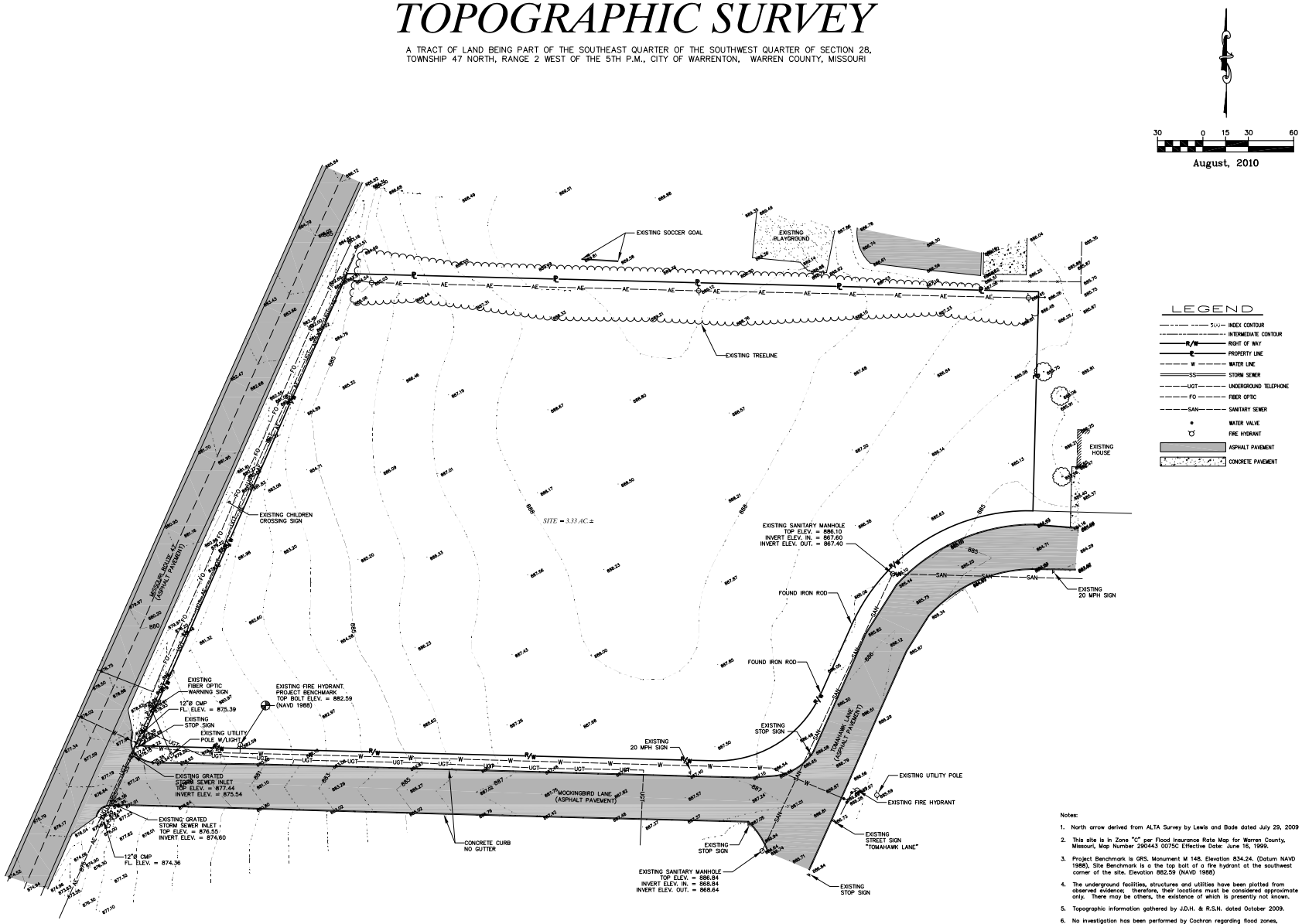
APPENDIX B – FACILITY LAYOUT

TOPOGRAPHIC SURVEY

A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 47 NORTH, RANGE 2 WEST OF THE 5TH P.M., CITY OF WARRENTON, WARREN COUNTY, MISSOURI



Notes:

