

UTILITY COMPANIES

GAS
 LACLEDE GAS COMPANY
 3450 FOREST PARK AVENUE
 ST. LOUIS, MO 63108
 PHONE: (314)342-0500

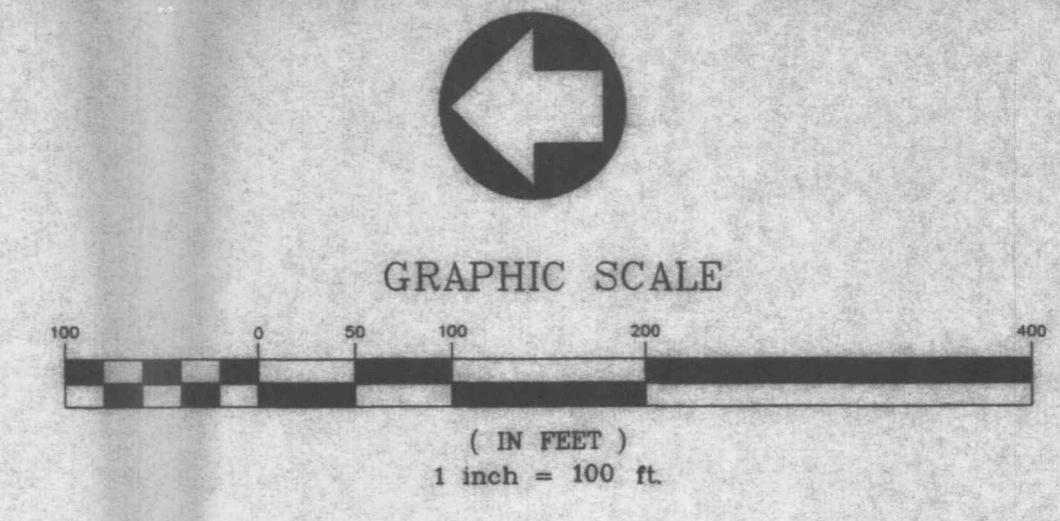
ELECTRIC
 AMEREN UE
 200 NORTH CALLAHAN ROAD
 WENTZVILLE, MO 63385-1999
 PHONE: 1-800-552-7583
 ATTN: JEFFREY HACKMAN
 DISTRICT ENGINEER

TELEPHONE
 VERIZON
 650 PARR ROAD, BLDG AA
 WENTZVILLE, MO 63395
 PHONE: (636)332-3744
 FAX: (636)639-6711
 ATTN: JERRY KEETEMAN

WATER/SANITARY SEWER
 ALLIANCE WATER RESOURCES
 O'FALLON WATER/SEWER DIVISION
 410 EAST ELM STREET
 O'FALLON, MO 63366
 PHONE: (636)281-2858
 FAX: (636)281-2823
 ATTN: GARY JOHNSON
 UTILITY MANAGER



