

VOLZ

Engineers
Land Planners
Land Surveyors

5933 South Highway 94, Suite 201
St. Charles, Missouri 63304-5611
636-939-5155

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THE VILLAGES AT WALDEN POND

PHASE V FINAL SEWER MEASUREMENTS

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, freboard or design requirements of the sewers.

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



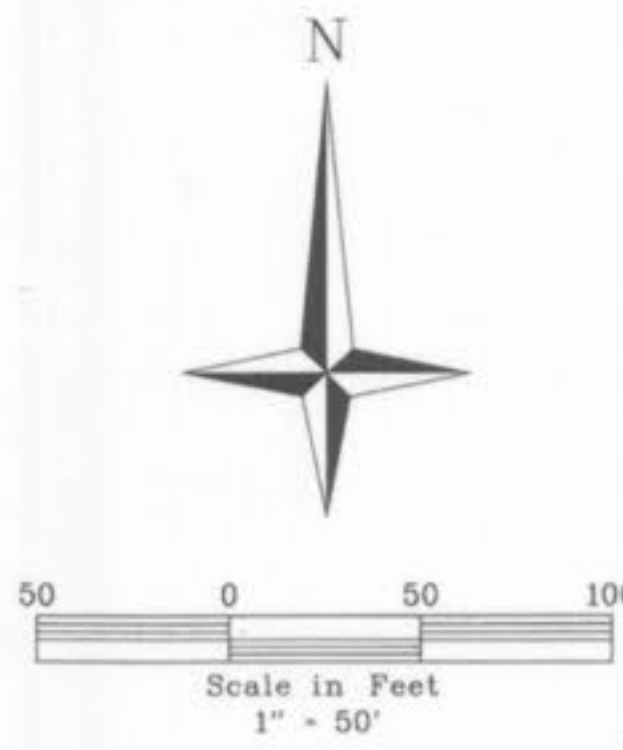
VOLZ Engineers
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St. Charles, Missouri 63304-5611

636-939-5155

636-939-5138 FAX



FLOOD PLAIN INFORMATION ON PHASE V OF THIS SITE PER F.L.R.M. MAPS NOS. 29183C0246, 29183C0236, 29183C0237 DATED AUGUST 2, 1996.