1. North arrow derived from ALTA Survey by Lewis and Bade dated July 29, 2009
2. This site is in Zone "C" per Flood Insurance Rate Map for Warren County, Missouri, Map Number 290443 0075C Effective Date: June 16, 1999.
3. Project Benchmark is GRS. Monument M 148. Elevation 834.24. (Datum NAVD 1988), Site Benchmark is a the top bolt of a fire hydrant at the southwest corner of the site. Elevation 882.59 (NAVD 1988)
4. The underground facilities, structures and utilities have been plotted from observed evidence; therefore, their locations must be considered approximate only. There may be others, the existence of which is presently not known.
5. Topographic information gathered by J.D.H. & R.S.N. dated October 2009.
6. No investigation has been performed by Cochran regarding flood zones, hazardous waste, underground conditions or utilities affecting the tract shown heron.
7. Utilities shown hereon per Missouri One Call Ticket No. 92791512, dated 10-6-09.

COCHRAN PROJECT #09-4388

50291.00

WARREN COUNTY ADMINISTRATION BUILDING

Intersection of Hwy 47 & Mockingbird Ln.
Warrenton, Warren County, MO 63383

TREANOR ARCHITECTS P.A.
Kirkwood Station Plaza, Bldg. B
141 E. Madison Avenue, Ste 102
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Office: 314.984.0021
Fax: 314.984.0085
www.treanorarchitects.com
Treanor Architects P.A. - Architect
Missouri Certificate of Authority #: A2009030447

STATE OF MISSOURI
ELLIOTT R. REED
NUMBER PE2006002845
PROFESSIONAL ENGINEER

REVISIONS		
ID	DATE	COMMENT

Rel. Date: 08/16/10

Topographic Survey

C1

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Drawing name: F:\09-4388\TOPO.dwg Tab: C01 Plotted on: Aug 06, 2010 - 3:01pm Plotted by: jeler

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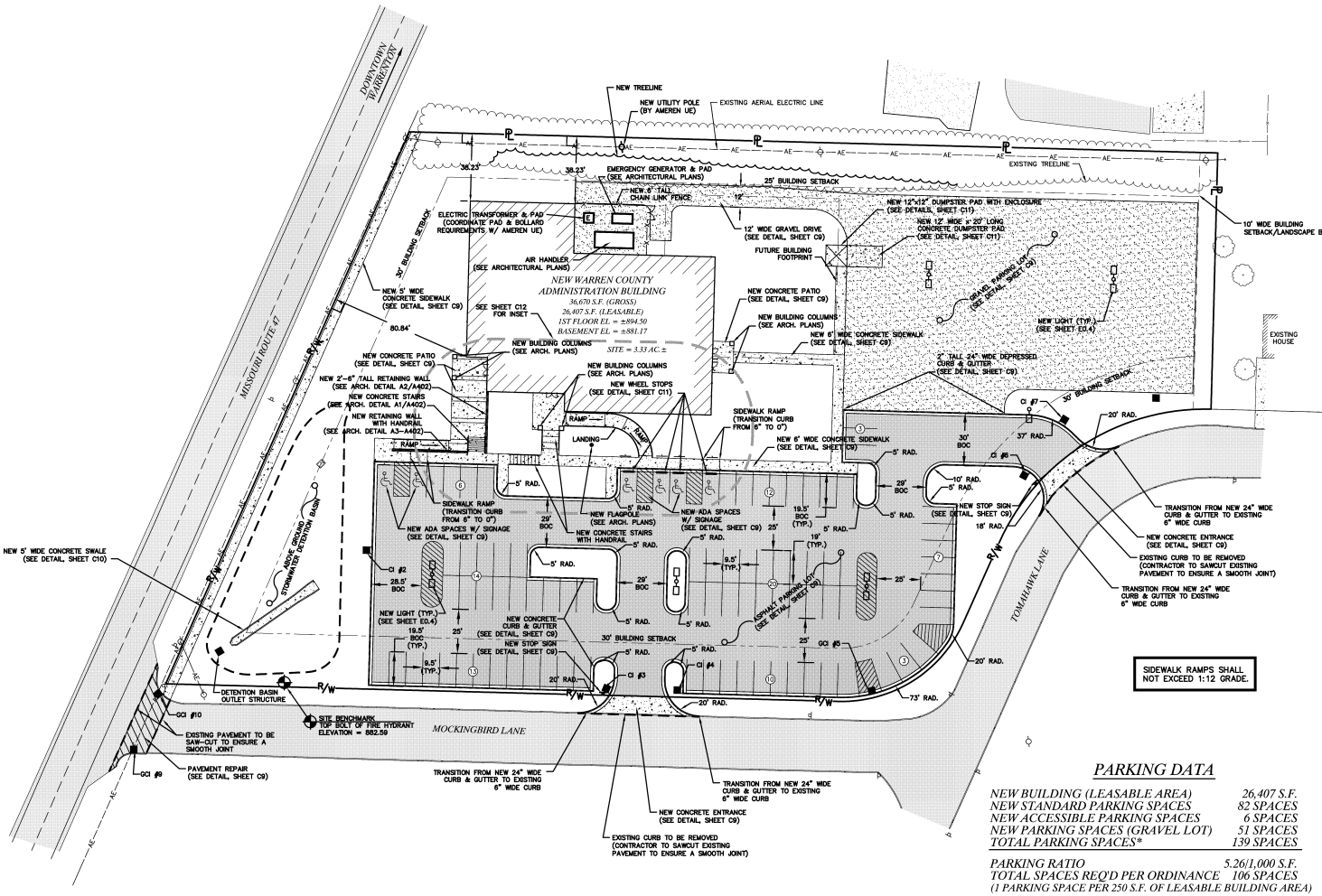
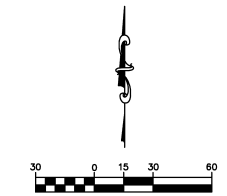
SITE PLAN





