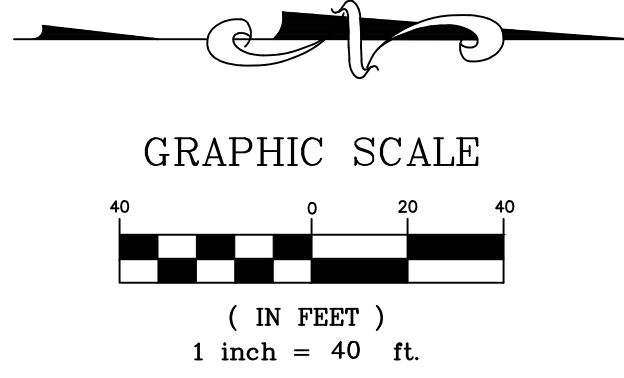


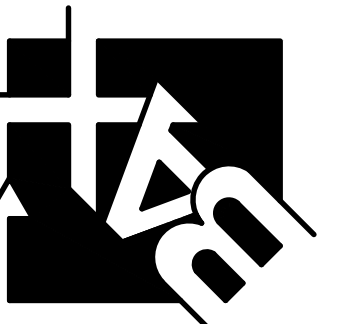
PROPERTY N/F
MJSM, L.L.C.
4817/1509
ZONED: I-1



PROPERTY N/F
WALTER AND
NORMA JEAN HOFF
888/1450
CITY OF ST. PAUL
RESIDENTIAL

PROJECT TITLE:
**GRANT
WAREHOUSE
&
STORAGE**

ENGINEERING
PLANNING
SURVEYING
221 Point View Blvd.
St. Charles, MO 63301
636-928-5552
FAX 928-1718



DISCLAIMER OF RESPONSIBILITY
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authenticated by my seal are limited to this sheet,
and I hereby disclaim any responsibility for all other
drawings, Specifications, Estimates, Reports or other
documents or instruments relating to or intended to
be used for any part or parts of the architectural or
engineering project or survey.

Clifford L. Hellmann
Civil Engineer
E29817
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Surveying Authority No. 000144
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REVISIONS	
10-15-19	CITY REVIEW
10-24-19	CITY REVIEW

PROPERTY N/F
JOSEPH FRANCIS HOFF
AND
GERALDINE HOFF
2922/845
CITY OF ST.
PAUL
RESIDENTIAL

PROPERTY
N/F
KUECKEKHA
HOLDINGS,
L.L.C.
4409/114
CITY OF
O'FALLON
UNZONED

2 YEAR, 20 MIN HIGHWATER = 569.68'
15 YEAR, 20 MIN HIGHWATER = 570.60'
25 YEAR, 20 MIN HIGHWATER = 571.03'
100 YEAR, 20 MIN HIGHWATER = 571.43'
100 YEAR, 20 MIN (LFB) HIGHWATER = 572.65'

LANDSCAPE LEGEND	
	QTY. (4) SUGAR MAPLE ACER SACCHARUM MINIMUM 2-1/2" CALIPER - MATURE GROWTH 45'
	QTY. (2) EASTERN RED CEDAR JUNIPERUS VIRGINIANA MINIMUM 6" IN HEIGHT - MATURE GROWTH 25'
	QTY. (14) BOXWOOD BUXUS 'GREEN GEM' 18" MINIMUM (3-5 GALLON)

ALL TREES SHALL BE DECIDUOUS AT MIN. CALIPER MEASURED 1 FOOT ABOVE GRADE AT 2.5 INCHES.
ALL SHRUBS SHALL BE 5 GALLON CONTAINER AND NOT LESS THAN 18 INCHES IN HEIGHT.
LANDSCAPING AS DEPICTED IS SUBJECT TO FINAL DESIGN BY A QUALIFIED LANDSCAPE DESIGNER



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UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING OR CONSTRUCTION OF THE IMPROVEMENTS.

Site Address: 1300 & 1400 Grant Industrial Drive

Developer / Owner:
MJSM, L.L.C.
2209 DROSTE ROAD
ST. CHARLES, MO 63301
636-949-0680

SITE PLAN

P+Z No. #1407.06.01
Approved September 5, 2019
City No. #

Page No.
3 of 11

Box Project # 01-1698F Issue Date: 09/10/2019