



AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
Conference Room 102-103
Thursday, July 9, 2026
5:30 PM

I. CALL TO ORDER

II. APPROVAL OF MEETING SUMMARY

A. May 14, 2026

III. UNFINISHED BUSINESS

IV. NEW BUSINESS

- A. **Chesterfield Village Mall, Lot 3B:** An Amended Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for a 16.82-acre tract of land zoned "PC&R" Planned Commercial and Residential located east of Chesterfield Parkway West and west of Chesterfield Center.
- B. **Hilltown Village Lot 2 (Good Clean Dog):** An Amended Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for part of a 2.56-acre tract of land located at the intersection of Hilltown Village Center and Olive Boulevard, also known as Lot 2 of Hilltown Village Center Subdivision.
- C. **Hilltown Village Lot 2 (Good Clean Dog):** An Architectural Specialty Lighting Package, part of a broader renovation, for an existing structure situated on a 2.56-acre tract at the intersection of Hilltown Village Center and Olive Boulevard.
- D. Approval of 2027 Meeting Schedule

V. OTHER

VI. ADJOURNMENT

*PC Liaison Jane Staniforth is scheduled for this meeting

PERSONS REQUIRING AN ACCOMMODATION TO ATTEND AND PARTICIPATE IN THE ARCHITECTURAL REVIEW BOARD MEETING SHOULD CONTACT CITY CLERK VICKIE MCGOWND AT (636)537-6716 AT LEAST TWO (2) BUSINESS DAYS PRIOR TO THE MEETING.

II. A.



THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
THURSDAY – MAY 14, 2026
5:30 PM
CONFERENCE ROOM 102/103

ATTENDANCE:

Mr. Mick Weber, Chair
Mr. Scott Starling, Vice-Chair
Mr. John Lavrich
Ms. Susan Lew

ABSENT:

Mr. Kristopher Mehrtens
Mr. Matt Adams

ALSO IN ATTENDANCE:

Mayor Dan Hurt
Councilmember Merrell Hansen
Planning Commission Liaison, Gail Choate
Ms. Alyssa Ahner, Senior Planner/Staff Liaison
Ms. Shilpi Bharti, Planner

I. CALL TO ORDER

Chair Weber called the meeting to order at 5:30 p.m.

II. APPROVAL OF MEETING SUMMARY

A. April 16, 2026

Vice-Chair Starling made a motion to approve the meeting summary as written. Board Member Lavrich seconded the motion. The motion passed by a voice vote of 4-0.

III. UNFINISHED BUSINESS

- A. Chesterfield Commons Seven, Lot 3: A Site Development Section Plan, Landscape Plan, Lighting Plan and Architectural Elevations for an automobile dealership building located on a 4.69-acre tract of land located north of Arnage Road, and south of I-64 zoned "PC"-Planned Commercial.

STAFF PRESENTATION

Ms. Shilpi Bharti, Planner explained that the project went before the ARB on April 16 resulting with the project being "held" due to a significant number of concerns from the Board.

Since that time, those concerns have been addressed to include; the design, materials, and emphasis on appearance from I-64.

DISCUSSION

During discussion the following information was provided.

- Maintain MoDOT right-of-way if possible.
- The applicant was available to answer questions about the raised wood siding variation and addressed concerns of any vehicle signage facing I-64.
- Increase trees along I-64 corridor.
- Chair Weber spoke about overall maintenance of landscaping along I-64 by Jaguar and Lamborghini.

Motion

Vice-Chair Starling made a motion to forward Chesterfield Commons Seven, Lot 3 to Planning Commission, as presented, with a recommendation of approval. Board Member Lavrich seconded the motion. The motion passed by a voice vote of 4-0.

IV. NEW BUSINESS – None

V. OTHER - None

VI. ADJOURNMENT 5:52 p.m.

690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

Architectural Review Board Staff Report

Meeting Date: July 9th, 2026

From: Alyssa Ahner, Senior Planner

Location: East of Chesterfield Pkwy, south of Interstate 64, west of Chesterfield Center

Description: Chesterfield Village Mall, Lot 3B: An Amended Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for a 16.82-acre tract of land zoned "PC&R" Planned Commercial and Residential located east of Chesterfield Parkway West and west of Chesterfield Center.

PROPOSAL SUMMARY

Stock & Associates Consulting Engineers, Inc., on behalf of Tristar Real Estate Acquisitions, LLC, has submitted amended plans for a multi-family residential development.

The project had originally received approval from Architectural Review Board in February of 2026, however, the developer is seeking approval for a one road design instead of the previously approved two road design.

The development still consists of a total of 105 attached units split between 22 buildings but there are now 6 model types instead of the previous 8 model types. Of the 22 buildings, the heights range from roughly 23' to 32' tall each comprised of 4, 5, or 6 units each with their own 2 car garage.



Figure 1: Subject Site

The February 12th, 2026 report has been attached to this report for further information on the overall design. This report will mainly focus on the differences between the two designs.

CIRCULATION & ACCESS

The following images depict the previously approved two road design in Figure 2 and the proposed one road design in Figure 3 in relation to the surrounding sites.



Figure 2: Previously approved two road design



Figure 3: Proposed one road design

As seen in the two road design, all units north of the Burkhardt Place extension were rear loaded onto an alley. This meant that the front door faced either Chesterfield Parkway or Burkhardt Place extension while all garage doors faced the private alley. With the private alley being eliminated in the one road design, the development is similar to the typical single-family residential subdivision where the street elevation includes both the garage door and the front entry. This change results in the loss of model type A and B as approved in the previous design and an increase in model type C, D, and E as seen in the attached architectural elevations.

TOPOGRAPHY & RETAINING WALLS

A majority of the retaining walls from the two road design remain unchanged with slight variation in location and height. The previous design included a 20' tall wall that was necessary around the bend of the Burkhardt Place extension. As a result of the modifications, the tallest retaining wall is now roughly 16.5' and is located at the rear of a model type E building just east of the T intersection as highlighted in red in Figure 4. All walls will be constructed of concrete masonry unit's (CMU's) in the color "Fieldstone". This color was chosen for its compatibility with retaining walls within the vicinity following feedback from the Board during the initial review.

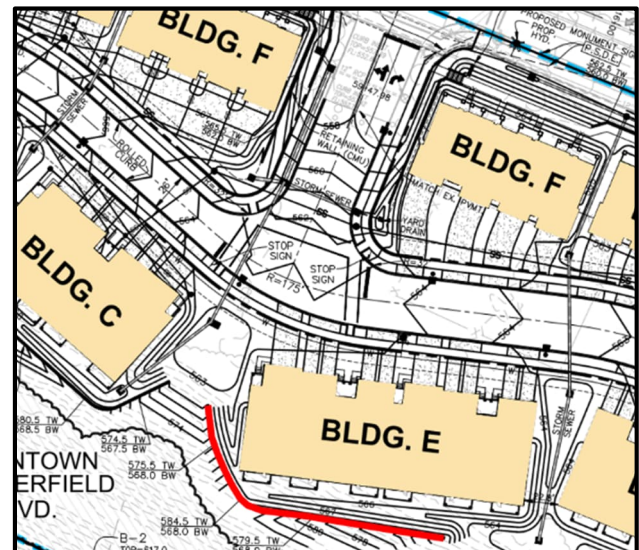


Figure 4: Location of tallest retaining wall

ELEVATIONS

The six (6) building models share the same mixture of brick, stone, board & batten siding, lap siding, and stucco as the previous design. Due to the number of building models, please see the proposed materials in the image below and then the elevations of each building provided in the applicant's submittal attached to this report.



LANDSCAPE DESIGN & SCREENING

A majority of the landscape plan remains unchanged with the main variation being the locations of street trees and other landscaping due to the revised design. Additionally, it should be noted that there were revisions to the landscape plan from the time that Architectural Review Board reviewed the original design to the final approval by City Council. During review by Planning & Public Works Committee, a condition was made that Staff *“work with the applicant and the master developer for Downtown Chesterfield looking at the hillside – specifically the tree preservation area – to explore what the best options are for ground cover and removal of honeysuckle.”* Prior to final review by City Council, the tree preservation area was revised to reflect the latest -amended site development concept plan. The individual existing trees were depicted on the plan and the native prairie establishment area was expanded. Lastly, notes were also added to the plan to indicate that all invasive plantings will be removed, existing viable trees will be pruned to encourage new growth, and erosion control measures will be installed (silt fence, erosion fabric, and cover crops).

DEPARTMENT INPUT

Be advised, this project is still going through development review by City staff and will not proceed to the final approving body until all outstanding items have been addressed. All recommendations made by the Architectural Review Board will be included in the report to the appropriate approval body.

Staff requests review on the Amended Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for Chesterfield Village Mall, Lot 3B.

MOTION

The following options are provided to the Architectural Review Board for consideration relative to this application:

“I move to forward the Amended Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect’s Statement of Design for Chesterfield Village Mall, Lot 3B as presented, with a recommendation for approval (or denial) to the appropriate approval body.”

“I move to forward the Amended Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect’s Statement of Design for Chesterfield Village Mall, Lot 3B to the appropriate approval body with a recommendation for approval with the following conditions...”

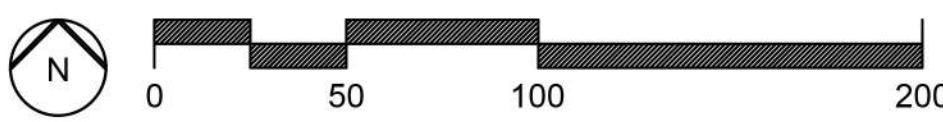
Attachments:

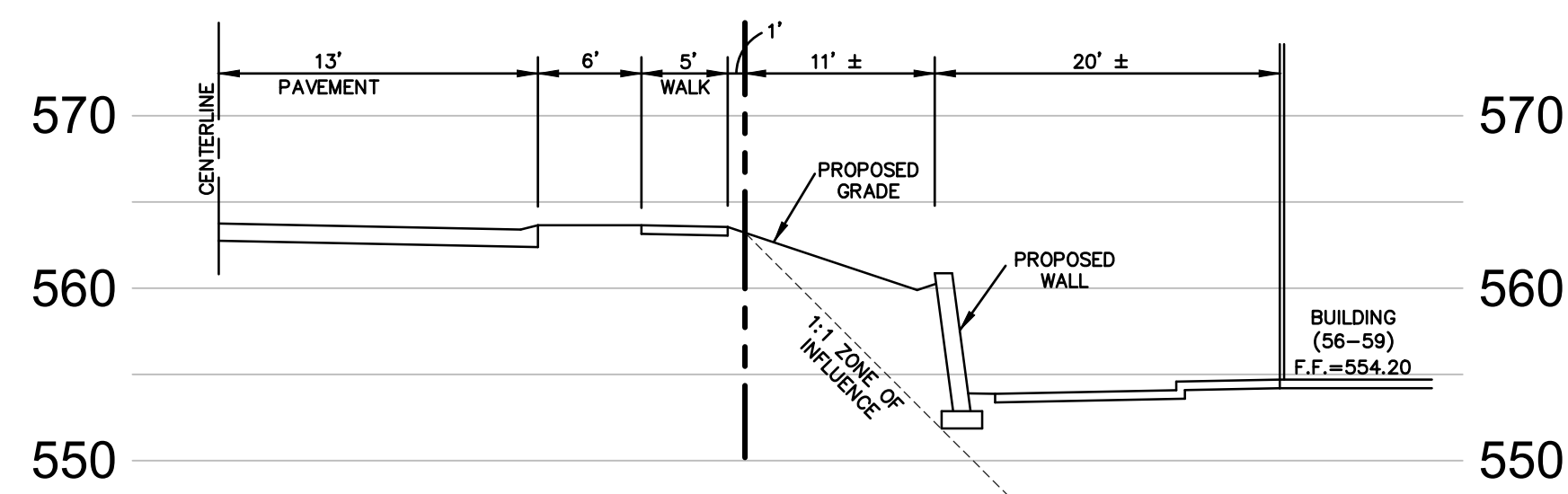
1. Architectural Review Board Submittal
2. February 12th Architectural Review Board Report



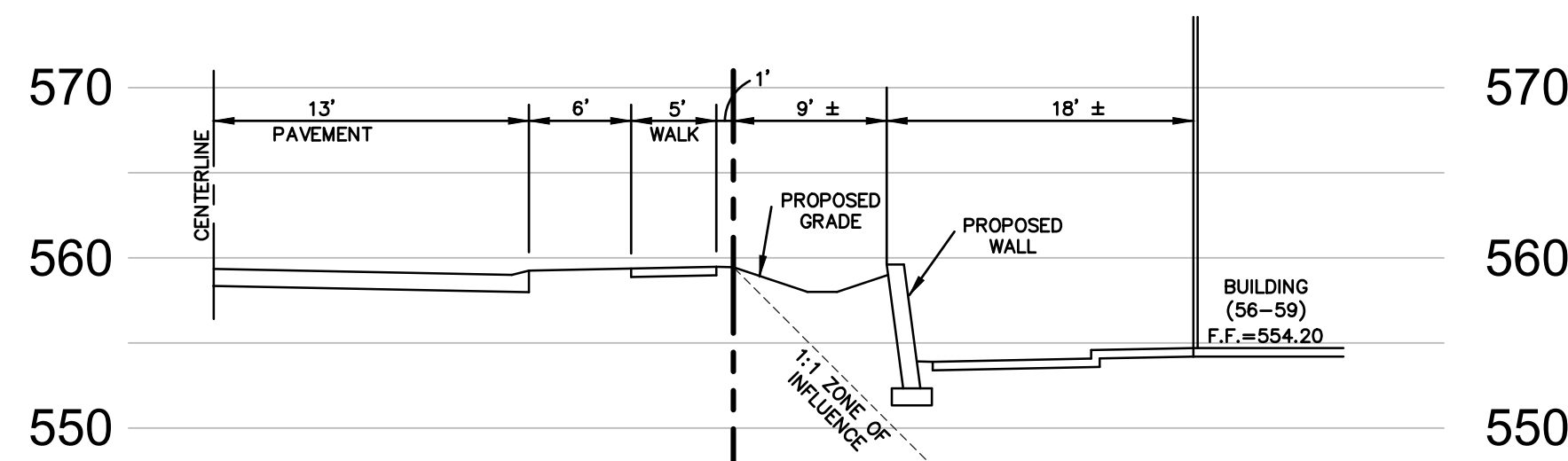
SITE DEVELOPMENT SECTION PLAN
LOT 3B DOWNTOWN CHESTERFIELD

Chesterfield, Missouri

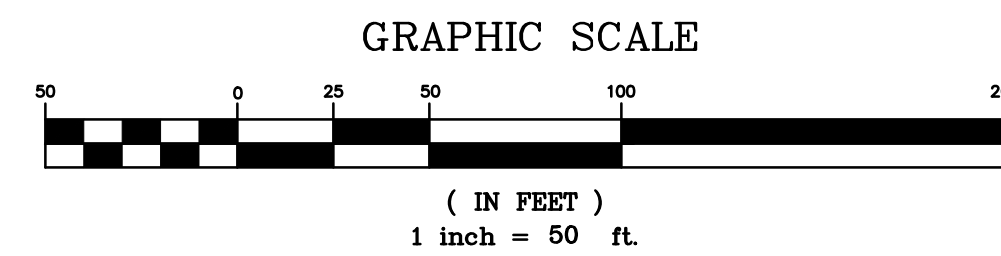




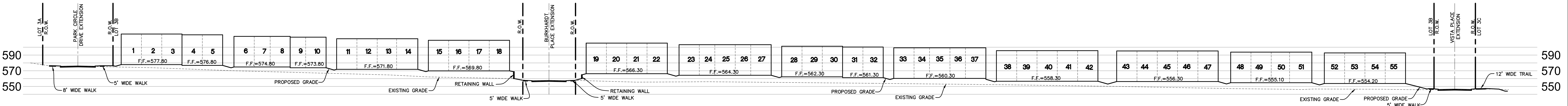
SECTION Z1-Z1
SCALE: 1"=50'



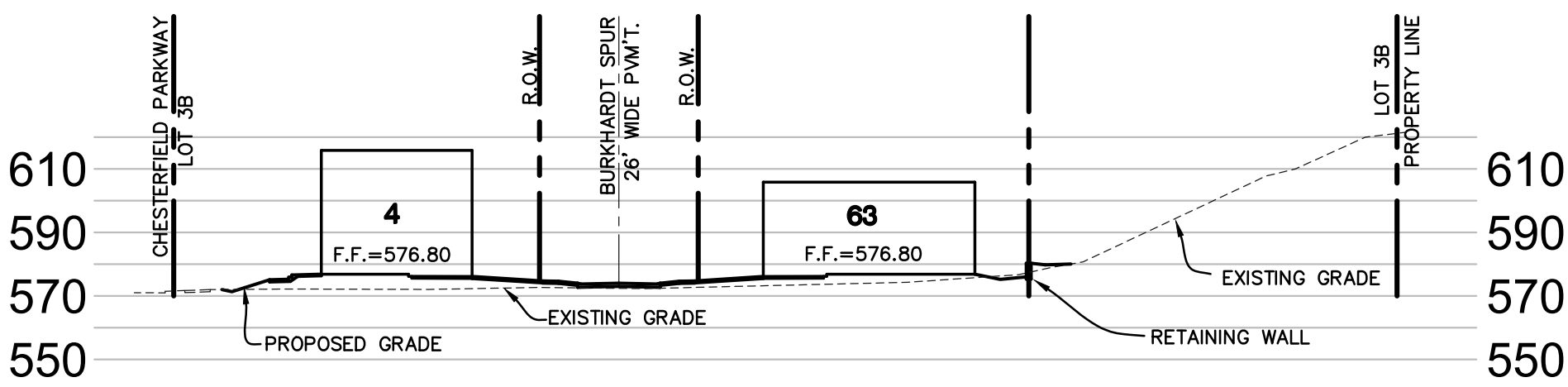
SECTION Z2-Z2
SCALE: 1"=50'



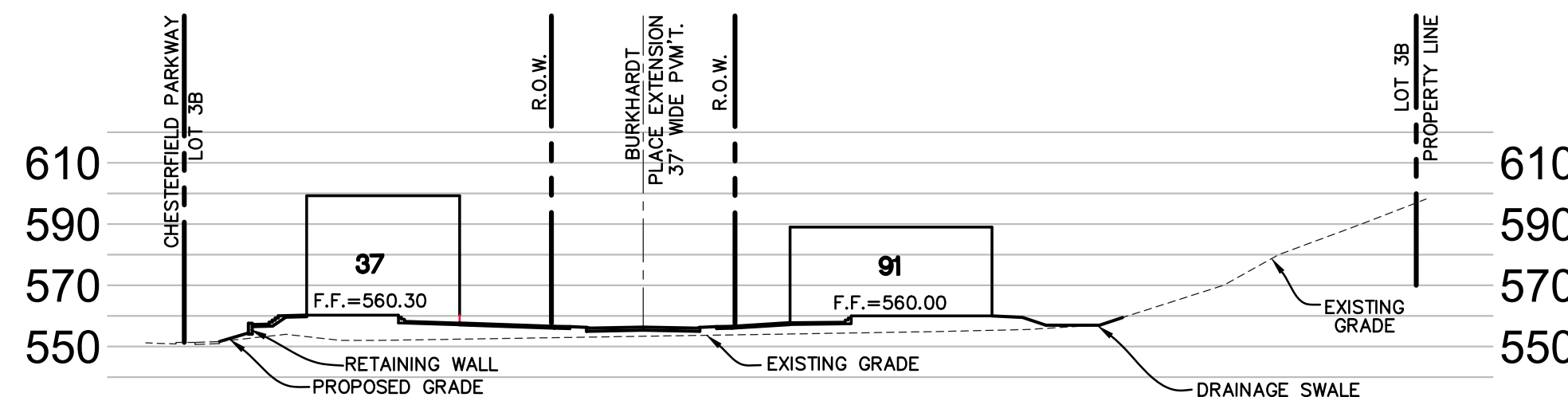
REVISIONS:						
1-24-2026 PER CITY COMMENTS						
	PROJECT: AMENDED SITE DEVELOPMENT SECTION PLAN LOT 3B				M.S.D. P. #	BASE MAP #
	VILLAS AT DOWNTOWN CHESTERFIELD				S.L.C. HMT #	HMT S.U.P. #
	CHESTERFIELD, MISSOURI				M.D.N.R. #	Permit No.
	ORDINANCE NO. 3296 (SDCP RECORDED BK 372 PGS 654-676)				SHEET TITLE:	
	PREPARED BY: STOCK & ASSOCIATES <i>Consulting Engineers, Inc.</i>				ASDSP - SITE SECTIONS / ADDITIONAL NOTES / DETAILS	
GEORGE M. STOCK, E-25116 CONS. ENGINEER CERTIFICATE OF AUTHORITY NO. 000906		DRAWN BY:	CHECKED BY:	DATE:	SCALE:	JOB NO.
		T.S.	G.M.S.	5/29/2026	NOTED	7647
6/29/2026		251 Chesterfield Business Parkway St. Louis, MO 63005 PH: (636) 530-9100 FAX: (636) 530-9130 e-mail: general@stockassociates.com www.stockassociates.com				SHEET NO.:
						C3.0



SECTION A-A
SCALE: 1"=50'

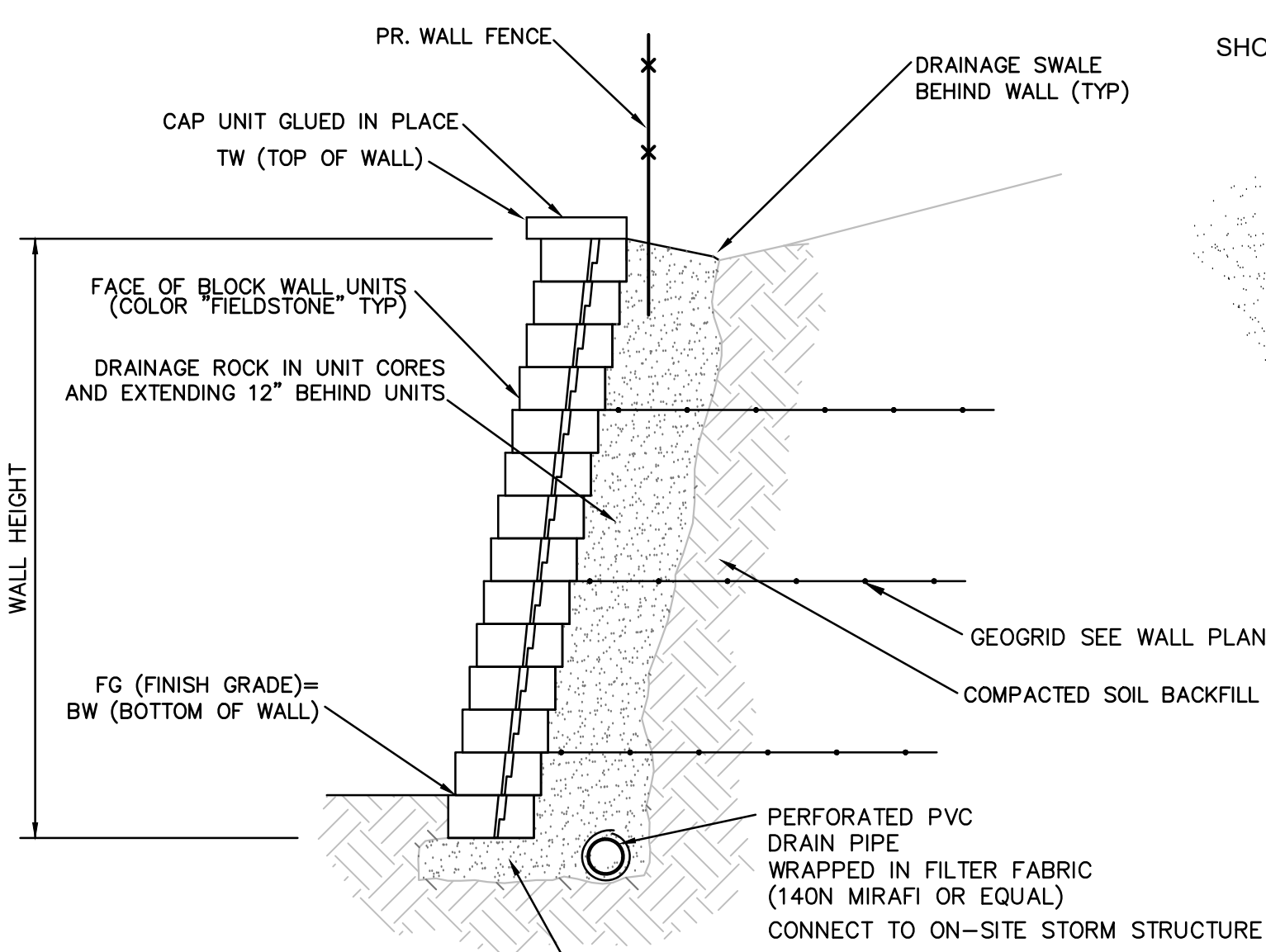


SECTION B-B
SCALE: 1"=50'



SECTION C-C
SCALE: 1"=50'

NOTE: WALL STONE COLOR "FIELDSTONE"



MODULAR BLOCK (M.S.E.) RETAINING WALL TYPICAL SECTION

NOTE:

CONTRACTOR SHALL PROVIDE THE DESIGN AND INSTALLATION OF A COMPLETE MODULAR BLOCK WALL SYSTEM WITH STRUCTURAL CALCULATIONS, GLOBAL STABILITY ANALYSIS & SUBMITTED TO STOCK & ASSOCIATES PRIOR TO INSTALLATION. FOOTING & COMPACTION TESTING SHALL BE PERFORMED BY PROJECT GEOTECHNICAL ENGINEER.

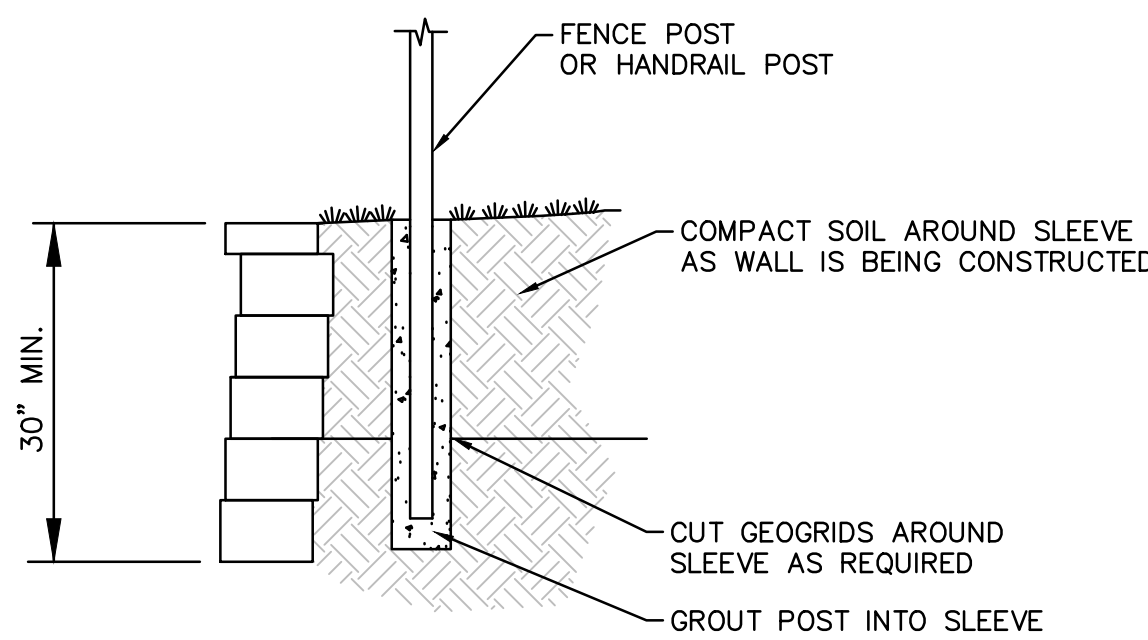
RETAINING WALL NOTES:

- ALL CONSTRUCTION SHALL BE PER THE MANUFACTURERS RECOMMENDATION. GLOBAL & FOUNDATION STABILITY SHALL BE VERIFIED BY PROJECT GEOTECHNICAL ENGINEER & SUBMITTED TO STOCK & ASSOCIATES PRIOR TO INSTALLATION. FOOTING & COMPACTION TESTING SHALL BE PERFORMED BY PROJECT GEOTECHNICAL ENGINEER.
- THE WALL PROFILE INFORMATION IS FOR CONCEPT ONLY. DETAILED SHOP DRAWINGS FOR THE PROPOSED RETAINING WALL SHALL BE SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF MISSOURI SPECIALIZING IN RETAINING WALL DESIGN. DRAWINGS SHALL BE SUBMITTED TO STOCK & ASSOCIATES FOR GENERAL COMPLIANCE WITH GRADING PLAN PRIOR TO WALL CONSTRUCTION.
- VERIFY ALTERNATE WALL SYSTEMS WITH OWNER.
- SHOP DRAWINGS & STABILITY ANALYSES SHALL BE SUBMITTED BY WALL DESIGNER TO ST. LOUIS COUNTY FOR PERMITTING.
- GEOTECHNICAL ENGINEER SHALL DESIGN RETAINING WALL IN RELATION TO LOADS AND FOOTINGS OF BUILDINGS. DEPTH OF RETAINING WALL FOOTINGS SHALL BE DESIGNED TO PREVENT NO STEEPER THAN 1:1 ZONE OF INFLUENCE TO BOTTOM OF ADJACENT SEWERS AND WATERLINES (UTILITIES).

THE ABOVE INFORMATION IS A CONCEPT ONLY. ACTUAL DESIGN OF RETAINING WALL SHALL BE BY A LICENSED PROFESSIONAL ENGINEER & SUBMITTED TO STOCK AND ASSOCIATES FOR GENERAL COMPLIANCE W/ GRADING PLAN.

WALL CONTRACTOR RESPONSIBLE FOR FINAL DESIGN OF THE WALL(S) INCLUDING FOUNDATION & GLOBAL STABILITY ANALYSIS BY A LICENSED GEOTECHNICAL ENGINEER.

ISOMETRIC VIEW



PLACE SONOTUBE IN FILL AS BACKFILL IS BEING COMPACTED.
THE FENCE DESIGN AND SUITABILITY IS THE RESPONSIBILITY OF OTHERS & SHALL BE PART OF WALL SHOP DRAWINGS.

FENCE DETAIL

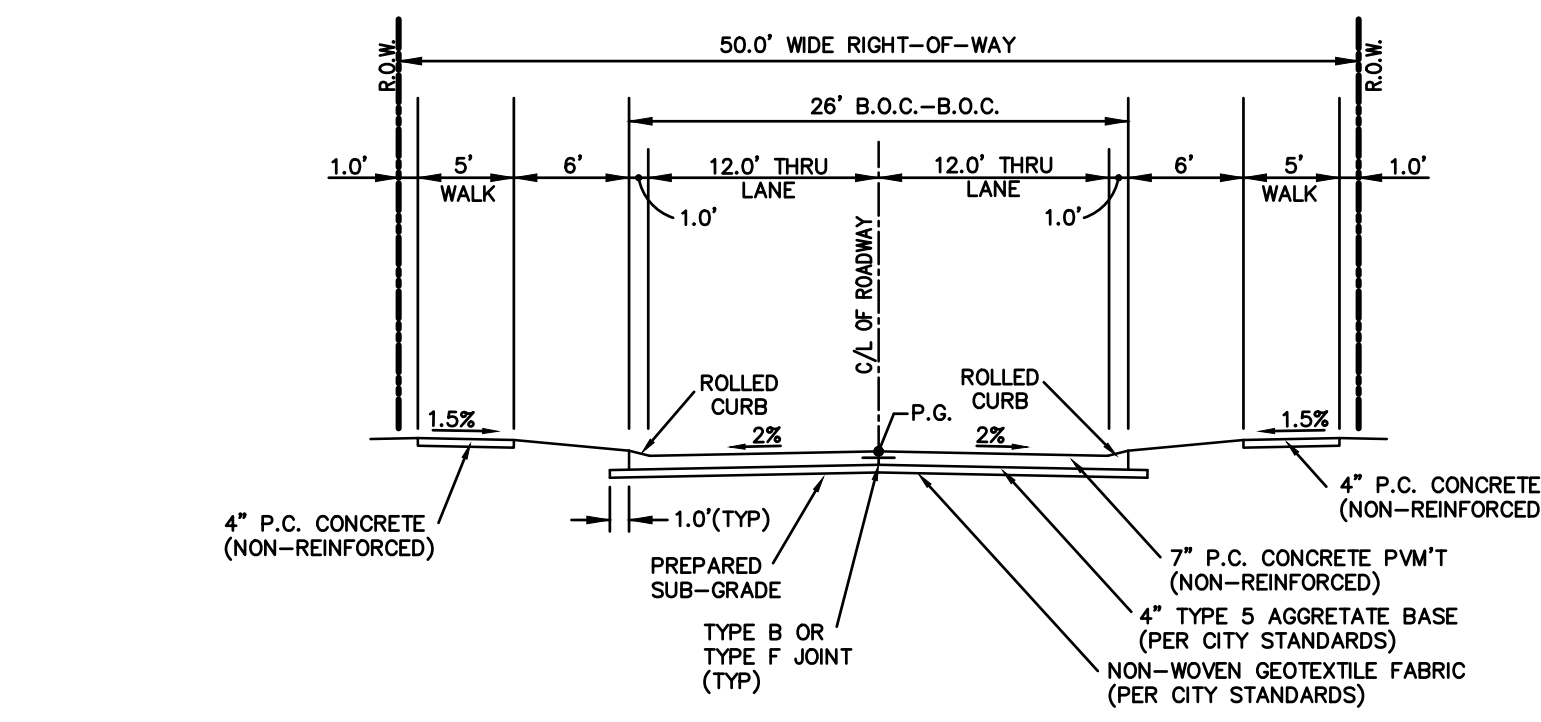
NOT TO SCALE

NOTE: ALL WALLS OVER 30" TALL TO HAVE A FENCE



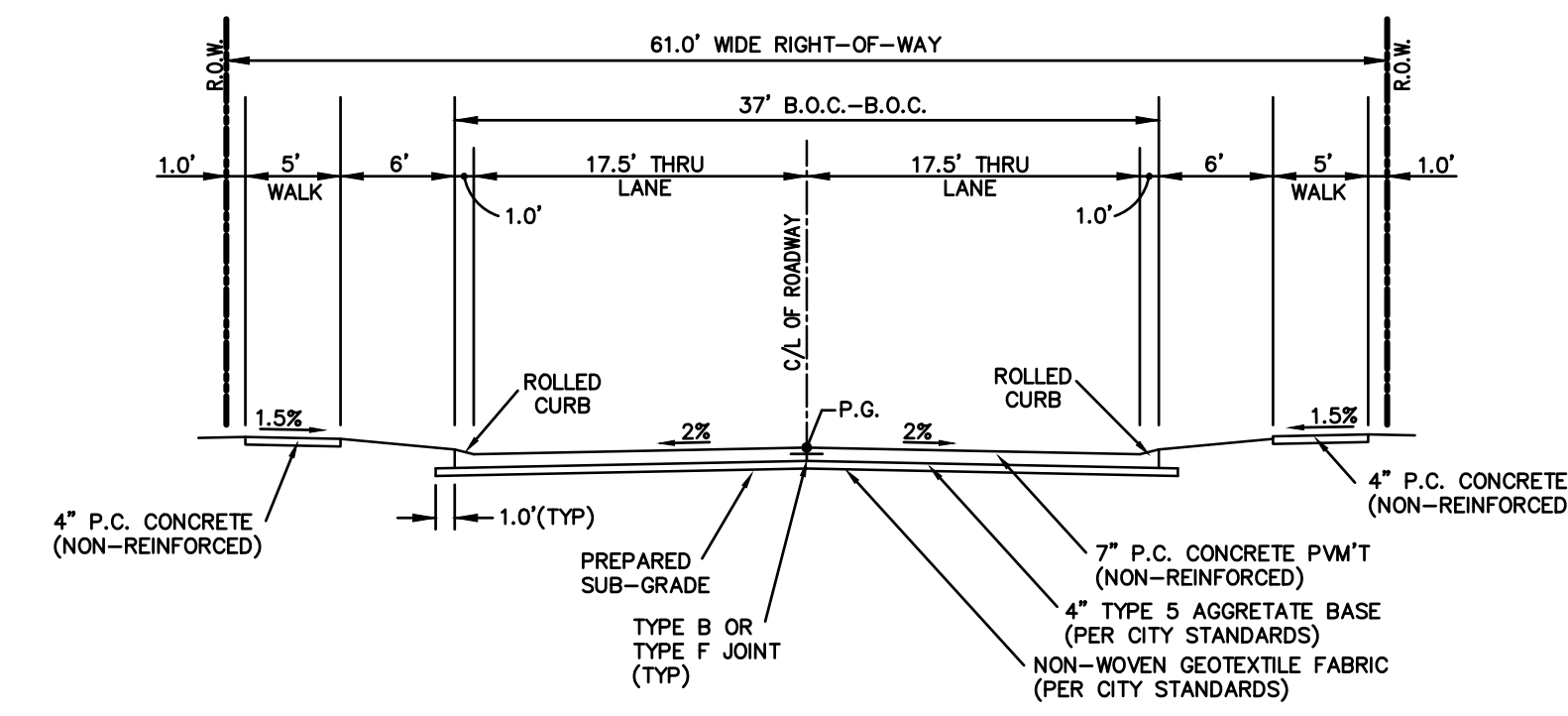
ORNAMENTAL ALUMINUM FENCE

3/4" x 1-1/2"



