

LOCATION MAP
N.T.S.

PRINCIPLES & STANDARDS:

- All excavations, grading, or filling shall have a finished grade not to exceed a 3:1 slope (33%). Steeper grades may be approved by the designated official if the excavation is through rock or the excavation or the fill is adequately protected (a designed head wall or toe wall may be required). Retaining walls that exceed a height of four (4) feet shall require the construction of safety guards as identified in the appropriate section(s) of the adopted BOCA Codes and must be approved by the Building Department. Permanent safety guards will be constructed in accordance with the appropriate section(s) of the adopted BOCA Codes.
- Sediment and erosion control plans for sites that exceed 20,000 square feet of grading shall provide for sediment or debris basins, silt traps or filters, staked straw bales or other approved measures to remove sediment from run-off waters. The design to be approved by the City Engineer. Temporary siltation control measures (structure) shall be maintained until vegetative cover is established at a sufficient density to provide erosion control on the site.
- Where natural vegetation is removed during grading, vegetation shall be reestablished in such a density as to prevent erosion. Permanent type grasses shall be established as soon as possible during the next seeding period after grading has been completed.
- When grading operations are completed or suspended for more than 14 days permanent grass must be established at sufficient density to provide erosion control on the site. Between permanent grass seeding periods, temporary cover shall be provided according to the City Engineer's recommendations. All finished grades (areas not to be disturbed by future improvement) in excess of 20% slopes (5:1) shall be mulched and tacked at the rate of 100 pounds per 1,000 square feet when seeded.
- Provisions shall be made to accommodate the increased runoff caused by changed soils and surface conditions during and after grading. Unvegetated open channels shall be designed so that gradients result in velocities of 2 fps (feet per second) or less. Open channels with velocities more than 2 fps and less than 5 fps shall be established in permanent vegetation by use of commercial erosion control blankets or lined with rock rip rap or concrete or other suitable materials as approved by the City Engineer. Detention basins, diversions, or other appropriate structures shall be constructed to prevent velocities above 5 fps.
- The adjoining ground to development sites (lots) shall be provided with protection from accelerated and increased surface water, silt from erosion, and any other consequences of erosion. Run-off water from developed areas (parking lots, paved sites and buildings) above the area to be developed shall be directed to diversions, detention basins, concrete gutters and/or underground outlet systems. Sufficiently anchored straw bales may be temporarily substituted with the approval of the City Engineer.
- Development along natural watercourses shall have residential lot lines, commercial or industrial improvements, parking areas or driveways set back a minimum of 25 feet from the top of the existing stream bank. The watercourse shall be maintained and made the responsibility of the subdivision trustees or in the case of a site plan by the property owner. Permanent vegetation should be left intact. Variances will include designed stream bank erosion control measures and shall be approved by the City Engineer. FEMA and U.S. Army Corps of Engineers guidelines shall be followed where applicable regarding site development areas designated as flood plains and wetlands.
- All lots shall be seeded and mulched at the minimum rates defined in Appendix A or sodded before an occupancy permit shall be issued except that a temporary occupancy permit may be issued by the Building Department in cases of undue hardship because of unfavorable ground conditions.

VEGETATIVE ESTABLISHMENT
For Urban Development Sites
APPENDIX A

- Seeding Rates:
Permanent:
Tall Fescue - 80 lbs./ac.
Smooth Brome - 100 lbs./ac.
Combined Fescue @ 40 lbs./ac. and Brome @ 50 lbs./ac.
Temporary:
Wheat or Rye - 150 lbs./ac. (3.5 lbs. per 1,000 square foot)
Oats - 120 lbs./ac. (2.75 lbs. per 1,000 square foot)
Seeding Periods:
Fescue or Brome - March 1 to June 1
August 1 to October 1
Wheat or Rye - March 15 to November 1
Oats - March 15 to September 15
Mulch Rates:
100 lbs. per 1,000 sq. feet (4,356 lbs. per acre)
Fertilizer Rates:
Nitrogen 30 lbs./ac.
Phosphate 30 lbs./ac.
Potassium 30 lbs./ac.
Lime 600 lbs./ac. EHM*
* EHM = effective neutralizing material as per State evolution of quarried rock.

