

THE VILLAGES AT WALDEN POND

PHASE VI 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.

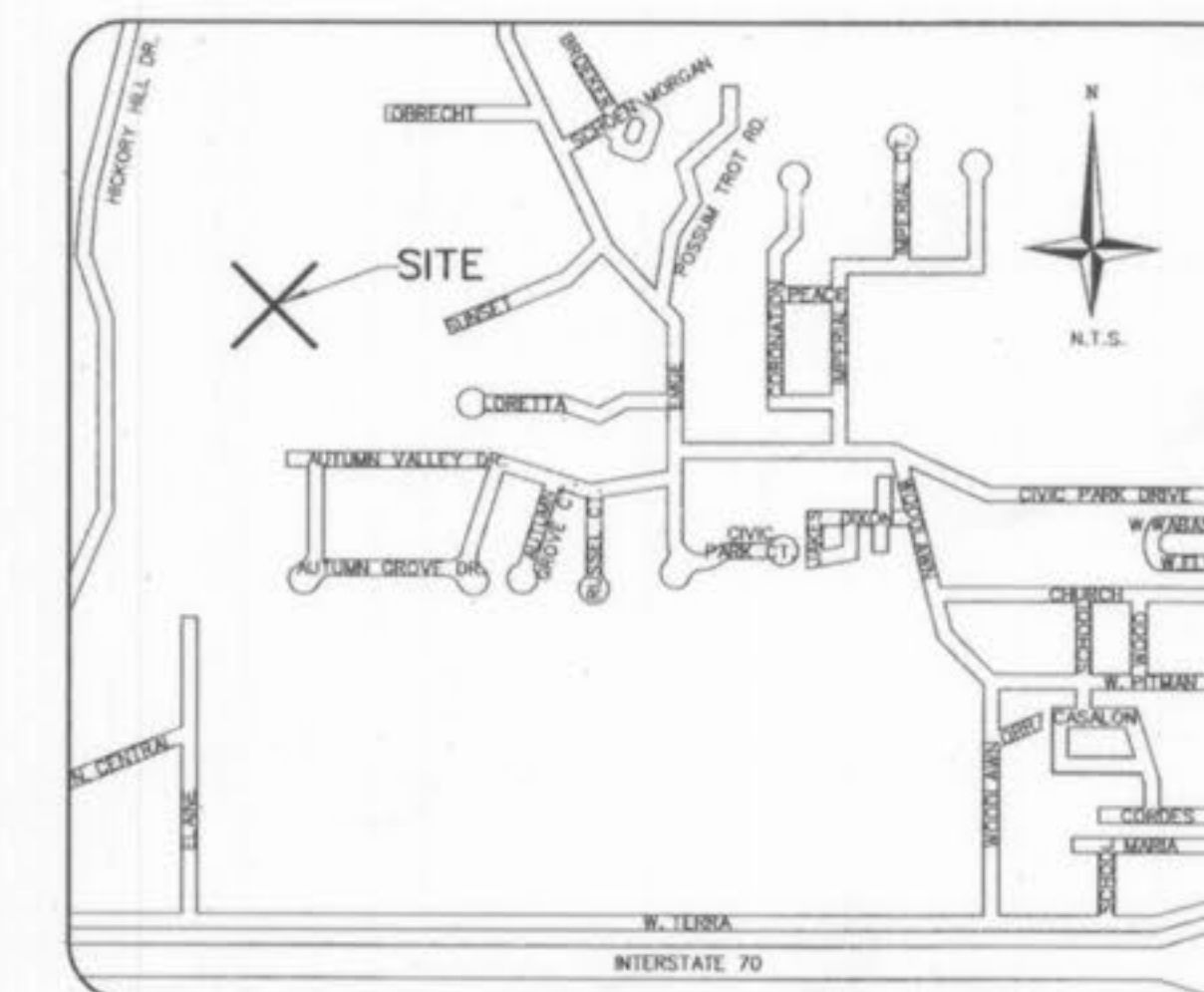
No hydraulic computations have been done on the measured lines to verify or confirm the capacity, freeboard or design requirements of the sewers.