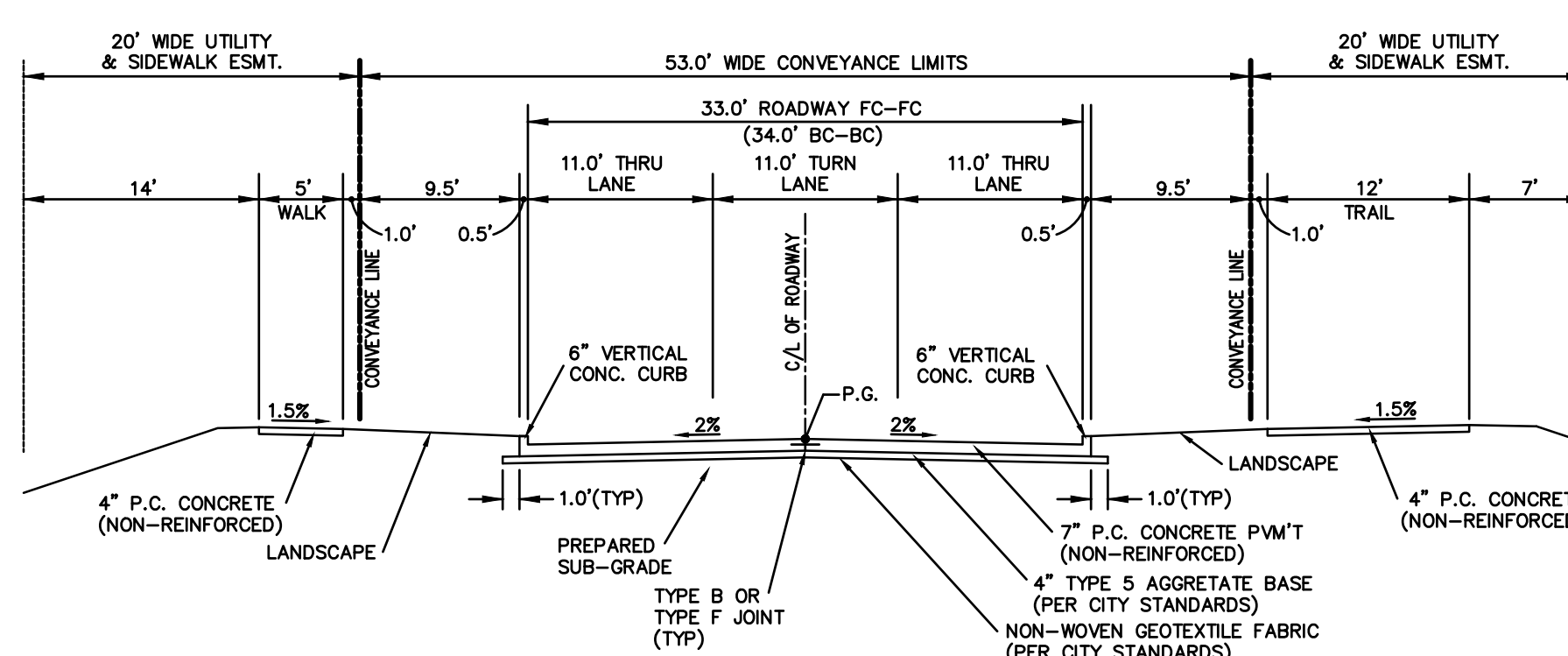
TYPICAL STREET SECTION - BURKHARDT SPUR

INTERNAL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ARTICLE 04-09 OF THE UNITED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD

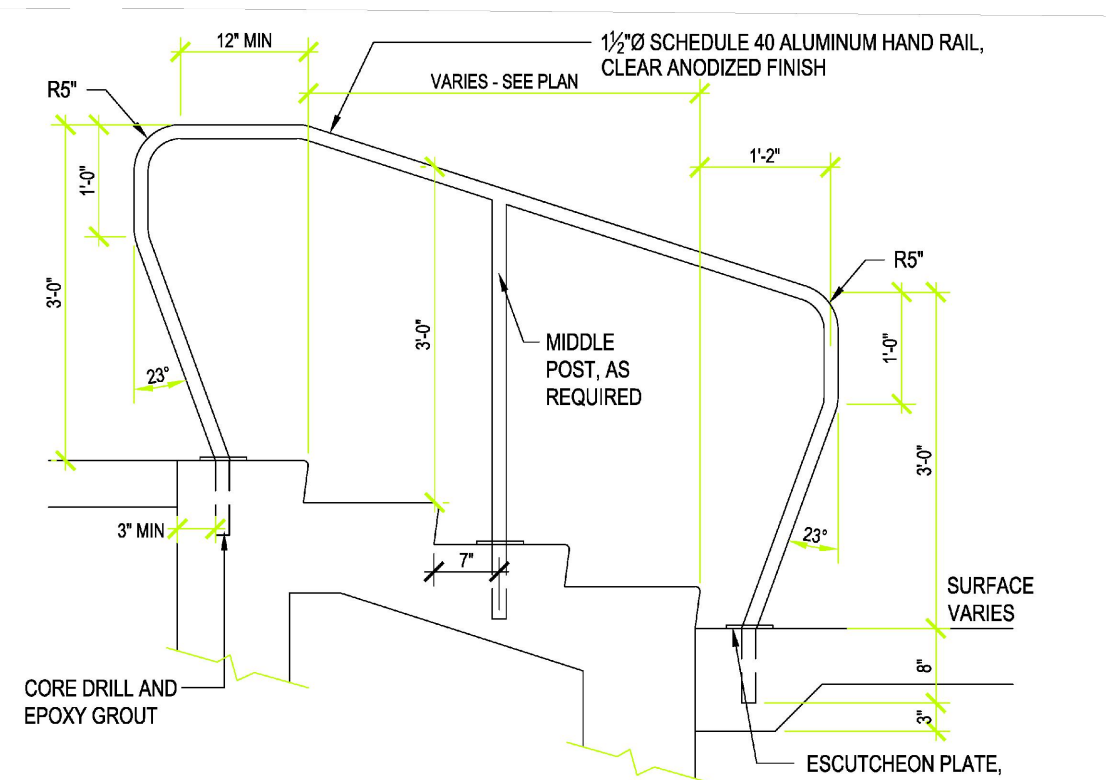


TYPICAL STREET SECTION - BURKHARDT PLACE EXTENSION

INTERNAL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ARTICLE 04-09 OF THE UNITED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD



VISTA PLACE EXTENSION (TYPICAL SECTION VIEW)



NOTES:
1. HAND RAIL DRAWINGS DEPICT DESIGN INTENT ONLY. CONTRACTOR SHALL SUBMIT ENGINEERED SHOP DRAWINGS THAT ENSURE SAFE AND SECURE INSTALLATION.
2. ALL HAND RAILS SHALL MEET ADA ACCESSIBILITY GUIDELINES, CURRENT EDITION.

HAND RAIL (TYP.)

3/4" x 1-1/2"

Tristar Real Estate Acquisitions, LLC, the owner under contract of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter.

"PC&R" - Planned Commercial & Residence of the City of Chesterfield (present zoning)

Ordinance No. 3298, do hereby agree and declare that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the Planning Commission, or voided or vacated by order of ordinance of the City of Chesterfield Council.

Tristar Real Estate Acquisitions, LLC.

by: _____

STATE OF MISSOURI }
COUNTY OF ST. LOUIS } SS.

On this ____ day of _____, 202__, before me personally appeared _____, who being by me duly sworn, did say he is the _____ of _____, instrument was signed on behalf of said limited liability company, and that said _____ acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

Notary Public

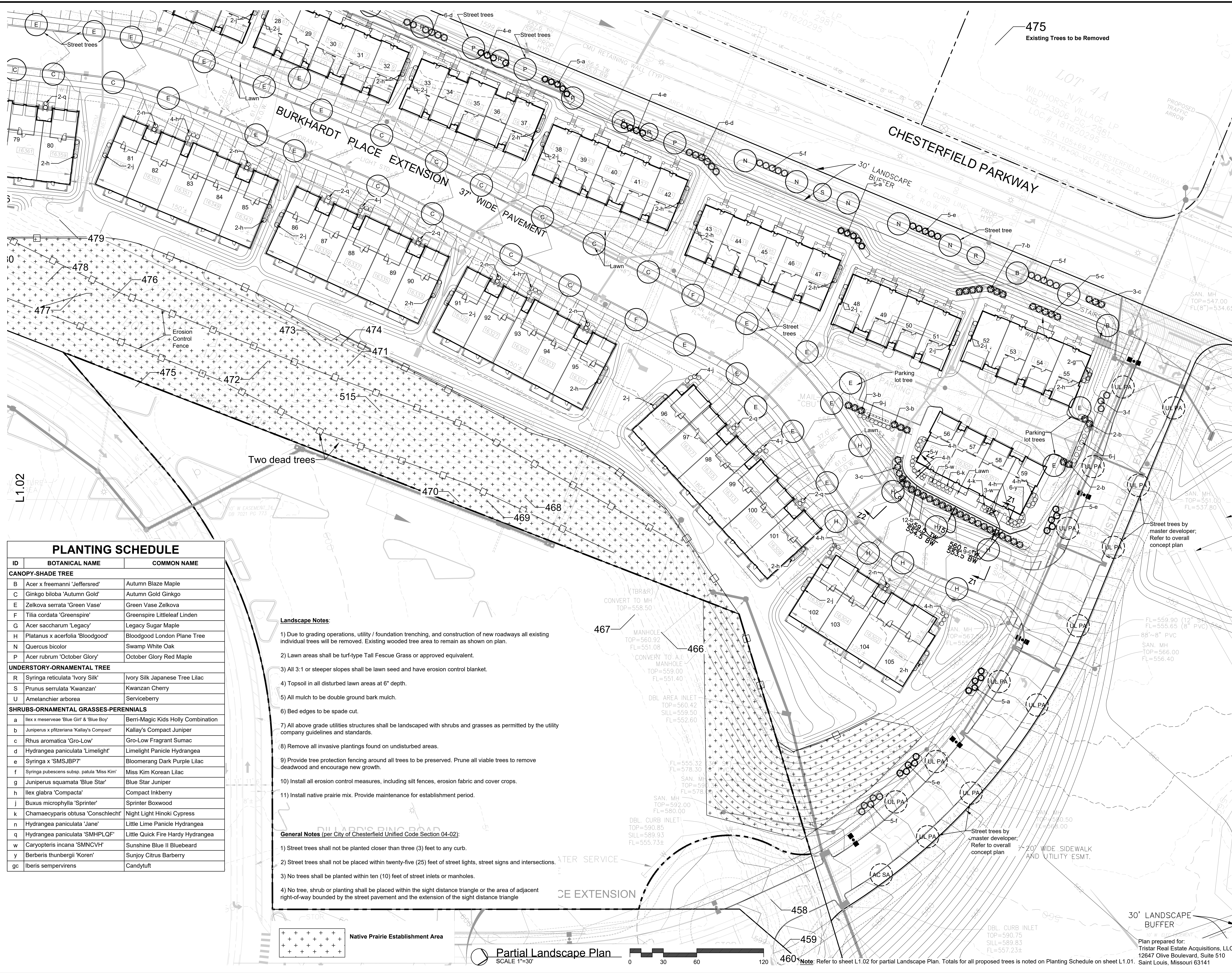
Print Name

My commission expires: _____

This Amended Site Development Section Plan was approved by the City of Chesterfield City Council and duly verified on the ____ day of _____, 2026, by the Chairperson of said Commission, authorizing the recording of this Site Development Section Plan pursuant to Chesterfield Ordinance No. 200, as attested to by the Director of Planning and the City Clerk.

By: Justin Wyse, Director of Planning

By: Vickie McGownd, City Clerk



Jerald Saunders - Landscape Architect
MO License # LA-007

Key Plan
SCALE 1"=1,500'

SITE DEVELOPMENT SECTION PLAN LOT 3B DOWNTOWN CHESTERFIELD

Chesterfield, Missouri

Revisions:

Date	Description	No.
1/6/26	City Comments	1
2/10/26	City Comments	2
2/17/26	City Comments	3
4/3/26	City Comments	4
4/8/26	City Comments	5
4/22/26	Mylar Record	
5/29/26	ASDSP	
4/26/26	City Comments	7

Drawn: KP
Checked: RS

LOOMIS ASSOCIATES
landscape architects + planners
700 Saint Louis Drive, Chesterfield, Missouri 63005
t. 636.519.8668
www.loomis-associates.com

Loomis Associates, Inc.
Missouri State Certificate of Authority # LAC #000019

Sheet Title: Landscape Plan

Sheet No: **L1.03**

Date: 10/30/25
Job #: 858.023



LOT AREA 8
2.386 Acres
PUBLIC GARAGE

LOT AREA 11
1.414 Acres

General Notes (per City of Chesterfield Unified Code Section 04-02):

- 1) Street trees shall not be planted closer than three (3) feet to any curb.
- 2) Street trees shall not be placed within twenty-five (25) feet of street lights, street signs and intersections.
- 3) No trees shall be planted within ten (10) feet of street inlets or manholes.
- 4) No tree, shrub or planting shall be placed within the sight distance triangle or the area of adjacent right-of-way bounded by the street pavement and the extension of the sight distance triangle

Landscape Notes:

- 1) Due to grading operations, utility / foundation trenching, and construction of new roadways all existing individual trees will be removed. Existing wooded tree area to remain as shown on plan.
- 2) Lawn areas shall be turf-type Tall Fescue Grass or approved equivalent.
- 3) All 3:1 or steeper slopes shall be lawn seed and have erosion control blanket.
- 4) Topsoil in all disturbed lawn areas at 6" depth.
- 5) All mulch to be double ground bark mulch.
- 6) Bed edges to be spade cut.
- 7) All above grade utilities structures shall be landscaped with shrubs and grasses as permitted by the utility company guidelines and standards.
- 8) Remove all invasive plantings found on undisturbed areas.
- 9) Provide tree protection fencing around all trees to be preserved. Prune all viable trees to remove deadwood and encourage new growth.
- 10) Install all erosion control measures, including silt fences, erosion fabric and cover crops.
- 11) Install native prairie mix. Provide maintenance for establishment period.



PLANTING SCHEDULE		
ID	BOTANICAL NAME	COMMON NAME
CANOPY-SHADE TREE		
B	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple
C	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo
E	Zelkova serrata 'Green Vase'	Green Vase Zelkova
F	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden
G	Acer saccharum 'Legacy'	Legacy Sugar Maple
H	Platanus x acerifolia 'Bloodgood'	Bloodgood London Plane Tree
N	Quercus bicolor	Swamp White Oak
P	Acer rubrum 'October Glory'	October Glory Red Maple
UNDERSTORY-ORNAMENTAL TREE		
R	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac
S	Prunus serrulata 'Kwanzan'	Kwanzan Cherry
U	Amelanchier arborea	Serviceberry
SHRUBS-ORNAMENTAL GRASSES-PERENNIALS		
a	Ilex x meserveae 'Blue Girl' & 'Blue Boy'	Berri-Magic Kids Holly Combination
b	Juniperus x pfitzeriana 'Kallay's Compact'	Kallay's Compact Juniper
c	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac
d	Hydrangea paniculata 'Limelight'	Limelight Panicle Hydrangea
e	Syringa x 'SMSJB7'	Bloomerang Dark Purple Lilac
f	Syringa pubescens subsp. patula 'Miss Kim'	Miss Kim Korean Lilac
g	Juniperus squamata 'Blue Star'	Blue Star Juniper
h	Ilex glabra 'Compacta'	Compact Inkberry
j	Buxus microphylla 'Sprinter'	Sprinter Boxwood
k	Chamaecyparis obtusa 'Conschlecht'	Night Light Hinoki Cypress
n	Hydrangea paniculata 'Jane'	Little Lime Panicle Hydrangea
q	Hydrangea paniculata 'SMHPLOF'	Little Quick Fire Hardy Hydrangea
w	Caryopteris incana 'SMNCVH'	Sunshine Blue II Bluebeard
y	Berberis thunbergii 'Koren'	Sunjoy Citrus Barberry
gc	Iberis sempervirens	Candytuft

Jerald Saunders - Landscape Architect
MO License # LA-007

Key Plan
SCALE 1"=1,500'

SITE DEVELOPMENT SECTION PLAN
LOT 3B DOWNTOWN CHESTERFIELD
Chesterfield, Missouri

Revisions:		
Date	Description	No.
1/6/26	City Comments	1
2/10/26	City Comments	2
2/17/26	City Comments	3
4/3/26	City Comments	4
4/8/26	City Comments	5
4/22/26	Mylar Record	
5/29/26	ASDSP	
6/26/26	City Comments	7

Drawn: KP
Checked: RS

LOOMIS ASSOCIATES
landscape architects + planners
790 south 40 park drive, chesterfield, missouri 63005
t. 636.519.8668
www.loomis-associates.com

Loomis Associates Inc.
Missouri State Certificate of Authority # LAC #000019

Sheet Title:	Landscape Plan
Sheet No:	L1.02
Date:	10/30/25
Job #:	858.023

Partial Landscape Plan
SCALE 1"=30'

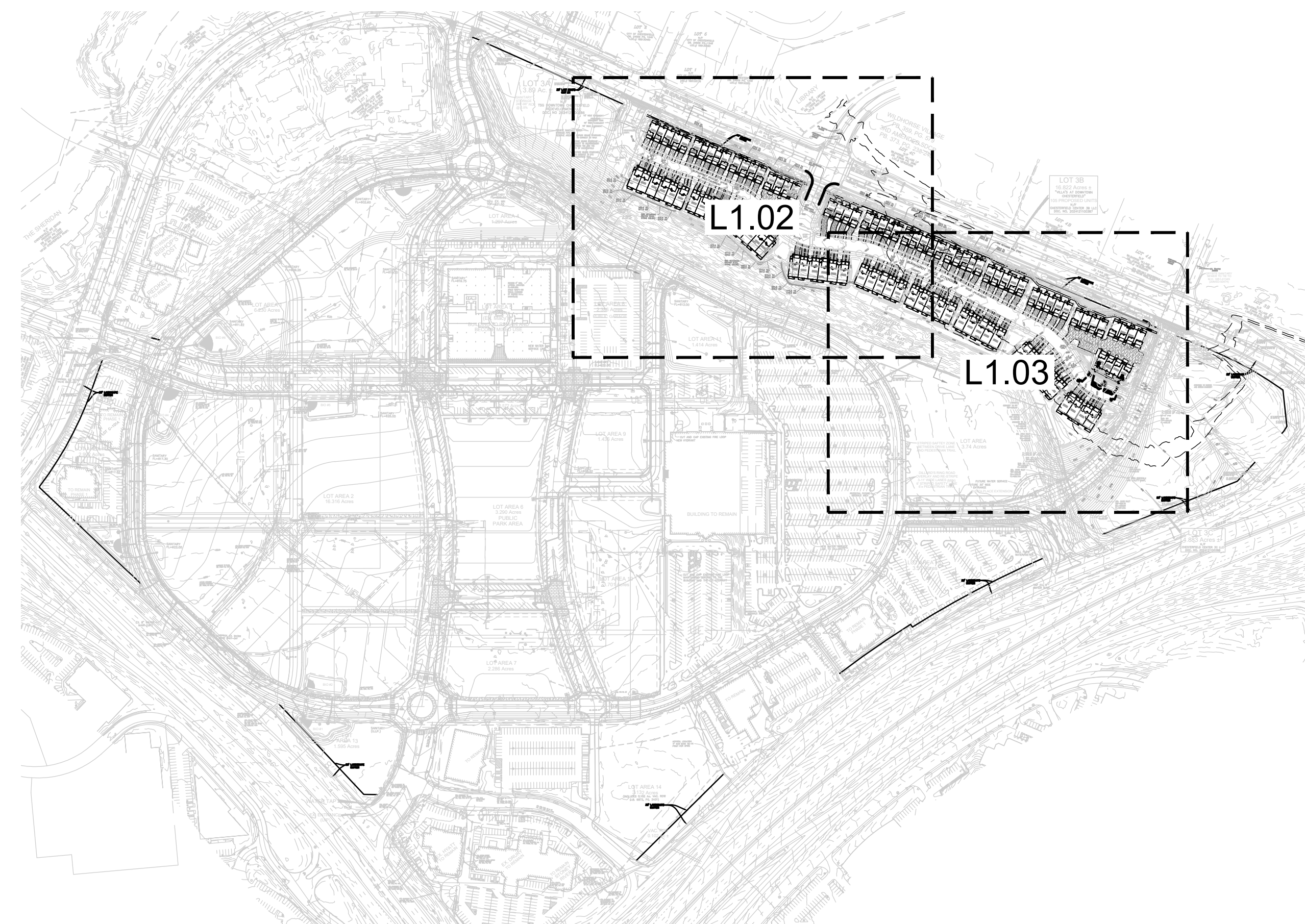
Note: Refer to sheet L1.03 for partial Landscape Plan. Totals for all proposed trees is noted on Planting Schedule on sheet L1.01. Saint Louis, Missouri 63141



Typical Landscape Layout at Lots
SCALE 1"=10'

General Notes (per City of Chesterfield Unified Code Section 04-02):

- 1) Street trees shall not be planted closer than three (3) feet to any curb.
- 2) Street trees shall not be placed within twenty-five (25) feet of street lights, street signs and intersections.
- 3) No trees shall be planted within ten (10) feet of street inlets or manholes.
- 4) No tree, shrub or planting shall be placed within the sight distance triangle or the area of adjacent right-of-way bounded by the street pavement and the extension of the sight distance triangle



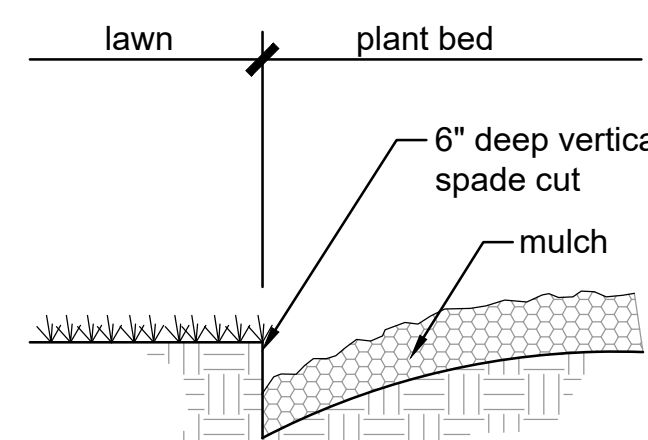
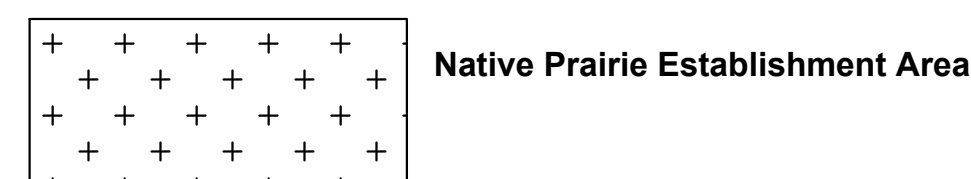
Landscape Key Plan
SCALE 1"=300'



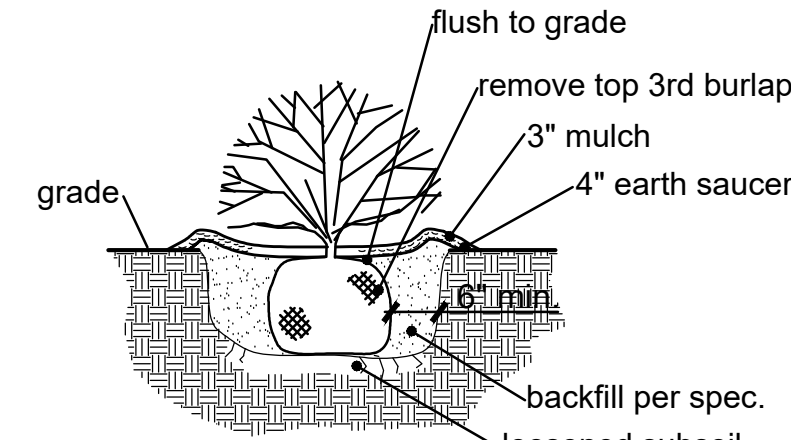
Typical Landscape Layout at Lots
SCALE 1"=10'

Landscape Notes:

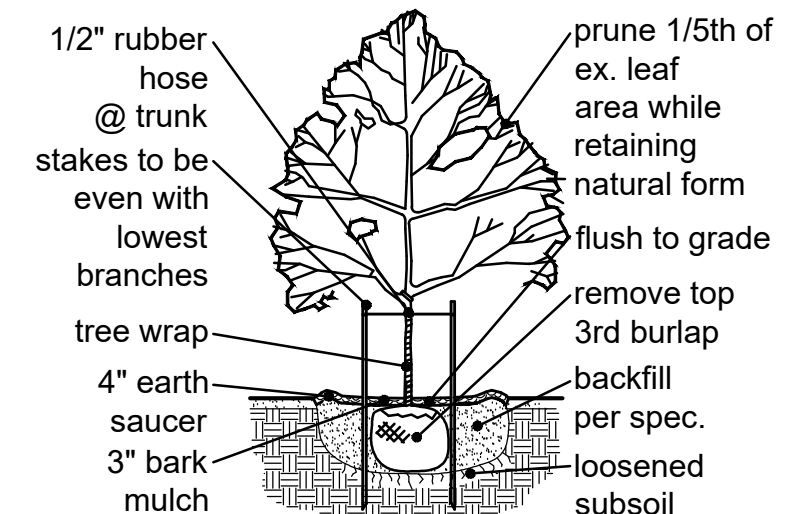
- 1) Due to grading operations, utility / foundation trenching, and construction of new roadways all existing individual trees will be removed. Existing wooded tree area to remain as shown on plan.
- 2) Lawn areas shall be turf-type Tall Fescue Grass or approved equivalent.
- 3) All 3:1 or steeper slopes shall be lawn seed and have erosion control blanket.
- 4) Topsoil in all disturbed lawn areas at 6" depth.
- 5) All mulch to be double ground bark mulch.
- 6) Bed edges to be spade cut.
- 7) All above grade utilities structures shall be landscaped with shrubs and grasses as permitted by the utility company guidelines and standards.
- 8) Remove all invasive plantings found on undisturbed areas.
- 9) Provide tree protection fencing around all trees to be preserved. Prune all viable trees to remove deadwood and encourage new growth.
- 10) Install all erosion control measures, including silt fences, erosion fabric and cover crops.
- 11) Install native prairie mix. Provide maintenance for establishment period.



Spade Cut Bed Edge



Typical Shrub Planting



Typical Canopy Tree Planting

PLANTING SCHEDULE

ID	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	SIZE / GROWTH RATE	GROWTH RATE %
CANOPY-SHADE TREE							
B	7	Acer x freemanni 'Jeffersred'	Autumn Blaze Maple	2.5" caliper	B & B	Lg / Fast	
C	23	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	2.5" caliper	B & B	Lg / Slow	19.2 %
E	22	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2.5" caliper	B & B	Lg / Fast	
F	2	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2.5" caliper	B & B	Lg / Slow	1.7 %
G	8	Acer saccharum 'Legacy'	Legacy Sugar Maple	2.5" caliper	B & B	Lg / Slow	6.7 %
H	20	Platanus x acerfolia 'Bloodgood'	Bloodgood London Plane Tree	2.5" caliper	B & B	Lg / Fast	
N	15	Quercus bicolor	Swamp White Oak	2.5" caliper	B & B	Lg / Med	12.5 %
P	14	Acer rubrum 'October Glory'	October Glory Red Maple	2.5" caliper	B & B	Lg / Fast	
UNDERSTORY-ORNAMENTAL TREE							
R	4	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2.5" caliper	B & B	Sm / Med	3.3 %
S	3	Prunus serrulata 'Kwanzan'	Kwanzan Cherry	2.5" caliper	B & B	Med / Med	2.5 %
U	2	Amelanchier arborea	Serviceberry	2.5" caliper	B & B	M / Slow-M	1.7 %
Total %							47.6 %

ID	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHRUBS-ORNAMENTAL GRASSES-PERENNIALS-ANNUALS-GROUNDCOVER					
a	36	Ilex x meserveae 'Blue Girl' & 'Blue Boy'	Berri-Magic Kids Holly Combination	18"	72" o.c.
b	52	Juniperus x pfitzeriana 'Kallay's Compact'	Kallay's Compact Juniper	18"	72" o.c.
c	34	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	18"	72" o.c.
d	12	Hydrangea paniculata 'Limelight'	Limelight Panicle Hydrangea	18"	72" o.c.
e	35	Syringa x 'SMSJB7'	Bloomerang Dark Purple Lilac	18"	72" o.c.
f	22	Syringa pubescens subsp. patula 'Miss Kim'	Miss Kim Korean Lilac	18"	72" o.c.
g	11	Juniperus squamata 'Blue Star'	Blue Star Juniper	18"	48" o.c.
h	83	Ilex glabra 'Compacta'	Compact Inkberry	18"	48" o.c.
j	71	Buxus microphylla 'Sprinter'	Sprinter Boxwood	18"	48" o.c.
k	10	Chamaecyparis obtusa 'Conschlecht'	Night Light Hinoki Cypress	18"	48" o.c.
n	18	Hydrangea paniculata 'Jane'	Little Lime Panicle Hydrangea	18"	48" o.c.
q	14	Hydrangea paniculata 'SMHPLQF'	Little Quick Fire Hardy Hydrangea	18"	48" o.c.
w	8	Caryopteris incana 'SMNCVH'	Sunshine Blue II Bluebeard	18"	36" o.c.
y	11	Berberis thunbergii 'Koren'	Sunjoy Citrus Barberry	18"	36" o.c.
gc	20	Iberis sempervirens	Candytuft	18"	24" o.c.

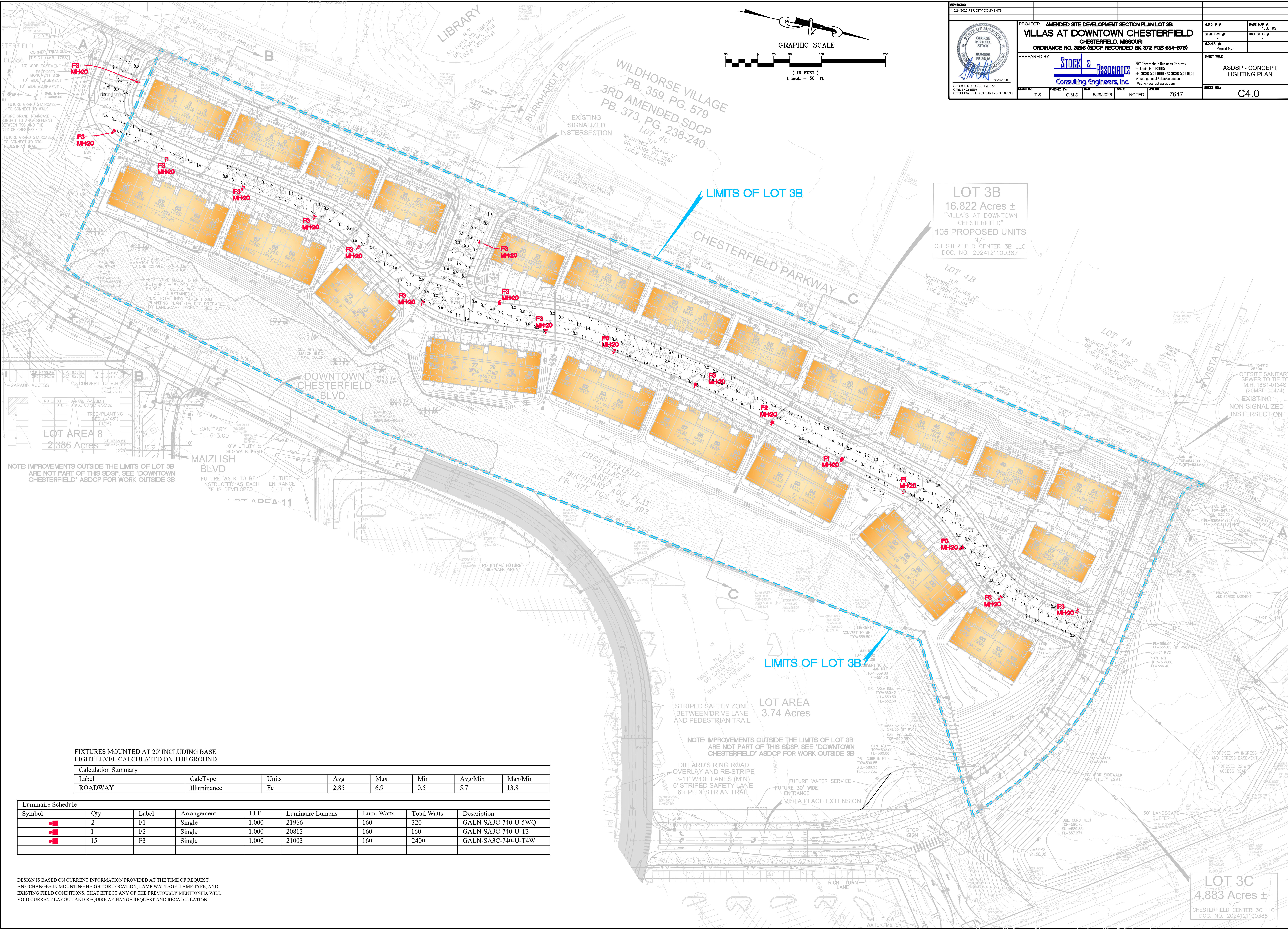
SITE DEVELOPMENT SECTION PLAN
LOT 3B DOWNTOWN CHESTERFIELD

Chesterfield, Missouri

Revisions:

Date	Description	No.
1/6/26	City Comments	1
2/10/26	City Comments	2
2/17/26	City Comments	3
4/3/26	City Comments	4
4/8/26	City Comments	5
4/22/26	Mylar Record	6
5/29/26	ASDSP	7
6/26/26	City Comments	8

Drawn: RS
Checked: LH



REVISIONS

1-24/2026 PER CITY COMMENTS

PROJECT: AMENDED SITE DEVELOPMENT SECTION PLAN LOT 3B
VILLAS AT DOWNTOWN CHESTERFIELD
CHESTERFIELD, MISSOURI
ORDINANCE NO. 3286 (SDCP RECORDED BK 372 PGS 654-676)

M.S.D. P.#
S.L.C. MAP #
M.B.N.A. #
Permit No.

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.

