



AGENDA
PLANNING COMMISSION MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Monday, August 10, 2026
7:00 PM

I. ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS

V. APPROVAL OF MEETING SUMMARY

- A. Approval of July 13, 2026 Planning Commission Meeting Summary

VI. PUBLIC COMMENT

VII. SITE PLANS, BUILDING ELEVATIONS, PLATS, AND SIGNS

- A. **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.

The Planning Commission may vote on this item tonight.

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

The Planning Commission may vote on this item tonight.

VIII. UNFINISHED BUSINESS

IX. NEW BUSINESS

X. COMMITTEE REPORTS

XI. ADJOURNMENT

Note: The Planning Commission will consider and act upon the matters listed above, and such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time.

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

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
MEETING SUMMARY
JULY 13, 2026**

The meeting was called to order at 7:00 p.m.

I. ROLL CALL

PRESENT

ABSENT

Commissioner Gail Choate
Commissioner Khalid Chohan
Commissioner Allison Harris
Commissioner John Marino
Commissioner Debbie Midgley
Commissioner Robert Rodermund
Commissioner Jane Staniforth
Commissioner Steven Wuennenberg
Chair Guy Tilman

Councilmember Lane Koch, Council Liaison
Mr. Nathan Bruns, representing City Attorney Christopher Graville
Mr. Justin Wyse, Director of Planning
Mr. Shane Streiler, Planner
Ms. Erica Blesener, Recording Secretary

Chair Tilman acknowledged the attendance of Councilmember A.J. Moll, Ward I; Councilmember Merrell Hansen, Ward IV; and Councilmember Lane Koch, Council Liaison, Ward III.

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS – Commissioner Wuennenberg read the “Opening Comments” for the Public Hearing.

- A. P.Z. 05-2026 357 North Woods Mill Road:** A request for a Change of Zoning from “NU” Non-Urban to “R4” Residential District for a tract of land totaling 0.92 acres located west of Highway 141 and north of Ladue Road.

STAFF PRESENTATION

Planner Shane Streiler gave a PowerPoint presentation of the site and surrounding area. Mr. Streiler then provided the following information about the subject site:

Site History

Mr. Streiler explained that Parkway Central High School was constructed in 1961, with a portion of its parking lot extending onto the subject property through an existing easement. In 1965, St. Louis County zoned the property "NU" Non-Urban District, at which time, the property was occupied by a 2,700-square-foot Chesterfield Fire District firehouse. In the late 1990s, the City approved a 1,600-square-foot addition to the building, converting the former firehouse into an Orthodox Jewish education center. The property has remained unchanged since that time.

Request Summary

Mr. Streiler explained that the subject site is designated Suburban Neighborhood in the City of Chesterfield's Comprehensive Plan, which is intended for primarily single-family residential neighborhoods. The site is currently zoned "NU" Non-Urban District, which does not allow a day care center on a site this small. He explained that rezoning the property to "R-4" Residence District would allow the proposed adult day care center while remaining compatible with the surrounding area and the Comprehensive Plan. He also explained that other residential zoning districts were considered, but "R-4" was the most appropriate because it accommodates the proposed use without allowing the higher-density residential development permitted in the "R-5" District.

DISCUSSION

Commissioner Choate asked whether the minimum lot size requirement for a day care center is the same in the other residential zoning districts and whether the setback requirements differ. Mr. Streiler explained that the minimum lot size requirement is the same, but the setback requirements vary. He stated that the "R-3" Residence District requires an 8-foot side setback, while the "R-2" Residence District requires a 10-foot side setback, compared to the 6-foot side setback required in the "R-4" Residence District. Commissioner Choate asked whether the existing site would comply with the larger setbacks required in the "R-2" and "R-3" districts. Mr. Streiler explained that the existing building would comply; however, the "R-4" District provides greater flexibility for future site improvements or additions. Commissioner Choate then asked whether that flexibility was one of the reasons the petitioner requested "R-4" zoning. Mr. Streiler confirmed that the additional flexibility in building setbacks was one of the reasons for selecting the "R-4" District. Commissioner Choate asked how many single-family homes could be developed on the property under each residential zoning district if the site were developed for residential use. Mr. Streiler explained that the site could accommodate approximately two (2) homes in the "R-2" Residential District, four (4) homes in the "R-3" Residential District, five (5) homes in the "R-4" Residential District, and six (6) homes in the "R-5" Residential District.

PETITIONER

Muhammad Bhatti, 923 Thorn Crown Court, St. Louis, MO

Commissioner Choate asked why Mr. Bhatti selected the "R-4" Residential District instead of the "R-2" or "R-3" Residential District. Mr. Bhatti explained that, after researching the available residential zoning districts and consulting with other professionals, it was determined that the "R-4" Residential District was the most appropriate because it provides greater flexibility for repurposing the existing building. Commissioner Choate then asked whether the petitioner anticipates constructing an addition to the existing building. Mr. Bhatti responded that a future

addition is planned but would be very minimal and would not require changes to the parking lot or parking requirements. He explained that the addition is intended to improve and enhance the existing facility. Commissioner Choate stated that the proposal would increase the building size from approximately 4,300 square feet to 6,875 square feet, or about a 2,500-square-foot addition, and Mr. Bhatti confirmed that was correct.