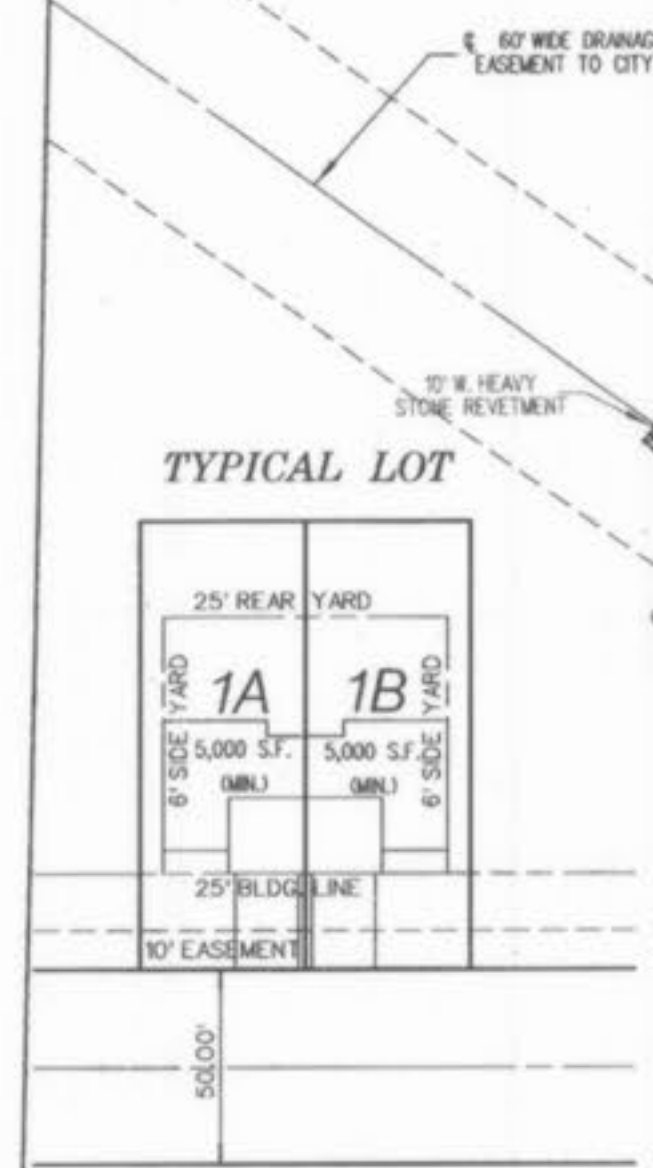
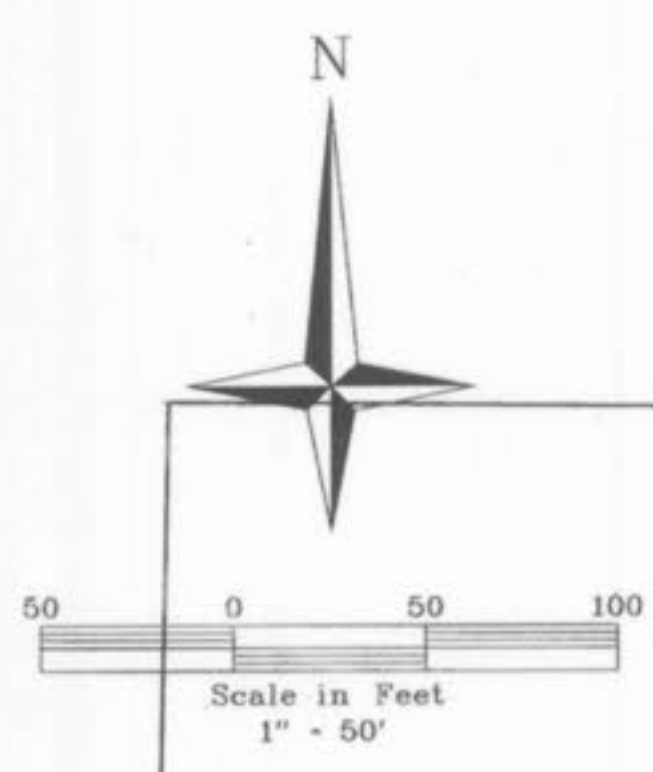
Roger G. Allen
 Mo. Reg. L.S. 2185



VOLZ Engineers
 Land Planners
 Land Surveyors

LOCATION MAP





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

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SIDEWALKS, CURB RAMPS, RAMP AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAC) ALONG WITH THE GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ABOVE INFORMATION AND THE PLANS, THE ADAAC GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR PRIOR TO ANY CONSTRUCTION SHALL NOTIFY THE PROJECT ENGINEER.

ALL PROPOSED FENCING REQUIRES A SEPARATE PERMIT FROM THE PLANNING DIVISION.

ALL SIGN LOCATIONS AND SIZES MUST BE APPROVED SEPARATELY THROUGH THE PLANNING DIVISION.

THE DEVELOPER MUST SUPPLY CITY CONSTRUCTION INSPECTOR WITH SOIL REPORTS PRIOR TO OR DURING SITE SOIL TESTING.

ALL UTILITIES SHALL BE LOCATED UNDERGROUND.

PROVIDE A 58" TRASH BAR IN ALL CURB INLETS.

THERE IS NO FLOOD PLAIN ON PHASE VI OF THIS SITE PER E.L.R.M. MAPS NOS. 29183C0230, 29183C0237, 29183C0240 DATED AUGUST 2, 1996.

PHASE VI CONTAINS 23.97 ACRES
66 SINGLE FAMILY ATTACHED UNITS
25' FRONT SETBACK LINE
6' SIDE YARD
25' REAR YARD

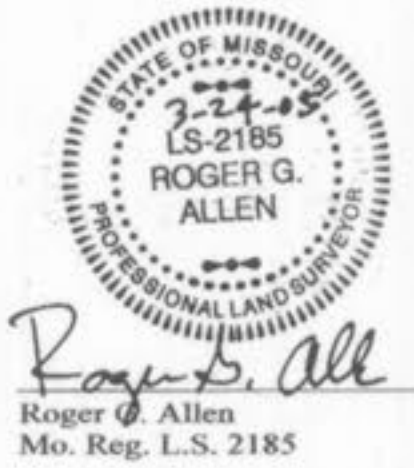
THIS SITE IS SERVED BY THE FOLLOWING UTILITY COMPANIES:
* OFALLON WATER AND SEWER
* ST. CHARLES GAS COMPANY
* AMEREN UNION ELECTRIC
* GTE TELEPHONE
* AT&T CABLE SERVICES