LEGEND

EXISTING	PROPOSED
PROPERTY LINE	
RIGHT-OF-WAY	
BUILDING SETBACK	
AERIAL ELECTRIC	
UTILITY POLE / GUY WIRE	
INLET	
GRATED INLET	
TREELINE	
LIGHT	
CONCRETE PAVEMENT	
ASPHALT PAVEMENT	
GRAVEL SURFACE	
ASPHALT PAVEMENT REPAIR	
FENCE	

Notes:

1. The sitework on this project shall meet or exceed the City of Warrenton, Mo standards and specifications.
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6. Topographic information gathered by J.D.H. & R.S.N. dated October 2008
7. No investigation has been performed by Cochran regarding flood zones, hazardous waste, underground conditions or utilities effecting the tract shown heron.
8. Contractor to contact telephone, electric, gas, water and cable companies to have underground utilities located on this site and adjacent to this site prior to doing any excavating.
9. All unsurfaced areas on the site are to receive 4 inches of topsoil. Contractor to seed/sod, mulch, fertilize, and maintain all areas outside of paved areas that were disturbed during construction until an acceptable stand of grass is established. The Contractor shall be responsible to take whatever means necessary to establish permanent soil stabilization.
10. The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The Contractor must call the appropriate utility company to request exact field location of utilities. It shall be the responsibility of the Contractor to relocate all existing utilities, which conflict with the improvements shown on plans.
11. All trenches under paved areas shall be backfilled with well graded granular material and compacted to meet compaction requirements for the road/parking lot.
12. All survey monuments disturbed during construction shall be replaced by a licensed land surveyor licensed in the state in which this project is located at the Contractor's expense.
13. Contractor shall coordinate the scheduling and location of the demolition and installation of all utilities, including stakeout, conduit required, trenching required, etc. Contractor shall contact each utility provider with at least 30 days advance notice of any work to be done.
14. All underground electric and telephone wire that lies beneath paved areas shall be installed in conduit. Contractor shall coordinate with each utility service provider for size and type of conduit required. Conduit shall be provided at the Contractor's expense.
15. Contractor shall provide a minimum of 18" of clearance between sanitary sewer and waterlines and a minimum of 18" of clearance between storm sewers and waterlines. This may mean that lowering of waterlines may be necessary.
16. All dimensions are to back of curb unless otherwise noted.
17. Striping shall be 4" wide traffic yellow. Accessible striping shall be 4" wide traffic blue.
18. In accordance with generally accepted construction practices the contractor will be solely and completely responsible for conditions of the job site, including safety of all persons and property during performance of the work. This requirement will apply continuously and not be limited to normal working hours. Contractor will be responsible for providing and maintaining all barricades, warning signs, flashing lights & traffic control devices during construction. Contractor to comply with all OSHA regulation requirements and safety meeting requirements.
19. Refer to architectural plans for Site Lighting Electrical Plan.