PHASE V CONTAINS 47.17 ACRES
72 SINGLE FAMILY ATTACHED LOTS
25' FRONT SETBACK LINE
6' SIDE YARD
25' REAR YARD

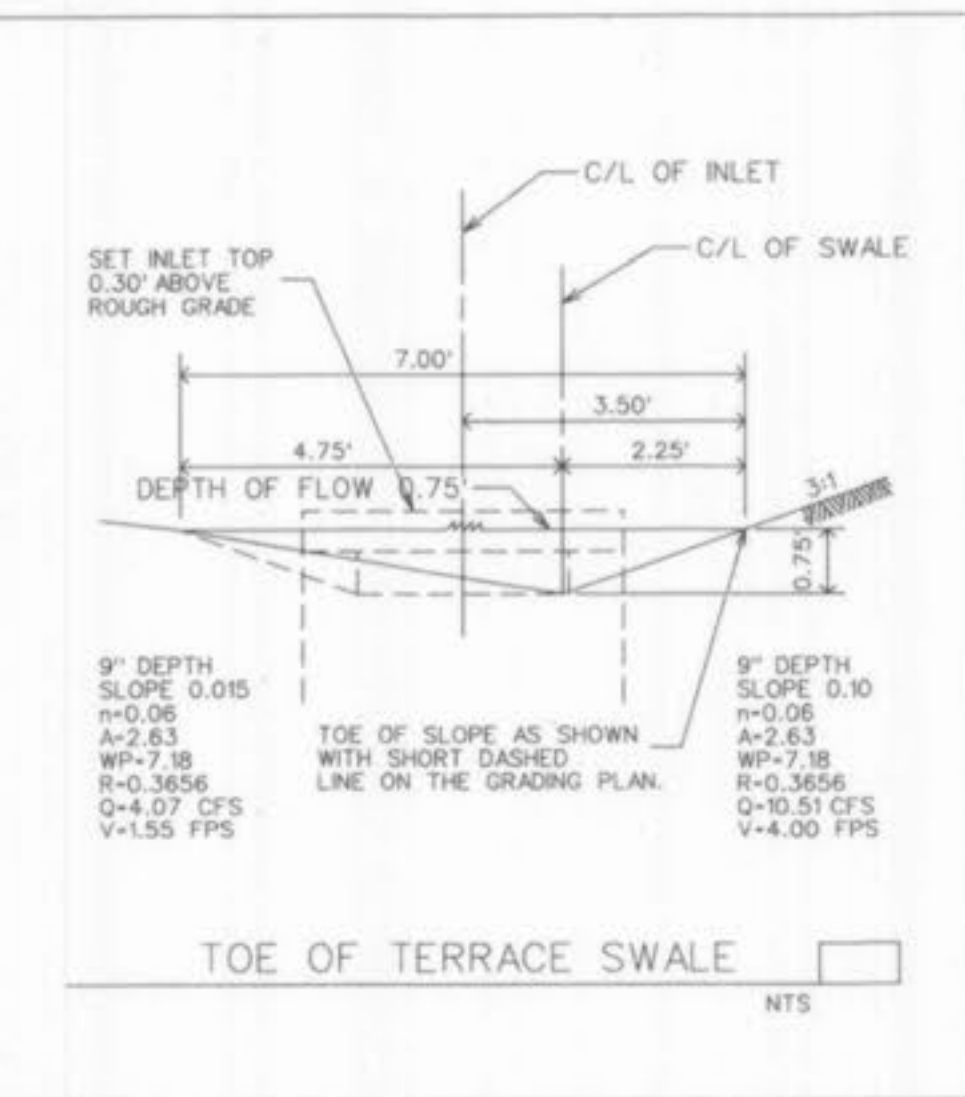
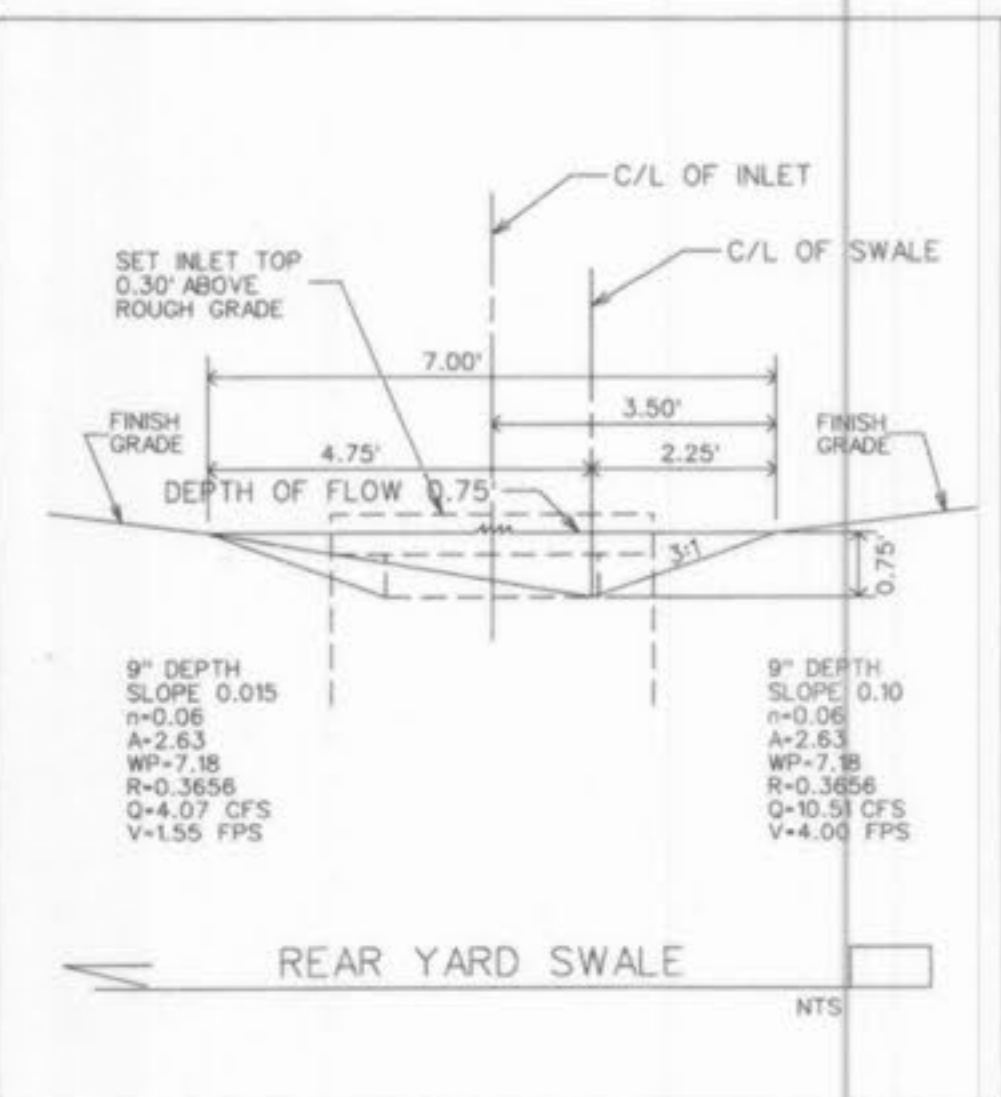
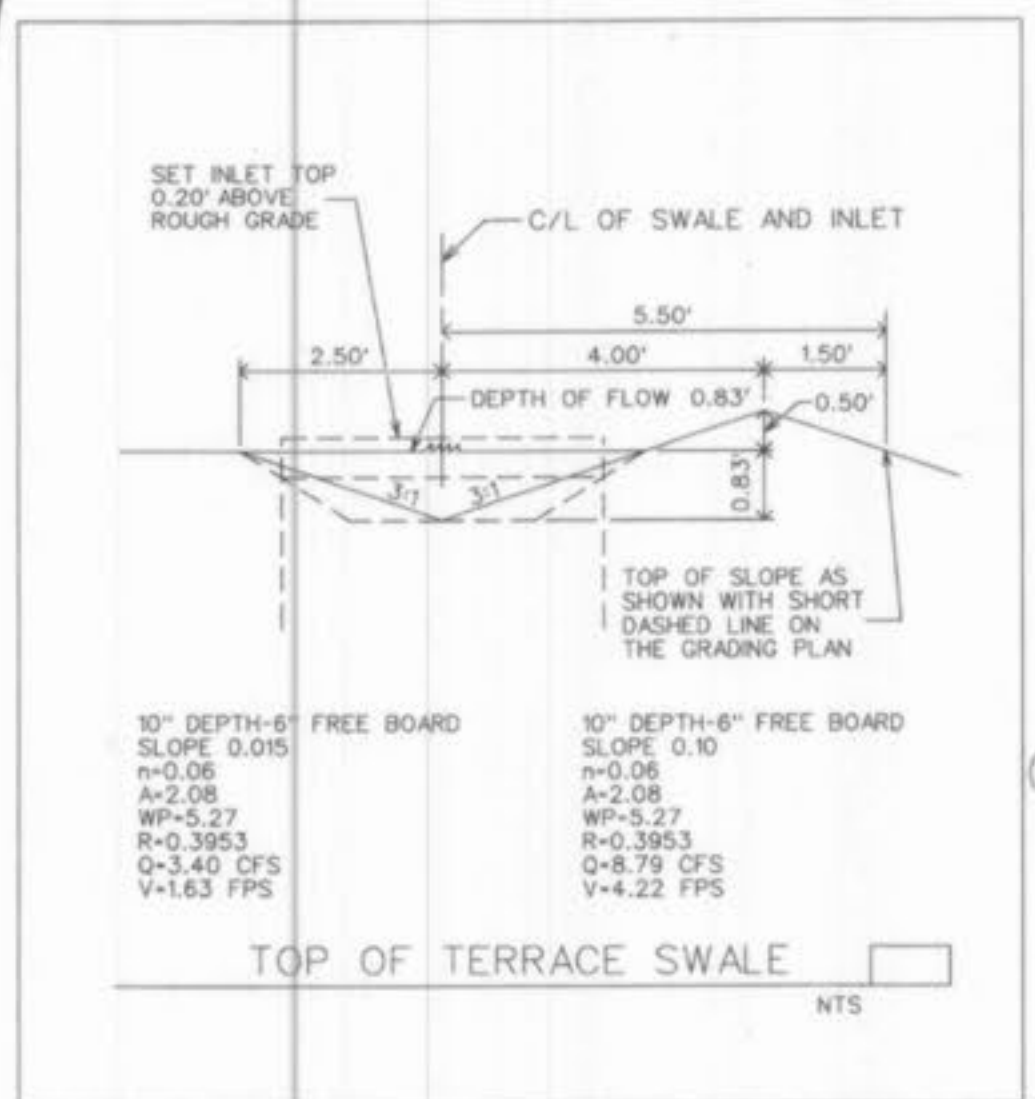
THIS SITE IS SERVED BY THE FOLLOWING UTILITY COMPANIES:
• OFALLON WATER AND SEWER
• ST. CHARLES GAS COMPANY
• AMEREN UNION ELECTRIC
• GTE TELEPHONE

