

THE GLENDALE GRIND

7 March 2025

Frank Johnson
The City of Glendale
424 N Sappington Road
Glendale, MO 63122

Frank,

We are requesting to place small tables in front of our commercial space at 421 N Sappington Road. These tables will be used for our patrons during our business hours – 6:30AM – 4:00PM. The tables will not impede the pedestrian traffic on the sidewalk as we will hold them closer to the building. We will place 2-3 tables (total of 4-5) in front of each of the large windows at the front of the building. The tables are approximately 24” x 24” and will each have two chairs. The approximate square footage of this area is 10’ x 9’ in front of each of the windows.

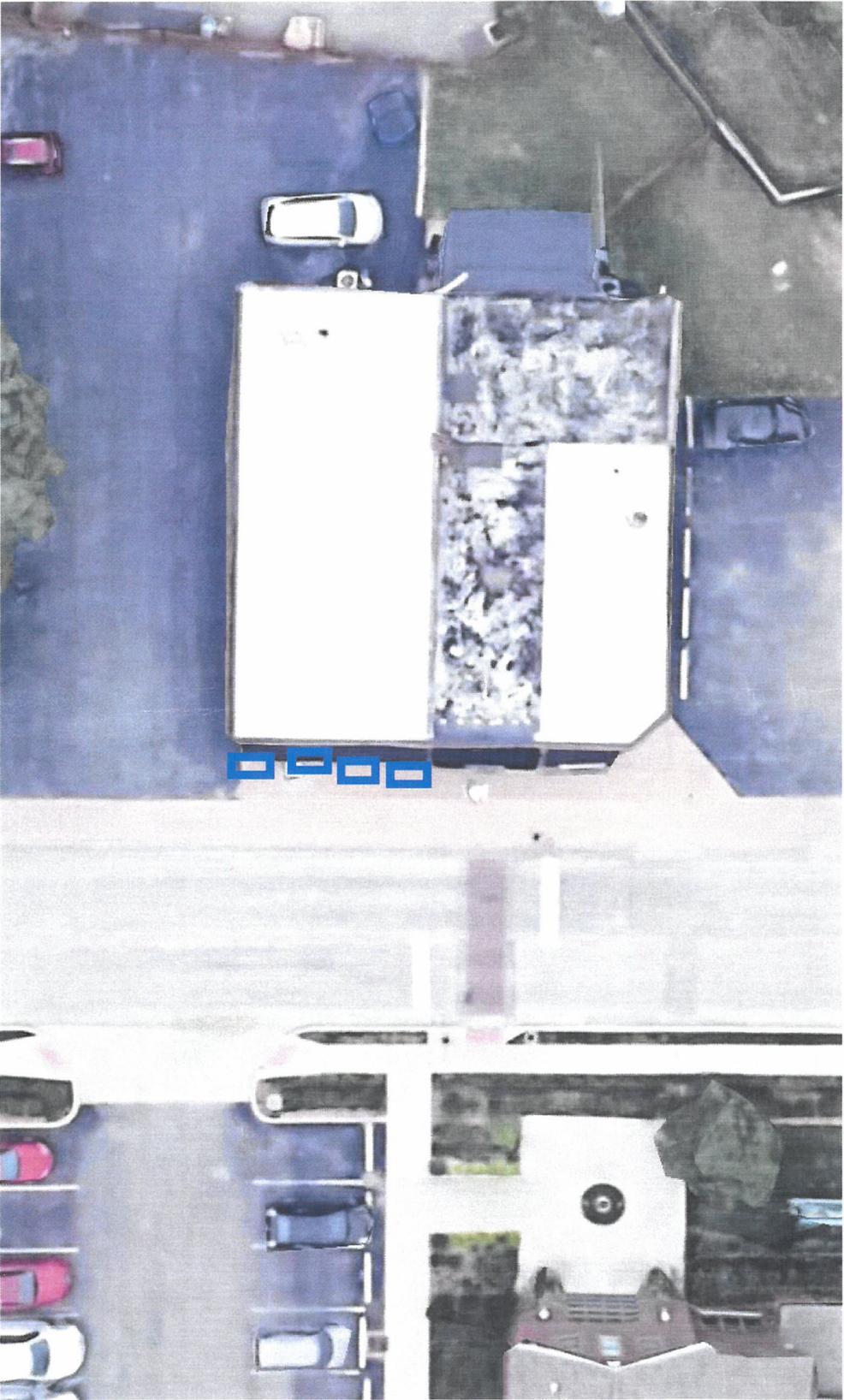
In addition, we would like to utilize the back door of our shop to serve shaved ice.

Our hours of operation for the coffee shop and shaved-ice window will be 6:30 – 7:00 during the summer; this “to-go” window will only be open during summer months or mid May to September and will only be used for serving shaved ice – not “coffee shop” items. The window will be non-operational the other months of the year and our normal business hours for the coffee shop will be 6:30-4:00.

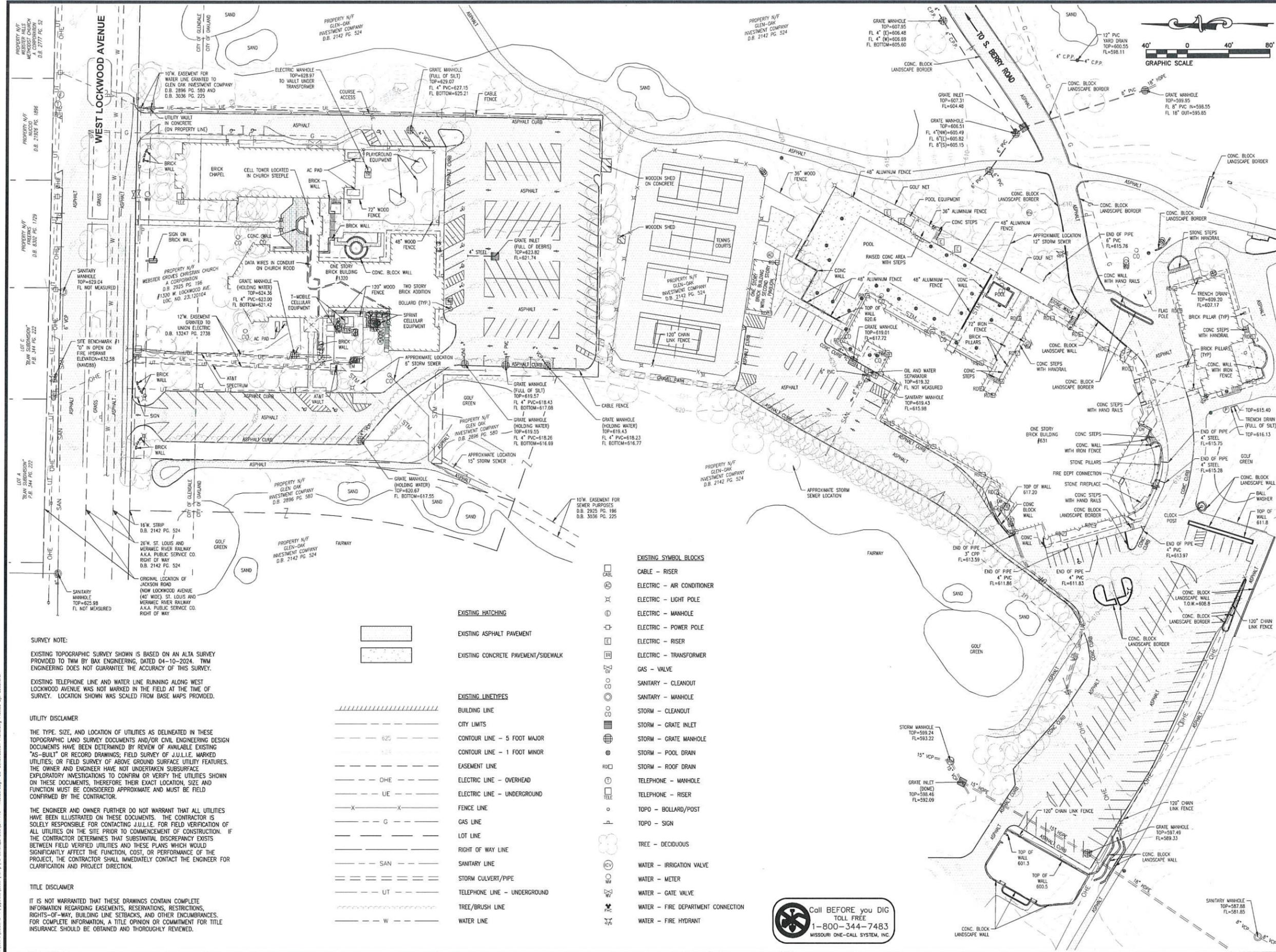
Thank you for your consideration.