CONSTRUCTION WORKING HOURS:

Construction work shall only be allowed during the following hours:
October - May 31
7:00 A.M. to 7:00 P.M. Monday - Sunday
June 1 - September 30
6:00 A.M. to 8:00 P.M. Monday - Friday
7:00 A.M. to 8:00 P.M. Saturday - Sunday
* Construction work to be done outside of these hours requires prior written approval from the City Administrator or City Engineer.



A SET OF CONSTRUCTION PLANS FOR
ALDI DISTRIBUTION CENTER ADDITION
A TRACT OF LAND BEING PART OF
U.S. SURVEY 731, TOWNSHIP 47 NORTH,
RANGE 3 EAST OF THE FIFTH
PRINCIPAL MERIDIAN,
ST. CHARLES COUNTY, MISSOURI

GENERAL NOTES:

- Gas, water and other underground utilities shall not conflict with the depth or horizontal location of existing or proposed sanitary and storm sewers, including building laterals.
- The contractor shall prevent all storm, surface water, mud and construction debris from entering the existing sanitary sewer system.
- All sanitary sewer flowlines and tops built without elevations furnished by the engineer will be the responsibility of the sewer contractor.
- Easements shall be provided for all public sanitary sewers, storm sewers and utilities on the record plot. See record plot (if required) for location and size of easement.
- All sanitary sewer manholes shall be waterproofed on the exterior in accordance Missouri Dept. Of Natural Resources specifications 10 CSR-8.120(7)(E).
- All PVC sanitary sewer pipe is to be SDR-35 or equal with "clean" 1/2 inch to 1 inch granular stone bedding uniformly graded. This bedding shall extend from 4 inches below the pipe to apringles of pipe. Immediate back fill over pipe shall consist of same size "clean" or "minus" stone from apringles of pipe to 12 inches above the top pipe. (Note: All P.V.C. Force Main shall be C-900, Class 200 P.V.C.)
- All sanitary and storm sewer trench backfills shall be water jetted. Granular back fill will be used under pavement areas.
- All pipes shall have positive drainage through manholes. No flat base structures are allowed.
- All sanitary and storm sewers shall meet all specifications and installation requirements of the local governing authority.
- Storm sewers 18 inch diameter and smaller shall be A.S.T.M. C-14 unless otherwise shown on the plans.
- Storm sewers 21 inch diameter and larger shall be A.S.T.M. C-76, Class II minimum, unless otherwise shown on the plans.
- All storm sewer pipe in the right-of-way shall be reinforced concrete pipe (A.S.T.M. C-76, Class II minimum).
- All water lines shall be laid at least 10 feet horizontally from any sanitary sewer, or manhole. Whenever water lines must cross sanitary sewers, laterals or storm drains the water line shall be laid at such an elevation that the bottom of the water line is 18 inches above the top of the drain or sewer. A full length of water pipe shall be centered over the sewer line to be crossed so that the joints will be equally distant from the sewer and as remote therefrom as possible. This vertical separation shall be maintained for that portion of the water line located within 10 feet, horizontally, of any sewer or drain it crosses.
- All sanitary sewer laterals shall be a minimum of 6 inches in diameter.

MAINTENANCE SCHEDULE FOR WATER QUALITY PONDS

- Annually check both water chambers for Sediment deposits and clean out if more than 1/2 full of sediment.
- Annually check rip-rap blanket at out flow of Detention/Water Quality Basin and remove any debris or as necessary and also check rip-rap for signs of failure and repair as necessary.
- Semi-Annually check low flow trash rack, trash rack on top of structure and rock filtration barrier for debris and remove as necessary.
- Semi-Annually check for undesired vegetative growth and remove as necessary.