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.

Cul-de-sac islands shall be landscaped by the developer.

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

NOTE: ALL SIGN POSTS, SIGN BACKS AND BRACKET ARMS SHALL BE PAINTED BLACK USING CARBOLINE RUSTBOND PENETRATING SEALER SG AND CARBOLINE 133 HB PAINT (OR EQUIVALENT AS APPROVED BY THE CITY).



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

FINAL SEWER MEASUREMENTS

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

VOLZ

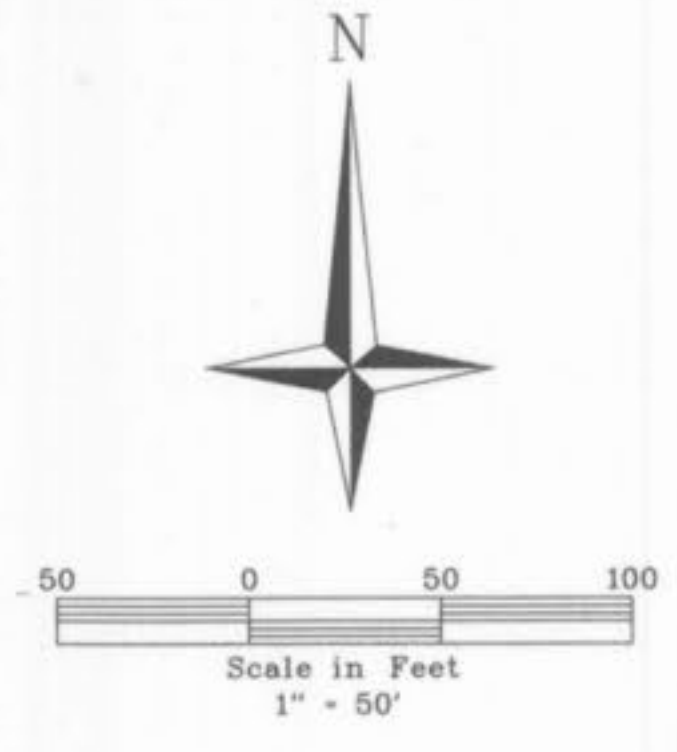


THE VILLAGES AT WALDEN POND PHASE V

SITE PLAN

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

12-18-10
B-5073



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

Cut-de-ice islands shall be
landscaped by the developer.

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NOTE:
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O'FALLON ZONING CODE - SECTION
400.420.