Regards,

Diana Allen
Owner, The Glendale Grind



The Glendale Grind - approximate placement of tables in front of building



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 CONSULTING ENGINEERING
 GEOSPATIAL SERVICES

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 4940 OLD COLLINSVILLE RD.
 SWANSEA, ILLINOIS
 62226-2025
 TEL (618) 624-4488
 WWW.TWM-INC.COM

PROF. LICENSE	NUMBER
IL. PROF. DESIGN FIRM	184-001220
IL. PROF. ENGR. CORP.	62-035370
IL. PROF. STR. ENGR. CORP.	81-005202
IL. PROF. LAND SURV. CORP.	048-000029
KS. PROF. ENGR. FACILITY	E-3256
MO. PROF. ENGR. CORP.	001528
MO. LAND SURVEYING CORP.	000346
TN. PROF. ENGR. FIRM	8974

SEAL

SIGNATURE:
 DATE SIGNED:
 LICENSE EXPIRATION:

ISSUED FOR CONSTRUCTION
 MARCH 21, 2025

REV.	DATE	DESCRIPTION
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DRAWN BY: NTS
 DESIGNED BY: NTS
 CHECKED BY: NTS
 APPROVED BY: MJM
 PROJECT NO: D01241115

PROJECT:
 WESTBOROUGH COUNTRY CLUB
 631 SOUTH BERRY ROAD
 CITY OF GLENDALE AND OAKLAND
 ST. LOUIS COUNTY, MISSOURI

TITLE:
 EXISTING TOPOGRAPHY

C2.0

SURVEY NOTE:
 EXISTING TOPOGRAPHIC SURVEY SHOWN IS BASED ON AN ALTA SURVEY PROVIDED TO TWM BY BAK ENGINEERING, DATED 04-10-2024. TWM ENGINEERING DOES NOT GUARANTEE THE ACCURACY OF THIS SURVEY.

EXISTING TELEPHONE LINE AND WATER LINE RUNNING ALONG WEST LOCKWOOD AVENUE WAS NOT MARKED IN THE FIELD AT THE TIME OF SURVEY. LOCATION SHOWN WAS SCALED FROM BASE MAPS PROVIDED.

UTILITY DISCLAIMER
 THE TYPE, SIZE, AND LOCATION OF UTILITIES AS DELINEATED IN THESE TOPOGRAPHIC LAND SURVEY DOCUMENTS AND/OR CIVIL ENGINEERING DESIGN DOCUMENTS HAVE BEEN DETERMINED BY REVIEW OF AVAILABLE EXISTING "AS-BUILT" OR RECORD DRAWINGS; FIELD SURVEY OF J.U.L.I.E. MARKED UTILITIES; OR FIELD SURVEY OF ABOVE GROUND SURFACE UTILITY FEATURES. THE OWNER AND ENGINEER HAVE NOT UNDERTAKEN SUBSURFACE EXPLORATORY INVESTIGATIONS TO CONFIRM OR VERIFY THE UTILITIES SHOWN ON THESE DOCUMENTS. THEREFORE THEIR EXACT LOCATION, SIZE AND FUNCTION MUST BE CONSIDERED APPROXIMATE AND MUST BE FIELD CONFIRMED BY THE CONTRACTOR.

THE ENGINEER AND OWNER FURTHER DO NOT WARRANT THAT ALL UTILITIES HAVE BEEN ILLUSTRATED ON THESE DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONTACTING J.U.L.I.E. FOR FIELD VERIFICATION OF ALL UTILITIES ON THE SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION. IF THE CONTRACTOR DETERMINES THAT SUBSTANTIAL DISCREPANCY EXISTS BETWEEN FIELD VERIFIED UTILITIES AND THESE PLANS WHICH WOULD SIGNIFICANTLY AFFECT THE FUNCTION, COST, OR PERFORMANCE OF THE PROJECT, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ENGINEER FOR CLARIFICATION AND PROJECT DIRECTION.

TITLE DISCLAIMER
 IT IS NOT WARRANTED THAT THESE DRAWINGS CONTAIN COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, RIGHTS-OF-WAY, BUILDING LINE SETBACKS, AND OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION, A TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED AND THOROUGHLY REVIEWED.

- EXISTING HATCHING**
- [Hatched Pattern] EXISTING ASPHALT PAVEMENT
 - [Hatched Pattern] EXISTING CONCRETE PAVEMENT/SIDEWALK
- EXISTING LINETYPES**
- [Dashed Line] BUILDING LINE
 - [Dashed Line] CITY LIMITS
 - [Dashed Line] CONTOUR LINE - 5 FOOT MAJOR
 - [Dashed Line] CONTOUR LINE - 1 FOOT MINOR
 - [Dashed Line] EASEMENT LINE
 - [Dashed Line] ELECTRIC LINE - OVERHEAD
 - [Dashed Line] ELECTRIC LINE - UNDERGROUND
 - [Dashed Line] FENCE LINE
 - [Dashed Line] GAS LINE
 - [Dashed Line] LOT LINE
 - [Dashed Line] RIGHT OF WAY LINE
 - [Dashed Line] SANITARY LINE
 - [Dashed Line] STORM CULVERT/PIPE
 - [Dashed Line] TELEPHONE LINE - UNDERGROUND
 - [Dashed Line] TREE/BRUSH LINE
 - [Dashed Line] WATER LINE
- EXISTING SYMBOL BLOCKS**
- [Symbol] CABLE - RISER
 - [Symbol] ELECTRIC - AIR CONDITIONER
 - [Symbol] ELECTRIC - LIGHT POLE
 - [Symbol] ELECTRIC - MANHOLE
 - [Symbol] ELECTRIC - POWER POLE
 - [Symbol] ELECTRIC - RISER
 - [Symbol] ELECTRIC - TRANSFORMER
 - [Symbol] GAS - VALVE
 - [Symbol] SANITARY - CLEANOUT
 - [Symbol] SANITARY - MANHOLE
 - [Symbol] STORM - CLEANOUT
 - [Symbol] STORM - GRATE INLET
 - [Symbol] STORM - GRATE MANHOLE
 - [Symbol] STORM - POOL DRAIN
 - [Symbol] STORM - ROOF DRAIN
 - [Symbol] TELEPHONE - MANHOLE
 - [Symbol] TELEPHONE - RISER
 - [Symbol] TOPO - BOLLARD/POST
 - [Symbol] TOPO - SIGN
 - [Symbol] TREE - DECIDUOUS
 - [Symbol] WATER - IRRIGATION VALVE
 - [Symbol] WATER - METER
 - [Symbol] WATER - GATE VALVE
 - [Symbol] WATER - FIRE DEPARTMENT CONNECTION
 - [Symbol] WATER - FIRE HYDRANT

