



**NOTICE OF MEETING  
WEDNESDAY, FEBRUARY 12, 2025 – 6:00 PM  
PLAN COMMISSION  
AGENDA**

*The Architectural Review Board meeting will immediately follow the Plan Commission meeting.*

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- I. MEETING CALLED TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MINUTES FROM JANUARY 8, 2025
- IV. FENCE VARIANCE REQUEST: CLARICE FOX, 11 CAMBRIDGE COURT
- V. ADJOURNMENT

This meeting will be open to the public.

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Gabrielle Macaluso  
Deputy City Clerk

POSTED: 12:45 P.M., February 7, 2025



**MINUTES**  
**PLAN COMMISSION MEETING**  
**January 8, 2025 –6:00 p.m.**

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**CALL TO ORDER**

A meeting of the Plan Commission of the City of Glendale was held on Wednesday, January 8, 2025. Chairman Jeffrey Fernhoff presided and called the meeting to order at 6:00 p.m.

**ROLL CALL**

Members Present

Members Absent

Jon Emert  
John Falk  
Brad Weitekamp  
Mike Moran  
Laura Switzer  
Reed Voorhees  
Laura Switzer  
Chairman Jeff Fernhoff

Also present were Frank Johnson, City Administrator; Allie Sievers, City Attorney; Gabby Macaluso, Deputy City Clerk; and Police Chief Jeff Beaton

**APPROVAL OF MINUTES**

Mr. Weitekamp noted a correction to the first paragraph on page two of the minutes from the November 13, 2024 Plan Commission meeting. He noted that the sentence, “Mr. Weitekamp requested that Stock and Associates change the evergreen trees to deciduous trees on the western buffer so that they provide more effective screening of the property.” should read as “Mr. Weitekamp requested that Stock and Associates supplement the evergreen trees with deciduous trees on the western buffer so that they provide more effective screening of the property.”

Mr. Weitekamp also noted the corresponding bullet point in the conditions section be reworded to “Reconfigure the western buffer on the southwest side to supplement the evergreen trees with deciduous trees.”

With these changes to the minutes, Mr. Emert moved to approve the minutes. The motion was seconded by Mr. Voorhees and unanimously carried.

**PUBLIC COMMENT**

Chairman Fernhoff noted that public comment is limited to 3 minutes per speaker and asked that people wishing to make public comment sign the sheet. He noted that everyone would have an opportunity to make a comment, but the purpose of the sheet was to provide order and a record of speakers.

Ms. Sievers provided an overview of the procedures. Following Public Comment, the Plan Commission will hear from the applicant regarding their request to change zoning for the property located at 415 N. Sappington Rd. from R-2 residential to C-1 commercial. She noted that it was the job of the Commission to provide a recommendation regarding rezoning to the Board of Aldermen. Their recommendation may be to approve or deny the application to rezone. The Plan Commission is guided by the City's zoning code to determine the appropriateness of the zoning change request. She noted that the change in zoning is distinct from the preliminary plan discussion and that if the property is rezoned to C-1 commercial district, any type of business permitted in the C-1 commercial district would be able to operate there.

Mr. Johnson encouraged the public in attendance to address the Plan Commission and address the zoning matter at hand. The rezoning matter is about all uses permitted in the C-1 commercial district, not the specific request to put a coffee shop on that site.

Ms. Sievers stated that the second portion of the meeting is the review of the preliminary plans for the coffee shop proposed for 415 N. Sappington Rd. The Plan Commission's scope to determine if the proposed building and site lines for the coffee shop comply with the requirements for a building and property within a C-1 District.

Ms. Sievers again stressed that the Plan Commission is making a recommendation to the Board of Aldermen, which will then take this recommendation into consideration when they make their decision for rezoning.

Mr. Fernhoff opened public comment at 6:05 p.m. and includes the following speakers and statements.

**Mark Bowers, 269 Elm Ave.:** Mr. Bowers asked if eminent domain was part of this project and if other properties would also be included in the rezoning.

