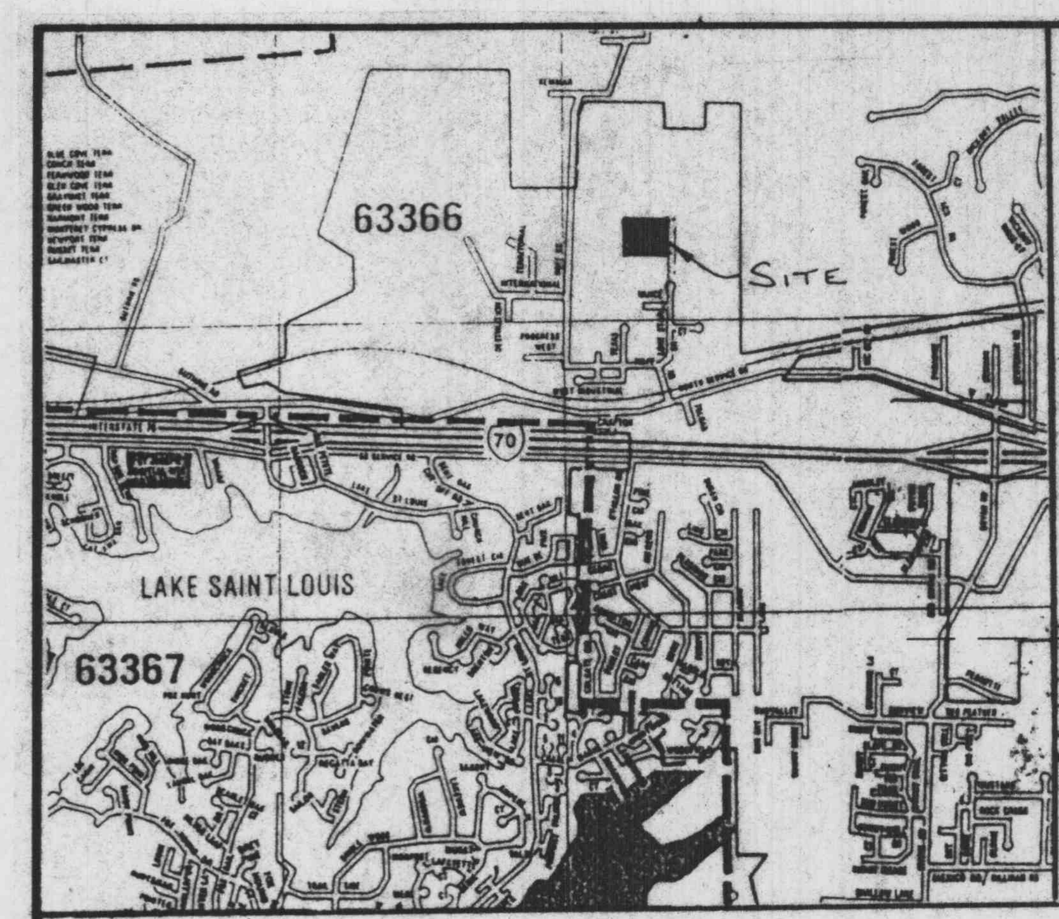
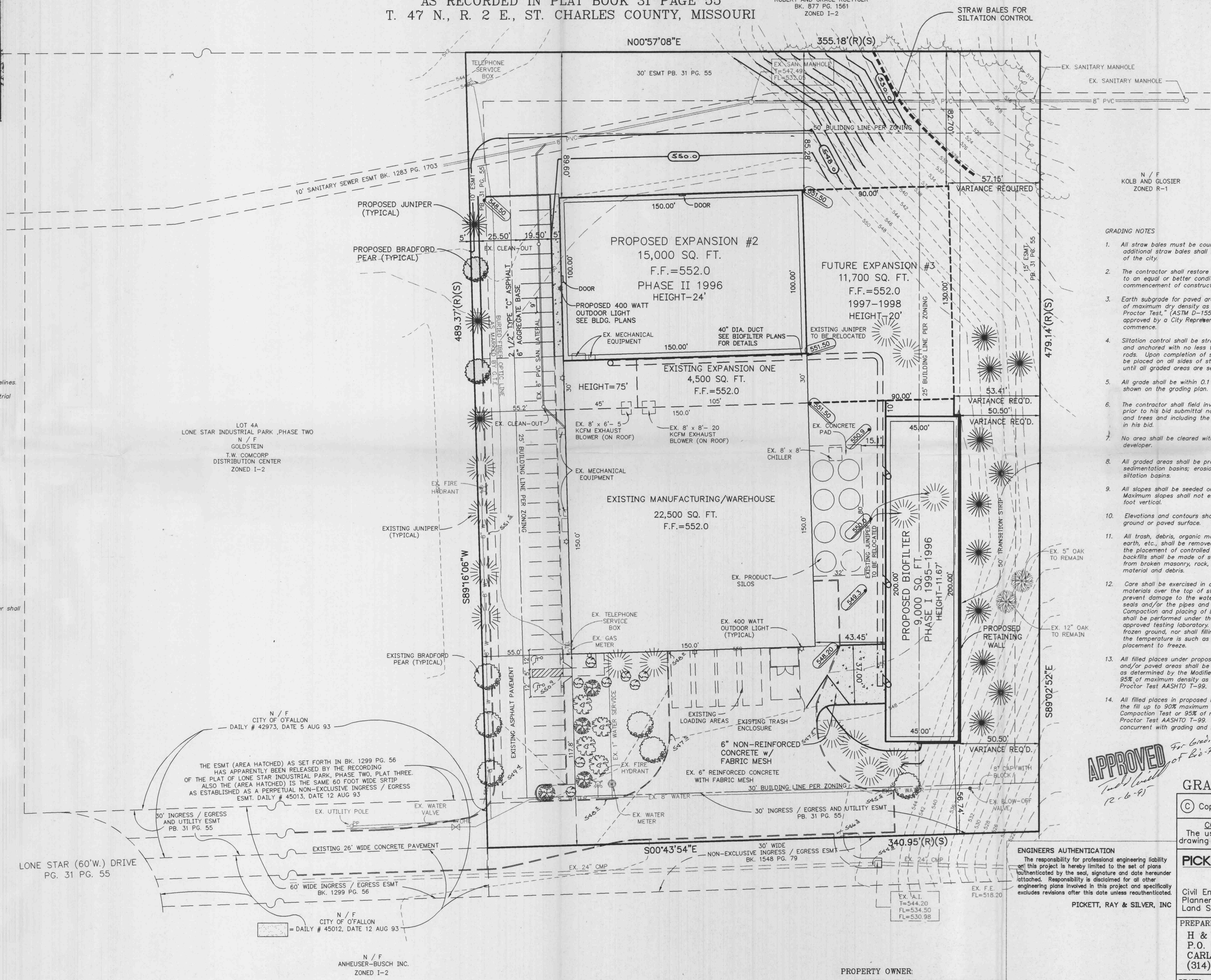
APPLIED FOOD BIOTECHNOLOGY, INC.

