

IMPROVEMENT PLANS FOR

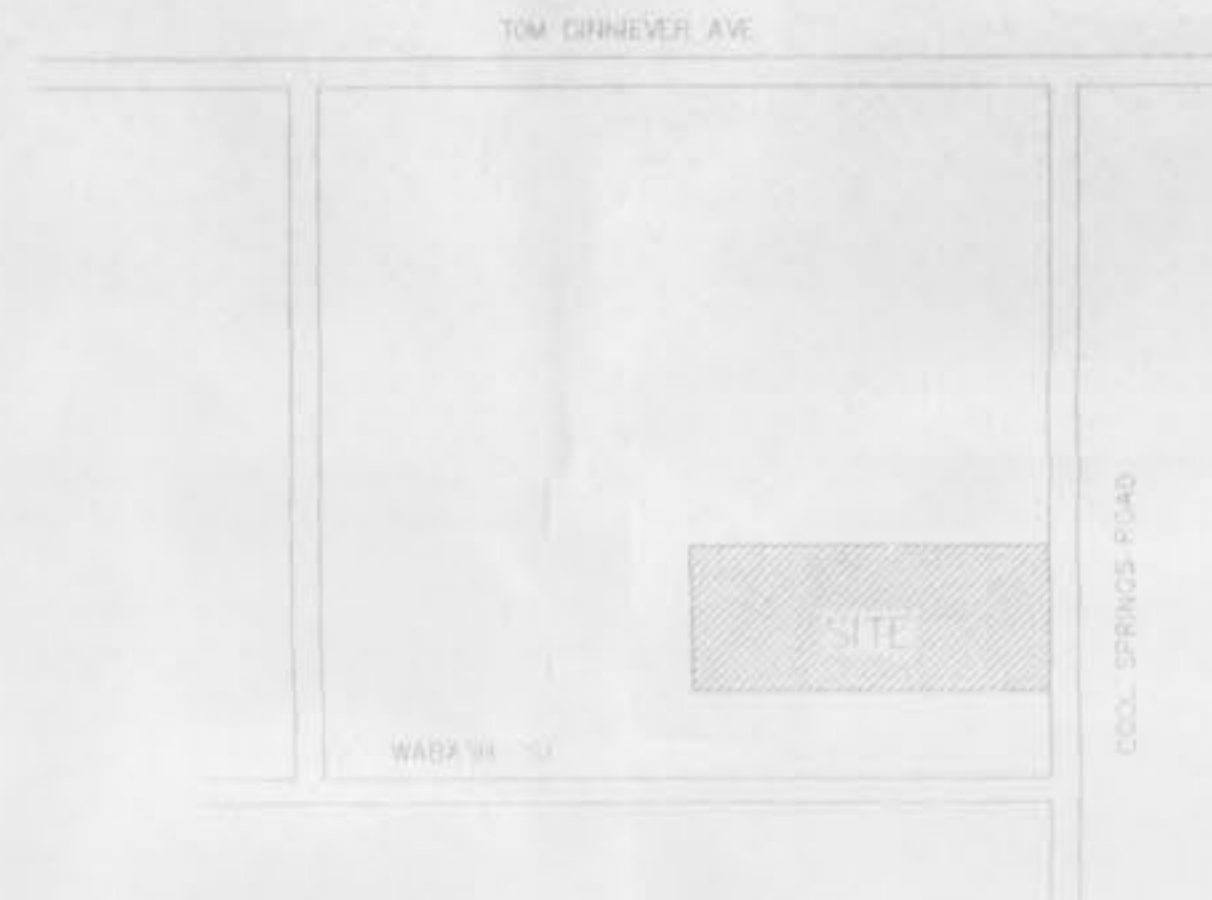
COOL SPRINGS INDUSTRIAL PARK

A TRACT OF LAND BEING PART OF FRAC. SECTION 22 AND PART OF
U.S. SURVEY 63 T.47 N., R.3 E. ST. CHARLES COUNTY, MISSOURI

Remains File Copy
APPROVED
As Noted
4-20-99
[Signature]
Chris Lindebaum

DEVELOPMENT NOTES

1. GROSS AREA OF PROJECT 79.00+/- AC
2. ZONING CLASSIFICATION: I-1 LIGHT INDUSTRIAL
3. PARCELS LAND USE INDUSTRIAL SUBDIVISION
4. THIS PROJECT IS PROPOSED TO BE SERVED BY:
 - SANITARY SEWER: CITY OF FALLON
 - WATER: CITY OF FALLON
 - ELECTRIC: UNION ELECTRIC COMPANY
 - CO. OF CHARLES DAY COMPANY
 - TELEPHONE: CITY TELEPHONE COMPANY
 - INTERNET: CITY TELEPHONE COMPANY
 - ST. CHARLES COUNTY DISTRICT
 - FALLON FIRE PROTECTION DISTRICT
5. 750' HIGH-WALL CONCRETE RETAINMENT WALL
6. MAX. TYPICAL PAVED: 30 FEET
7. MIN. SIDE WALK: 20 FEET
8. MIN. SIDE PAVED: 15 FEET
9. THE SIDE WALK ON THE EAST SIDE IS TO BE A PUBLIC SIDEWALK WITH AND TO LEFT WITH CONCRETE PAVEMENT
10. THIS PROJECT IS TENTATIVE TO BEING SOLD AND IS PARTIALLY LIMITED BY A SPECIAL LAND USE CALL AREA, AS DETERMINED BY THE CITY OF FALLON (SEE SPECIAL USE) - LIMITED TO 2000
11. ALL NEW STRUCTURES SHALL BE SERVED BY SEWERAGE



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TREE PRESERVATION ORDINANCE

AREA OF EXISTING TREES - 3.63 AC
 AREA OF CLEARING - 3.63 AC
 TREES TO BE REPLACED - 3.63 (75 per A.C.) - 54 TREES MIN.

ADDITIONAL TREES WILL BE REQUIRED ON EACH LOT WHEN DEVELOPED. THESE TREES WILL BE IN ADDITION TO THOSE REQUIRED AL STREET TREES, TRANSITION STRIP TREES, AND INTERIOR PARKING LOT TREES.

LOTS 1 THRU 7 AND 10 WILL REPLACE 4 TREES EACH.
 LOTS 8, 9, 11 & 12 WILL REPLACE 6 TREES EACH.



4/12/99	2	REVISE PER CITY COMMENTS
3/3/99	1	RELINQUISH DEFENSE AND REVISING PER CITY COMMENTS
DATE:	NO.:	REVISION:
MUSLER ENGINEERING COMPANY		
CIVIL ENGINEERING - PLANNING - LAND SURVEYING		
6240 Mexico Road, St. Peters, Missouri 63376		
Telephone: (314) 441-4555		
636-916-0444		
DATE:	DRAWN:	CHECKED:
4/12/99	JON	ESK
PROJECT NO.:	SHEET	
636-916-0444	1	