

**AN ORDINANCE APPROVING AN AMEMDED FINAL  
DEVELOPMENT PLAN SUBMITTED ON BEHALF OF  
ALDI, INC., FOR 1100 S. MERAMEC STATION ROAD.**

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**WHEREAS**, Vern Wunnenberg, Director of Real Estate for ALDI, Inc., on behalf of property owner Grocery and Pharmacy Portfolio DST, a Delaware Statutory Trust (collectively, the "Applicants") have applied for approval of an amendment to the existing Final Development Plan for a 5.79 acre parcel known and numbered as 1100 S. Meramec Station Road, Locator No. 24Q320573 and legally described in **Exhibit A** attached hereto and incorporated herein (the "Property"), to allow ALDI to remodel and occupy 22,808 square feet of the existing 52,980 square foot structure (the "Building") for use as a grocery store and with the balance to future use(s) in accordance with City's Zoning Code and via amendment to this Plan; and

**WHEREAS**, the Property is currently zoned Planned Commercial Development (PD-C) pursuant to a Final Development Plan that encompassed the Property and one other lot to its south (the "Development"), which zoning and Final Development Plan was approved on February 15, 2006, by Ordinance No. 206 as amended by Ordinance No. 215 (the "2006 Plan"); and

**WHEREAS**, on January 26, 2021, the Twin Oaks Planning and Zoning Commission (the "Commission") recommended approval of the request by Applicant for a Preliminary Development Plan with certain conditions; and

**WHEREAS**, on February 17, 2021, after holding a duly noticed and published public hearing, concerning the approval of the Applicant's Preliminary Development Plan in accordance with §410.320 of the Zoning Code the Board of Aldermen of the City of Twin Oaks (the "Board"), following review and study of the recommendation of the Commission, approved Applicant's Preliminary Development Plan with conditions by Resolution 2021-05; and

**WHEREAS**, on March 8, 2021, Applicant submitted to the City an application for Final Development Plan review pursuant to §400.340(A)(5) of the Zoning Ordinance of the City of Twin Oaks (the "Zoning Code") and submitted with the application, a "Final Development Plan" consisting of the items listed in the attached and incorporated **Exhibit B**, all of which items are incorporated herein by reference as the "Amended Final Development Plan"; and

**WHEREAS**, after staff reviewed the Amended Final Development Plan for compliance and finding it to be in substantial conformance to the Preliminary Development Plan and the conditions of approval contained in Resolution 2021-05, the Board on April 7, 2021 considered the Amended Final Development Plan; and

**WHEREAS**, the Board has concluded that approval of the Amended Final Development Plan would be in the interests of the health, safety and welfare of the citizens of the City and wishes to grant approval, subject to certain conditions set forth in this Ordinance.

**NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF TWIN OAKS, MISSOURI, AS FOLLOWS:**

**Section 1.** Based upon the Applicant's submission of an Amended Final Development Plan in substantial compliance with the conditions and terms of the Preliminary Development Plan, the Amended Final Development Plan attached as **Exhibit B** and incorporated herein is hereby approved pursuant and subject to §400.340 and the following conditions:

1. The zoning shall remain PD-C.
2. The southern 22,808 square feet of the Building labeled as "ALDI" on the Final Development Plan shall be used as a Grocery Store and maintained in compliance with the approved Development Plan, including all notes thereon. All references in the notes to "Village of Twin Oaks" shall mean the "City of Twin Oaks."
3. Any future uses of the remainder of the Building, if listed in Section 400.280.A (Permitted Uses) of the Zoning Code and require no substantive changes to the exterior of the building or lot, may be approved via municipal zoning approval without further review by the Planning & Zoning Commission or Board approval. However, any proposed future uses of the remainder of the Building that are listed as Planned Uses in Section 400.280.B of the Zoning Code shall require an amendment to the approved Amended Final Development Plan after review and recommendation from the Planning & Zoning Commission and Board approval by amending ordinance. Signage for any future uses of the remainder of the site shall require approval via an amendment to Master Common Signage Plan for the Development (revision date December 7, 2005), as amended hereby, after review and recommendation from the Planning & Zoning Commission and Board approval by amending ordinance.
4. Any restriping of the parking lot on the Property shall encompass the entire parking lot for the Property and not just the portion adjacent to the ALDI portion of the building (milling and overlay may be limited to specific areas of need for ALDI redevelopment).
5. The single site pylon sign on the Property shall continue to serve the entire Development and users or tenants therein as depicted on the approved Master Common Signage Plan for the Development (revision date December 7, 2005 consisting of six sheets) but the insertion of the ALDI logo into the pylon sign as proposed is approved.
6. The grocery store may be operated on a 24-hour basis, but no deliveries of goods or services other than of newspapers, to any facility approved in the Application shall take place between the hours of 12:00 AM and 6:00 AM. During such deliveries, trucks and commercial vehicles shall not be permitted to idle their engines. No exterior compactors or similar equipment shall be operated between the hours of 12:00 AM and 6:00 AM.
7. All loading areas shall be screened from view from adjoining streets and adjacent properties.
8. All facilities for storage and removal of refuse shall be located within sight-proof enclosures in the location shown on the Amended Final Development Plan and in accordance with the Typical Dumpster Screen for trash enclosure (undated) prepared by SGA Design Group, P.C., and incorporated in the Amended Final Development Plan approved hereby.

9. For the renovated building on the Property, the building materials, color schemes and façades shall be as shown on the elevations included in the Preliminary Development Plan. The ALDI façade shall match the Preliminary Development Plan elevations and the remaining, former Shop n' Save, brick façade shall be painted to match the color scheme of the ALDI façade.
10. The property owner and occupant(s) shall be responsible for the maintenance of all elements of the Amended Final Development Plan, including all landscaping, and all conditions of plan approval. The restrictions on redevelopment and the responsibility for continuing maintenance and compliance with the Amended Final Development Plan, including all landscaping, shall be binding upon all successors and assigns unless the plan is amended in conformance with the procedures set forth in the City Code. Failure to maintain the landscaping as set forth on the Amended Final Development Plan is a violation of the City Zoning Code, the Amended Final Development Plan, and the approving ordinance.
11. The Applicants shall continue to be responsible for maintenance and upkeep of the Buffer Strip having a 30-foot width on the north and northeast perimeter and a 47-foot width on the east perimeter of the Development. Failure to maintain the Buffer Strip and retaining wall as set forth on the 2006 Plan shall be a violation of the City Zoning Code, this Amended Final Development Plan, and the approving ordinance.
12. The surrounding roads and drives shall be kept clean and free of debris caused by the redevelopment of the Property.
13. The location and dimensions of the cart storage area shall be as shown on the Amended Final Development Plan and shall be screened by a half wall made of masonry materials to match the ALDI façade.

**Section 2.** Except as modified for the Property in this Amended Final Development Plan, the remainder of the Development shall continue to be governed by the 2006 Plan (Ordinance No. 206 as amended by Ordinance No. 215) including the Master Common Signage Plan, revised December 7, 2005 consisting of six sheets.

**Section 3.** The approved Amended Final Development Plan shall be recorded, at the Applicant's expense, with the St. Louis County Recorder of Deeds within sixty (60) days of this approval. All filing fees shall be paid by the Applicant. The authorization for the use approved by the Amended Final Development Plan shall not become effective until a copy of the recorded plan bearings its recordation notations shall be returned and placed on file with the City Clerk.

**Section 4.** A reduced copy of the approved Amended Final Site Development Plan is attached hereto as Exhibit B for ease of reference only. The official copy on file with the City Clerk shall govern.

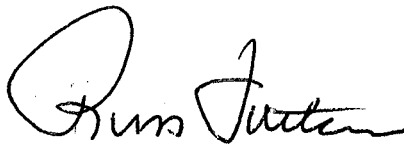
**Section 5.** The approved Amended Final Development Plan shall be valid for a period of twelve (12) months from the date of this approval unless within such period a building permit is obtained and substantial construction (i.e., completion of at least ten percent (10%) of the construction in terms of the total expected cost of the project for which the permit was issued) is commenced and all additional building permits necessary to complete the project as approved in the Amended Final Development Plan schedule are obtained in a timely fashion as determined by

the City Clerk. The Board of Aldermen may grant one (1) extension of no more than twelve (12) months upon written request of the original applicant and filed before the Amended Final Development Plan expires. Upon granting an extension, the Board of Aldermen may attach new conditions to the approved Amended Final Development Plan as the Board deems appropriate.

**Section 6.** All findings and determinations set forth in the “whereas” clauses are specifically and expressly made a part of this ordinance.

**Section 7.** This Ordinance shall be in full force and effect on and after its passage and approval by the Mayor.

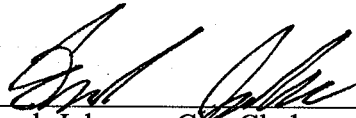
PASSED AFTER HAVING BEEN READ IN FULL OR BY TITLE TWO TIMES PRIOR TO  
PASSAGE BY THE BOARD OF ALDERMEN OF THE CITY OF TWIN OAKS, MISSOURI,  
THIS 7<sup>th</sup> DAY OF APRIL 2021.



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Russ Fortune, Mayor

Attest:



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Frank Johnson, City Clerk

**Exhibit A**

**LEGAL DESCRIPTION**

(FROM TITLE COMMITMENT)

**PARCEL 1:**

**REAL PROPERTY IN THE CITY OF VILLAGE OF TWIN OAKS, COUNTY OF ST. LOUIS, STATE OF MISSOURI, DESCRIBED AS FOLLOWS:**

**NEW LOT "A" OF THE RESUBDIVISION OF 1100 MERAMEC STATION ROAD, 1144 MERAMEC STATION ROAD AND 1190 MERAMEC STATION ROAD, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 354, PAGE 338 OF THE ST. LOUIS COUNTY RECORDS, MISSOURI.**

**Exhibit B**  
**Amended Final Development Plan**

Attached to this Exhibit B, consisting of 26 pages and making up the Amended Final Development Plan are:

1. *Application for Final Development Plan, 1100 Meramec Station Road (Total 3 pages):* Pages 1-3, dated 03-08-21, prepared by Vern Wunnenberg, Director of Real Estate, ALDI, Inc.
2. *Final Development Plan of ALDI (total 7 pages):* Sheets 1-7, with a revision date of 03-31-2021, prepared by CEDC.
3. *Concept Exterior Elevations (total 1 page):* Sheet No. CEE-1, dated 02-24-20\*, prepared by SGA Design Group, P.C.; *\*should be 2021;*
4. *Typical Dumpster Screen* for trash enclosure (undated) prepared by SGA Design Group, P.C. (total 1 page).
5. *Photometric Plan and Cut Sheets (total 4 pages):* Sheets E1.0 – E2.0 by Case Engineering Inc. dated 2021-03-30; Sheet "Footcandles calculated at grade" (1 page) by CREE Lighting, dated 1/5/2021; and Fixture Cut Sheets (1 page) by CREE Lighting, undated.
6. *Amendments to Master Common Signage Plan (total 4 pages):* Sheet 1, wall area calculations for front façade; Sheet 2, "ALD Single Face Wall Signs" detail prepared by persōna signs, dated 07/21/20; Sheet 3, architect concept plan showing hand-written dimensions of ALDI wall sign (2/24/20); and Sheet 4, site pylon sign detail, dated 8/22/2020 prepared by The Graphic Department.
7. *CEDC Letter* dated March 31, 2021 (total 6 pages).
8. The Final Development Plan approved February 15, 2006, by Ordinance No. 206, as amended by Ordinance No. 215 (the "2006 Plan"), and Master Common Signage Plan, revised December 7, 2005 consisting of six sheets, except as amended by this Ordinance. (not attached but incorporated by reference).



