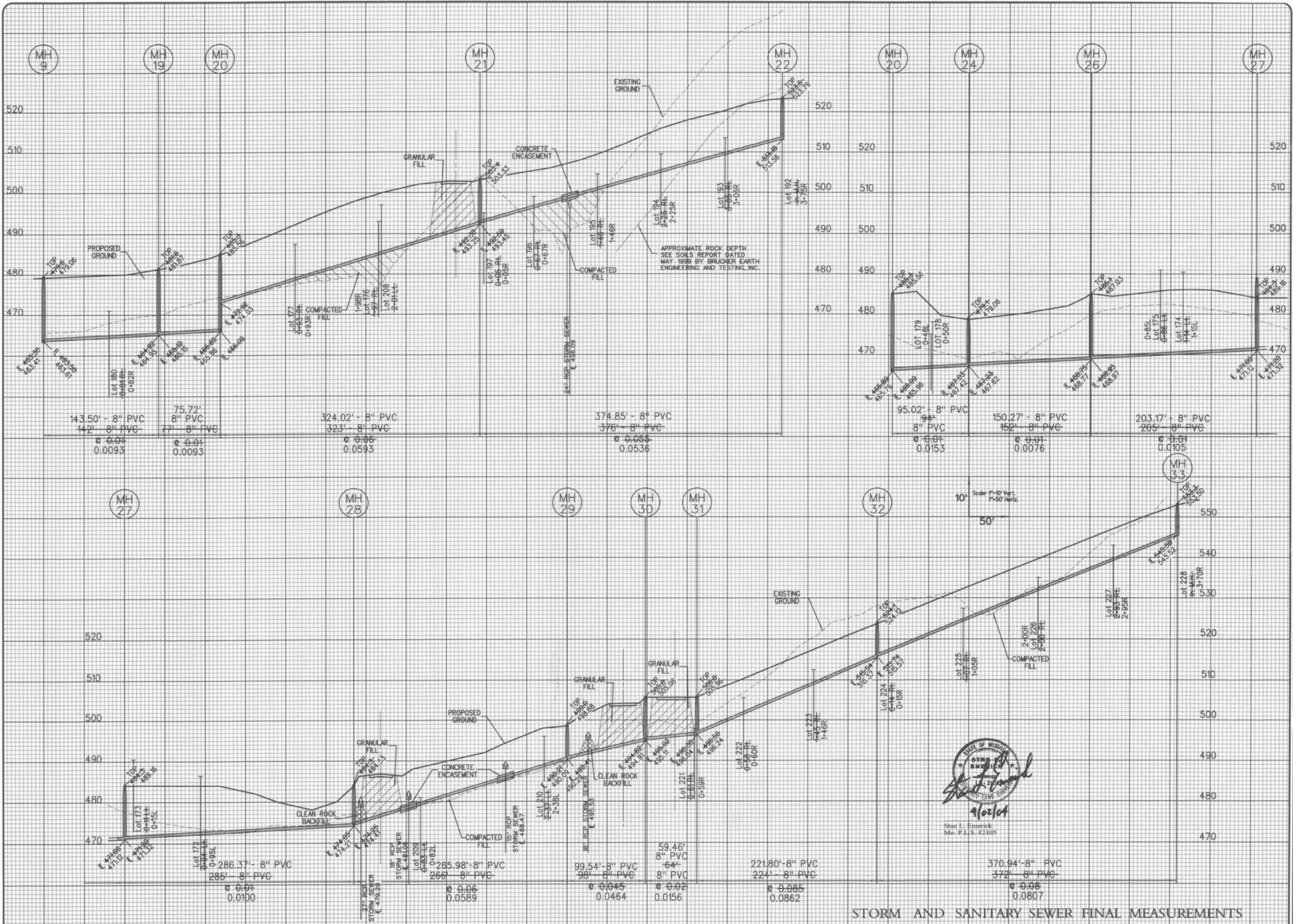
SANITARY SEWER PROFILES  
Design By: G.A.S.  
Drawn By: G.A.S.  
Created By: E.A.V.  
B-5973





# THE VILLAGES AT WALDEN POND PHASE I

SANITARY SEWER PROFILES  
Design By: G.A.S.  
Drawn By: G.A.S.  
Checked By: E.A.K.  
B-5973



STORM AND SANITARY SEWER FINAL MEASUREMENTS

H:\CAD\5900-5999\B5973\Phase 1\As-Built\09\_sanitary.dgn





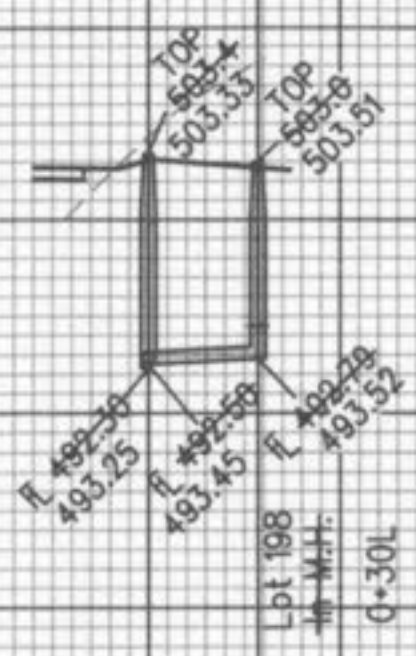
# THE VILLAGES AT WALDEN POND PHASE I

SANITARY SEWER PROFILES  
Design By: G.A.S.  
Drawn By: G.A.S.  
Checked By: E.A.K.  
B-9973