TREE PRESERVATION CALCULATIONS
*PRE-DEVELOPMENT - 20.23 ACRES
*POST-DEVELOPMENT - 11.91 ACRES
*PERCENTAGE PRESERVED - 58.85 %

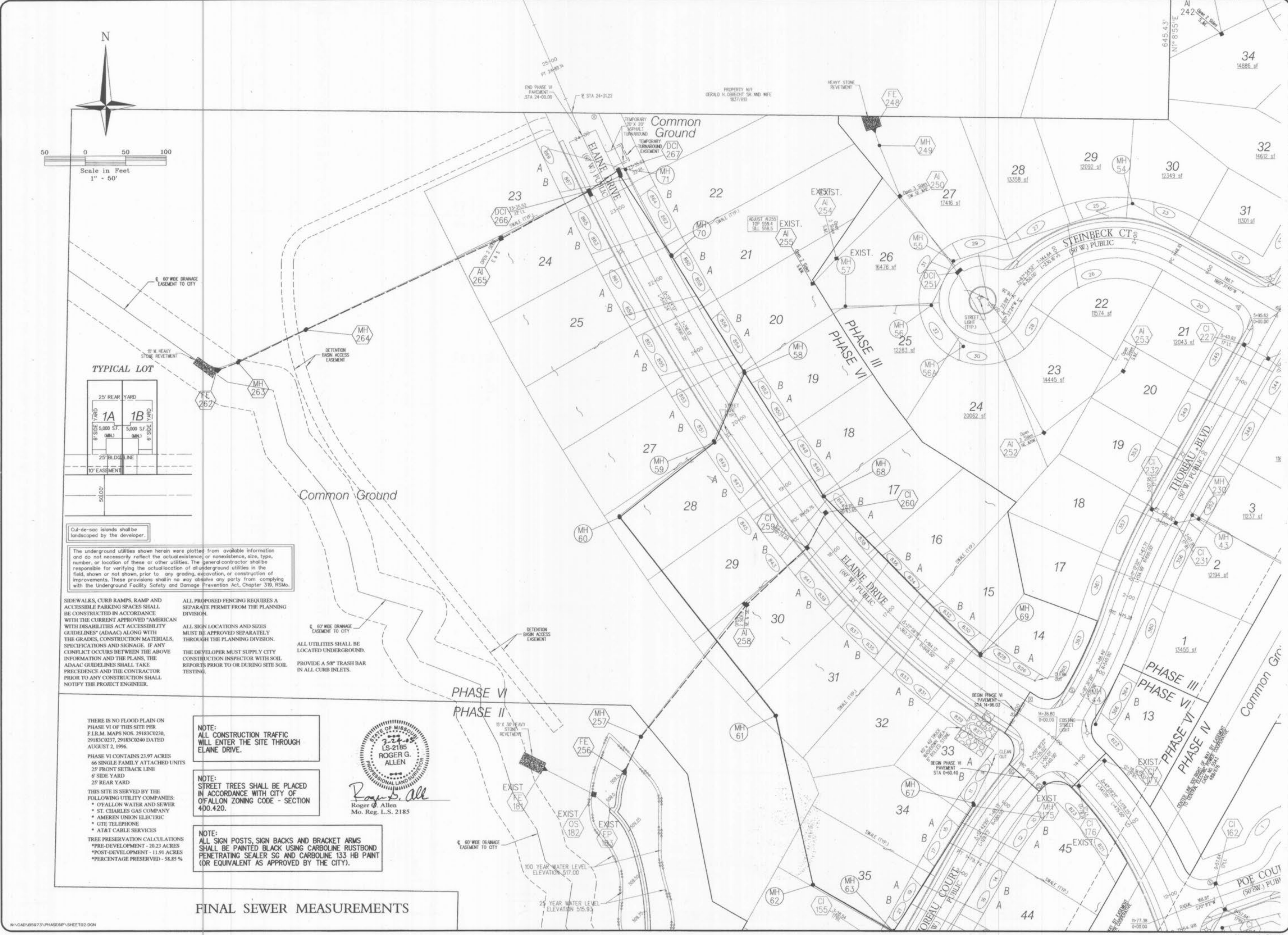
NOTE:
ALL CONSTRUCTION TRAFFIC WILL ENTER THE SITE THROUGH ELAINE DRIVE.

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).