A TRACT OF LAND BEING LOT 4B OF LONE STAR INDUSTRIAL PARK PHASE TWO, PLAT THREE

AS RECORDED IN PLAT BOOK 31 PAGE 55
T. 47 N., R. 2 E., ST. CHARLES COUNTY, MISSOURI

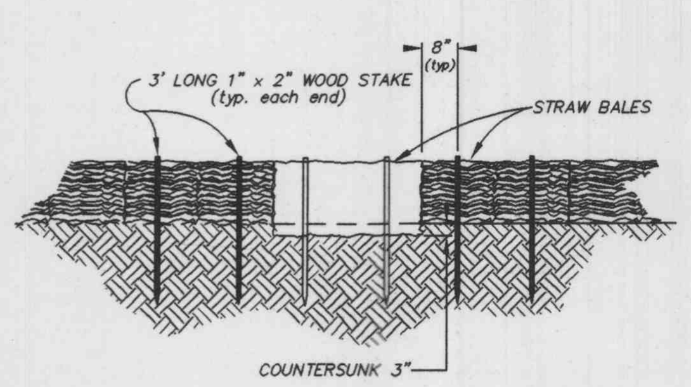


GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.



GENERAL NOTES

1. Present Zoning: I-2, Heavy Industrial
2. Proposed Use: Manufacturing
3. Area of Tract: 3.6± Acres
4. Site is not located within the 100 year flood plain.
5. Project is Served By:
   A. City of O'Fallon
   B. St. Charles Gas Company
   C. G.T.E. Telephone Company
   D. O'Fallon Sewer District
   E. Union Electric Company
   F. O'Fallon Fire Protection District
6. All utilities shall be located underground.
7. Parking and building shall be in compliance with A.D.A. Accessibility Guidelines.
8. Storm water detention has been provided for the entire Lone Star Industrial Park in the existing detention basin shown on approved improvement plans prepared by Pickett, Ray & Silver, dated September, 1988.
9. Building height, site lighting and signage shall be in accordance with City of O'Fallon requirements.
10. Lighting shall be directed down and shielded so as not to overflow onto adjacent properties or streets.
11. For exact building dimensions, see architectural plans.
12. Setback and yard requirements:
    Front – 30 feet
    Side – 25 feet
    Rear – 50 feet
13. Grading and drainage shall be per City of O'Fallon requirements.
14. Exterior lighting details to be provided with building plans.
15. Site shall comply with Article 26 of the O'Fallon Zoning Ordinance.
16. Backflow prevention has been provided for in the existing building.
17. No existing trees are being removed.
18. Building exteriors to be constructed of pre-engineered baked enamel steel sheeting to match existing warehouse.
19. Proposed expansion #2 shall be structural steel frame. Proposed biofilter shall be concrete with fiberglass panel roof.