V. APPROVAL OF MEETING SUMMARY

Commissioner Choate made a motion to approve the Meeting Summary of the June 22, 2026 Planning Commission Meeting. The motion was seconded by Commissioner Midgley and passed by a voice vote of 8 to 0. (*Commissioner Rodermund abstained.*)

VI. PUBLIC COMMENT – None.

VII. SITE PLANS, BUILDING ELEVATIONS, PLATS, AND SIGNS – None.

VIII. UNFINISHED BUSINESS

- A. P.Z. 05-2026 357 North Woods Mill Road:** A request for a Change of Zoning from "NU" Non-Urban to "R4" Residential District for a tract of land totaling 0.92 acres located west of Highway 141 and north of Ladue Road.

Request Summary

The Planning Commission reviewed the request to rezone the property from "NU" Non-Urban District to "R-4" Residential District to allow the redevelopment of the existing building as an adult day care center. The discussion included the property's zoning history, Comprehensive Plan designation, differences between the residential zoning districts, and the petitioner's reasons for requesting R-4 zoning.

DISCUSSION

Councilmember Koch asked what would happen to the parking lot because Parkway Central High School had previously used the parking area. She also asked whether the petitioner had met with the school to discuss the proposal. Mr. Streiler explained that the proposal would reduce the number of parking spaces from 38 to 26, which complies with the City's parking requirements. He added that he was unsure whether the petitioner had met with the school.

Commissioner Chohan asked whether the proposed adult day care center would create traffic concerns along Highway 141 given the presence of other nearby medical facilities. Mr. Streiler explained that, based on information provided by the petitioner, traffic impacts were expected to be minimal. He added that the reduction in parking spaces would also reduce the number of vehicles on the site, but he did not have any additional information regarding traffic impacts.

Commissioner Wuennenberg made a motion to approve P.Z. 05-2026 357 North Woods Mill Road. The motion was seconded by Commissioner Marino.

Upon roll call, the vote was as follows:

Aye: Commissioner Chohan, Commissioner Harris
Commissioner Marino, Commissioner Midgley
Commissioner Rodermund, Commissioner Staniforth
Commissioner Wuennenberg, Chair Tilman

Nay: Commissioner Choate

The motion **passed** by a vote of 8 to 1.

IX. NEW BUSINESS

A. 2027 Planning Commission Meeting Calendar

Commissioner Wuennenberg made a motion to approve the 2027 Planning Commission Meeting Calendar. The motion was seconded by Commissioner Choate and **passed** by a voice vote of 9 to 0.

X. COMMITTEE REPORTS – None.

XI. ADJOURNMENT

The meeting adjourned at 7:20 p.m.

Gail Choate, Secretary

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

Planning Commission Staff Report

Meeting Date: August 10, 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 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](#).

