

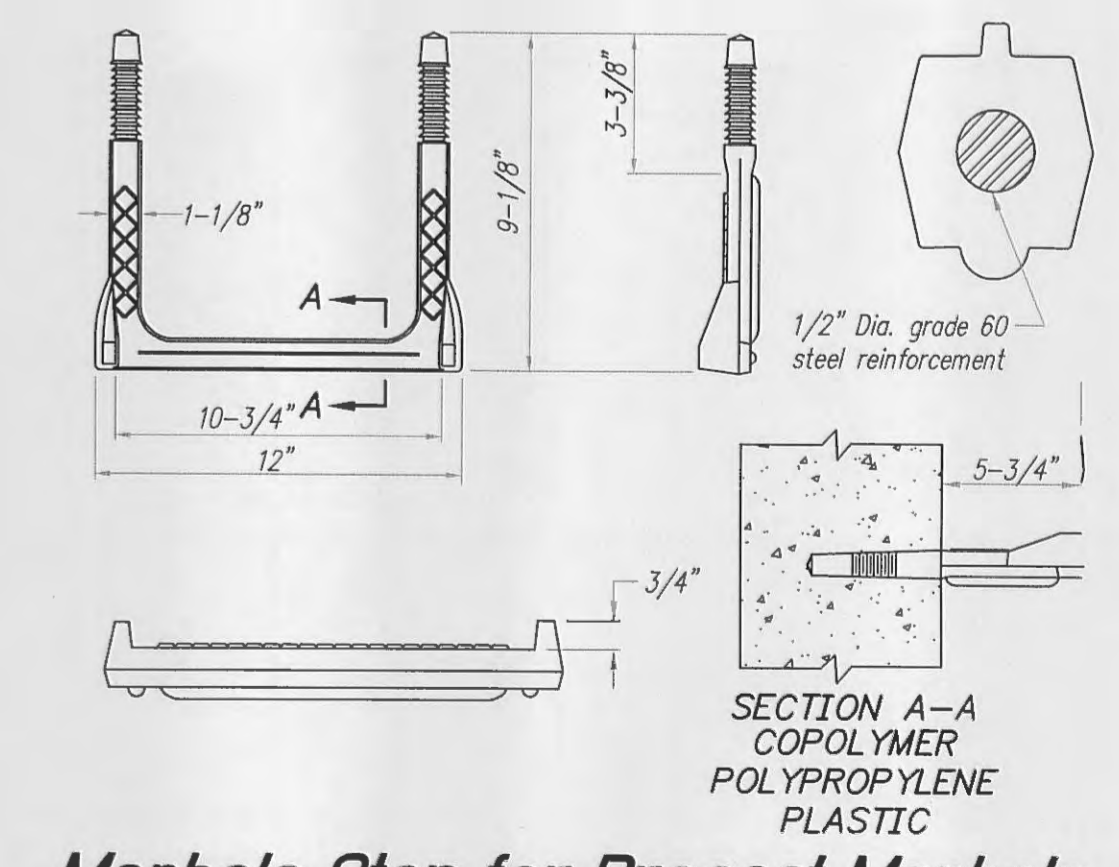
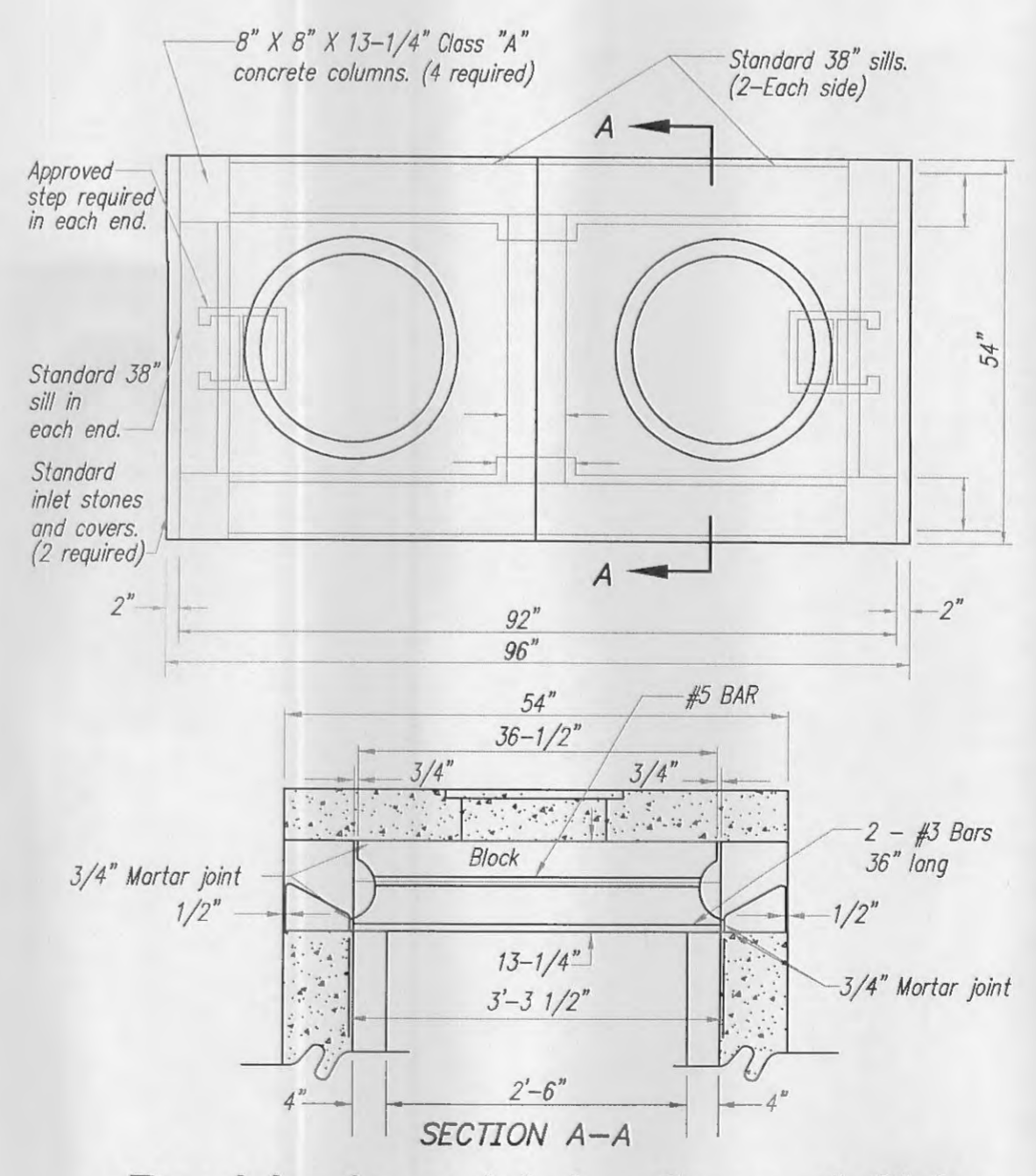
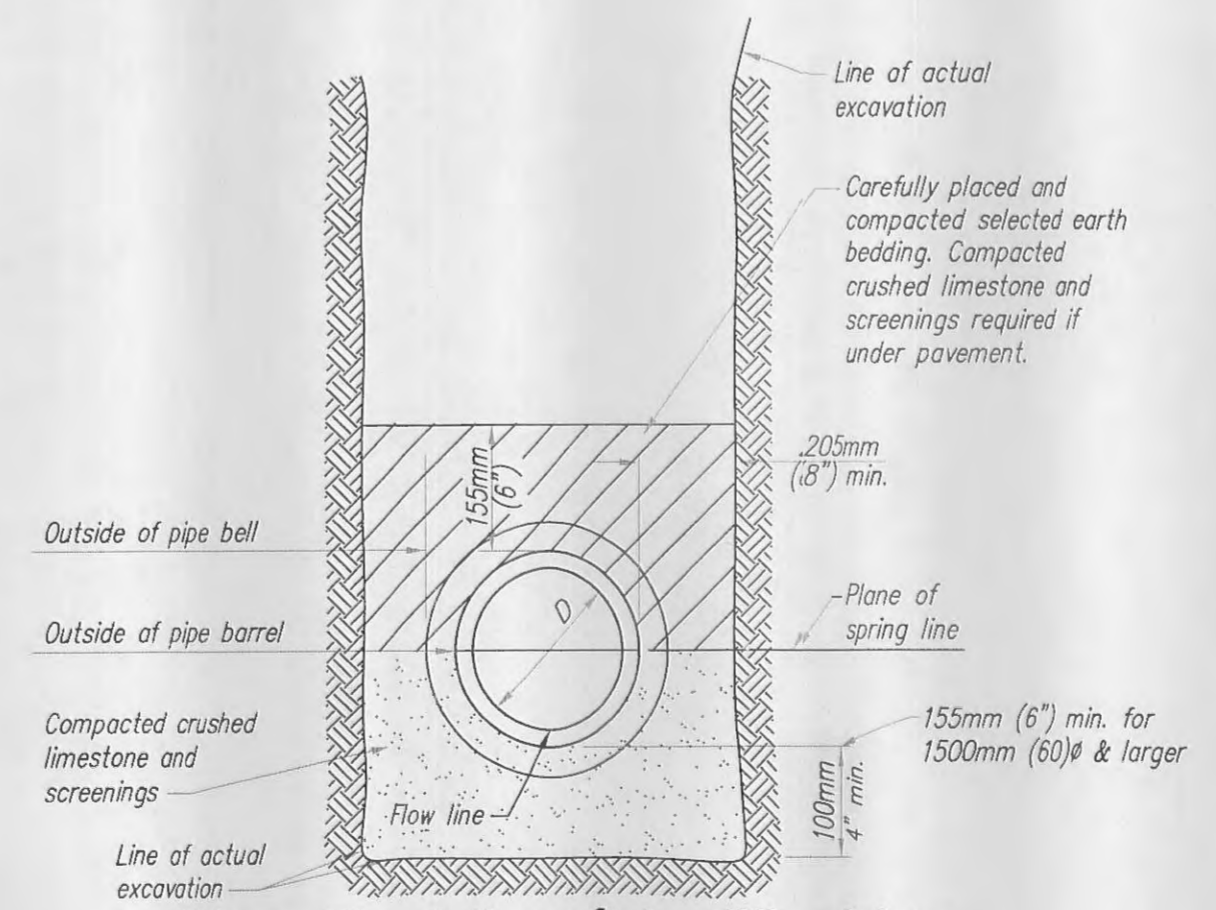
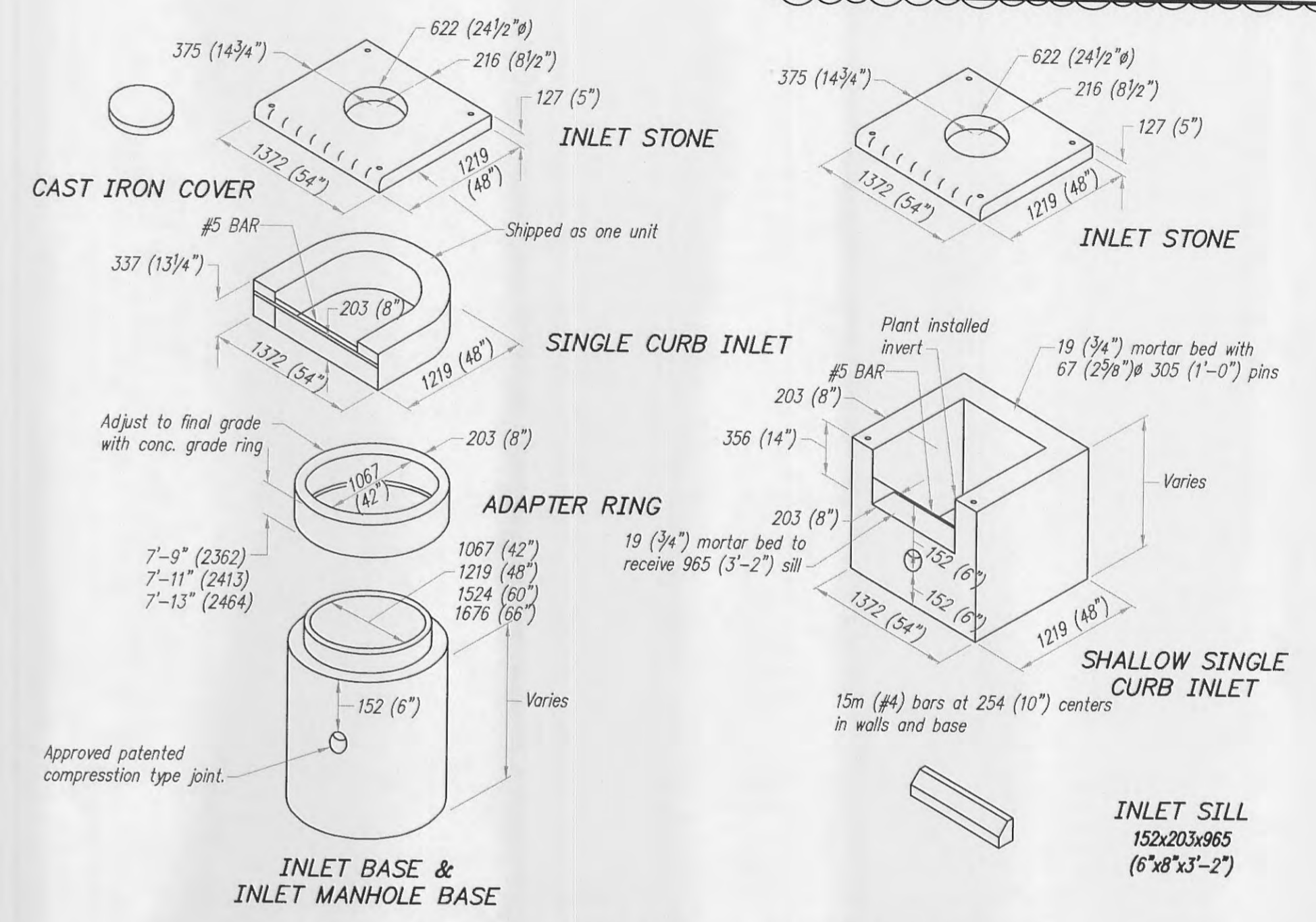
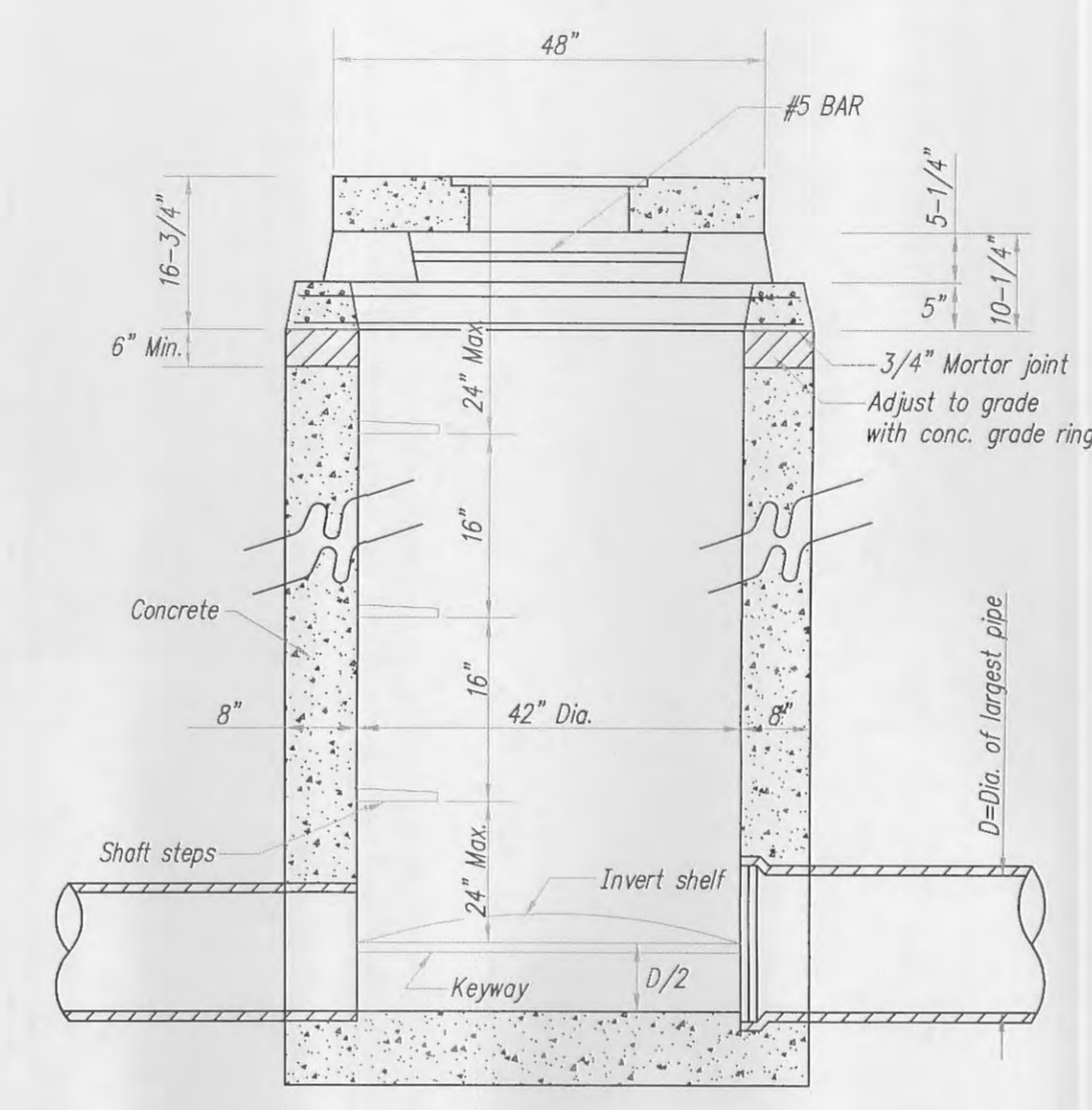
GENERAL NOTES:

- Total area of property: 7.61 acres.
- Present Zoning - HTCD
- Proposed Use - Light Manufacturing Facility Supported by Research and Development
- Owner/Developer: Troy Pohlman Irrevocable Trust
14050 Baxford Ct.
Chesterfield, MO 63017-3452
Phone: (636) 939-5956
- Engineer: George Butler Associates, Inc.
225 S Main St - Suite 200
O'Fallon, MO 63366
Phone: (636) 240-2444
- Temporary Facilities: Light, power, water, toilet facilities shall be provided by the general contractor.
- Protection: Each contractor shall protect his excavations. All excavations shall be kept free of water and lighted barricades maintained.
- Clean-Up: The general contractor shall remove all debris from site and building broom cleaned. Tools, equipment, and scaffolding not in active use shall be removed.
- Trees, organic debris, rubble, foundations and other deleterious material shall be removed from the site and disposed in compliance with all applicable laws and regulations. Landfill tickets for such disposal shall be maintained on file by the developer. Burning on site shall be allowed only by permit 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.
- Topsoil, sod and debris is to be removed from area of new construction. This includes construction, existing concrete, asphalt and retaining walls.
- Excavate to produce an undisturbed soil bearing surface at required levels. Remove all soft spots in subgrade and fill with compacted granular or fill.