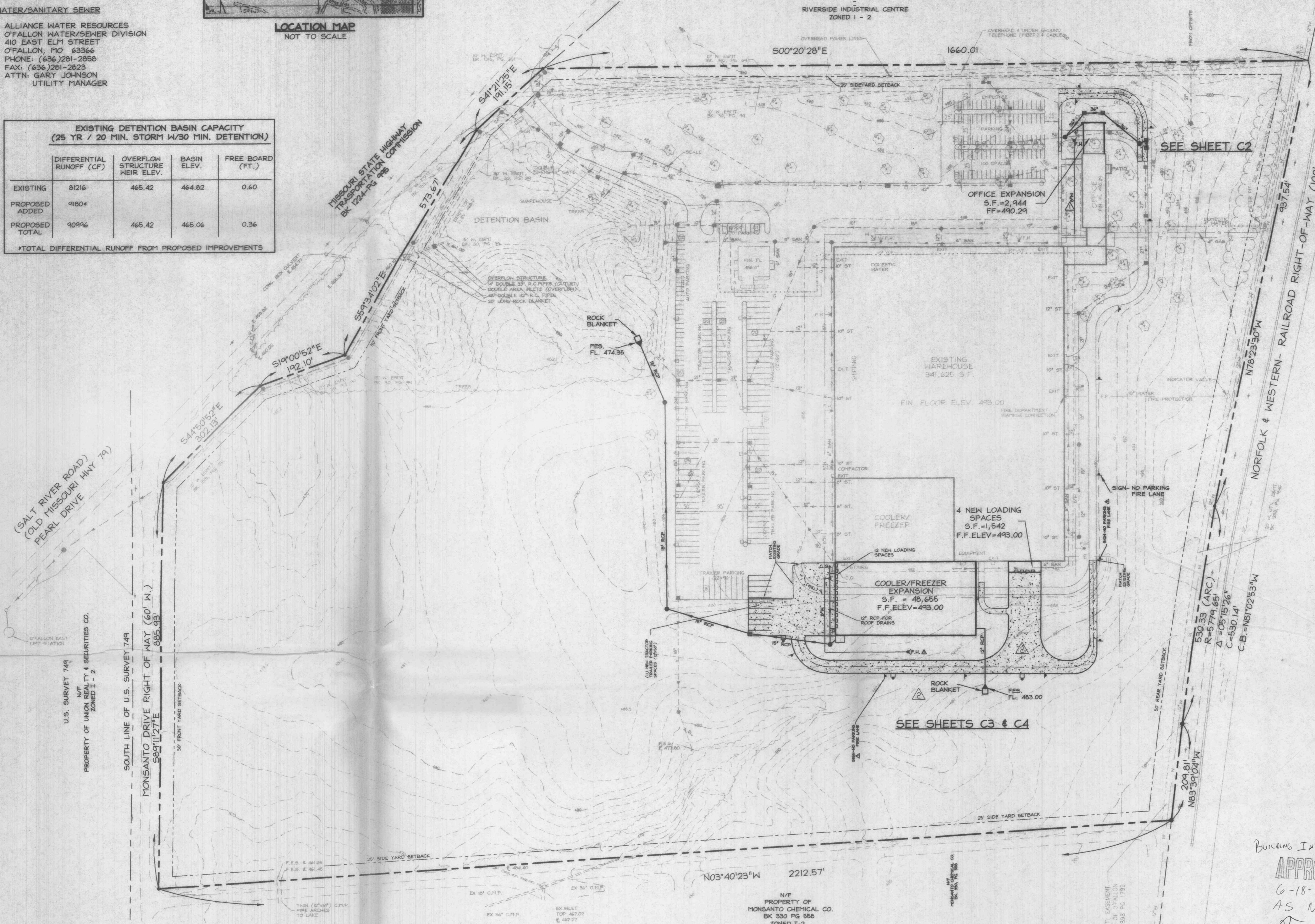
PROPOSED EXPANSION ALDI WAREHOUSE PART OF U.S. SURVEY 731, T.47N., R.3E. CITY OF O'FALLON ST. CHARLES COUNTY, MISSOURI



PROPERTY OF ALDI INC.
 BK. 1241, PG. 1847
 ZONED T-2
 82,188 ACRES
 3,580,100 SQ.FT.
 (PER DEED)

| EXISTING DETENTION BASIN CAPACITY (25 YR / 20 MIN. STORM 1/30 MIN. DETENTION) | | | |
|--|--------------------------|-------------------------------|------------------|
| | DIFFERENTIAL RUNOFF (CF) | OVERFLOW STRUCTURE WEIR ELEV. | FREE BOARD (FT.) |
| EXISTING | 81216 | 465.42 | 0.60 |
| PROPOSED ADDED | 9180* | | |
| PROPOSED TOTAL | 100996 | 465.42 | 0.36 |