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

FINAL SEWER MEASUREMENTS

LAY LATERAL AT 2' *
FOR 50' TO CROSS
UNDER STORM SEWER

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

VOLZ



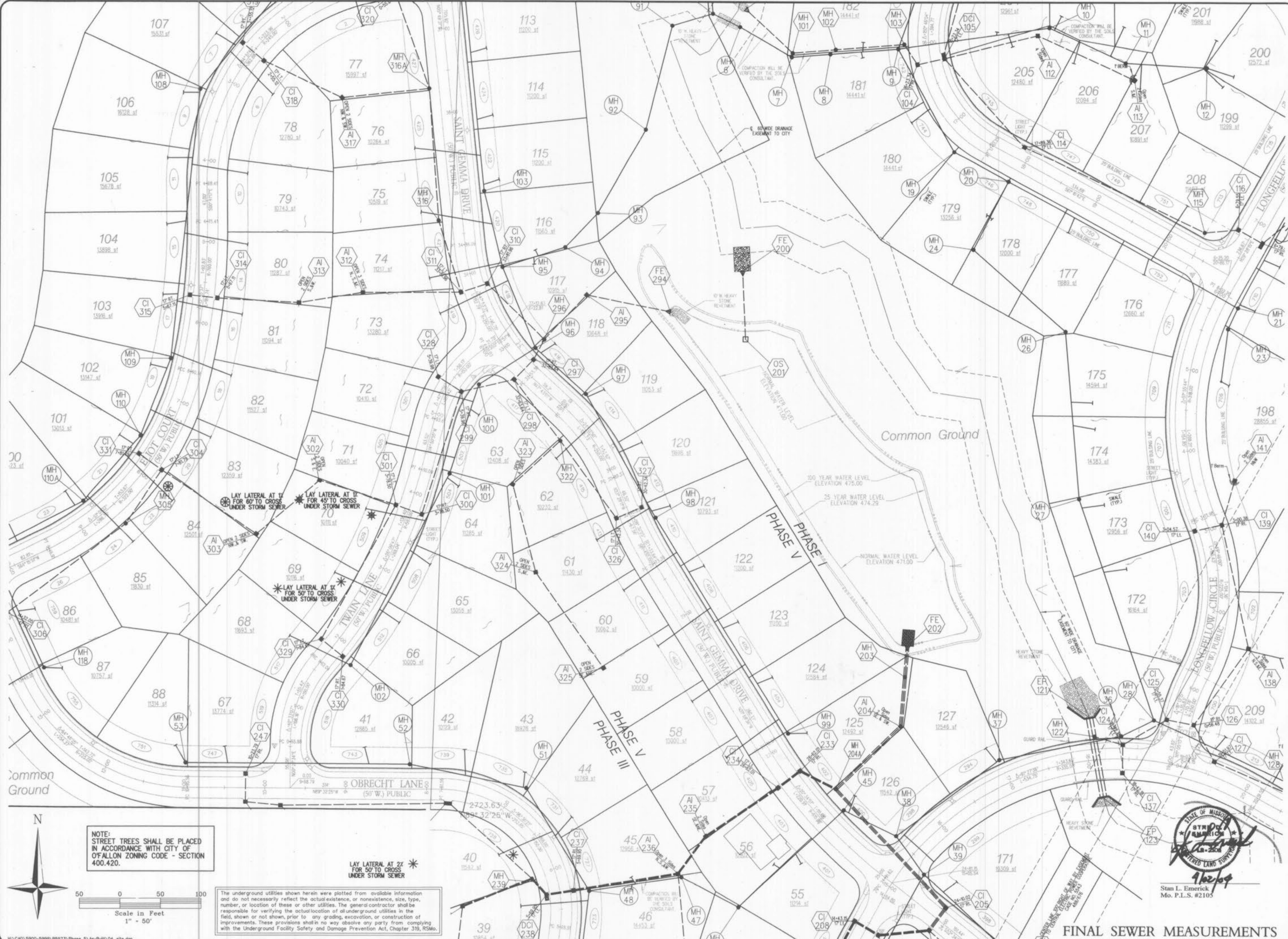
THE VILLAGES AT WALDEN POND PHASE V

SITE PLAN

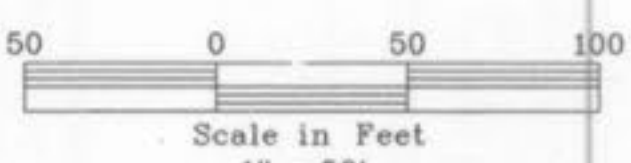
Design By: G.A.S.
Drawn By: M.W.H.
Checked By: E.A.K.

B-5973

12-18-10
03



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



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LAY LATERAL AT 27 *
FOR 50' TO CROSS
UNDER STORM SEWER

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

VOLZ



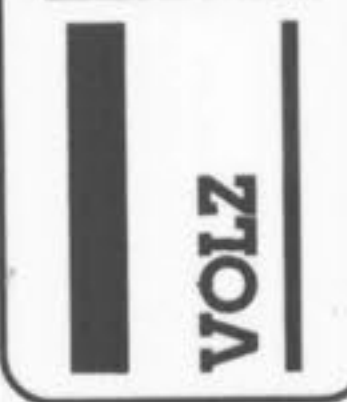
THE VILLAGES AT WALDEN POND PHASE V

SITE PLAN
Design By: G.A.S.
Drawn By: M.W.M.
Checked By: E.A.K.
B-5973
12-18-10
04