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 MISSOURI ONE-CALL SYSTEM, INC.



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MO. PROF. ENGR. CORP.	001528
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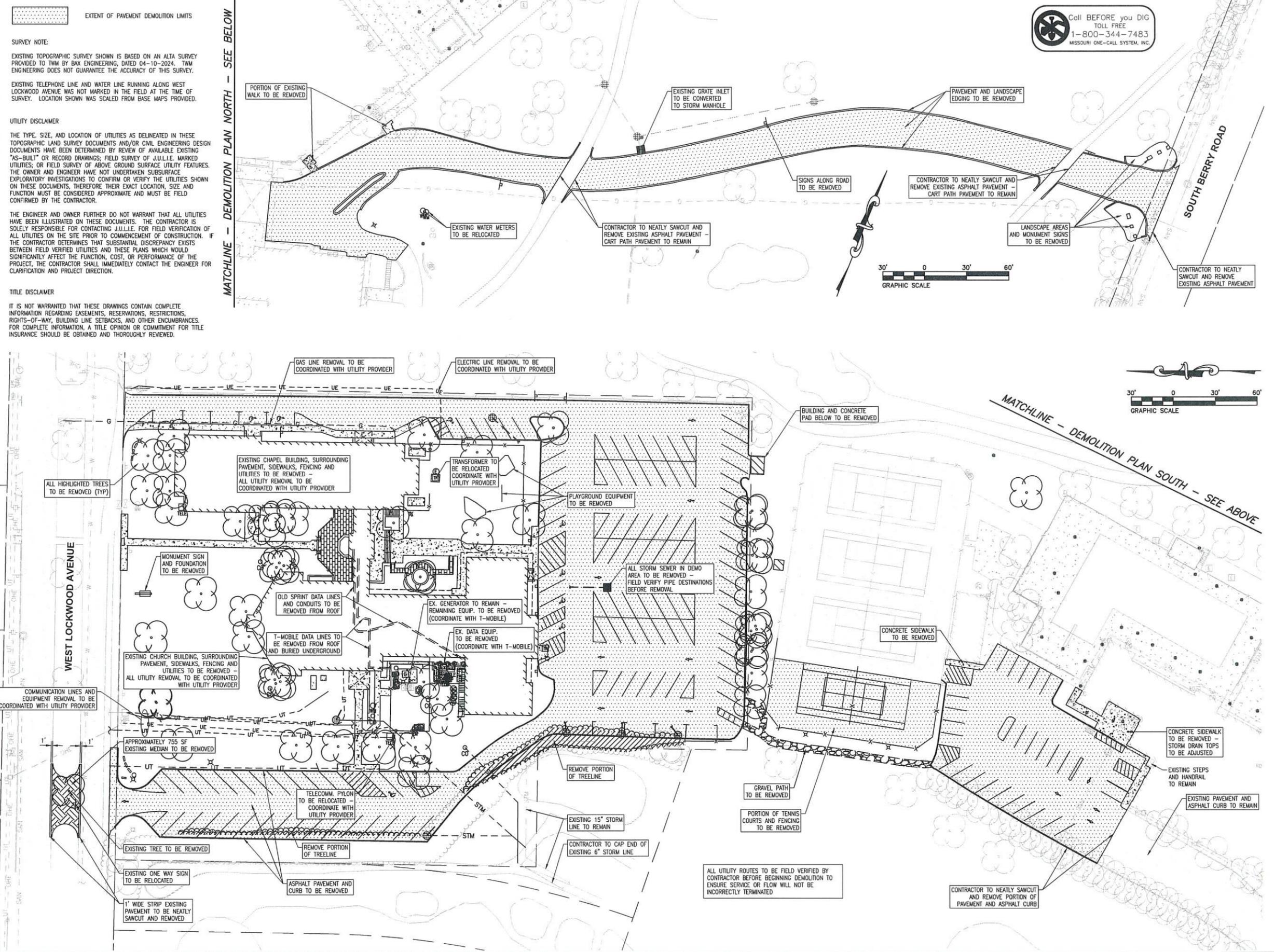
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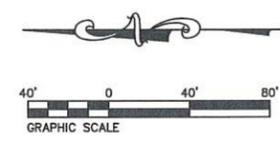
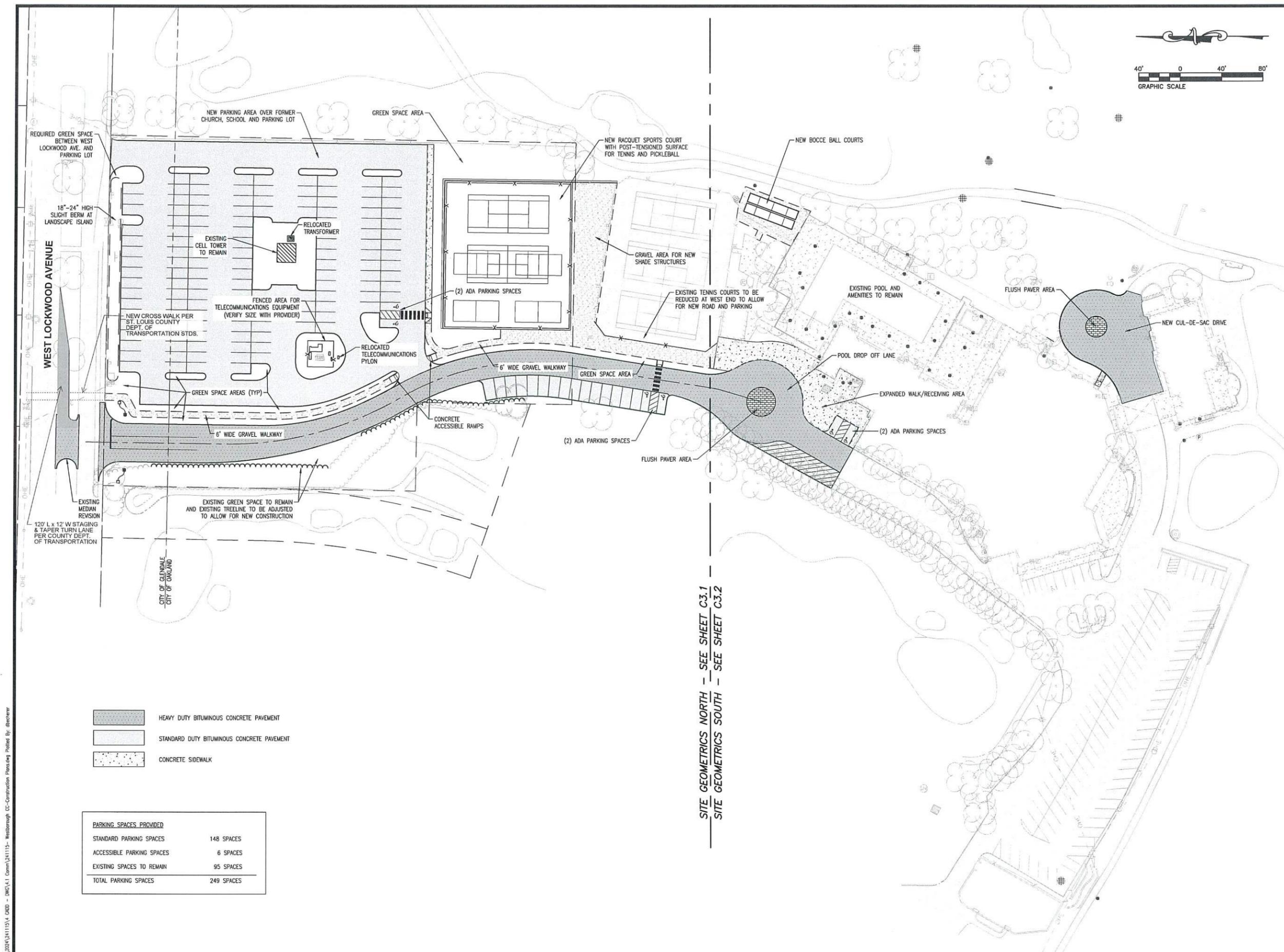
PROJECT:
 WESTBOROUGH COUNTRY CLUB
 531 SOUTH BERRY ROAD
 CITY OF GLENDALE AND OAKLAND
 ST. LOUIS COUNTY, MISSOURI