# CITY OF TWIN OAKS

1381 Big Bend Road • Twin Oaks, MO 63021  
(636) 225-7873 • fax (636) 225-6547 • [www.cityoftwinoaks.com](http://www.cityoftwinoaks.com)

## "C" COMMERCIAL DISTRICT APPLICATION FOR FINAL DEVELOPMENT PLAN

*The final development plan application constitutes a petition to allow a more flexible but detailed plan. Eighteen (18) copies of the final development plan shall be submitted, and shall be accompanied by all general application requirements, including an initial application fee (See Section 400.460 of the City Code). The City may require the applicant to deposit additional funds for expenses incurred, but not limited to, costs of title research, surveys, legal and engineering review, cost of traffic and planning or other consultants employed by the City, publication expenses, expenses or notifications to adjoining property owners, expenses of hearings, court reporting, if requested by either the City or the applicant. The City office must receive the additional application fees within seven (7) days of notification. (Please type or print in ink below.)*

### INFORMATION CONCERNING APPLICANT:

**Business/Site Name:** ALDI, INC.

**Location/Address:** 1100 MERAMEC STATION ROAD

**Applicant Name:** Vern Wunnenberg

**Title of Officer for above Applicant (if a corporation or other legal entity):** Director of Real Estate

**Officer Full Address:** PO Box 8800

**Phone #:** 636-278-4700 x 122

O'Fallon, MO 63368

**Fax #:** 636-278-4773

**Name of Property Owner:** Sean Steuart

**Owner Full Address:** 2901 Butterfield Road

**Phone #:** 630-586-6551

Oak Brook, IL 60523

**Fax #:** 630-320-9855

**Name of Developer:** ALDI, INC.

**Developer Full Address:** PO Box 8800

**Phone #:** 636-278-4700 x 122

O'Fallon, MO 63368

**Fax #:** 636-278-4773

**Name of Architect and/or Engineer:** Civil Engineering Design Consultants, Inc.

### FINAL DEVELOPMENT PLAN SUBMISSION REQUIREMENTS:

*The final development plan shall include all information on the approved preliminary development plan, any and all conditions imposed by the Board of Aldermen on approval of the preliminary development plan together with the following:*

- Finished grades or contours for the entire site (five (5) or two (2) foot contour intervals may be required by the City depending on the site).
- All proposed and existing adjacent public street rights-of-way with centerline location.
- All proposed and existing adjacent public street and public drive locations, widths, curb cuts and radii.
- Location, width and limits of all existing and proposed sidewalks.
- Location, size and radii of all existing and proposed median breaks and turning lanes.

- Distance between all buildings, between buildings and property lines, and between all parking areas and property lines.
- Location of all required building and parking setbacks.
- Location, dimensions, number of stories and area in square feet of all proposed buildings.
- Area of land on plan in square feet or acres.
- Limits, location, size and materials to be used in all proposed retaining walls.
- Location and dimensions of all driveways, parking lots, parking spaces, aisles, loading and service areas and docks.
- Location, height, intensity and type of outside lighting fixtures for buildings and parking lots.
- Location, size, and type of material of all proposed monument or freestanding signs.
- Location of adjacent developments, alignment and location of public and private driveways and streets, medians, and public and semi-public easements.
- Final storm water collection, detention and erosion control plans.
- Final analysis of the capacity of the existing sanitary sewer receiving system.
- Final water and sanitary sewer plans.
- Final written approval from all interested jurisdictions, including MSD and Valley Park Fire District or West County Fire District, as applicable.
- Final landscaping and natural resources protection plans.

**NOTE:** *At least one (1) copy of the proposed final development plan, building elevations and landscaping, screening and planting and buffer strip plans shall be reduced onto eight and one-half (8 1/2) inch by eleven (11) inch bond paper.*

**Also submitted with the Final Development Plan are (check ✓ all that are included):**

- ☒ One (1) or more illustrations showing building elevations including elevations of all sides of proposed buildings including notation indicating building materials and colors to be used on exteriors and roofs, dimensions and areas of all floors within the proposed buildings. Size, location, color and materials of all signs to be attached to building exteriors. Location, size and materials to be used in all screening of rooftop mechanical equipment. Building sections.
- ☐ One (1) or more illustrations showing landscaping and buffer strip plans.
- ☐ Deeds of dedication for all rights-of-way or easements required as a result of preliminary development plan approval, if conveyance thereof is not to be made by plat or by the filing of the final development plan.
- ☐ A copy of all covenants and restrictions applicable to the development, if required by the terms of the preliminary development plan.
- ☐ Evidence of the establishment of the agency for the ownership and maintenance of any common open space and all assurances of the financial and administrative ability of such agency, if required by the terms of the approved preliminary development plan.
- ☐ Approved request for master common signage plan containing all materials submitted to and approved by the Board of Aldermen.



**Representation Concerning Authority & Compliance With Laws**

I am authorized by the applicant to sign on his/her/its behalf and have read this application in its entirety. The information contained herein is true, and correct and complete to the best of my knowledge, information and belief. I hereby represent on behalf of applicant that the business(es) conducted by applicant and/or which are the subject of this application do not and will not violate any ordinance of the City of Twin Oaks and now comply and/or will continue to comply fully with the laws of the State of Missouri. Applicant acknowledges that failure to truthfully complete this application or failure to comply with all laws may result in revocation of relevant approvals or permits.

Wunnenberg, Vern Digitally signed by Wunnenberg, Vern  
Date: 2021.03.08 10:37:01 -06'00'  
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Signature of Principal/Officer  
Vern Wunnenberg  
\_\_\_\_\_  
Print Name

3/8/21  
\_\_\_\_\_  
Date  
Director of Real Estate  
\_\_\_\_\_  
Title

**Verification by Owner and Tenant(s)**

If the application is on behalf of a tenant for property owned by a person or entity other than the tenant, the owner must verify that the owner has read the application and consents to its review and possible approval by the City. If the application is submitted by the owner only, tenants need not sign the application.

The undersigned hereby acknowledges that she or he has read the application, understands that the application seeks approval of a final development plan for the property, and consents to its submission for City review and possible approval.

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Title

Wunnenberg, Vern Digitally signed by Wunnenberg, Vern  
Date: 2021.03.08 10:39:44 -06'00'  
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Signature of Tenant

3/8/21  
\_\_\_\_\_  
Date

Vern Wunnenberg  
\_\_\_\_\_  
Print Name

Director of Real Estate  
\_\_\_\_\_  
Title

If more than one tenant is applying, please attach all tenants' signatures on a separate sheet.

\* \* \* \* \* **FOR OFFICE USE ONLY** \* \* \* \* \*

Date of Board of Aldermen Decision: \_\_\_\_\_ ☐ Approved ☐ Disapproved

Amount Paid: \$ \_\_\_\_\_ Cash/Check #: \_\_\_\_\_ Date Rec'd: \_\_\_\_\_

**COVER SHEET**

**FINAL SITE DEVELOPMENT PLAN SET  
ALDI – 1100 MERAMEC STATION ROAD, TWIN OAKS, MO  
March 31, 2021**

**PLAN SET INCLUDES THE FOLLOWING:  
CIVIL IMPROVEMENT PLANS – 7 SHEETS  
PHOTOMETRIC PLANS AND CUT SHEETS – 4 SHEETS**

**ALSO INCLUDED ARE THE FOLLOWING ARCHITECTURAL SHEETS:  
REVISED FLOOR PLAN – CFP-1  
DETAILS OF TRASH ENCLOSURE**

RESUBDIVISION OF 1100 MERAMEC STATION ROAD, 1144 MERAMEC STATION ROAD AND 1190 MERAMEC STATION ROAD  
ST. LOUIS COUNTY, MISSOURI

|                         |  |
|-------------------------|--|
| EXISTING CONTOURS       | — — — — — 47' — — — — —                  |
| PROPOSED CONTOURS       | — — — — —                                |
| EXISTING STORM SEWER    | — — — — — 45' 0" 40' 30' 35' 30' 25' 20' |
| PROPOSED STORM SEWER    | — — — — —                                |
| EXISTING SANITARY SEWER | — — — — —                                |
| PROPOSED SANITARY SEWER | — — — — —                                |
| WEST-OF-WAY             | — — — — —                                |
| CASUALTY CENTERLINE     | — — — — —                                |

[illegible]

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|   |      | STB      |
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|   |      | (T.B.A.) |
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|   |      | (TYP)    |
|   |      | (A.G.)   |

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PARCEL 2  
 PARCEL 2 IS LOCATED IN THE CITY OF NEW DAWN, COUNTY OF ST. LOUIS, STATE OF MISSOURI, DESCRIBED AS FOLLOWS:

THE SOUTHWEST CORNER LOT "A" OF THE RESUBDIVISION OF 11000 MARSHALL ROAD, 1144 MARSHALL ROAD AND 100 MARSHALL ROAD, NEW DAWN, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 384, PAGE 335 OF THE ST. LOUIS COUNTY RECORDS, RECORD NO. 2008 IN BOOK 17553, PAGE 4880 OF THE ST. LOUIS COUNTY RECORDS.

PARCEL 2  
 PARCEL 2 IS LOCATED IN THE CITY OF NEW DAWN, MISSOURI AND DEEDS CREATED BY THE MISSOURI DEPARTMENT OF REVENUE AND REVISED RECORDS, ACCORDING TO THE RECORD NO. 2008 IN BOOK 17553, PAGE 4880 OF THE ST. LOUIS COUNTY RECORDS.

|    |  |
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| C1 | TITLE SHEET                              |
| C2 | SPECIFICATION SHEET                      |
| C3 | OVERALL PLAN                             |
| C4 | EXISTING CONDITIONS & FACILITIES REMOVAL |
| C5 | SITE AND GRADING PLAN                    |
| C6 | SITE GEOMETRY AND UTILITY PLAN           |
| C7 | SITE DETAILS                             |

PROJECT DISTURBANCE = 0.262 AC.  
PROJECT BUDGET DIFFERENTIAL = 0.0 CFS (NO CHANGE)

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—NSD HAS RECEIVED PLANS AND ARE NOT REQUIRING A DEAM SUBMITTAL

THE DISTRICT HAS RECEIVED PLANS. FORMAL APPROVAL WILL BE REQUIRED

NOTE: THE UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THESE UTILITIES MUST BE CONSIDERED AS NOT EXISTING UNLESS THE VERIFICATION OF THE LOCATION OF ANY OF THESE UNDERGROUND UTILITIES EITHER BEFORE OR AFTER THE DRAINAGE, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE LOCATED PRIOR TO GRADING OR CONSTRUCTION OF IMPROVEMENTS.

Call BEFORE you DIG  
TOLL FREE  
1-800-DIG-ARTE  
NABE PAVE ONE CALL SYSTEMS INC.