FINAL SEWER MEASUREMENTS

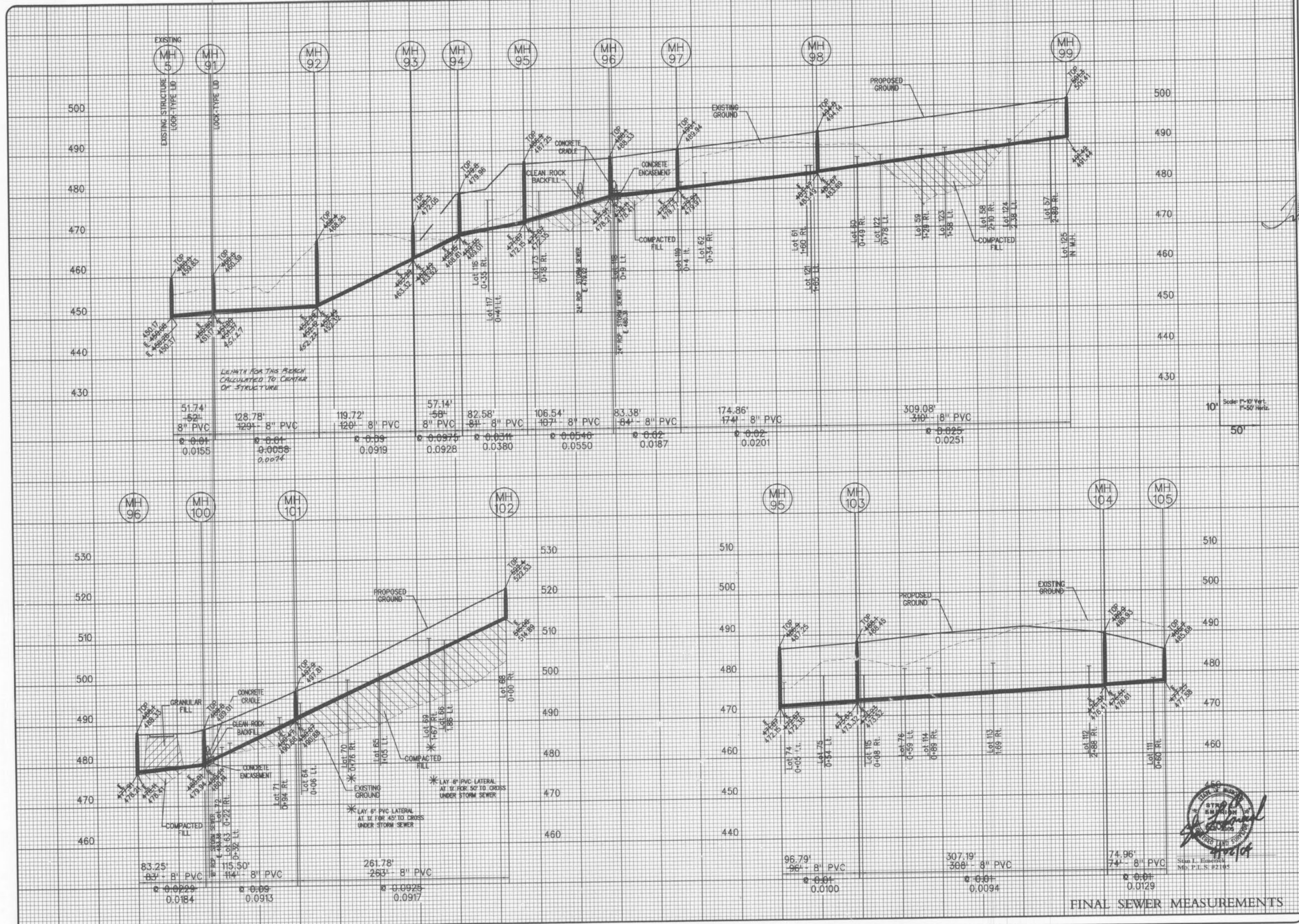


Stan L. Emerick
Mo. P.L.S. #2105



THE VILLAGES AT WALDEN POND PHASE V

SANITARY SEWER PROFILES
Design By: S.A.S.
Drawn By: M.W.M.
Checked By: E.A.K.
B-5973
15-23-00
10



FINAL SEWER MEASUREMENTS

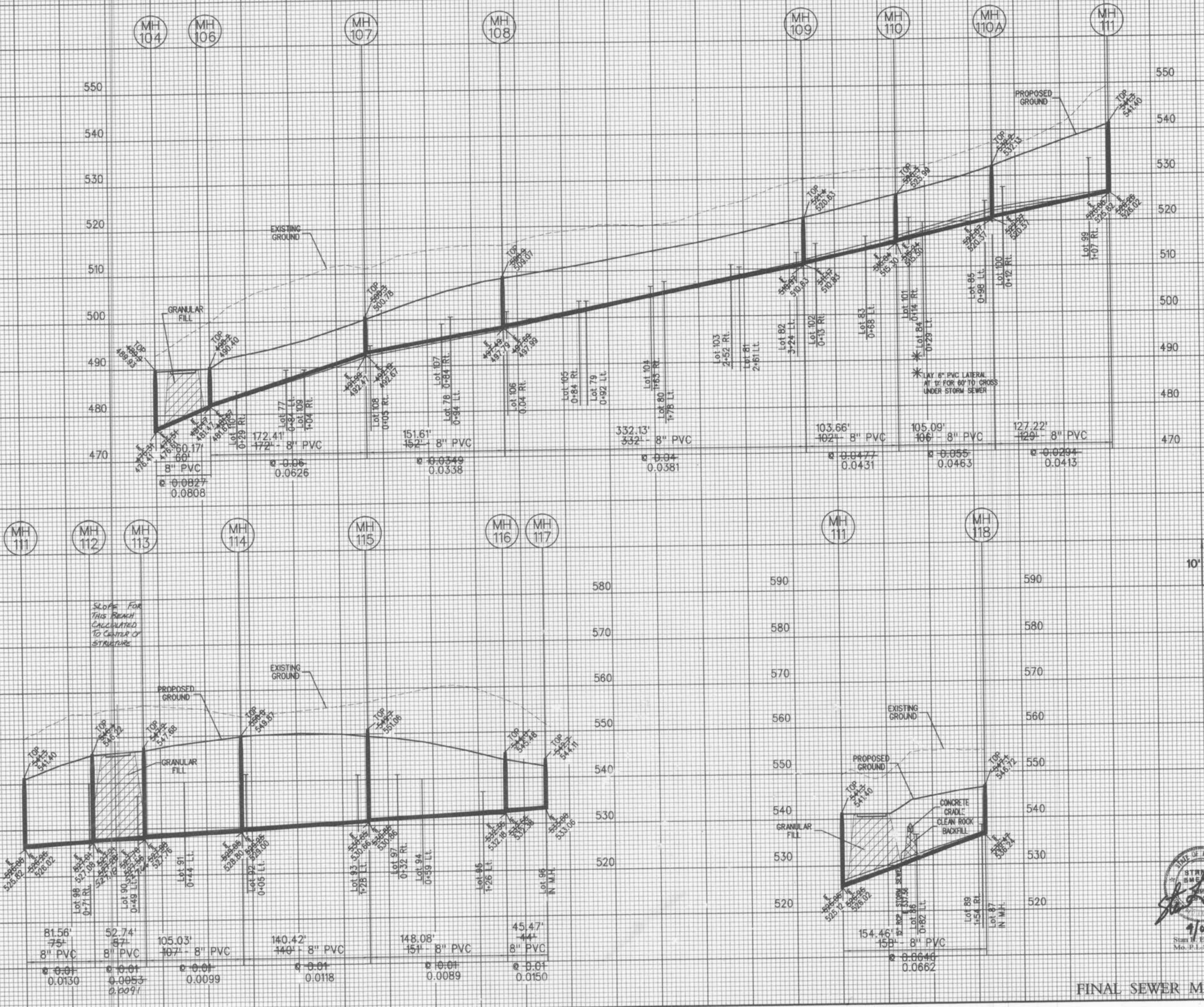
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walden Pond Ph 5 Apr 11/6/05 ABC
As built

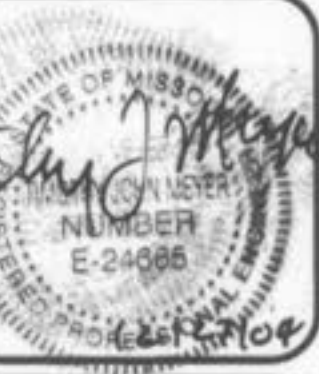


THE VILLAGES AT WALDEN POND PHASE V

SANITARY SEWER PROFILES
Design By: C.A.S.
Drawn By: M.W.M.
Checked By: E.A.K.
B-5073
12-21-10