TITLE:
 DEMOLITION PLAN

C2.1



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PROJECT:
 WESTBOROUGH COUNTRY CLUB
 631 SOUTH BERRY ROAD
 CITY OF GLENDALE AND OAKLAND
 ST. LOUIS COUNTY, MISSOURI

TITLE:
 SITE GEOMETRICS
 OVERALL

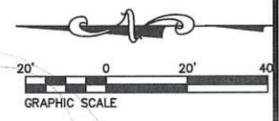
C3.0

	HEAVY DUTY BITUMINOUS CONCRETE PAVEMENT
	STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT
	CONCRETE SIDEWALK

PARKING SPACES PROVIDED	
STANDARD PARKING SPACES	148 SPACES
ACCESSIBLE PARKING SPACES	6 SPACES
EXISTING SPACES TO REMAIN	95 SPACES
TOTAL PARKING SPACES	249 SPACES

SITE GEOMETRICS NORTH - SEE SHEET C3.1
 SITE GEOMETRICS SOUTH - SEE SHEET C3.2

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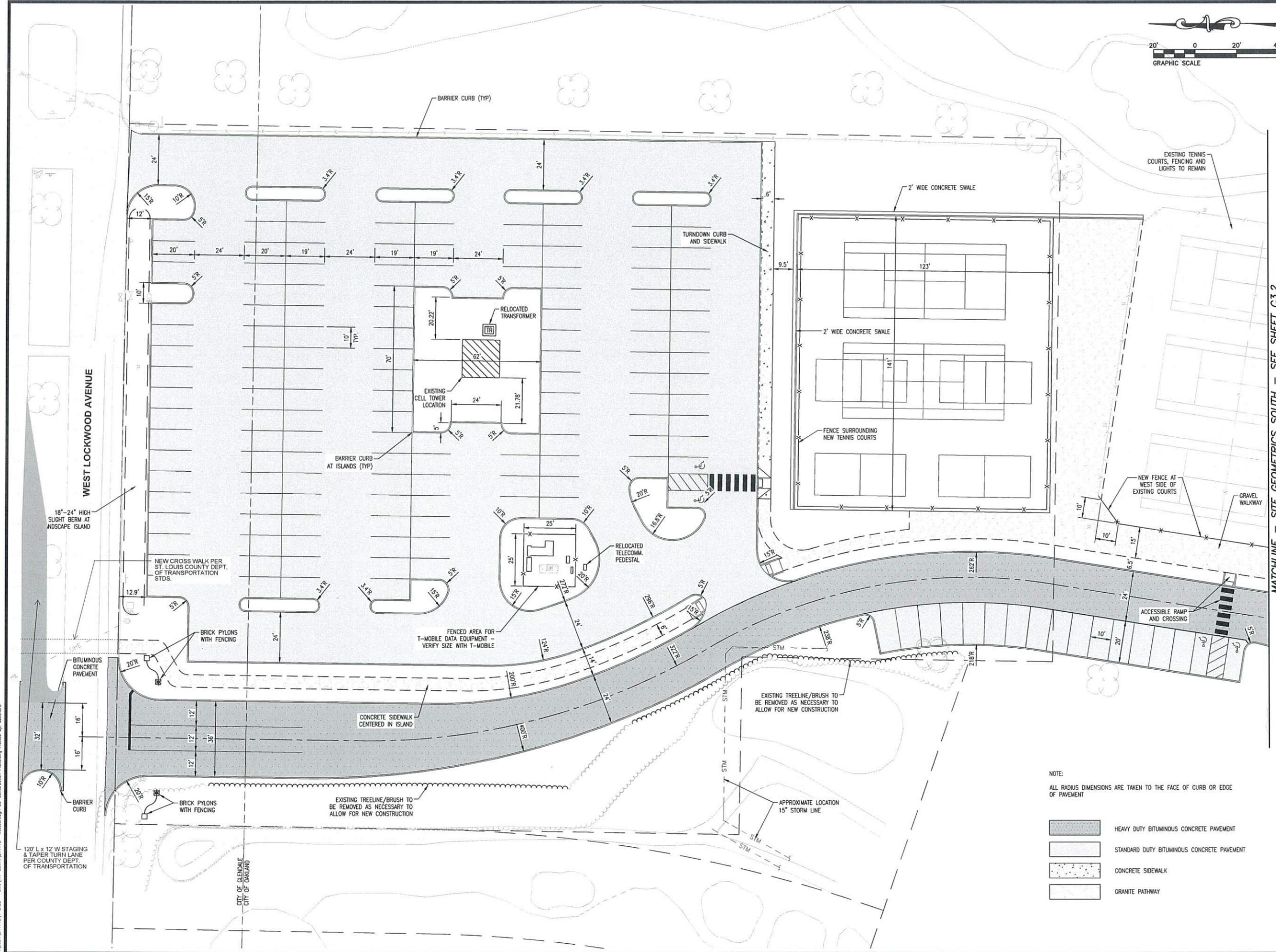
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 ST. LOUIS COUNTY, MISSOURI