PARKING DATA

NEW BUILDING (LEASABLE AREA)	*26,407 S.F.*
NEW STANDARD PARKING SPACES	*82 SPACES*
NEW ACCESSIBLE PARKING SPACES	*6 SPACES*
NEW PARKING SPACES (GRAVEL LOT)	*51 SPACES*
*TOTAL PARKING SPACES**	*139 SPACES*
PARKING RATIO	*5.26/1,000 S.F.*
TOTAL SPACES REQ'D PER ORDINANCE	*106 SPACES*

(1 PARKING SPACE PER 250 S.F. OF LEASABLE BUILDING AREA)

* PARKING SPACES ARE 9'-6" WIDE

COCHRAN PROJECT #09-4388

50291.00

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Missouri Certificate of Authority # A2006030447

STATE OF MISSOURI
JOHN P. REDDICK
REGISTERED
PROFESSIONAL ENGINEER
PE2006002845

REVISIONS		
ID	DATE	COMMENT

Rel. Date: 08/16/10

Site Plan

C2

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Drawing name: F:\09-4388\SITE.dwg Tab: C02 Posted on: Aug 06, 2010 - 3:03pm Posted by: jeller
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GRADING PLAN

EROSION CONTROL NOTES:

1. Contractor shall assure positive drainage from buildings for all natural & paved areas.
2. All unsurfaced areas are to receive four inches of topsoil. Contractor to seed, mulch, and fertilize all areas outside of paved areas that were disturbed during construction until an acceptable stand of grass is established.
3. Underground facilities, structures, and utilities have been plotted from available surveys and records. Therefore, their locations must be considered approximately only. There may be others, the existence of which is presently not known.
4. No land clearing or grading shall begin until all erosion control measures have been installed.
5. Should construction stop for longer than 15 days, the site shall be seeded as specified by temporary seeding mix.
6. Maintain erosion control measures after each rain and at least once a week.
7. This plan shall not be considered all inclusive as the contractor shall take all necessary precautions to prevent soil sediment from leaving the site.
8. Contractor shall comply with all state and local ordinances that apply.
9. Additional erosion and sediment control measures will be installed if deemed necessary by on site inspection.
10. Land disturbing activities shall not commence until approval to do so has been received by governing authorities.
11. If installation of storm drainage system should be interrupted by weather or nightfall, the pipe ends shall be covered with filter fabric.
12. Contractor shall be responsible to take whatever means necessary to establish permanent soil stabilization.
13. Contractor shall adjust and/or cut existing pavement as necessary to assure a smooth fit and continuous grade.
14. The contractor is responsible for keeping stormwater run-off and siltation under control during construction.
15. Pavement lifts shall be placed in traverse directions with final layer perpendicular to the finished contours on parking lot.
16. Contractor to obtain and follow installation requirements for storm sewer, sanitary sewer waterline from pipe manufacturer for each type of piping material.
17. Contractor shall coordinate adjustments to existing utilities with appropriate utility company as work progresses.
18. Contractor shall coordinate the scheduling and location of the demolition and installation of all utilities, including stakeout, conduit required, trenching required, etc. Contractor shall contact each utility provider with at least 30 days advance notice of any work to be done.
19. Site grading shall not proceed until erosion control measures have been taken.
20. In areas where french drain & storm sewer share the same trench, backfill shall be clean to allow for proper drainage.
21. Contractor shall maintain the site in a well-drained manner in order to assume the shortest possible drying time after each rainfall. This will mean that pumping of standing water in low areas on the site will most likely be reqd. during construction.
22. Contractor shall saw cut all curb and gutter sections, concrete medians and along pavement where new construction ties into existing areas. Contractor shall maintain traffic flow and provide traffic control throughout construction.
23. It shall be the contractor's responsibility to keep mud and silt on site off of streets.
24. All cut or fill slopes shall be 3:1 or flatter unless otherwise noted.
25. All storm pipe entering structures shall be grouted to assure connection at structure is watertight.