**Diana Allen, 224 Parkland Ave.:** Ms. Allen stated that she wants to set the record straight and say that Mike Vitale is not adding her as a tenant to prevent rezoning of the property at 415 N. Sappington. She stated that she and her husband started conversations with Glendale in late spring. She noted that in late summer, she learned of the coffee shop interest for 415 N. Sappington. She's been thinking about opening a coffee shop for years and she told the Vitales that she would be interested in leasing space from them when it became available. She's against the zoning change for 415 N. Sappington because Glendale is a charming bedroom community.

**Bill Boeser, 224 Parkland Ave.:** If other properties come up along Sappington Rd., can he buy them and have them rezoned?

**Kert Rosenkoetter, 925 Sappington Rd.:** He stated that he and his wife moved back to Glendale in 2013 due to the small town and quiet feel. He wants to support current businesses and not change what Glendale is all about. He is against the rezoning.

**Kristy Stephenson, 824 Victoria Place:** Ms. Stephenson doesn't think it's a good idea to rezone because adding another commercial property in proximity to the school would create unsafe conditions with too much traffic for kids walking to school. She doesn't want commercial expanded and wants the town to stay a bedroom community.

**Sheldon Korklan, 9 West Glenwood Ln.:** Sheldon thought that the new coffee shop was a concept before the Moonbeams location was considered for a new coffee shop location.

**Sally Gibson, 895 Glenway Dr.:** Ms. Gabson is against any expansion of the shops in Glendale.

**Leslie Manis, 98 Berry Road Park:** Leslie wants to keep Glendale the same and is worried about increased traffic and congestion. They asked why the business would want to spend the kind of money this project will take and what happens if it fails.

**Kay Burbank, 881 Fuhrman Terrace:** Kay is opposed to expanding more business area in Glendale. She loves the stores as they are.

**Kristy Stephenson, 824 Victoria Place.:** Ms. Stephenson doesn't think it's a good idea to rezone because adding another commercial property in proximity to the school would create unsafe conditions with too much traffic for kids walking to school. She doesn't want commercial expanded and wants the town to stay a bedroom community.

**Kelli McDonald, 784 Fuhrman Terrace:** Ms. McDonald is in favor of using the lot for commercial development because it falls in line with the rest of the commercial along Sappington Rd. and is across from city-owned properties, not residential. She doesn't think that changing on lot will change the character of the neighborhood.

**Sarah Vitale, 1039 Glenmoor Ave.:** Ms. Vitale stated that she is a Glendale resident and the owner of the commercial properties across the street from City Hall. She said she is opposed to the rezoning for many reasons and she has a petition to the City of Glendale with 100 signatures of people opposed to the rezoning. She thinks that rezoning would change the character of Glendale. She says the neighbors are opposed to the

rezoning and potential coffee shop. She says they won't have enough parking. She calls it a slippery slope in terms of people wanting to rezone residential property to commercial.

**Tina Muir, 735 Fuhrmann Terrace:** Tina stated that she moved to Glendale in 2020 because she likes the homey feel of Glendale. She said that people are dying for community connection she would love a place to meet others and for kids to go.

**Gates Watel, 1 Kings Pond Rd.:** Gates stated that he grew up in Glendale in the 1980s and would ride his bike place in town. He chose to move back to Glendale because it's a walkable and bikeable community. He said that people like him with young families want more places to walk to and meet up with friends. He supports rezoning the property to commercial because it's a property contiguous to the existing commercial property.

**David Smith, 644 Applewood Dr.:** David thinks that rezoning is a good idea. The owners have already invested hundreds of thousands of dollars in Glendale. He doesn't think that the project will destroy the wonderful small town feel of Glendale.

**Lydia Gwin, 24 Nolan Dr.:** Lydia said she's speaking before the Plan Commission as a food professional and someone who is part of the Kirkwood/Glendale Chamber of Commerce. She keeps hearing about preserving the charm of Glendale, but she sees the charming houses being knocked down. She thinks Glendale needs to think about the evolution of Glendale, which means planning for the City's future.

**Jessica Phospen, 812 Brownell Ave.:** Jessica identifies herself as a working mom and attorney with Hush Blackwell who largely works from home. She says that she speaks on behalf of parents who work from home and want a place to grab a coffee and socialize. She says it's adjacent to an existing commercial area and the rezoning makes sense.

