

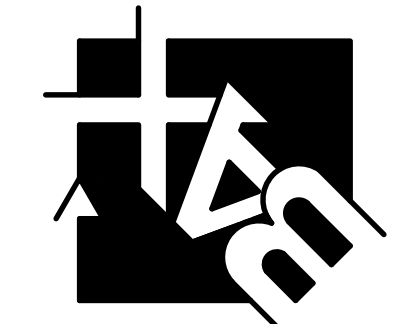
PROPERTY N/F
M3SM, L.L.C.
4817/1509
ZONED: 1-1

EXISTING PHOENIX METALS

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

PROJECT TITLE:
GRANT
WAREHOUSE
& STORAGE
PHASE ONE

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



DISCLAIMER OF RESPONSIBILITY
I hereby specify that the documents intended to be
substantiated 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
Copyright 2019
Box Engineering Company, Inc.
Engineering Authority No. 000655
Surveying Authority No. 000144
All Rights Reserved

REVISIONS
10-15-19 CITY REVIEW
10-24-19 CITY REVIEW

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

Developer / Owner:
M3SM, L.L.C.
2209 DROSIE ROAD
ST. CHARLES, MO 63301
636-949-0680

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

Page No. 4 of 11

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'

EXIST. BASIN WAS PREVIOUSLY
APPROVED WITH PHASE ONE
AND WILL BE MAINTAINED TO
CITY STANDARDS

PHASE TWO
4,900 S.F.
FF=577.44

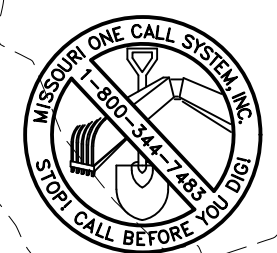
BUILDING "A"
UNDER CONSTRUCTION
(WAREHOUSE)
1400
15,400 S.F.
FF=577.44

PROPERTY N/F
M3SM, L.L.C.
4817/1509

PROPOSED BUILDING "B"
(WAREHOUSE)
1300
17,000 S.F.
FF=577.50

MANDERLY PLACE
PLAT BOOK 84 PAGE 278
CITY OF O'FALLON
ZONED R1-A

PROPERTY N/F
RONALD AND
CAROL SATTELE
864/522
ST. CHARLES CO.
ZONED A



CALL BEFORE
YOU DIG!
1-800-DIG-RITE

Site Address: 1300 & 1400 Grant Industrial Drive

UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION 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.

GRADING PLAN

Box Project # 01-1698F Issue Date: 06/29/2017