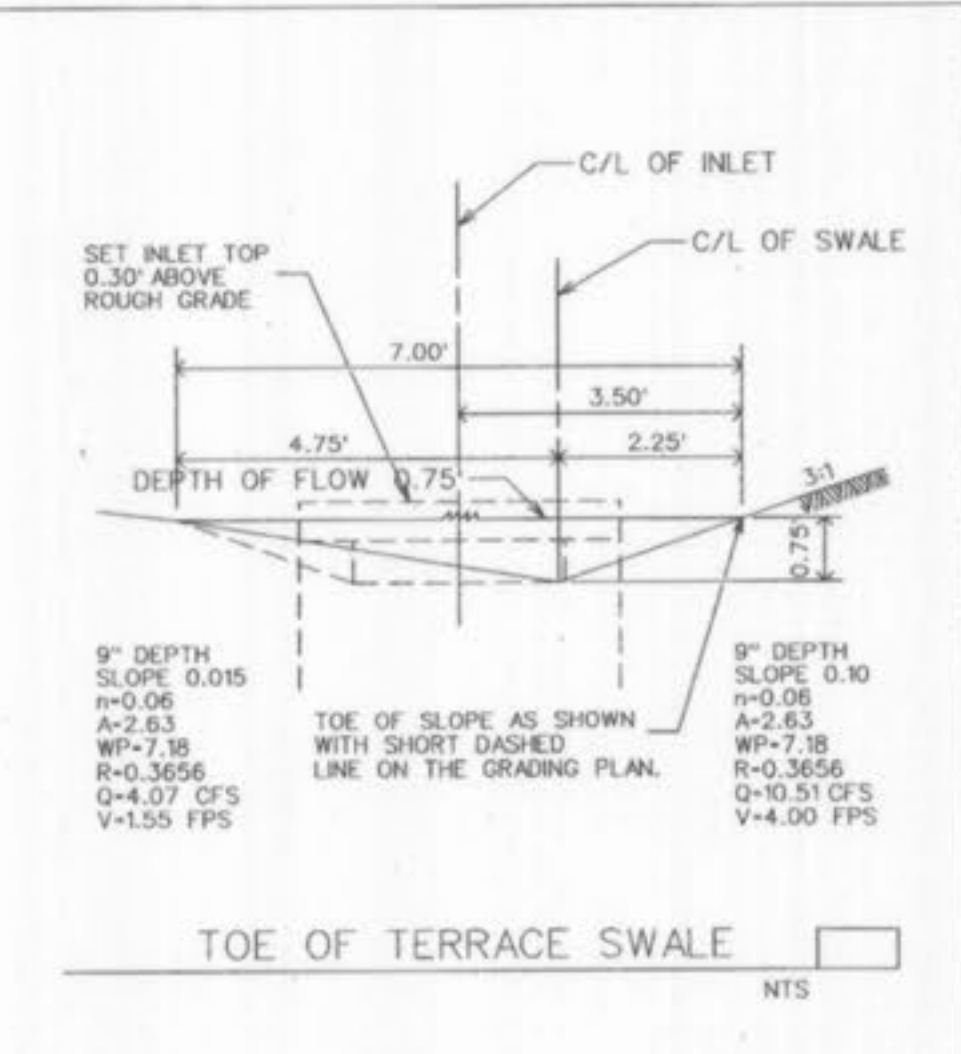
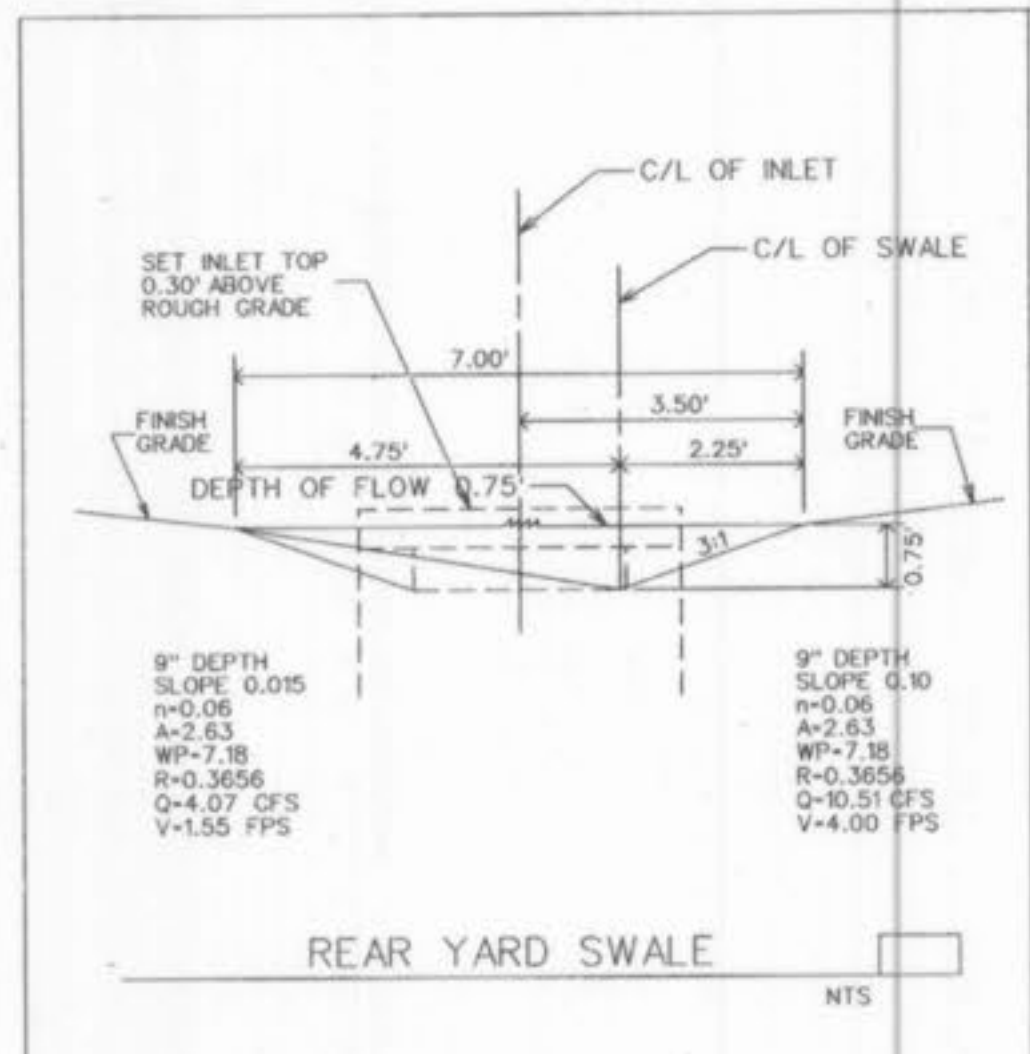