12-11-10  
10

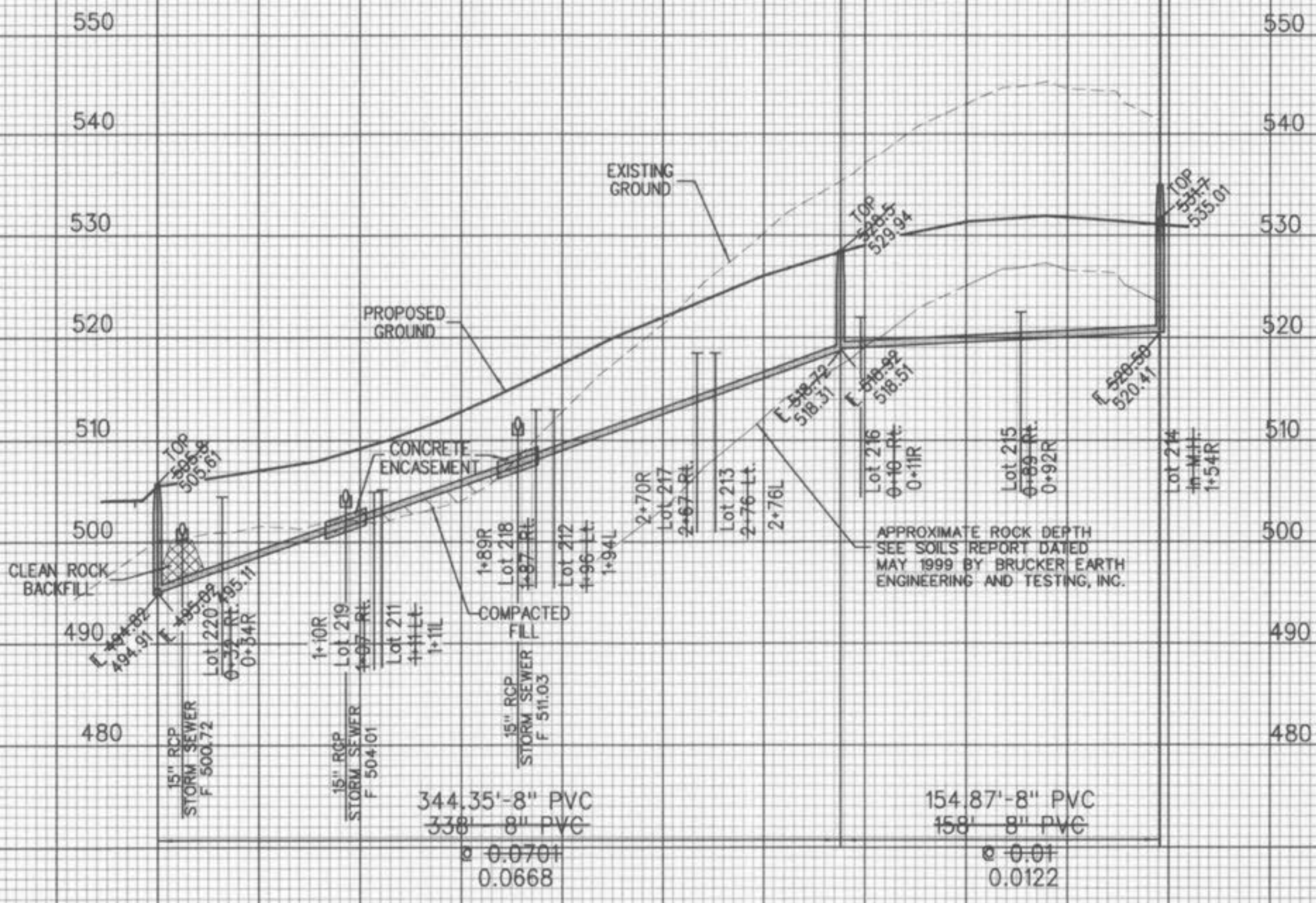
10' Scale: 1"=10' Vert.  
1"=50' Horiz.  
50'