- Fill soils shall not contain organic material, vegetation, rubbish, cinders or frozen material. Horizontal fills may be clay or granular fill. Remove all unacceptable or excess excavated material from site.
- All existing underground utilities and services that are to remain are to be protected throughout construction.
- Clayey Material: Deposit fill in 8" lifts, breakdown oversized lumps and mix to secure a uniform moisture content and compaction. After each lift has been spread and sprinkled if required, roll or tamp that lift uniformly over its entire area. Compact clayey fill to not less than 95% of maximum density at optimum moisture as determined by compaction tests.
- Under slabs on grade, construct a leveling course over leveled and compacted subgrade. Use sand, stone screenings or pea gravel compacted with hand or mechanical tampers. Continue compaction until no further reduction of leveling course is apparent as tamper is advanced.
- All top, flowline and invert elevations shown have been established from the grade plan and/or topographic survey. The general contractor shall verify all elevations upon grading completion to insure continuity with proposed and existing utilities.
- All construction and materials shall conform to City of O'Fallon specifications.
- Exterior lighting shall be mounted 24' high, 400 watts.
- Detention was provided in original Plat of the O'Fallon Corporate Centre as recorded in Plat Book 32 Pages 28 - 32.
- This tract is not in the flood plain. F.I.R.M. Map # 29183C0430E, Dated 8/2/1996
- Parking Requirements:
Office:
1 PS/300 S.F. Office Space = (3100.09 SF OFF. Space/300) = 10.3 Spaces
Manufacturing Facilities:
1 PS/Employee + 1 PS/1000 S.F. Floor Area = (55 + 66807.41/1000) = 121.8 Spaces
Total:
Handicap Spaces Required = 4 Spaces
Handicap Spaces Provided = 4 Spaces
Parking Spaces Provided = 88 Spaces (per variance)
Bicycle Parking Required = 1 per 15 parking spaces = 1/88 = 5.8 Spaces
Bicycle Parking Provided = 6 Spaces (min.)
- Loading Spaces Required:
1 for first 5000 SF + 1 each additional 20000 SF
63026.75 SF OF Space
Total Required = 3.9 Spaces
Loading Spaces Provided = 7 Spaces
- Building Height = 23.5 FT ± 0.5 FT.
- All utilities shall be located underground.
- Subject site is currently 2 lots to be consolidated upon approval of the site plan (Lot 7B-1 and 7B-2 of the Resubdivision Plat of Lot 7 of the O'Fallon Corporate Centre).
- All activities shall take place within the proposed building.
- The waterline backflow preventer shall be located inside the building.
- Setback Requirements:
Front and Side - 30'
Rear - 35'
- All HVAC and mechanical units on site shall be properly screened as required by city code. Rooftop units shall be screened by a parapet wall. Ground mounted HVAC and mechanical units shall be screened by vegetation that has a minimum height that is at least as tall as the tallest unit being screened.
- Parking lot lights to be 400 W HPS
- This site has no wetlands subject to United States CORP of Engineers (COE) Regulations.
- Sidewalks, curb ramps, ramp and accessible parking spaces shall be constructed in accordance with the current approved "American with Disabilities Act Accessibility Guidelines" (ADAAG) along with the required grades, 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. (Note that at least one 8' wide handicap access aisle is provided and curb ramps do not project into handicap access aisle.)
- All paving to be in accordance with St. Charles County standards and specifications except as modified by the City of O'Fallon ordinances.
- All fill placed under proposed storm and sanitary sewer, proposed roads, and/or paved areas shall be compacted 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 fill placed in proposed roads shall be compacted from the bottom of the fill up. All tests shall be verified by a soils engineer concurrent with grading and backfilling operations. Note that the moisture content of the soil in fill areas is to correspond to the compactive effort that was used for compaction. Soil compaction curves shall be submitted to the City of O'Fallon prior to determined using the same test that was used for compaction. Optimum moisture content shall be determined using the same test that was used for compaction. Soil compaction curves shall be submitted to the City of O'Fallon prior to the placement of the fill. Proof rolling may be required to verify soil stability at the discretion of the City of O'Fallon.