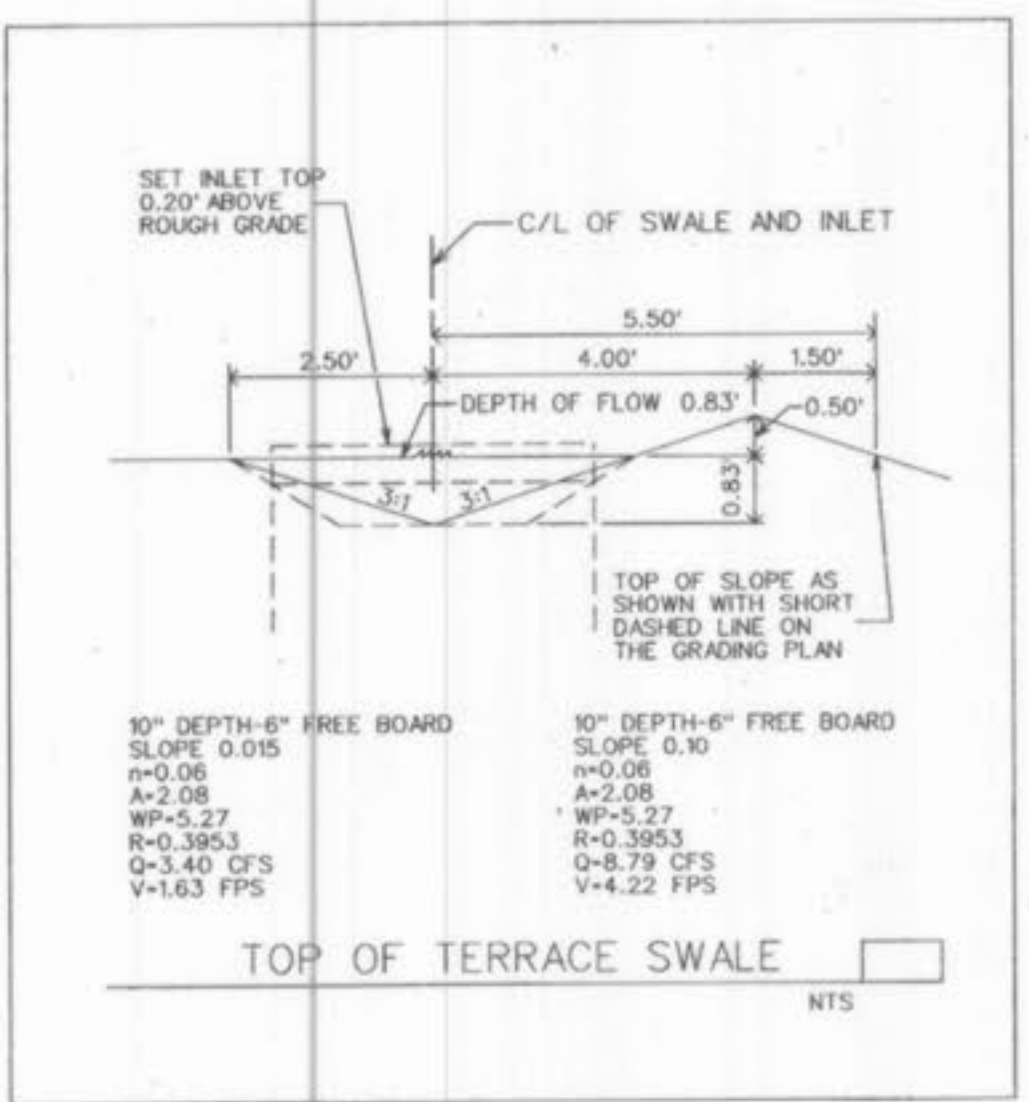
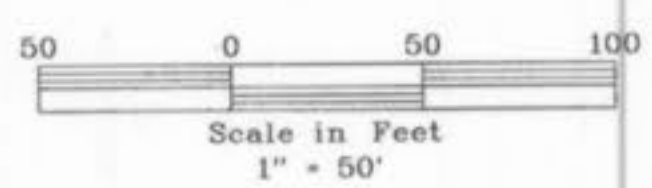