257 Chesterfield Business Parkway
St. Louis, MO 63085
PH: (636) 530-9000 FAX: (636) 530-9030
e-mail: general@stockandassociates.com
Web: www.stockandassociates.com

DATE: 5/29/2026
SCALE: NOTED
JOB NO.: 7647

SHEET NO.: C4.0

LOT AREA 8
2,386 Acres

LOT AREA 11

NOTE IMPROVEMENTS OUTSIDE THE LIMITS OF LOT 3B
ARE NOT PART OF THIS SDSP. SEE 'DOWNTOWN
CHESTERFIELD' ASDCP FOR WORK OUTSIDE 3B

MAIZLISH BLVD
FUTURE WALK TO BE
CONSTRUCTED AS EACH
IS DEVELOPED.

10' W UTILITY &
SIDEWALK ESMT

SANITARY
FL=613.00

10' W UTILITY &
SIDEWALK ESMT

FUTURE
ENTRANCE (LOT 11)

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

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
ROADWAY	Illuminance	Fc	2.85	6.9	0.5	5.7	13.8	

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	LLF	Luminaire Lumens	Lum. Watts	Total Watts	Description
■	2	F1	Single	1.000	21966	160	320	GALN-SA3C-740-U-5WQ
■	1	F2	Single	1.000	20812	160	160	GALN-SA3C-740-U-T3
■	15	F3	Single	1.000	21003	160	2400	GALN-SA3C-740-U-T4W

DESIGN IS BASED ON CURRENT INFORMATION PROVIDED AT THE TIME OF REQUEST.
ANY CHANGES IN MOUNTING HEIGHT OR LOCATION, LAMP WATTAGE, LAMP TYPE, AND
EXISTING FIELD CONDITIONS, THAT AFFECT ANY OF THE PREVIOUSLY MENTIONED, WILL
VOID CURRENT LAYOUT AND REQUIRE A CHANGE REQUEST AND RECALCULATION.

LOT 3C
4.883 Acres ±
N/F
CHESTERFIELD CENTER 3C LLC
DOC. NO. 2024121100388

- 1 BOARD & BATTEN - ARCADE WHITE
- 2 BOARD & BATTEN - SAND DUNE
- 3 BOARD & BATTEN - HOMESTEAD BROWN
- 4 LAP SIDING - ARCADE WHITE
- 5 LAP SIDING - SAND DUNE
- 6 LAP SIDING - HOMESTEAD BROWN
- 7 STONE - DOVE GRAY
- 8 BRICK RED BLEND/WHITE WASH
- 9 STONE - BUFF SHELL
- 10 STUCCO - ARCADE WHITE
- 11 STUCCO - SAND DUNE
- 12 STUCCO - HOMESTEAD BROWN
- 13 ASPHALT SHINGLE - WEATHERED WOOD



4 RIGHT ELEVATION
1/8" = 1'-0"



3 BUILDING C - REAR
1/8" = 1'-0"

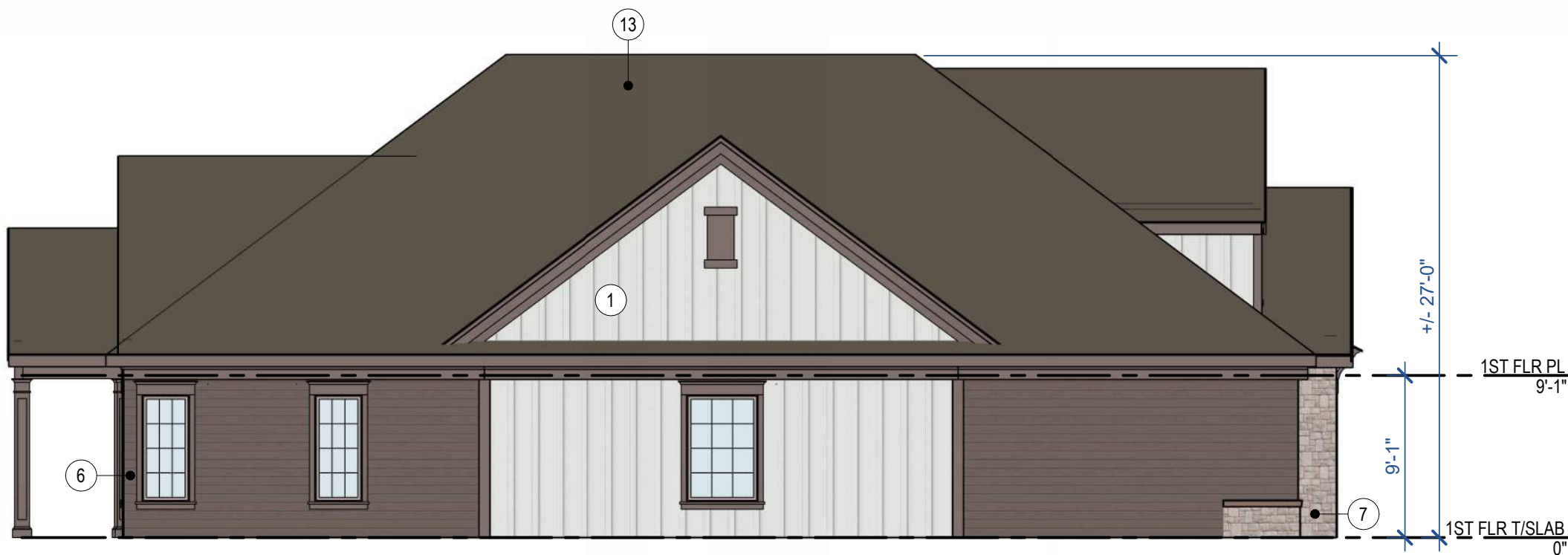


2 BUILDING C - LEFT
1/8" = 1'-0"



1 BUILDING C - FRONT
1/8" = 1'-0"

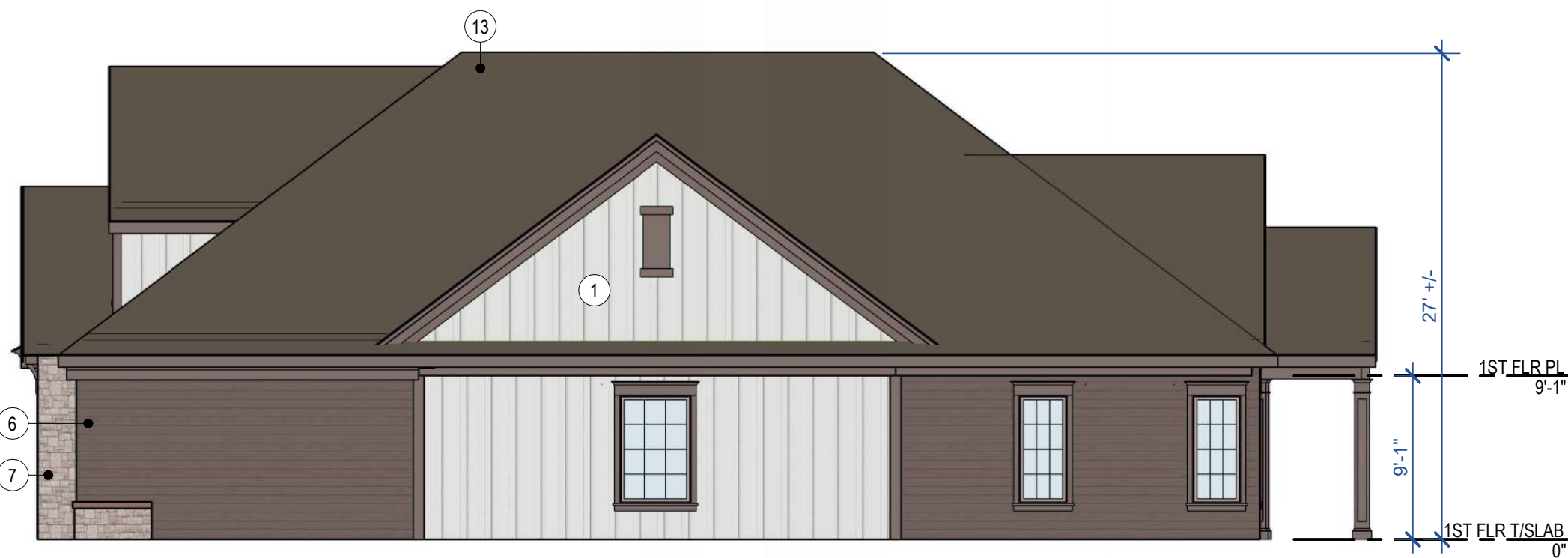
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4 BUILDING D - SIDE 2
1/8" = 1'-0"



2 REAR ELEVATION
1/8" = 1'-0"

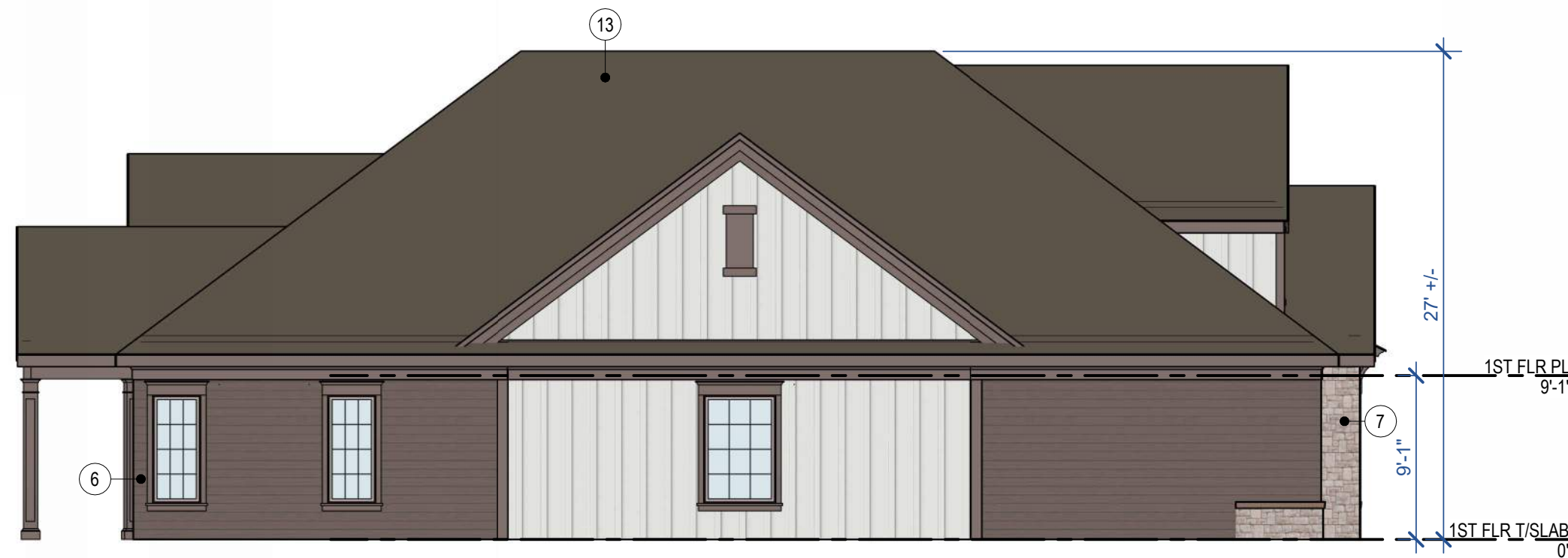


3 BUILDING D - SIDE
1/8" = 1'-0"

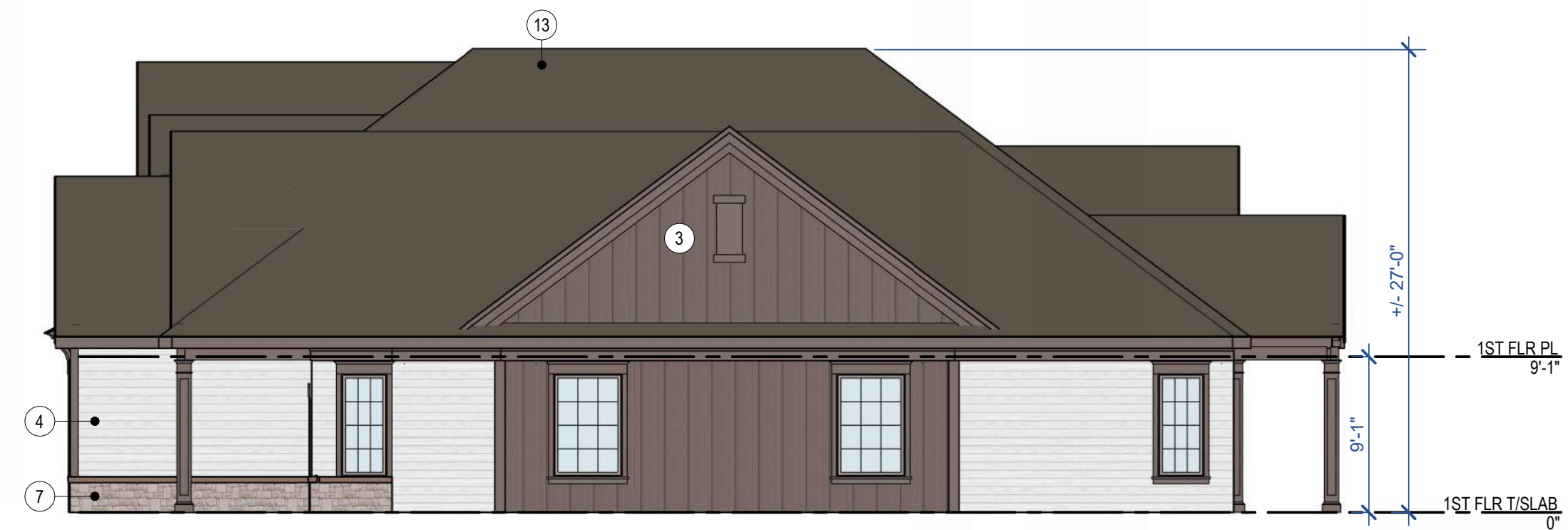


1 STREET SIDE ELEVATION
1/8" = 1'-0"

- 1 BOARD & BATTEN - ARCADE WHITE
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3 BUILDING E - SIDE ELEVATION 2
1/8" = 1'-0"



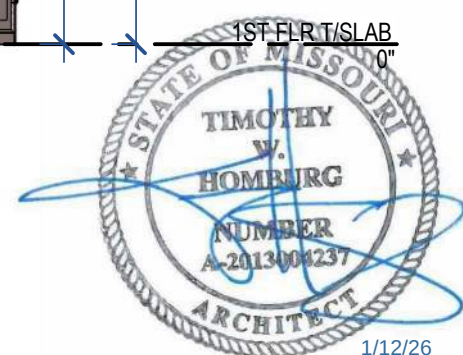
4 BUILDING E - SIDE ELEVATION
1/8" = 1'-0"



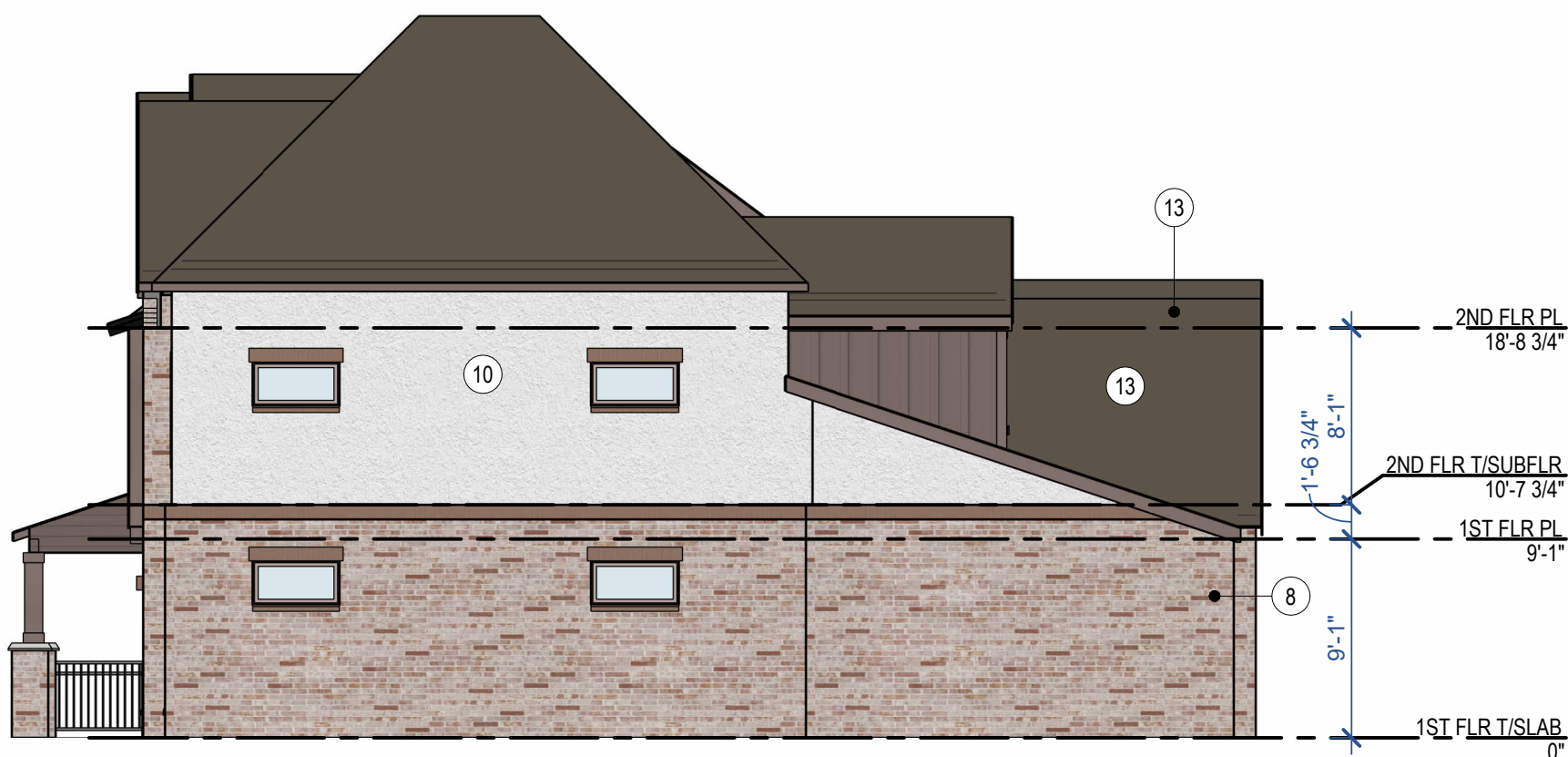
2 REAR ELEVATION
1/8" = 1'-0"



1 STREET SIDE ELEVATION
1/8" = 1'-0"



- 1 BOARD & BATTEN - ARCADE WHITE
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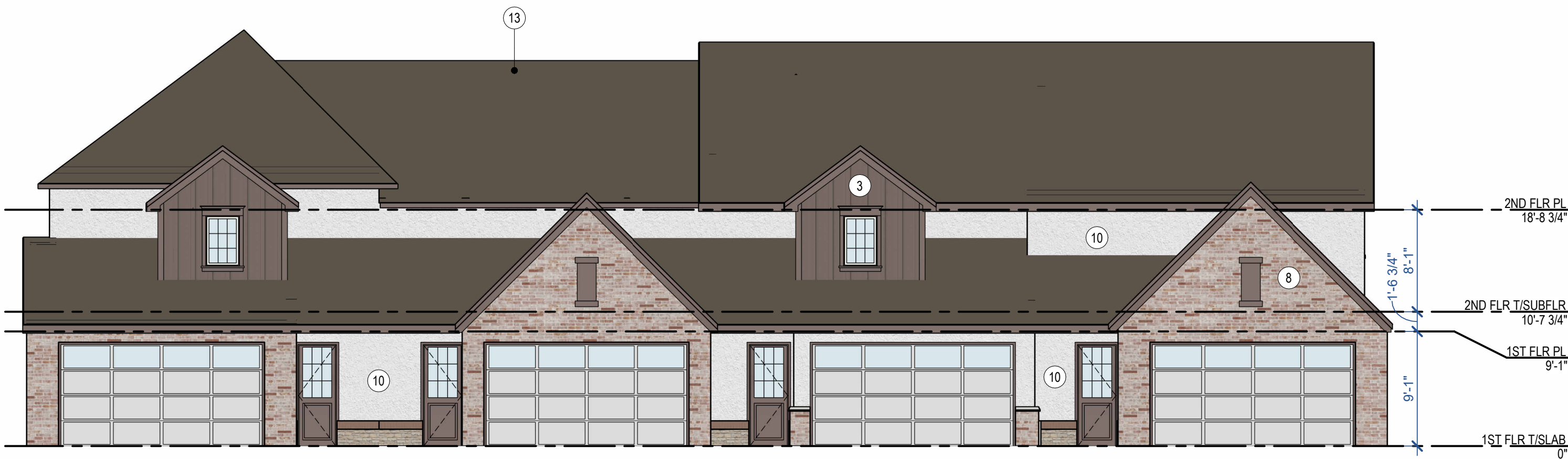
3 BUILDING F - RIGHT
1/8" = 1'-0"



4 BUILDING TYPE F - STREET SIDE
1/8" = 1'-0"

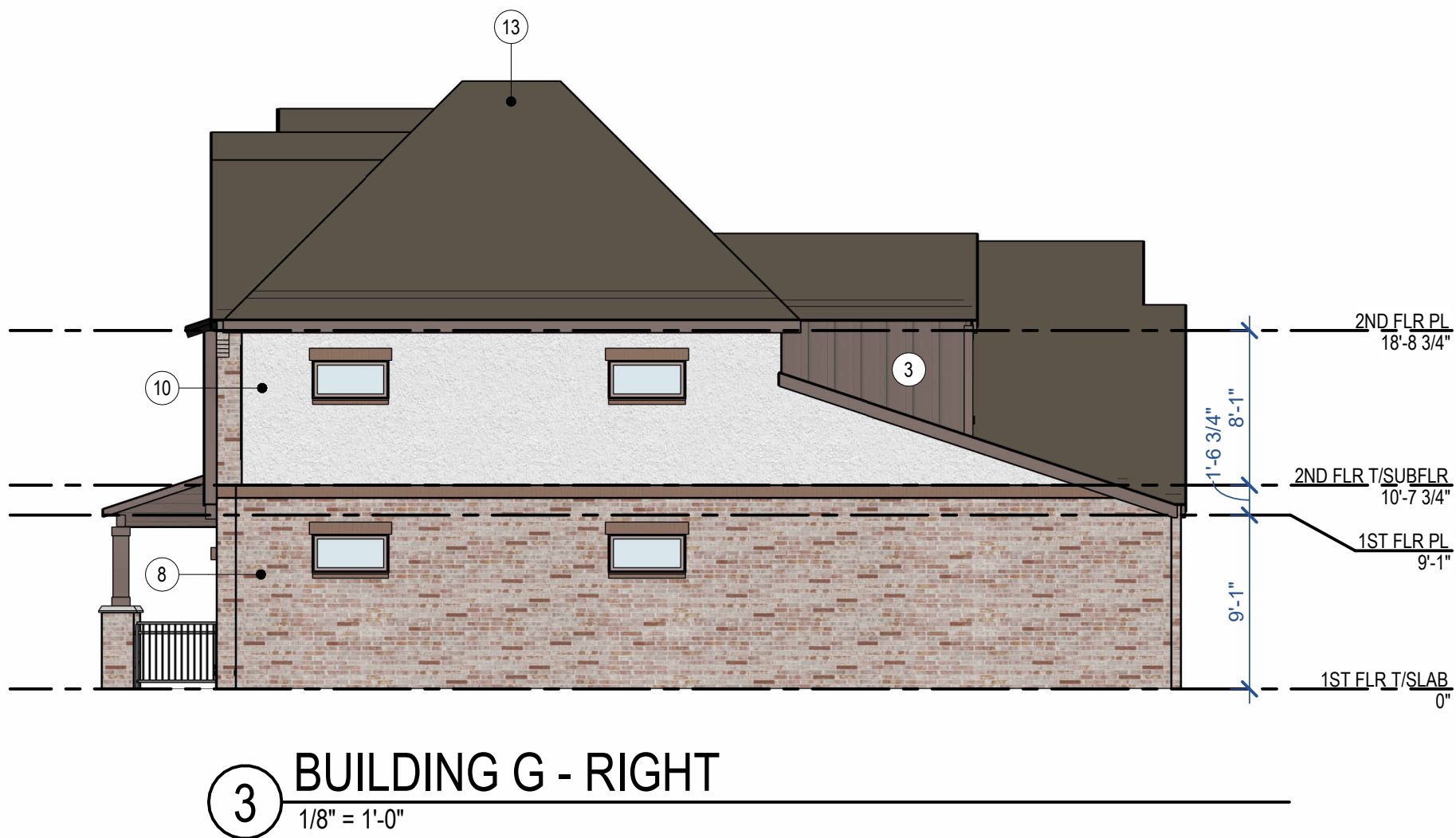
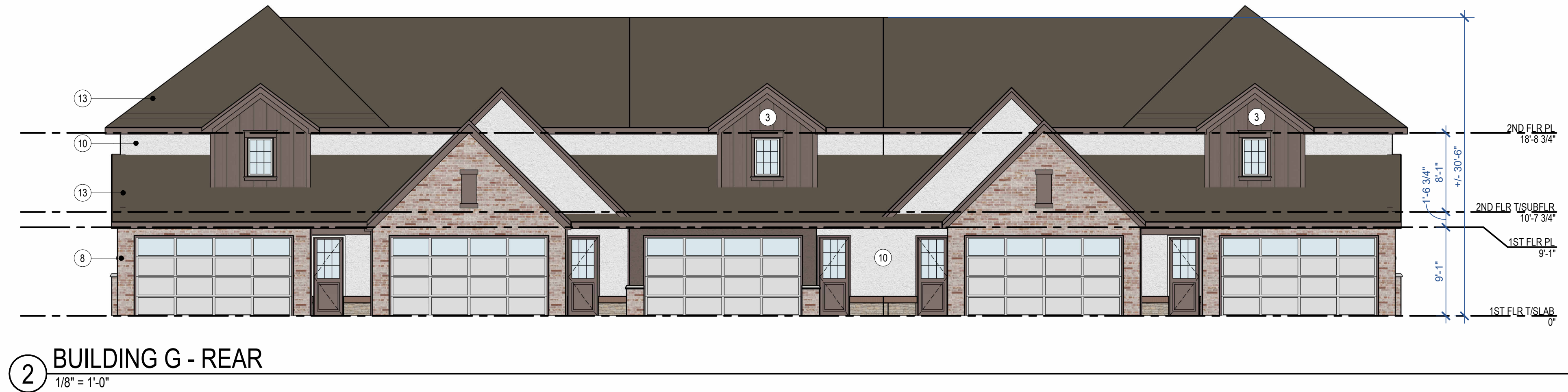
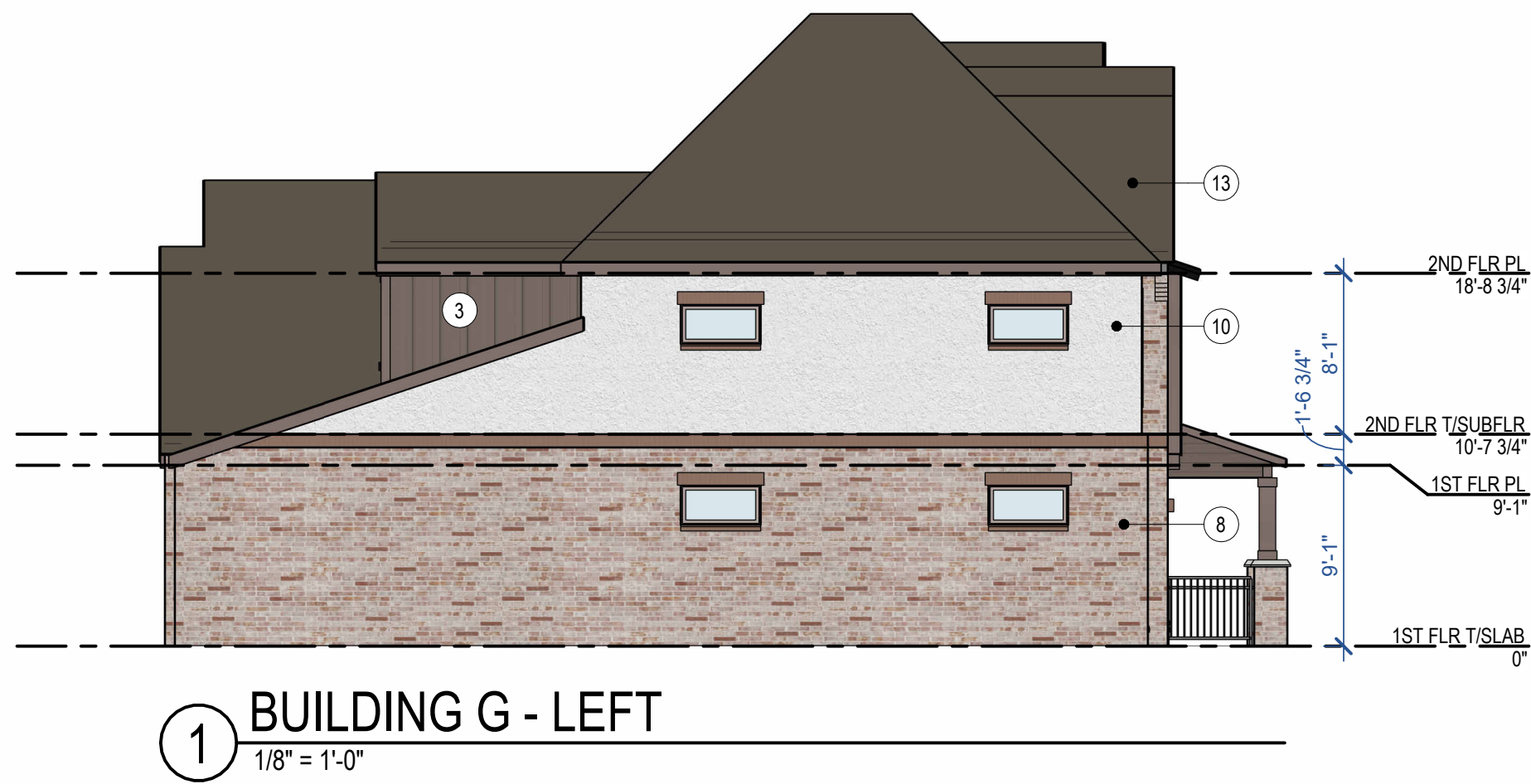


1 BUILDING F - LEFT
1/8" = 1'-0"



2 BUILDING F - REAR ELEVATION
1/8" = 1'-0"

- 1 BOARD & BATTEN - ARCADE WHITE
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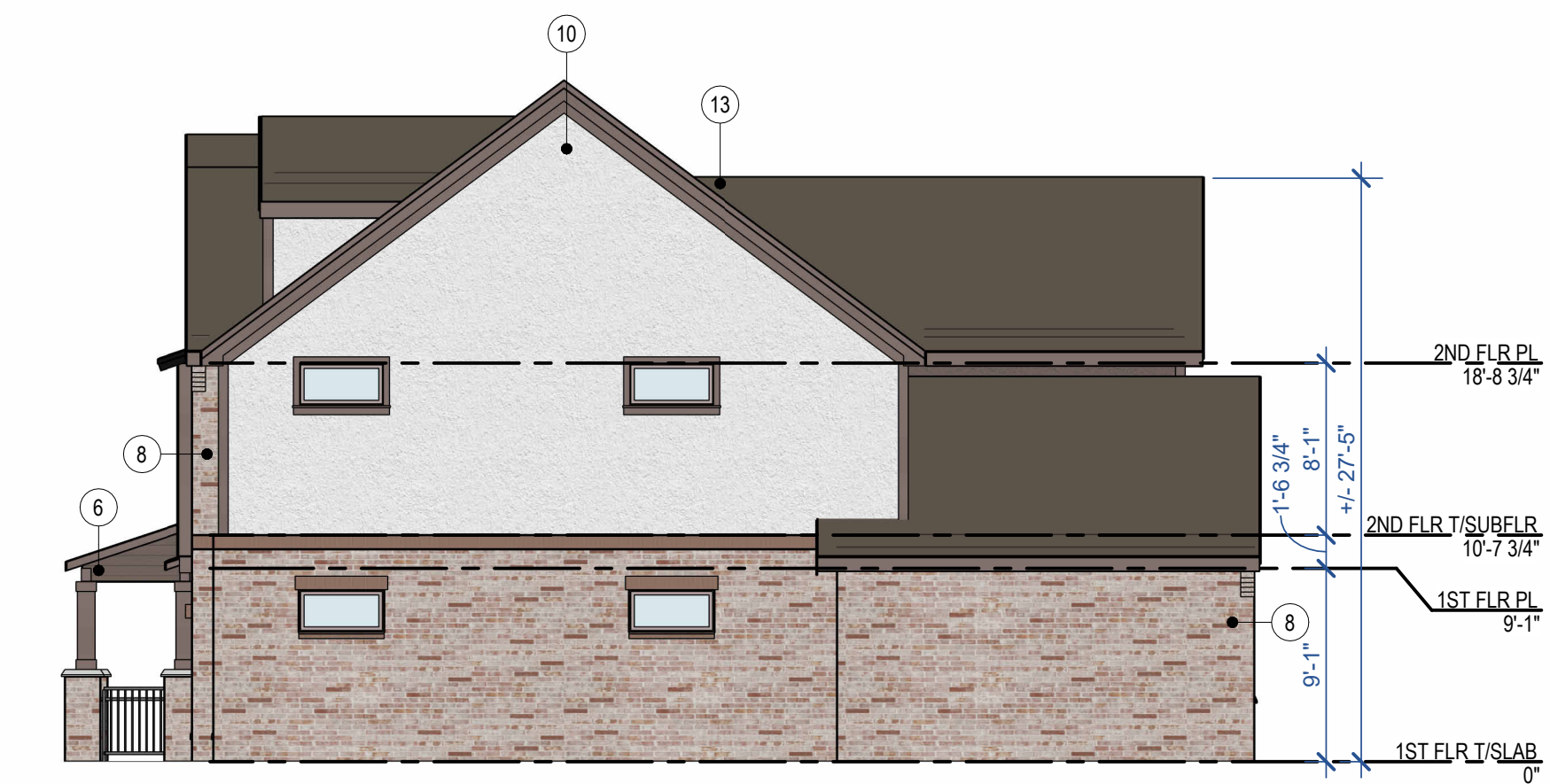
4 BUILDING TYPE H - STREET SIDE
1/8" = 1'-0"



3 BUILDING H - LEFT
1/8" = 1'-0"

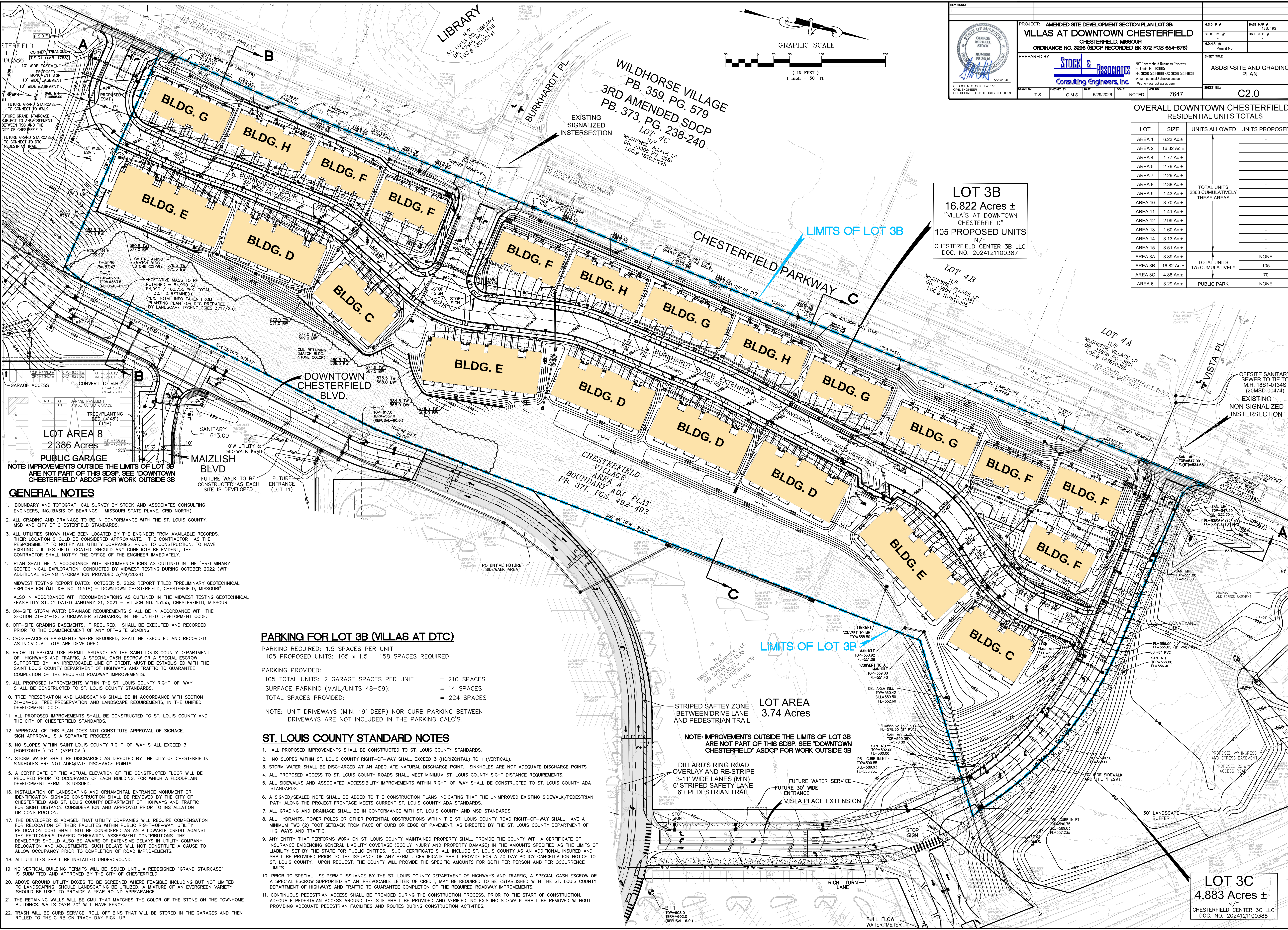


2 BUILDING H - REAR ELEVATION
1/8" = 1'-0"



1 BUILDING H - RIGHT
1/8" = 1'-0"





REVISIONS:

1

PROJECT:

AMENDED SITE DEVELOPMENT SECTION PLAN LOT 3B

VILLAS AT DOWNTOWN CHESTERFIELD

CHESTERFIELD, MISSOURI

ORDINANCE NO. 3286 (SDCP RECORDED BK 372 PGS 654-676)

PREPARED BY:

STOCK & ASSOCIATES

Consulting Engineers, Inc.