TITLE:
 SITE GEOMETRICS
 NORTH

C3.1

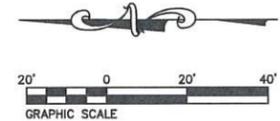


NOTE:
 ALL RADIUS DIMENSIONS ARE TAKEN TO THE FACE OF CURB OR EDGE OF PAVEMENT

- HEAVY DUTY BITUMINOUS CONCRETE PAVEMENT
- STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- GRANITE PATHWAY

MATCHLINE - SITE GEOMETRICS SOUTH - SEE SHEET C3.2

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PROJECT:
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 CITY OF GLENDALE AND OAKLAND
 ST. LOUIS COUNTY, MISSOURI

TITLE:
 SITE GEOMETRICS
 SOUTH

C3.2



MATCHLINE - SITE GEOMETRICS NORTH - SEE SHEET C3.1

PA:2024/241115/4 CAD - DWG/4.1 Comm/241115- Westborough CC-Construction Plans.dwg Plotted By: dbecherer



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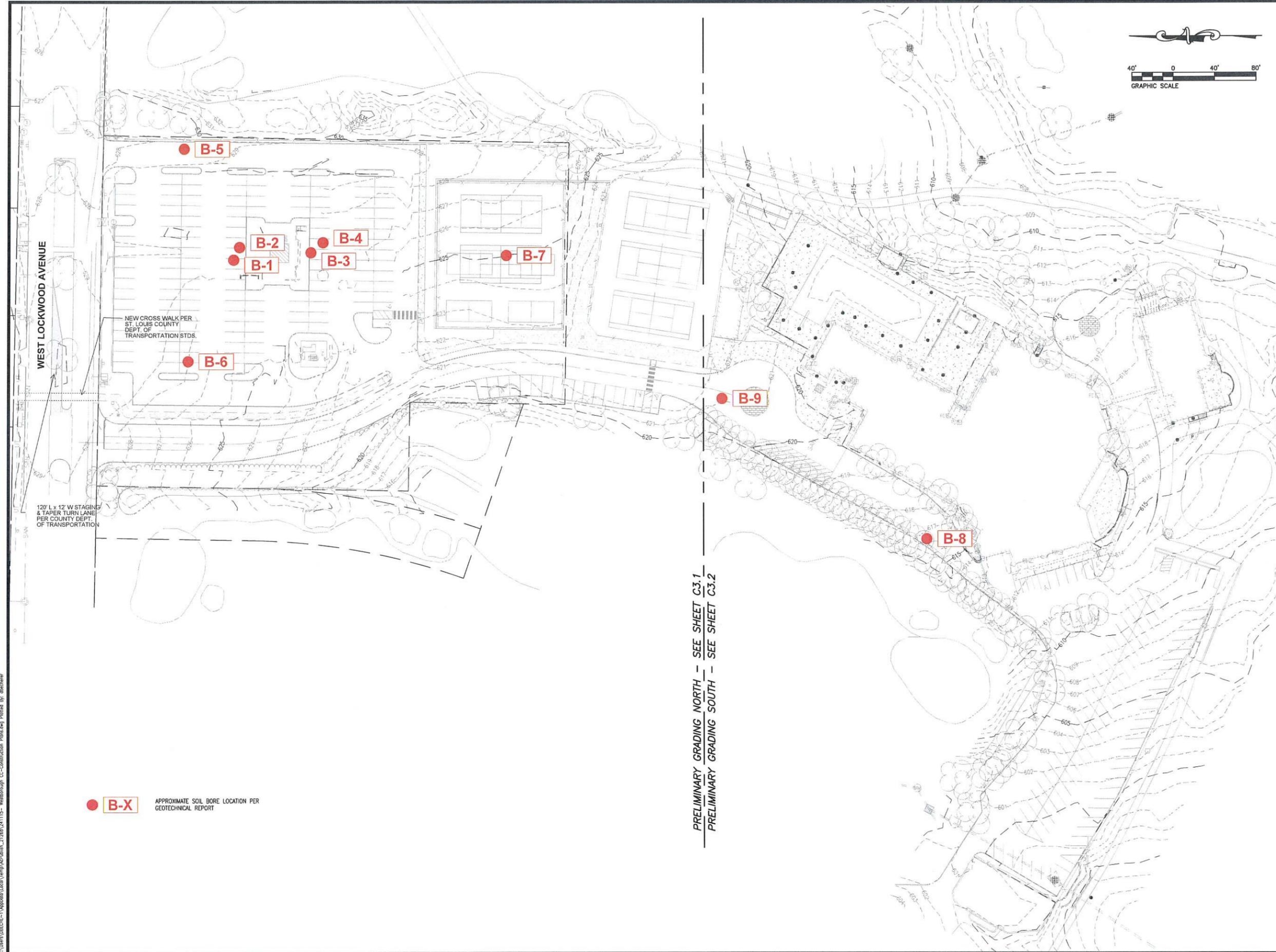
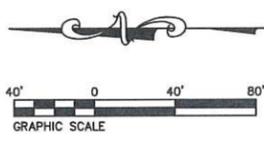
PROJECT:

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631 SOUTH BERRY ROAD
CITY OF GLENDALE AND OAKLAND
ST. LOUIS COUNTY, MISSOURI

TITLE:

GRADING PLAN
OVERALL

C4.0

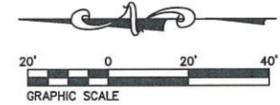


● **B-X** APPROXIMATE SOIL BORE LOCATION PER
GEOTECHNICAL REPORT

NEW CROSS WALK PER
ST. LOUIS COUNTY
DEPT. OF
TRANSPORTATION STDS.

120' L x 12' W STAGING
& TAPER TURN LANE
PER COUNTY DEPT.
OF TRANSPORTATION

PRELIMINARY GRADING NORTH -- SEE SHEET C3.1
PRELIMINARY GRADING SOUTH -- SEE SHEET C3.2



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TITLE:

GRADING PLAN
NORTH

C4.1

MATCHLINE - PRELIMINARY GRADING PLAN SOUTH - SEE SHEET C4.2

WEST LOCKWOOD AVENUE

NOTE: ALL PERIMETER SILT FENCE TO BE INSTALLED PRIOR TO ANY GRADING.

NOTE: ALL INLETS SHALL HAVE A SEDIMENT PROTECTION DEVICE PLACED AT THE INLET OPENING AFTER INSTALLATION.

ALL DISTURBED AREAS SHALL BE SEEDED WITH A CLASS 1 MIXTURE, IN ACCORDANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION:

CLASS 1 MIXTURE:
KY BLUEGRASS: 100lbs./ACRE
PERENNIAL RYEGRASS: 60lbs./ACRE
CREEPING RED FESCUE: 40lbs./ACRE

MULCHING SHALL BE PROVIDED IN ACCORDANCE WITH MULCH METHOD 2, PROCEDURE 1 PER THE SAME STANDARD SPECIFICATION.