MISSOURI ONE CALL TICKET NUMBER  
UTILITIES CONTACT BY MISSOURI  
A117 TRANSMISSION  
AMERICAN MISSOURI ELECTRIC  
A117 DISTRIBUTION  
CHARTER COMMUNICATIONS  
MISSOURI AMERICAN WATER CO  
MO  
MISSOURI MO EAST  
ST LOUIS METROPOLITAN SIDER  
MISSOURI MISSOURI

NAVOSS ELEV. = 624.47' PLUS  
0" IN THE WORD OPEN ON FIRE HYDRANT. AS SHOWN ON SURVEY.

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IF GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NUMBER 25189C0303K, WHICH BEARS AN EFFECTIVE OF JANUARY 4, 2015.



**PREPARED BY:**

**CEDC**  
CIVIL ENGINEERING  
DESIGN CONSULTANTS

10000 Sunset Office Drive  
Suite 200  
St. Louis, Missouri 63127  
314.729.1400  
Fax: 314.729.1404  
[www.cedc.net](http://www.cedc.net)

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[illegible]

1. ALL UTILITIES SERVICE AREAS HAVE BEEN LOCATED BY THE UNITED STATES MARSHAL SERVICE AND WILL BE MAINTAINED AS SUCH.
2. ALL UTILITIES SERVICE AREAS WILL BE MAINTAINED AS SUCH.
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1. THE SURETY MONITORING PLANS APPROVED BY THE BUREAU OF TOWN CLERKS DO NOT INCLUDE THE APPROVAL OF CONTRACTORS TO BE AWARE OF ANY VIOLATIONS OF THE MONITORING PLANS APPROVED BY THE BUREAU OF TOWN CLERKS.
2. ALL PUBLIC WORKS MUST BE OPEN TO THE VIEW OF THE PUBLIC AT ALL TIMES. FAILURE TO DO SO WILL BE CAUSE FOR THE CONTRACTOR TO BE REMOVED FROM THE PROJECT.
3. ALL NEW BODIES MUST CONFORM TO THE BUREAU OF TOWN CLERKS CONFORMANCE REQUIREMENTS. SOME LOCATIONS AND SIZES CANNOT BE APPROVED WITH THE SURETY MONITORING PLANS. A RELOCATION APPLICATION MUST BE MADE TO THE DEPARTMENT OF PLANNING.
4. THE BUREAU OF TOWN CLERKS DOES NOT REQUIRE ANY OTHER CONSTRUCTION MEASURES TO AN IDEAL OF BETTER CONSTRUCTION. THE CONTRACTOR MUST BE AWARE OF THE CONSTRUCTION OF WORK IN ADVANCEMENT AND BE AWARE OF ANY VIOLATIONS OF THE CONSTRUCTION OF WORK IN ADVANCEMENT.
5. SAFETY VIOLATIONS TO CONSTRUCTION PRACTICES, THE CONTRACTOR MUST BE AWARE OF ANY VIOLATIONS TO CONSTRUCTION PRACTICES.

1. THE SURETY MONITORING PLANS APPROVED BY THE BUREAU OF TOWN CLERKS DO NOT INCLUDE THE APPROVAL OF CONTRACTORS FOR THE CONSTRUCTION OF ANY SANITARY OR STORM SEWER UNDER THE PRIOR APPROVAL OF THE BUREAU OF TOWN CLERKS.
2. ALL PUBLIC WORKS MUST BE OPEN TO BIDS AND COMES AT ALL TIMES. FAILURE TO DO SO WILL BE CAUSE FOR THE CONTRACTOR SUBJECT TO SANCTIONS.
3. ALL NEW BIDS MUST CONFORM TO THE BUREAU OF TOWN CLERKS CONFORMANCE REQUIREMENTS. SOME LOCATIONS AND SIZES CANNOT BE APPROVED WITH THE SURETY MONITORING PLANS. A REIMSTATE APPLICATION MUST BE MADE TO THE DEPARTMENT OF PLANNING.
4. THE BUREAU OF TOWN CLERKS DOES NOT REQUIRE SURETY CONTRACTORS TO HAVE AN IDEAL OF BETTER THAN AVERAGE CREDIT RATING. THE CONTRACTOR OF WORK IN ADVANCEMENT MUST BE FINANCIALLY SOUND.
5. SAFETY VIOLATION PRACTICES, THE CONTRACTOR MUST BE SAFELY AND COMPLETELY

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- 1) ALL SEWER CONDUITS AND MATERIALS TO BE IN ACCORDANCE WITH THE METROPOLITAN ST. LOUIS SENSEN DISTRICT STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES, 2008.
- 2) 6" AND 8" LATERAL SIZES TO CONFORM TO A.S.T.M. STANDARD COMPRESSION RING FOR P.V.C.
- 3) ALL 18" LATERAL SIZES TO CONFORM TO A.S.T.M. STANDARD COMPRESSION RING FOR P.V.C.
- 4) ALL MANHOLE FRAMES AND COVERS SHALL BE R.I.D. STAINLESS STEEL AND COVER SHALL BE R.I.D. STAINLESS STEEL.
- 5) ALL LATERAL SIZES TO CONFORM TO A.S.T.M. STANDARD COMPRESSION RING FOR P.V.C.
- 6) ALL LATERAL SIZES TO CONFORM TO A.S.T.M. STANDARD COMPRESSION RING FOR P.V.C.

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BUILDING SETBACKS  
FRONT YARD = 10' PARKING AND 25' BUILDING  
SIDE YARD (ON SIDE) AND REAR YARD = 50' IMPROVEMENT SETBACK

PARKING SPACES PROVIDED (ENTIRE LOT)  
255 PARKING SPACES  
2 ADA AND 20 MIN. ACCESS  
252 SPACES TOTAL

PARKING CALCULATIONS  
RFR: 22' ASBL (24' BY DESIGN)

- BUILDING SETBACKS  
FRONT YARD = 10' PARKING AND 25' BUILDING  
SIDE YARD (ON SIDE) AND REAR YARD = 50' IMPROVEMENT SETBACK
- PARKING SPACES PROVIDED (ENTIRE LOT)  
255 PARKING SPACES  
2 ADA AND 20 MIN. ACCESS  
252 SPACES TOTAL
- PARKING CALCULATIONS  
RFR: 22' ASBL (24' BY DESIGN)

Final Development Plan for  
ALDI, INC.  
1100 MERAMEC STATION ROAD  
TWIN OAKS, MISSOURI 63021

**SPECIFICATION SHEET**

2

C

CHANGING IN

OVERALL  
PLAN

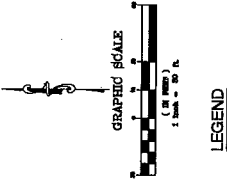
Plan # 2001  
Date  
Project Name  
Project Location  
Project Description  
Project Status

Final Development Plan for  
ALDI, INC.  
1100 MERAMEC STATION ROAD  
TWIN OAKS, MISSOURI 63021

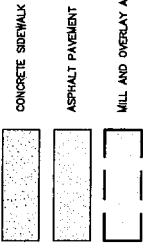
CECDC  
CIVIL ENGINEERING  
DESIGN CONSULTANTS

10020 Sunset Office Drive  
Suite 200  
St. Louis, Missouri 63127  
Tel: 314.729.1404  
Fax: 314.729.1404  
www.ccdc.net

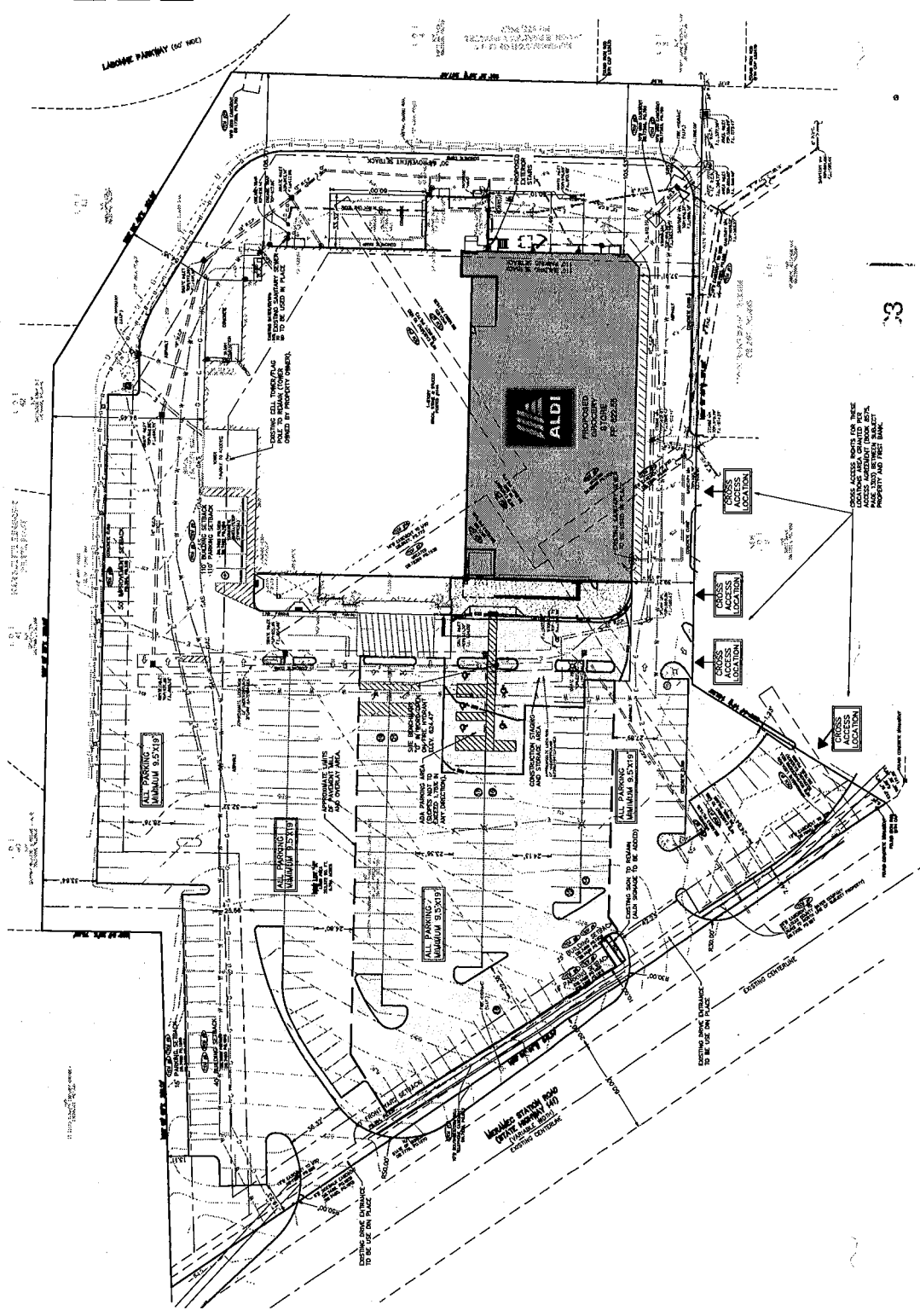
10020 Sunset Office Drive  
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Tel: 314.729.1404  
Fax: 314.729.1404  
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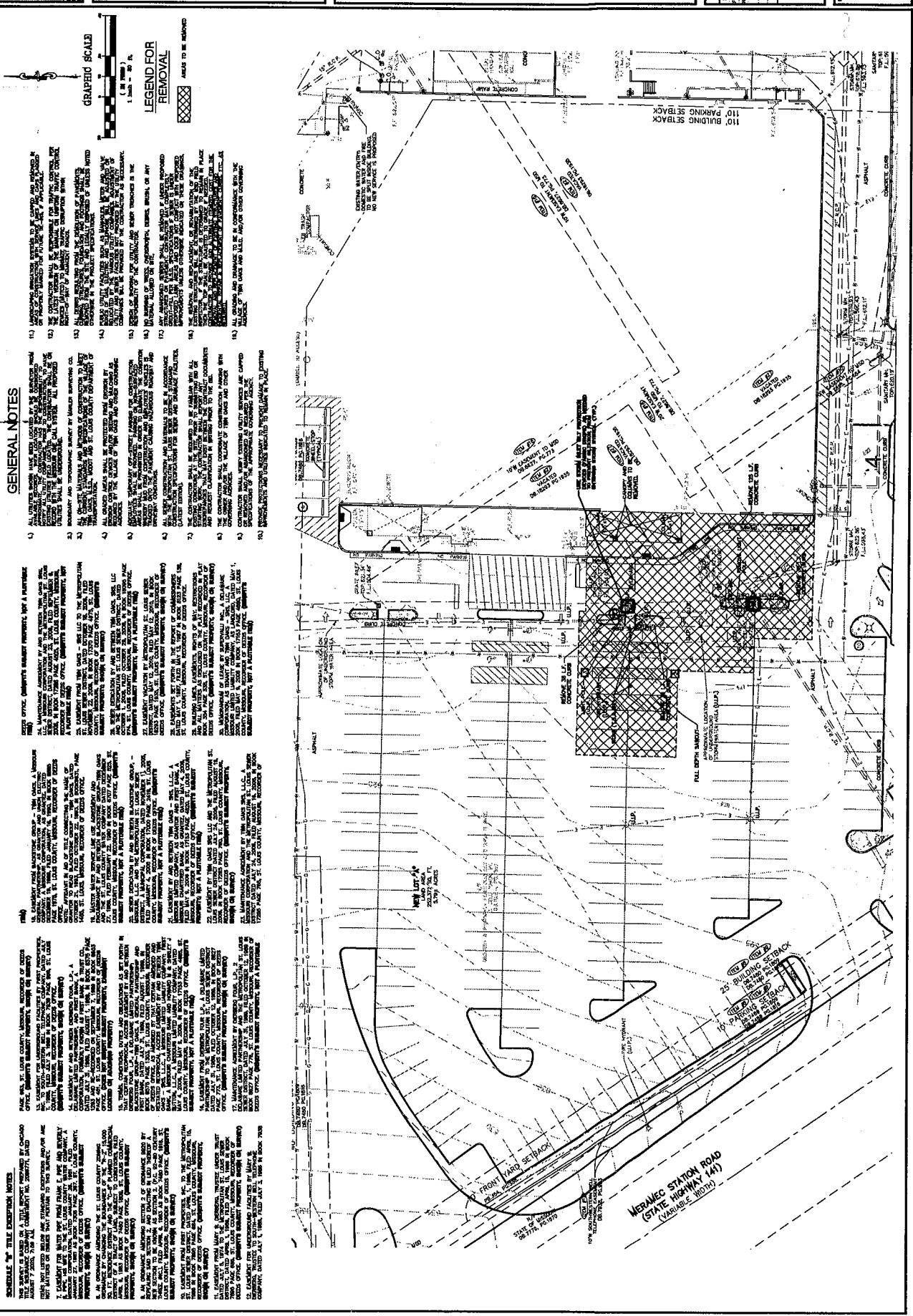
LEGEND