MH 21 MH 23



31.03'  
8" PVC  
29'  
8" PVC  
e  
0.01  
0.0022

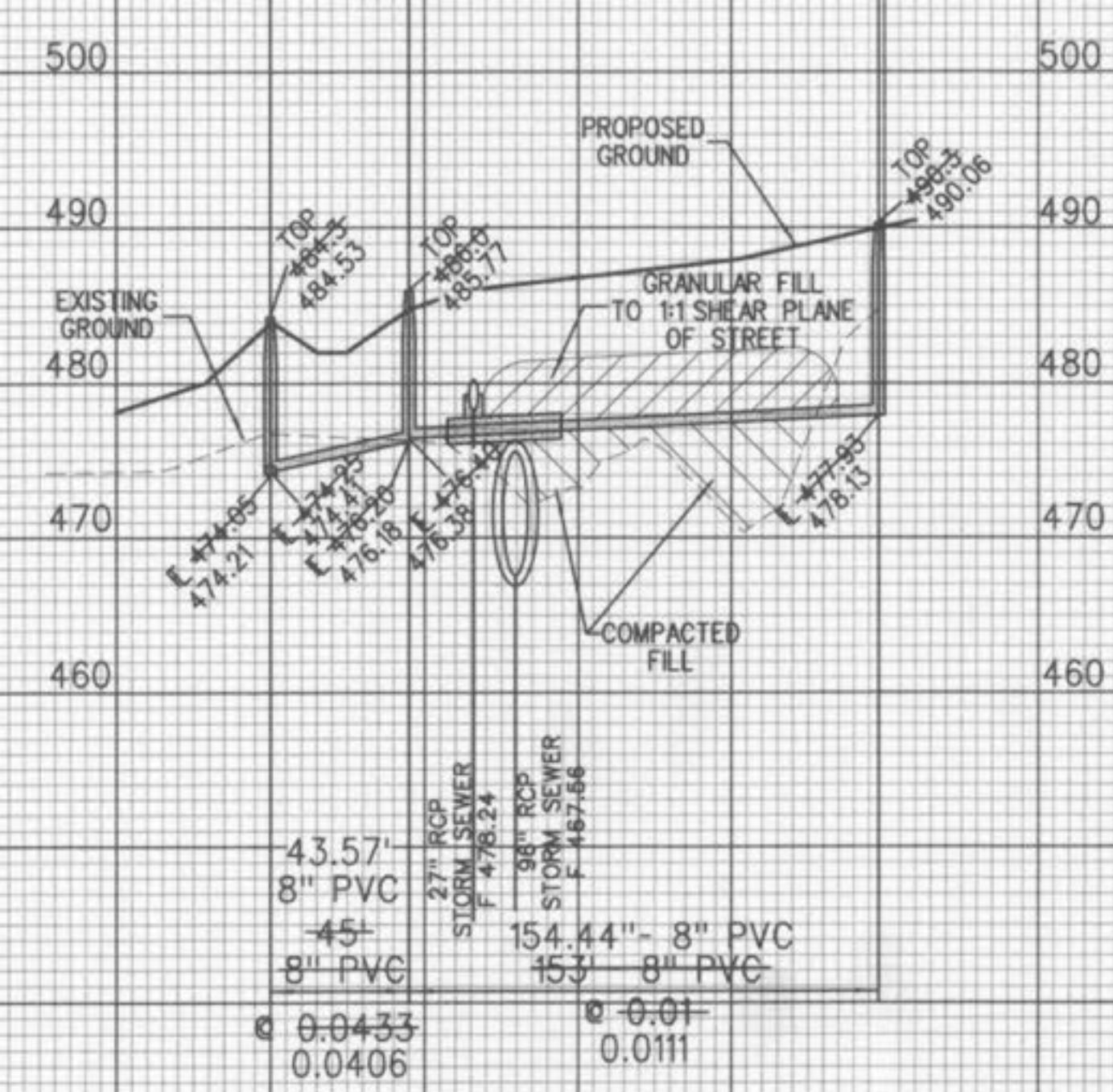
MH 30



MH 28

MH 36

MH 37



43.57'  
8" PVC  
45'  
8" PVC  
e  
0.0433  
0.0406



STORM AND SANITARY SEWER FINAL MEASUREMENTS



# THE VILLAGES AT WALDEN POND PHASE I

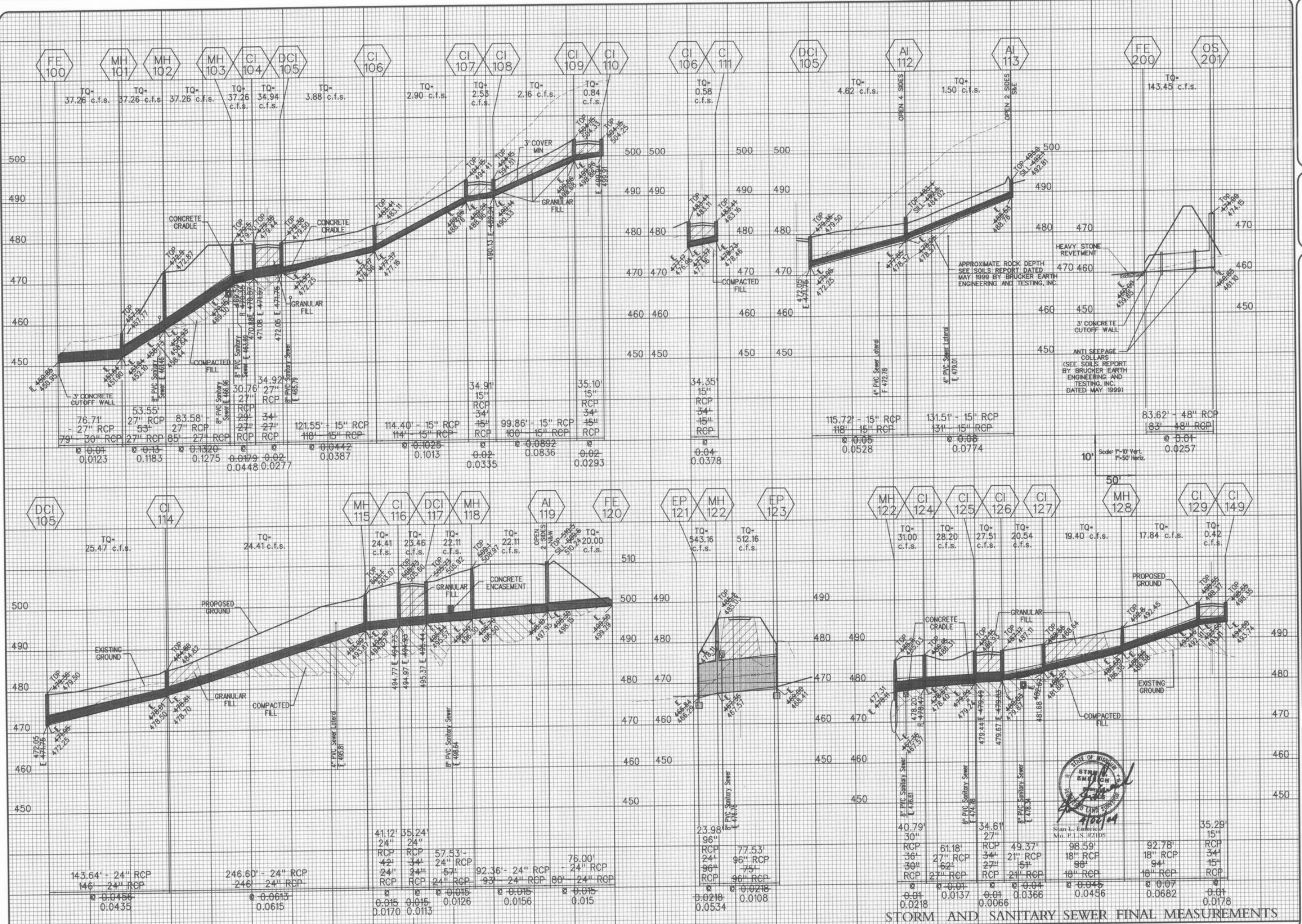
## STORM SEWER PROFILES

Design By: G.A.S.  
Drawn By: G.A.S.  
Checked By: E.A.K.

