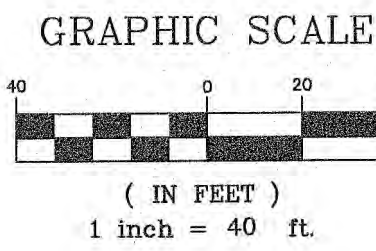


PROPERTY N/F  
MJSM, L.L.C.  
4817/1509  
ZONED: I-1

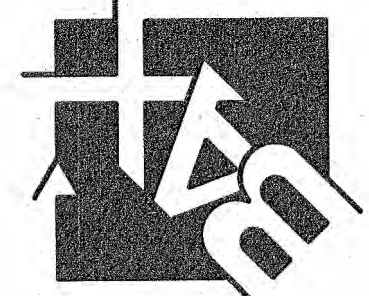


PROPERTY N/F  
WALTER JEAN HOFF  
888/1450  
CITY OF ST. PAUL  
RESIDENTIAL

PROJECT TITLE:

GRANT  
WAREHOUSE  
& STORAGE  
PHASE ONE

ENGINEERING  
PLANNING  
SURVEYING  
221 Point West Blvd.  
St. Charles, MO 63301  
636-949-6582  
FAX 636-949-1718



DISCLAIMER OF RESPONSIBILITY  
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authorized 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.



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Surveying Authority No. 000144  
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REVISIONS

10-13-17	CITY COMMENTS
11-21-17	CITY COMMENTS
12-12-17	ADD STORAGE LOT
01-17-18	COMMENTS
02-09-18	CITY COMMENTS
03-12-18	CITY COMMENTS

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

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

Developer / Owner:

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

SITE PLAN

P-I-Z No.  
#1407.06.01  
Approved April 6, 2017  
City No. #

Page No.  
3 of 10

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

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

Site Address: 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.