ESTIMATED CONSTRUCTION & GRADING SCHEDULE

-GRADING	6/28/10 - 7/20/10
-INSTALL EROSION CONTROL	6/28/10 - 7/12/10
-UTILITY CONSTRUCTION	7/22/10 - 8/18/10
-BUILDING CONSTRUCTION	8/9/10 - 6/29/11
-PAYMENT CONSTRUCTION	4/18/11 - 4/29/11
-FINISH GRADING, SEED AND MULCH	5/13/11 - 6/29/11

* ONCE THE MAJORITY OF THE GRADING IS COMPLETED ON THE SITE BUT BEFORE SEEDING AND MULCHING FOR VEGETATION, THE SEDIMENT BASIN SHALL BE CLEARED OUT AND EXCAVATED DOWN TO THE FINAL DESIGN DEPTH WITH THE EXCAVATED MATERIAL BEING INCORPORATED INTO THE FINAL GRADING AT THE SOUTHWEST CORNER OF THE SITE. SEDIMENT BASIN SHALL BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED AND THEN BASIN WILL BE CLEARED OUT AND PERMANENT OUTFALL STRUCTURE INSTALLED AND BASIN CONVERTED TO DETENTION/WATER QUALITY BASIN AS SHOWN ON GRADING PLAN, PROFILES AND DETAILS. SEDIMENT BASIN SHALL BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED AND THEN BASIN WILL BE CLEARED OUT AND PERMANENT OUTFALL STRUCTURE INSTALLED AND BASIN CONVERTED TO DETENTION/WATER QUALITY BASIN AS SHOWN ON GRADING PLAN, PROFILES AND DETAILS. MATERIAL EXCAVATED WHEN BASIN IS CLEARED OUT WILL BE PLACED AT THE SOUTHWEST CORNER OF THE GRADING LIMITS FOR THIS PROJECT.

NOTE: DATES MAY VARY DUE TO INCLEMENT WEATHER.
A PERIOD OF ONE (1) YEAR FROM THE DATE OF THE PLANNING DEPARTMENT'S APPROVAL OF THE SITE PLAN IS PERMITTED. ANY COMPLETION DATE LONGER THAN THE ONE (1) YEAR PERIOD, OR AN EXTENSION OF THE TIME THEREOF, MUST BE REQUESTED IN WRITING BY THE DESIGN CONSULTANT AND APPROVED BY BOTH THE DIRECTOR OF PLANNING AND THE CITY ENGINEER.

NOTE: TEMPORARY VEGETATION TO BE IN PLACE DURING THE WATER UNTIL THE TIME PERMANENT SEEDING AND MULCH CAN BE COMPLETED. SEEDING AND MULCHING TO TAKE PLACE THROUGHOUT THE CONSTRUCTION SCHEDULE AS REQUIRED TO STABILIZE NEWLY GRADED AREAS.

GRADING QUANTITIES:

29,902 C.Y. CUT (INCLUDES SUBGRADE)
29,902 C.Y. FILL (INCLUDES 6% SHRINKAGE)
BALANCED

THE ABOVE GRADING QUANTITY IS APPROXIMATE ONLY, NOT FOR BIDDING PURPOSES. CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO PROVIDE HAUL ROUTE TO CITY ENGINEER PRIOR TO CONSTRUCTION. GRADING QUANTITY DOES NOT INCLUDE ANY MATERIAL THAT MAY BE REQUIRED INSIDE THE EXISTING STRUCTURE.