- The sediment control plan should be implemented before grading begins. No graded area is to remain bare without being seeded and mulched. Also, when deemed necessary positive steps should be exercised to prevent this soil from damaging adjacent property and siting up all storm drainage systems whether on or off site.
- Graded areas that are to remain bare for over 2 weeks shall be seeded and mulched.
- All erosion control systems are to be inspected and necessary corrections are to be made within 24 hours of any rainstorm resulting in one-half inch of rain or more.
- Developer must supply City construction inspectors with soil reports prior to or during site soil testing. The soil report will be required to contain the following information on soil test curves (Proctor reports):
 - Maximum Dry Density
 - Optimum moisture content
 - Maximum and minimum allowable moisture content
 - 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.
 - Curve must have at least 5 density points with moisture content and sample locations listed on document.
 - Specific gravity
 - Natural moisture content
 - Liquid limit
 - Plastic limit
- The Contractor shall assume complete responsibility for controlling all siltation and erosion of the project area. The Contractor shall use whatever means necessary to control erosion and siltation including, but not limited to, staked 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 Owner and/or the City of O'Fallon. The Contractor's responsibilities include all design and implementation as required to prevent erosion and the depositing of silt. The Owner and/or the City of O'Fallon may at their option direct the Contractor 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 in new or existing storm sewers or swales shall be removed after each rain and affected areas cleaned to the satisfaction of the Owner and/or the City of O'Fallon.
- Provide a marking on the storm sewer inlets. The City will allow the following markers and adhesive procedures only as shown in the table below or an approved equal by Almetek Industries. "Peel and stick" adhesive pads will not be allowed.

Manufacturer	Size	Adhesive	Style	Message (Part #)	Website
ACP International	37/8"	Epoxy	Crystal Cap	No Dumping Drains to Waterways (SD-W-CC)	www.acpinternational.com
DAS Manufacturing, Inc.	4"	Epoxy	Standard Style	No Dumping Drains To Stream (8SDS)	www.dasmanufacturing.com
- Connections at all sanitary or storm structure to be made with A-lock joint or equal.
- Pipe joints shall be gasketed O-ring type.
- Brick shall not be used in the construction of sanitary or storm sewer structures.
- Lighting values will be reviewed on 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 Planning Division.
- All sign locations and sized must be approved separately through the Planning Division.
- No slopes shall be steeper than 3 (horizontal) to 1 (vertical).
- The City of O'Fallon shall be contacted for utility located under its maintenance responsibility. This may include water, sanitary, storm, and traffic locates.
- Traffic controls to be per MODOT or MUTCD, whichever is most stringent.
- Existing electric will be used to service the building.

DETAILS FOR COMPONENT BAR PRODUCTS BUILDING EXPANSION

GBA GEORGE BUTLER ASSOCIATES, INC. Engineers / Architects Kansas City, Mo. / Lenexa, Ks. / O'Fallon, Mo. / Wichita, Ks.		DATE: SEPTEMBER 2007 DESIGN BY: JUC DRAWN BY: MSA PROJECT NO.: 11333	
COMPONENT BAR BUILDING EXPANSION		SHEET NO. 7 TOTAL SHEETS 11	
NO.	DATE	DESCRIPTION	BY
△	8/22/07	160 LB KEYSTONE RETAINING WALL AT THE BACK OF CURB	MSA
△	8/22/07	CHANGED PROPOSED TREES NORTH OF THE PARKING LOT	MSA
△	8/22/07	REMOVED PROPOSED FENCE ALONG ON NORTH PROPERTY LINE	MSA
△	8/22/07	ADDED SITEPROOF FENCING	MSA
△	9/17/07	MODIFIED PARKING LOT LAYOUT AND INLET	MSA
△	11/5/07	ADDED RETAINING WALL FENCE AND FENCE DETAIL	MSA



SECTION A-A
COPOLYMER POLYPROPYLENE PLASTIC