B-5973

05-13-10

11

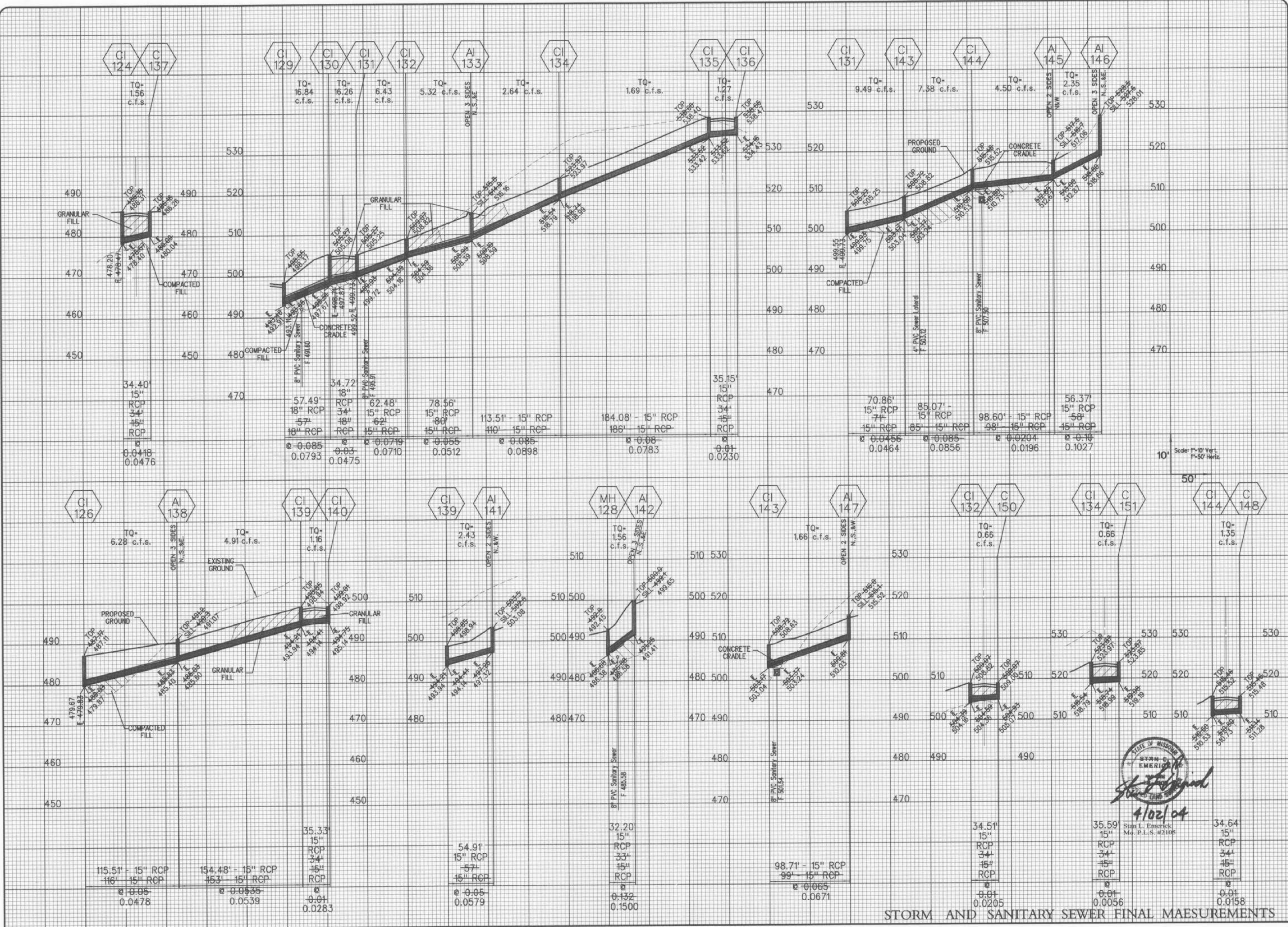






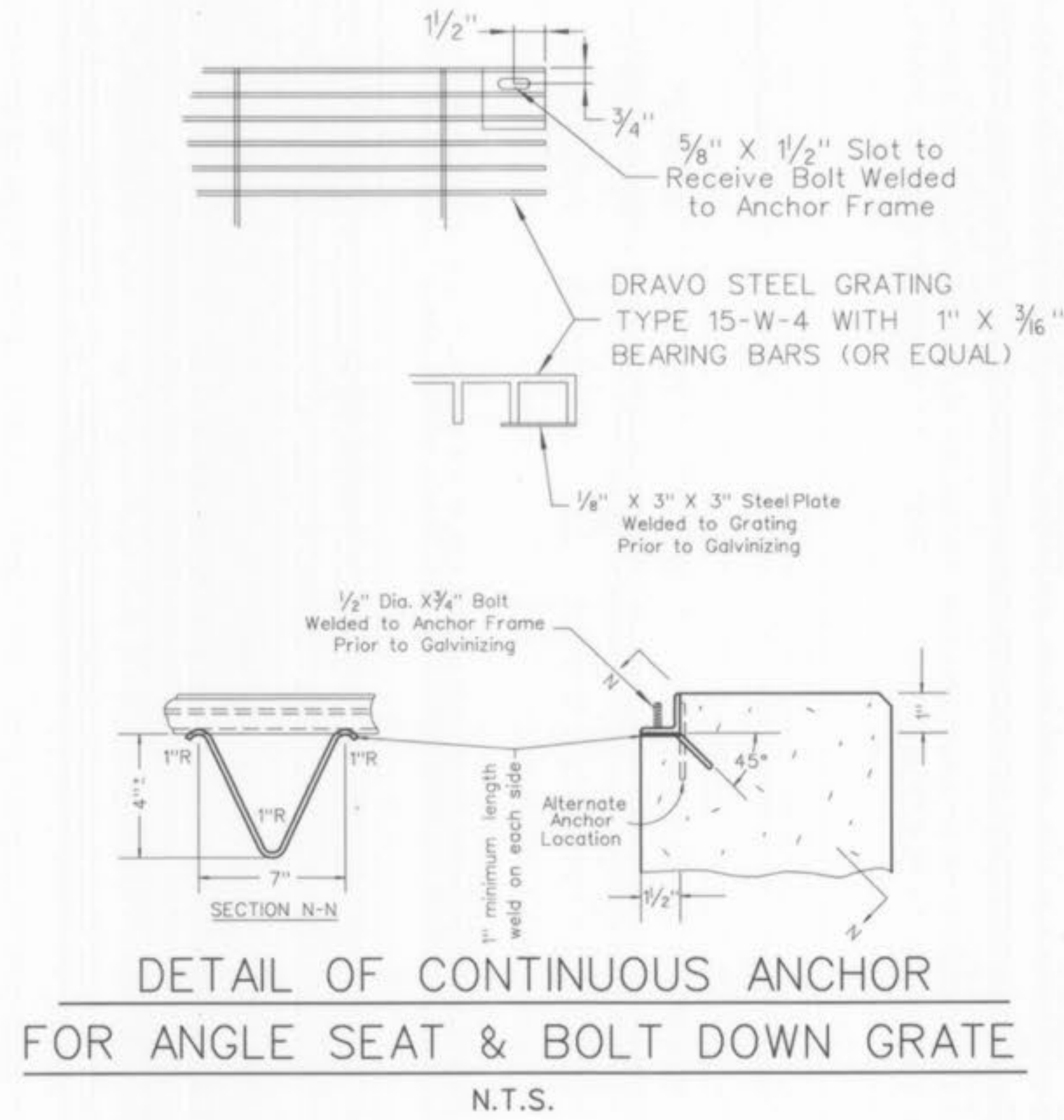
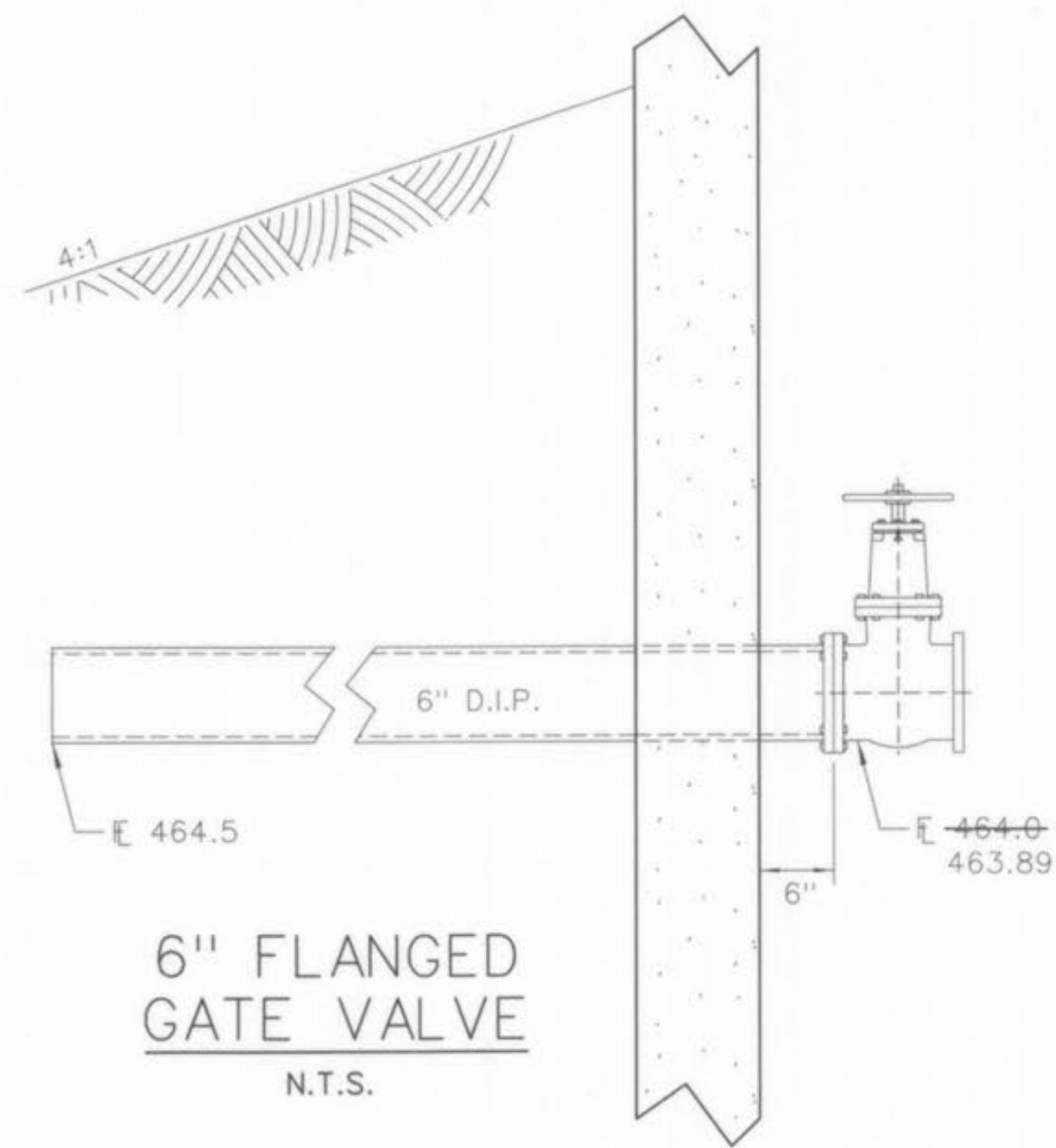
# THE VILLAGES AT WALDEN POND PHASE I