ZONING & LAND USE

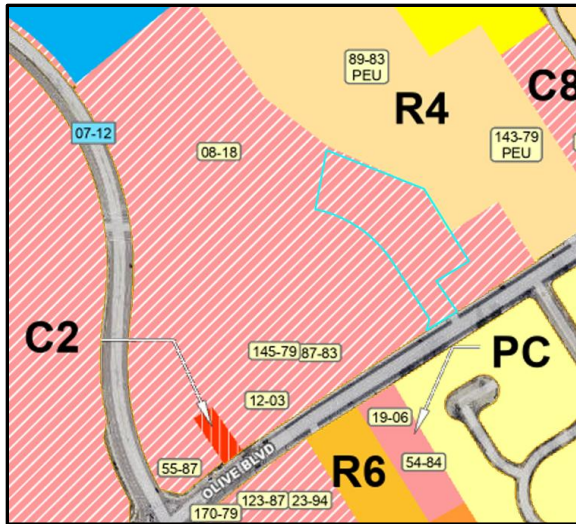


Figure 2: Zoning Map

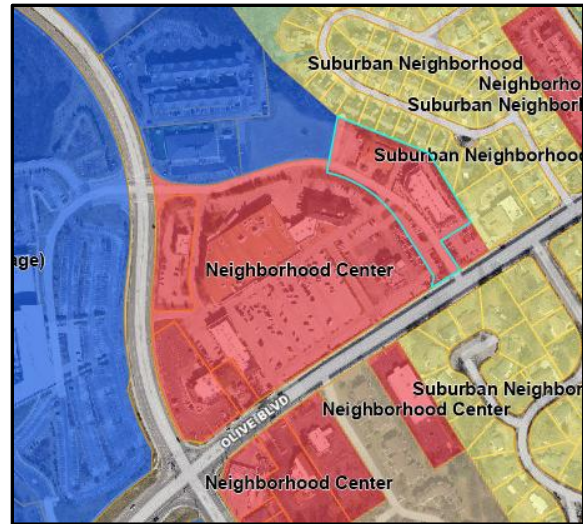


Figure 3: Land Use Map

Direction	Zoning	Land Use
North	"C8" Planned Commercial District & "R4" Residence District	Suburban Neighborhood & City Center (Corporate Village)
South	"R3" Residence District & "PC" Planned Commercial	Suburban Neighborhood & Neighborhood Center
East	"C8" Planned Commercial District & "R4" Residence District	Suburban Neighborhood & Neighborhood Center
West	"C8" Planned Commercial District & "C2" Shopping District	Neighborhood Center

Figure 4: Zoning & Land Use Table

COMPREHENSIVE PLAN

The subject site is zoned "C8" Planned Commercial via Ordinance No. [1272](#) and is designated as Neighborhood Center by the City of Chesterfield Comprehensive Land Use Plan, linked [here](#). The Comprehensive Plan describes this land use designation as follows: "Land that supports small-scale, commercial centers that provide goods and services to surrounding neighborhoods. Their proximity to neighborhoods requires that operations be low-intensity, unobtrusive, and at a scale and design compatible with nearby residential development. The design of neighborhood centers transitions effectively between residential and non-residential uses, and includes safe and convenient pedestrian and bicycle access for nearby residents. While this is primarily a commercial category, some neighborhood commercial centers may include upper-story residential." Neighborhood Centers have the following Development Policies as identified in the Comprehensive Land Use Plan:

- Limit curb cuts on arterial streets, and where possible concentrate access at shared entrance points;
- Sites should minimize the impact of cut-through traffic on nearby neighborhood streets by orienting vehicle access, circulation, etc. away from residential neighborhoods;
- Access between residential neighborhoods and adjacent commercial uses may be limited to pedestrian facilities;
- Suburban retrofit should include walkable connection points to support the surrounding residential neighborhoods.

STAFF ANALYSIS

A. Site Relationships

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 multi-tenant commercial building shares the same lot to the south and faces additional multi-tenant 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. Access, Circulation, & Parking

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 will remain largely unchanged. The existing street-facing playground is proposed to be removed and replaced with landscaping and additional parking. Vehicles will continue to utilize the existing access points, and painted directional arrows and signage will be installed to ensure adequate on-site circulation.

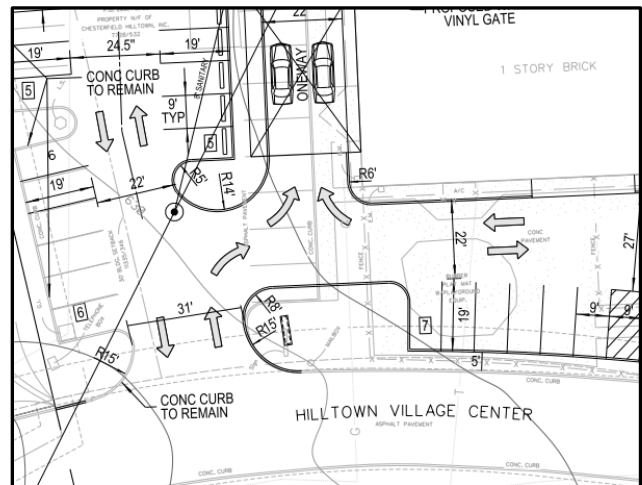


Figure 5: Circulation & Access

The existing parking area was constructed prior to the incorporation of the City of Chesterfield and is a legal nonconformity. The structure is approximately 6,300 square feet, and there are currently thirteen (13) parking spaces on site. The proposed renovation moves the site further into compliance by increasing the number of available parking spaces to twenty-three (23) and by redesigning the parking lot to meet the ten (10)-foot parking setback from the residential property to the north, consistent with Ordinance 1272.

The parking requirements for Hilltown Village were originally calculated based on the square footage of the entire development. Those calculations have since been updated by Volz. The development contains a total of 130,126 square feet of commercial uses within Hilltown Village Center, requiring a total of 778 parking spaces. The proposed plan provides 778 parking spaces, meeting the parking requirement for the development.

C. Landscape Design & Screening

A Landscape Plan and Landscape Mitigation Plan were provided by Loomis Associates Landscape Architects & Planners. The site currently contains 2,233 square feet of tree canopy. The proposed renovation includes the removal of the existing tree mass and replacing it with six (6) canopy-shade trees and two (2) understory ornamental trees (see Figure 6, blue). To mitigate for the removal of the existing tree mass, three (3) additional understory ornamental trees will be installed behind the building (see Figure 6, orange). Also included in the landscape design is a variety of shrubs, grasses, and flowers around the proposed entrance monument sign, the building's front door, and between adjoining properties (see Figure 6, green).



