

SITE CONSTRUCTION PLANS ALDI RETAIL FACILITY

8615 VETERANS MEMORIAL PARKWAY
ST. CHARLES COUNTY, O'FALLON, MISSOURI 63366
APRIL 2006

ALDI INC.

475 PEARL DRIVE
P.O. BOX 8800
O'FALLON, MISSOURI 63366



ENGINEER:
WOOLPERT, INC.
1910 PINE STREET, SUITE 420
SAINT LOUIS, MISSOURI 63103
314.241.3005
FAX: 314.436.0884

CONTRACTOR:
DON SCHNIERS
C. JUENGL CONSTRUCTION
116 MUNICIPAL DRIVE, SUITE D
ARNOLD, MO. 63010

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: *[Signature]* DATE: 8-2-06
PROFESSIONAL ENGINEER'S SEAL
INDICATE RESPONSIBILITY FOR DESIGN

GENERAL NOTES

- IN ACCORDANCE WITH FEMA FLOOD MAP 2918360237E THE SITE IS IN ZONE "X" ABOVE THE 100 YEAR FLOOD ELEVATION.
- ESTIMATED AVERAGE SANITARY FLOW IS 1,600 GAL/DAY
- RIP RAP SHOWN AT FLARED ENDS WILL BE EVALUATED IN THE FIELD AFTER INSTALLATION FOR EFFECTIVENESS AND FIELD MODIFIED IF NECESSARY TO REDUCE EROSION ON AND OFF SITE.
- NO SLOPES SHALL BE STEEPER THAN 3 (HORIZONTAL) TO 1 (VERTICAL).

SITE SUMMARY TABLE

AREA OF EXISTING LOT	2.10 AC (91,549 SQ. FT.)
AREA OF PROPOSED LOT (AFTER R.O.W. DEDICATION)	2.03 AC (88,544 SQ. FT.)
EXISTING & PROPOSED ZONING	C-2 - GENERAL BUSINESS DISTRICT
EXISTING PARKING SPACES PROVIDED	97 PARKING SPACES
PARKING SPACES REQUIRED	(1 SPACE/200SF) X 15,970SF = 80 SPACES
PARKING SPACES PROVIDED	98 PARKING SPACES
HANDICAPPED PARKING SPACES REQUIRED	4 HANDICAPPED PARKING SPACES
HANDICAPPED PARKING SPACES PROVIDED	5 HANDICAPPED PARKING SPACES
BICYCLE PARKING SPACES REQUIRED	(1 SPACE/15 CAR SPACES) X 98 CAR SPACES = 7 SPACES
BICYCLE PARKING SPACES PROVIDED	7 SPACES
OFFSTREET LOADING REQUIRED	5,000 SF < 1 REQ'D < 25,000 SF
OFFSTREET LOADING PROVIDED	1 PROVIDED