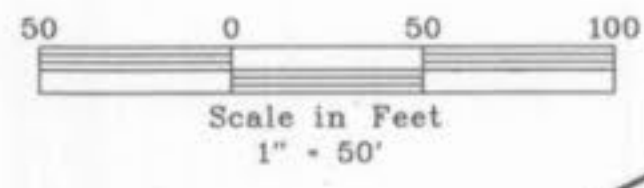


FINAL SEWER MEASUREMENTS



THE VILLAGES AT WALDEN POND PHASE V

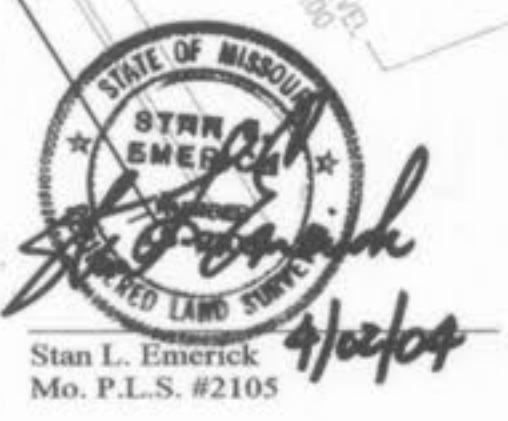
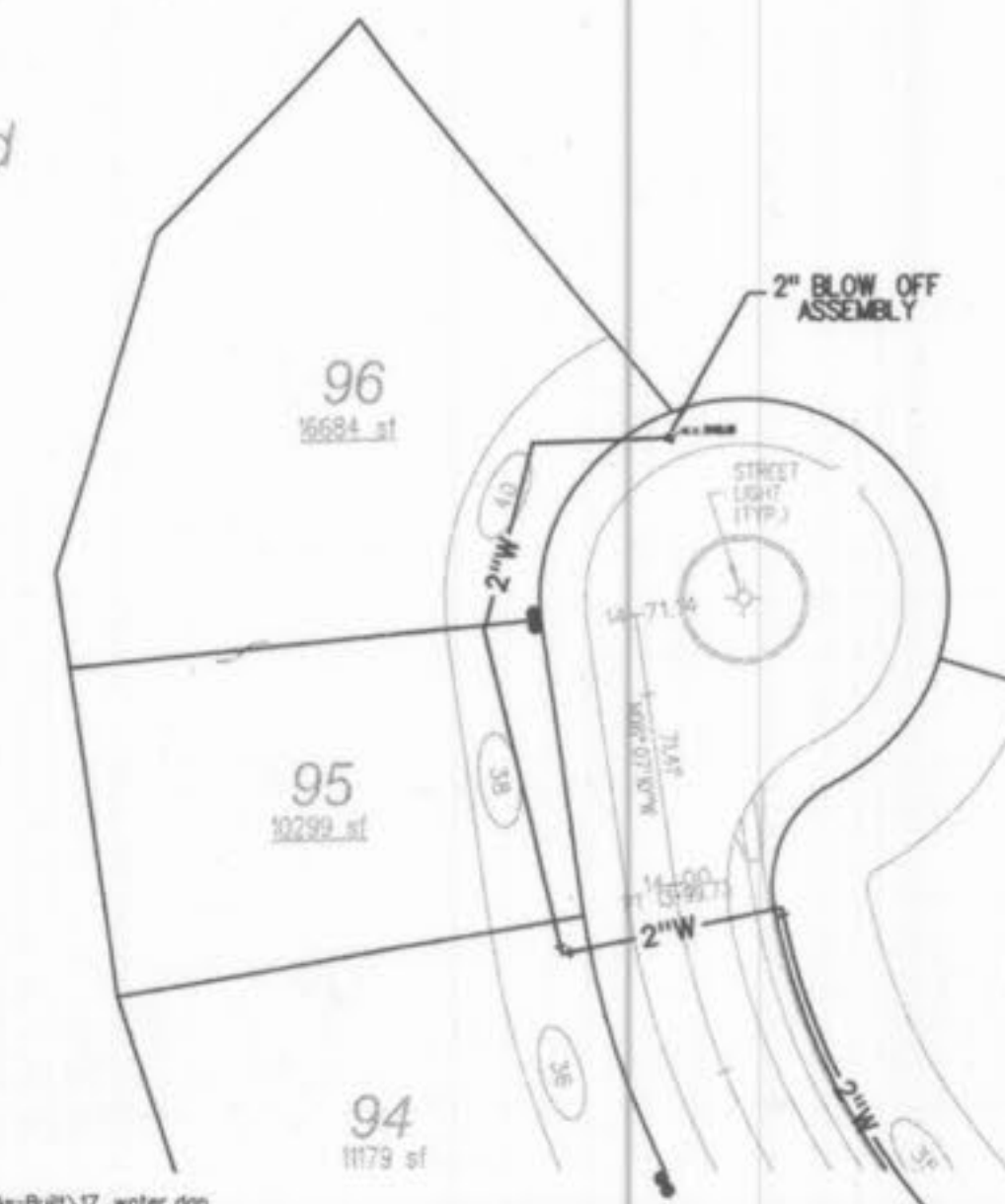
WATER PLAN	
Design By: G.A.S.	Checked By: E.A.K.
Drawn By: M.W.M.	B-5973
12-18-00	17