DRAWN BY:

T.S.

CHECKED BY:

G.M.S.

DATE:

5/29/2026

SCALE:

NOTED

JOB NO.:

7647

SHEET NO.:

C2.0

STATE OF MISSOURI

GEORGE MICHAEL STOCK

REGISTERED PROFESSIONAL ENGINEER

NUMBER 0292026

EXPIRATION DATE 12/31/2028

GEORGE M. STOCK E-25116

CIVIL ENGINEER

CERTIFICATE OF AUTHORITY NO. 000096

M.S.D. P. #

BASE MAP #

S.L.C. HMT #

HMT SUP. #

M.D.N.R. #

Permit No.

ASDSP-SITE AND GRADING PLAN

OVERALL DOWNTOWN CHESTERFIELD RESIDENTIAL UNITS TOTALS			
LOT	SIZE	UNITS ALLOWED	UNITS PROPOSED
AREA 1	6.23 Ac.±	-	-
AREA 2	16.32 Ac.±	-	-
AREA 4	1.77 Ac.±	-	-
AREA 5	2.79 Ac.±	-	-
AREA 7	2.29 Ac.±	-	-
AREA 8	2.38 Ac.±	-	-
AREA 9	1.43 Ac.±	-	-
AREA 10	3.70 Ac.±	-	-
AREA 11	1.41 Ac.±	-	-
AREA 12	2.99 Ac.±	-	-
AREA 13	1.60 Ac.±	-	-
AREA 14	3.13 Ac.±	-	-
AREA 15	3.51 Ac.±	-	-
AREA 3A	3.89 Ac.±	-	-
AREA 3B	16.82 Ac.±	-	-
AREA 3C	4.88 Ac.±	-	-
AREA 6	3.29 Ac.±	-	-
TOTAL UNITS 2363 CUMULATIVELY THESE AREAS		-	-
TOTAL UNITS 175 CUMULATIVELY		-	-
PUBLIC PARK		-	-

LOT 3B
16.822 Acres ±
"VILLA'S AT DOWNTOWN CHESTERFIELD"
105 PROPOSED UNITS
N/F
CHESTERFIELD CENTER 3B LLC
DOC. NO. 2024121100387

LOT AREA 8
2,386 Acres
PUBLIC GARAGE
NOTE: IMPROVEMENTS OUTSIDE THE LIMITS OF LOT 3B ARE NOT PART OF THIS SDSP. SEE "DOWNTOWN CHESTERFIELD" ASDCP FOR WORK OUTSIDE 3B

GENERAL NOTES

- BOUNDARY AND TOPOGRAPHICAL SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.(BASIS OF BEARINGS: MISSOURI STATE PLANE, GRID NORTH)
- ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE ST. LOUIS COUNTY, MSD AND CITY OF CHESTERFIELD STANDARDS.
- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED. SHOULD ANY CONFLICTS BE EVIDENT, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE ENGINEER IMMEDIATELY.
- PLAN SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED IN THE "PRELIMINARY GEOTECHNICAL EXPLORATION" CONDUCTED BY MIDWEST TESTING DURING OCTOBER 2022 (WITH ADDITIONAL BORING INFORMATION PROVIDED 3/19/2024)
MIDWEST TESTING REPORT DATED: OCTOBER 5, 2022 REPORT TITLED "PRELIMINARY GEOTECHNICAL EXPLORATION (MT JOB NO. 15518) - DOWNTOWN CHESTERFIELD, CHESTERFIELD, MISSOURI"
ALSO IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED IN THE MIDWEST TESTING GEOTECHNICAL FEASIBILITY STUDY DATED JANUARY 21, 2021 - JOB NO. 15155, CHESTERFIELD, MISSOURI.
- ON-SITE STORM WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE SECTION 31-04-12, STORMWATER STANDARDS, IN THE UNIFIED DEVELOPMENT CODE.
- OFF-SITE GRADING EASEMENTS, IF REQUIRED, SHALL BE EXECUTED AND RECORDED PRIOR TO THE COMMENCEMENT OF ANY OFF-SITE GRADING.
- CROSS-ACCESS EASEMENTS WHERE REQUIRED, SHALL BE EXECUTED AND RECORDED AS INDIVIDUAL LOTS ARE DEVELOPED.
- PRIOR TO SPECIAL USE PERMIT ISSUANCE BY THE SAINT LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LINE OF CREDIT, MUST BE ESTABLISHED WITH THE SAINT LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.
- ALL PROPOSED IMPROVEMENTS WITHIN THE ST. LOUIS COUNTY RIGHT-OF-WAY SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
- TREE PRESERVATION AND LANDSCAPING SHALL BE IN ACCORDANCE WITH SECTION 31-04-02, TREE PRESERVATION AND LANDSCAPE REQUIREMENTS, IN THE UNIFIED DEVELOPMENT CODE.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY AND THE CITY OF CHESTERFIELD STANDARDS.
- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.
- NO SLOPES WITHIN SAINT LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
- STORM WATER SHALL BE DISCHARGED AS DIRECTED BY THE CITY OF CHESTERFIELD. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- A CERTIFICATE OF THE ACTUAL ELEVATION OF THE CONSTRUCTED FLOOR WILL BE REQUIRED PRIOR TO OCCUPANCY OF EACH BUILDING, FOR WHICH A FLOODPLAIN DEVELOPMENT PERMIT IS ISSUED.
- INSTALLATION OF LANDSCAPING AND ORNAMENTAL ENTRANCE MONUMENT OR IDENTIFICATION SIGNAGE CONSTRUCTION SHALL BE REVIEWED BY THE CITY OF CHESTERFIELD AND ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC FOR SIGHT DISTANCE CONSIDERATION AND APPROVED PRIOR TO INSTALLATION OR CONSTRUCTION.
- THE DEVELOPER IS ADVISED THAT UTILITY COMPANIES WILL REQUIRE COMPENSATION FOR RELOCATION OF THEIR FACILITIES WITHIN PUBLIC RIGHT-OF-WAY. UTILITY RELOCATION COST SHALL NOT BE CONSIDERED AS AN ALLOWABLE CREDIT AGAINST THE PETITIONER'S TRAFFIC GENERATION ASSESSMENT CONTRIBUTION. THE DEVELOPER SHOULD ALSO BE AWARE OF EXTENSIVE DELAYS IN UTILITY COMPANY RELOCATION AND ADJUSTMENTS. SUCH DELAYS WILL NOT CONSTITUTE A CAUSE TO ALLOW OCCUPANCY PRIOR TO COMPLETION OF ROAD IMPROVEMENTS.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- NO VERTICAL BUILDING PERMITS WILL BE ISSUED UNTIL A REDESIGNED "GRAND STAIRCASE" IS SUBMITTED AND APPROVED BY THE CITY OF CHESTERFIELD.
- ABOVE GROUND UTILITY BOXES TO BE SCREENED WHERE FEASIBLE INCLUDING BUT NOT LIMITED TO LANDSCAPING BE UTILIZED. A MIXTURE OF AN EVERGREEN VARIETY SHOULD BE USED TO PROVIDE A YEAR ROUND APPEARANCE.
- THE RETAINING WALLS WILL BE CMU THAT MATCHES THE COLOR OF THE STONE ON THE TOWNHOME BUILDINGS. WALLS OVER 30" WILL HAVE FENCE.
- TRASH WILL BE CURB SERVICE. ROLL OFF BINS THAT WILL BE STORED IN THE GARAGES AND THEN ROLLED TO THE CURB ON TRACH DAY PICK-UP.

PARKING FOR LOT 3B (VILLAS AT DTC)

PARKING REQUIRED: 1.5 SPACES PER UNIT
105 PROPOSED UNITS: 105 x 1.5 = 158 SPACES REQUIRED

PARKING PROVIDED:
105 TOTAL UNITS: 2 GARAGE SPACES PER UNIT = 210 SPACES
SURFACE PARKING (MAIL/UNITS 48-59): = 14 SPACES
TOTAL SPACES PROVIDED: = 224 SPACES

NOTE: UNIT DRIVEWAYS (MIN. 19' DEEP) NOR CURB PARKING BETWEEN DRIVEWAYS ARE NOT INCLUDED IN THE PARKING CALC'S.

ST. LOUIS COUNTY STANDARD NOTES

- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
- NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.
- ALL SIDEWALKS AND ASSOCIATED ACCESSIBILITY IMPROVEMENTS WITHIN RIGHT-OF-WAY SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY ADA STANDARDS.
- A SIGNED/SEALED NOTE SHALL BE ADDED TO THE CONSTRUCTION PLANS INDICATING THAT THE UNIMPROVED EXISTING SIDEWALK/PEDESTRIAN PATH ALONG THE PROJECT FRONTAGE MEETS CURRENT ST. LOUIS COUNTY ADA STANDARDS.
- ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND MSD STANDARDS.
- ALL HYDRANTS, POWER POLES OR OTHER POTENTIAL OBSTRUCTIONS WITHIN THE ST. LOUIS COUNTY ROAD RIGHT-OF-WAY SHALL HAVE A MINIMUM TWO (2) FOOT SETBACK FROM FACE OF CURB OR EDGE OF PAVEMENT, AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.
- ANY ENTITY THAT PERFORMS WORK ON ST. LOUIS COUNTY MAINTAINED PROPERTY SHALL PROVIDE THE COUNTY WITH A CERTIFICATE OF INSURANCE EVIDENCING GENERAL LIABILITY COVERAGE (BODILY INJURY AND PROPERTY DAMAGE) IN THE AMOUNTS SPECIFIED AS THE LIMITS OF LIABILITY SET BY THE STATE. FOR PUBLIC ENTITIES. SUCH CERTIFICATE SHALL INCLUDE ST. LOUIS COUNTY AS AN ADDITIONAL INSURED AND SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF ANY PERMIT. CERTIFICATE SHALL PROVIDE FOR A 30 DAY POLICY CANCELLATION NOTICE TO ST. LOUIS COUNTY. UPON REQUEST, THE COUNTY WILL PROVIDE THE SPECIFIC AMOUNTS FOR BOTH PER PERSON AND PER OCCURRENCE LIMITS.
- PRIOR TO SPECIAL USE PERMIT ISSUANCE BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LETTER OF CREDIT, MAY BE REQUIRED TO BE ESTABLISHED WITH THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.
- CONTINUOUS PEDESTRIAN ACCESS SHALL BE PROVIDED DURING THE CONSTRUCTION PROCESS. PRIOR TO THE START OF CONSTRUCTION, ADEQUATE PEDESTRIAN ACCESS AROUND THE SITE SHALL BE PROVIDED AND VERIFIED. NO EXISTING SIDEWALK SHALL BE REMOVED WITHOUT PROVIDING ADEQUATE PEDESTRIAN FACILITIES AND ROUTES DURING CONSTRUCTION ACTIVITIES.

LOT AREA 3.74 Acres

NOTE: IMPROVEMENTS OUTSIDE THE LIMITS OF LOT 3B ARE NOT PART OF THIS SDSP. SEE "DOWNTOWN CHESTERFIELD" ASDCP FOR WORK OUTSIDE 3B

DILLARD'S RING ROAD OVERLAY AND RE-STRIPE
3-11' WIDE LANES (MIN)
6' STRIPED SAFETY LANE
6± PEDESTRIAN TRAIL

FUTURE WATER SERVICE
FUTURE 30' WIDE ENTRANCE
VISTA PLACE EXTENSION

LOT 3C
4.883 Acres ±
N/F
CHESTERFIELD CENTER 3C LLC
DOC. NO. 2024121100388

Page 22 of 62

February 12th, 2026

Architectural Review Board Staff Report

690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

Architectural Review Board Staff Report

Meeting Date: February 12th, 2026

From: Alyssa Ahner, Senior Planner

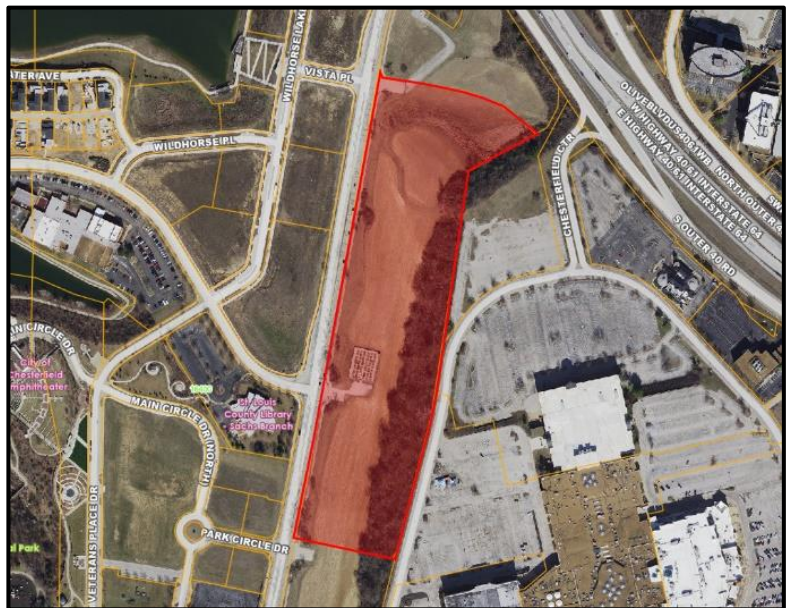
Location: East of Chesterfield Pkwy, south of Interstate 64, west of Chesterfield Center

Description: **Chesterfield Village Mall, Lot 3B:** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for a 16.82-acre tract of land zoned "PC&R" Planned Commercial and Residential located east of Chesterfield Parkway West and west of Chesterfield Center.

PROPOSAL SUMMARY

Stock & Associates Consulting Engineers, Inc. and NSPJ Architect's, on behalf of Tristar Real Estate Acquisitions, LLC, have submitted plans for a multi-family residential development and the construction of multiple roadway extensions including Park Circle Drive, Burkhardt Place, and Vista Place.

The development consists of a total of 105 attached units split between 22 buildings. Of the 22 buildings, there are 8 different model types ranging from roughly 23' to 32' tall each comprised of 4, 5, or 6 units each with their own 2 car garage.



HISTORY OF SUBJECT SITE

Since Chesterfield's incorporation, the subject site has remained undeveloped with the exception of a community garden. The site was part of the 2023 rezoning for Downtown Chesterfield and was designated for residential use up to 175 cumulative housing units along Chesterfield Parkway.

SITE RELATIONSHIPS

The subject site is surrounded by a mixed-use development, Wildhorse Village, to the northwest, the soon to be reconstructed St. Louis County library to the west, a senior living facility to the south, and the overall mall redevelopment to the east.

While the parcels in Wildhorse Village along Chesterfield Parkway, as shaded in blue in Figure 1, are currently undeveloped, the zoning for that development defines those areas as “Category A” or “Urban Main Street Development Pattern”. They have a required 0’ – 30’ building line along the Parkway and are allowed a maximum building height of two (2) stories.

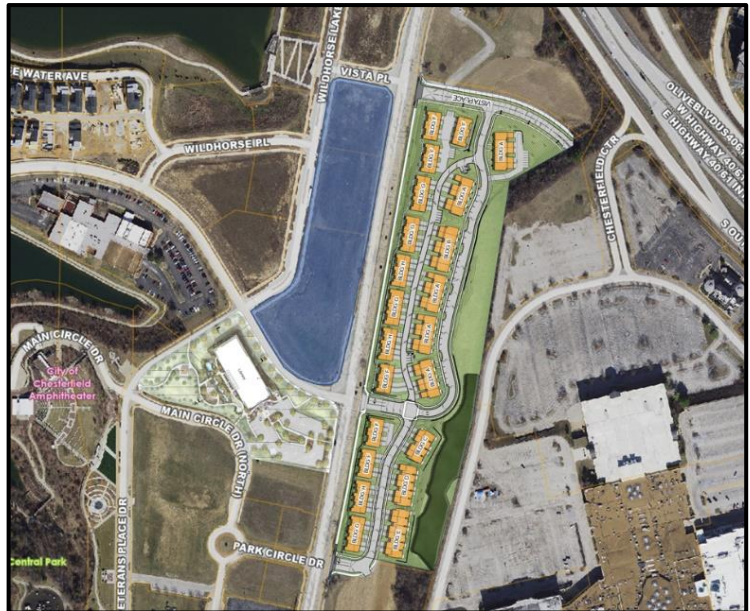


Figure 1: Relationship to nearby properties

The soon to be reconstructed St. Louis County Library will shift north from its current location on its site. The southern portion of the site will have a parking lot with a varying height retaining wall along the Parkway. The color site plan for the library has been dropped into the aerial shown in Figure 1 to show how the sites will interact with each other in the future.

The overall mall redevelopment to the east shares a border with the subject site, however, it's important to note that there is a substantial grade change which creates a natural separation between the two. The buildings that ultimately get constructed to the east will look downward onto the subject site.

TOPOGRAPHY & RETAINING WALLS

As previously mentioned, there is a substantial grade change on the site. The land near the Parkway is relatively flat while the grade continues to increase as you move east towards the existing vegetated hillside. Due to this grade change, there are several retaining walls planned as part of this redevelopment which have been highlighted in red in Figure 2.



Figure 2: Proposed retaining walls within the development

The proposed retaining walls along the Parkway will have varying heights from 1’ to 5’ tall which will help to facilitate the housing units sitting a few feet above Chesterfield Parkway. They will be constructed of concrete masonry unit’s (CMU’s) and will match the color of the stone on the buildings discussed later in this report. Ameristar Echelon Plus Ornamental Aluminum fencing in a black color will be utilized on any wall portion that is taller than 30” in height.

The proposed retaining walls along the eastern portion of the site will be much larger in size than the previously mentioned walls. The tallest wall, located around the bend of the Burkhardt Place extension, will have a maximum height of 20' tall in the middle before it tapers down in height on both ends. All walls will be constructed of CMU's to match the buildings and will utilize the same aluminum fencing previously mentioned where applicable. A typical section for the fencing may be found in Figure 3.

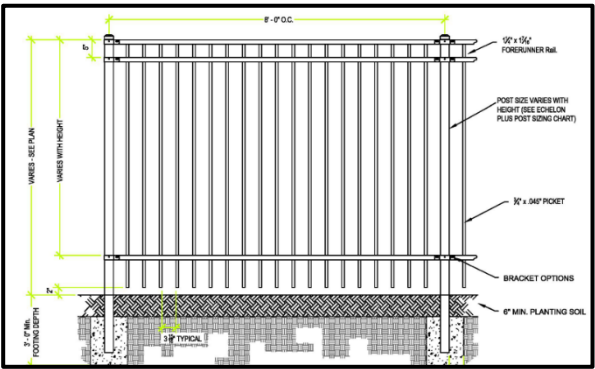


Figure 3: Typical section for fencing

CIRCULATION & ACCESS

The housing units will be served by Park Circle Drive, Burkhardt Place, Vista Place, and an alley. The building types that front Chesterfield Parkway (types F, G, H) may be accessed by a shared pedestrian path that runs parallel to the existing sidewalk along the Parkway. Vehicular access for these types may be obtained through their driveways that sit on either Park Circle Drive or the alley.

Building types C, D, and E are accessed only by their driveway which fronts onto Park Circle Drive. The rear of these building types back up to the vegetated hillside.

Building types A and B front onto Burkhardt Place where there will be a series of on-street parking spaces provided. A majority of these buildings, with exception to one of the type A buildings located at the intersection of Vista Place and Burdhardt Place, back onto an alley where their two car garage is located. The previously mentioned building type A that sits at the corner of Vista Place and Burkhardt Place will front onto Burkhardt Place. However, there is a shared drive in the rear of the building that leads to each unit's garage in addition to some shared parking spaces for overflow.

ELEVATIONS

The eight (8) building types share a mixture of brick, stone, board & batten siding, lap siding, and stucco. Due to the number of building types, please see the proposed materials in the image below and then the elevations of each building provided in the applicant's submittal attached to this report.



LANDSCAPE DESIGN & SCREENING

The site is required to adhere to the standard landscape requirements of the Unified Development Code. Street trees have been added along each roadway extension in addition to the alley. In the several areas where retaining walls run along a roadway, a mixture of shrubs have been added to help soften the visual impact. Shrubs have also been added to the sides of each building in order to screen the proposed ground mounted air conditioning units. The required 30' wide landscape buffer on Chesterfield Parkway has a variety of plantings – some of which run alongside the pedestrian path that leads to the individual units fronting the Parkway. Lastly, each unit is to be served by individual roll-off trash bins so, unlike many multi-family developments, there's not a shared trash enclosure area that requires screening.

LIGHTING

Streetlights have been provided for along each roadway extension and the alley. The proposed fixture, as shown in Figure 4, is the same fixture to be utilized by the remainder of the Downtown Chesterfield development.



Figure 4: Streetlight

DEPARTMENT INPUT

Be advised, this project is still going through development review by City staff and will not proceed to the final approving body until all outstanding items have been addressed. All recommendations made by the Architectural Review Board will be included in the report to the appropriate approval body.

Staff requests review on the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for Chesterfield Village Mall, Lot 3B.

MOTION

The following options are provided to the Architectural Review Board for consideration relative to this application:

"I move to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for Chesterfield Village Mall, Lot 3B as presented, with a recommendation for approval (or denial) to the appropriate approval body."

"I move to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for Chesterfield Village Mall, Lot 3B to the appropriate approval body with a recommendation for approval with the following conditions..."

Attachments:

1. Applicant's submittal

690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

Architectural Review Board Staff Report

Meeting Date: July 09, 2026

From: Isaak Simmers, Planner

Location: 118 Hilltown Village Ctr

Description: **Hilltown Village Lot 2 (Good Clean Dog):** An Amended Site Development Section Plan, Landscape Plan, Lighting Plan, and Amended Architectural Elevations for part of a 2.56-acre tract of land located at the intersection of Hilltown Village Center and Olive Boulevard.

PROPOSAL SUMMARY

Volz, Inc., in partnership with Mademan Design, LLC, and on behalf of Good Clean Dog, Chesterfield LLC, submitted an Amended Site Development Section Plan, Landscape Plan, Lighting Plan, and Amended Architectural Elevations for the redevelopment of an existing structure located on a portion of a 2.56-acre tract at the intersection of Hilltown Village Center and Olive Boulevard, in preparation for the future renovation of the site from a childcare facility to a new dog grooming facility.



Figure 1: Subject Site

SITE HISTORY

The subject site was zoned "C8" Planned Commercial District by St. Louis County prior to the incorporation of the City of Chesterfield. The "C8" Planned Commercial District has undergone numerous past modifications, most recently in 1997, when the boundaries of the existing "C8" Planned Commercial District were changed, resulting in the current site-specific [Ordinance 1272](#).

STAFF ANALYSIS

A. Site Relationship

The existing structure is a single-tenant building located on the northern portion of a 2.56-acre tract of land. The subject site is surrounded by "C8" Planned Commercial zoning to the north, south, and west, and abuts an "R4" Residence District to the east. A multitenant commercial building shares the same lot to the south and faces additional multitenant commercial buildings across the street to the west. A vacant lot lies to the west and Wellesley Place, a single-family residential subdivision, is located to the east.

B. Circulation & Access

Hilltown Village Center is a private street that is neither owned nor maintained by the City of Chesterfield or St. Louis County, and it provides an additional connection between Olive Boulevard and West Chesterfield Parkway. Access to the site remains largely unchanged. The existing street-facing playground is proposed to be removed and replaced with landscaping and additional parking area. Vehicles will be directed on site using the existing access points, and painted directional arrows and signage will be installed to ensure adequate on-site circulation.

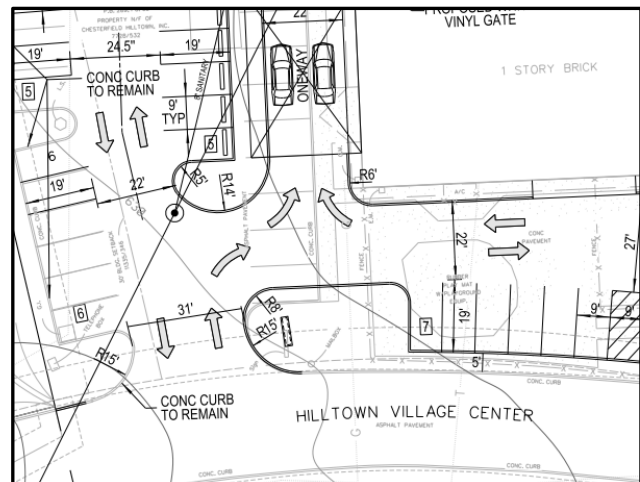


Figure 2: Circulation & Access

C. Materials & Color

The proposed materials and color palette include painted brick in off-white and cool blue. Corrugated and flat-lock metal panels will be installed in a galvalume (silver) finish, with a consistent cool-blue band wrapping the building, bollards, and canopy posts, and off-white above. The soffit will be enhanced with flat-lock metal panel, and the "wall extension" parapet screen will be corrugated. Feature walls will utilize the same corrugated panel, with cool-blue ("Roman Blue" McElroy Metal color) accents used throughout.



Figure 3: Listed Left to Right: metal panel off-white, metal panel cool blue, metal panel galvalume silver, painted brick off-white, painted brick cool blue, existing asphalt shingle

D. Landscape Design & Screening

A landscape plan was provided by Loomis Associates Landscape Architects & Planners, along with a mitigation plan, as all existing tree mass will be removed and replaced as part of the redevelopment. A mix of 11 trees has been proposed, along with an assortment of ornamental shrubs, grasses, and annuals/perennials. Landscaping has been enhanced with shrubs between the subject site and the neighboring residential development to the east (green), including three (3) additional trees added to the rear of the building to mitigate the removal of three (3) existing trees on site (orange). White composite fencing is proposed to screen the trash enclosure and the backyard from the parking area, and the existing fencing between adjoining properties is proposed to remain.

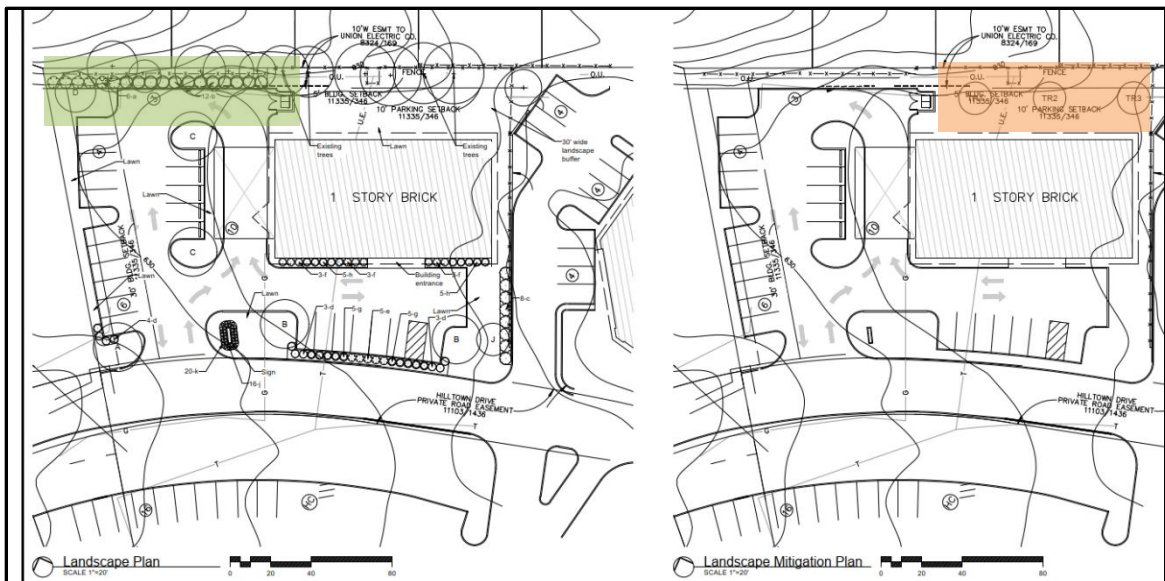


Figure 4: Landscape Plan (Left), Mitigation Plan (Right)

E. Lighting

A lighting plan was provided by Lighting Associates and is still under review by the City. Five (5) light poles and fixtures are proposed for the parking area, which was found to be code compliant with the City's lighting standards. In conjunction with this application, the applicant has also submitted an Architectural Specialty Lighting package, which is being reviewed concurrently as a separate submittal.

ELEVATIONS

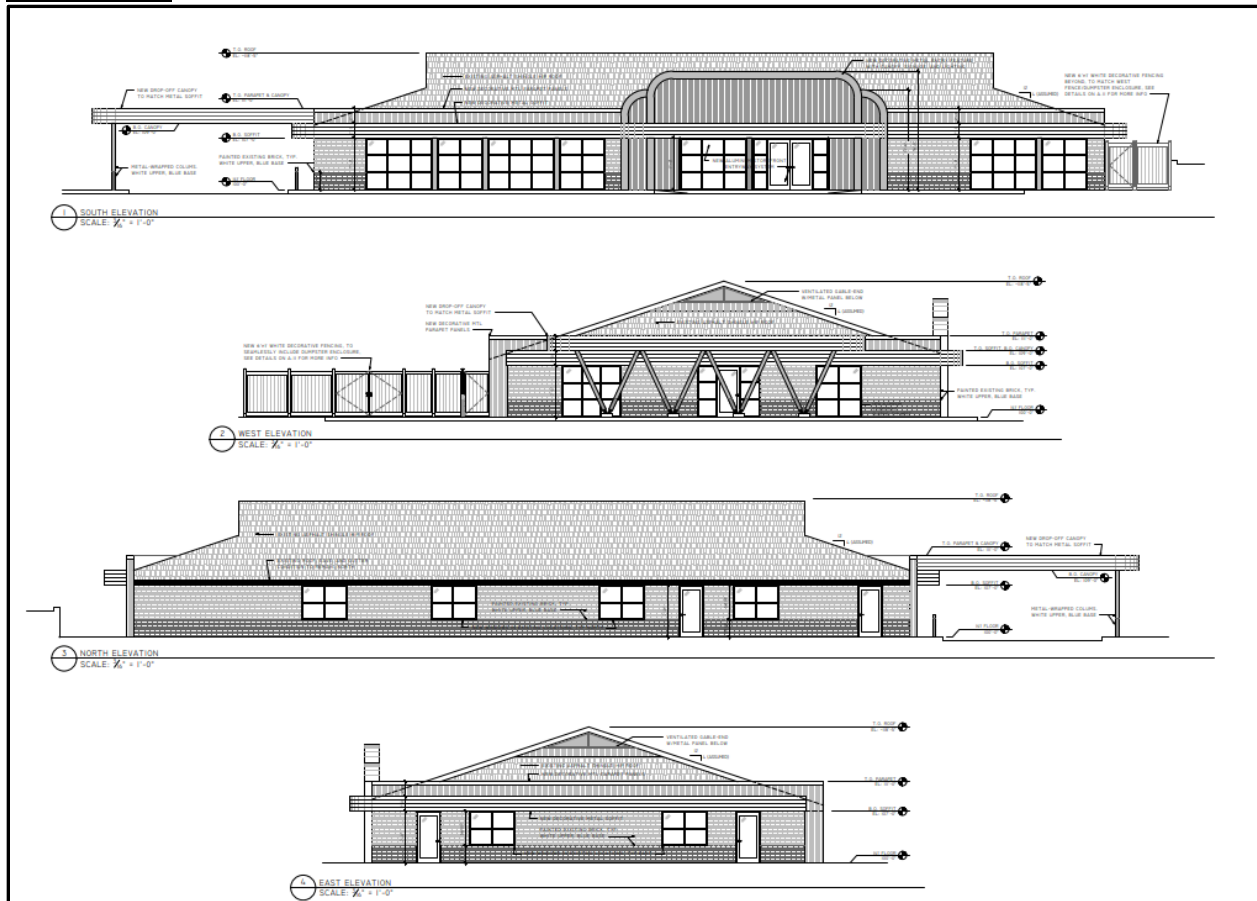


Figure 5: Elevations (Top to Bottom) South, West, North, East

There are three (3) murals/graphics proposed as part of the amended architectural elevations: Dog on Bike, Graphic Imagery, and Welcome Artwork. The graphics have been identified below and are included in the submittal.

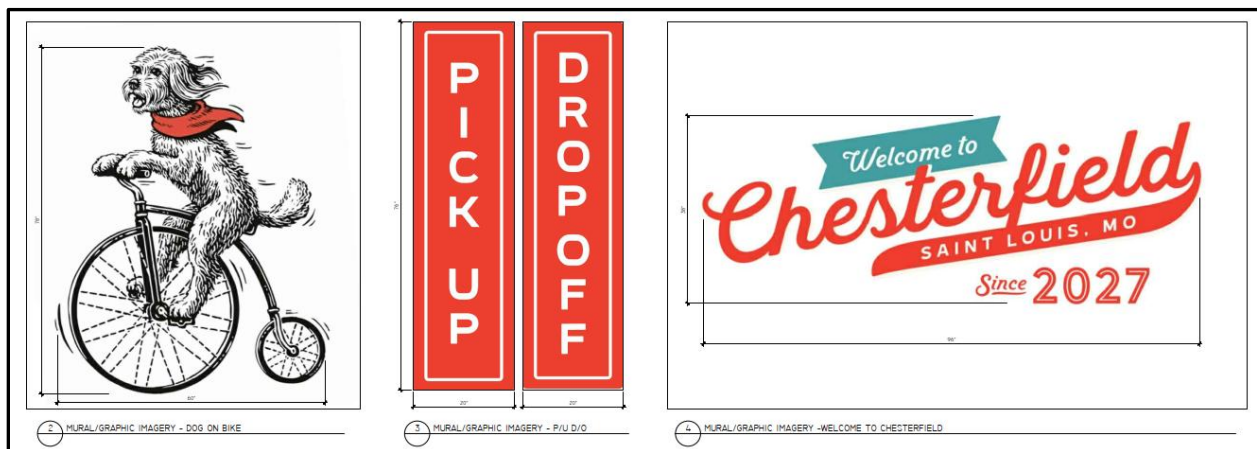


Figure 6: Mural / Graphic Imagery

RENDERING(s)



Figure 7: Rendering from southeast



Figure 8: Rendering from south



Figure 9: Rendering from northwest

DEPARTMENT INPUT

Be advised, this project is still going through development review by City Staff and will not proceed to the Planning Commission until all outstanding items have been addressed. All recommendations made by the Architectural Review Board will be included in Staff's report to the Planning Commission. Staff requests review on the Amended Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations for Hilltown Village, Lot 2 (Good Clean Dog).