SYMBOLGY LEGEND

EXISTING	PROPOSED	PROPOSED INTERMEDIATE CONTOUR	861
SANITARY SEWER STRUCTURE	(S)	PROPOSED INDEX CONTOUR	860
STORM SEWER STRUCTURE	(S)	EXISTING INTERMEDIATE CONTOUR	860
CATCH BASIN	□	EXISTING INDEX CONTOUR	860
CURB INLET	□	EXISTING FENCE	—
END SECTION	▽	PROPOSED STORM DRAIN	12" ST
STORM MANHOLE	○	EXISTING STORM DRAIN	8" RD
SANITARY MANHOLE	○	PROPOSED ROOF DRAIN	8" RD
CLEANOUT	○	EXISTING ROOF DRAIN	8" RD
FIRE HYDRANT	●	EXISTING STORM DRAIN (UNKNOWN SIZE)	8" SN
WATER VALVE	○	PROPOSED SANITARY SEWER	8" SN
FLAG POLE	○	EXISTING SANITARY SEWER	8" SN
GROUND LIGHT	○	EXISTING SANITARY SEWER (UNKNOWN SIZE)	8" SN
LIGHT POLE	□	PROPOSED WATER LINE	8" W
POWER POLE	□	EXISTING WATER LINE	8" W
TELEPHONE POLE	□	EXISTING WATER LINE (SIZE UNKNOWN)	WT
TRANSFORMER	□	PROPOSED ELECTRIC (UNDERGROUND)	UE
GAS VALVE	○	EXISTING ELECTRIC (UNDERGROUND)	UE
GAS METER	○	PROPOSED TELEPHONE (UNDERGROUND)	UT
GAS REGULATOR	○	EXISTING TELEPHONE (UNDERGROUND)	UT
GRADE ELEVATION	XXX.XX TO TOP OF CURB XXX.XX BC BOTTOM OF CURB XXX.XX TW TOP OF WALL XXX.XX SG SURFACE GRADE XXX.XX TP TOP OF PAVEMENT XXX.XX	PROPOSED GAS	G
DRAINAGE FLOW DIRECTION	→	EXISTING GAS	G
TREES	○	EXISTING TREE LINE	—
BUSH/SHRUB	○	PROPOSED GUARD RAIL	—
SIGN	○	EXISTING GUARD RAIL	—
		EXISTING OVERHEAD TELEPHONE	OT
		EXISTING OVERHEAD ELECTRIC	OE
		EXISTING FIBER OPTIC	FO

CONTACT INFORMATION

THE CITY OF O'FALLON SHALL ALSO BE CONTACTED SEPARATELY FOR ALL UTILITY LOCATES UNDER ITS MAINTENANCE RESPONSIBILITY.