Building Foundation Preparation Note:
Where the bearing soils consist of fat clay, the fat clay shall be removed to minimum depths of 2 feet beneath the bearing level of the footings and 3 feet beneath the bottom of the floor slab. The overexcavation shall extend at least 2 feet beyond the outside edge of the footings and building footprint to facilitate uniform compaction of the replacement materials, and may require additional widening at the building corners to allow equipment access for proper compaction. The overexcavation shall be backfilled with properly compacted, low plastic soil or 1-inch minus, crushed limestone. As an alternate, the footing overexcavation may be backfilled with the lean concrete. With this option, widening of the footing excavation is not required. If clean rock is used as backfill material, it must be drained to daylight or to a sump with a pump. The footings and floor slab shall then be constructed on the newly placed fill. See the Geotechnical Report prepared by SCI Engineering, Inc., dated February 2010, for additional information.

Soil Preparation and Compaction:

Remove all stumps, bushes, trees, weeds, roots and other surface obstructions from the site. Contractor to strip all topsoil from the entire area to be graded. After the removal of all foreign organic matter, and after stripping of topsoil, the entire surface to be filled, or areas that are cut to subgrade shall be scarified to a minimum depth of 12 inches and the compacted by proof rolling with suitable compaction equipment weighing not less than 400 psi based on the contact area of one row of feet, or pneumatic-tired roller of equivalent compaction characteristics.

The maximum thickness of fill shall be in lifts not to exceed 8 inches. The proof rolling and the fill compaction operations under the building and paved areas shall produce at least 95% of the Standard Proctor Maximum Dry Density Test (ASTM D-698). Any soft areas encountered during proof rolling shall be undercut and replaced with a properly compacted fill. The compaction of the fill shall be tested during placement by a qualified soil technician to determine if the proper densification is taking place. All fill used on the site should consist of low plasticity soils as approved by the soils engineer. After proof rolling, no water should be allowed to pond on the surface. The earthwork for all building foundations and slabs shall be in accordance with architectural building plans and specifications. Compaction equipment shall be operating of the site at all times during filling operations.

Rock Preparation and Compaction:

Prior to fill placement, vegetation should be stripped and sloped areas should be benched. The fill materials placed at the site will consist primarily of a rock/soil mixture and blasted rock generated from the site. The shot rock fill materials should be well graded with particle sizes ranging from sand and silt to boulders less that 18 inches in diameter. Boulders larger than 18 inches in diameter should be separated and broke using a track hoe with a breaker or by other means or the boulders should be placed in non-critical fill areas, as approved by a soil technician. We recommend that boulders larger than 18 inches not be placed in areas where they will be encountered when excavating to install utilities or construct basements, or within 2 or 3 feet of the street subgrade level. Where the larger boulders are placed, care should be taken to ensure that voids are not present around them. It may be necessary to place gravel to in fill or "choke off" voids around the larger boulders.

Ripped rock and shot rock should be placed in horizontal lifts not exceeding 18 inches in loose thickness and compacted by a minimum of five passes of a vibratory roller weighing at least 10 tons. Proper compaction may not be achieved without vibratory roller. Due to the varying graduation of fill materials, density tests will generally be considered inappropriate to determine the quality of the fill. Therefore, performance criteria will be used to evaluate the fill. This involves observing the placement of each lift of fill and the effects of the compaction equipment prior to placing additional fill.

August, 2010

LEGEND

EXISTING		PROPOSED
500	INDEX CONTOUR	500
	INTERMEDIATE CONTOUR	498
℄	PROPERTY LINE	
R/W	RIGHT-OF-WAY	
	BUILDING SETBACK	
	EASEMENT	
AE	AERIAL ELECTRIC	
	UTILITY POLE / GUY WIRE	
UGE	UNDERGROUND ELECTRIC	UGE
UGT	UNDERGROUND TELEPHONE	UGT
FO	UNDERGROUND FIBER OPTIC	FO
SAN	SANITARY SEWER	SAN
	SANITARY MANHOLE	
SS	STORM SEWER	SS
	INLET	
	GRATED INLET	
	FLARED END SECTIONS	
W	WATER LINE	W
	FIRE HYDRANTS	
	WATER VALVE	
	TREELINE	
	LIGHT	
	DOWNSPOUT	DS
	CONCRETE PAVEMENT	
	ASPHALT PAVEMENT	
	GRAVEL SURFACE	
	SILT FENCE	SF
	FRENCH DRAIN	FD
	4"ø FOUNDATION DRAIN TILE	DT

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18. All clearing and grading activities shall be limited to within the property lines of the proposed site development. Silt fence shall be installed to protect adjoining properties from erosion and siltation as necessary.
19. Gravity sewer main pipe shall be SDR-35 pvc.
20. Storm sewer pipe shall be as follows unless otherwise noted. See plan for pipe type.