MOTION

The following options are provided to the Architectural Review Board for consideration relative to this application:

1. "I move to make a recommendation to approve (or deny) the Amended Site Development Section Plan, Landscape Plan, Lighting Plan, and Amended Architectural Elevations, as presented to Planning Commission."
2. "I move to forward the Amended Site Development Plan, Landscape Plan, Lighting Plan, and Amended Architectural Elevations for Hilltown Village, Lot 2 (Good Clean Dog) to Planning Commission with the following recommendations..."

Attachments:

1. Architects Statement of Design
2. ARB Submittal
3. ASDSP Submittal

General Comments

1. Provide agency approvals/comments from MSD, Monarch Fire, and St Louis County Department of Transportation.

MSD comments included, We have requested approvals/comments from Monarch Fire & St Louis County.

Architectural Review Board

2. Provide an Architect's Statement of Design which identifies the intent of the project, and how each section of the design standards has been addressed (site relationships, circulation & access, scale, design, materials & color, landscaping & Screening, and lighting).

Renovation of an existing, stand-alone building. Use to transition from 'childcare' to 'dog grooming'.

(1) Site Relationships and (2) Circulation/Access to remain largely unchanged. Street-facing playground to be removed and replaced with landscaped-parking area. No change to existing curb cut/site access but assume new paving throughout. No notable change to (3) topography nor (4) retaining walls.

Scale: Building Scale to remain largely as-is. Addition of new canopy to west would increase street-presence. Modifications to existing soffit and screening would increase the perceived perimeter wall height, lessen the visual of the asphalt, hipped-roof.

Design: Modifications include painted brick, soffit/eave improvements, new drop-off canopy, new windows, landscaping, and flatwork to match *Good Clean Dog* brand standards. Style to reflect 50's-era diner. Construct new feature-wall and canopy at front entry to add prominence. New drop-off canopy with V-shaped posts to enhance mid-century aesthetic and provide visual orientation for traffic flow/operations. Note, nearly all existing exterior building construction is to be salvaged/reused in the renovation, reducing the environmental impact of new construction.

Materials & Colors: Painted brick, off-white and cool blue. Corrugated and flat-lock metal panel in 'galvalume' (or silver) color. Consistent 'base band' of cool blue to wrap building, bollards, and canopy posts; off-white above. Soffit enhancement to be wrapped in flat-lock metal panel. "Wall extension" parapet screen to be corrugated. Feature wall and entry to use same corrugated panel. Cool-blue ('roman blue' McElroy Metal color) accents to be used throughout.

Landscape Design & Screening: Landscaping to be designed and provided by Loomis, experienced in Chesterfield's design standards, to provide consistent visual interest, screening/buffering of parking and paved areas. White-composite fencing shall be used to obscure trash enclosure (west) and views to backyard (north/east).

Signage: Separate signage application to be provided shortly. Note that west-façade of building at/below dropoff canopy to receive mural artwork. Details provided on A.

Lighting: Notably, "neon-look" (ie: red colored rope) lighting to be incorporated into the canopy soffit bands. Assume decorative sconces at entryway. Assume linear recessed lighting at drop-off canopy.

3. Provide a color site plan with contours.

Provided see attached

4. Provide photos reflecting all views of adjacent uses and sites.

Provided A.02

5. Provide colored elevations for all building faces.

Updated, A.62

6. Provide details for the existing site fencing that is proposed to remain, if applicable.

Updated 11 & 12 A.11

7. Provide lighting fixture cut sheets for all proposed external light fixtures.

Updated, A.61

8. Provide details for all picture graphic areas, or murals proposed as part of the building elevations.

[Provided A.63](#)

9. Remove all proposed signage from renderings and elevations. They are reviewed and approved through a separate process.

[Understood](#)

10. Provide exterior material samples to City Hall prior to the date of the Architectural Review Board meeting which will be scheduled at a later date.

[Understood](#)

Site Development Plan

11. Label plan as an Amended Site Development Section Plan for Lot 2 of Hilltown Village Subdivision.

Plans have been labeled Amended Site Development Section Plan for Lot 2 of Hilltown Village Subdivision as requested.

12. Provide the updated parking calculation data for the Hilltown village subdivision overall plan governed by site specific ordinance 1272. See attached figure for previously approved overall parking data. Hilltown Village, Lot 2 2026 ASDSP 6/5/2026

The parking table has been updated see sheet 04

13. Depict all existing and proposed fencing on the Amended Site Development Section Plan consistent with the renderings, and label whether each portion of the existing on-site fencing is to remain or be removed.

Fences have been labeled to be removed or to remain.

Lighting Plan

14. The lighting plan depicts a light spill value of 0.7. Revise the lighting plan so that light spill onto adjoining property is eliminated.

[By LAI: "This is the lowest I can get the spill light while still maintaining the code required .5fc on the site."](#)

Landscape Plan / Landscape Mitigation Plan

15. Provide the open space percentage on the landscape plan.

[Open Space percentage has been added.](#)

16. Provide an itemized landscape bid with cost per unit consistent with the proposed landscape plan.

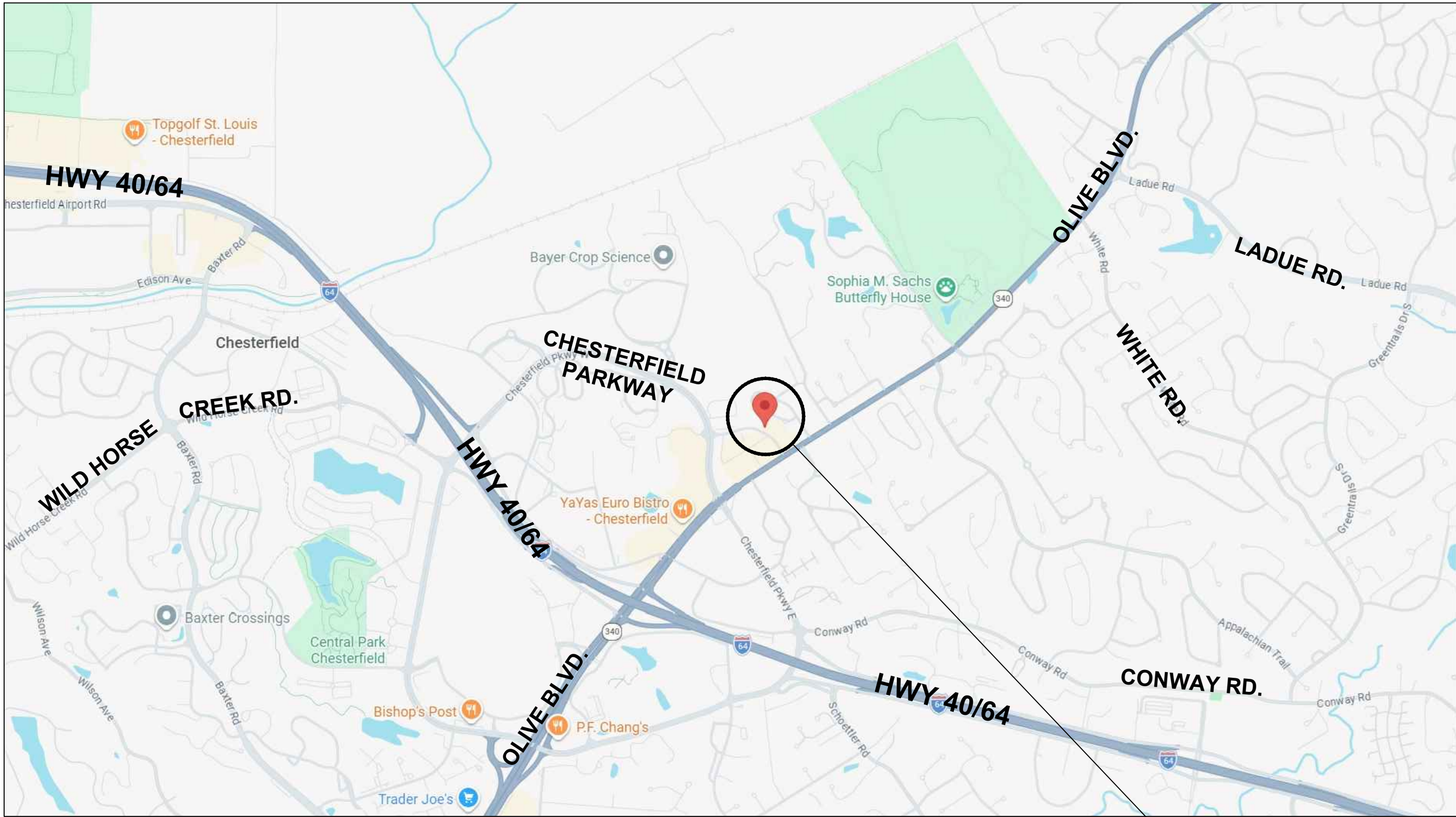
[Provided by Waldbart – see attached](#)

Advisory Comments

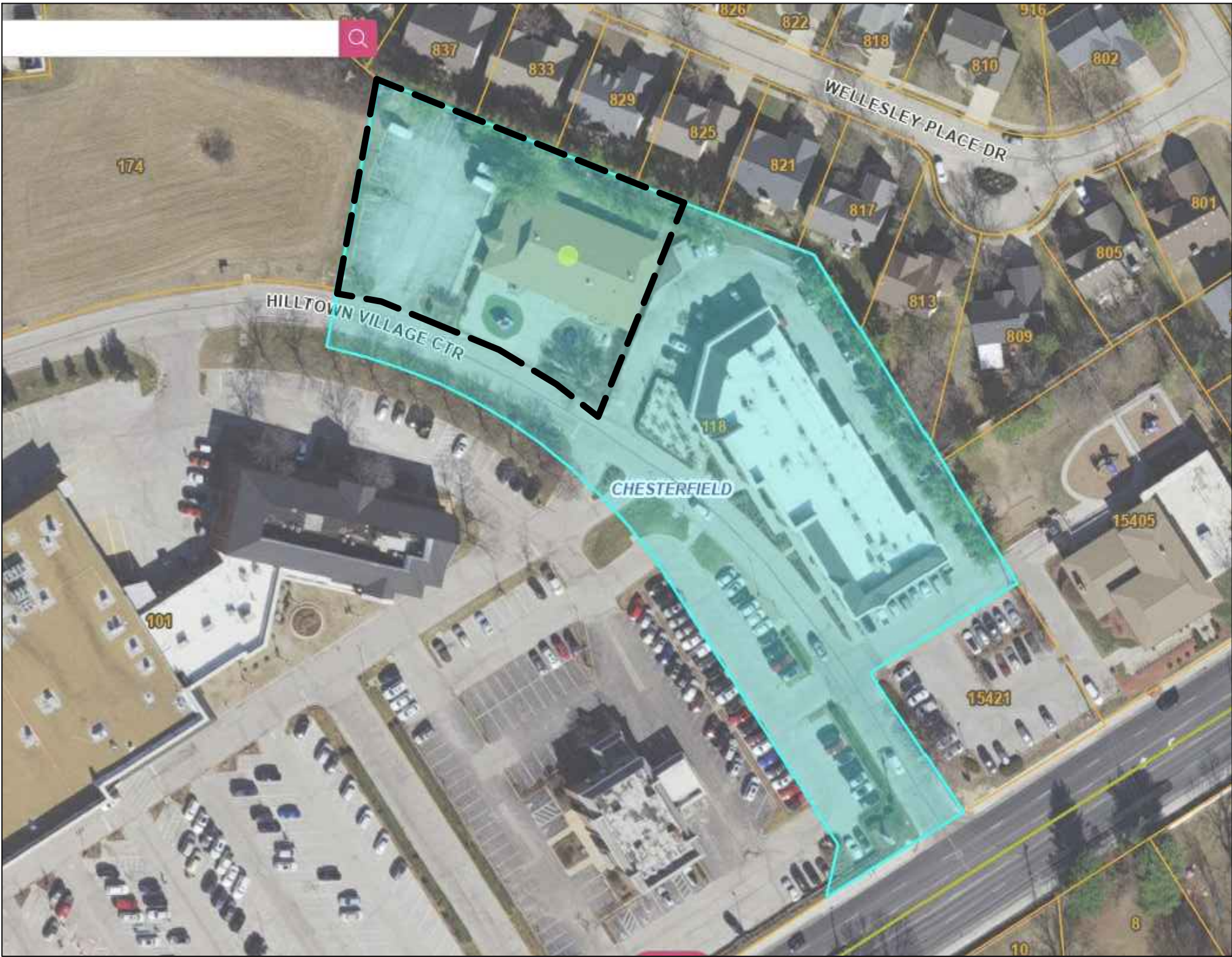
17. A landscape surety and landscape agreement shall be posted prior to the signing on any Mylar for a Site Development Section Plan. **Noted**

18. A separate review and approval of a sign package will be required for the number of locations and signage proposed. **Understood**

19. The approval of red lighting around the car canopy will require the separate review and approval of an architecturally specialty lighting package. **Understood.**



1 PROJECT VICINITY MAP
A.00 SCALE: NTS



2 SATELLITE SITE IMAGE
A.00 SCALE: NTS

GENERAL

- ALL WORK TO COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE (IBC) SUPERSEDING ANY GUIDELINES ESTABLISHED BELOW.
- ALL WORK NOT SPECIFIED WITHIN THESE PLANS TO BE SPECIFIED AND PROVIDED BY OWNER OR HIS CONTRACTORS/ SUBCONTRACTORS. OWNER AND/OR CONTRACTORS/SUBCONTRACTORS ASSUME RESPONSIBILITY FOR THE QUALITY AND INSTALLATION OF SUCH WORK.
- PROPOSALS FOR SUBSTITUTION PRODUCTS SHALL BE ACCEPTED ONLY WITH A MINIMUM OF 15 WORKING DAYS BEFORE SCHEDULED INSTALLATION DATE. THE PROPOSED SUBSTITUTION SHALL MEET THE PERFORMANCE AND QUALITY STANDARDS OF COMPONENT SPECIFIED WITHIN THE DRAWINGS.
- MAINTAIN AND PROTECT EXISTING UTILITIES TO REMAIN IN SERVICE BEFORE PROCEEDING WITH ALTERATION, PROVIDING BYPASS CONNECTIONS, IF REQUIRED, TO OTHER PARTS OF THE BUILDING.
- LOCATE, IDENTIFY, SHUT OFF, DISCONNECT, AND CAP OFF UTILITY SERVICES TO BE ALTERED/DEMOLISHED DURING CONSTRUCTION.
- CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND SITE IMPROVEMENTS. LEGALLY DISPOSE OF DEMOLISHED MATERIAL.
- PRIOR TO BEGINNING WORK, THE GENERAL CONTRACTOR SHALL REVIEW ALL DRAWINGS AND SITE CONDITIONS AND NOTIFY ARCHITECT OF ANY ERRORS OR INCONSISTENCIES.
- THESE ARCHITECTURAL DRAWINGS CONVEY DESIGN INTENT. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR DETAILS AND ACCURACY, FOR CONFIRMING AND COORDINATING ALL QUANTITIES AND DIMENSIONS, FOR SELECTING FABRICATION PROCESSES, FOR TECHNIQUES OF ASSEMBLY, AND FOR PERFORMING THE WORK IN A SAFE MANNER.
- CONTRACTOR SHALL AUDIT EXISTING STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION FEATURES AND SUBMIT WRITTEN REPORT TO TENANT AND ARCHITECT. CONTRACTOR SHALL PROVIDE AND INSTALL ADDITIONAL SERVICES IF REQUIRED.
- WHERE CHANGE ORDERS ARE REQUESTED BY TENANT, CONTRACTOR SHALL SUBMIT WRITTEN PRICES WITH UNIT BREAKDOWNS AND INDICATE IF CONSTRUCTION COMPLETION DATE IS AFFECTED. CONTRACTOR SHALL OBTAIN TENANT'S WRITTEN APPROVAL OF CHANGE ORDER PRIOR TO IMPLEMENTATION. CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR PAYMENT AND SCHEDULE IF IMPLEMENTED WITHOUT TENANT'S WRITTEN APPROVAL.

INTERIOR CONSTRUCTION

- CONTRACTOR IS RESPONSIBLE FOR ALL FIRE/SMOKE GASKETING AT ALL WALLS, FLOORS, AND CEILINGS AS REQ'D BY LOCAL CODE.
- CONTRACTOR TO INSTALL FLOOR FILL/LEVELER MATERIAL AT ALL CHANGES IN FLOOR MATERIAL TO BRING THE TRANSITION BETWEEN ADJACENT FINISHES FLUSH AND LEVEL. MAX SLOPE BETWEEN ADJOINING SURFACES IF 1/8" PER FOOT.
- CONTRACTOR TO VERIFY SIZE OF ALL LANDLORD/TENANT SUPPLIED ITEMS PRIOR TO INSTALLATION AND ADVISE THE ARCHITECT/TENANT OF DISCREPANCIES.
- PROVIDE FIRE RETARDANT WOOD BLOCKING AS REQ'D FOR CASEWORK EVEN WHERE NOT SPECIFICALLY IDENTIFIED WITHIN DRAWINGS.
- ALL INTERIOR FINISHES TO BE IN ACCORDANCE WITH THE FLAME SPREAD AND SMOKE DEVELOPMENT REQUIREMENTS WITHIN IBC.

FINISHES, DOORS, HARDWARE

- CONTRACTOR TO VERIFY ALL FINISH, FIXTURE, AND EQUIPMENT DESCRIPTIONS/ STYLES/COLORS AND ADVISE THE ARCHITECT/TENANT OF ANY DISCREPANCIES.
- WHERE 'TO MATCH EXISTING' IS SPECIFIED WITHIN THE DRAWINGS CONTRACTOR IS RESPONSIBLE FOR MATCHING THE TYPE, QUALITY, COLOR, AND CRAFTSMANSHIP OF COMPONENT IDENTIFIED.
- FLOORING SHALL BE INSTALLED TO PERIMETER WALLS, INCLUDING BENEATH MILLWORK INDICATED ON DRAWINGS.
- WALL PAINT SHALL BE LATEX EGGSHELL, UNO. TRIM, DOOR & WINDOW FRAMES TO BE SEMI-GLOSS.
- ALL MEANS OF EGRESS DOORS SHALL BE READILY OPENABLE FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR SPECIAL EFFORT.
- DOOR HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES SHALL BE AT A MAXIMUM HEIGHT OF 48" AFF AND CAPABLE OF OPERATION WITH ONE HAND WITHOUT REQUIRING TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. DOOR KNOBS ARE PROHIBITED.
- AT COAT CLOSETS PROVIDE AND INSTALL BOTH STANDARD HEIGHT ROD/SHELF AND HANDICAP-ACCESSIBLE COAT HOOK.
- ALL METAL HARDWARE AT DOORS/HOOKS/RODS TO MATCH: BRUSHED NICKEL.

CASEWORK, FURNISHINGS

- CABINET SUPPLIER SHALL MEASURE AREA OF WORK AFTER GYP BOARD INSTALLATION TO ASSURE EXACT FIT OF CABINETS.
- ALL CASEWORK SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR UNO. PROVIDE BLOCKING AS REQ'D.
- SUBMIT SHOP DRAWINGS TO ARCHITECT FOR REVIEW OF CONFORMANCE WITH DESIGN INTENT. ARCHITECT NOT RESPONSIBLE FOR ANY ASPECTS OF SHOP DRAWINGS SUBMISSION THAT ARE AFFECTED BY CRAFTSMANSHIP/INSTALLATION.
- CONTRACTOR RESPONSIBLE FOR STRUCTURAL STABILITY OF ALL CASEWORK/BUILT-INS. ALERT ARCHITECT TO ANY DISCREPANCIES IN THE DESIGN INTENT.
- CABINETRY SHALL MEET OR EXCEED AMERICAN WOODWORKING INSTITUTE STANDARDS FOR PREMIUM GRADE UNO.
- CABINET AND DRAWER INTERIORS TO BE BLACK MELAMINE UNO.

DESIGN/BUILD MEPFP GENERAL NOTES:

- INCLUDE IN BASE BID ALL SERVICES, INCLUDING DESIGN, MATERIALS AND INSTALLATION AND COORDINATION FOR ALL DESIGN/BUILD SERVICES LISTED OR REFERENCED IN THIS SECTION.
- REVIEW AND COORDINATE ALL DESIGN/BUILD COMPONENTS WITH ARCHITECT, INCLUDING BUT NOT LIMITED TO QUANTITIES, TYPES, AND LOCATIONS OF ALL ELEMENTS.
- COORDINATE CUTTING AND PATCHING OF EXISTING CONCRETE SLAB-ON-GRADE FOR ANY PLUMBING, HVAC, FIRE PROTECTION OR ELECTRICAL WORK PRIOR TO ANY CONSTRUCTION. COORDINATE WITH CLIENT, BUILDING OWNER AND ARCHITECT FOR APPROVAL OF ALL FLOOR PENETRATION LOCATIONS.
- PROVIDE SEPARATE ELECTRICAL METERING SYSTEM FOR NEW DEVICES UTILIZED SOLELY BY THE CLIENT IF REQUIRED BY CLIENT OR BUILDING OWNER. NO ELECTRICAL CIRCUITS ARE TO BE SHARED WITH ADJACENT TENANT.
- SUBMITTAL OF DESIGN/BUILD DOCUMENTS AS LISTED BELOW IS REQUIRED. GC TO OBTAIN DOCUMENTS FROM SUBCONTRACTORS FOR CLIENT AND ARCHITECT REVIEW WITHIN (3) THREE WEEKS OF AWARD OF THIS CONTRACT. SUBMITTALS ARE REQUIRED TO ALLOW CLIENT AND ARCHITECT TO PROVIDE FEEDBACK ON DESIGN SOLUTIONS PRIOR TO PROCUREMENT AND CONSTRUCTION. NO EXCEPTIONS WILL BE MADE FOR UNSUBMITTED DOCUMENTS, AND ANY WORK PERFORMED WITHOUT APPROVAL BY SUBMITTAL PROCESS WILL BE CORRECTED BY THE GC OR SUBCONTRACTOR AT NO EXPENSE TO THE CLIENT.

"HVAC" OR "MECHANICAL"

- CONSULT QUALIFIED MECHANICAL ENGINEER TO COMPUTE COOLING AND HEATING LOADS FOR THE PROJECT AND DETERMINE NEW ZONING REQUIREMENTS. COORDINATE ZONING WITH CLIENT AND OWNER.
- PROVIDE BUILDING STANDARD THERMOSTATS. PROVIDE LOCATION PLAN TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- SUBMIT HVAC DESIGN DOCUMENTS PREPARED BY A LICENSED MECHANICAL ENGINEER, INCLUDING COOLING AND HEATING LOAD COMPUTATIONS, DISTRIBUTION SYSTEM DRAWINGS SHOWING DUCT AND DIFFUSER LOCATIONS, FAN LOCATIONS AND SIZES, DEVICE AND EQUIPMENT SPECIFICATIONS AND CATALOG DATA AND THERMOSTAT LOCATIONS TO CLIENT, GENERAL CONTRACTOR AND ARCHITECT FOR REVIEW PRIOR TO PROCUREMENT OR INSTALLATION.
- BALANCE THE MECHANICAL SYSTEM. BALANCING SHALL BE PERFORMED BY A CERTIFIED BALANCING TECHNICIAN. SUBMIT BALANCING REPORT TO OWNER.

PLUMBING WORK:

- PROVIDE AND INSTALL NEW FIXTURES AND ALL PLUMBING, AS REQUIRED.
- TIE ALL NEW PLUMBING INTO EXISTING PLUMBING AT CORE.
- FIXTURE DESCRIPTIONS AND/OR MODEL NUMBERS GIVEN ARE FOR DESIGN. DEVELOP ADDITIONAL DESIGN SPECIFICATIONS AND PRODUCT DATA FOR COMPLETE ASSEMBLIES AND SUBMIT TO ARCHITECT FOR APPROVAL.
- COORDINATE WITH THE GENERAL CONTRACTOR FOR PIPE CHASE REQUIREMENTS, FIXTURE BACKING AND SUPPORT, ACCESS PANELS AND OTHER CONSTRUCTION REQUIREMENTS. COORDINATE WITH HVAC, FIRE PROTECTION AND ELECTRICAL DESIGN/BUILD SPECIFICATIONS AS REQUIRED.
- SUBMIT DESIGN DOCUMENTS AND FIXTURE CATALOG CUTS FOR CLIENT AND ARCHITECT REVIEW.

ELECTRICAL WORK:

- MEET WITH CLIENT TO ESTABLISH CLIENT'S REQUIREMENTS. VERIFY AND COORDINATE ALL REQUIREMENTS WITH TENANT PRIOR TO INSTALLATION.
- PREPARE COMPLETE FIXTURE DESIGN SPECIFICATION WITH INSTALLATION DRAWINGS PREPARED BY A LICENSED ELECTRICAL ENGINEER AND SUBMIT TO ARCHITECT FOR REVIEW.
- PROVIDE REQUIRED LIFE SAFETY LIGHTING IN ACCORDANCE WITH CODE.
- PREPARE SWITCHING CONTROL DESIGN AND SUBMIT TO ARCHITECT FOR REVIEW.
- PROVIDE DEVICES AND PLATES, AS NOTED ON DOCUMENTS.
- WHERE SPECIFIC LAMPS ARE NOT SHOWN, PROVIDE LAMPS MOST SUITABLE FOR THE APPLICATION AND SUBMIT TO ARCHITECT FOR APPROVAL.
- CONFIRM INSTALLATION LOCATIONS AND REQUIREMENTS FOR ALL NEW ELECTRICAL PANELS WITH BUILDING MANAGEMENT.
- COORDINATE ALL BUILDING SECURITY REQUIREMENTS WITH OWNER AND CLIENT.
- DESIGN AND INSTALL BUILDING FIRE ALARM SYSTEM COMPLIANT WITH ALL APPLICABLE CODE REQUIREMENTS INCLUDING FIRE STROBES THAT COMPLY WITH CODE REQUIREMENTS. PROVIDE LOCATION PLAN TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- CONTRACTOR TO VERIFY EXISTING PANEL SIZE AND MODIFY IF REQ'D.
- PROVIDE GFI RECEPTACLES AT ALL WET LOCATIONS AND EXTERIOR.
- TYPICAL OUTLETS TO BE 16" A.F.F. U.N.O., SWITCHES TO BE 48" A.F.F. U.N.O.

ELECTRICAL WORK CONTINUED:

- CONTRACTOR TO COORDINATE OUTLET LOCATIONS/OUTPUT WITH EQUIPMENT & CASEWORK SCHEDULE AND CONSULT TENANT.
- ALL COVER PLATES, SWITCHES, RECEPTACLES TO MATCH
- NEW AND EXISTING EMERGENCY EGRESS/EXIT LIGHTING SHALL BE CAPABLE OF CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN ONE HOUR IN CASE OF PRIMARY POWER LOSS.
- FIELD VERIFY EXISTING CONDITIONS AND REVIEW WITH ARCHITECT PRIOR TO DESIGNING AND INSTALLING SYSTEM OR FIXTURES. NOTIFY ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- AT PROJECT COMPLETION, CLEAN ALL LIGHT FIXTURES.

FIRE PROTECTION WORK:

- DESIGN ALL SYSTEMS IN ACCORDANCE WITH NFPA-LIFE SAFETY CODE AND IN ACCORDANCE WITH LOCAL BUILDING AND FIRE SAFETY CODES AND REGULATIONS CURRENTLY IN FORCE.
- REVIEW LOCATIONS AND DESIGN OF ACCESS PANELS, VALVES, CONTROLS AND SIGNS WITH CLIENT AND ARCHITECT.
- TEST SYSTEM AND OBTAIN NECESSARY CODE INSPECTIONS & APPROVALS.



3 EXISTING PHOTOGRAPHS
A.00 SCALE: NTS

DESCRIPTION

COMMERCIAL BUILDING RENOVATION WITHIN THE CITY OF CHESTERFIELD, MO FOR 'GOOD CLEAN DOG' COMPANY. EXISTING CHILDCARE USE TO BE RENOVATED INTO DOG GROOMING. NEW EXTERIOR UPDATES TO BUILDING, PAVING, LANDSCAPE FEATURES; PLANTINGS, & LIGHTING. FULL INTERIOR RENOVATION, INCLUDING M.E.P. SYSTEMS, STRUCTURE, AND FINISHES THROUGHOUT.

BUILDING DATA

CITY OF CHESTERFIELD, MO.
EXISTING STAND-ALONE COMMERCIAL BUILDING.
SITE AREA & SETBACKS : SEE SURVEY / SITE PLAN
EXISTING FOOTPRINT: 6,260SF
ZONING: C8 PLANNED COMMERCIAL DISTRICT
CONSTRUCTION TYPE: '3B' ASSUMED. MASONRY EXTERIOR WALLS, WOOD ROOF TRUSSES, NON-RATED INTERIOR PARTITIONS
NON-SPRINKLERED (IBC 903.2.1.2)

NEW CONSTRUCTION:
NO CHANGE TO SQUARE FOOTAGE. (6,260sf)
NEW USE/OCCUPANCY CLASSIFICATION: BUSINESS 'B'
TOTAL OCCUPANT LOAD (TABLE 1004.5): 24PPL
- BUSINESS (B) = 6,260SF: IPPL / 100SF = 63PPL
PLUMBING COUNT (TABLE 2902.1) -
REQ'D WC'S: 1 PER 25PPL = 3 TOTAL.
REQ'D LAV'S: 1 PER 40PPL = 2 TOTAL.
BATHROOMS PROVIDED: 3 FULL, 2 ADA-COMPLIANT
PARKING PROVIDED: 23 TOTAL, 1 HANDICAPPED

CONTACT INFORMATION

OWNER: GOOD CLEAN DOG HQ, LLC
CONTACT: MARK RENNER - 314.724.5277 - MARK@GOODCLEANDOG.COM

ARCHITECT: MADEMAN DESIGN - NICK ADAMS
CONTACT: 314.200.2638 - NICK@MADEMANDESIGN.COM

BUILDER: TBD
CONTACT: TBD

CIVIL: VOLZ, INC. - JEFF ATKINS
CONTACT: 314.890.1218 - JATKINS@VOLZINC.COM

STRUCTURAL: TBD
CONTACT: TBD

LANDSCAPE: LOOMIS ASSOCIATES - RUSTY SAUNDERS
CONTACT: 636-519-8668 - RSAUNDERS@LOOMIS-ASSOCIATES.COM

LIGHTING: LIGHTING ASSOCIATES
CONTACT: 314.531.3500 - JFREY@LAIWEB.NET

GENERAL NOTES

- M.E.P. DRAWINGS TO BE SUBMITTED AT TIME OF PERMIT REQUEST.