PLACE AND STABILIZE STRAW AT 2 TONS/ACRE, ANCHOR STRAW BY USE OF DULL BLADED DISK.

- SF DENOTES SILT FENCE
- FES DENOTES FLARED END SECTION PROTECTION
- ISP DENOTES INLET SEDIMENT PROTECTION
- OTIP DENOTES OPEN THROAT INLET PROTECTION
- UDC DENOTES URETHANE DITCH CHECK PROTECTION

120' L x 12' W STAGING
& TAPER TURN LANE
PER COUNTY DEPT.
OF TRANSPORTATION

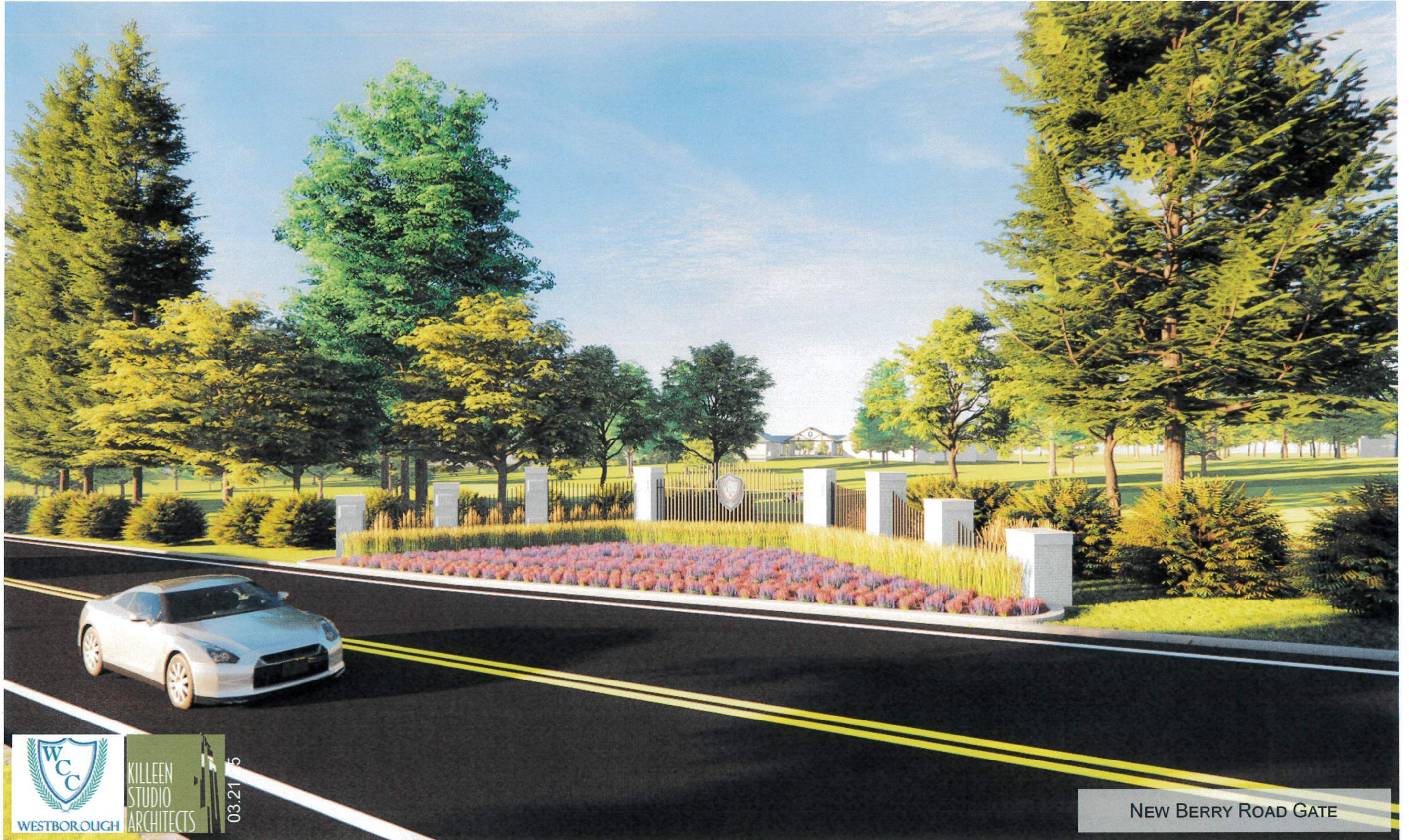
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KILLEN
STUDIO
ARCHITECTS

03.21.25

NEW LOCKWOOD ENTRY GATE



KILLEN
STUDIO
ARCHITECTS

03.21/5

NEW BERRY ROAD GATE



TURNDOWN CURB AND SIDEWALK

8 PRAGENSE VIBURNUM 3 GAL

8 PRAGENSE VIBURNUM 3 GAL

8 PRAGENSE VIBURNUM 3 GAL

2 HERITAGE ELM 2" CAL W/ 16 GREEN VELVET BOXWOOD 3 GAL

FENCE SURROUNDING NEW TENNIS COURTS

2" WIDE CONCRETE SWALE

8 PRAGENSE VIBURNUM 3 GAL

2" WIDE CONCRETE SWALE

2 BLUE HOLLY 3 GAL

2 WILLOW OAK 2" CAL

8 HYPERICUM 3 GAL

8 FRENCH ARBORVITAE 3 GAL

3 LIMEMOUND SPIREA 3 GAL

10 CRIMSON PYGMY RASPBERRY 3 GAL

3 RED OAK 2" CAL

2 FOREST PANSY REDBUD 2" CAL

1 WHITERUD 2" CAL

5 NORWAY SPRUCE 1" HT

5 SERBIAN SPRUCE 8" HT

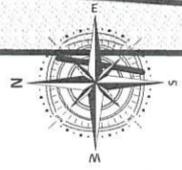
2 IVORY SILK LAAC 2" CAL

1 HEARTS OF GOLD REDBUD 2" CAL

SCALE: 1" = 10' 0"