O'FALLON NOTES

- 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.
- All filled places under proposed storm and sanitary sewer, proposed roads, and/or paved areas shall be compacted to 90% of the maximum density as determined by the Modified AASHTO T-180 Compaction Test, or 95% of maximum density as determined by the Standard Proctor Test AASHTO T-99. All tests shall be verified by a soils engineer concurrent with grading and backfilling operations. All filled places in proposed roads shall be compacted from the bottom up. All test shall be verified by a soils engineer concurrent with grading and backfilling operations. Ensure the moisture content of the soil in the fill area is to correspond to the compactive effort as defined by the Standard or Modified Proctor Test. Optimum moisture content shall be determined using the same test that was used for compaction. Proof rolling may be required to verify soil stability at the discretion of the City of O'Fallon.
- No area shall be cleared without the permission of Bovis Lend Lease.
- The City of O'Fallon Construction Inspection Division shall be notified at 636-379-5096 at least 48 hours prior to construction for coordination and 24 hours in advance of any required inspections.
- All existing site improvements disturbed, damaged or destroyed shall be repaired or replaced to closely match pre-construction conditions.
- All construction and materials shall conform to the current construction standards of the City of O'Fallon.
- Any permits, licenses, easements, or approvals required to work on public or private properties or roadways are the responsibility of the developer.
- No slopes shall exceed 3(horizontal) : 1(vertical).
- The Permittee shall assume complete responsibility for controlling all siltation and erosion of the project area. The Permittee shall use whatever means necessary to control erosion and siltation including, but not limited to, silted straw bales and/or siltation fabric fences (possible methods of control are detailed in the plan). Control shall commence with grading and be maintained throughout the project until acceptance of the work by the City of O'Fallon and as necessary by MoDOT. The Permittee's responsibilities include design and implementation as required to prevent erosion and the depositing of silt. The City of O'Fallon and as required by MoDOT may at their option direct the Permittee in his methods as deemed fit to protect property and improvements. Any depositing of silt or mud on new or existing pavement shall be removed immediately. Any depositing of silt or mud on existing storm sewers or swales shall be removed after each rain and affected areas cleaned to the satisfaction of the City of O'Fallon and as required by MoDOT.
- Erosion control systems shall not be limited to what is shown on the plan. Whatever means necessary shall be taken to prevent siltation and erosion from entering natural streams and adjacent roadways, properties and ditches.
- All building mounted lights shall be pointed downward and fully screened to prevent light from spilling over onto adjacent properties.
- All ground and roof HVAC mechanical units to be screened from public view.
- All paving to be in accordance with St. Charles County standards and specifications except as modified by the City of O'Fallon ordinances.
- All sidewalks, curb ramps, ramps and accessible parking spaces shall be constructed in accordance with the current approved "Americans with Disabilities Act Accessibility Guidelines" (ADAAG) along with the required construction materials, specifications and signage. If any conflict occurs between the above information and the plans, the ADAAG guidelines shall take precedence and the contractor prior to any construction shall notify the Project Engineer. Ensure at least one 8' wide handicap access aisle is provided and curb ramps do not project into handicap access aisles.
- Brick shall not be used in the construction of storm or sanitary sewer structures.
- The Contractor shall ensure all storm and sanitary sewer joint shall be gasketed O-ring type.
- Lighting values will be reviewed on the site prior to the final occupancy inspection. Corrections will need to be made if not in compliance with City standards.
- All proposed fencing requires a separate permit through the Building Division.
- All sign locations and sizes must be approved separately through the Planning Division.
- All sign post and backs and bracket arms shall be painted black using Carboline Rustbond Penetrating Sealer 5G and Carboline 133 HB paint (or equivalent as approved by the City of O'Fallon and MoDOT). Sign designating street names shall be on the opposite side of the street from traffic control signs.
- All new utility line shall be located underground.
- All erosion control systems are inspected and corrected weekly, especially within 48 hours of rains with the resulting 1/2 inch of rain or more. Any silt or debris leaving the site and affecting public rights-of-ways or storm water drainage facilities shall be cleaned up within 24 hours after the end of the storm.
- All graded areas that are to remain bare for over 2 weeks shall be seeded and mulched per DNR requirements.
- Rip-rap shown at fared ends will be evaluated in the field by the Engineer, Contractor and City Inspector after installation for effectiveness and field modified if necessary to reduce erosion on and off-site.
- Marking to be provided on storm sewer inlets. The City will allow the following markers and adhesive procedures only as shown in the table below. "Peel and Stick" adhesive pods will not be allowed.