**Mike Vitale, 1039 Glenmoor Ave.:** Mike says that no matter what they say, the expansion of commercial zoning will be bad for the character of Glendale just has it's been for the Hill neighborhood in St. Louis City.

**Mandy Drozda, 237 Parkland Ave.:** Mandy states that she is disappointed in the conduct of Glendale staff and the lack of transparency shown by City regarding the development of the property. She says that the Houstons were not provided information about the coffee shop.

**Ginger Fawcett, 213 Cornelia Ave.:** Ginger states that she's lived in Glendale for 30 years and had a business in the existing commercial area years ago. She thought that C-1 was protected zoning. She also cited the

pedestrian accidents in Glendale as evidence that the City shouldn't increase traffic.

**Suzie Westerbeck, 190 N. Sappington Rd.:** Suzie asked that if there are two delis in Glendale, why can't there be two coffee shops. She favors rezoning.

**Megan Holmes, 1015 Oakland Ave.:** Meghan homes states that she lives in Glendale and is moving a business from Kirkwood to Rock Hill. She's here to learn about what the City is doing to be progressive. She goes to the local businesses in the existing commercial area. She says she would love to have a business in Glendale because of its charm. She says Blueprint Glendale draft plan on the City's website seems to approve of commercial expansion.

**Nicole Durel, 962 Glenbrook Ave.:** Nicole stated that she would love to have another commercial retail business to hangout at. She works from home and would like some communal spaces.

**David Wolf, 318 N. Sappington Rd.:** David stated that he is in favor of rezoning the commercial space because it's a compliment to the bedroom community that Glendale is. He noted that he's a realtor and thought about buying the house remodeling it, but he didn't want to see or hear the firehouse every day. He stated that the market has spoken that the property is not a good residential property because it's been on the market for over 100 days. He stated that the average number of days for a Glendale house to be on the market is 25 days. He doesn't believe that it will be a slippery slope to rezone because it's adjacent to the existing commercial property.

**Katie Fabbro, 8 Highland Place:** Katie states that although she didn't grow up in Glendale, she loves Glendale and loves how many people walk in town. She thinks the property is perfectly suited to be a commercial property. She says that the community assessment has expressed that people want a coffee house. She also says that people want the community space Glendale, which a new coffee shop will provide.

**Trish Goldberg, 273 Parkland Ave.:** Trish states that she loves coffee and is in two different coffee groups. One is in Kirkwood and the other is at Hennekes. She does have an issue with the amount of parking spaces provided in the plan for the new coffee shop. She is worried about what happens when people pull into the lot, they can't find parking, and they have to back out. She thinks that parking signs are going to be a real issue with the fire station across the street. She said she feels sorry for the people who own the house next door to 415 N. Sappington Rd.

**Jennifer Kennedy, 224 Parkland Ave.:** Jennifer states that people are looking for a gathering space in Glendale, but they're forgetting that there

is one planned to go into the Moonbeams location even if the rezoning doesn't occur.

**Debbie McCormick, 421 N. Sappington Rd.:** Debbie stated that she owns and operates Moonbeams across the street from City Hall. She said she's lived in Glendale for 50 years and thinks the coffee shop is a great idea. She thinks that Glendale can support two coffee shops. Regarding the other voiced concerns about traffic, she feels that there's already a traffic light and she's never had an issue with traffic flow.

After confirming that there were no more public speakers, Mr. Fernhoff closed the public comment portion of the meeting at 6:58 p.m.

**REZONING REQUEST  
FROM R-2 TO C-1 – Lisa and  
Jamie Houston, 415 N.  
Sappington Rd.**

Mr. Fernhoff noted that the next item on the agenda is the rezoning request for 415 N. Sappington Rd. He introduced Lisa Houston to present her zoning request for the property.

Ms. Houston began presenting the project and introduced her kids and husband. She left the St. Louis area for college but decided to move back to Glendale with her family soon after her third child was born. Her dream was to open a coffee shop after finding that there were few places to hang out with other families and their children in Glendale. On April 28, 2024, she saw that the property located at 415 N. Sappington Rd. was for sale. On May 1, 2024, she called the City of Glendale and learned that the property was zoning residential. She learned that there was a process to rezone.