STORM SEWER PROFILES  
Design By: G.A.S.  
Drawn By: G.A.S.  
Checked By: E.A.K.  
B-5073



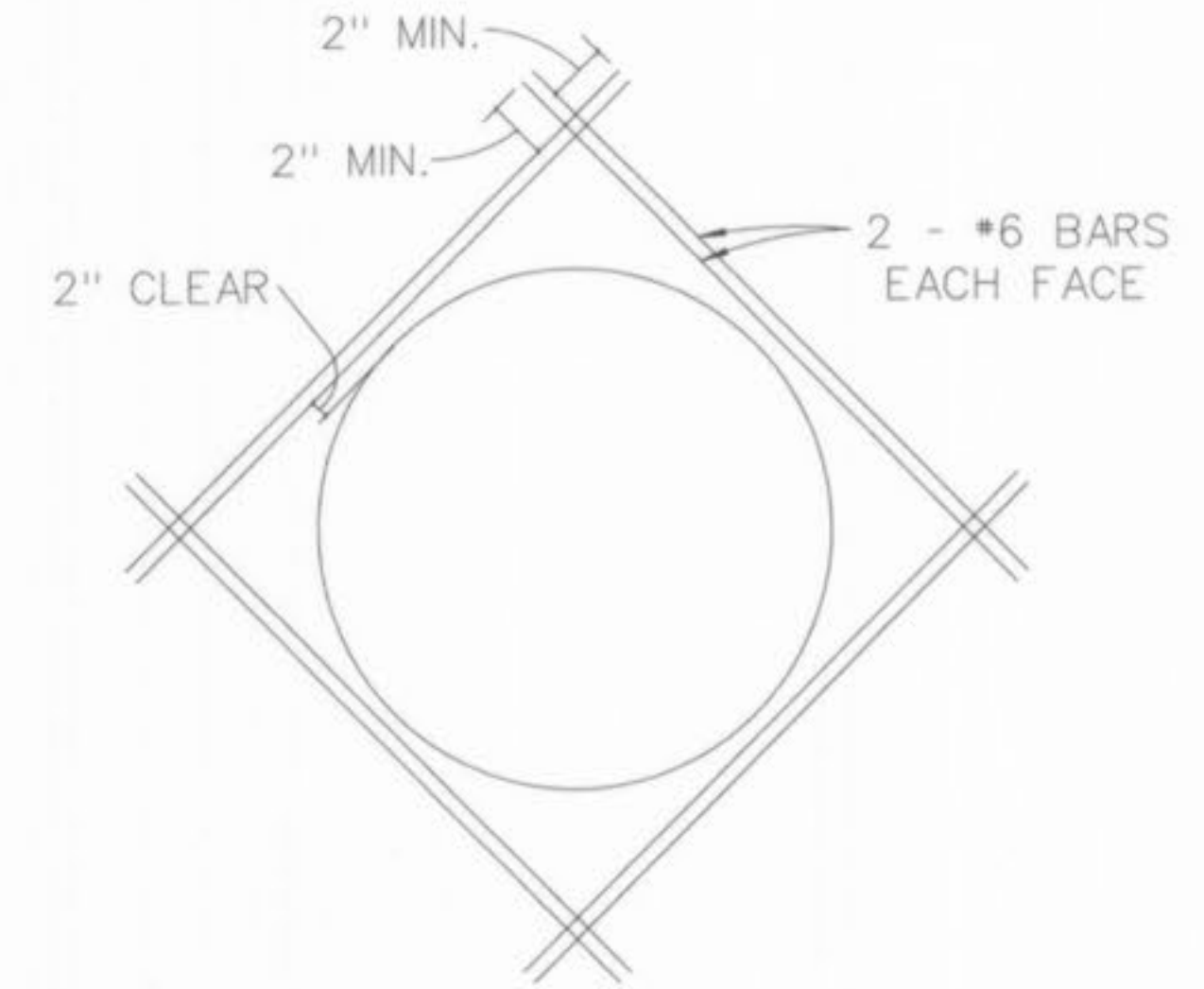
STATE OF MISSOURI  
STERN-EMERICK  
4/02/04  
Sun L. Emerick  
Mo. P.L.S. #2105