RESTRIPING OF THE ENTIRE PARKING LOT MUST  
BE COMPLETED PRIOR TO RESTRIPI-  
NG THE PROTECTED PARKING AREA. PARKING  
SPACE DIMENSIONS ARE 8'-6" BY 18'.

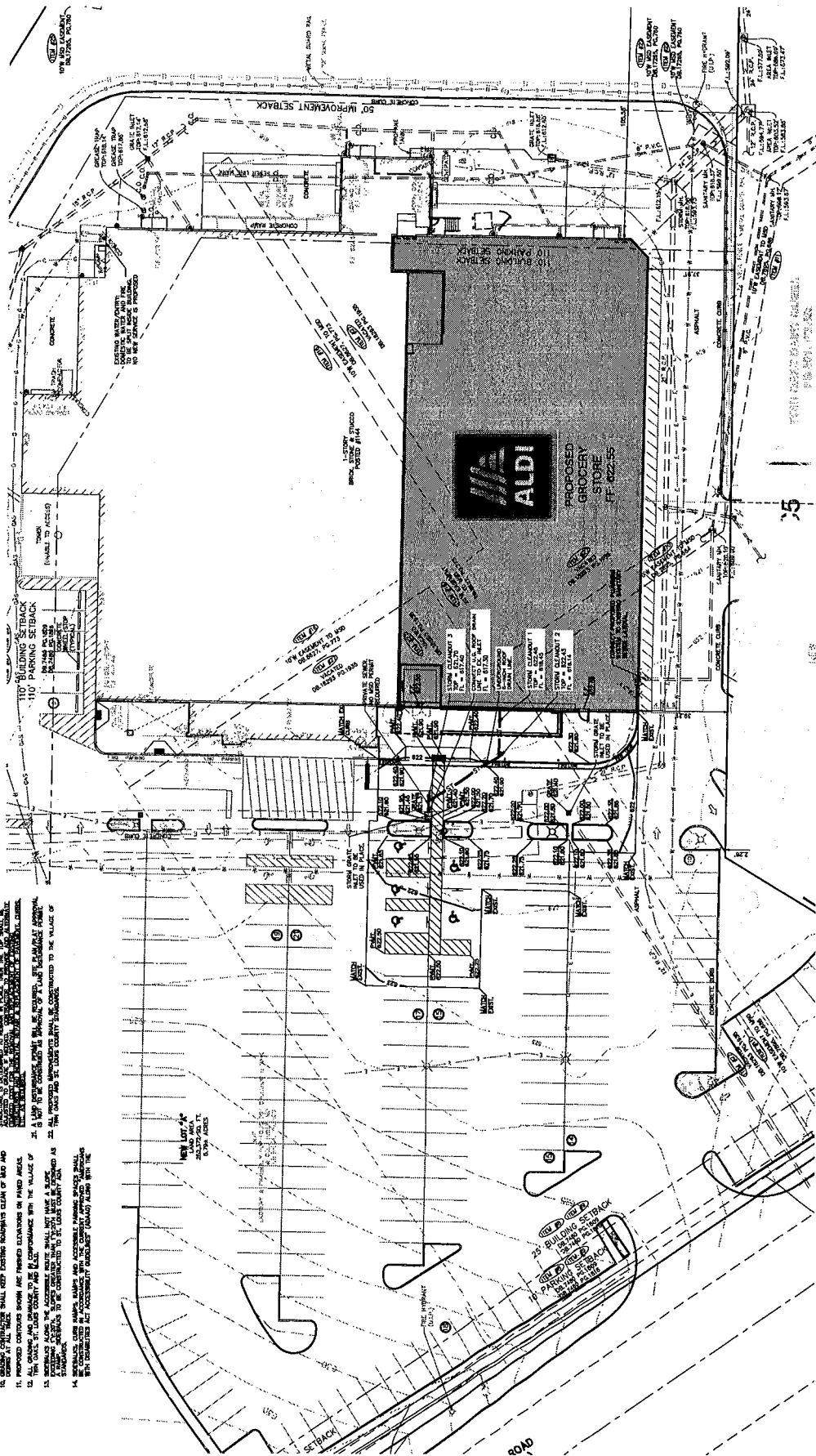
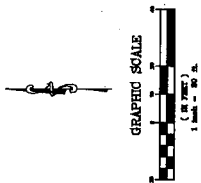


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PROJECT DISTURBANCE = 0.06 AC.  
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Final Development Plan for  
ALDI, INC.  
1100 MERAMEC STATION ROAD  
TWIN OAKS, MISSOURI 63021

**CEDC**  
**CIVIL ENGINEERING**  
**DESIGN CONSULTANTS**  
 10820 Sunset Office Drive  
 Suite 200  
 Saint Louis, Missouri 63117  
 Fax: 314.729.1400  
 www.cedc.net

| Proj. # | 2081             |            |
|---------|------------------|------------|
| No.     | Description      | Date       |
| 1       | ANNUAL DEV. PLAN | 03-05-2021 |

# SITE AND GRADING PLAN

**TOP COMPANY**

# GENERAL NOTES

1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
2. ALL ELEVATIONS ARE BASED ON BENCHMARK BENCH.
3. EXISTING AND PROPOSED DRIVEWAY SHALL BE MAINTAINED.
4. ALL UTILITIES AND INTERFERENCE OF CONSTRUCTION TO EXISTING UTILITIES SHALL BE MAINTAINED.
5. PRIOR TO BEGINNING ANY WORK, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF ALL UTILITIES AND INTERFERENCE OF CONSTRUCTION.
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**CEDC**  
CIVIL ENGINEERING  
DESIGN CONSULTANTS  
10200 Sunset Office Drive  
Suite 200  
St. Louis, Missouri 63127  
Phone: 314.729.1400  
Fax: 314.729.1401  
www.cedc.com

Final Development Plan for  
**ALDI, INC.**  
1100 MERAMEC STATION ROAD  
TWIN OAKS, MISSOURI 63021

GRAPHIC SCALE  
1" = 40' (1:480)

**LEGEND**

- CONCRETE DRIVEWAY
- ASPHALT DRIVEWAY
- MLT AND OVERLAY AREA

REMARKS: THE EXISTING DRIVEWAY MUST BE MAINTAINED AND THE NEW DRIVEWAY SHALL BE MAINTAINED. THE DRIVEWAY SHALL BE MAINTAINED AND THE NEW DRIVEWAY SHALL BE MAINTAINED. THE DRIVEWAY SHALL BE MAINTAINED AND THE NEW DRIVEWAY SHALL BE MAINTAINED.