APPLICABLE CODES

CHESTERFIELD, MISSOURI

2015 INTERNATIONAL EXISTING BUILDING CODE
2015 INTERNATIONAL MECHANICAL CODE
2015 INTERNATIONAL PLUMBING CODE
2015 INTERNATIONAL FUEL GAS CODE
2015 INTERNATIONAL ENERGY CONSERVATION CODE
2015 INTERNATIONAL EXISTING BUILDING CODE
2014 NATIONAL ELECTRICAL CODE

DESIGN LOADS

SEISMIC CATEGORY: C (ASSUMED)
CLIMATE ZONE: 4A

SHEET LIST

A.00 PROJECT INFORMATION
A.01 GENERAL INFORMATION
A.02 VICINITY PLAN AND PHOTOS
A.10 ARCHITECTURAL SITE PLAN
A.11 ENLARGED SITE
A.20 DEMOLITION PLAN
A.30 NEW CONSTRUCTION PLAN
A.40 REFLECTED CEILING PLANS
A.51 EXTERIOR FINISHES
A.6X RENDERINGS
A.61 EXTERIOR ELEVATIONS
A.62 COLORED EXTERIOR ELEVATIONS
A.63 GRAPHIC/MURAL INFORMATION
A.70 EXTERIOR LIGHTING INFORMATION
A.71 EXTERIOR LIGHTING PHOTOMETRIC PLAN



DESIGN & WORKSHOP
MADEMANDESIGN.COM 314.200.2638

NICK ADAMS
A-2016003626

REVISIONS

ARCHITECTURAL DOCUMENTS FOR:
COMMERCIAL BUILDING RENOVATION
140 HILLTOWN VILLAGE CENTER
CHESTERFIELD MO 63017

6.19.2026

A.00

PROJECT INFO



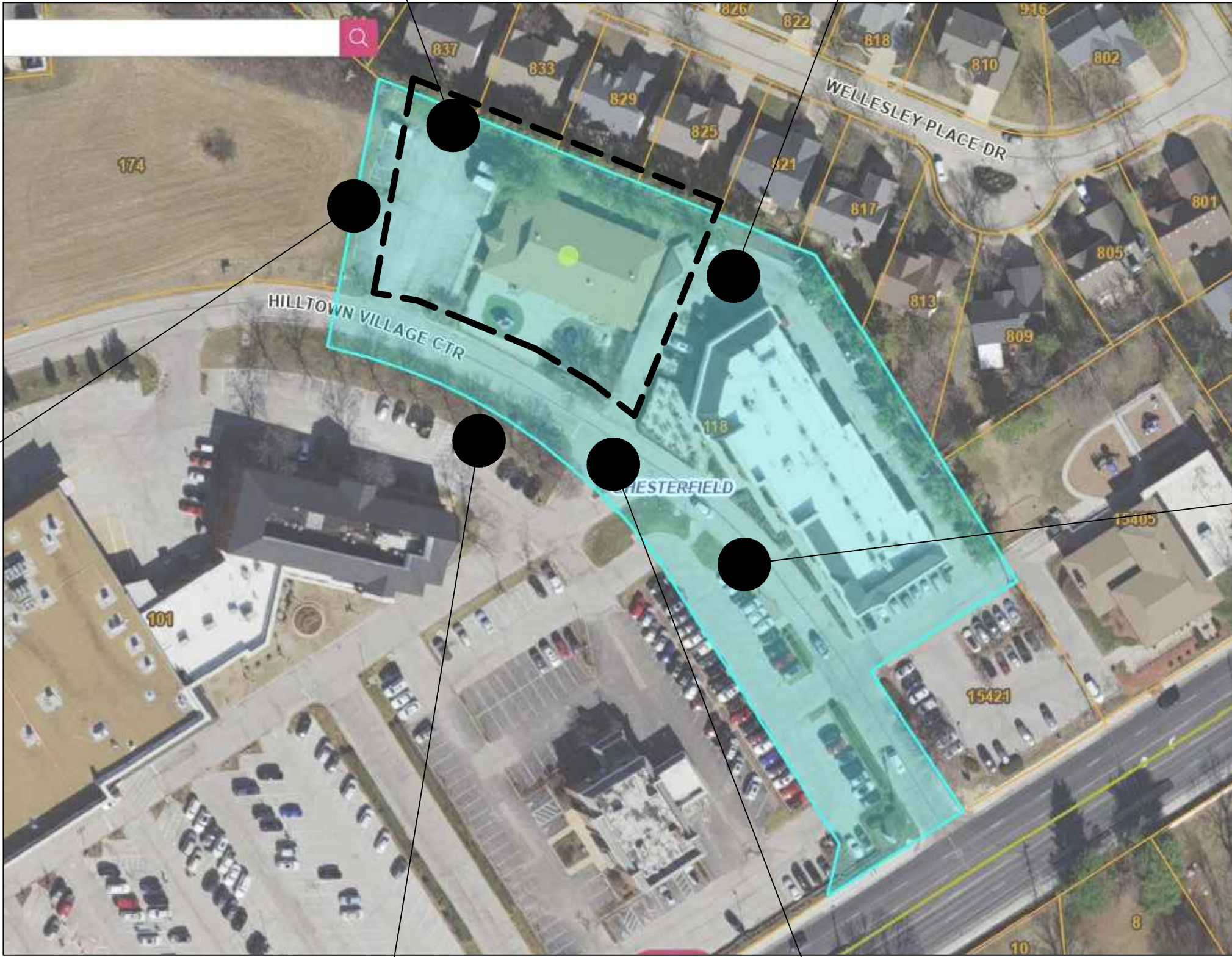
LOOKING NORTH FROM PARKING LOT AT TREE BUFFER



LOOKING NORTH FROM HARPOS AT BACK OF RESIDENCES



LOOKING WEST AT VACANT LAND



SATELLITE SITE IMAGE
SCALE: NTS



LOOKING NORTH AT MULTI-TENANT COMMERCIAL BUILDING FROM STREET



LOOKING SOUTH AT MULTI-TENANT COMMERCIAL BUILDING



LOOKING SOUTH INTERSECTION AND BANK, BEYOND



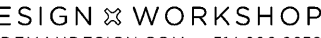
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MADEMANDESIGN.COM 314.200.2638

NICK ADAMS
A-201603626

REVISIONS

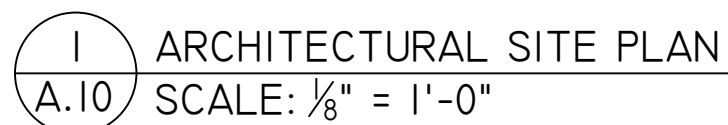
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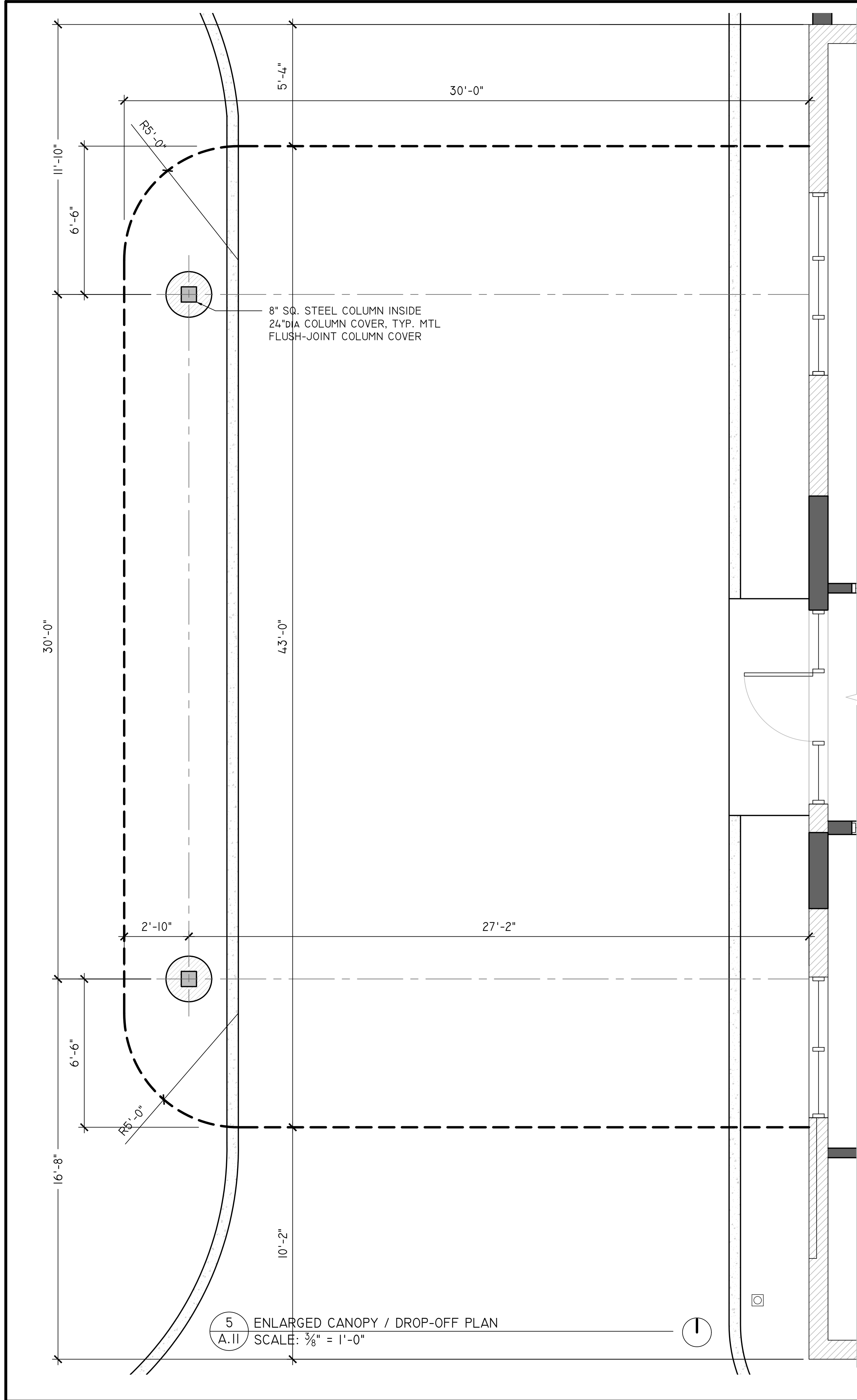
6.19.2026
A.02
VICINITY



REVISIONS

ARCH'L SITE

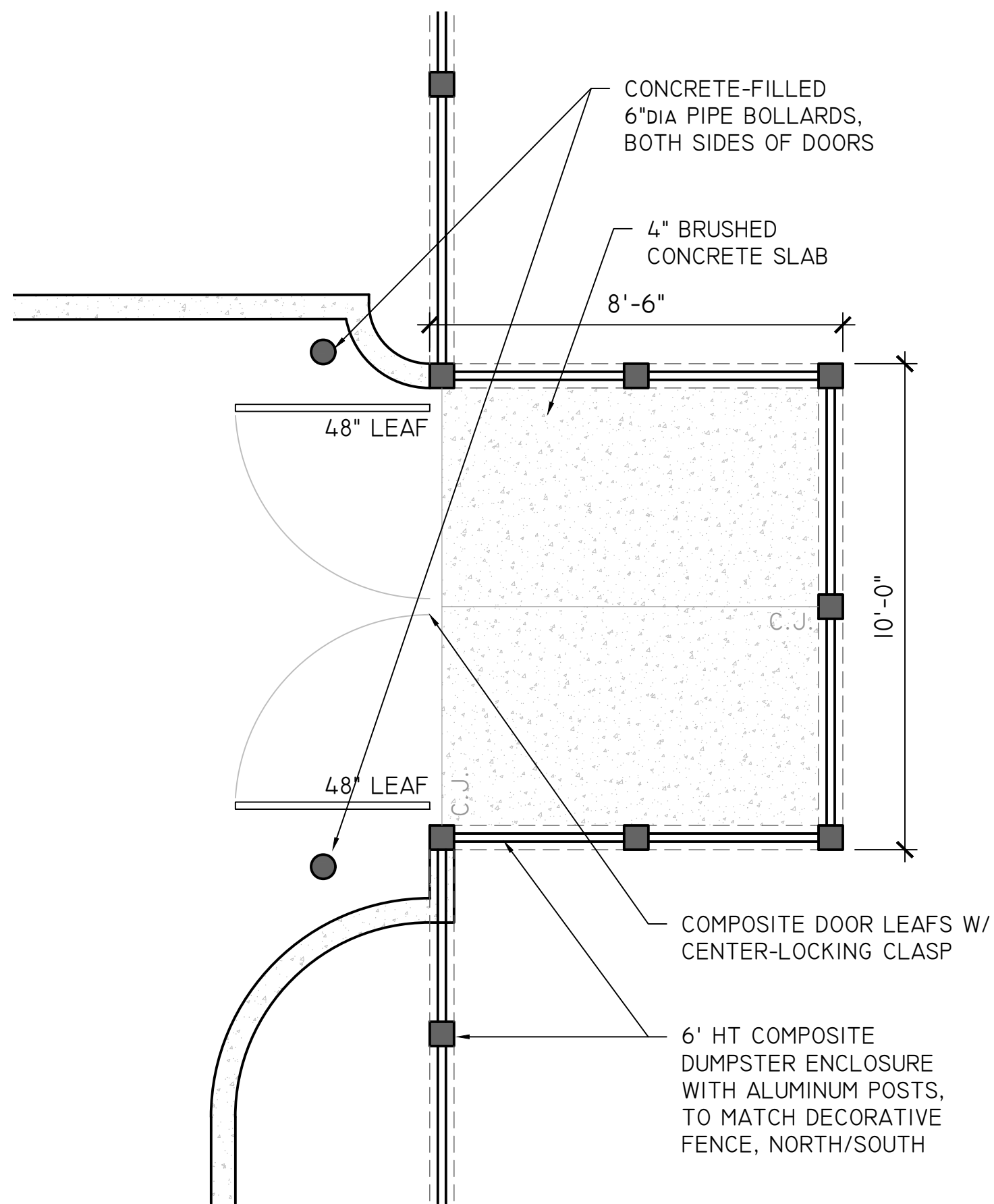
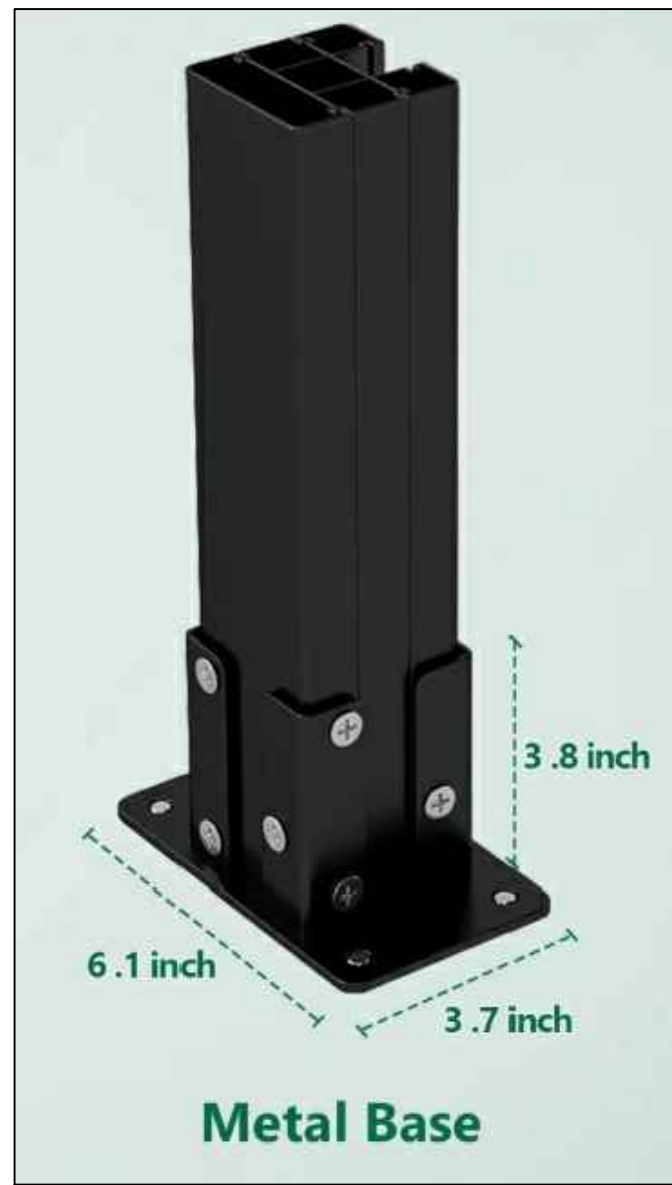




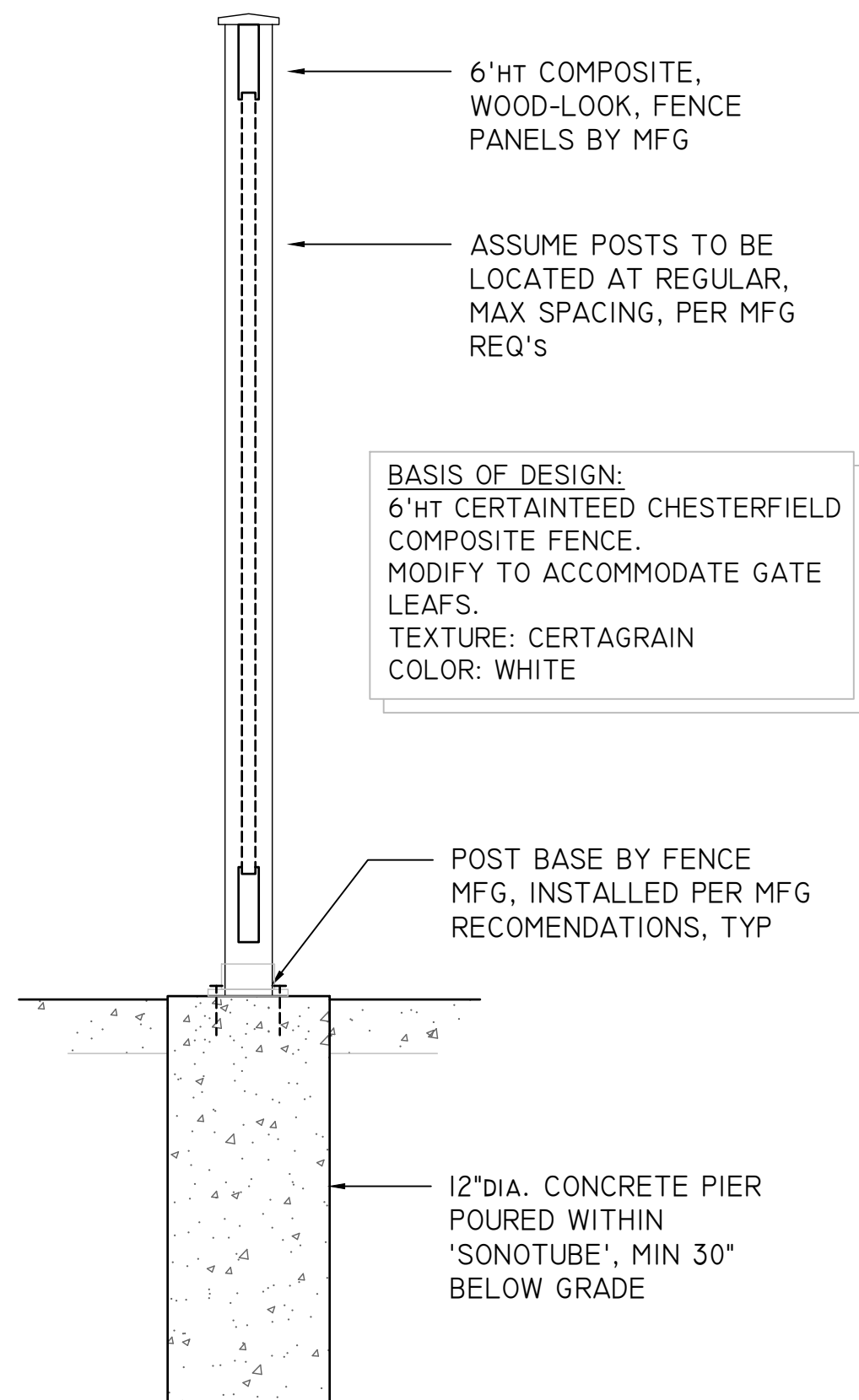
5 ENLARGED CANOPY / DROP-OFF PLAN
A.II SCALE: $\frac{3}{8}$ " = 1'-0"



3 DUMPSTER ENCLOSURE RENDERING
A.II SCALE: $\frac{3}{8}$ " = 1'-0"



7 ENLARGED DUMPSTER ENCLOSURE PLAN
A.II SCALE: $\frac{3}{8}$ " = 1'-0"



8 SECTION THROUGH DUMPSTER/FENCE ENCLOSURE
A.II SCALE: 1" = 1'-0"



11 PHOTO OF EXISTING FENCE, NORTH
A.II



12 PHOTO OF EXISTING FENCE, EAST
A.II

EXTERIOR PAINT

AT BRICK LOCATIONS USE ONLY MASONRY-SPECIFIC PAINT AND PRIMER
SUGGESTED PRIMER: LOXON or ULTRASPEC
SUGGESTED PAINT: MOORGARD, SATIN
PREP BRICK; WASH/POWERWASH, ALLOW ADEQUATE DRY TIME. LOOK FOR DETERIORATING MORTAR, AND ADVISE INSPECTION/REPAIR AS REQUIRED

PT-1 (BLUE PAINT)

Blue Spa

2052-40

A unique medium blue that dips slightly into turquoise.

Color Information

LRV ⓘ
29.38

PT-2 (WHITE PAINT)

SW 6253

Olympus White

FULL DETAILS ^

LRV: 68 ⓘ

RGB: 212 / 216 / 215

Hex Value: #D4D8D7

Location Number: 234-C1

Available in: Interior/Exterior

Color Collections: Living Well (Focus), Top Interior Colors

Color Family(s): White

METAL PANEL SPECIFICATION:

MFG: MCELROY METAL FASCIA BAND: CUSTOM TRIM PROFILE COLOR: SILVER METALLIC THICKNESS: 22GA. ACCENT, CORNER, AND CAP: CUSTOM TRIM PROFILES COLOR: CUSTOM, BRAND SPECIFIC (BM-2052-40 'BLUE SPA') THICKNESS: 22GA.	Regal White Blue Spa 2052-40 Silver Metallic																					
MP.1 - METAL PANEL, CORRUGATED (M-COR)	M-COR	M-Cor Exposed Fastened Metal Roof & Wall Panel Specs at a Glance* <table><tr><td>Panel Type</td><td>Exposed Fastener Corrugated Metal Roof & Wall Panel</td></tr><tr><td>Rib Height</td><td>1/2"</td></tr><tr><td>Major Rib On Center</td><td>2.67"</td></tr><tr><td>Cover Width</td><td>34.67"</td></tr><tr><td>Factory Panel Length</td><td>Up to 50' (varies by manufacturing facility)</td></tr><tr><td>Onsite Forming Available</td><td>No</td></tr><tr><td>Substrate/Gauges</td><td>Standard 26 gauge Galvalume®; Optional 29 & 24 gauge</td></tr><tr><td>Installation</td><td>Solid Deck or Open Framing</td></tr><tr><td>Finishes</td><td>Kynar 500® (PVDF) & Silicone Modified Polyester (SMP); Galvalume® Plus (acrylic-coated)</td></tr><tr><td>Minimum Slope</td><td>1:12 Sealant required on all slopes</td></tr></table>	Panel Type	Exposed Fastener Corrugated Metal Roof & Wall Panel	Rib Height	1/2"	Major Rib On Center	2.67"	Cover Width	34.67"	Factory Panel Length	Up to 50' (varies by manufacturing facility)	Onsite Forming Available	No	Substrate/Gauges	Standard 26 gauge Galvalume®; Optional 29 & 24 gauge	Installation	Solid Deck or Open Framing	Finishes	Kynar 500® (PVDF) & Silicone Modified Polyester (SMP); Galvalume® Plus (acrylic-coated)	Minimum Slope	1:12 Sealant required on all slopes
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Installation	Solid Deck or Open Framing																					
Finishes	Kynar 500® (PVDF) & Silicone Modified Polyester (SMP); Galvalume® Plus (acrylic-coated)																					
Minimum Slope	1:12 Sealant required on all slopes																					
MP.2 - METAL PANEL, SOFFIT (MARQUEE-LOK)	MARQUEE-LOK	Marquee-Lok Concealed Fastened Soffit, Fascia, Wall & Canopy Panel Specs at a Glance* <table><tr><td>Panel Type</td><td>Concealed fastener soffit, fascia, wall, & canopy panel</td></tr><tr><td>Rib Height</td><td>1"</td></tr><tr><td>Major Rib On Center</td><td>N/A</td></tr><tr><td>Cover Width</td><td>12"</td></tr><tr><td>Factory Panel Length</td><td>24 GA 4' minimum and 8' maximum; 22 GA 4' minimum and 15' maximum</td></tr><tr><td>Onsite Forming Available</td><td>No</td></tr><tr><td>Substrate/Gauges</td><td>24 GA Galvalume®</td></tr><tr><td>Installation</td><td>Solid Deck or Open Framing</td></tr><tr><td>Finishes</td><td>Kynar 500® (PVDF); Galvalume® Plus (acrylic-coated)</td></tr><tr><td>Minimum Slope</td><td>N/A</td></tr></table>	Panel Type	Concealed fastener soffit, fascia, wall, & canopy panel	Rib Height	1"	Major Rib On Center	N/A	Cover Width	12"	Factory Panel Length	24 GA 4' minimum and 8' maximum; 22 GA 4' minimum and 15' maximum	Onsite Forming Available	No	Substrate/Gauges	24 GA Galvalume®	Installation	Solid Deck or Open Framing	Finishes	Kynar 500® (PVDF); Galvalume® Plus (acrylic-coated)	Minimum Slope	N/A
Panel Type	Concealed fastener soffit, fascia, wall, & canopy panel																					
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Major Rib On Center	N/A																					
Cover Width	12"																					
Factory Panel Length	24 GA 4' minimum and 8' maximum; 22 GA 4' minimum and 15' maximum																					
Onsite Forming Available	No																					
Substrate/Gauges	24 GA Galvalume®																					
Installation	Solid Deck or Open Framing																					
Finishes	Kynar 500® (PVDF); Galvalume® Plus (acrylic-coated)																					
Minimum Slope	N/A																					



1 RENDERING FROM SOUTHEAST



2 RENDERING FROM SOUTH



3 RENDERING FROM SOUTHWEST



4 RENDERING FROM NORTHWEST



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NICK ADAMS
A-2016003626

REVISIONS

ARCHITECTURAL DOCUMENTS FOR:
COMMERCIAL BUILDING RENOVATION
140 HILLTOWN VILLAGE CENTER
CHESTERFIELD MO 63017

6.19.2026

A.6x

RENDERINGS



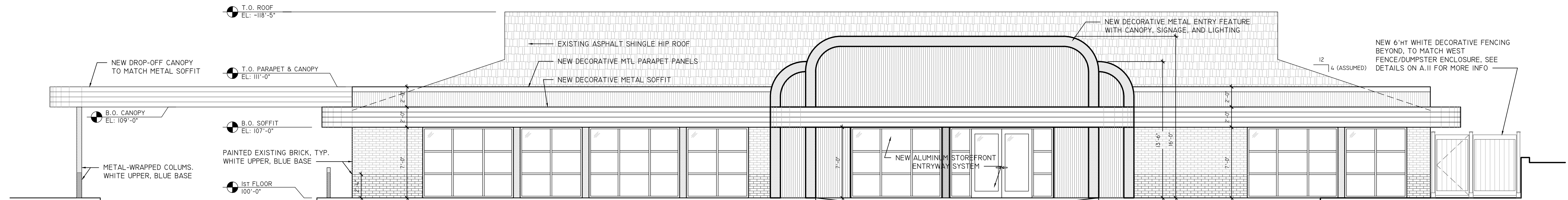
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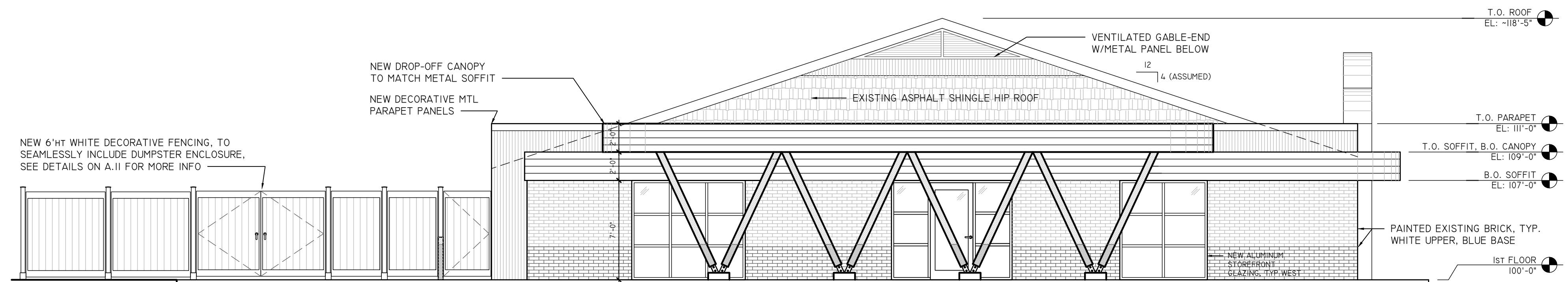
REVISIONS

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CHESTERFIELD MO 63017

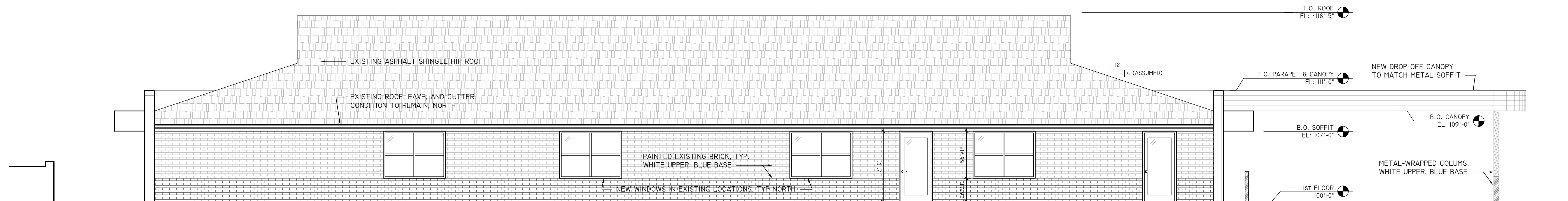
6.19.2026
A.61
ELEVATIONS



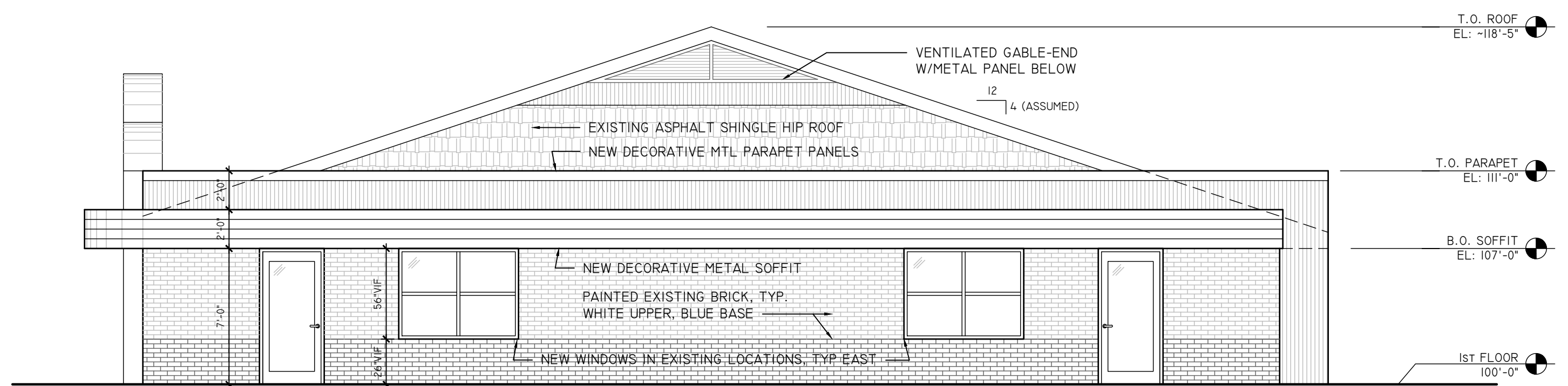
1 SOUTH ELEVATION
SCALE: $\frac{3}{16}$ " = 1'-0"



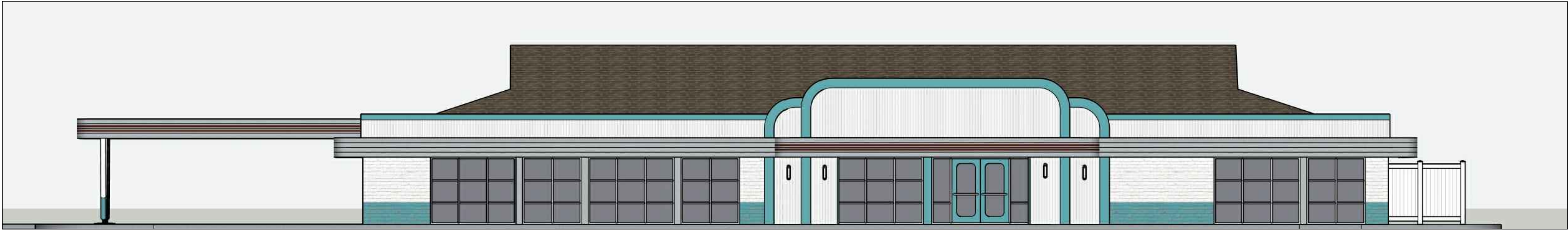
2 WEST ELEVATION
SCALE: $\frac{3}{16}$ " = 1'-0"



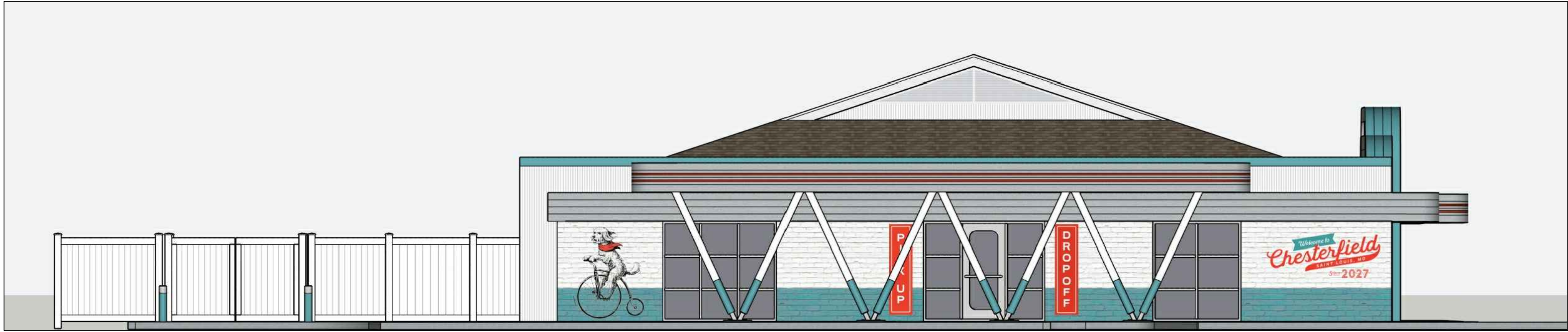
3 NORTH ELEVATION
SCALE: $\frac{3}{16}$ " = 1'-0"



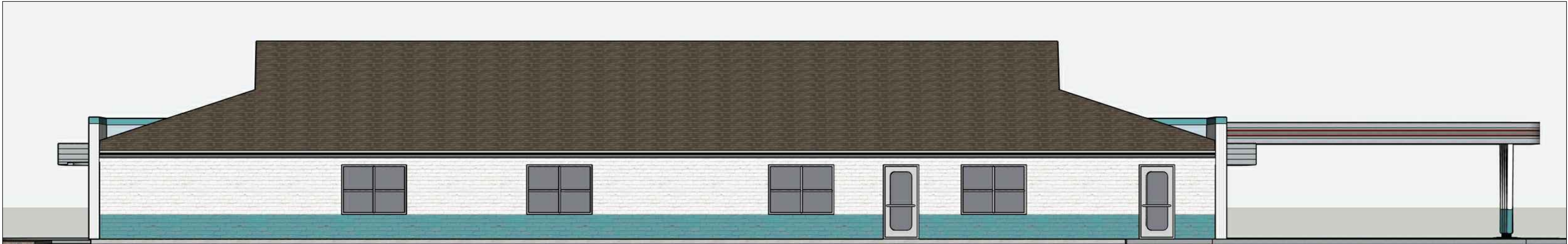
4 EAST ELEVATION
SCALE: $\frac{3}{16}$ " = 1'-0"



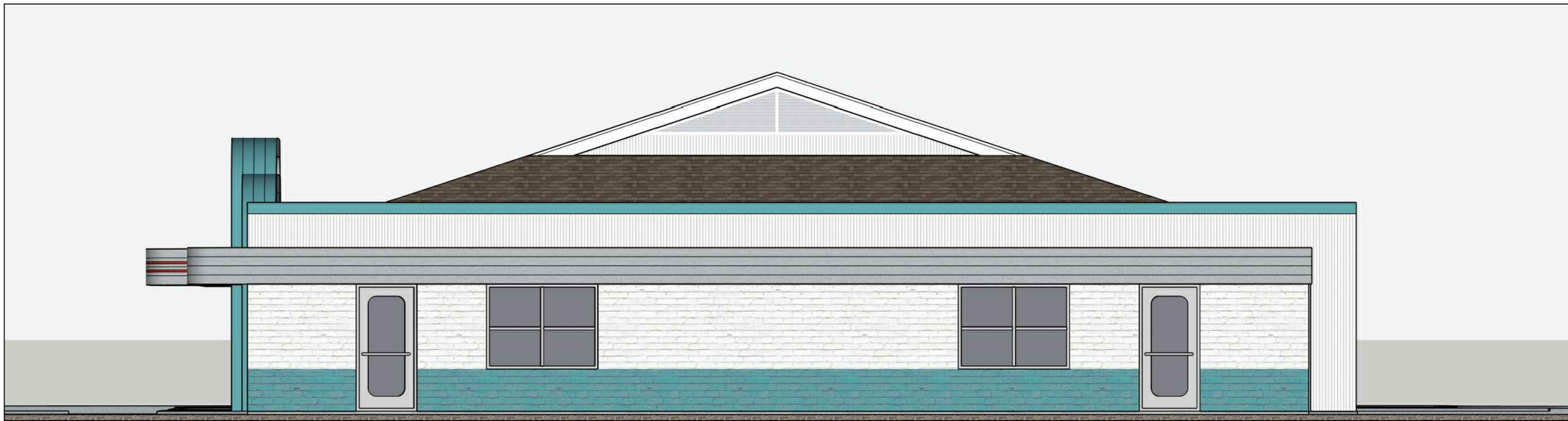
1 SOUTH ELEVATION
SCALE: $\frac{3}{16}$ " = 1'-0"