FINAL SEWER MEASUREMENTS



MO-CAD-89873 PHASE VI SHEET 02.DGN

THE VILLAGES AT WALDEN POND PHASE VI



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

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

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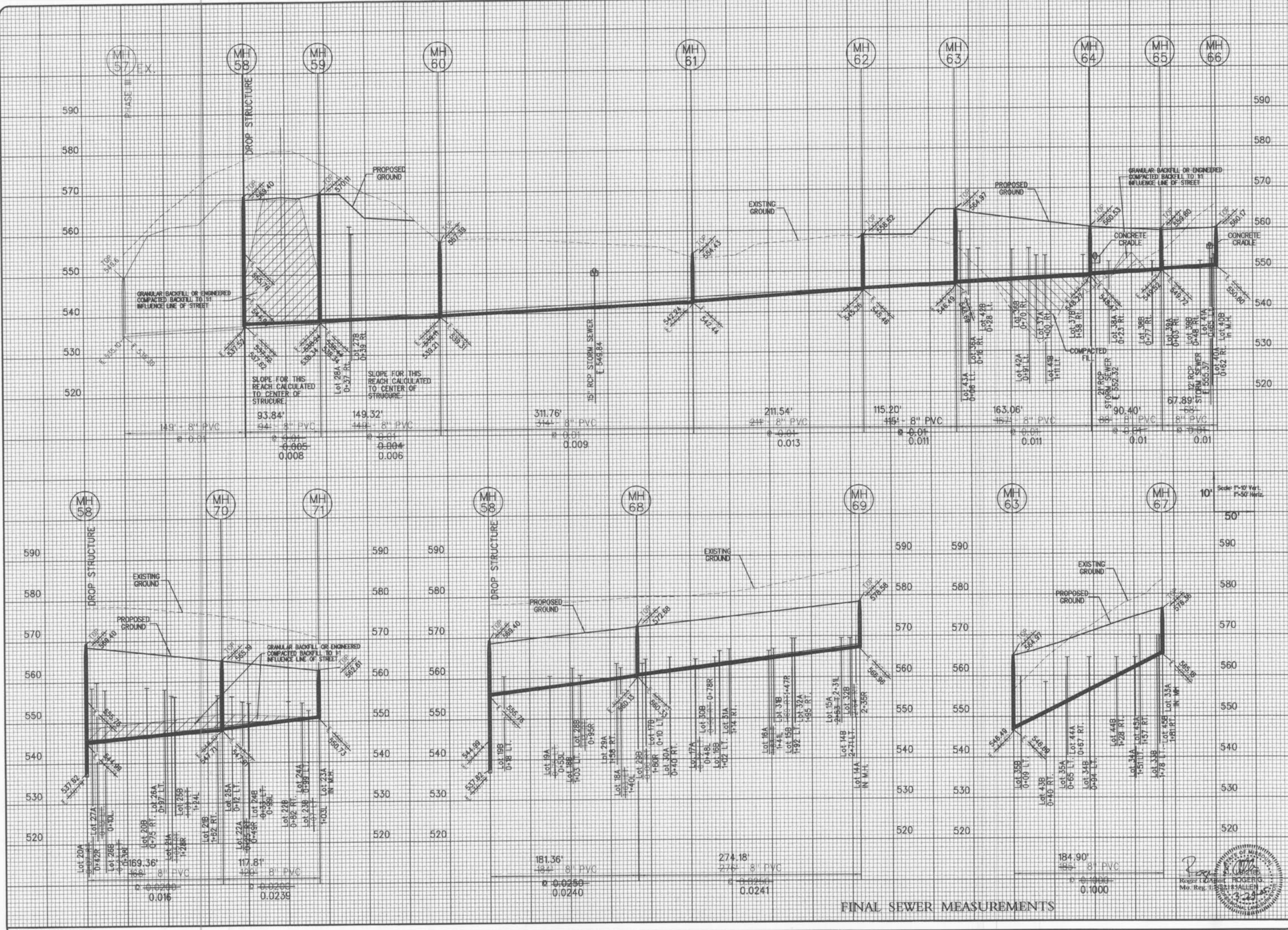
FINAL SEWER MEASUREMENTS