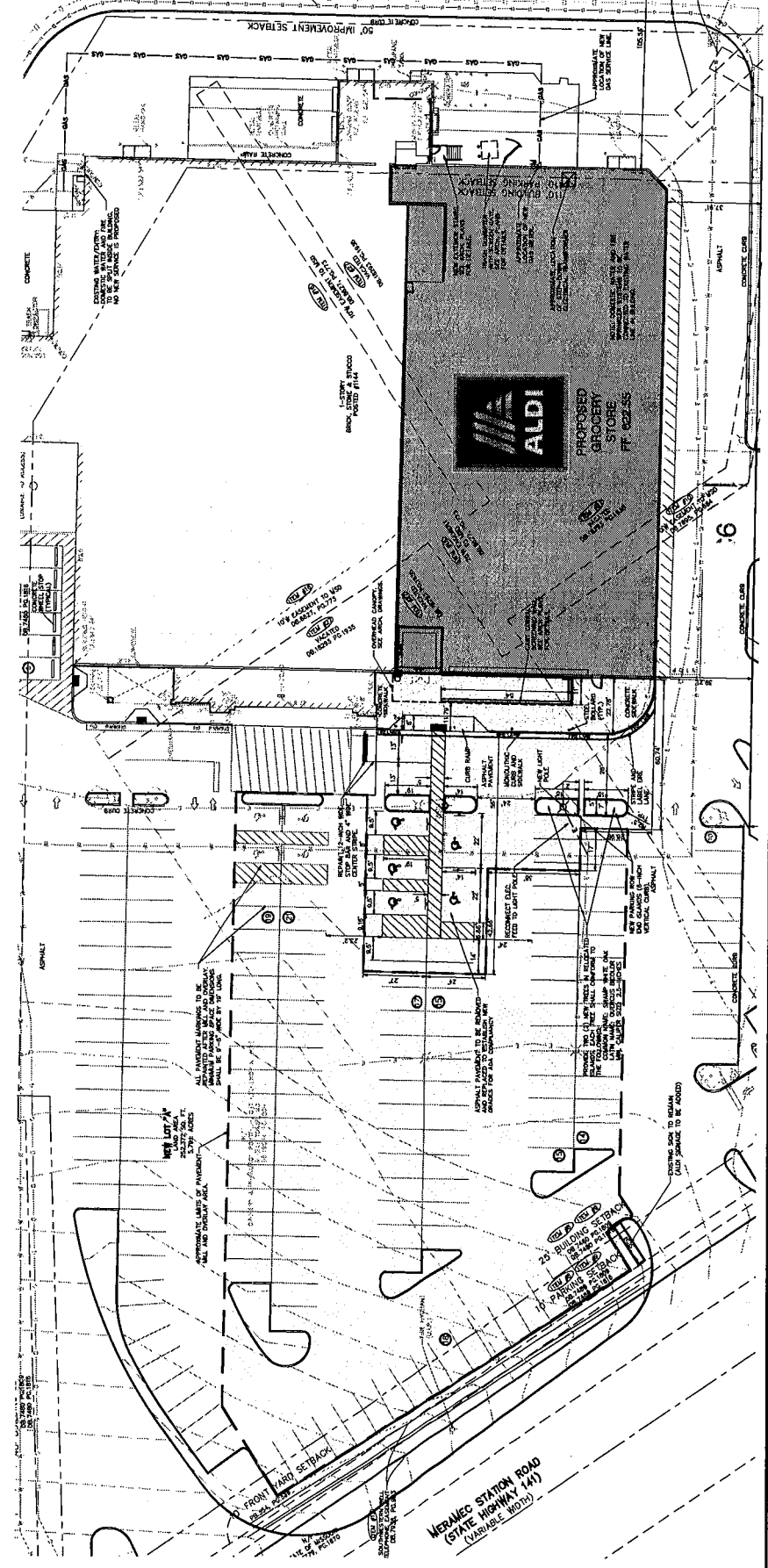


Fig. # 2001

No. Description

Date

Final 2001 Plan

12-05-2001

Final 2001 Plan

12-05-2001

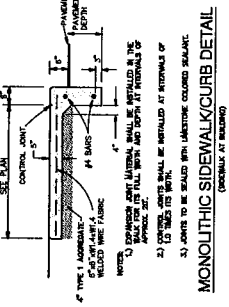
**SITE GEOMETRY AND UTILITY PLAN**

LOCATION OF NEW DRIVEWAY

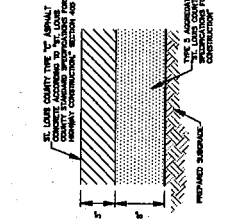
LOCATION OF NEW DRIVEWAY

LOCATION OF NEW DRIVEWAY

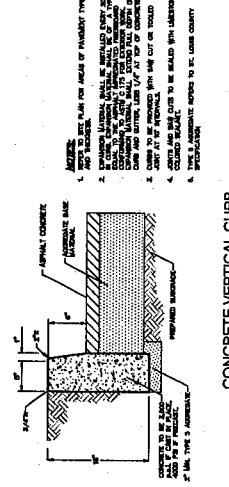




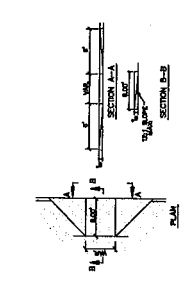
MONOLITHIC SIDEWALK/CURB DETAIL  
 (SEE PLAN)



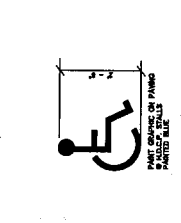
ASPHALT PAVEMENT DETAIL  
 (SEE PLAN)



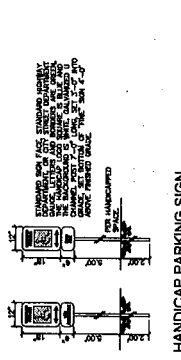
CONCRETE VERTICAL CURB DETAIL  
 (SEE PLAN)



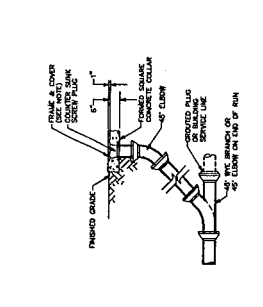
ADA RAMP DETAIL  
 (SEE PLAN)



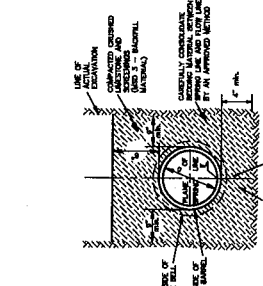
PAVEMENT MARKING ADA PARKING  
 (SEE PLAN)



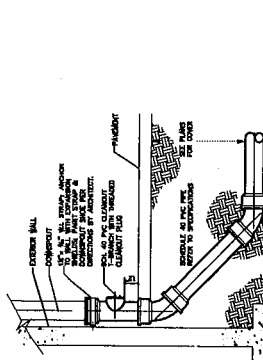
HANDICAP PARKING SIGN  
 (SEE PLAN)



DETAIL OF SEWER CLEANOUT  
 (SEE PLAN)



PIPE BEDDING CLASS 2  
 (SEE PLAN)



DOWNSPOUT SHOE DETAIL  
 (SEE PLAN)

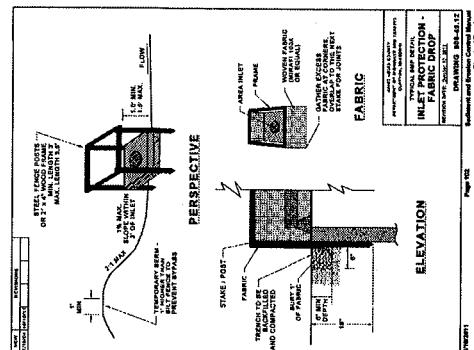
**INLET PROTECTION - FABRIC CURB AND DROP FILTER**  
 MATERIAL DESCRIPTION: A woven fabric barrier placed at the inlet of a drop filter to prevent debris from entering the filter. The fabric is made of a heavy-duty material and is designed to last for several years. The fabric is placed over the inlet of the drop filter and is secured with a metal frame. The fabric is designed to be replaced when it becomes worn or damaged.

**INSTALLATION INSTRUCTIONS:**  
 1. The fabric should be installed over the inlet of the drop filter. The fabric should be secured with a metal frame. The fabric should be replaced when it becomes worn or damaged.

**MAINTENANCE:**  
 The fabric should be inspected regularly for wear and damage. The fabric should be replaced when it becomes worn or damaged.

**NOTES:**  
 1. The fabric should be installed over the inlet of the drop filter. The fabric should be secured with a metal frame. The fabric should be replaced when it becomes worn or damaged.

Page 71  
 Submittal and Review Control Manual



Page 72  
 Submittal and Review Control Manual



NOT FOR CONSTRUCTION

| Revised: |  | Drawn: |
|----------|--|--------|
| A        |  | 1/1/21 |
| B        |  | 1/1/21 |
| C        |  | 1/1/21 |
| D        |  | 1/1/21 |
| E        |  | 1/1/21 |

| Revisions: |                | Drawn:   |
|------------|----------------|----------|
| 1          | Owner Comments | 02/27/20 |
| 2          | Owner Comments | 03/04/20 |
| 3          | Owner Comments | 03/04/20 |
| 4          | Owner Comments | 03/04/20 |
| 5          | Owner Comments | 03/04/20 |
| 6          | Owner Comments | 03/04/20 |
| 7          | Owner Comments | 03/04/20 |
| 8          | Owner Comments | 03/04/20 |
| 9          | Owner Comments | 03/04/20 |
| 10         | Owner Comments | 03/04/20 |

| Revisions: |                | Drawn:   |
|------------|----------------|----------|
| 1          | Owner Comments | 02/27/20 |
| 2          | Owner Comments | 03/04/20 |
| 3          | Owner Comments | 03/04/20 |
| 4          | Owner Comments | 03/04/20 |
| 5          | Owner Comments | 03/04/20 |
| 6          | Owner Comments | 03/04/20 |
| 7          | Owner Comments | 03/04/20 |
| 8          | Owner Comments | 03/04/20 |
| 9          | Owner Comments | 03/04/20 |
| 10         | Owner Comments | 03/04/20 |

SEA Design Group, P.C.  
11111 111th Avenue, Suite 100  
Twin Oaks, MO 63021  
P: 636.302.8800  
F: 636.302.8801  
www.seadsgroup.com  
Certification of Authority: 0000011000  
Architect

PRELIMINARY -  
NOT FOR CONSTRUCTION



ALDI Inc. Store #169  
Twin Oaks, MO  
11141 Meramec Station Rd  
Twin Oaks, MO 63021  
West County

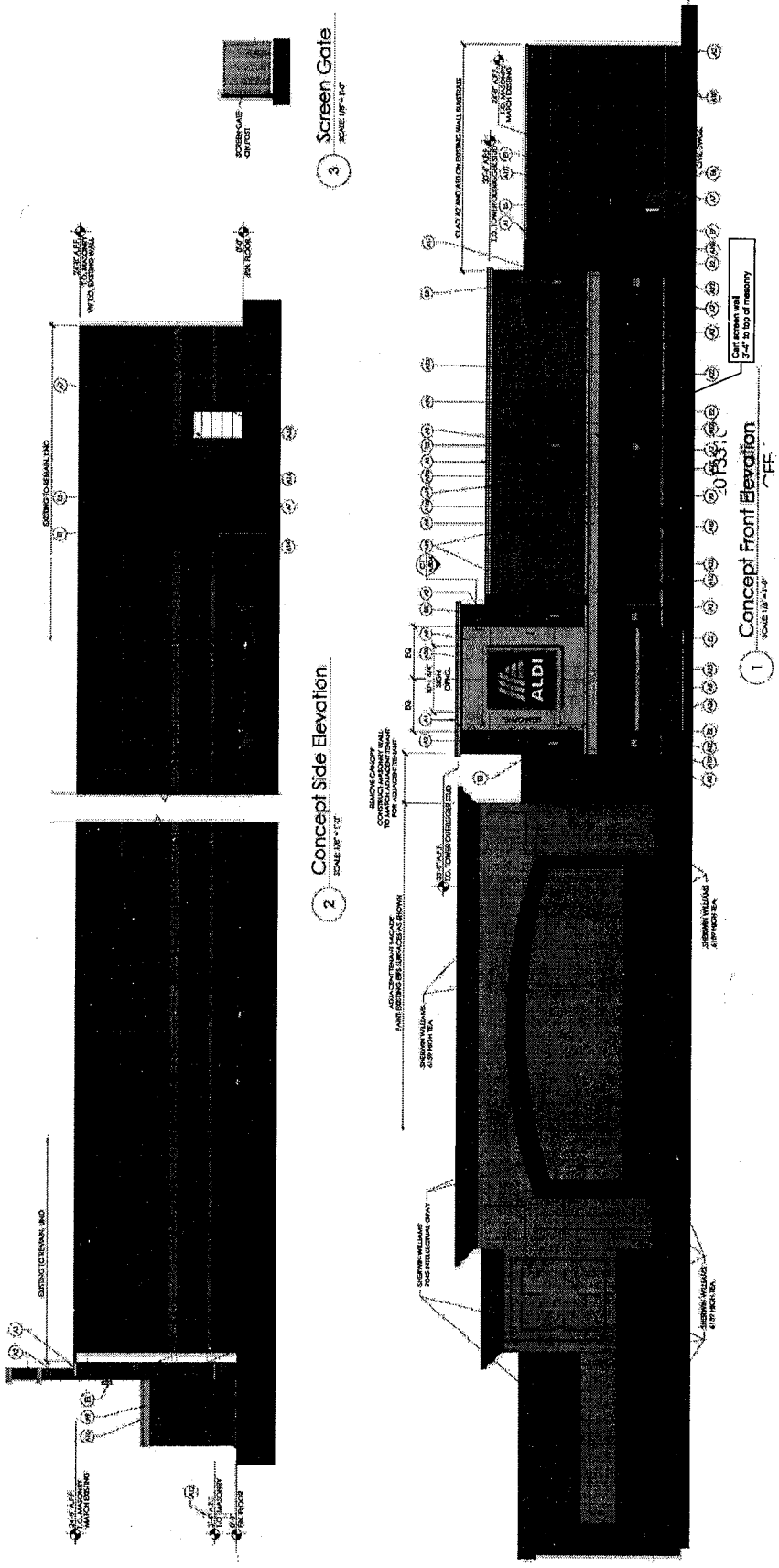
Project Name & Location:  
Concept  
Exterior Elevations