Lisa's husband, Jamie, attended the Blueprint Glendale meetings and the other people attending said that Glendale needed a coffee shop, ice cream store, and park. Ms. Houston wants to bring business and part-time jobs to Glendale, create a community place for people to gather and kids to play, and provide bike and stroller parking.

Ms. Houston concluded her presentation stating that the City of Glendale has no existing, approved comprehensive plan to prevent zoning approval. She noted that draft plan of Blueprint Glendale states that it will enhance the existing commercial districts.

Mr. Fernhoff addressed the Plan Commission for their questions and opinions. He reminded them that a zoning change is permanent.

Mr. Johnson noted that the C-1 commercial districts are different than the C-2 and C-3 commercial districts along Manchester Rd. Accepted C-1 uses include bakeries, delis, ice cream parlors, coffee shops, certain retail stores, professional offices and other similarly low-impact businesses.

Mr. Emert made the following comments:

- The rezoning request is for one project, 415 N. Sappington Rd., not a district or comprehensive development plan that would include multiple properties.
- Identified the property as one of two in the City of Glendale that could potentially be identified as rezoned for commercial because it's adjacent to existing commercial, consists of a deep lot, and is across the street from a fire station.
- The importance of a third place to a thriving community.
- He cites the purchase of two properties adjacent to City Hall to build the City's fire station as an example of appropriate development in a neighborhood area. The traffic signal and signs to control traffic and speed are already in place.
- He thinks a traffic study would be necessary.

John Falk made the following comments:

- Doesn't believe in the slippery slope scenario because the project would entail the rezoning and development of just one property and it's across from the fire station.
- He would love to have a place where he could walk to buy coffee or flowers.

Brad Weitekamp made the following comments:

- Agrees with the comments made by Mr. Falk and Mr. Emert.
- He does have concerns with expanding commercial zoning because the City loses some control of what the space is or could be.
- He notes that the City is working on a comprehensive plan, and he would prefer to approach zoning holistically rather than a one-off zoning approval.
- He asked if the neighbor to the south expressed their feelings. The Vitales said that the owner signed their petition against the project, but no petition was provided to the City at the meeting.

Mike Moran made the following comments:

- He noted that there are numerous different considerations that are taken into account and used to evaluate projects that come before the Plan Commission and Architecture Review Board. These considerations include:
  - Adverse effects on neighborhood: what are they and how do they effect the neighborhood
  - Negative effects of traffic
  - Overtax public utilities and resources
  - Adverse effects on health, safety, and welfare within the community.
  - Compatibility with surrounding/adjacent use uses

- Does the development comply with chapter 400 requirements for the zoning.
- He also stressed that they are charged with delivering a recommendation to the Board of Aldermen, not the final approval.

Laura Switzer made the following comments:

- In serving on the Blueprint Glendale steering committee, she noted that the people enjoy the commercial districts in Glendale, especially along Sappington. She uses this knowledge to guide her decision when opportunities for redevelopment arise.
- She stressed that the Plan Commission needs to keep in mind that the business may not always be a coffee shop.

Reed Voorhees made the following comments:

- The Plan Commission has some very tight parameters to evaluate zoning.
- He says the neighbor's opinion is important, but the Plan Commission must also look at what's good for the City as a whole and not one or two particular property owners.

Additional discussion include:

- The need to look at the positioning of the signals regarding the entry and exit of the site for safety concerns.
- While the rezoning and development of the site commercially may not significantly change neighborhood character, it may cause traffic concerns and issues.

Mr. Moran moved to recommend to the Board of Aldermen the approval of rezoning 415 N. Sappington Rd. to C-1 commercial district from R-2 residential district. The motion was seconded by Mr. Voorhees and unanimously approved by the Plan Commission members.

**PRELIMINARY  
DEVELOPMENT PLAN  
REVIEW** – Lisa and Jamie  
Houston, 415 N. Sappington  
Rd.

The Plan Commission members asked for clarification regarding the process. Mr. Johnson and Ms. Sievers explained that the Plan Commission would review the preliminary plan and make a recommendation on approval to the Board of Aldermen. This recommendation may be an approval, approval with conditions, or a denial. If the Board of Aldermen approves the preliminary plan, the applicant has 12 months to complete and submit the final development plan, which then follows the same Plan Commission-Board of Aldermen process. The applicant is also required to get approval for the sanitary and storm sewers drainage from MSD.