Figure 6: Landscape & Mitigation Planting

White vinyl composite fencing is proposed to screen the trash enclosure and the backyard from the parking area, while the existing black metal and chain-link fencing between adjoining properties are proposed to remain.

D. Materials, Color, & Design

The existing structure is red brick with a brown shingled roof. The proposed renovation modifies the building's exterior by (1) replacing the asphalt shingle roof with new shingles in the color Estate Gray; (2) installing metal roofline coping in the color Blue Spa; (3) installing corrugated metal wall paneling in the color Regal White; (4) installing a silver metallic canopy; (5) painting the red brick a combination of Blue Spa and Olympic White; and (6) installing new clear windows with metal trim (see Figure 7).

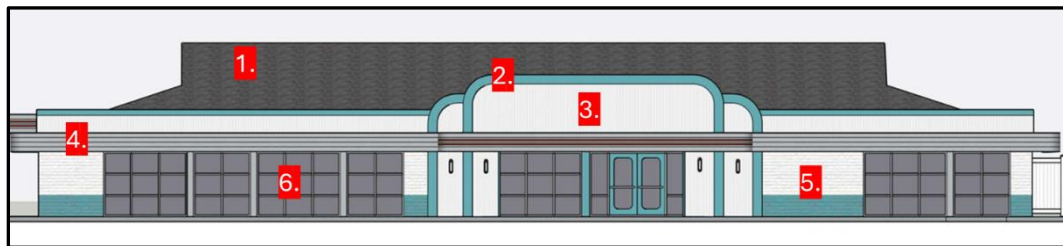


Figure 7: Materials, Color & Design

E. Elevations



Figure 8: From top to bottom, South Elevation, West Elevation, North Elevation, East Elevation

There is a combination of mural and graphic art that is being proposed as part of the proposed west elevation. This has been proposed as part of the building design on the west elevation and would not be considered signage.

F. Lighting

A site photometric plan and fixture details were provided for review. The parking area has been lit to code standards using five (5) parking lot light fixtures, whose poles are not permitted to exceed sixteen (16) feet in height per Ordinance 1272. The lighting design includes the placement of decorative sconces to accent the front door facing Hilltown Village Center (see Figure 9) and lighting under the drop-off canopy. Per Code, the Planning Commission may approve decorative light fixtures as an alternative to shielded fixtures when it can be proven that there will be no off-site glare light trespass. In conjunction with this application, the applicant has also submitted an Architectural Specialty Lighting package, which is being reviewed concurrently as a separate submittal.



Figure 9: Decorative Sconce

ARCHITECTURAL REVIEW BOARD

On July 9, 2026, the City of Chesterfield Architectural Review Board reviewed the Amended Site Development Section Plan and Architectural Review Board Submittal for Hilltown Village Lot 2 (Good Clean Dog) and issued the following conditions of approval:

1. Change the roof shingle material color to a grayer or cooler tone.
2. Provide City Hall with additional color and material samples not presented to the ARB (glass, colored metal coping, colored treated metal, etc.).

The applicant has since submitted revised architectural elevations depicting the change in roof shingle color to Estate Gray, and additional exterior material samples were dropped off for ARB review the week following the meeting. Upon review, the ARB had no objections to the proposed changes and additional samples.

RENDERING(S)



MOTION

The following options are provided to the Planning Commission for consideration relative to this application:

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

Attachments:

1. PC Submittal

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 GEOTECHINCAL 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
⊙ 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.



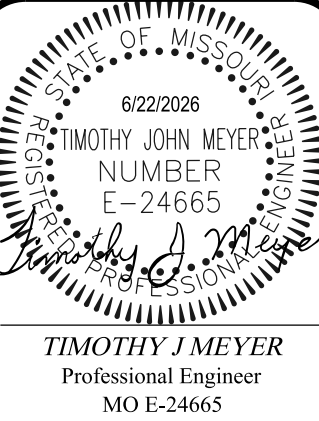
MISSOURI ONE-CALL 1-800-344-7483

THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND FIELD MARKINGS PROVIDED BY THE MEMBER UTILITIES OF THE MISSOURI ONE CALL SYSTEM (1-800-DIG-RITE), AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, CAPACITY, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES, NOR THE ABILITY TO SERVE THE EXISTING OR INTENDED USES OF THIS OR ADJACENT SITES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD, SHOWN OR NOT SHOWN, PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.