ELECTRIC:
AMEREN UE
200 North Callahan Road
Wentzville, MO 63385

Cuivre River Electric Coop
1112 East Cherry Street
PO Box 160
Troy, MO 63379

WATER & SANITARY SEWER:
ALLIANCE
410 East Elm Street
O'Fallon, MO 63366

GAS:
LACLEDE GAS
3950 Forest Park Avenue
Saint Louis, MO 63108

TELECOMMUNICATIONS:
GTE (VERIZON)
680 Parr Road
Building AA
Wentzville, MO 63385

SOUTHWESTERN BELL
402 North Thirde Street
Saint Charles, MO 63301

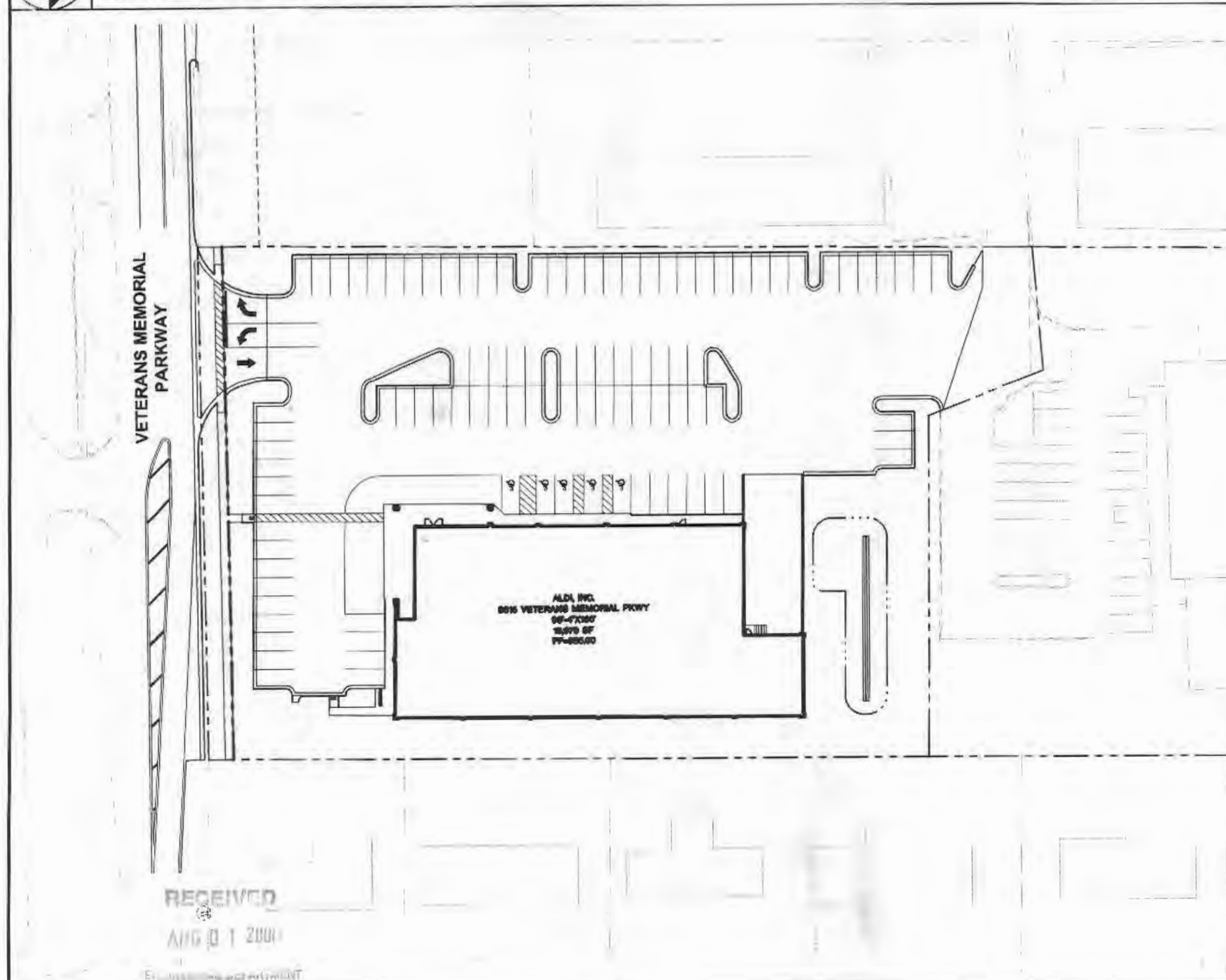
CHARTER COMMUNICATIONS
100 North Main Street
O'Fallon, MO 63366