The Houston's architect is Brian Ivy with Idea Architects, and he attended the meeting to present the project.

The Plan Commission members requested multiple pieces of additional information including:

- 1-ft. contours and spot elevations around the entrances on the site plan.
- Show utilities on the landscape plan.
- Nothing on the site plan notes where the water goes. This should be added to the plans. Additionally, the discharge is too close to the property to the north.
- The property arrangement should be flipped so that the parking lot is adjacent to the nearby parking lot and not the residential property. This may help reduce sound and light from bleeding over onto the residential property to the south.
- Consider making the parking spaces directly adjacent to the building and the drive lane adjacent to the property line. This would reduce pedestrian traffic crossing the drive lane. However, it would cause the curb cut to be closer to the adjacent lot's parking curb out.
- An additional modification to consider is adjusting the grade of the parking area to make it less intrusive to the residential property to the south.
- Clarify if there will be a fence on the site plan.
- Drawings should include the properties immediately surrounding 415 N. Sappington Rd. because everything that happens at the crosswalk is important and the context of that should be included. *(Refer to the updated plans available from the City for the crosswalk at Sappington and Fuhrmann Terrace.)*
- Traffic movement should also be studied and provided.
- The trash area should be stationed away from the play area. Alternatives to dumpsters should be considered to avoid truck accessibility issues.
- Provide trash enclosure details on the plan including location, materials, and screening.
- Provide detailed stormwater conveyance and detention pond plans. The City has stormwater requirements over and above MSD requirements.
- Consider using a rain garden approach to deal with stormwater.
- Downspout locations and piping need to be shown on the site plan.
- Clarify bollard locations and different curb locations on the site plan.
- Define asphalt from concrete by using a graphic hatch pattern on the plans.
- Conduct a tree study.
- There are no overhead power lines, so plant trees with some canopy. Preferably use trees that will grow tall.
- Lighting and photometric study are required.

- Provide adequate screening of the property immediately to the south. The Commission advised that shrubs won't be considered adequate.
- Be mindful of the bee swarms that accompany the Seven-Son Flower and consider planting a different flower.
- Provide section cuts of rain garden to show what the soil will be like.
- Consider parking lot spaces and ensure they meet the City's guidelines.
- Consider adding more hardscape in the front of the coffee shop for outdoor dining, gardening, patio area for gathering.
- Provide more screening for the mechanical unit if rooftop units will be utilized.
- Provide an overhang or roof to shield customers using the front pickup window from sun, rain and other elements. The overall guidance is to make the front look more like a front porch.
- The Plan Commission likes the idea of a kids play area, but they warn that the spiral staircase may be unsafe for children, so they advise for screenings and limited access.

Mr. Fernhoff asked for public comment.

David Wolf of 318 N. Sappington Drive says that the project is well-designed, and he loves the community aspect.

Mr. Fernhoff made a motion to recommend approval of the proposed improvements for 415 N. Sappington as complying with the building and zoning requirements for a retail business within a C-1 local commercial district on the condition that the applicants obtain a traffic study and photometric plan and consider the comments made by the Commissioners during the meeting.

The motion was seconded by Mr. Moran and unanimously approved.

**ADJOURN**

Mr. Moran motioned to adjourn the meeting. The motion was seconded by Ms. Switzer and unanimously carried to adjourn the meeting at 8:46 p.m.