*TOTAL DIFFERENTIAL RUNOFF FROM PROPOSED IMPROVEMENTS



| EXISTING | DESCRIPTION | PROPOSED |
|----------|------------------------------|----------|
| --- | CONTOUR | --- |
| ○ | SPOT ELEVATION | ○ |
| ○ | MANHOLE | ○ |
| ○ | INLET | ○ |
| ○ | GRATE INLET | ○ |
| --- | FLARED END SECTION | --- |
| --- | SANITARY SEWER PIPE | --- |
| --- | STORM SEWER PIPE | --- |
| --- | GAS | --- |
| --- | WATER | --- |
| --- | ELECTRIC | --- |
| --- | TELEPHONE | --- |
| --- | CLEANOUT | --- |
| --- | GAS VALVE | --- |
| --- | FIRE HYDRANT | --- |
| --- | WATER VALVE | --- |
| --- | WATER METER | --- |
| --- | POWER POLE | --- |
| --- | GUY WIRE | --- |
| --- | TELEPHONE PEDESTAL | --- |
| --- | CONTROL POINT | --- |
| --- | LIGHT STANDARD | --- |
| --- | FENCE | --- |
| --- | RAILROAD TRACKS | --- |
| --- | TREE | --- |
| --- | TREELINE | --- |
| --- | CONCRETE PAVEMENT | --- |
| --- | ASPHALT PAVEMENT | --- |
| --- | OVER HEAD | --- |
| --- | UNDERGROUND | --- |
| --- | STORM SEWER STRUCTURE NUMBER | --- |
| --- | TO BE REMOVED (T.B.R.) | --- |
| --- | USE IN PLACE (U.I.P.) | --- |
| --- | TO BE PROTECTED (T.B.P.) | --- |
| --- | TO BE RELOCATED (T.B.R.E.) | --- |
| --- | ADJUST TO GRADE (A.T.G.) | --- |
| --- | DETAIL # SHEET NUMBER | --- |
| --- | SIGN-NO PARKING FIRE LANE | --- |

| PROPOSED ADDITION DIMENSIONS | | |
|------------------------------|---------|---------|
| | LENGTH | WIDTH |
| OFFICE | 65.42' | 45.00' |
| DOCK | 71.16' | 21.67' |
| WAREHOUSE | 306.16' | 158.92' |

BUILDING HEIGHT SINGLE STORY (29'-10")

Bovis
 Land Lease
 BOVIS LAND LEASE, INC.
 CHARLOTTE, NC 28228
 2850 WEST WILKINSON ROAD
 CHARLOTTE, NC 28217

| PROJECT NO. | DESIGN BY | DRAWN BY | APPROVED BY | DATE | ISSUE |
|-------------|-----------|----------|-------------|----------|---|
| 00-225 | R.J. | C.B. | R.J. | 06/11/01 | PER ALDI REQUEST AND PER CITY COMMENTS 06/04/01 |
| | | | | 05/18/01 | FIRE DISTRICT RECOMMENDATIONS |

distribution
 facility
 expansion
 O'FALLON, MISSOURI

COVER SHEET

Berutti
 BERUTTI & ASSOCIATES, INC.
 ENGINEERS / PLANNERS / SURVEYORS

6/12/01

SHEET C1 OF 8

ALL AVAILABLE SURVEYS AND RECORDS HAVE BEEN USED TO PLOT UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE ONLY. THERE MAY BE OTHERS NOT PRESENTLY KNOWN OR SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE OR VERIFY THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID ANY DAMAGE THERE TO.

CONTRACTOR TO CALL MISSOURI 1 CALL FOR UNDERGROUND UTILITIES 1 + 800-DIG-RITE, 48 HOURS BEFORE YOU DIG. OTHER UNDERGROUND UTILITY INFORMATION MAY BE OBTAINED AT COUNTY RECORDER OF DEEDS OFFICE.

* IF ANY DOCUMENTS PREPARED BY BERUTTI & ASSOC., INC. ARE ALTERED IN ANY MANNER BY THE OWNER, ITS AGENTS OR BY ANY THIRD PARTY OR IF CONSTRUCTION IS NOT IN ACCORDANCE WITH UNALTERED DOCUMENTS PREPARED BY BERUTTI & ASSOC., INC., THEN IT IS UNDERSTOOD THAT BERUTTI & ASSOC., INC. HAS NO LIABILITY, IN WHOLE OR IN PART, RELATED TO THE PROJECT AND THAT THE OWNER, INDENTIFIES AND HOLD HARMLESS BERUTTI & ASSOC., INC., FOR ANY AND ALL ACTS RELATED TO THE PROJECT.