CABLE:
AT&T CABLE SERVICES
4160 Old Mill Parkway
Saint Peters, MO 63376

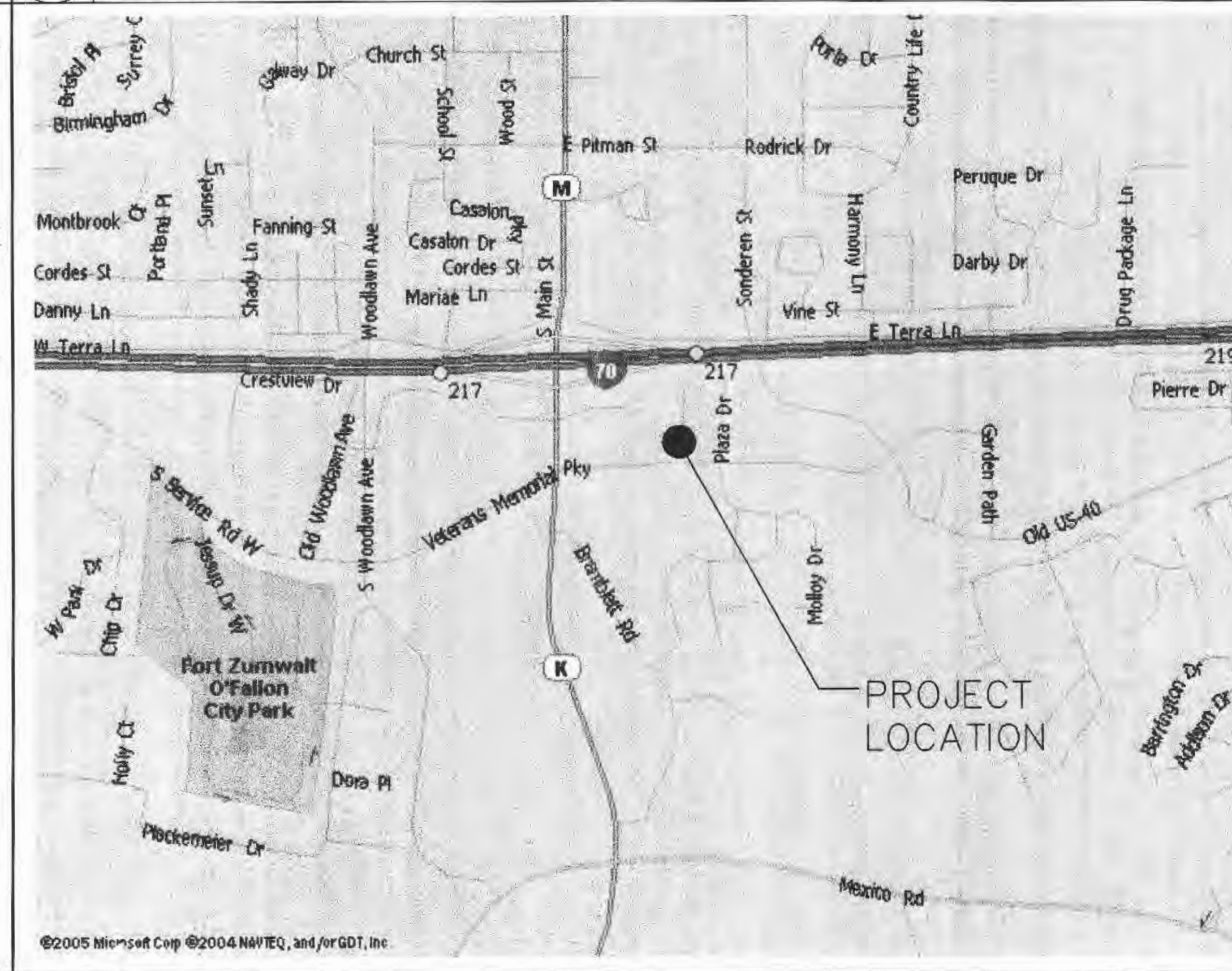
CHARTER COMMUNICATIONS
100 North Main Street
O'Fallon, MO 63366

FIRE DISTRICT:
O'Fallon Fire Protection District
119 East Elm Street
O'Fallon, MO 63366

SITE PLAN



VICINITY MAP



SHEET INDEX

No.	DATE	REVISION
● 7/7/06	C000	COVER SHEET
● 6/5/06	C001	GENERAL NOTES
● 6/5/06	C100	EXISTING CONDITIONS/DEMO PLAN
● 6/5/06	C200	SITE PLAN
● 6/5/06	C300	GRADING/EROSION CONTROL PLAN
● 6/5/06	C301	EROSION CONTROL NOTES
● 6/5/06	C302	EXISTING DRAINAGE AREA MAP
● 6/5/06	C303	PROPOSED DRAINAGE AREA MAP
● 7/7/06	C400	UTILITY PLAN
● 6/5/06	C401	PROFILES AND CROSS SECTIONS
● 6/5/06	C600	LANDSCAPING PLAN
● 6/5/06	C700-C701	DETAILS
● 6/5/06	C800	PHOTOMETRICS PLAN
● 6/5/06	R900	ROADWAY GENERAL NOTES/PIPE SCHEDULE
● 6/5/06	R901	ROADWAY TYPICAL SECTIONS
● 7/7/06	R902-R903	ROADWAY PLAN AND PROFILES
● 6/5/06	R904	ROADWAY INTERSECTION DETAILS
● 6/5/06	R905	ROADWAY STAGE CONSTRUCTION PLAN
● 6/5/06	R906-R910	ROADWAY INTERSECTION DETAILS
● 6/5/06	R911	ROADWAY STANDARD DETAILS

DRAWING INDEX LEGEND

○	C000	COVER SHEET
○		MOST RECENT ISSUE OR REVISION DATE
○		FILLED CIRCLE INDICATES DRAWING INCLUDED WITH THIS ISSUE

PROJECT No: 64702



C000