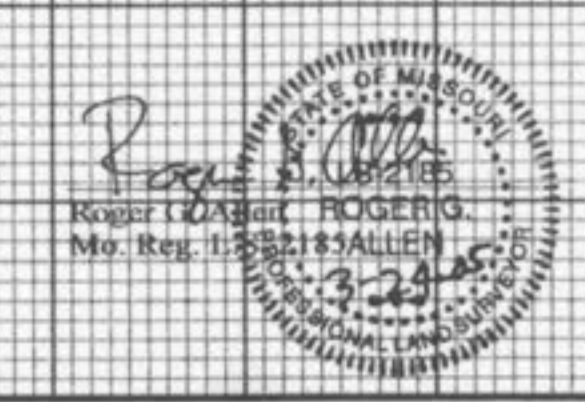
THE VILLAGES AT WALDEN POND PHASE VI

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

07-13-10
07



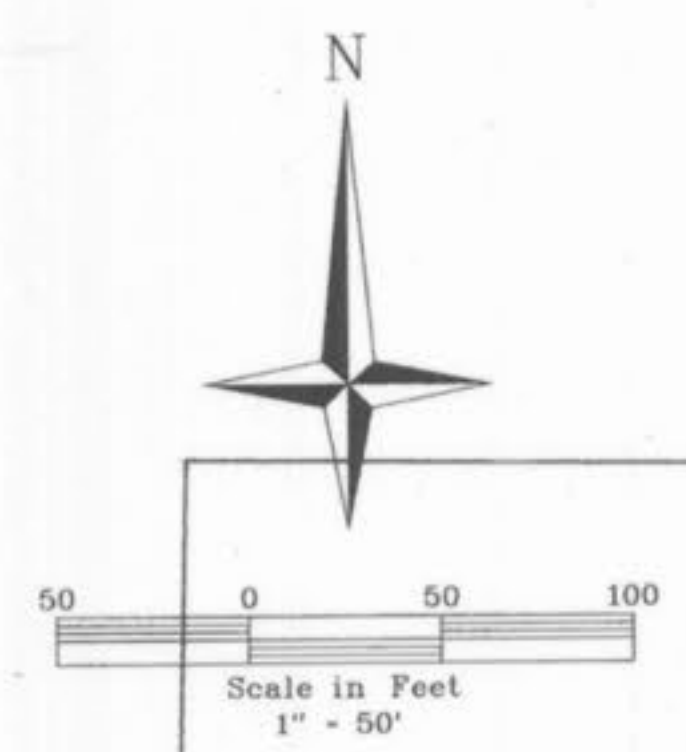
FINAL SEWER MEASUREMENTS





THE VILLAGES AT WALDEN POND PHASE VI

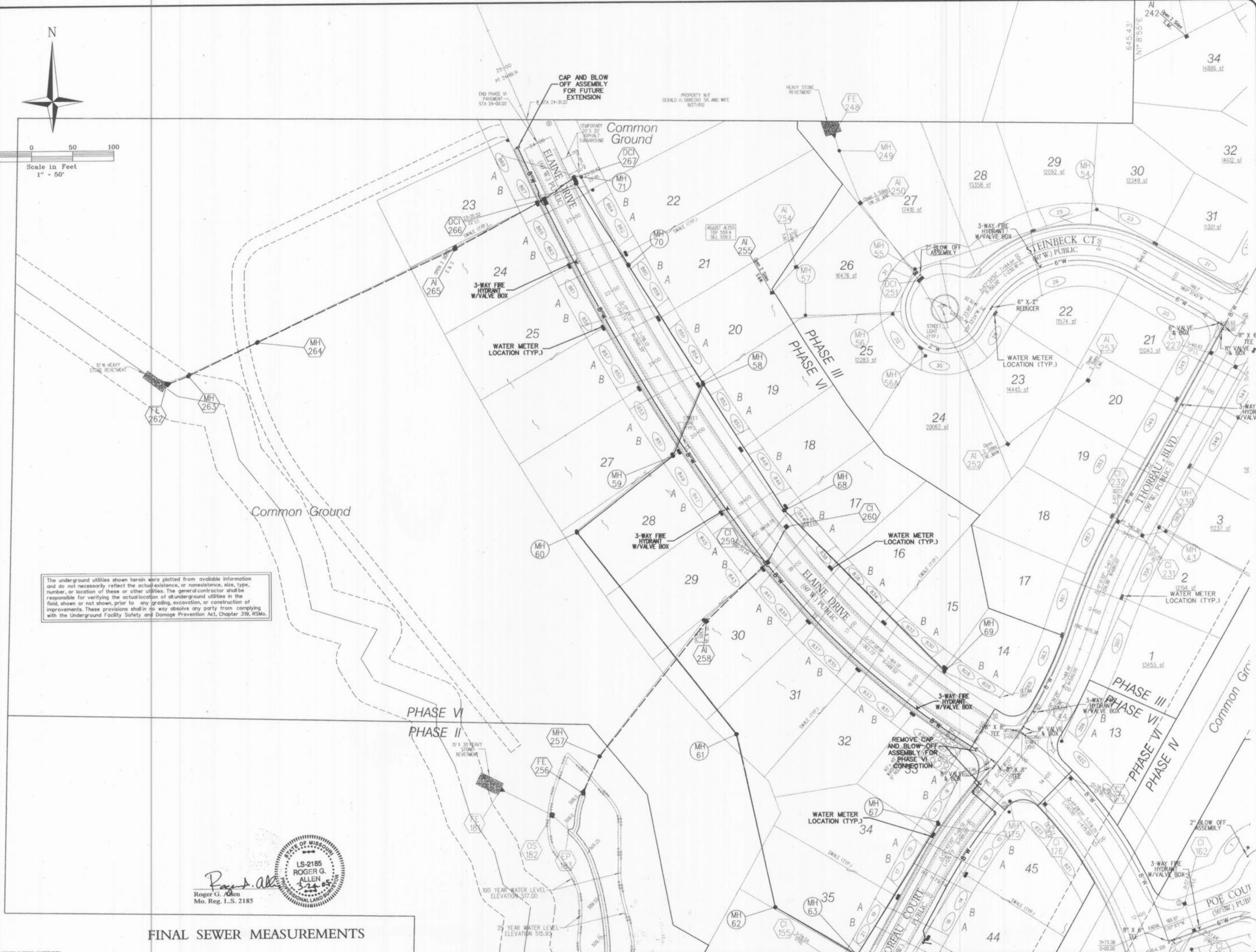
WATER PLAN
Design By: G.A.S.
Drawn By: G.A.S.
Checked By: E.A.K.
B-5973
07-24-01
11