424 N. Sappington Road Glendale, Missouri 63122 (314) 965-3600 fax (314) 965-4772

## APPEAL TO THE PLANNING COMMISSION

APPLICANT: Kevin Fox and Clarice Fox DATE: 01/19/25  
PROPERTY OWNER: Kevin Fox and Clarice Fox ZONING DISTRICT: R-2  
ADDRESS of PROPERTY: 11 Cambridge Ct, St. Louis, MO 63122 Glendale, MO 63122  
TELEPHONE: Day (314) 673-9154 Home (812) 341-9045

### Section 1: Basis for Granting Variances:

The Plan Commission, or the designated committee thereof, may consider and allow exceptions from the strict application of Fence Code:

1. When a person subject to the provisions of this Section can show that the strict application of the terms hereof will substantially impair the reasonable use and enjoyment of property, such person may apply for an exception to the provisions of this Section by filing a written application with the Plan Commission.
2. If such exceptions are in harmony with the purpose and intent of this Section, and if they will not be injurious to the surrounding property or otherwise detrimental to the public welfare, taking into account the location of the property, the permitted uses of the property and nearby properties, the prevailing traffic conditions on adjoining roadways and in the vicinity, and the configuration of the property and improvements thereon.
3. In granting an exception, the commission or the designated committee may attach such conditions as they deem necessary relating to location, design, and landscaping to mitigate the impact of the fence variance on the adjoining property or general neighborhood.

1. There shall be no appeal from a decision of the Building Commissioner pertaining to fences under this Section under the provisions of Section 400.930 or Section 500.050 of the Municipal Code. If a person has sought an exception to the provisions of this Section by filing a written application with the Plan Commission and the Plan Commission denies such application for an exception, such person may appeal the Plan Commission's negative recommendation to the Board of Aldermen within thirty (30) days of such denial.

### Section 2: Explanation for Applicant's Appeal:

Please explain the basis for the appeal. In order to qualify for a variance, you must provide information as to why the variance request fits within at least one of the reasons under Section 1 above.

Although our home is technically on a ~~the~~ double frontage lot, the yard along Idlewild Ln is our best chance to have a designated backyard and to have privacy. However, given the amount of traffic on Idlewild, we need a privacy fence to maximize enjoyment of the space and ensure security of pets and children. Additionally, our next-door neighbors at 15 Cambridge Ct. appeared to have been granted the same/similar request for their backyard.



424 N. Seppington Road Glendale, Missouri 63122 (314) 965-3600 fax (314) 965-4772

FENCE APPLICATION

Owners' Name: Clarice Fox
Address: 11 Cambridge Ct.
Phone/Cell #: 714-673-9154
Email: Clarice.e.fox@gmail.com
Contractor: Kirkwood Fence Phone/Cell: 636 628 1860
Type of Fence: wood
Height: 6 Material: Cedar
Location of fence on lot: [ ] Front [ ] Side [x] Rear
Is this a corner lot? NO To enclose a Pool? NO
Signature of Applicant [Signature] Date: 1/3/25

Fee for permit (\$25.00) and required inspection fee (\$25.00) must accompany application along with a drawing of site plan showing location of fence. TOTAL FEE- \$50.00

RESTRICTIONS:

- Front Yard: Maximum height of 42 inches and must be 50% or more open.
Rear Yard: Maximum height of 72 inches.
Front Yard, Corner Lot: Maximum height applies to both sides of lot that face street.
Chain Link: Rear Yard only.
Front Yard, Double Frontage Lot: A lot that has frontage on two non-intersecting streets is a double frontage lot.
Front Yard for Corner Lot: Setback applies to both sides of the lot that face the street
Fences shall not be located within fifteen (15) feet of the intersection of the right-of-way lines of two (2) intersecting streets.
Holes should be a minimum of 24" deep and a minimum of 6" in diameter.
SKELETAL SIDE MUST FACE IN TOWARD YARD WITH DECORATIVE SIDE OUT.

FOR OFFICE USE ONLY

Application approved \_\_\_\_\_ Date: \_\_\_\_\_

\*1st (hole) Inspection: [ ] APPROVED [ ] DENIED Date: \_\_\_\_\_

Signature \_\_\_\_\_
Public Works Inspector

\*2nd (final) Inspection: [ ] APPROVED [ ] DENIED Date: \_\_\_\_\_

Signature \_\_\_\_\_
Public Works Inspector

\*Note: Please contact City Hall at (314) 965-3600 for hole and final inspections. Please give 24-hour's notice when scheduling an appointment for these inspections. Inspections are done Monday - Friday between 7:30 a.m. - 3:00 p.m.