Manufacturer	Size	Adhesive	Style	Message (Part #)	Website
ACP International	3 7/8"	Epoxy	Crystal Cap	No Dumping Drains To Waterways (SD-W-C)	www.aopinernational.com
DAS Manufacturing, Inc.	4"	Epoxy	Standard	No Dumping Drains To Stream (#505)	www.dasmanufacturing.com

- Permittee must supply City Construction Inspectors with an Engineer's soil reports prior to and during site soil testing. The soil report will be required to contain the following information on soil test curves (Proctor reports) for projects within the City:
1. Maximum dry density
2. Optimum moisture content
3. Maximum and minimum allowable moisture content
4. Curve must be plotted to show density from a minimum of 90% Compaction and above as determined by the Modified AASHTO T-180 Compaction Test (A.S.T.M.-D-1157) or from a minimum of 95% as determined by the Standard Proctor Test AASHTO T-99, Method C (A.S.T.M.-D-698). Proctor type must be designated on document.
5. Curve must have at least 5 density points with moisture content and sample locations listed on document.
6. Specific gravity.
7. Natural moisture content.
8. Liquid limit.
9. Plastic limit.
Be advised that if this information is not provided to the City's Construction Inspectors the City will not allow grading or construction activities to proceed on any project site.

O'FALLON NOTES (CONTINUED)

- Trees, organic debris, rubble, foundations and other deleterious material shall be removed for the site and disposed in compliance with applicable laws and regulations. Landfill tickets for such disposal shall be maintained on file by the developer. Burning on site shall be allowed only if permitted from the local fire district. If a burn pit is proposed the location and mitigation shall be shown on the grading plan and documented by the soils engineer.
- HDPE pipe is to be N-12WT or equal and to meet ASTM F1417 water tight field test.
- If there are any physical changes to MoDOT's right of way, such as grading or entrance modification, MoDOT requests the opportunity to review the plans, there may be improvements to the roadway required to support the proposed development within MoDOT's Access Management Guidelines.
- Connections at all sanitary or storm structure to be made with A-lock joint or equal.
- All sanitary laterals and sanitary mains crossing under pavement must have the proper rock backfill and to required compaction.
- Granular materials and earth materials associated with new construction beyond the pavement may be jetted, taking care to avoid damage to newly laid sewers. The jetting shall be performed with a probe route on not greater than seven and one-half (7.5) foot centers with the jetting probe centered over and parallel with the direction of the pipe. Trench widths greater than ten (10) feet will require multiple probes every seven and one-half (7.5) foot centers.
a.) Depth: Trench backfill less than eight (8) feet in depth shall be probed to a depth extending to half the depth of the trench backfill, but not less than three (3) feet. Trench backfill greater than eight (8) feet in depth shall be probed to half the depth of the trench backfill but not greater than eight (8) feet.
b.) Equipment: The jetting probe shall be metal pipe with an exterior diameter of one and one-half (1.5) to two (2) inches.
c.) Method: Jetting shall be performed from the low surface topographic point and proceed toward the high point, and from the bottom of the trench backfill towards the surface. The flooding of each jetting probe shall be started slowly allowing slow saturation of the soil. Water is not allowed to flow away from the ditch without first saturating the trench.
d.) Surface Bridging: The contractor shall identify the locations of the surface bridging (the tendency for the upper backfill crust to crack over the trench rather than collapse and consolidate during the jetting process). The contractor shall breakdown the bridged areas using an appropriate method such as wheels or bucket of a backhoe. When the surface crust is collapsed, the void shall be backfilled with the same material used as trench backfill and re-jetted. Compaction of the materials within the sunken/jetted area shall be compacted such that no further surface subsidence occurs.
- Any existing wells and/or springs which may exist on the property must be sealed in a manner acceptable to the City of O'Fallon Construction Inspection Department and following Missouri Department of Natural Resources standards and specifications.