Project No. 10  
Date: 02/24/20  
Type: 1:1/4" x 10' x 190'

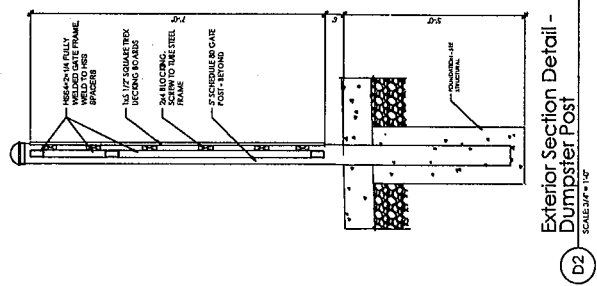
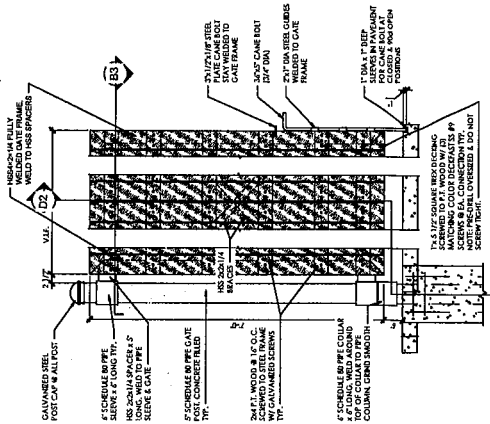
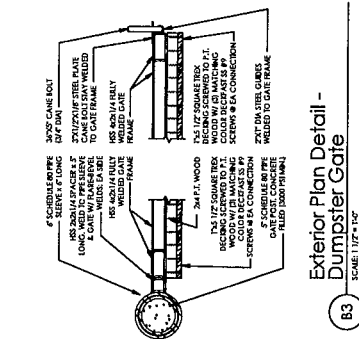
Scale: As Noted  
Drawing No.

| NO. | DESCRIPTION | NOTES  |
|-----|-------------|--|
| 1   | CONCRETE    | CONCRETE TO BE COLORED WITH LACON PROTECTANT |
| 2   | CONCRETE    | CONCRETE TO BE COLORED WITH LACON PROTECTANT |
| 3   | CONCRETE    | CONCRETE TO BE COLORED WITH LACON PROTECTANT |
| 4   | CONCRETE    | CONCRETE TO BE COLORED WITH LACON PROTECTANT |
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| 10  | CONCRETE    | CONCRETE TO BE COLORED WITH LACON PROTECTANT |

| NO. | DESCRIPTION | NOTES  |
|-----|-------------|--|
| 1   | CONCRETE    | CONCRETE TO BE COLORED WITH LACON PROTECTANT |
| 2   | CONCRETE    | CONCRETE TO BE COLORED WITH LACON PROTECTANT |
| 3   | CONCRETE    | CONCRETE TO BE COLORED WITH LACON PROTECTANT |
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| 5   | CONCRETE    | CONCRETE TO BE COLORED WITH LACON PROTECTANT |
| 6   | CONCRETE    | CONCRETE TO BE COLORED WITH LACON PROTECTANT |
| 7   | CONCRETE    | CONCRETE TO BE COLORED WITH LACON PROTECTANT |
| 8   | CONCRETE    | CONCRETE TO BE COLORED WITH LACON PROTECTANT |
| 9   | CONCRETE    | CONCRETE TO BE COLORED WITH LACON PROTECTANT |
| 10  | CONCRETE    | CONCRETE TO BE COLORED WITH LACON PROTECTANT |



# Typical screen for dumpster





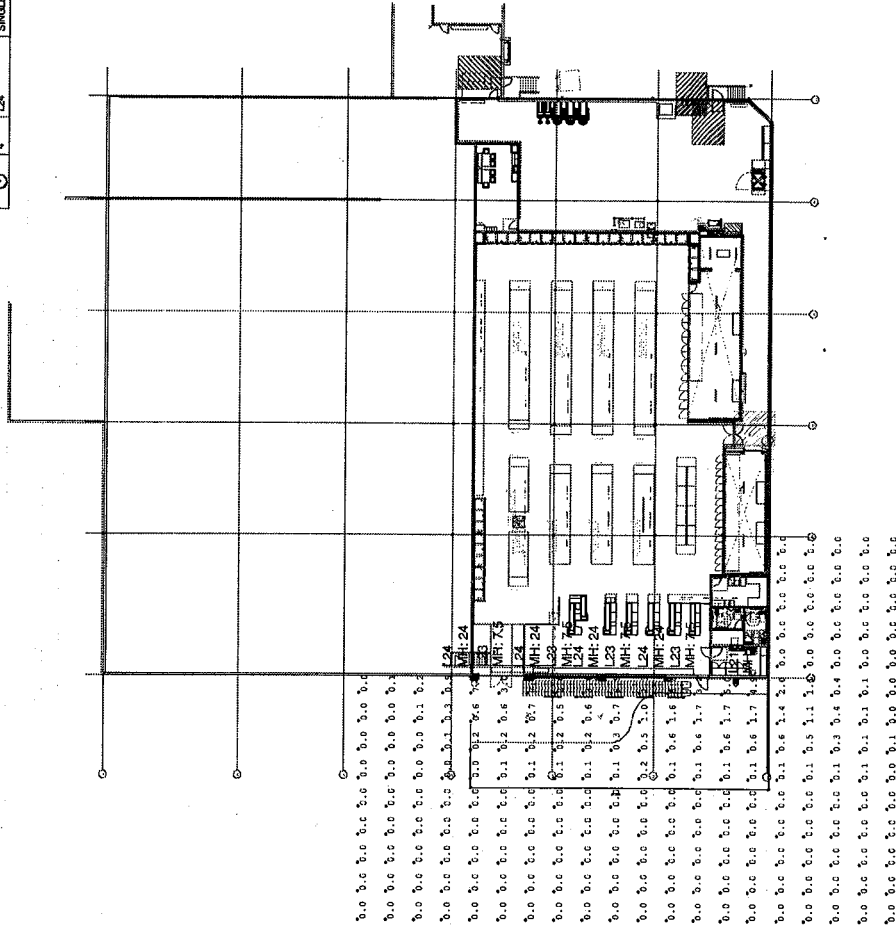
[illegible]

Luminaire Schedule

| Symbol | Qty | Label | Arrangement | LMF   | Lum. Watts | Lum. Lumens | Part Number                  |
|--------|-----|-------|-------------|-------|------------|-------------|------------------------------|
| 1      | 1   | L21   | SINGLE      | 1.000 | 33         | 4270        | 3529W-9-WW-ME-4L-30K-LL-CE-P |
| 2      | 4   | L23   | SINGLE      | 1.000 | 43         | 2498        | AL-43W-ED-UD-CE-100-SRK      |
| 3      | 4   | L24   | SINGLE      | 1.000 | 59.9       | 3029        | CL-30344-EDD-SAT-CL-SSB      |

Calculation Summary: 1.00 LMF

| Label     | Units | Avg  | Max | Min | AngleMin | AngleMax |
|-----------|-------|------|-----|-----|----------|----------|
| Calc-Peak | FC    | 0.40 | 8.8 | 0.0 | N/A      | N/A      |



**CREE LIGHTING**

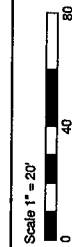
A COMPANY OF IDEAL INDUSTRIES, INC.  
 4600 Fremont Ave., Fremont, CA 94538  
 (925) 496-7000  
 www.cree.com

For more information on Cree Lighting products, visit our website at [www.cree.com](http://www.cree.com). Cree Lighting is a leader in energy-efficient lighting solutions. Our products are designed to provide high-quality, long-lasting illumination for a wide range of applications. Contact us today to learn more about our products and services.

**Project Name: ALDI 69 Twin Oaks, MO**

**Footcandles calculated at grade**

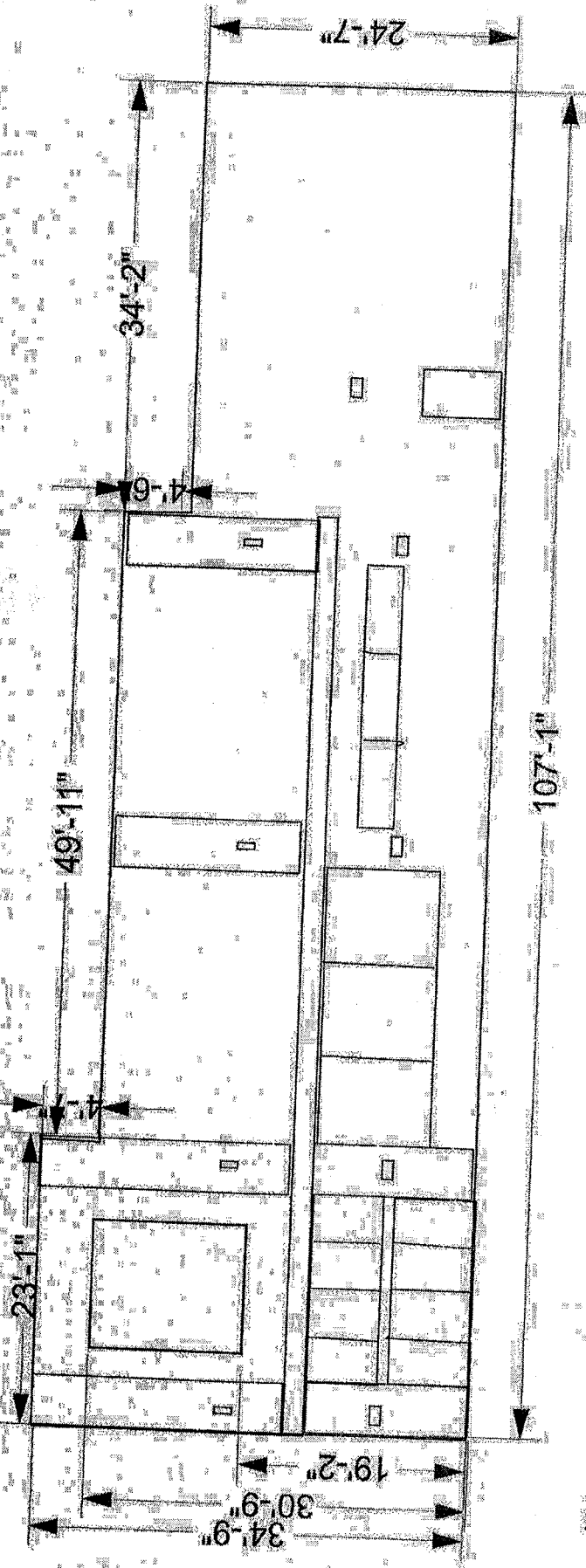
Layout By:  
 LINDA SCHALLER  
 Date: 11/5/2021