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L2

LANDSCAPE DEVELOPMENT PLAN FOR WESTBOROUGH COUNTRY CLUB 631 S. BERRY ROAD ST. LOUIS, MO

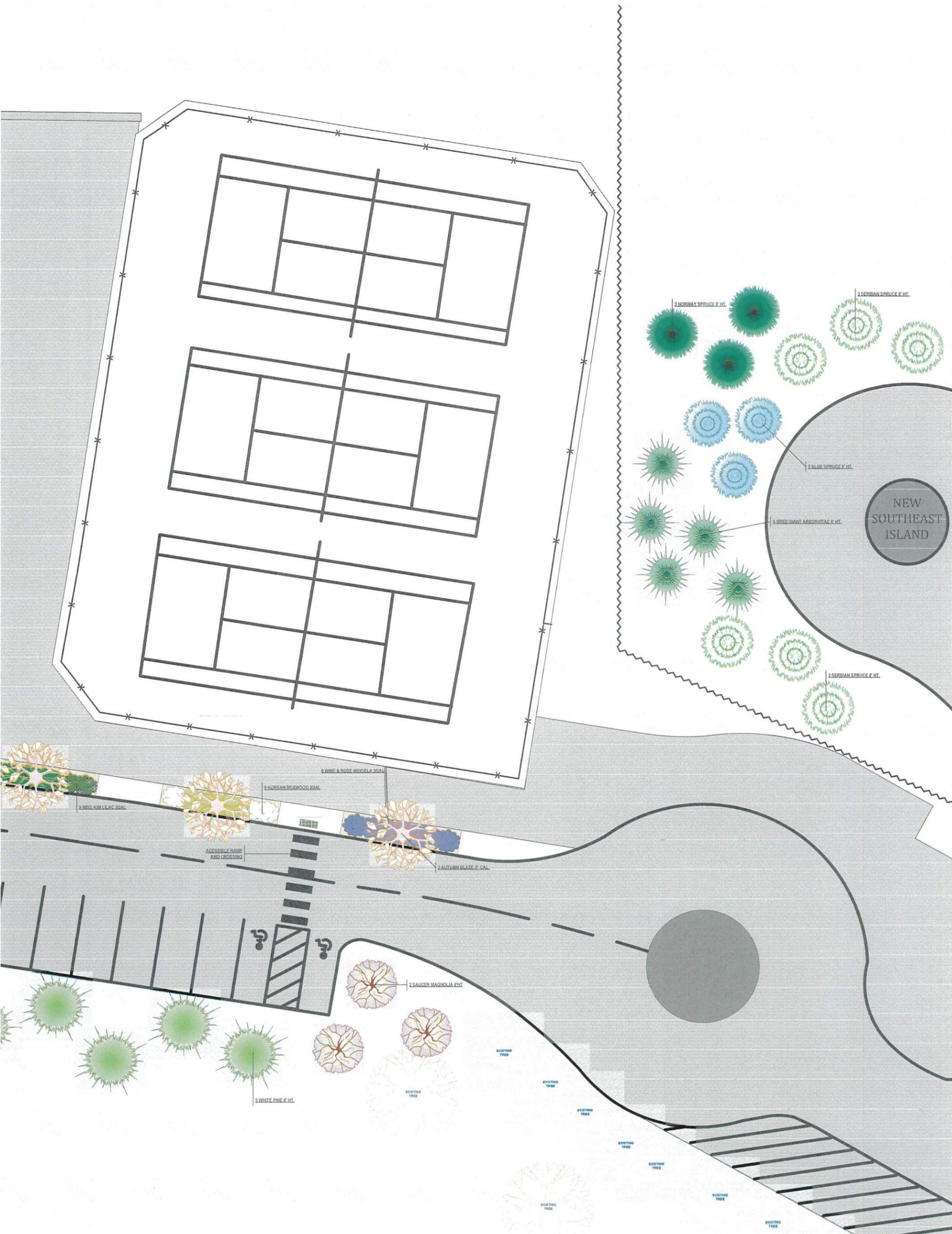
THE PROFESSIONALS
Where Quality is Foremost

BAXTER GARDENS
Chesterfield

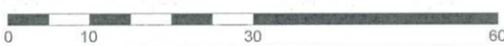
17259 Wildhorse Creek Road (636) 532-1933 FAX (636) 532-1288
Chesterfield, MO 63045 www.baxtergardens.com

DESIGNED BY Bill Weishaar
ORIGINAL DATE 3/5/2025
REVISION DATE 3/21/2025
GRAPHIC ART JDF/WHW





SCALE: 1" = 10' 0"



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L3

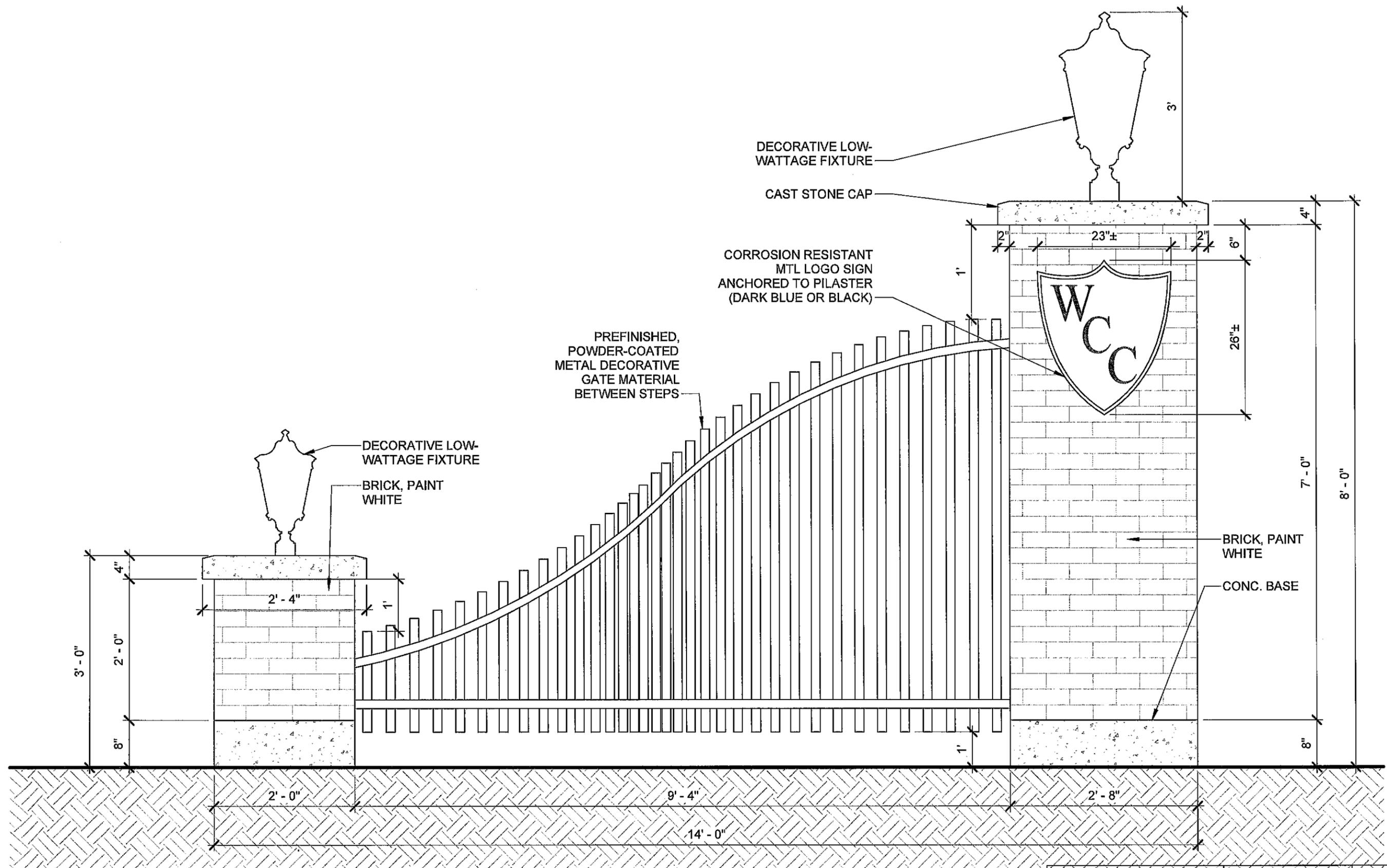
LANDSCAPE DEVELOPMENT PLAN FOR
WESTBOROUGH COUNTRY CLUB
631 S. BERRY ROAD
ST. LOUIS, MO