2 WEST ELEVATION
SCALE: $\frac{3}{16}$ " = 1'-0"



3 NORTH ELEVATION
SCALE: $\frac{3}{16}$ " = 1'-0"



4 EAST ELEVATION
SCALE: $\frac{3}{16}$ " = 1'-0"



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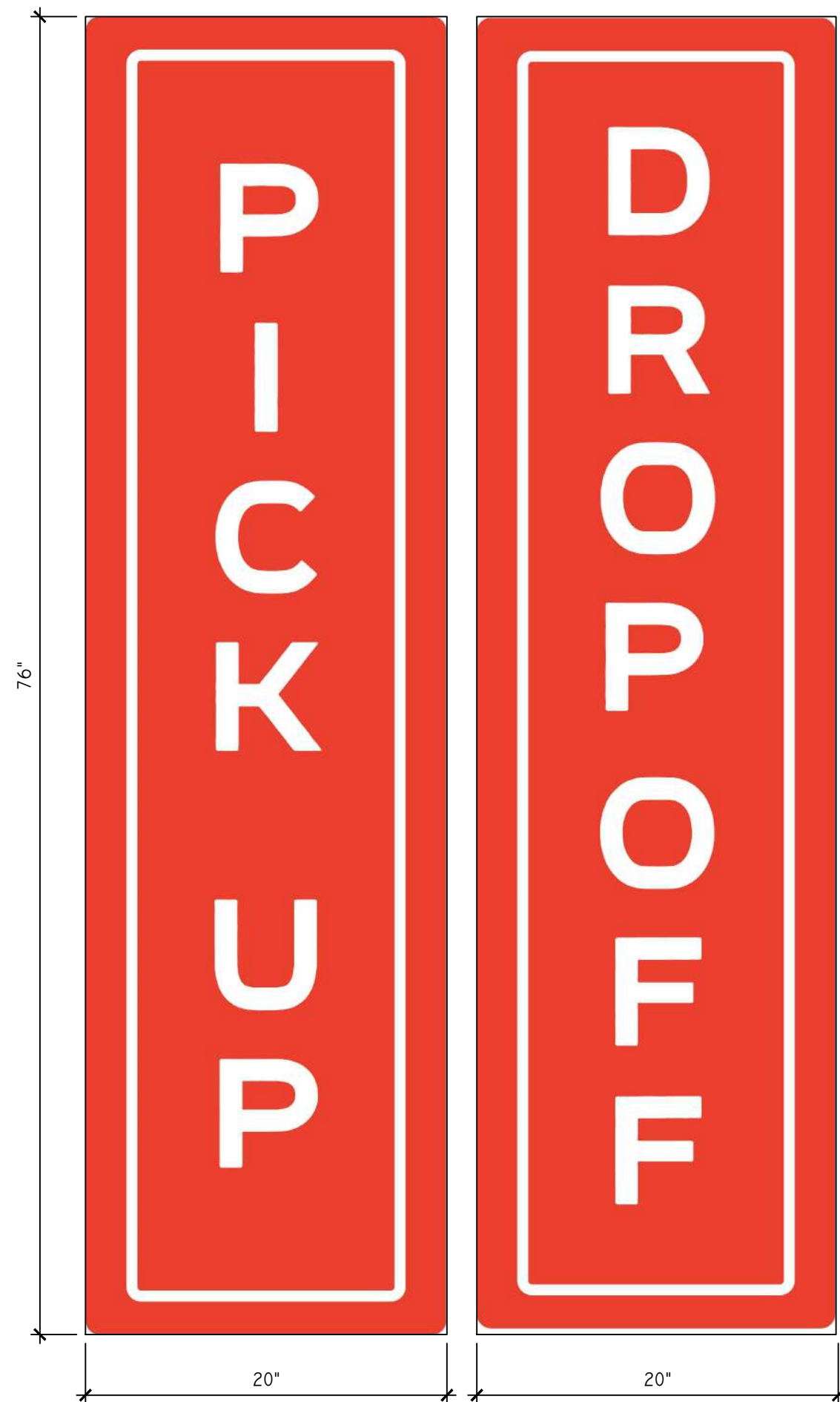
GRAPHICS



1 ENLARGED WEST ELEVATION - GRAPHIC
SCALE: $\frac{3}{8}" = 1'-0"$



2 MURAL/GRAPHIC IMAGERY - DOG ON BIKE



3 MURAL/GRAPHIC IMAGERY - P/U D/O



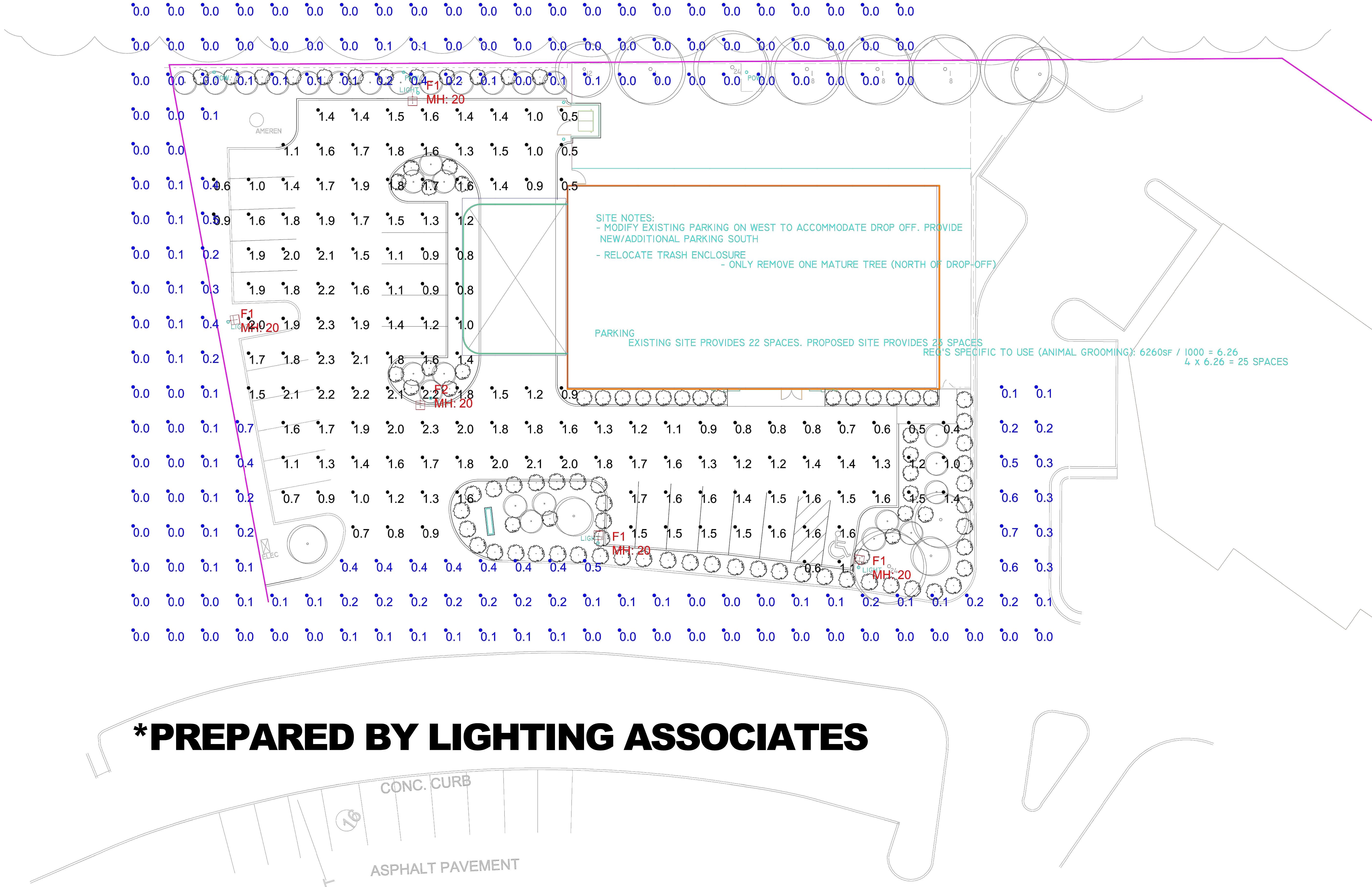
4 MURAL/GRAPHIC IMAGERY -WELCOME TO CHESTERFIELD

FIXTURE MOUNTING HEIGHT INCLUDES BASE
 LIGHT LEVEL CALCULATED ON THE GROUND

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	1.44	2.3	0.4	3.6	5.8
SPILL LIGHT	Illuminance	Fc	0.09	0.7	0.0	N.A.	N.A.

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	LLF	Luminaire Lumens	Lum. Watts	Total Watts	Description
	4	F1	Single	1.000	5146	57	228	GALN-SA1C-740-U-T4W-HSS
	1	F2	Single	1.000	7461	57	57	GALN-SA1C-740-U-5MQ

DESIGN IS BASED ON CURRENT INFORMATION PROVIDED AT THE TIME OF REQUEST.
 ANY CHANGES IN MOUNTING HEIGHT OR LOCATION, LAMP WATTAGE, LAMP TYPE, AND
 EXISTING FIELD CONDITIONS, THAT EFFECT ANY OF THE PREVIOUSLY MENTIONED, WILL
 VOID CURRENT LAYOUT AND REQUIRE A CHANGE REQUEST AND RECALCULATION.





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140 HILLTOWN VILLAGE CENTER
 CHESTERFIELD MO 63017

6.19.2026

A.71

LIGHT PLAN

AMENDED SITE DEVELOPMENT
SECTION PLAN FOR LOT 2 OF HILLTOWN
VILLAGE SUBDIVISION

A TRACT OF LAND BEING LOTS 1 AND 2 OF "HILLTOWN VILLAGE PHASE 2" (P.B. 289, PG. 63),
NEW ADJUSTED PARCEL C318 OF "HILLTOWN VILLAGE CENTER PARCEL C318
BOUNDARY ADJUSTMENT PLAT" (P.B. 353, PGS. 850 & 851)
ADJUSTED PARCEL C316 OF BOUNDARY ADJUSTMENT PLAT (P.B. 352, PG. 239)
IN U. S. SURVEY 154
TOWNSHIP 45 NORTH - RANGE 4 EAST
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



LOCATION MAP

140 HILLTOWN VILLAGE CENTER
CHESTERFIELD MISSOURI 63017

DRAWING INDEX:

- 01..... AMENDED SITE DEVELOPMENT PLAN - COVER
02..... AMENDED SITE DEVELOPMENT - EXISTING CONDITIONS
03..... AMENDED SITE DEVELOPMENT PLAN - SITE & GRADING PLAN
04..... AMENDED SITE DEVELOPMENT - HILLTOWN VILLAGE CENTER OVERALL PLAN
05 AMENDED SITE DEVELOPMENT PLAN - DETAILS

GENERAL NOTES:

- SIGNAGE APPROVAL IS SEPARATE PROCESS.
- GRADING SHALL BE PER THE CITY OF CHESTERFIELD STANDARDS.
- GRADING AND DRAINAGE SHALL BE PER CITY OF CHESTERFIELD AND METROPOLITAN ST. LOUIS SEWER DISTRICT.
- ALL EXISTING EASEMENTS HAVE BEEN INDICATED ON THE PLAN.
- SLOPE SHALL NOT EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL) UNLESS SUPPORTED BY GEOTECHNICAL REPORT.
- ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
- STORMWATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS THERE ARE NO SEWERS PLANNED WITH THIS PROJECT.
- UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN AND SHALL BE LOCATED IN EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS IN THE FIELD PRIOR TO ANY GRADING, THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.

PROJECT NOTES:	
AREA OF SITE:	0.73 ACRES – LEASE PARCEL 140 HILLTOWN VILLAGE CENTER
LOCATOR NUMBER:	18S630327 PT
SITE ADDRESS:	140 HILLTOWN VALLEY CENTER CHESTERFIELD, MISSOURI 63017
OWNER OF RECORD:	RJO INC 13303 MANCHESTER RD ST. LOUIS, MISSOURI 63131
PREPARED FOR:	GOOD CLEAN DOG CHESTERFIELD LLC 1234 HANLEY INDUSTRIAL CT ST. LOUIS, MISSOURI 63144-1912 314.724.5277
PREPARED BY:	VOLZ Incorporated 10849 INDIAN HEAD INDL. BLVD. ST. LOUIS, MO 63132 314.426.6212 MAIN 314.890.1250 FAX
EXISTING USE	VACANT BUILDING & PARKING
EXISTING ZONING:	"C-8" PLANNED COMMERCIAL DISTRICT ORD. # 1272
FIRM MAP #	29189C0170K EFF 2/4/2015
EXISTING PARKING:	23 SPACES
PROPOSED PARKING	23 SPACES
SUBDIVISION/ LEGAL DESCRIPTION:	A TRACT OF LAND BEING LOTS 1 AND 2 OF "HILLTOWN VILLAGE PHASE 2" (P.B. 289, PG. 63), NEW ADJUSTED PARCEL C318 OF "HILL TOWN VILLAGE CENTER PARCEL C318 BOUNDARY ADJUSTMENT PLAT" (P.B. 353, PGS. 850 & 851) ADJUSTED PARCEL C316 OF BOUNDARY ADJUSTMENT PLAT (P.B. 352, PG. 239) IN U. S. SURVEY 154 TOWNSHIP 45 NORTH - RANGE 4 EAST CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
SEWER: WATER: ELECTRIC: GAS: FIRE: SCHOOL:	METROPOLITAN ST LOUIS SEWER DISTRICT MISSOURI AMERICAN WATER COMPANY AMEREN SPIRE MONARCH FIRE PROTECTION DISTRICT ROCKWOOD SCHOOL DISTRICT

LEGEND

- A.I. Area Inlet
BC Back of Curb
BOL Bollard
CO Clean Out
C.I. Curb Inlet
C.P.S. Cotton Picker Spindle
E.M. Electric Meter
E.T. Electric Transformer
F.H. Fire Hydrant
G.I. Grate Inlet
GM Gas Meter
GV Gas Valve
Guy Wire
L.S. Light Standard
M.H. Manhole
P.M. Parking Meter
PVC Poly Vinyl Chloride
RCP Reinforced Concrete Pipe
TC Top of Curb
T.P. Telephone Pedestal
T.S. Traffic signal
TSCB Traffic Signal Control Box
U.M.H. Utility Manhole
U.P. Utility Pole
VCP Vitrified Clay Pipe
W.M. Water Meter
W.V. Water Valve
Y.L. Yard Light
Ø No. of Parking Spaces
-G- Gas Line
-OE- Overhead Electric
-QU- Overhead Utilities
-T- Telephone Line
-UE- Underground Electric
-W- Water Line
-W- Address
⊗ Number of Parking Spaces
---> Storm Sewer With Direction of Flow

CALL MISSOURI ONE CALL SYSTEMS INC.
TWO FULL WORKING DAYS IN ADVANCE
OF STARTING WORK.

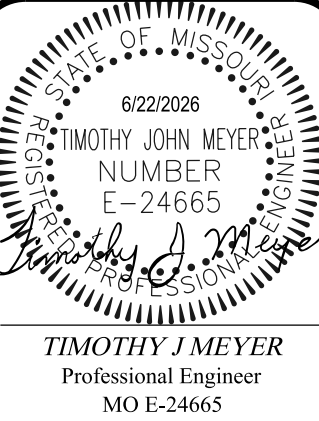


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CHESTERFIELD LLC
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St. Louis, Missouri 63132
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Authority #023



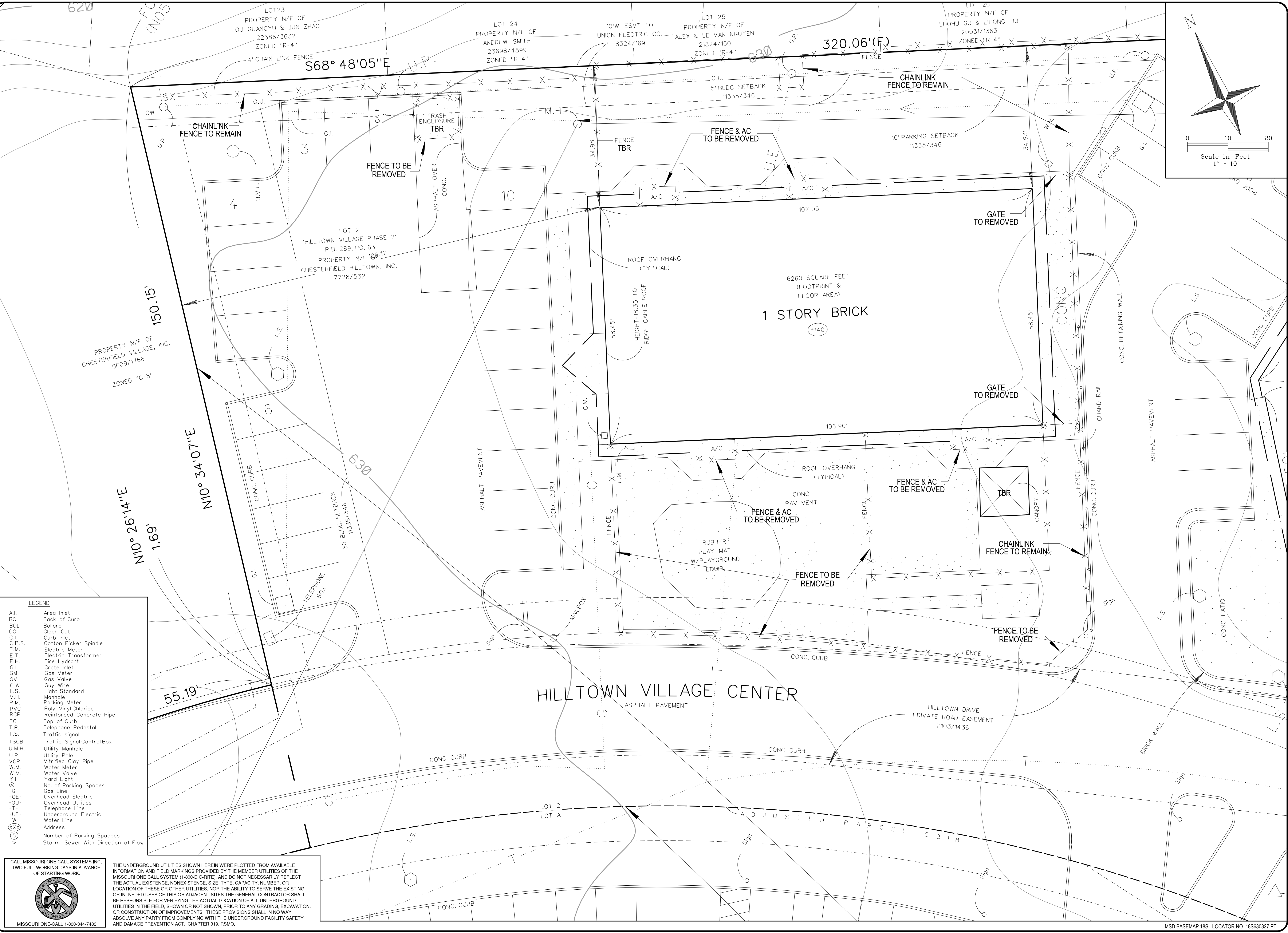
140 HILLTOWN VILLAGE CENTER
140 HILLTOWN VILLAGE CENTER
CHESTERFIELD MISSOURI 63017

AMENDED SITE DEVELOPMENT
SECTION PLAN FOR LOT 2 OF HILLTOWN
VILLAGE SUBDIVISION

Base Map No. 18S
LOCATOR NO. 18S630327 PT
Project # 25160
ORD # 1272

08/22/2026
07

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LEGEND	
A.I.	Area Inlet
BC	Back of Curb
BOL	Bollard
CO	Clean Out
C.I.	Curb Inlet
C.P.S.	Cotton Picker Spindle
E.M.	Electric Meter
E.T.	Electric Transformer
F.H.	Fire Hydrant
G.I.	Grate Inlet
GM	Gas Meter
GV	Gas Valve
G.W.	Guy Wire
L.S.	Light Standard
M.H.	Manhole
P.M.	Parking Meter
PVC	Poly Vinyl Chloride
RCP	Reinforced Concrete Pipe
TC	Top of Curb
T.P.	Telephone Pedestal
T.S.	Traffic signal
TSCB	Traffic Signal Control Box
U.M.H.	Utility Manhole
U.P.	Utility Pole
VCP	Vitrified Clay Pipe
W.M.	Water Meter
W.V.	Water Valve
Y.L.	Yard Light
⊙	No. of Parking Spaces
-G-	Gas Line
-OE-	Overhead Electric
-OU-	Overhead Utilities
-T-	Telephone Line
-UE-	Underground Electric
-W-	Water Line
-W-	Address
⊙	Number of Parking Spaces
-W-	Storm Sewer With Direction of Flow

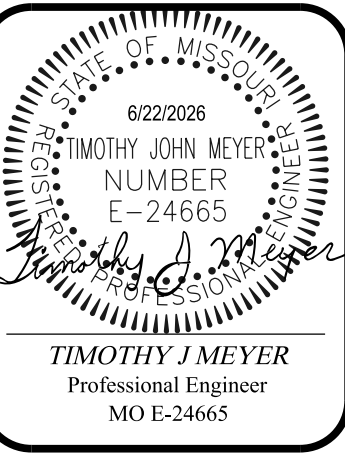
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Authority #023

140 HILLTOWN VILLAGE CENTER
140 HILLTOWN VILLAGE CENTER
CHESTERFIELD MISSOURI 63017

AMENDED SITE DEVELOPMENT
SECTION PLAN FOR LOT 2 OF HILLTOWN
VILLAGE SUBDIVISION
EXISTING CONDITIONS

Base Map No. 18S
LOCATOR NO. 18S030327 PT
Project # 25160

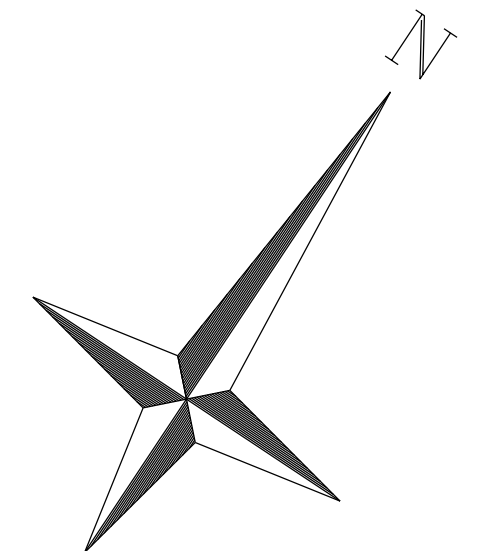
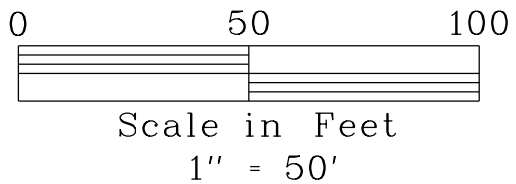
ORD # 1272

08-22-2026

02

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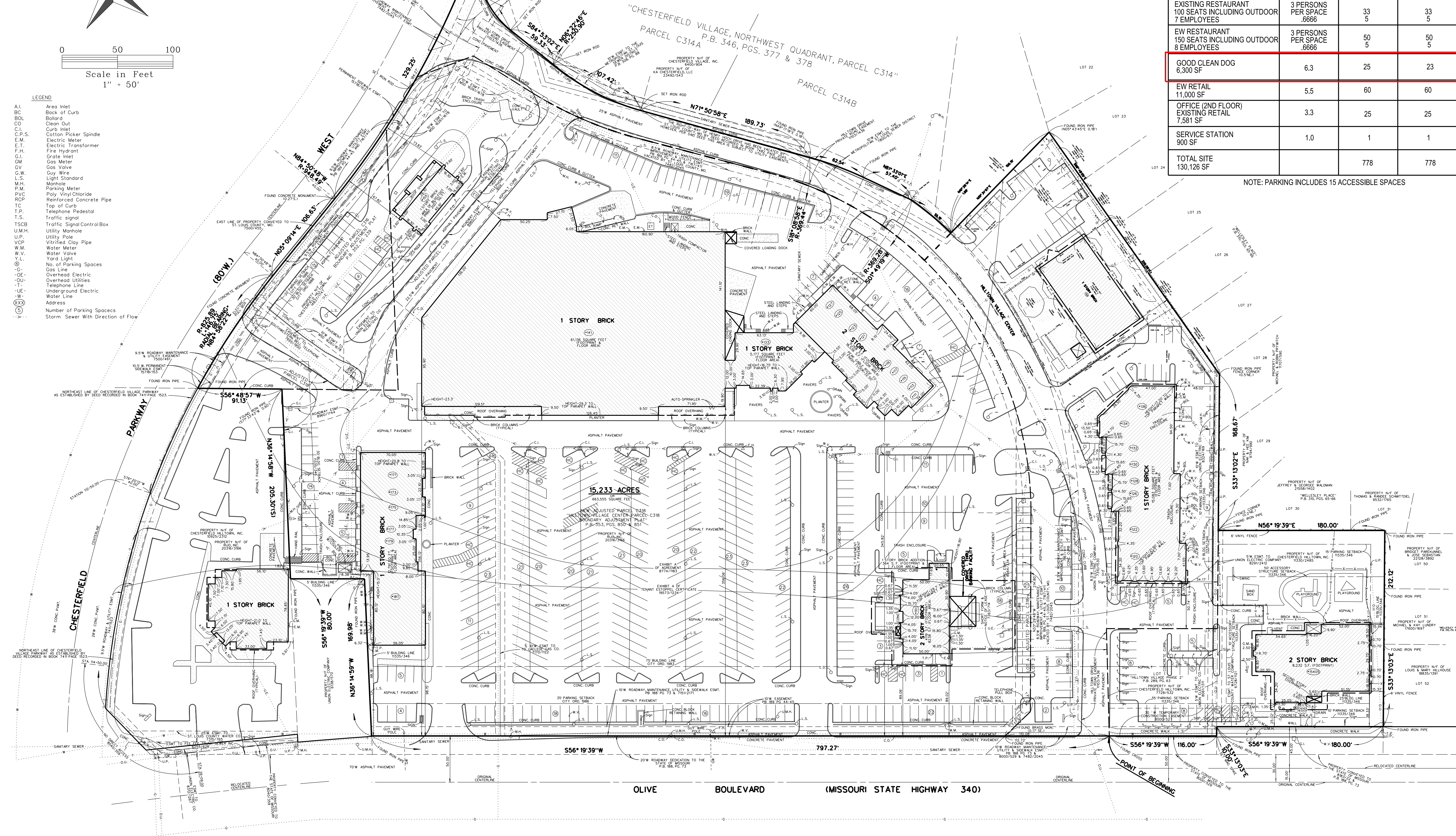
- LEGEND
- A.I. Area Inlet
 - B.C. Back of Curb
 - B.O.L. Ballast
 - C.O. Clean Out
 - C.P.S. Curb Inlet
 - E.M. Electric Meter
 - F.H. Fire Hydrant
 - G.I. Gas Inlet
 - G.M. Gas Meter
 - G.V. Gas Valve
 - G.W. Guy Wire
 - L.S. Light Standard
 - M.H. Manhole
 - P.M. Poly Vinyl Chloride
 - R.C.P. Reinforced Concrete Pipe
 - T.C. Top of Curb
 - T.P. Telephone Pedestal
 - T.S. Traffic Signal
 - T.S.C.B. Traffic Signal Control Box
 - U.M.H. Utility Manhole
 - U.P. Utility Pole
 - V.C.P. Vitrified Clay Pipe
 - W.M. Water Meter
 - W.V. Water Valve
 - Y.L. Yard Light
 - G- Gas Line
 - OE- Overhead Electric
 - OU- Overhead Utilities
 - T- Telephone Line
 - UE- Underground Electric
 - W- Water Line
 - A- Address
 - (XX) Number of Parking Spaces
 - > Storm Sewer With Direction of Flow



"ALTA/NSPS LAND TITLE SURVEY"
A TRACT OF LAND BEING LOTS 1 AND 2 OF "HILLTOWN VILLAGE PHASE 2" (P.B. 289, PG. 63),
NEW ADJUSTED PARCEL C318 OF "HILLTOWN VILLAGE CENTER PARCEL C318
BOUNDARY ADJUSTMENT PLAT" (P.B. 353, PGS. 850 & 851)
ADJUSTED PARCEL C316 OF BOUNDARY ADJUSTMENT PLAT (P.B. 352, PG. 239)
IN U. S. SURVEY 154
TOWNSHIP 45 NORTH - RANGE 4 EAST
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

PARKING REQUIREMENTS			
HILLTOWN VILLAGE USES	REQUIRED PARKING RATIO	REQUIRED PARKING SPACES	PROVIDED PARKING SPACES
EXISTING SUPERMARKET 50,178 SF	6.5	327	327
EXISTING RETAIL 22,887 SF	5.5	126	126
FUTURE RETAIL (WEST SIDE) 15,700 SF	5.5	87	87
BANK (2 STORY) 8,000 SF	4.5	36	36
EXISTING RESTAURANT 100 SEATS INCLUDING OUTDOOR 7 EMPLOYEES	3 PERSONS PER SPACE 6666	33 5	33 5
EW RESTAURANT 150 SEATS INCLUDING OUTDOOR 8 EMPLOYEES	3 PERSONS PER SPACE 6666	50 5	50 5
GOOD CLEAN DOG 6,300 SF	6.3	25	23
EW RETAIL 11,000 SF	5.5	60	60
OFFICE (2ND FLOOR) EXISTING RETAIL 7,581 SF	3.3	25	25
SERVICE STATION 900 SF	1.0	1	1
TOTAL SITE 130,126 SF		778	778

NOTE: PARKING INCLUDES 15 ACCESSIBLE SPACES



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St. Louis, Missouri 63132
314.426.0212 Main
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Authority #023

6/22/2026
TIMOTHY JOHN MEYER
NUMBER
E-24665

Timothy J. Meyer

TIMOTHY J. MEYER
Professional Engineer
MO E-24665

140 HILLTOWN VILLAGE CENTER
140 HILLTOWN VILLAGE CENTER
CHESTERFIELD MISSOURI 63017

AMENDED SITE DEVELOPMENT
SECTION PLAN FOR LOT 2 OF HILLTOWN
VILLAGE SUBDIVISION
OVERALL PLAN

Base Map No. 18S
LOCATOR NO. 18S030327 PT
Project # 25180

ORD # 1272

06/23/2026

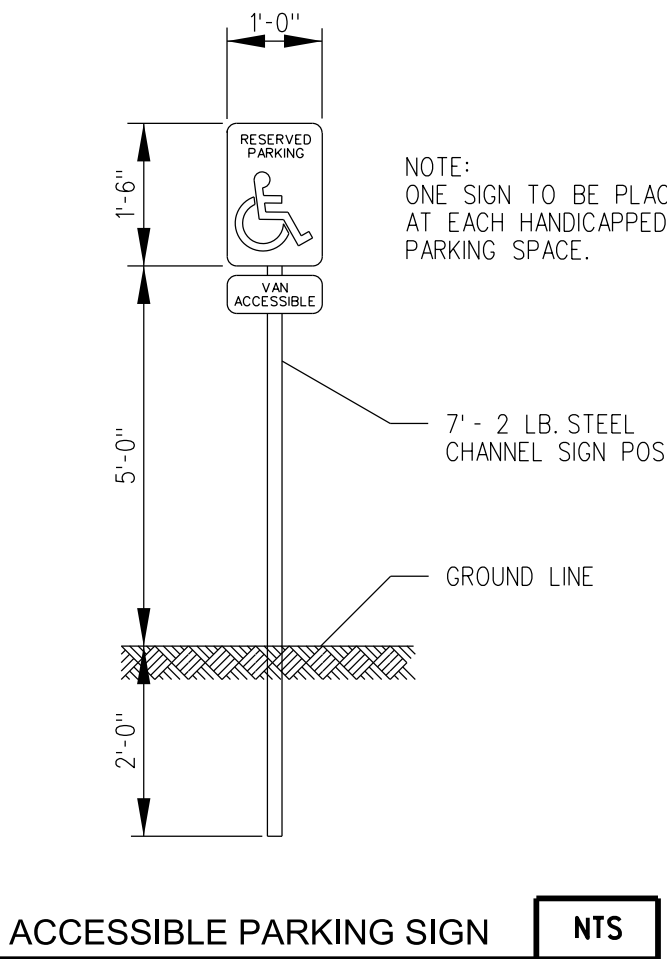
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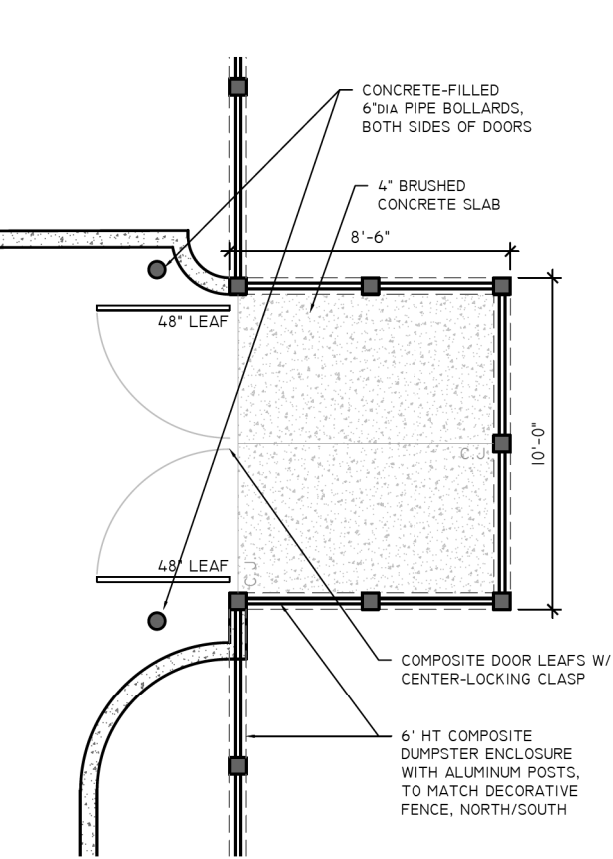
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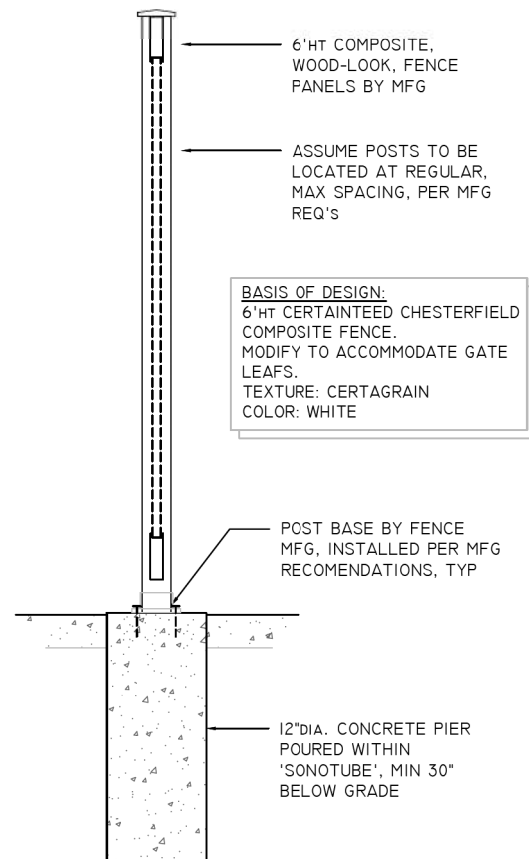
1 DUMPSTER ENCLOSURE RENDERING



Metal Base



3 ENLARGED DUMPSTER ENCLOSURE PLAN
SCALE: 3/8" = 1'-0"



4 SECTION THROUGH DUMPSTER/FENCE ENCLOSURE
SCALE: 3/8" = 1'-0"

5.7.2026
A.X
ARCHITECTURE

ARCHITECTURAL DOCUMENTS FOR:
COMMERCIAL BUILDING RENOVATION
140 HILLTOWN VILLAGE CENTER
CHESTERFIELD MO 63017



_____, the owner(s) of the property shown on this plan for and in consideration of being granted approval of said plan to develop property under the provisions of Section 03._____, (applicable subsection) _____ (present zoning) of City of Chesterfield Unified Development Code, do hereby agree and declare that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the City of Chesterfield, or voided or vacated by order of ordinance of the City of Chesterfield Council.

(Signature): _____

(Name Typed): _____

State of _____)

County of _____) SS.

On this _____ day of _____, A.D., 20____, before me personally appeared _____, to me known, who, being by me sworn in, did say

(Officer of Corporation) _____ of _____ a corporation in the State of _____, and that the seal affixed to the foregoing instruments is the corporate seal of said corporation, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors, and the said _____ (Officer of Corporation)

acknowledged said instrument to be the free act and deed of said corporation.

In Testimony Whereof, I have hereunto set my hand and affixed my Notarial Seal at my Office in _____, the day and year last above written.

(County and State)

My term expires _____.

(Notary Public)

This Site Development Plan was approved by the City of Chesterfield Planning Commission and duly verified on the _____ day of _____, 20____, by the Chairperson of said Commission, authorizing the recording of this Site Development Plan pursuant to Chesterfield Ordinance Number 200, as attested to by the Director of Planning and the City Clerk.