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



VOLZ
Incorporated
10849 Indian Head Indl Blvd
St. Louis, Missouri 63132
314.426.6212 Main
314.890.1250 FAX
www.volzinc.com
Authority #023



140 HILLTOWN VILLAGE CENTER
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CHESTERFIELD MISSOURI 63017

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

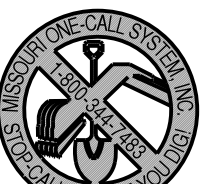
Base Map No. 18S
LOCATOR NO. 18S630327 PT
Project # 25160
ORD # 1272

08/22/2026
07

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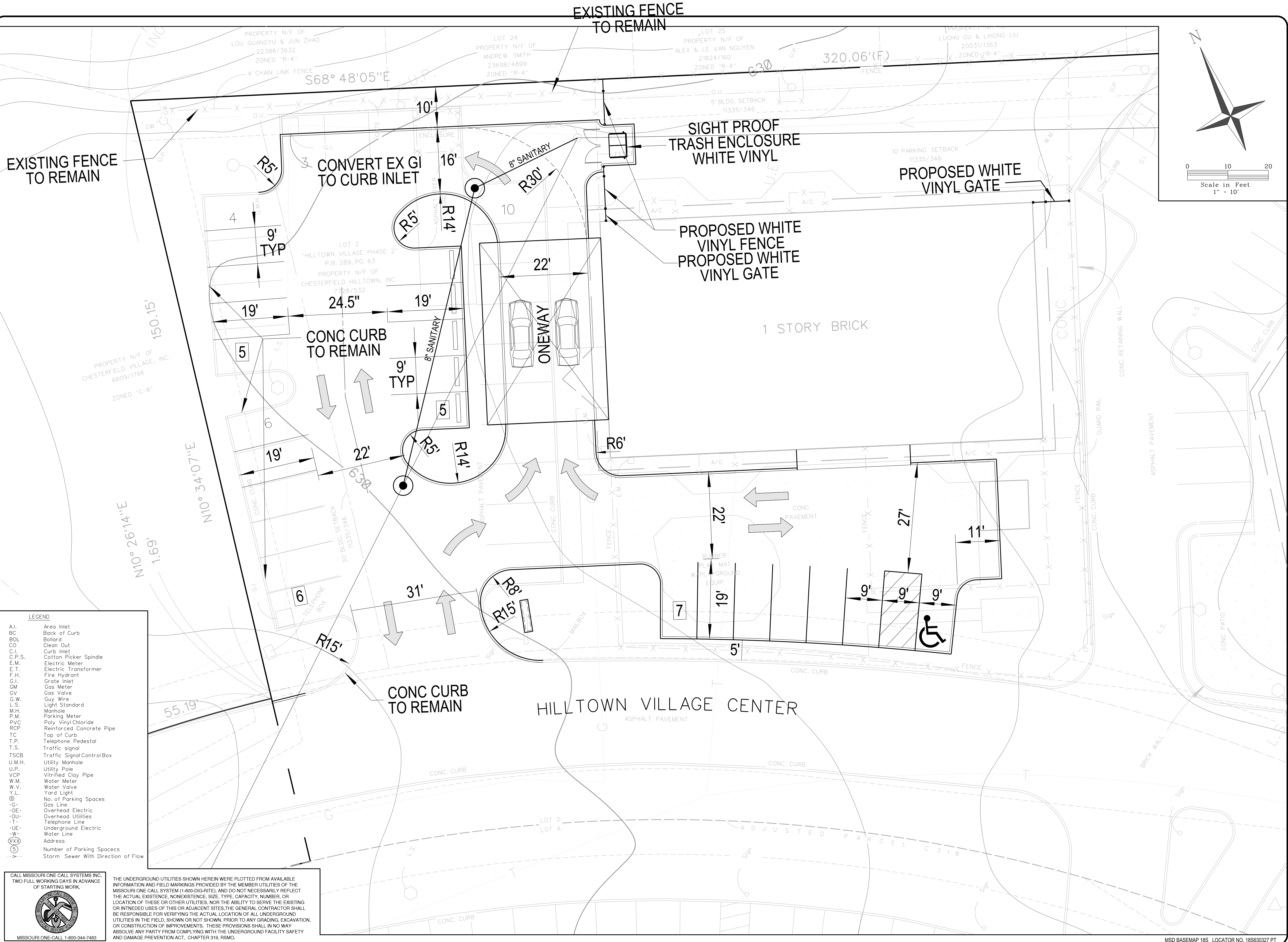
LEGEND	
A.I.	Area Inlet
BC	Back of Curb
BOL	Bollard
CO	Clean Out
C.I.	Curb Inlet
C.P.S.	Cotton Picker Spindle
E.M.	Electric Meter
E.T.	Electric Transformer
F.H.	Fire Hydrant
G.I.	Grate Inlet
GM	Gas Meter
GV	Gas Valve
G.W.	Guy Wire
L.S.	Light Standard
M.H.	Manhole
P.M.	Parking Meter
PVC	Poly Vinyl Chloride
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
XXX	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.