    High density polyethylene pipe (HDPE); AASHTO M252 Type S and M294 Type S, smooth interior/annular exterior.

    Pipe shall be installed in accordance with pipe manufacturer's installation Guidelines for Culvert Storm Drainage Applications. Pipe type is noted on the drawings.

    Downspout Piping shall be SDR-35 pvc.

COCHRAN PROJECT #09-4388

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STATE OF MISSOURI ELLIOTT R. REED NUMBER PE2006002845 PROFESSIONAL ENGINEER

Lic. #: 2006022728

REVISIONS		
ID	DATE	COMMENT

Rel. Date: 08/16/10

Grading Plan

C3

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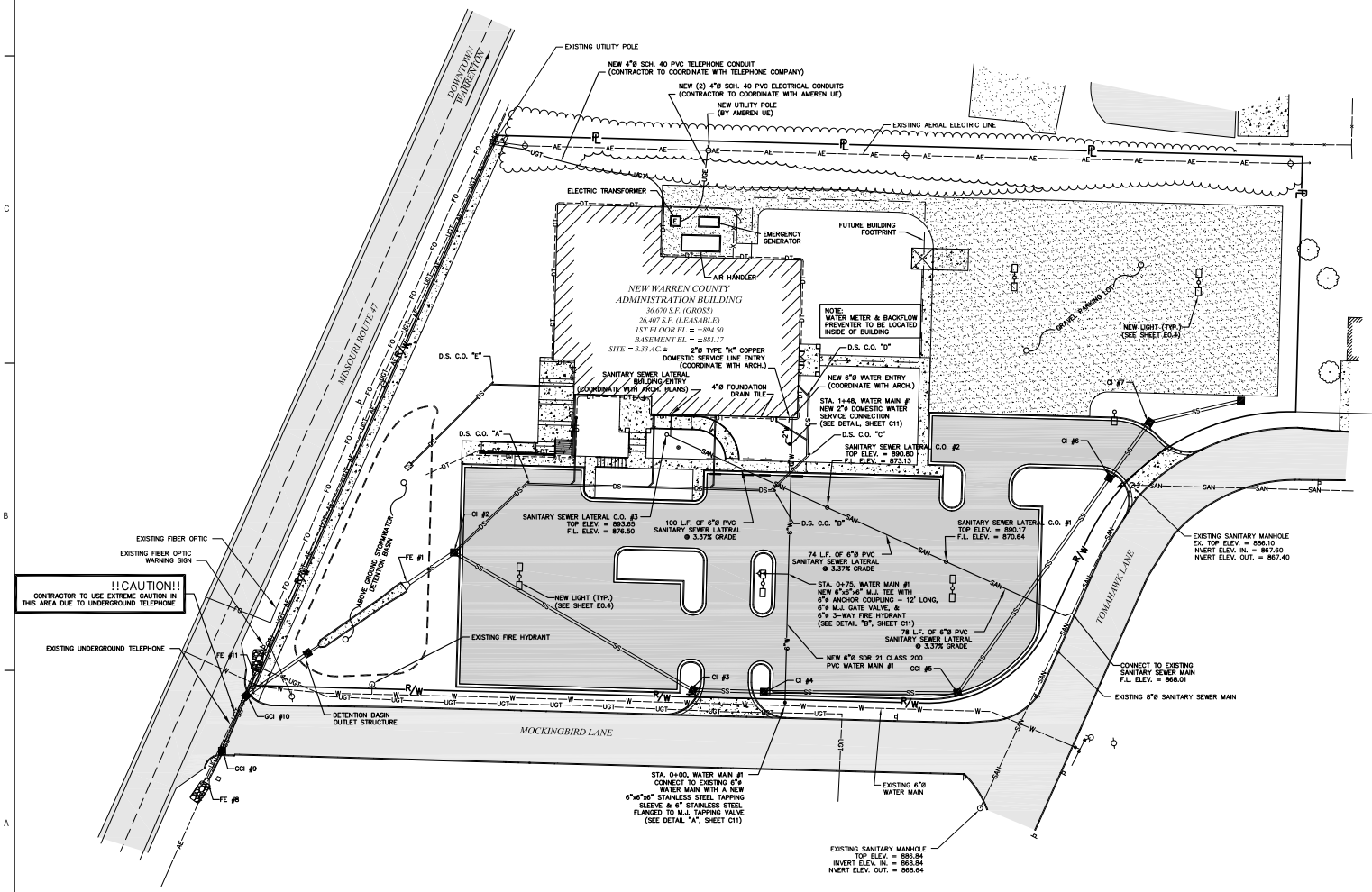
UTILITY PLAN