Kirkwood Fence  
200 S. Elam Ave. Suite 200  
Valley Park, MO 63088 United States  
(314) 329-4442

**BILL TO**

Clarice Fox  
11 Cambridge Court  
St. Louis, MO 63122 USA

ESTIMATE 77821733	ESTIMATE DATE Jan 31, 2024
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**JOB ADDRESS**

Clarice Fox  
11 Cambridge Court  
St. Louis, MO 63122 USA

**Job:** 76322207

**ESTIMATE DETAILS**

6' Cedar Picture Frame Fence & Two Gates:  
Installation of apx 82 linear feet of 6' Height Cedar Picture Frame Fence  
Installation of Two 48" Wide Gates ( Can be installed at customers desired location )

**Cedar Picture Frame Components:**

- 4" x 4" x 8' Cedar Posts
- 2" x 4" x 8' Cedar Rails ( Top, Middle, and Bottom )
- 1" x 5.5" x 6' Cedar Pickets
- 1" x 4" x 8' Top & Bottom "Frame Rail"
- 2" x 6" x 8' Cedar Rough Sawn Top Cap

\*\*Post tops can be elevated above 2" x 6" x 8' Top Cap, or FLUSH - Please see attached example photos. Kirkwood Fence can build the fence however Client desires\*\*

\*SEE ATTACHED DIAGRAM FOR FENCE PLACEMENT\*

All post holes are dug by hand to 30" depth and placed in 80 lbs of concrete.

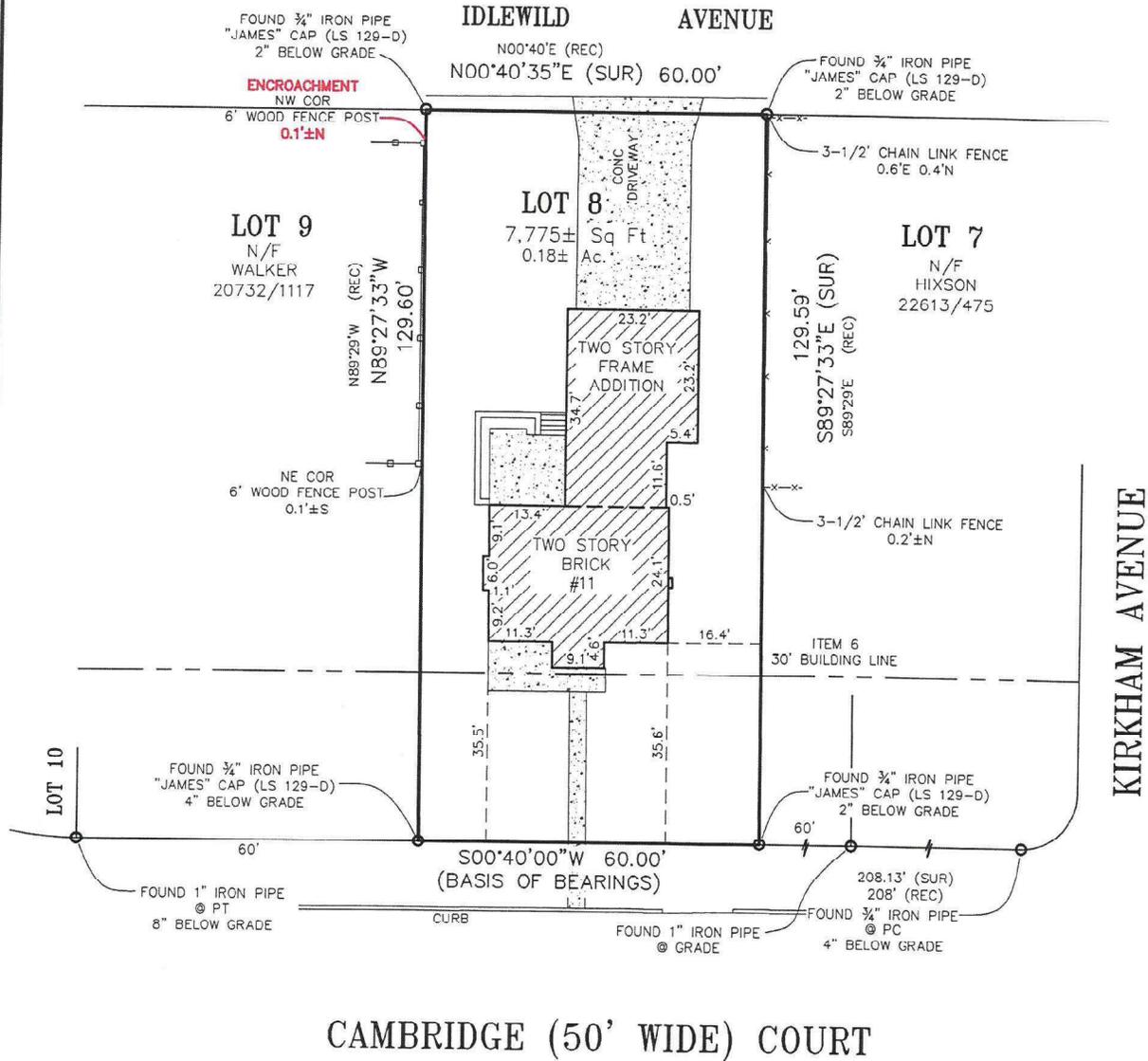
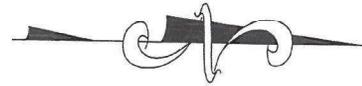
\*Customer is responsible for fence placement to ensure the fence will be on their property. Removal of any vegetation or objects that would impeded fence installation. Identify and mark sprinkler heads and water lines for irrigation system. Underground dog fences, private utilities, gas lines for fire pits, grills, etc.