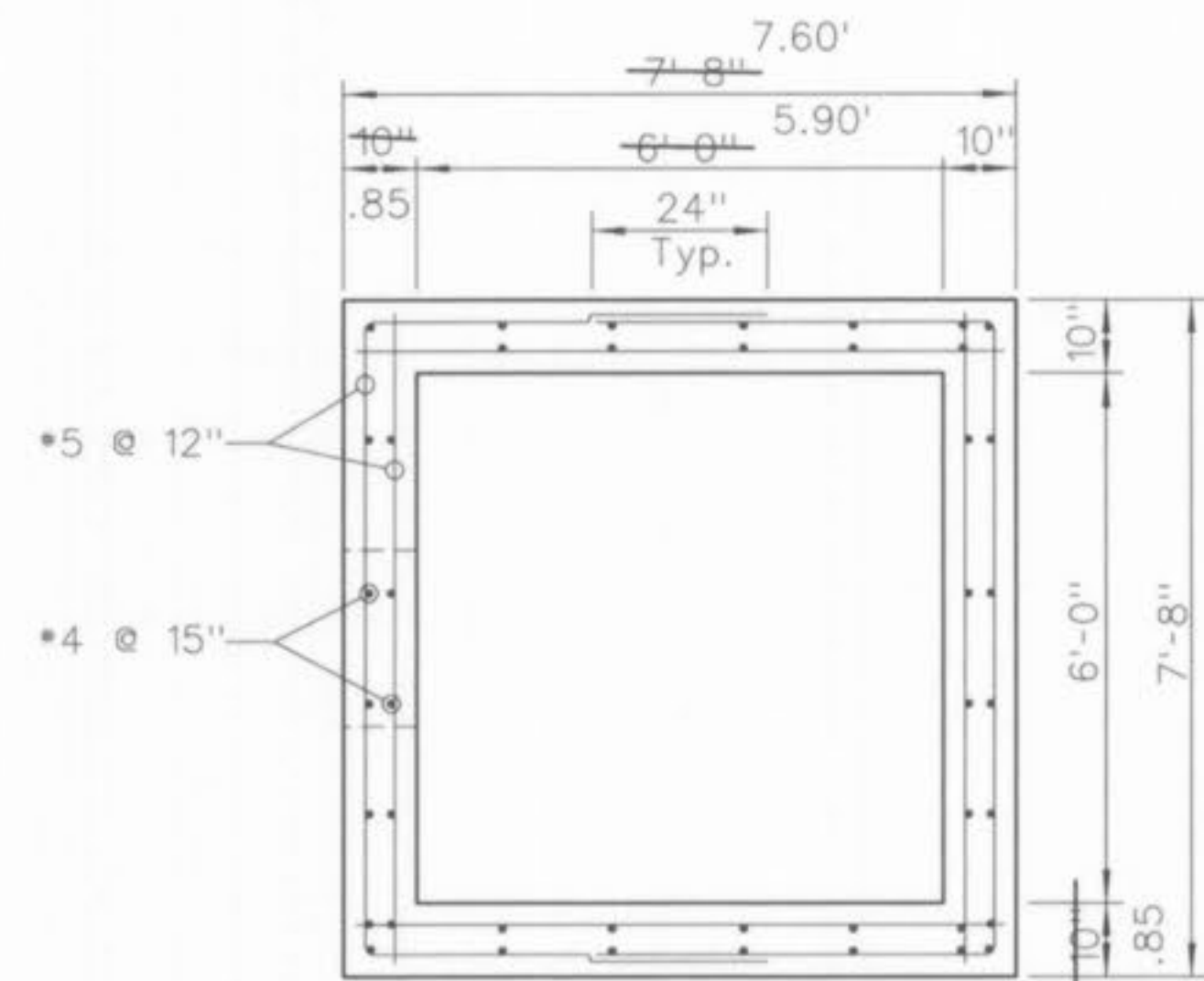


CONSTRUCTION NOTES:

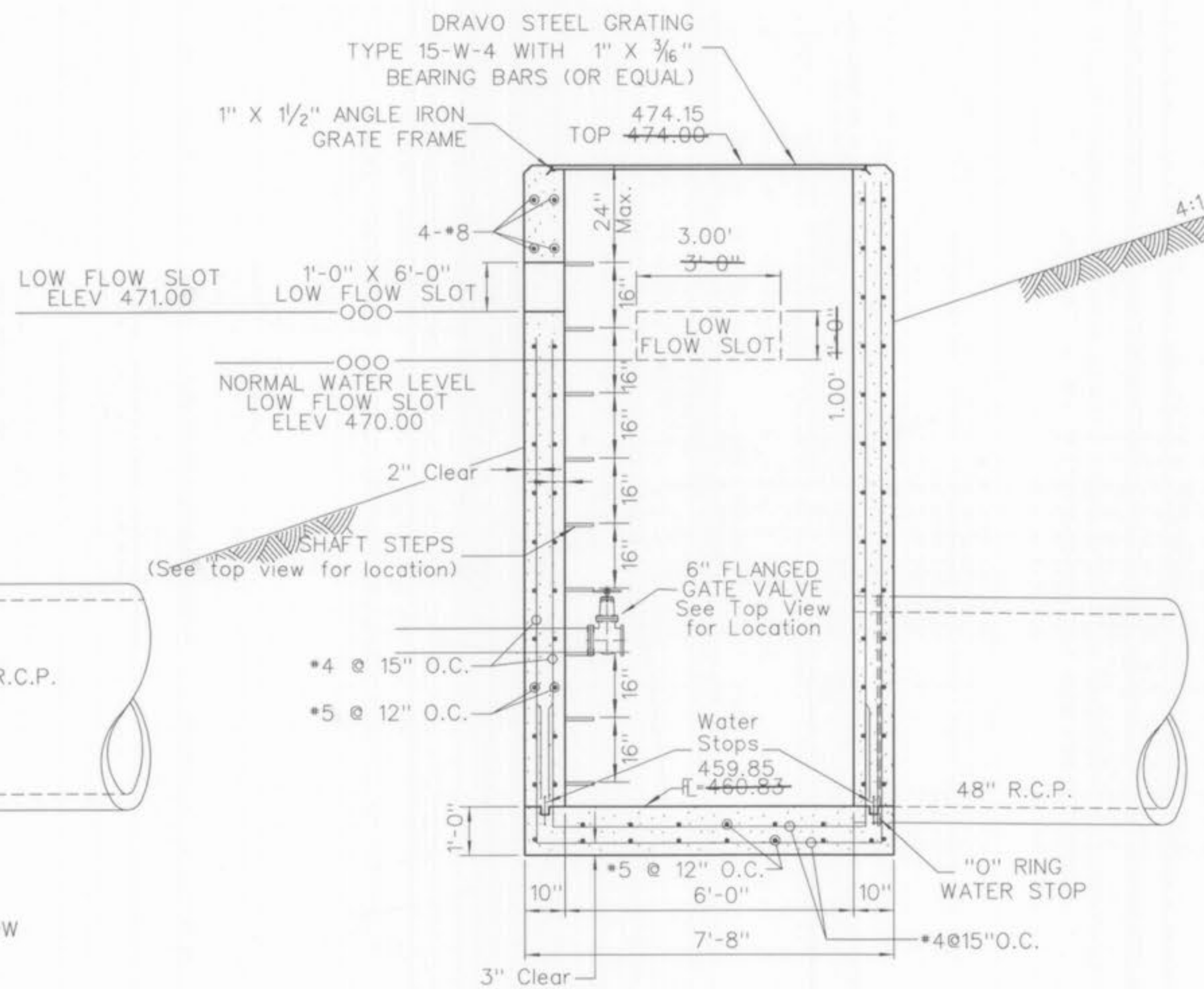
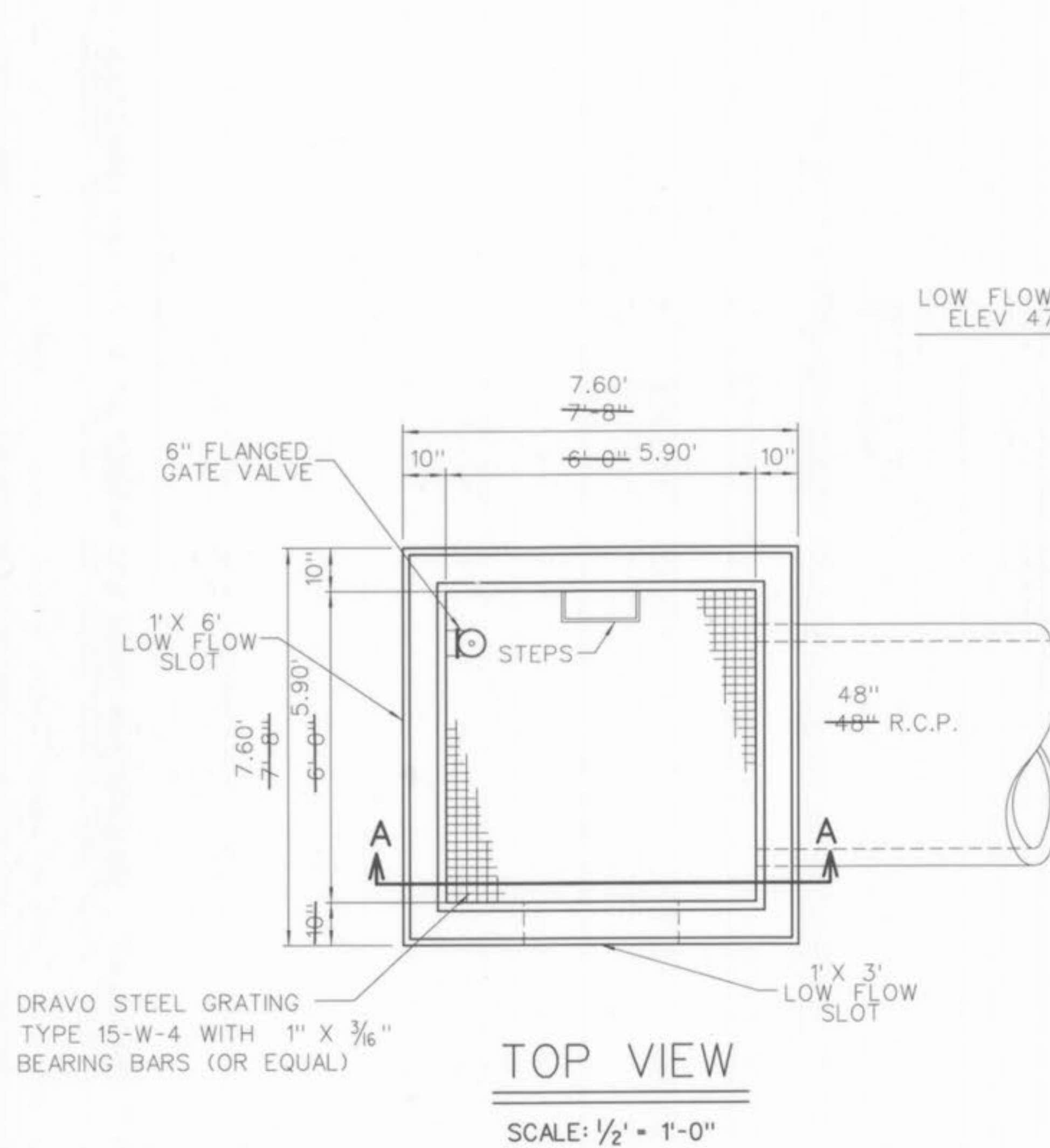
- Concrete for the structure shall be "air entrained" and contain at least 6 sacks Class "A" Portland Cement per cubic yard. The concrete shall be placed at a slump of 4 inches +/- 1/2 inch. The concrete shall be proportioned and transported in accordance with ASTM C-94.
- Reinforcing steel shall conform to ASTM C-615-60 with deformations conforming to ASTM A-305 and shall have a minimum cover of 2 inches except for 3 inches where concrete is poured against earth.
- Laps and/or splices in reinforcing steel shall be a minimum of 30 bar diameters.
- Keyed joints shown are to be 2-inch x 2-inch keyed construction joints.
- $f_s = 24,000$  psi.
- $f_c = 3,750$  psi.
- All exposed edges to have a 3/4-inch chamfer.
- Contractor to provide for bypass of stormwater during construction of structure.
- All soil specifications shall be directed by soils engineer.



DETAIL SHOWING REINFORCING AROUND OPENING  
N.T.S.



STEEL SPLICE DETAIL  
SCALE: 1/2" = 1'-0"



Roger G. Allen  
Mo. P.L.S. 2185

STORM AND SANITARY SEWER FINAL MEASUREMENTS

WALDEN POND, L.L.C.  
2529 LEMAY FERRY RD.  
ST. LOUIS, MO. 63125

VOLZ

THE VILLAGES AT WALDEN POND

DETENTION STRUCTURE NO. 201  
Design By: E.A.K.  
Drawn By: G.A.S.  
Checked By: E.A.K.  
5973

02-11-00  
12A

Walden Pond P&S April 1994 ABC





The underground utilities shown herein were plotted from available information and do not necessarily reflect the actual existence, or nonexistence, size, type, number, or location of these or other utilities. The general contractor shall be responsible for verifying the actual location of all underground utilities in the field, shown or not shown, prior to any grading, excavation, or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMo.