STAKED BALE DETAIL

N.T.S.

Siltation Control

Siltation control shall consist of temporary berms and swales to divert storm water run-off to a natural discharge point. (See Grading Plan for locations.) At which point there shall be a double row of straw bales with four feet of separation between bales and straw bales shall be staggered. In areas where a berm and swales are not feasible, a single row of straw bales shall be placed end to end to protect adjacent property and right-of-ways (this shall be the responsibility of the grading contractor or developer if so agreed). Upon completion of storm sewers, straw bales shall be placed on all sides of appropriate structures to keep silt out of storm sewer (this shall be the responsibility of the sewer contractor or the developer if so agreed). all straw bales shall be securely anchored and properly maintained until all disturbed areas are paved or vegetation established.

NOTE
Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction.

86155R

GRADING NOTES

1. All straw bales must be countersunk a minimum of 3" and additional straw bales shall be placed at the direction of the city.
2. The contractor shall restore offsite construction areas to an equal or better condition than existed prior to commencement of construction.
3. Earth subgrade for paved areas must be compacted to 90% of maximum dry density as determined by a "Modified Proctor Test," (ASTM D-1557), and must be inspected and approved by a City Representative, before paving may commence.
4. Siltation control shall be straw bales placed end to end and anchored with no less than 2 1/2" x 4' reinforcing rods. Upon completion of storm sewers, straw bales shall be placed on all sides of structures and shall remain until all graded areas are seeded or sodded.
5. All grade shall be within 0.1 feet more or less of those shown on the grading plan.
6. The contractor shall field investigate the entire site prior to his bid submittal noting the existing vegetation and trees and including the removal and disposal of same in his bid.
7. No area shall be cleared without permission of the developer.
8. All graded areas shall be protected from erosion by sedimentation basins; erosion control devices or siltation basins.
9. All slopes shall be seeded or sodded and mulched. Maximum slopes shall not exceed 3 feet horizontal to one foot vertical.
10. Elevations and contours shown are to top of finished ground or paved surface.
11. All trash, debris, organic material, refuse, frozen earth, etc., shall be removed from fill areas prior to the placement of controlled fill. All fills and backfills shall be made of selected earth materials, free from broken masonry, rock, frozen earth, rubbish, organic material and debris.
12. Care shall be exercised in compaction of backfill materials over the top of structures or pipes in order to prevent damage to the waterproofing membranes, joints, seals and/or the pipes and structures themselves. Compaction and placing of backfill and fill materials shall be performed under the continuous supervision of an approved testing laboratory. Fill shall not be placed on frozen ground, nor shall filling operations continue when the temperature is such as to permit the layer under placement to freeze.
13. All filled places under proposed storm and sanitary sewer lines and/or paved areas shall be compacted to 90% of 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.
14. All filled places in proposed roads shall be compacted from the bottom of the fill up to 90% 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.

APPROVED For Grading of Bio-Filter
12-6-95

PROPERTY OWNER:
APPLIED FOOD BIOTECHNOLOGY
937 LONE STAR DRIVE
O'FALLON, MO 63366
(314) 281-0040

ENGINEERS AUTHENTICATION

The responsibility for professional engineering liability on this project is hereby limited to the set of plans authenticated by the seal, signature and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in this project and specifically excludes revisions after this date unless reauthenticated.

PICKETT, RAY & SILVER, INC

Signature   Date

GRADING PLAN

PICKETT RAY & SILVER

Civil Engineers
Planners
Land Surveyors

333 Mid Rivers Mall Dr.
St. Peters, MO 63376
441-1211 278-1211

PREPARED FOR:
H & H STEEL BUILDING COMPANY, INC.
P.O. BOX 459
CARLINVILLE, ILL. 62626
(314) 723-2229

DRAWN	D.L.P.	DATE	11-28-95
CHECKED		DATE	
FIELD BOOK	371E	PROJECT #	86-155R
		JOB ORDER #	

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