30 0 15 30 60

August, 2010

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY	
	LOT LINE	
	BUILDING SETBACK	
	EASEMENT	
AE	AERIAL ELECTRIC	
	UTILITY POLE / GUY WIRE	
UGE	UNDERGROUND ELECTRIC	UGE
UGT	UNDERGROUND TELEPHONE	UGT
FO	FIBER OPTIC	FO
SAN	SANITARY SEWER	SAN
	SANITARY MANHOLE	
SS	STORM SEWER	SS
	INLET	
	GRATED INLET	
	FLARED END SECTIONS	
W	WATER LINE	W
	FIRE HYDRANTS	
	WATER VALVE	
	TREELINE	
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DS	DOWNSPOUT	DS
	CONCRETE PAVEMENT	
	ASPHALT PAVEMENT	
	GRAVEL SURFACE	
DT	4"ø FOUNDATION DRAIN TILE	DT

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20. Storm sewer pipe shall be as follows unless otherwise noted. See plan for pipe type.

    High density polyethylene pipe (HDPE); AASHTO M252 Type S and M294 Type S, smooth interior/annular exterior.

    Pipe shall be installed in accordance with pipe manufacturer's installation Guidelines for Culvert Storm Drainage Applications. Pipe type is noted on the drawings.

    Downspout Piping shall be SDR-35 pvc.
21. New waterlines 4" and larger shall be SDR 21 Class 200 pvc pipe. New waterlines less than 4" shall be Type "K" Copper. All waterlines constructed shall have a minimum of 42 inches of cover below finish grade, unless otherwise indicated on plans.

COCHRAN PROJECT #09-4388

50291.00

WARREN COUNTY ADMINISTRATION BUILDING

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STATE OF MISSOURI
JEFFREY R. REED
NUMBERED
PE2006002845
PROFESSIONAL ENGINEER