Filename: ALDI - 210105OKMOLUS.dgn





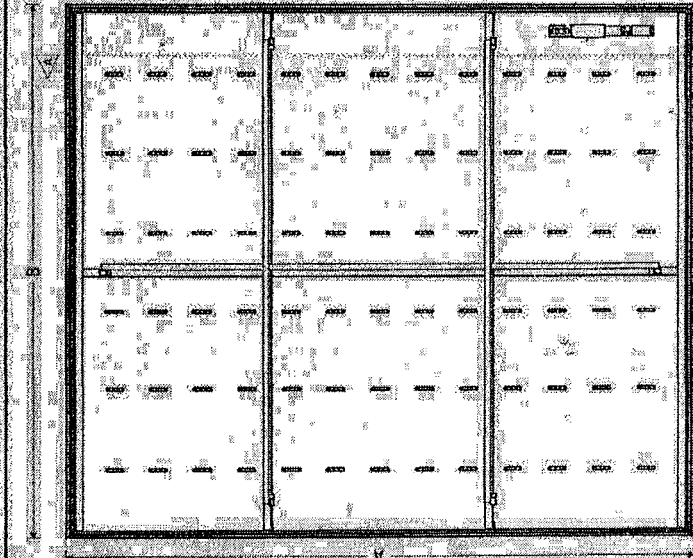


Wall area where sign is located 3050 sq ft  
 at 5% of wall area 152.5 sq ft available  
 our aldi sign is 120 sq ft

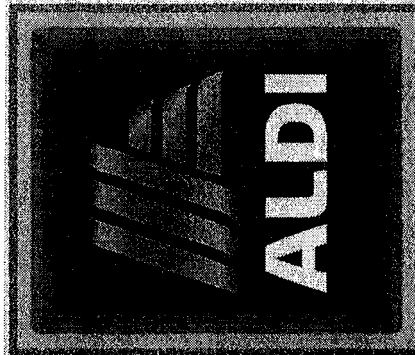
The bottom of sign to grade 19'

Top of sign to grade 31'

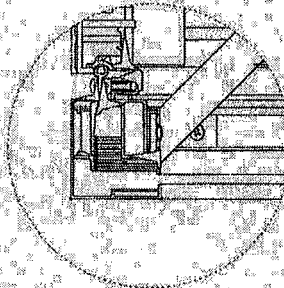
Distance between wall and face of sign 3 1/8"



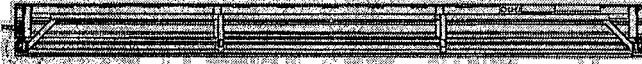
FRAME & LAMP DETAIL  
NOT TO SCALE



GRAPHIC DETAIL  
NOT TO SCALE



RETENTION DETAIL  
NOT TO SCALE



CROSS SECTION A-A  
NOT TO SCALE

SEE RETENTION  
DETAIL

# SPECIFICATIONS

- SIGN COMP 9 1/4" DEEP EXTRUDED ALUMINUM CONSTRUCTION
- SIGN COMP #2025 SINGLE FACE BODY ALUMINUM EXTRUSION
- SIGN COMP #3075 DUAL FRAME COVER ALUMINUM EXTRUSION
- SIGN COMP #2065 DUAL FRAME ALUMINUM EXTRUSION
- FACE HINGED FOR SERVICE ACCESS
- 2065 ALUMINUM BACK
- EXTERIOR FINISH: ALDI SLATE GRAY
- INTERIOR FINISH: REFLECTIVE WHITE
- DISCONNECT SWITCH LOCATED INSIDE CABINET
- GE 4700K WHITE LED'S AS REQUIRED
- UL LISTED
- MOUNTING: FLUSH WALL MOUNT
- 3M ENVISSION FS-1 FLEXIBLE FACE
- DIGITALLY PRINTED DECORATION (1ST SURFACE)

| ITEM NUMBER        | ALDI SINGLE FACE WALL SIGN STANDARD SIZES |                |               | ELECTRICAL REQUIREMENTS | SQUARE FOOTAGE |
|--------------------|---|----------------|---------------|-------------------------|----------------|
|                    | CABINET HEIGHT                            | CABINET LENGTH | CABINET DEPTH |                         |                |
| ALD20-12X10SFSGN-S | 12'-0"                                    | 10'-0.11/16"   | 9 1/4"        | (1) 20A/120V CIRCUIT    | 120.69         |

|                          |                          |                           |                          |                       |  |                                  |                                   |                                      |   |
|--------------------------|--------------------------|---------------------------|--------------------------|-----------------------|--|----------------------------------|-----------------------------------|--------------------------------------|---|
| Customer:<br><b>ALDI</b> | Date:<br><b>07/21/20</b> | Prepared By:<br><b>RA</b> | Modeled By:<br><b>RS</b> | Revision:<br><b>1</b> | <p>NOTE: Customer is responsible for obtaining all necessary permits, approvals, and clearances for the installation of this sign. The sign is to be installed in accordance with the manufacturer's instructions and local codes.</p> | <p>Customer:<br/><b>ALDI</b></p> | <p>File Name:<br/><b>ALDI</b></p> | <p>Project Name:<br/><b>ALDI</b></p> | <p>Project Address:<br/><b>ALDI</b></p> |
|--------------------------|--------------------------|---------------------------|--------------------------|-----------------------|--|----------------------------------|-----------------------------------|--------------------------------------|---|

DISTRIBUTED BY SIGN UP COMPANY  
700 216<sup>th</sup> Street Southwest  
PO Box 270  
Warrtown, SD 57071-0270  
1.800.843.9888 - www.personasigns.com

**persona**  
SIGNS | LIGHTING | IMAGE





THE GRAPHIC DEPARTMENT  
 \* Digital Graphics  
 \* Vehicle Wraps  
 \* Banners  
 \* Signs

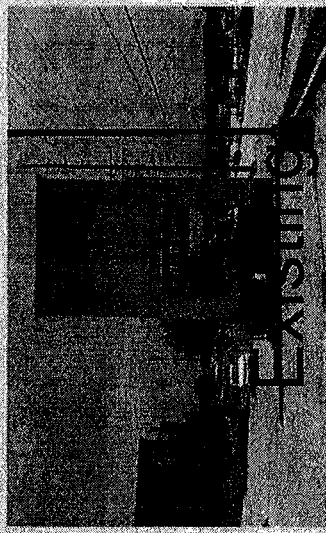
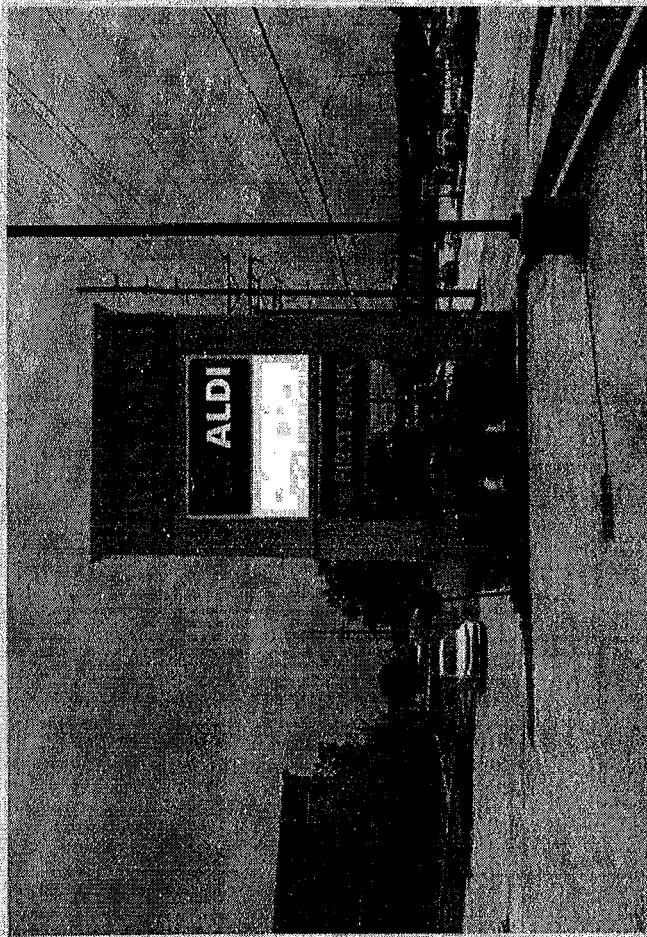
THANK GOD DAILY!  
 314-349-8050

|           |                            |       |            |
|-----------|----------------------------|-------|------------|
| CLIENT    | ALDI Twin Oaks             |       |            |
| ADDRESS   | 1144 Interstate station rd |       |            |
| CITY      | Twin Oaks                  | STATE | MO         |
| PHONE NO. | 46505                      | SCALE | NONE       |
| DESIGNER  | G. Grindstaff              | DATE  | 09/22/2020 |
| SHEET NO. | 1                          |       |            |

|                   |      |
|-------------------|------|
| CUSTOMER APPROVAL | DATE |
|                   |      |

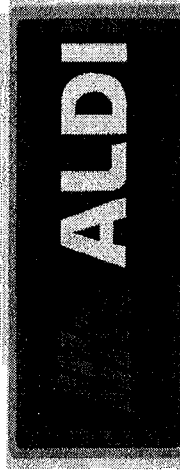
|      |          |
|------|----------|
| DATE | REVISION |
|      |          |
|      |          |
|      |          |
|      |          |
|      |          |
|      |          |

ALDI Space 42"x119"

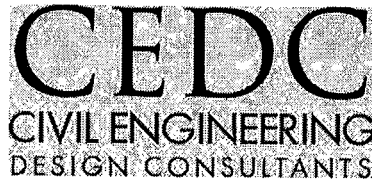


## Specifications

- Remove existing faces
- Install new led lighting 4100k as required
- Install envision fs-1 flexible faces
- Digitally printed decoration 1st surface
- Paint trim aldi gray
- new white face for future tenant of center



GRAPHIC DETAIL  
 not to scale  
 ALDI Face 42"x119"