THE PROFESSIONALS
Where Quality is Foremost

BAXTER GARDENS
Chesterfield

17259 Wildhorse Creek Road
Chesterfield, MO 63065 (636) 533-1033 FAX: (636) 332-1288
www.baxtergardens.com

DESIGNED BY Bill Weishaar
ORIGINAL DATE: 3/6/2025
REVISION DATE: 3/21/2025
GRAPHIC ART: JDE/WHW



① ELEVATION OF LOCKWOOD ENTRY GATE
 3/4" = 1'-0"

WESTBOROUGH
 COUNTRY CLUB:
 631 S. BERRY RD.
 GLENDALE, MO
 63122
 3/21/2025

SHEET NO

 LOCKWOOD
 ENTRY GATE

**KILLEEN STUDIO
 ARCHITECTS**
 3015 Salena Street
 ST. LOUIS, MO 63118
 tel: 314.771.0883
 fax: 314.771.0154





314-771-0883
 3015 SALENA STREET
 ST. LOUIS, MO 63118

SEAL #: A-7587

3.21.25

WESTBOROUGH COUNTRY CLUB:

631 S. BERRY RD.
 GLENDALE, MO 63122

CAMPUS EXPANSION

MARK	DATE	DESCRIPTION

DRAWN BY: DJK CHECKED BY: DJL

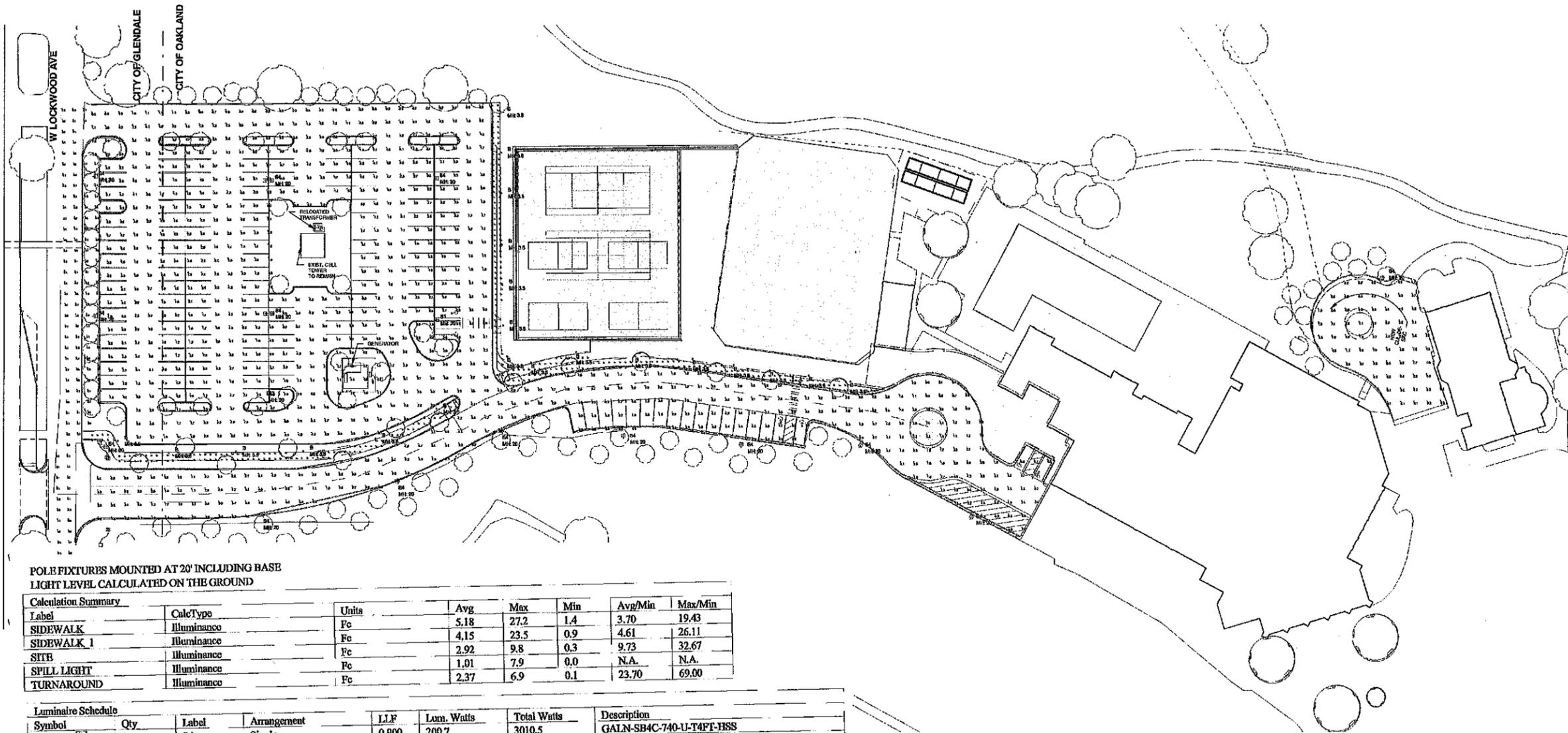
SHEET NO.

PH1

PHOTOMETRICS



PLAN NORTH



POLE FIXTURES MOUNTED AT 20' INCLUDING BASE
 LIGHT LEVEL CALCULATED ON THE GROUND

Calculation Summary							
Label	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
SIDEWALK	Illuminance	Fc	5.18	27.2	1.4	3.70	19.43
SIDEWALK 1	Illuminance	Fc	4.15	23.5	0.9	4.61	26.11
SITB	Illuminance	Fc	2.92	9.8	0.3	9.73	32.67
SPILL LIGHT	Illuminance	Fc	1.01	7.9	0.0	N.A.	N.A.
TURNAROUND	Illuminance	Fc	2.37	6.9	0.1	23.70	69.00

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Lum. Watts	Total Watts	Description
[Symbol]	15	S4	Single	0.900	200.7	3010.5	GALN-SB4C-740-U-T4FT-HSS
[Symbol]	1	S3	Single	0.900	200.7	200.7	GALN-SB4C-740-U-T3-HSS
[Symbol]	2	S1	Single	0.900	149.1	298.2	GALN-SB3C-740-U-5WQ
[Symbol]	21	B	Single	0.900	10.9	228.9	BRT6-A2-740-U-T3-42-BK

DESIGN IS BASED ON CURRENT OCCUPANCY, PROVIDED AT THE TIME OF REQUEST.
 ANY CHANGES IN OCCUPANCY, HEIGHT OR LOCATION, LAMP WATTAGE, LAMP TYPE, AND
 DIMENSIONS IN STANDARDS, THAT AFFECT ANY OF THE PROVIDED INFORMATION, WILL
 VOID CURRENT LAYOUT AND REQUIRE A CHANGE REQUEST AND RE-CALCULATION.

1 PHOTOMETRICS PLAN
 1" = 40'-0"