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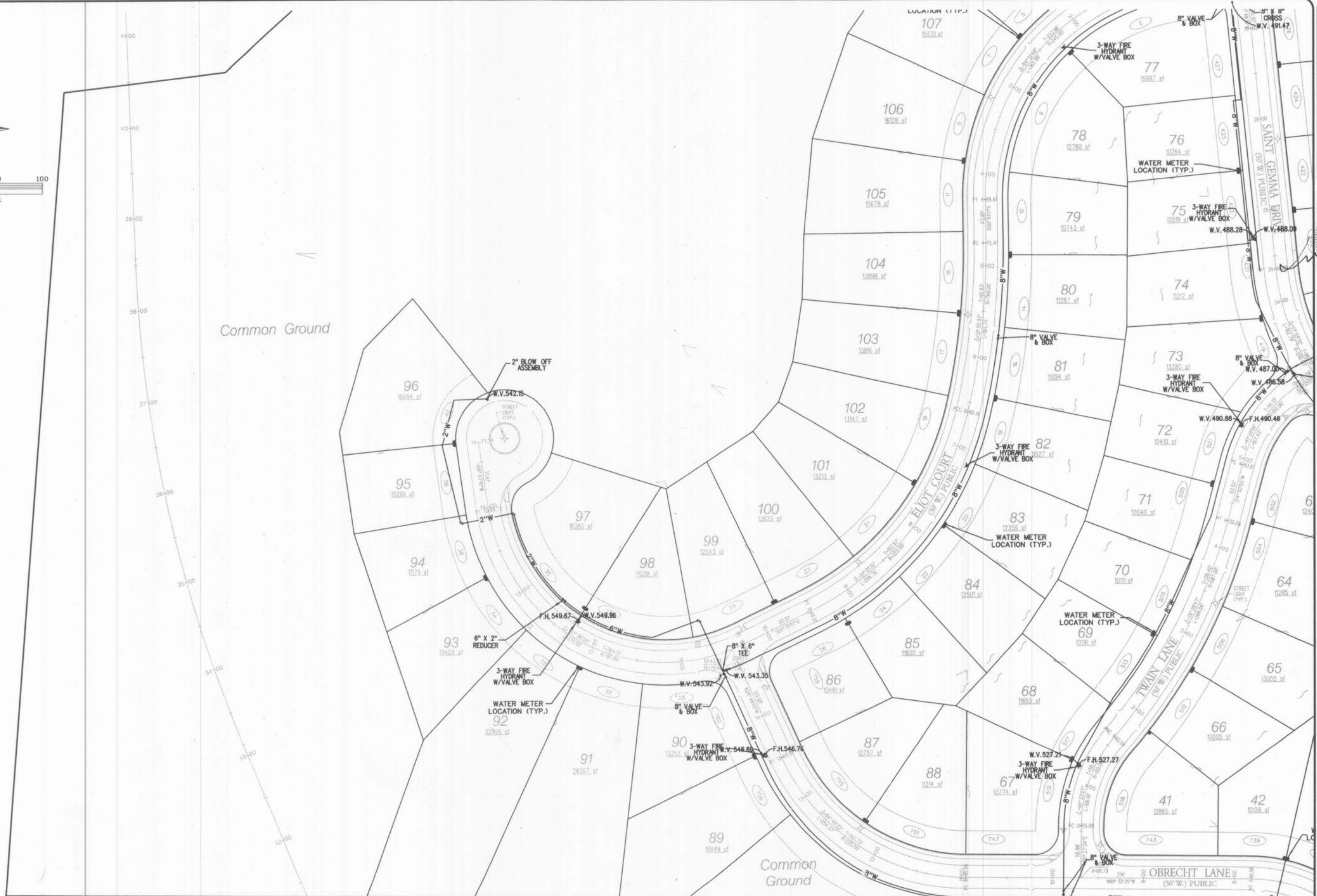
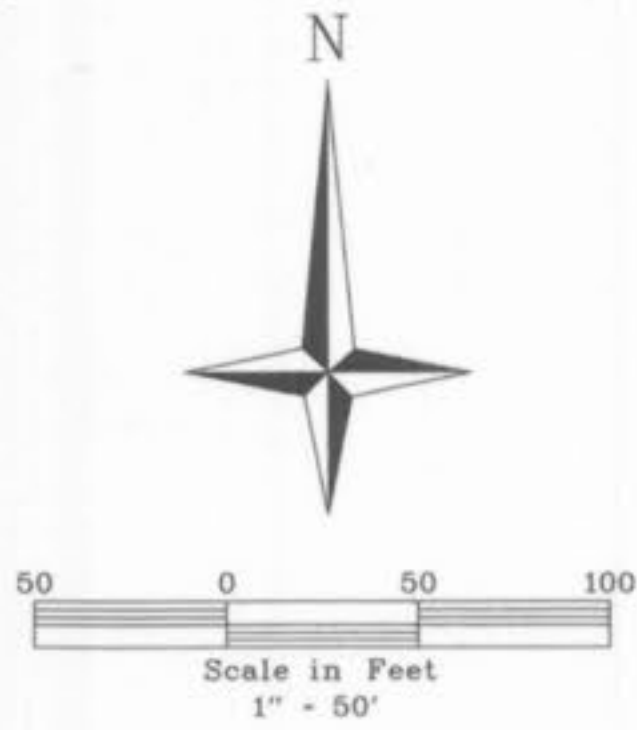
NOTE:
STREET TREES SHALL BE PLACED IN ACCORDANCE WITH CITY OF O'FALLON ZONING CODE - SECTION 400.420.

NOTE:
WATER LINE CONNECTION TO MAIN ON ELAINE DR. MUST BE MADE PRIOR TO ISSUANCE OF OCCUPANCY PERMITS IN PHASE V.



FINAL SEWER MEASUREMENTS

As built



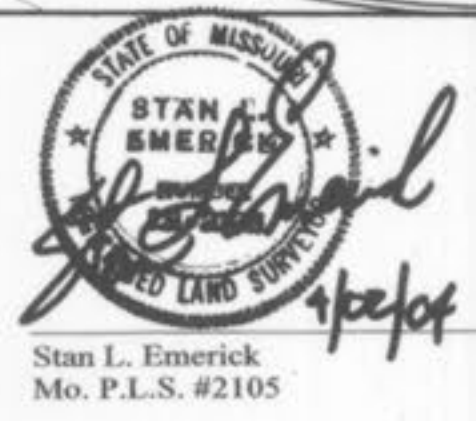
Common Ground

Common Ground

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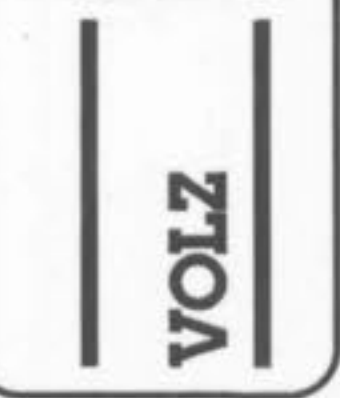
NOTE:
TRACER WIRE FOR THE WATER LINE SHALL BE WRAPPED AROUND ALL VALVE BOXES DURING INSTALLATION.