Justin Wyse, AICP
Director of Planning
City of Chesterfield, Missouri

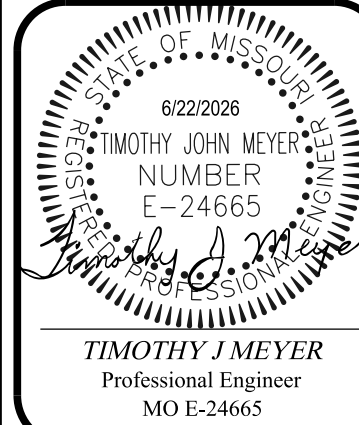
Vickie McGownd, City Clerk
City of Chesterfield, Missouri

AMENDED SITE DEVELOPMENT
SECTION PLAN FOR LOT 2 OF HILLTOWN
VILLAGE SUBDIVISION - DETAILS

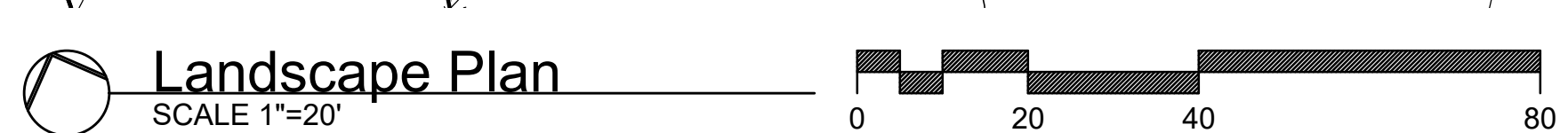
Base Map No. 18S
LOCATOR NO. 18S030327 PT
Project # 25180
ORD # 1272

08/22/2026
05

140 HILLTOWN VILLAGE CENTER
140 HILLTOWN VILLAGE CENTER
CHESTERFIELD MISSOURI 63017



GOOD CLEAN DOG
CHESTERFIELD LLC
1234 HANLEY INDUSTRIAL CT
ST. LOUIS, MISSOURI 63144-1912
(314) 724-5277



Tree Replacement Summary:

30 % of **2,233** s.f. (Existing tree canopy area to remove) = **670** s.f. tree replacements required = **3** medium trees (900 s.f.) proposed

Note: Refer to Landscape Mitigation Plan for tree replacement locations and Planting Schedule for tree species.

General Notes (per City of Chesterfield Unified Code Section 04-02):

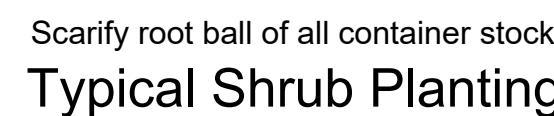
- 1) Street trees shall not be planted closer than three (3) feet to any curb.
- 2) Street trees shall not be placed within twenty-five (25) feet of street lights, street signs and intersections.
- 3) No trees shall be planted within ten (10) feet of street inlets or manholes.

Landscape Notes:

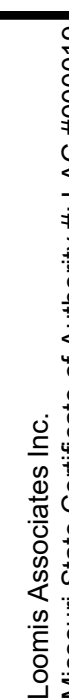
- 1) Refer to Tree Stand Delineation and Tree Preservation Plans for existing tree information.
- 2) Lawn areas shall be turf-type Tall Fescue Grass or approved equivalent.
- 3) Topsoil in all disturbed lawn areas at 4" depth.
- 4) Soil mix in all shrub beds at 4" depth.
- 5) All mulch to be double ground bark mulch.
- 7) Bed edges to be spade cut.
- 8) All landscaped areas, including islands, shall be provided with mechanical, in-ground irrigation system.



OPEN SPACE = 22,238 s.f. / 31,799 s.f. = .70 = 70%



Drawn:	KP
Checked:	LH



Sheet Title:	Landscape Plan
Sheet No:	L1.01
Date:	5/14/26
Job #:	1111.001

690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

Architectural Review Board Staff Report

Meeting Date: July 09, 2026

From: Isaak Simmers, Planner

Location: 118 Hilltown Village Ctr

Description: **Hilltown Village Lot 2 (Good Clean Dog):** An Architectural Specialty Lighting Package for an existing structure situated on a 2.56-acre tract at the intersection of Hilltown Village Center and Olive Boulevard.

PROPOSAL SUMMARY

Volz, Inc., in partnership with Mademan Design, LLC, and on behalf of Good Clean Dog, Chesterfield LLC, submitted an Architectural Specialty Lighting Package, as part of a broader renovation, for an existing structure located on a portion of a 2.56-acre tract at the intersection of Hilltown Village Center and Olive Boulevard.



Figure 1: Subject Site

SITE HISTORY

The subject site was zoned "C8" Planned Commercial District by St. Louis County prior to the incorporation of the City of Chesterfield. The "C8" Planned Commercial District has undergone numerous past modifications, most recently in 1997, when the boundaries of the existing "C8" Planned Commercial District were changed, resulting in the current site-specific [Ordinance 1272](#).

STAFF ANALYSIS

The City of Chesterfield Unified Development Code contains lighting standards to discourage excessive lighting, minimize glare and light trespass to protect neighbors from the consequences of stray light, and to regulate the type of light fixtures, lamps, and standards proposed.

Architectural Specialty Lighting Package

The purpose of an architectural specialty lighting package is to provide comprehensive, complementary and unified architectural specialty lighting throughout a single development. In order to encourage superior design, comprehensive architectural specialty lighting packages allow for specialized review of architectural lighting and flexibility from standard site lighting requirements.

Flexibility in architectural specialty lighting criteria is based on factors including, but not limited to, the physical impact and quality of the proposed package, and mitigation of unfavorable conditions such as excessive lighting, light spillover, and height. More information can be found in [Section 405.04.030\(C\)](#) of City Code.

Lighting Fixture(s)

There are two (2) proposed fixtures to be included in Architectural Specialty Lighting Package; Nova Flex Rope Light in a static red color and Nova Flex Wall Washing Flexible Strip Light in a static white color. The two lighting applications are required to be reviewed as a separate Architectural Specialty Lighting submittal primarily due to the non-traditional color and unshielded design. The remainder of the site lighting is being reviewed concurrently through the Amended Site Development Section Plan submittal. Fixture cutsheets may be found in the attached Architectural Specialty Lighting Package submittal.

Nova Flex Rope Light

Two continuous bands of red rope lighting have been proposed around the front entry canopy facing Hilltown Village Center. Two additional continuous bands have also been proposed to wrap around the drop-off canopy, facing the parking area, and the residential development to the east. If approved, this will be the only development within Hilltown Village Center to be permitted red rope lighting. Per City Code, *"when non-traditional lighting color is*



Figure 2: Rope Light (Red) Light Cut Sheet

requested, changes in color shall be limited to one (1) change within any twenty-four (24) hour time period.” Staff confirmed that the applicant is not requesting any color changes from the static red.

Nova Flex Wall Washing Flexible Strip Light

White wall washing strip lighting has been proposed on the front elevation facing Hilltown Village Center in order to accent the perimeter of the front entrance. Per the City Code, *“where shielding is not provided in conjunction with the proposed light fixture, information indicating that no light trespass or sky glow will result from the requested fixture is required.”* The applicant has provided a photometric light plan that is currently under review. The plan is required to meet City Lighting Standards prior to proceeding to Planning Commission for consideration and approval.



Figure 3: Wall Washing Flexible Strip Light cut sheet

Night View Perspective



Figure 4: Night view rendering from south



Figure 4: Night view rendering from southeast

Color Elevations



Figure 5: Color Elevations (Top to Bottom) south, west, north, east

DEPARTMENT INPUT

Be advised, this project is still going through development review by City Staff and will not proceed to the Planning Commission until all outstanding items have been addressed. All recommendations made by the Architectural Review Board will be included in Staff's report to the Planning Commission. Staff requests review on the Architectural Specialty Lighting Package submittal for Hilltown Village, Lot 2 (Good Clean Dog).

MOTION

The following options are provided to the Architectural Review Board for consideration relative to this application:

1. "I move to make a recommendation to approve (or deny) the Architectural Specialty Lighting Package submittal for Hilltown Village, Lot 2 (Good Clean Dog), as presented to Planning Commission."
2. "I move to forward the Architectural Specialty Lighting Package submittal for Hilltown Village, Lot 2 (Good Clean Dog) to Planning Commission with the following recommendations..."

Attachments:

1. Architectural Specialty Lighting Submittal

General Comments

1. Provide agency approvals/comments from MSD, Monarch Fire, and St Louis County Department of Transportation.

MSD comments included, We have requested approvals/comments from Monarch Fire & St Louis County.

Architectural Review Board

2. Provide an Architect's Statement of Design which identifies the intent of the project, and how each section of the design standards has been addressed (site relationships, circulation & access, scale, design, materials & color, landscaping & Screening, and lighting).

Renovation of an existing, stand-alone building. Use to transition from 'childcare' to 'dog grooming'.

(1) Site Relationships and (2) Circulation/Access to remain largely unchanged. Street-facing playground to be removed and replaced with landscaped-parking area. No change to existing curb cut/site access but assume new paving throughout. No notable change to (3) topography nor (4) retaining walls.

Scale: Building Scale to remain largely as-is. Addition of new canopy to west would increase street-presence. Modifications to existing soffit and screening would increase the perceived perimeter wall height, lessen the visual of the asphalt, hipped-roof.

Design: Modifications include painted brick, soffit/eave improvements, new drop-off canopy, new windows, landscaping, and flatwork to match *Good Clean Dog* brand standards. Style to reflect 50's-era diner. Construct new feature-wall and canopy at front entry to add prominence. New drop-off canopy with V-shaped posts to enhance mid-century aesthetic and provide visual orientation for traffic flow/operations. Note, nearly all existing exterior building construction is to be salvaged/reused in the renovation, reducing the environmental impact of new construction.

Materials & Colors: Painted brick, off-white and cool blue. Corrugated and flat-lock metal panel in 'galvalume' (or silver) color. Consistent 'base band' of cool blue to wrap building, bollards, and canopy posts; off-white above. Soffit enhancement to be wrapped in flat-lock metal panel. "Wall extension" parapet screen to be corrugated. Feature wall and entry to use same corrugated panel. Cool-blue ('roman blue' McElroy Metal color) accents to be used throughout.

Landscape Design & Screening: Landscaping to be designed and provided by Loomis, experienced in Chesterfield's design standards, to provide consistent visual interest, screening/buffering of parking and paved areas. White-composite fencing shall be used to obscure trash enclosure (west) and views to backyard (north/east).

Signage: Separate signage application to be provided shortly. Note that west-façade of building at/below dropoff canopy to receive mural artwork. Details provided on A.

Lighting: Notably, "neon-look" (ie: red colored rope) lighting to be incorporated into the canopy soffit bands. Assume decorative sconces at entryway. Assume linear recessed lighting at drop-off canopy.

3. Provide a color site plan with contours.

Provided see attached

4. Provide photos reflecting all views of adjacent uses and sites.

Provided A.02

5. Provide colored elevations for all building faces.

Updated, A.62

6. Provide details for the existing site fencing that is proposed to remain, if applicable.

Updated 11 & 12 A.11

7. Provide lighting fixture cut sheets for all proposed external light fixtures.

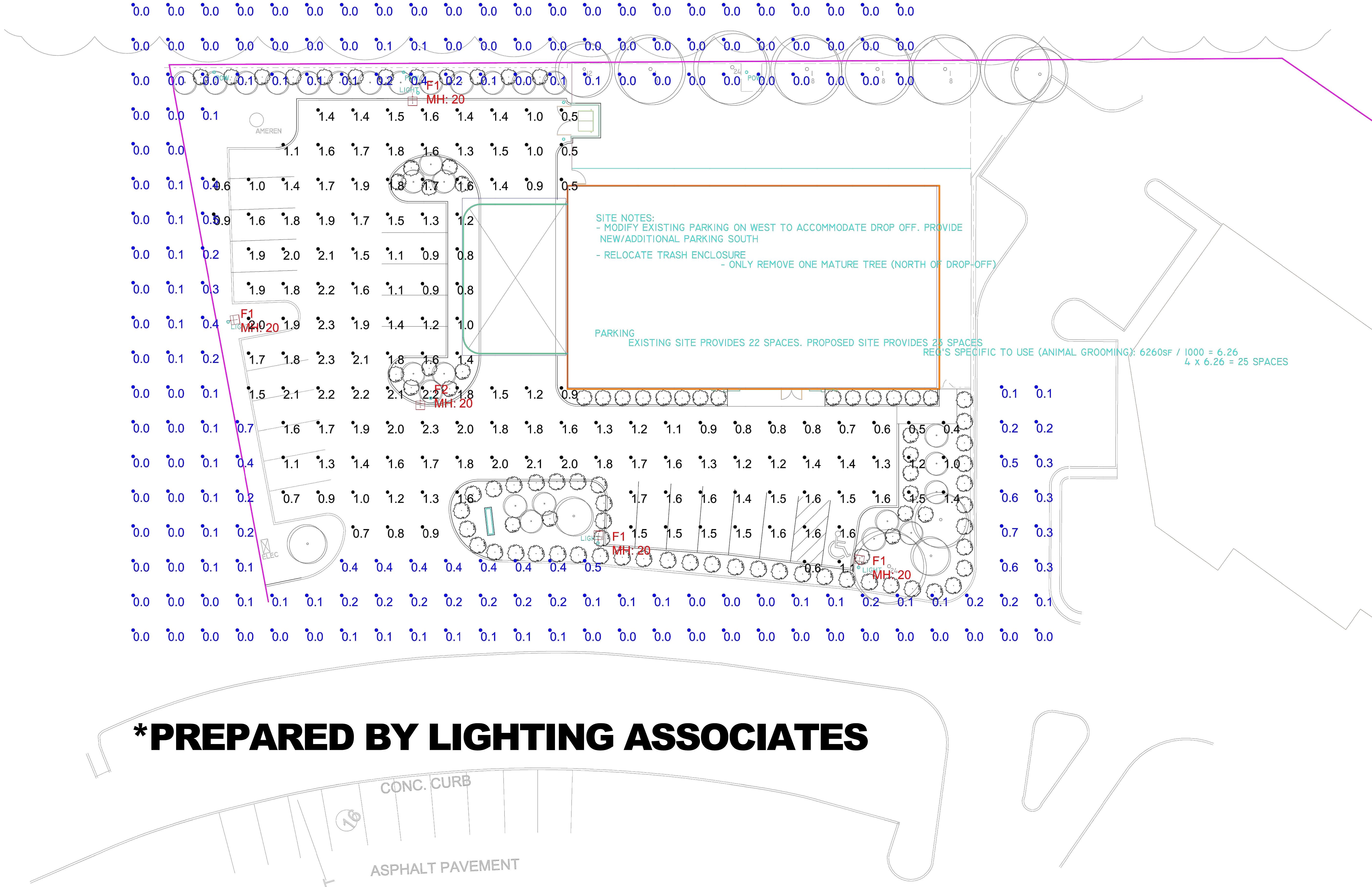
Updated, A.61

FIXTURE MOUNTING HEIGHT INCLUDES BASE
 LIGHT LEVEL CALCULATED ON THE GROUND

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
SITE	Illuminance	Fc	1.44	2.3	0.4	3.6	5.8	
SPILL LIGHT	Illuminance	Fc	0.09	0.7	0.0	N.A.	N.A.	

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	LLF	Luminaire Lumens	Lum. Watts	Total Watts	Description
	4	F1	Single	1.000	5146	57	228	GALN-SA1C-740-U-T4W-HSS
	1	F2	Single	1.000	7461	57	57	GALN-SA1C-740-U-5MQ

DESIGN IS BASED ON CURRENT INFORMATION PROVIDED AT THE TIME OF REQUEST.
 ANY CHANGES IN MOUNTING HEIGHT OR LOCATION, LAMP WATTAGE, LAMP TYPE, AND
 EXISTING FIELD CONDITIONS, THAT EFFECT ANY OF THE PREVIOUSLY MENTIONED, WILL
 VOID CURRENT LAYOUT AND REQUIRE A CHANGE REQUEST AND RECALCULATION.





DESIGN WORKSHOP
MADEMANDESIGN.COM 314.200.2638

NICK ADAMS
A-2016003626

REVISIONS

ARCHITECTURAL DOCUMENTS FOR:
 COMMERCIAL BUILDING RENOVATION
140 HILLTOWN VILLAGE CENTER
 CHESTERFIELD MO 63017

6.19.2026

A.71

LIGHT PLAN



1 ENTRY



2 DROPOFF CANOPY

ROPE LIGHT

NOVA FLEX
120V NEON STATIC COLOR
SIDE BEND & TOP BEND STC 3.0W/FT
- COLOR: RED
- LUMENS/FT: 20
- WATTAGE: 3.0W
- 120V DIRECT WIRING (NO DRIVER)
- DIMMABLE WITH COMPATIBLE DIMMER
- CHANNEL-MOUNTED WITH CLIPS

WALL WASHING FLEXIBLE STRIP LIGHT

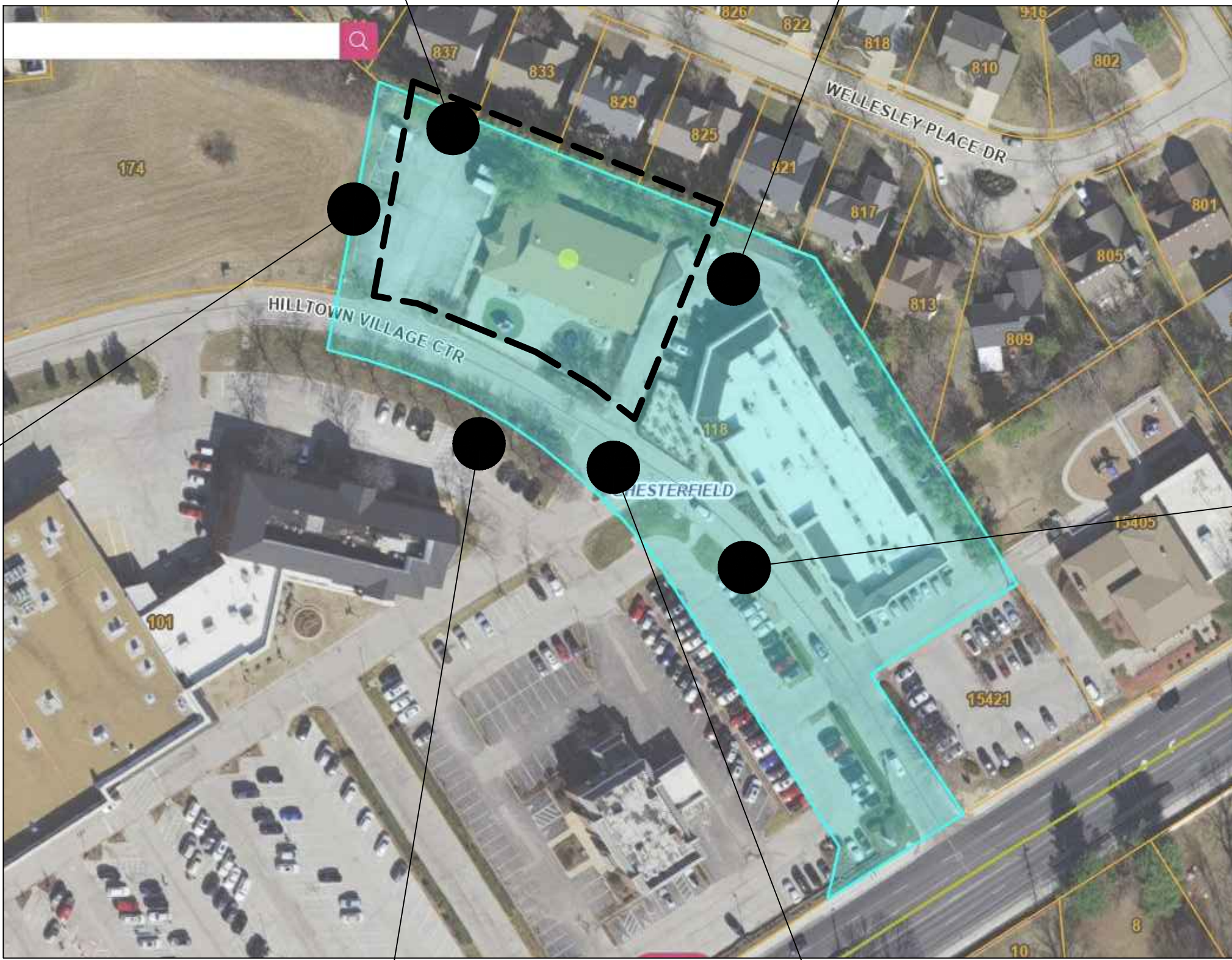
NOVA FLEX
120V NEON STATIC COLOR
SIDE BEND & TOP BEND STATIC WHITE 4.2W/FT
- COLOR: WHITE
- LUMENS/FT: 264
- WATTAGE: 4.2W
- 120V DIRECT WIRING (NO DRIVER)
- DIMMABLE WITH COMPATIBLE DIMMER
- CHANNEL-MOUNTED WITH CLIPS

CANOPY LIGHT

FOCAL POINT
"SEEM 2" LED - WET LOCATION
NARROW EXTRUDED ALUMINUM 2.5" APERTURE
RECESSED SLOT LED AVAILABLE IN RUNS IN 1' INCREMENTS.
- LED WITH FROSTED ACRYLIC LENS
- LIGHT OUTPUT TBD
- 3000K COLOR TEMPERATURE
- 120V DIRECT WIRING (NO DRIVER)
- DIMMABLE WITH COMPATIBLE DIMMER

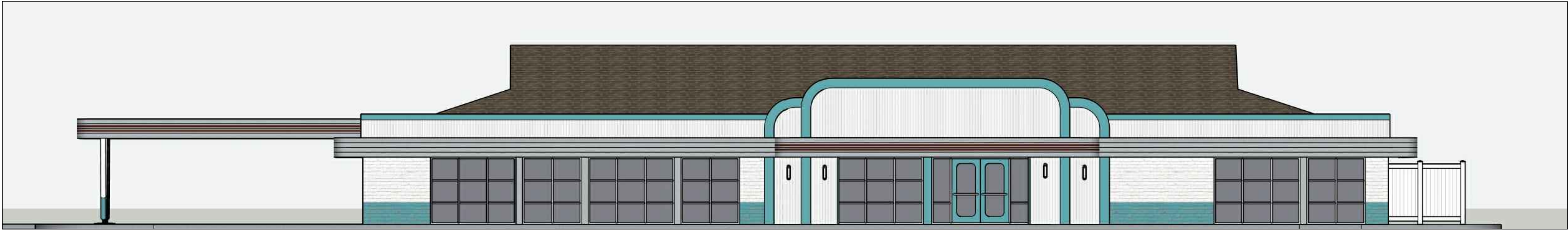
DECORATIVE SCNCE

ABRA MARINE GRADE WET LOCATION WALL
FIXTURE WITH FROSTED GLASS DIFFUSER
5" Wide, 15.5"ht. WHITE LED
*501010DW-SL
- FINISH COLOR: SILICA
- INCLUDES 8W LED MODULE
- LIGHT OUTPUT IS 476 LUMENS
- 3000K COLOR TEMPERATURE
- 120V DIRECT WIRING
- DIMMABLE WITH COMPATIBLE DIMMER
- FITS A 4x4 J-BOX

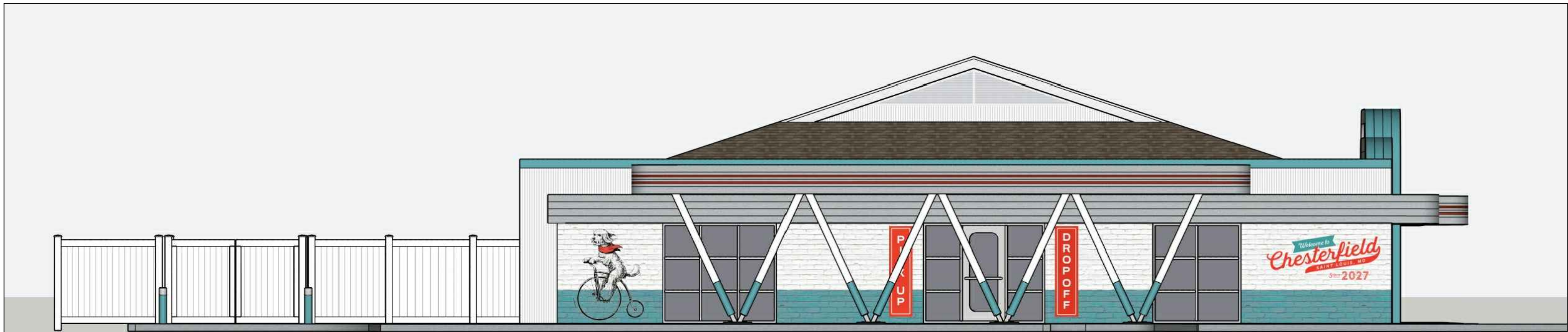


SATELLITE SITE IMAGE
SCALE: NTS

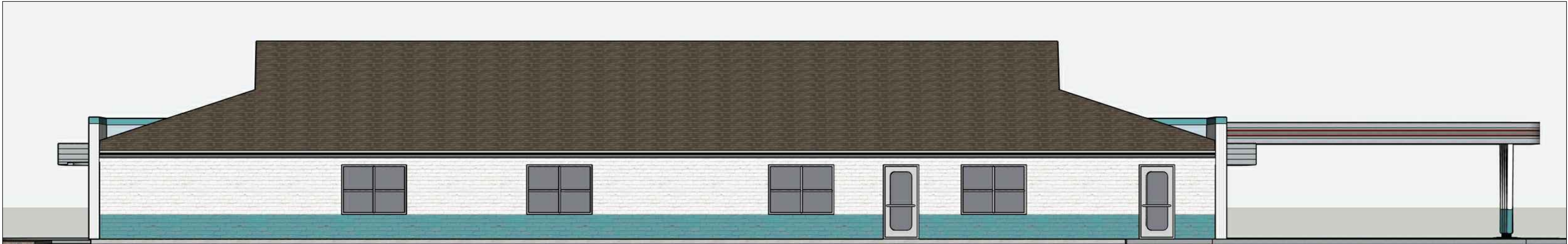




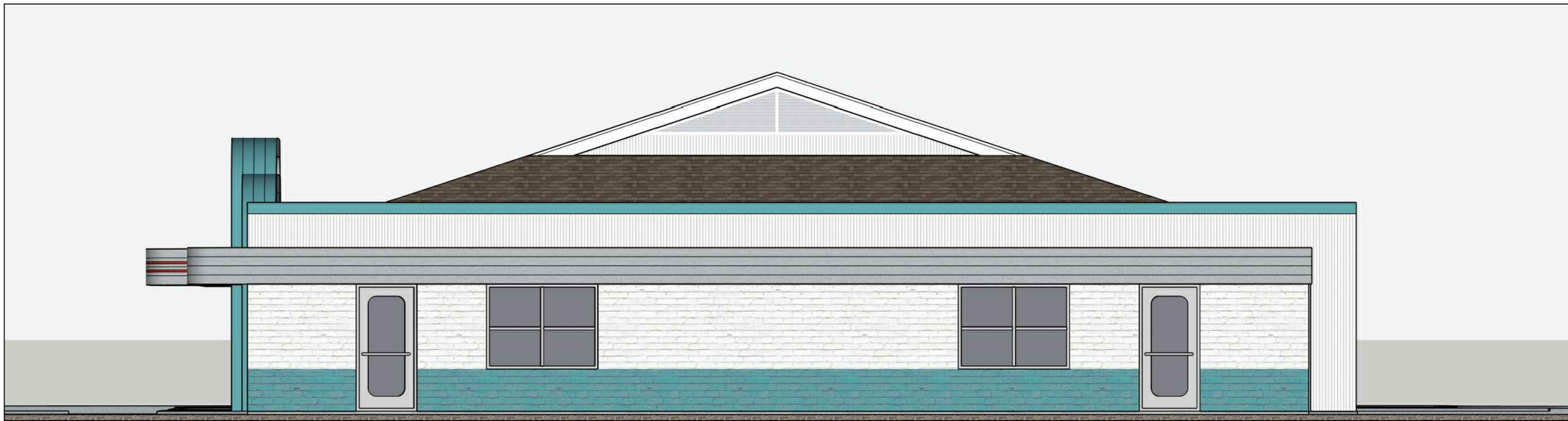
1 SOUTH ELEVATION
SCALE: $\frac{3}{16}$ " = 1'-0"



2 WEST ELEVATION
SCALE: $\frac{3}{16}$ " = 1'-0"



3 NORTH ELEVATION
SCALE: $\frac{3}{16}$ " = 1'-0"



4 EAST ELEVATION
SCALE: $\frac{3}{16}$ " = 1'-0"



DESIGN WORKSHOP
MADEMANDESIGN.COM 314.200.2638

NICK ADAMS
A-2016003626

REVISIONS

ARCHITECTURAL DOCUMENTS FOR:
COMMERCIAL BUILDING RENOVATION
140 HILLTOWN VILLAGE CENTER
CHESTERFIELD MO 63017

6.19.2026

A.61

ELEVATIONS



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A.63

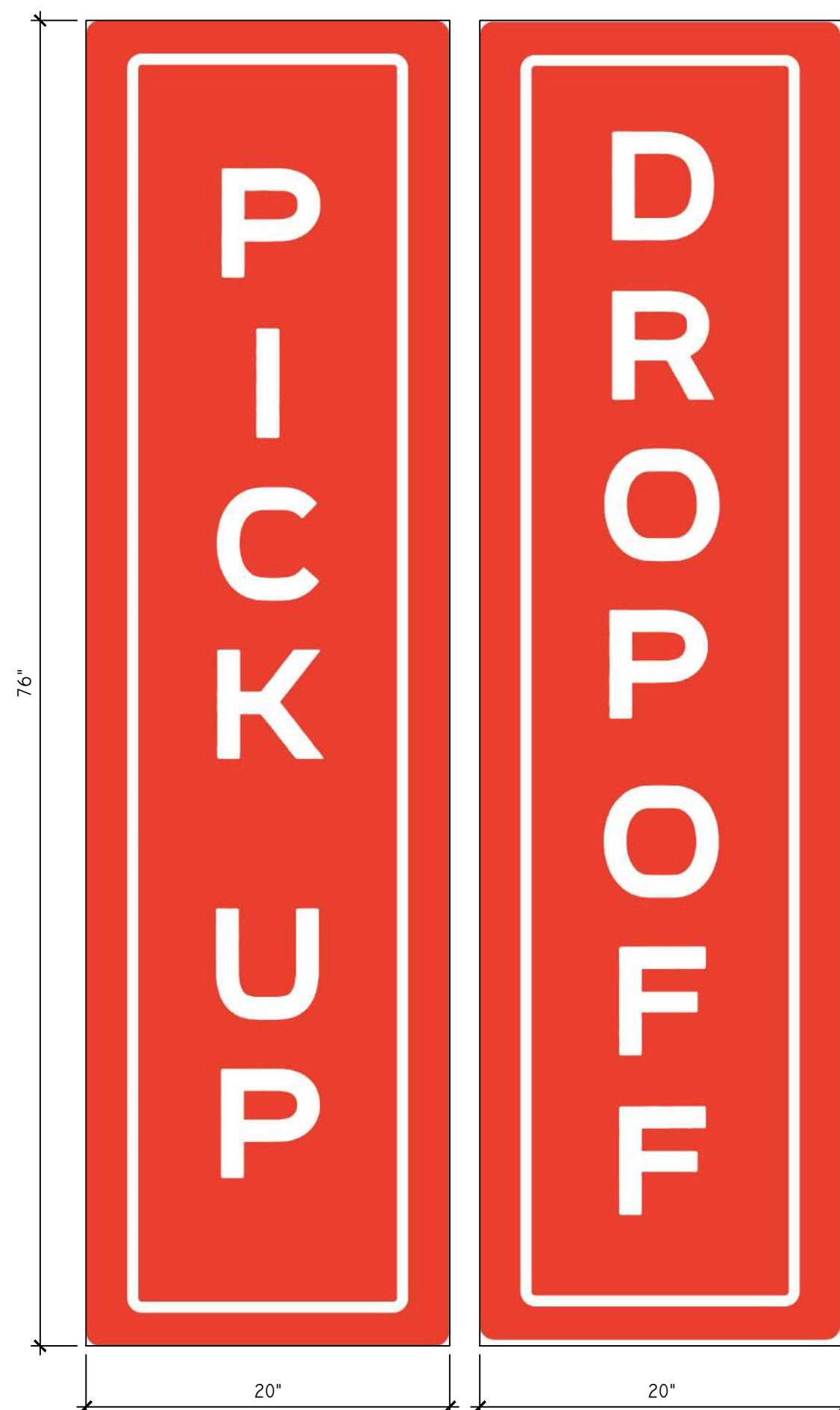
GRAPHICS



1 ENLARGED WEST ELEVATION - GRAPHIC
SCALE: $\frac{3}{8}" = 1'-0"$



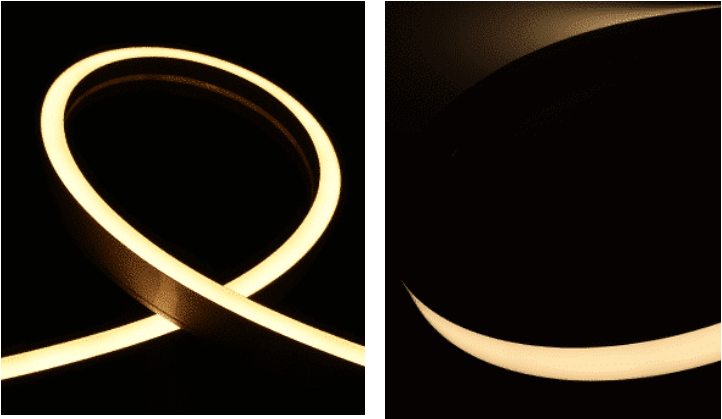
2 MURAL/GRAPHIC IMAGERY - DOG ON BIKE



3 MURAL/GRAPHIC IMAGERY - P/U D/O



4 MURAL/GRAPHIC IMAGERY -WELCOME TO CHESTERFIELD



- Dimmable, architectural grade 120V neon, available in both side and top bend, and five static white temps
- No external drivers required
- Great for lighting long runs up to 164 feet
- CRI80+
- Indoor and outdoor use, UV resistant
- ETL listed with hardware or plug
- Over voltage, over current, and over temperature protection
- Professional, streamlined custom-finish

Physical

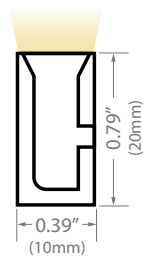
IP Rating	IP65
Ambient Temp	-4°F to 113°F (-20°C to 45°C)
Mounting Options	Channels Clips
Cut Length	3.94" (100mm); <i>this info is for reference only; product is not to be modified in the field</i>
Min. Bend Diameter	4.72" (120mm), side bend 6.3" (160mm), top bend
Dimensions	See Below

Quality, Reliability, Safety

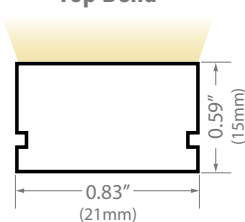
*Warranty	5 years indoor 3 years outdoor * Warranties are reduced by one year if used 16+ hours daily
CRI	80+
Lumen Maintenance (TM-21 L70 projections based on light source LM80 data)	50,000 hours indoors 36,000 hours outdoors
Certifications	ETL listed



Side Bend



Top Bend



Electrical

Voltage	120V AC
Power	4.2W/ft
Max Run (adjusted for cut length)	164' (50M)
Wire Quantity	2 wires
Lead Wire and Jumper Options	1.64' (0.5M) or 4.92' (1.5M)
Dimming	Phase-cut Triac Take care not to exceed the dimmer's power rating Compatible dimmers include: Lutron DVCL-153P (max 133') Lutron DVELV-300P (max 66') Lutron DVLV-10P (up to 164')



Quick Links | For more information
Product page contains photometric files, installation guide, power and controls compatibility.

Please note, we can run specific configurations of light and channel in our gonio, with a five day lead-time. Please consult with your Nova Flex Sales rep.



**Architectural Review Board
2027 Meeting Schedule
Conference Room 102/103 - 5:30 p.m.**

JANUARY

Thursday, January 14

JULY

Thursday, July 8

FEBRUARY

Thursday, February 11

AUGUST

Thursday, August 12

MARCH

Thursday, March 11

SEPTEMBER

Thursday, September 2

APRIL

Thursday, April 8

OCTOBER

Thursday, October 14

MAY

Thursday, May 13

NOVEMBER

Thursday, November 18

JUNE

Thursday, June 10

DECEMBER

Thursday, December 9