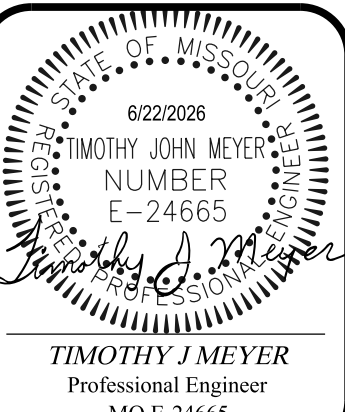


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GOOD CLEAN DOG
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(314) 242-5217



TIMOTHY J. MEYER
Professional Engineer
MO E-24665

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St. Louis, Missouri 63132
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www.volzinc.com
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
SITE PLAN

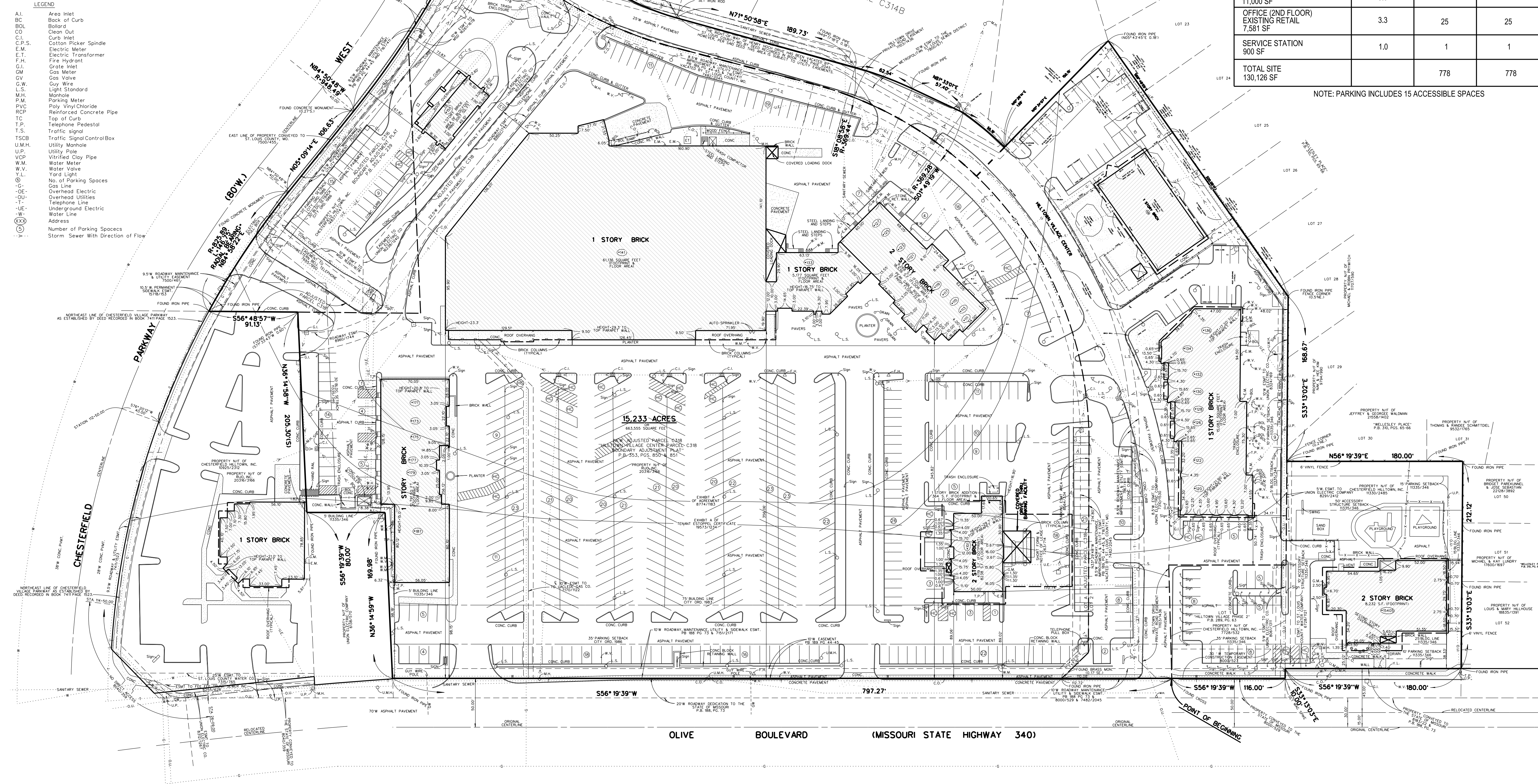
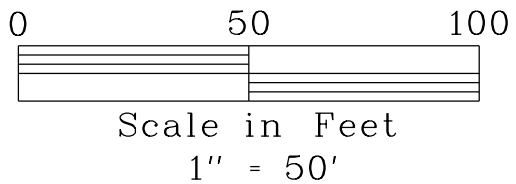
Base Map No. 18S
LOCATOR NO. 18S030327 PT
Project # 25180

ORD # 1272

08/22/2026
03

H:\CAD\25000-25999\25960\Planning\25960 - 04. ASDP - Hilltown Village Center\Master Model 6/23/2026 7:54:24 AM Plotted by jlpkins Plot Scale: 50.000000 / in. Plot Driver: VPlot5 PDF.plt,ctb Plotted Date: 6/23/2026

- 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



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

CALL MISSOURI ONE CALL SYSTEMS INC.
1-800-344-7483

THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND FIELD MARKINGS PROVIDED BY THE MEMBER UTILITIES OF THE MISSOURI ONE CALL SYSTEM (1-800-DIG-RITE), AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, CAPACITY, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES, NOR THE ABILITY TO SERVE THE EXISTING OR INTENDED USES OF THIS OR ADJACENT SITES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD, SHOWN OR NOT SHOWN, PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.