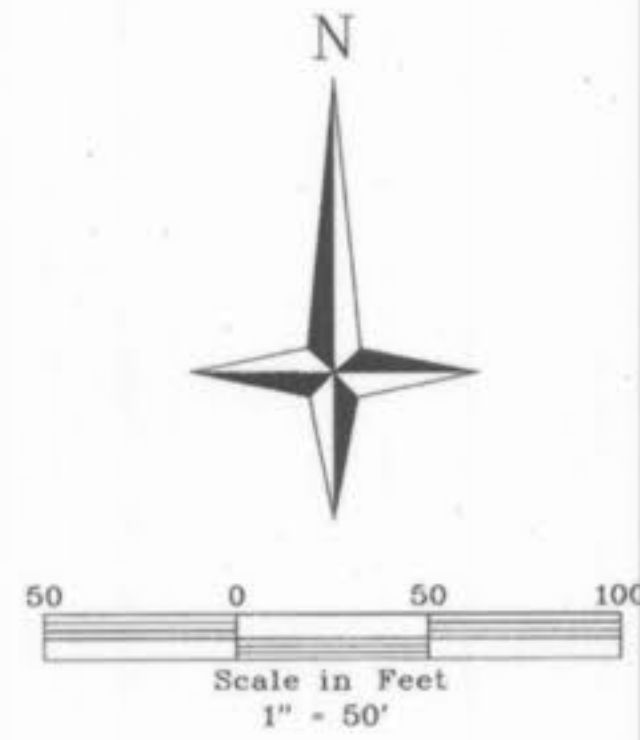


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STATE OF MISSOURI
LS-2185
ROGER G. ALLEN
3-24-05
PROFESSIONAL LAND SURVEYOR
Mo. Reg. I.S. 2185

FINAL SEWER MEASUREMENTS





Common Ground
Common Ground

PHASE VI
PHASE II

26

Common Ground

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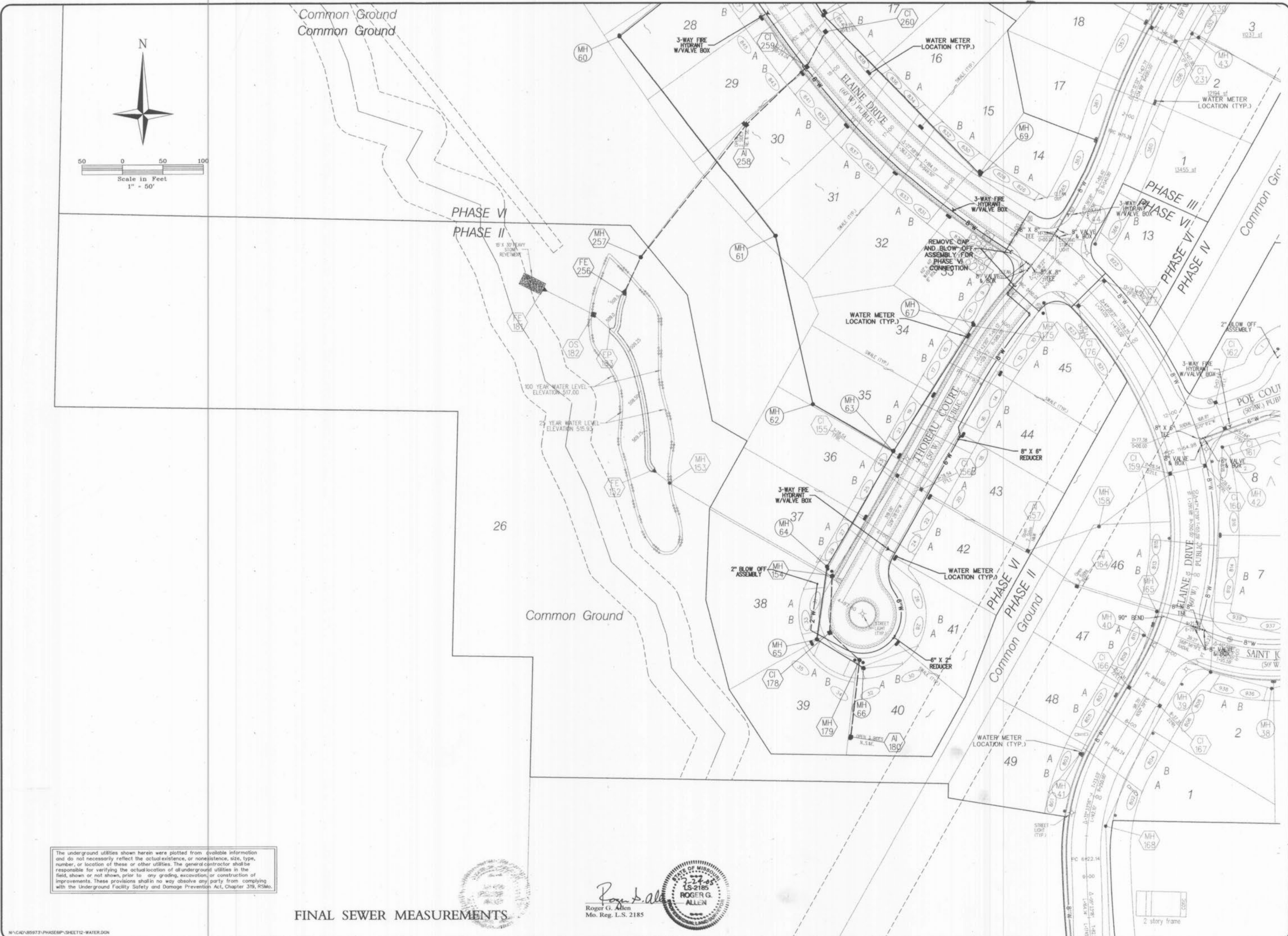
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WALDEN POND, L.L.C.
2529 LEMAY FERRY RD.
ST. LOUIS, MO. 63125

VOLZ

THE VILLAGES AT WALDEN POND PHASE VI

WATER PLAN
Design By: G.A.S.
Drawn By: M.W.H.
Checked By: E.A.K.
B-5673

07-24-01
12

Villages at Walden Pond Phase VI sewer as built