GRADING NOTES:

- A Geotechnical Engineer shall be employed by Bovis Lend Lease and be on site during grading operations. All soil testing shall be verified by the Geotechnical Engineer concurrent with the grading and back filling operations.
- The grading contractor shall perform a complete grading and compaction operation as shown on the plans, stated in these notes, or reasonably implied there from, all in accordance with the plans and notes as interpreted by the Geotechnical Engineer.
- The Contractor shall notify the Soils Engineer at least two days in advance of the start of the grading operation.
- All areas shall be allowed to drain. All low points shall be provided with temporary ditches.
- A sediment control plan that includes monitored and maintained sediment control basins and/or straw bales should be implemented as soon as possible. No graded area is to be allowed to remain bare over the winter without being seeded and mulched. Care should be exercised to prevent soil from damaging adjacent property and existing or existing downstream storm drainage system.
- Any existing trash and debris currently on this property must be removed and disposed of off-site.
- Soft soil in the bottom and banks of any existing or former pond sites or tributaries should be removed, spread out and permitted to dry sufficiently to be used as fill. None of this material should be placed in proposed right-of-way locations or on storm sewer locations.
- Site preparation includes the clearance of all stumps, trees, bushes, shrubs, and weeds; the grubbing and removal of roots and other surface obstructions from the site, and the demolition and removal of any man-made structures. The unutilizable material shall be properly disposed of off-site. Topsoil and grass in the fill areas shall be thoroughly dispersed prior to the placement of any fill. The Soils Engineer shall approve the dicing operation.
- Compaction equipment shall consist of tamping rollers, pneumatic-tired rollers, vibratory roller, or high speed impact type drum rollers acceptable to the Soils Engineer. The roller shall be designed so as to avoid the creation of a layered fill without proper blending of successive fill layers.
- The Soils Engineer shall observe and test the placement of the fill to verify that specifications are met. A series of fill density tests will be determined on each lift of fill. Interim reports showing fill quality will be made to Bovis Lend Lease at regular intervals.
- The Soils Engineer shall notify the Contractor of rejection of a lift of fill or portion thereof. The Contractor shall rework the rejected portion of fill and obtain notification from the Soils Engineer of its acceptance prior to the placement of additional fill.
- All areas to receive fill shall be scarified to a depth of not less than 8 inches and then compacted in accordance with the specifications given below. Natural slopes steeper than 1 vertical to 5 horizontal to receive fill shall have horizontal benches, cut into the slopes before the placement of any fill. The width and height to be determined by the Soils Engineer. The fill shall be loosely placed in horizontal layers not exceeding 8 inches in thickness and compacted in accordance with the specifications given below. The Soils Engineer shall be responsible for determining the acceptability of soils placed. Any unacceptable soils placed shall be removed at the Contractor's expense.
- The surface of the fill shall be finished so that it will not impound water. If at the end of a days work it would appear that there may be rain prior to the next working day, the surface shall be finished smooth. The surface has been finished smooth for any reason, it shall be scarified before proceeding with the placement of succeeding lifts. Fill shall not be placed on frozen ground, nor shall filling operations continue when the temperature is such as to permit the loyer under placement to freeze.
- Any contaminated soil encountered during excavation shall be hauled and placed as directed by Bovis Lend Lease.
- The location of and details for all siltation control devices (all fences and sediment basins) must follow the "St. Charles County Soil and Water Conservation District Erosion and Sediment Control" guidelines.
- Any discrepancy between these plans or notes with the Geotechnical Report, the Geotechnical report shall take precedence.
- Contractors shall adhere to and follow all recommendations contained within the Geotechnical Report.

P & Z REQUIREMENTS AND CONDITIONS

- Requirements and Conditions of approval from the Planning and Zoning Commission are as follows:
1. The Construction site Plan shall provide the necessary calculation to verify the existing basin retains storm water as required by City Code.
2. Indicate on the plan that the swale will not carry more than a maximum of 3 cfs.

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.