March 31, 2021

To: Frank Johnson - City Clerk, City of Twin Oaks  
1381 Big Bend Rd.  
Twin Oaks, MO 63021

Regarding: ALDI - 1144 Meramec Station Road, Ballwin, MO 63021

Dear Frank,

This letter is to accompany resubmittal of the Final Development Plan for the proposed ALDI store project referenced above. In addition to the site plans, we offer the following responses to the plan review letter comments from BFA Engineering, dated March 23, 2021:

- 1) Centerline for existing Meramec Station Road is shown and labeled on the plans (See Sheets C03-C06). This is the only public street on the plans.
- 2) Meramec Station Road has a variable width of right of way in the vicinity of the site. Right of way width is labeled as 80 ft. wide (60' + 20') near the southernmost entrance onto Meramec Station Road.
- 3) Distances between the building and the property lines are shown on Sheet C03. These have been labeled from the nearest property lines on the east and south sides of the lot.
- 4) Building and parking lot setbacks are shown on Sheet C03.
- 5) Dimensions of driveways, parking lots, aisles, loading and service areas and docks have been added to Sheet C03.
- 6) Revised photometric plans are included in this resubmittal. This includes the plan 'ALDI-2101050KMOLJS', which shows the fixtures adjacent to the building (and their mounting height 'MH' shown) and lighting cut sheets (including cut sheet for L24, AKA 'Poseidon'). A second photometric plan is attached that encompasses the entire site. This additional plan is intended to show conditions in the parking lot and at the property lines. Fixture EM-X is not shown on the plans as this is an emergency only light.
- 7) Existing monument sign is shown on revised plans.
- 8) Please see callouts on Sheets C5 and C6 regarding water and sanitary sewer. Both these utilities will utilize existing service lines to the building with services to be split between the two tenant spaces.
- 9) MSD and Fire Department
  - a) We have been in contact with MSD to confirm that we will not need a project submittal for sanitary or stormwater, due to the minimal changes in conditions and the use of existing sanitary sewer laterals to serve each tenant space in the building separately. Per the attached correspondence, Bob Miller of MSD confirms that a project submittal to MSD should not be required.
  - b) We have also been in contact with Dan Bruno of West County Fire District and are coordinating on fire protection items that will be detailed fully at the time of building permit submittal.

Please see architectural items also included in this resubmittal:

Sheet CFP-1, Concept Floor Plan

Details of exterior dumpster screening

Additionally, we are including revised signage items provided by George Gindstaff. George has included a narrative list of responses to review comments provided him with his resubmittal items. Please see the first sheet of the signage plans for that narrative.

Please let us know if you have any questions or concerns.

Sincerely,

*Yosef Howley*

Yosef Howley, P.E.

Civil Engineering Design Consultants, Inc.

## Yosef Howley

---

**From:** Robert Miller <RAMILL@stlmsd.com>  
**Sent:** Wednesday, March 31, 2021 1:27 PM  
**To:** Yosef Howley  
**Cc:** Brandon Harp  
**Subject:** Fw: ALDI Twin Oaks: 1100 Meramec Station Road  
**Attachments:** 2021-03-31 ALDI Twin Oaks.pdf

Mr. Howley,

MSD has reviewed the submitted documentation and determined that a formal submittal of this project is not required. We will keep a copy of the submitted drawings for our records.

If you have any questions, feel free to contact me.

Robert A. Miller  
Principal Engineer  
Metropolitan St. Louis Sewer District  
314-335-2053

---

**From:** Yosef Howley <yhowley@cedc.net>  
**Sent:** Wednesday, March 31, 2021 10:50 AM  
**To:** Robert Miller <RAMILL@stlmsd.com>; Brandon Harp <bharp@cedc.net>  
**Subject:** RE: ALDI Twin Oaks: 1100 Meramec Station Road

Bob,

Per your email below, we have added the stormwater management future disturbance note block to the plans, with diff Q and disturbed area shown.. Plan set is attached.

Please call should you have any questions

Yosef Howley, P.E.

**CEDC**  
CIVIL ENGINEERING  
DESIGN CONSULTANTS

10820 Sunset Office Drive  
Suite 200  
St. Louis, Missouri 63127

Office: 314.729.1400, ext. 6  
Fax: 314.729.1404  
[yhowley@cedc.net](mailto:yhowley@cedc.net)

[www.cedc.net](http://www.cedc.net)

---

**From:** Robert Miller <RAMILL@stlmsd.com>  
**Sent:** Wednesday, March 31, 2021 10:30 AM  
**To:** Brandon Harp <bharp@cedc.net>  
**Cc:** Yosef Howley <yhowley@cedc.net>  
**Subject:** Re: ALDI Twin Oaks: 1100 Meramec Station Road

Brandon,

MSD has discussed this project. We are requesting that you add the future note to the plans and list the differential and site disturbance.

Assuming that no red flags are triggered with this information, we are not planning to require formal plan submittal.

Below is the note we need added.

**STORMWATER MANAGEMENT FUTURE DISTURBANCE NOTE:**

Project Disturbance = \_\_\_\_\_ ACRES  
Project Runoff Differential = \_\_\_\_\_ CFS

Any future land disturbance and/or increase in impervious area on this site may require additional stormwater management per MSD regulations in place at that time (including total land disturbance and/or imperviousness added on this plan.)

Robert A. Miller  
Principal Engineer  
Metropolitan St. Louis Sewer District  
314-335-2053

---

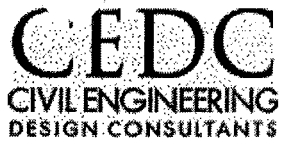
**From:** Brandon Harp <bharp@cedc.net>  
**Sent:** Tuesday, March 30, 2021 9:57 AM  
**To:** Robert Miller <RAMILL@stlmsd.com>  
**Cc:** Yosef Howley <yhowley@cedc.net>  
**Subject:** RE: ALDI Twin Oaks: 1100 Meramec Station Road

Bob

They are splitting the water inside the building  
And the sanitary already has two laterals. One for each tenant

Brandon A. Harp, P.E.  
Principal  
LEED AP BD+C





10820 Sunset Office Drive  
Suite 200  
St. Louis, Missouri 63127

Office: 314.729.1400, ext. 2  
Cell: 314.565.3797  
fax: 314.729.1404  
[bharp@cedc.net](mailto:bharp@cedc.net)  
[www.cedc.net](http://www.cedc.net)

---

**From:** Robert Miller <[RAMILL@stlmsd.com](mailto:RAMILL@stlmsd.com)>  
**Sent:** Friday, March 26, 2021 9:32 AM  
**To:** Brandon Harp <[bharp@cedc.net](mailto:bharp@cedc.net)>  
**Subject:** Re: ALDI Twin Oaks: 1100 Meramec Station Road

Brandon,

Will this tenant and whoever ends up on the other portion of the building be sharing a water and sanitary service?

Robert A. Miller  
Principal Engineer  
Metropolitan St. Louis Sewer District  
314-335-2053

---

**From:** Brandon Harp <[bharp@cedc.net](mailto:bharp@cedc.net)>  
**Sent:** Thursday, March 25, 2021 1:46 PM  
**To:** Robert Miller <[RAMILL@stlmsd.com](mailto:RAMILL@stlmsd.com)>  
**Cc:** Yosef Howley <[yhowley@cedc.net](mailto:yhowley@cedc.net)>  
**Subject:** ALDI Twin Oaks: 1100 Meramec Station Road

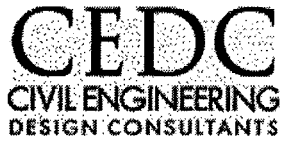
Hi Bob

See attached....ALDI grocery store is taking half of the old Shop and Save Grocery Store Building in Twin oaks. The building façade is being upgraded, but we are not increasing the domestic water or modifying any public sewers. We are only upgrading a few of the parking spaces for ADA compliance and replacing a sidewalk for the shopping court storage.

The City's engineering consultant is asking for confirmation that an MSD review/approval is not required. I don't think it would be and was hoping you could respond to this email to indicate a MSD review/approval is not required/

Thank you in advance

Brandon A. Harp, P.E.  
Principal  
LEED AP BD+C



10820 Sunset Office Drive  
Suite 200  
St. Louis, Missouri 63127

Office: 314.729.1400, ext. 2  
Cell: 314.565.3797  
fax: 314.729.1404  
[bharp@cedc.net](mailto:bharp@cedc.net)  
[www.cedc.net](http://www.cedc.net)

103 Elm Street  
Washington, MO 63090



636.239.4751  
www.bfoeng.com

April 1, 2021

City of Twin Oaks  
1381 Big Bend Road  
Twin Oaks, MO 63021  
Attn: Frank Johnson, City Clerk

RE: 2<sup>nd</sup> Final Development Plan Review for ALDI Retail Facility  
1100 Meramec Station Rd - BFA 3497-0

Mr. Johnson,

I obtained from you, on March 31, 2021, the 2021-03-31 ALDI Twin Oaks FDP Resubmittal Letter (6 pages), 2021-03-31 ALDI TWIN OAKS FDP SET (14 pages). The information received pertains the proposed development at 1100 Meramec Station Road in commercial district "C". The information was reviewed to evaluate compliance with the Code of Ordinance for Twin Oaks.

The following comments list the conflicts with the proposed plans when evaluated for compliance:

1. Display and call out all proposed and existing public street center line locations per Section 400.340 A.4.b.  
This comment is addressed.
2. Display and call out all proposed and existing public street widths, curb cuts, and radii per Section 400.340 A.4.c.  
This comment is addressed.
3. Call out distance between building and property lines and between parking areas and property lines per Section 400.340 A.4.f.  
This comment is addressed.
4. Call out all required buildings and parking setbacks per Section 400.340 A.4.g.  
This comment is addressed.
5. Please provide dimensions of all driveways, parking lots, aisles, loading and service areas and docks per Section 400.340 A.4.j.  
This comment is addressed.
6. Please include the photometric plan sheet, "ALDI - 2101050KMOLIS", to the final development plan set. Please include the lighting cut sheets to the final development plan set. There is no cut-sheet for L24 (as called out on the photometric plan sheet). The light fixture for EMX and Poseiden, as provided in the cut sheets, are not shown on the photometric plan. Please ensure all light fixtures are adequately labeled and comprehensible. Please identify all required items such as light's location, height, and type as per Section 400.340 A.4.k.  
This comment is addressed.
7. Please label the location of the monument sign on the site plan per Section 400.340 A.4.l.  
This comment is addressed.
8. Please provide final water and sanitary sewerage plans per Section 400.340 A.4.n.  
This comment is addressed.
9. It is stated in "2021-03-04 ALDI Twin Oaks FDP Submittal Letter" that you "...do not anticipate MSD submittal for this project." We observed that there are "...changes to the occupancy load for the sanitary sewer lateral and downspout shown to tie into the existing storm structure" as commented in the 4<sup>th</sup> Preliminary Plan Review. Please verify MSD approval is not required for this project per Section 400.340 A.4.o. Please provide written approval from all applicable jurisdictions, including Valley Park Fire District or West County Fire District per Section 400.340 A.4.o.  
This comment is addressed. CEDC confirmed a submittal is not needed with MSD and noted on the plan that the downspout is tying into a private storm sewer structure. They have initiated conversations with the West County Fire District and are working through the design.

Please let me know if you need further explanation on any of these items.

Best regards,

  
Tiffany Campbell  
BFA, Inc.