WALDEN POND,  
L.L.C.  
2539 LEMAY  
FERRY RD.  
ST. LOUIS, MO. 63125



# THE VILLAGES AT WALDEN POND

WATER PLAN  
Design By: G.A.S.  
Drawn By: G.A.S.  
Checked By: E.A.K.  
B-9873

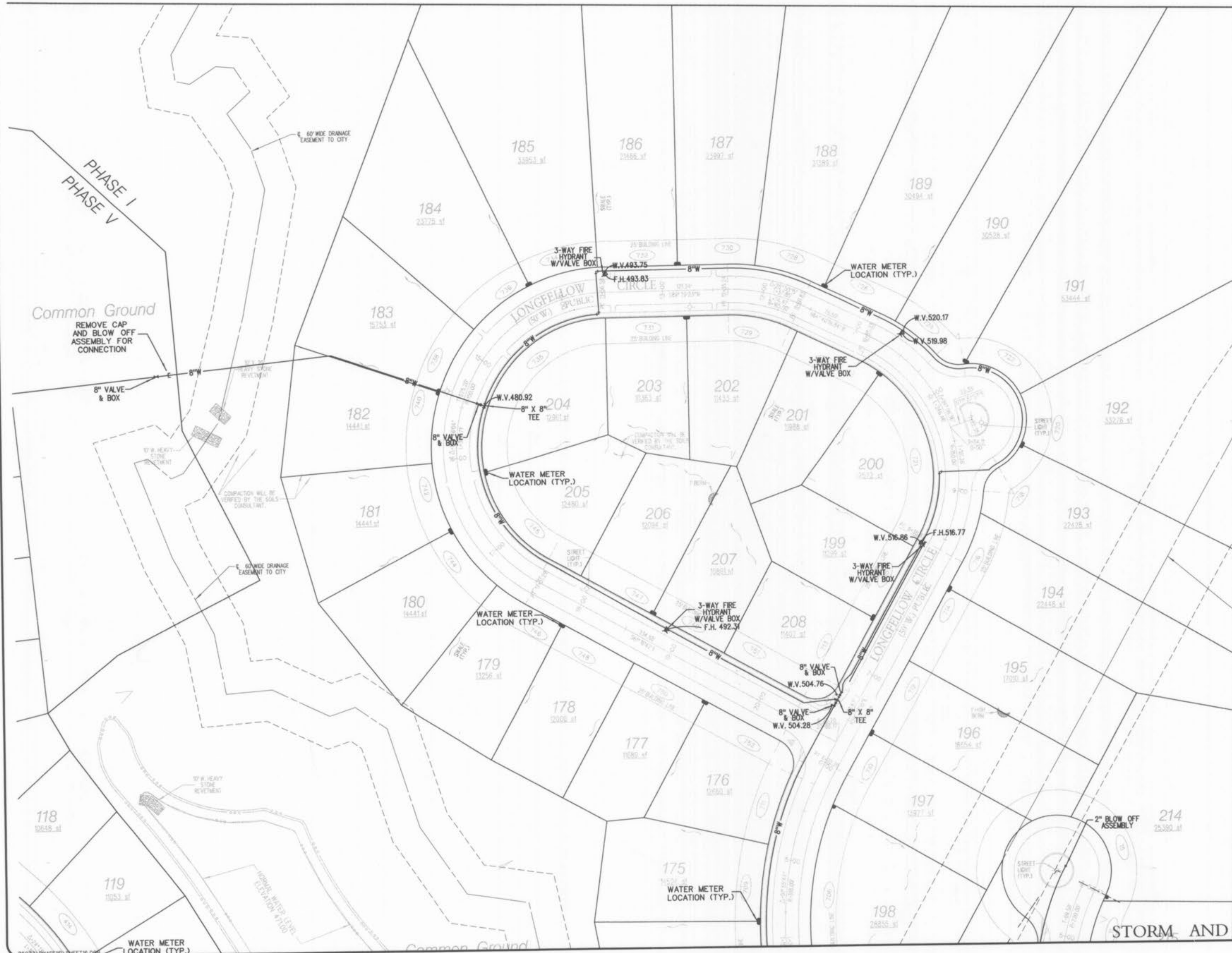
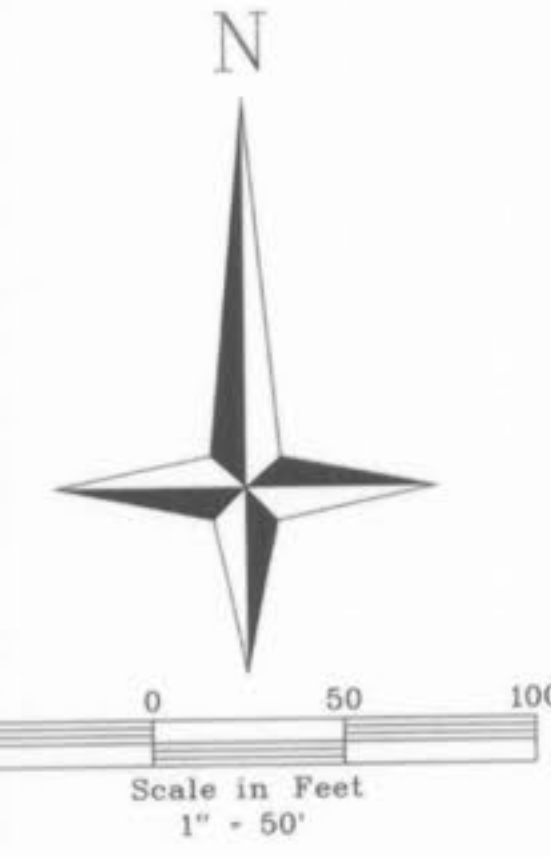
STATE OF MISSOURI  
STAN L. EMERICK  
REGISTERED LAND SURVEYOR  
4102/04  
Stan L. Emerick  
Mo. P.L.S. #2105

STORM AND SANITARY SEWER FINAL MEASUREMENTS



FLOOD PLAIN AND FLOODWAY SHOWN ON THIS PLAN IS PER FIRM MAP NUMBER 29183C0230 E MAP REVISED AUGUST 2, 1996

PROPERTY, N/E OF  
LINDA C. HOLDER AND DANIEL W. HOLDER  
1826-1735



PROPERTY, N/E OF  
RICHARD A. AND SANDRA K. SEMLER  
978/174

The underground utilities shown herein were plotted from available information and do not necessarily reflect the actual existence, or nonexistence, size, type, number, or location of these or other utilities. The general contractor shall be responsible for verifying the actual location of all underground utilities in the field, shown or not shown, prior to any grading, excavation, or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMo.



STORM AND SANITARY SEWER FINAL MEASUREMENTS

WALDEN POND, L.L.C.  
2529 LEMAY FERRY RD.  
ST. LOUIS, MO. 63125

**VOLZ**

# THE VILLAGES AT WALDEN POND

WATER PLAN	Design By: G.A.S.
	Drawn By: G.A.S.
	Checked By: E.A.K.
	B-5973
	05-03-00
	16

Walden Pond Plat App 12/3/04 ABC