LEGEND

⊗	-IRON PIPE/ROD	⊗	-WATER METER
⊗	-FOUND CROSS	⊗	-FIRE HYDRANT
⊗	-GAS LINE	⊗	-WATER VALVE
⊗	-SANITARY LINE	⊗	-GAS VALVE
⊗	-WATER LINE	⊗	-GAS METER
⊗	-OVERHEAD WIRE	⊗	-SIGN/TYPED
⊗	-TELEPHONE LINE	⊗	-TREE
⊗	-UTILITY POLE	⊗	-FENCE
⊗	-GUY WIRE	⊗	-TOP OF WALL
⊗	-ELECTRIC METER	⊗	-BOTTOM WALL
⊗	-SANITARY MANHOLE	⊗	-CORRUGATED METAL PIPE
⊗	-CLEANOUT	⊗	-POLY-VINYL CHLORIDE
⊗	-STORM MANHOLE	⊗	-REINFORCED CONC. PIPE
⊗	-AREA/CURB INLET	⊗	-TELEPHONE CABLE, PEDESTAL
		⊗	-TO BE REMOVED
		⊗	-TO BE RELOCATED

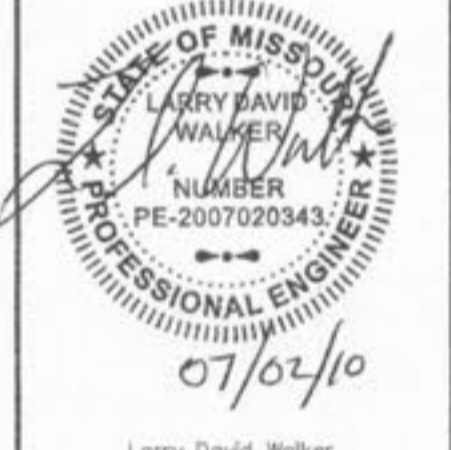


DEVELOPMENT NOTES

- Area of Tract: 82.15 Acres
Area to be disturbed: 8.78 Acres
- Existing Zoning: I-2 Heavy Industrial(City of O'Fallon)
- Proposed Use: Warehouse
- Area of Proposed Building Addition: 73,123 sq.ft.
- The required height and building setbacks are as follows:
Minimum Front Yard: 30 feet
Minimum Side Yard: 25 feet
Minimum Rear Yard: 50 feet
Maximum Height of Building: 50 feet
- Site is served by: AmerenUE Company 636-925-3242
Laclede Gas Company 314-658-5418
Century Tel 636-332-7705
Central County Fire & Rescue 636-970-9700
Fort Zumwalt School District
- Contact the City of O'Fallon for Water, Sewer and Storm sewer locates at 636-281-2858
Contact the City of O'Fallon Engineering Division at 636-379-5556
Contact the City of O'Fallon Construction Inspection Division at 636-379-5596
- According to the flood insurance rate map of the City of O'Fallon, Missouri, (Map panel number 29183C 0235 E, dated August 2, 1996), This tract lies within zone X. Zone X is defined as an area outside the 500-year floodplain.
- No additional employees for this warehouse addition, therefore no additional parking stalls provided.
- Tree Preservation:
See sheet 6 for tree preservation calculations.
- Property Owner: ALDI Inc. Site Address: 475 Pearl Dr. O'Fallon, MO 63376
1200 N. Kirk Rd. Batavia, IL 60510
- All new HVAC and mechanical units on site shall be properly screened as required by City Code. Rooftop units shall be screened by a parapet wall that extends around the entire perimeter of the building; the parapet shall have a minimum height that is at least as tall as the tallest unit mounted on the roof, ground mounted HVAC and mechanical units shall be screened by fencing, vegetation or some other means (approved by the Planning and Zoning Commission) that has a minimum height that is at least as tall as the tallest unit being screened.
- Lighting plan with photometrics will be provided with construction drawings for review and approval. Lighting values will be reviewed onsite prior to the final occupancy inspection. Corrections will need to be made if not in compliance with City Standards.
- All sidewalks, curb ramps, ramp and accessible parking spaces shall be constructed in accordance with the current approved "Americans with Disabilities Act Accessibility Guidelines" (ADAAG) along with the required grades, construction materials, specifications and signage.
- Per City Ordinance 5682, long term post construction BMP's shall be utilized to control storm water runoff. All erosion control items and long term post construction BMP's will be shown in detail on the construction drawings.
- Detention will be provided for the increase runoff from the proposed impervious areas on this plan in the proposed detention basin. Detention will be provided for the 100 yr. storm per City requirements.
- As allowed by section 400.510.3 of the City Code, it is specifically requested this plan be approved without any concrete curbing on the proposed paved areas. This will promote the direct runoff of storm water into the grass areas which will increase the water quality runoff from this site.
- Site coverage:
Overall Site: 3,578,416 sq.ft. = 82.15 Ac. = 100%
Building: 455,048 sq.ft. = 11.14 Ac. = 14%
Pavement: 584,786 sq.ft. = 13.42 Ac. = 16%
Green Space: 2,508,582 sq.ft. = 57.59 Ac. = 70%
- Proposed utilities to utilize existing utilities from existing building.
- City approval of the Construction plans does not mean that any building can be constructed without meeting the building setbacks as required by the Zoning Code.
- All installation and construction shall conform to the approved engineering drawings. However, if the developer chooses to make minor modifications in design and/or specifications during construction, he/she shall make such changes at his/her own risk, without any assurance that the City Engineer will approve the completed installation or construction. It shall be the responsibility of the developer to notify the City Engineer of any changes from the approved drawings. The developer may be required to correct the installed improvements so as to conform to the approved engineering drawings. The developer may request a letter from the Construction Inspection Division regarding any field changes approved by the City Inspectors.
- Estimated sanitary flow from new addition is 400 GPD.
- Emergency 24/7 contact information: Mark Mullinax - (704) 320-0672
- The existing ditch downstream of the proposed discharge of the Detention Basin is full of debris and will need to be cleaned out during the construction of this project.