REMOVE CAP AND BLOW OFF ASSEMBLY FOR CONNECTION BEGIN PHASE V CONSTRUCTION

FINAL SEWER MEASUREMENTS

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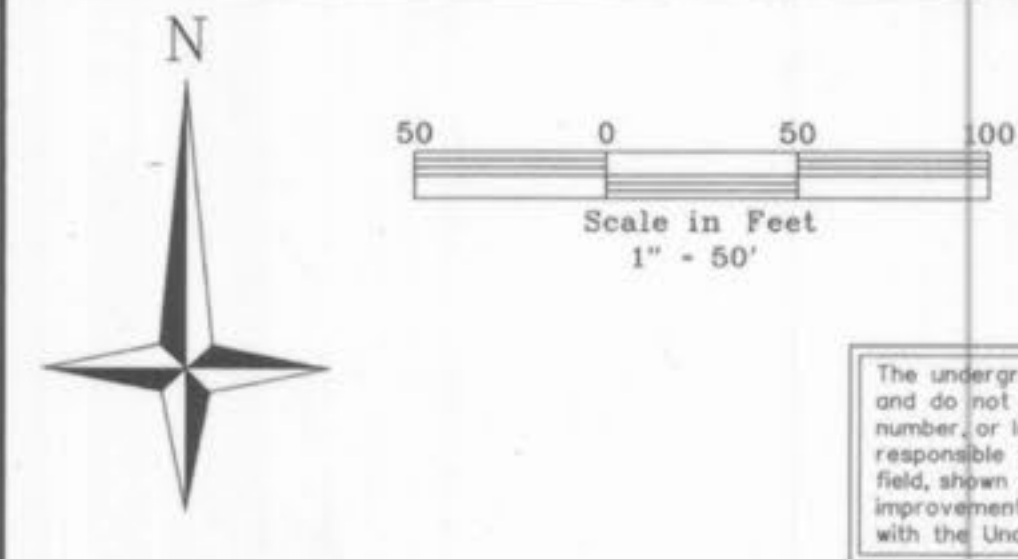
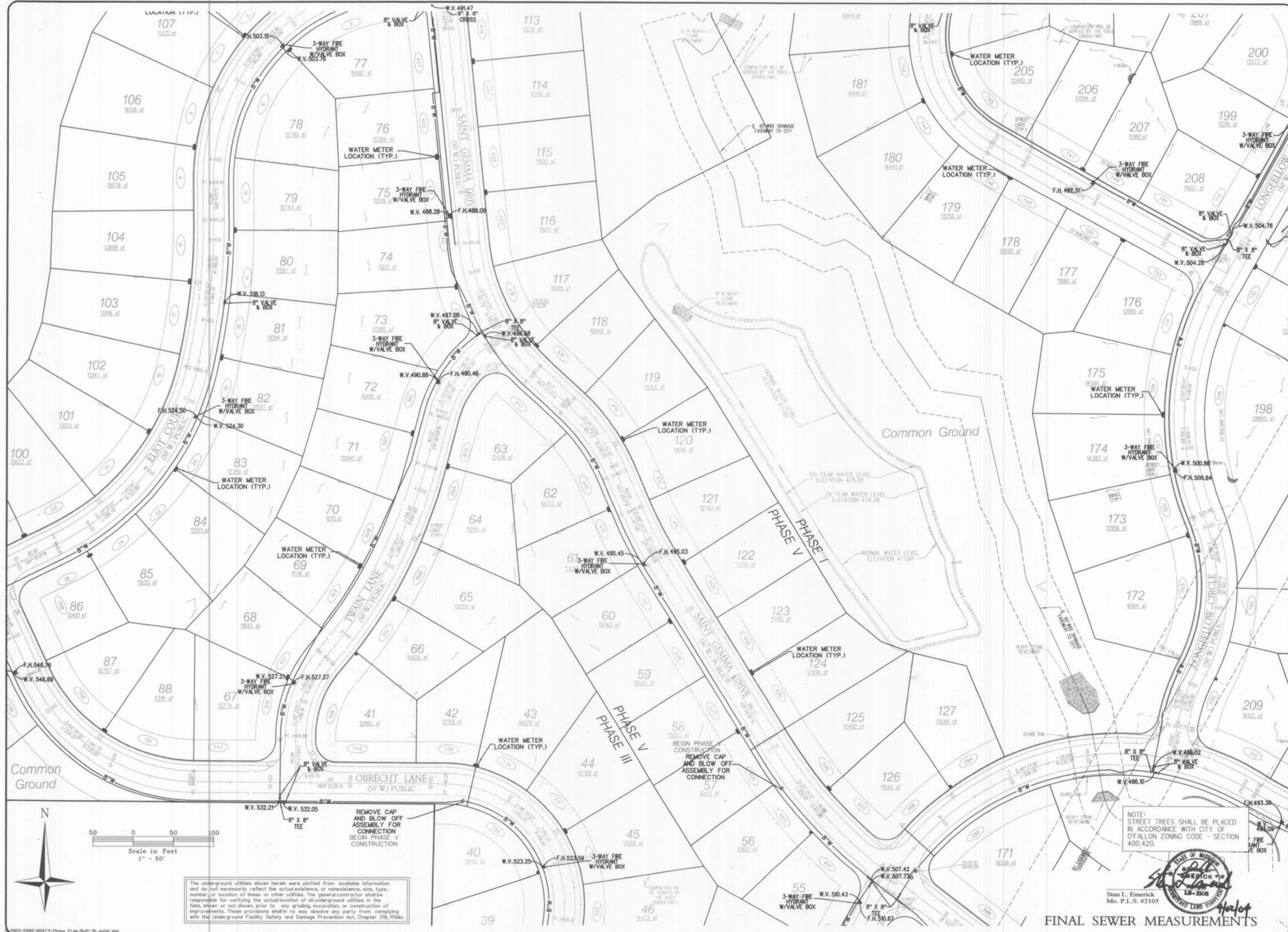


THE VILLAGES AT WALDEN POND PHASE V

WATER PLAN
Design By: G.A.S.
Drawn By: M.W.M.
Checked By: E.A.K.

12-18-00
18

Walden Pond Ph 5 App 1/6/05 ASB
As built



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FINAL SEWER MEASUREMENTS

WALDEN POND, L.L.C.
2529 LEMAY FERRY RD. 63025



THE VILLAGES AT WALDEN POND PHASE V

WATER PLAN
Design By: G.A.S.
Drawn By: M.M.M.
Checked By: E.A.C.
B-5973

12-18-09
19