REVISIONS		
ID	DATE	COMMENT

Rel. Date: 08/16/10

Utility Plan

C4

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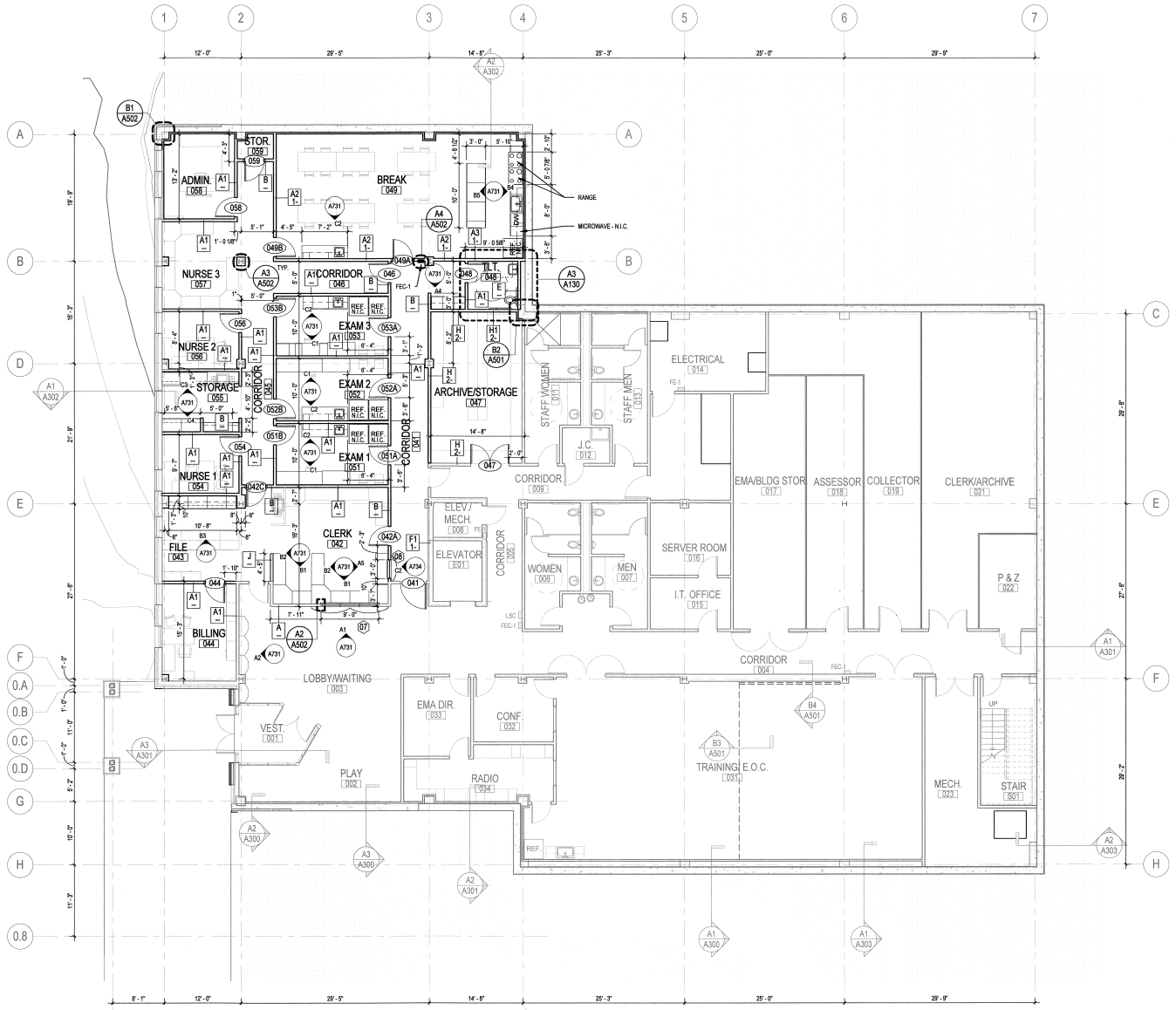

LOWER LEVEL FLOOR PLAN - ALTERNATE 1

1/8" = 1'-0"

A1

NORTH

GENERAL NOTES:

1. REFERENCE SHEET G100 FOR PARTITION TYPES. SEE KEY BELOW.
2. REFERENCE SHEETS A601 FOR DOOR AND WINDOW TYPES.
3. REFERENCE SHEETS A700 AND A710 - A712 FOR FLOOR FINISH PATTERNS AND ROOM FINISH SCHEDULE.
4. ALL EXTERIOR OPENING DIMENSIONS ARE NOMINAL MASONRY OPENING SIZE.
5. ALL PARTITIONS TO BE TYPE A UNLESS NOTED OTHERWISE.
6. PROVIDE PROJECTION CORNER REVGA TRIM AT EXTERIOR CORNER OF GYP. BD. IN LOBBY ROOMS 103 & 203.

PARTITION SYMBOL KEY

PARTITION TYPE
SECURITY TYPE
FIRE TYPE (REF. G100)

FIRE EXTINGUISHER

●	FE-1	wall bracket - class A, B, & C fires
▬	FEC-1	semi-recessed cabinet - class A, B, & C fires
▬	LSC	semi-recessed cabinet with life safety equipment

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STATE OF MISSOURI
SHARON S. SCHMITZ
NUMBER A-2006022728
ARCHITECT

Sharon Schmitz - Architect
Lic. #: 2006022728

REVISIONS

ID	DATE	COMMENT

Rel. Date: 08/16/10

LOWER LEVEL FLOOR PLAN - ALTERNATE 1

A100a

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