H:\CAD\25000-25999\25960\Planning\25960 - 04. ASDP - Hilltown Village Center

GOOD CLEAN DOG
CHESTERFIELD LLC
1224 HANLEY INDUSTRIAL CT.
ST. LOUIS, MISSOURI 63144-1912
(314) 242-5217

DESIGN & WORKSHOP
www.volza.com

VOLZA
Incorporated

10848 Indian Head Trl. Bldg.
St. Louis, Missouri 63132
314.426.0212 Main
www.volza.com
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

06/22/2026

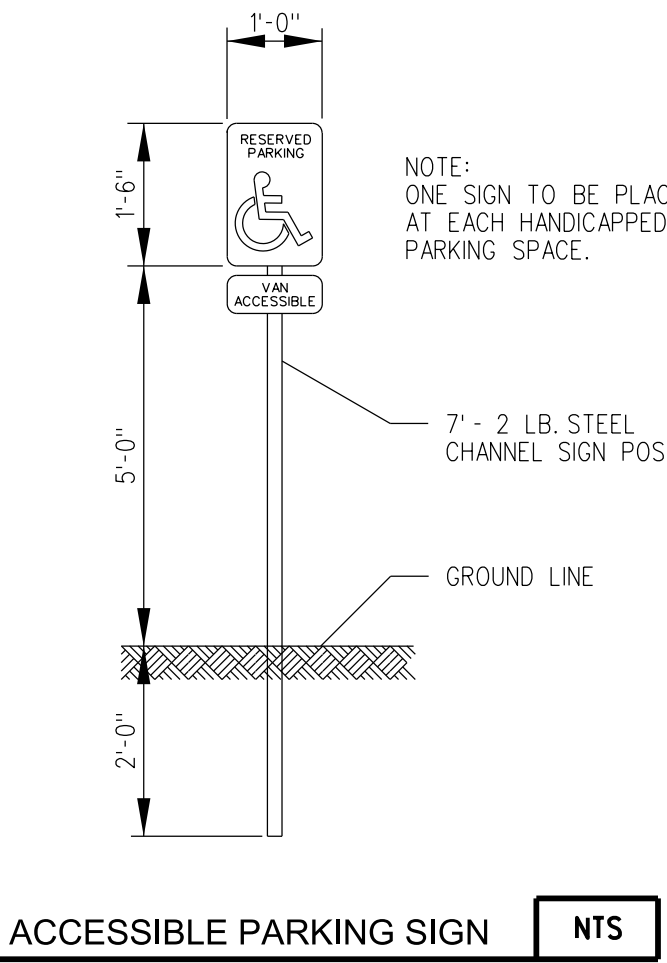
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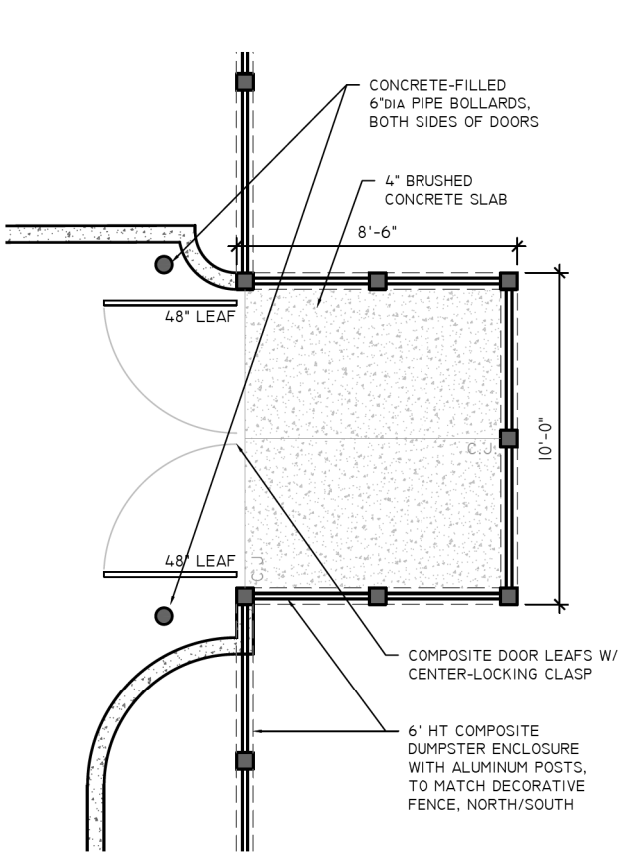
CALL MISSOURI ONE CALL SYSTEMS INC.
TWO FULL WORKING DAYS IN ADVANCE
OF STARTING WORK.