- NOTE**
- THE SITE IS OUTSIDE THE 100-YR. FLOODPLAIN. SEE FIRM MAPS 2183C0236E, PANEL 236 OF 526 DATED 08-02-96; 2183C0242E, PANEL 241 OF 526, DATED 08-02-96; 2183C0242E, PANEL 242 OF 526, DATED 08-02-96.
 - DEVELOPMENT AREA HAS NO JURISDICTIONAL WETLANDS, STREAM CHANNELS OR OTHER WATERS OF THE UNITED STATES AS DETERMINED BY THE ARMY CORPS OF ENGINEERS. SEE LETTER DATED 2-26-01.
 - THE EXISTING DETENTION BASIN WAS PREVIOUSLY DESIGNED TO INCLUDE FUTURE BUILDING & PAVEMENT ADDITIONS AND THEREFORE WAS DESIGNED WITH A SURPLUS STORAGE CAPACITY. THE SURPLUS CAPACITY ORIGINALLY EXCEEDED THE ORIGINAL REQUIRED FREE BOARD BY 0.40 FEET. THE PROPOSED EXPANSION RUNOFF WILL REQUIRE STORAGE WITHIN THE BASIN OF 0.24 FEET. THEREFORE, 0.34 FEET OF FREE BOARD STORAGE CAPACITY STILL REMAINS AVAILABLE AND THE EXISTING DETENTION HAS ADEQUATE CAPACITY FOR THE PROPOSED EXPANSION.
 - NO TRANSFER BUFFER IS REQUIRED BECAUSE SITE DOES NOT ADJUT RECREATIONAL OR RESIDENTIAL DISTRICTS.
 - CURRENT LANDSCAPE PLAN SATISFIES ARTICLE X OF THE ZONING CODE. THE AMOUNT OF OPEN LANDSCAPED SPACE IS 372,300 SF REQUIRING 15 TREES. THERE IS CURRENTLY 108 TREES ON THE SITE, NOT INCLUDING TREE MASSSES.
 - TREE PRESERVATION ORDINANCE, CHAPTER 230 DOES NOT APPLY TO THIS PROJECT.
 - SITE COVERAGE BY TYPE OF LAND USE: BUILDING 407,266SF (11.30% OF SITE); PAVEMENT 514,455SF (14.30% OF SITE); LANDSCAPED 372,300SF (10.41% OF SITE).
 - TRASH PICK-UP, LOCATION AND TYPE REMAIN UNCHANGED.
 - OPERATION OF THE EXISTING FACILITY IS CURRENTLY IN COMPLIANCE WITH ARTICLE XII OF THE ZONING CODE, PERFORMANCE STANDARDS. NO CHANGE IN OPERATION IS PLANNED, THEREFORE COMPLIANCE IS NOT AN ISSUE OF THIS EXPANSION.
 - PARKING: NO ADDITIONAL PARKING REQUIRED BECAUSE EXISTING SPACES EXCEEDS REQUIRED. U.S.G.S. ELEVATION 505.05.
 - EMPLOYEE PARKING: OFFICE 1 SPACE/300 S.F. (15209/300 = 51 SPACES); WAREHOUSE 1 SPACE/EMPLOYEE (50 MAX/SHIFT = 50 SPACES ACCESSIBLE = 3 SPACES). TOTAL REQ'D. = 104 SPACES. TOTAL EXIST. = 137 SPACES.

BENCH MARKS

PROJECT BENCH MARK: STANDARD TABLET-U.S.G.S. NO. 1-149 (RESET 1980) ON TOP OF THE CONCRETE BASE OF THE FIRST CONCRETE BENT NORTH OF THE TRACKS OF THE WABASH RAILROAD WHERE IT CROSSES UNDER MISSOURI HIGHWAY 79, 578'22", 416 FEET MORE OR LESS, AND SIBSON, 20 FEET, MORE OR LESS, FROM THE SOUTHEAST PROPERTY CORNER.

SITE BENCH MARK: 10' IN OPEN OR FIRE HYDRANT APPROXIMATELY 31' NORTH AND 181' EAST OF THE NORTHEAST CORNER OF THE EXISTING ALDI WAREHOUSE. ELEVATION 490.50.

APPROVED
 6-18-01
 AS NOTED
 Frank Godwin

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