PREPARED FOR: BOVIS LEND LEASE, INC.
2300 YORKMONT ROAD
CHARLOTTE, NC. 28217
(704) 357-6573

DISCLAIMER OF RESPONSIBILITY
I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project or survey other than those authenticated by my seal.



Larry David Walker
Engineer
2007020343
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REVISIONS

DATE	DESCRIPTION
04-20-10	Bid/Permit Set
04-27-10	Client Changes
05-18-10	City Comments
06-07-10	City Comments
06-24-10	City Comments



ENGINEERING PLANNING SURVEYING

221 Point West Blvd.
St. Charles, MO 63301
636-928-5552
FAX 928-1718

U.S.G.S. BENCHMARK

SITE BENCHMARK: ELEV. 485.7'
TOP OF STORM SEWER MANHOLE APPROXIMATELY 365 FT. NORTH AND 60 FT. EAST OF THE NORTHEAST CORNER OF THE NEW WAREHOUSE ADDITION
REFERENCE BENCHMARK: F149 ELEV. 542.80 NAVD83 DATUM
DESCRIBED BY NATIONAL GEODETIC SURVEY 1949 AT O'FALLON, ST. CHARLES COUNTY, MISSOURI ON THE WABASH RAILROAD, ONE BLOCK EAST OF THE STATION, IN THE SOUTHEAST CORNER OF ST. MARY INSTITUTE YARD (NOW O'FALLON CITY HALL) 40 FEET EAST OF THE CENTER OF HIGHWAY M AND 45 FEET NORTH OF THE CENTERLINE OF THE MAIN TRACK. A STANDARD DISK STAMPED F 149 1935 AND SET IN THE TOP OF A CONCRETE POST PROJECTING 6 INCHES ABOVE GROUND.

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CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
DATE: 11/10
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

DATE	04-20-10
BY	09-14821
PROJECT NUMBER	
1 OF 11 SHEETS	
FILED	14821con.dwg
DRAWN	KLW
CHECKED	LDW
DESIGNED	
APPROVED:	01/07/10