\*Kirkwood Fence to have 1800DigRite to mark underground utilities.

\*Kirkwood Fence highly encourages customer to have corner pins marked prior to installation or customer must sign location waver\*

Kirkwood Fence will obtain permit if provided the following:

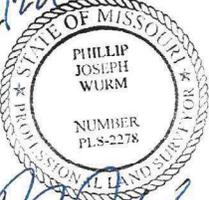
# "PROPERTY BOUNDARY SURVEY"



## CAMBRIDGE (50' WIDE) COURT

EXPIRES: DECEMBER 31, 2025

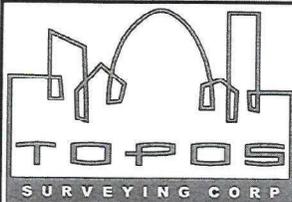
12/28/2023



PHILLIP J. WURM  
MO. REGISTRATION NO. PLS - 2278

Source of Title: Title Partners Agency, LLC - File No 23-330134-CD;  
Commitment Date: December 5, 2023 at 8:01 AM  
Item 6 Building lines, easements, conditions and restrictions and powers of trustees according to Plat Book 36 page and instrument recorded in Book 1615 page 236 and any subsequent amendments.

This is to certify that we, Topos Surveying Corporation, at the request and for the exclusive use of Title Partners Agency, LLC, Kevin Richard Fox and Clarice Elizabeth Fox have on the 27th day of December, 2023, executed a Property Boundary Survey in accordance with the current Missouri Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers, and Professional Land Surveyors and Landscape Architects, on a Tract of Land being Lot 8 of Cambridge Court, a subdivision in St Louis County, Missouri, according to the plat thereof recorded in Plat Book 36 on Page 23 of St Louis County Records in St Louis County, Missouri, and that the results of said survey are represented upon this plat. The subject property is an URBAN property as defined in said Standards. The bearing reference system and easements unless referenced are taken from the record plat. This plat may not show current zoning setbacks. This Property Boundary Survey is Non-Transferable.



PROJECT NAME: PROPERTY BOUNDARY SURVEY	PROJECT ADDRESS: 11 Cambridge Court Glendale, MO 63122	TOPOS SURVEYING CORP. ORIGINAL CERTIFICATE NUMBER 000105
790 RUE ST. FRANCOIS FLORISSANT, MISSOURI 63031 Phone (314) 838-5806 Fax (314) 838-8141	Revision: DATE: 12/27/2023	Sur. by: PD & VF Drawn by: HPD
Scale: 1" = 20'		Survey No. 1223-27