MISSOURI ONE-CALL 1-800-344-7483

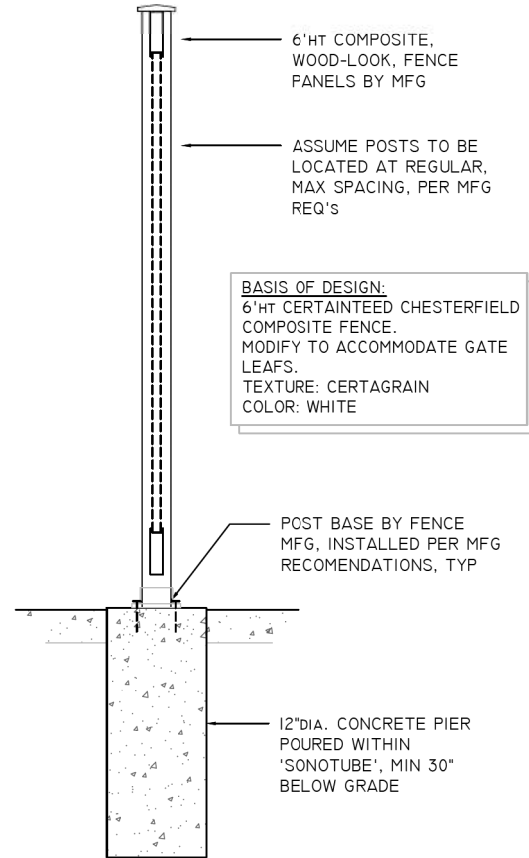
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1 DUMPSTER ENCLOSURE RENDERING



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 _____ (Title) _____ (Name of Corporation)

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 _____ (County and State) _____, the day and year last above written.

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

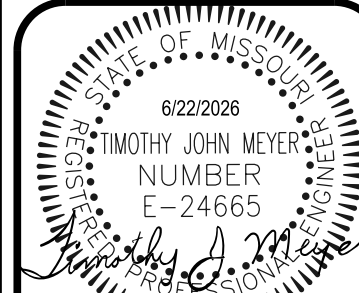
AMENDED SITE DEVELOPMENT
SECTION PLAN FOR LOT 2 OF HILLTOWN
VILLAGE SUBDIVISION - DETAILS

Base Map No. 18S
LOCATOR NO. 18S03027 PT
Project # 25180
ORD # 1272

08/22/2026
05

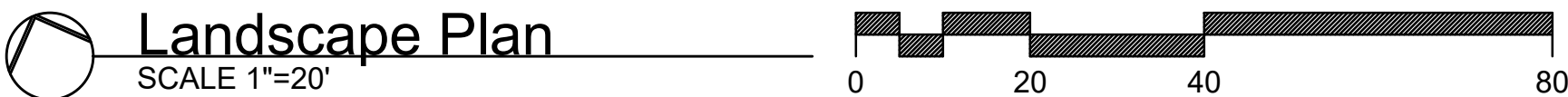
140 HILLTOWN VILLAGE CENTER
140 HILLTOWN VILLAGE CENTER
CHESTERFIELD MISSOURI 63017

MISSOURI STATE OF MISSOURI
6/22/2026
TIMOTHY JOHN MEYER
NUMBER E-24665
Professional Engineer
MO E-24665


TIMOTHY J. MEYER
Professional Engineer
MO E-24665

GOOD CLEAN DOG
CHESTERFIELD LLC
1224 HANLEY INDUSTRIAL CT
ST. LOUIS, MISSOURI 63144-1912
(314) 724-5277


DESIGN & WORKSHOP
ST. LOUIS, MISSOURI 63104
Authority #023



Tree Replacement Summary:

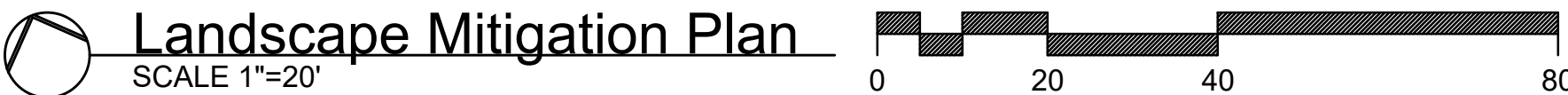
30 % of **2,233** s.f. (Existing tree canopy area to remove) = **670** s.f. tree replacements required = **3** medium trees (900 s.f.) proposed

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

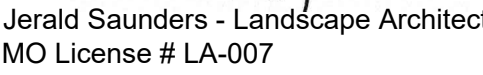
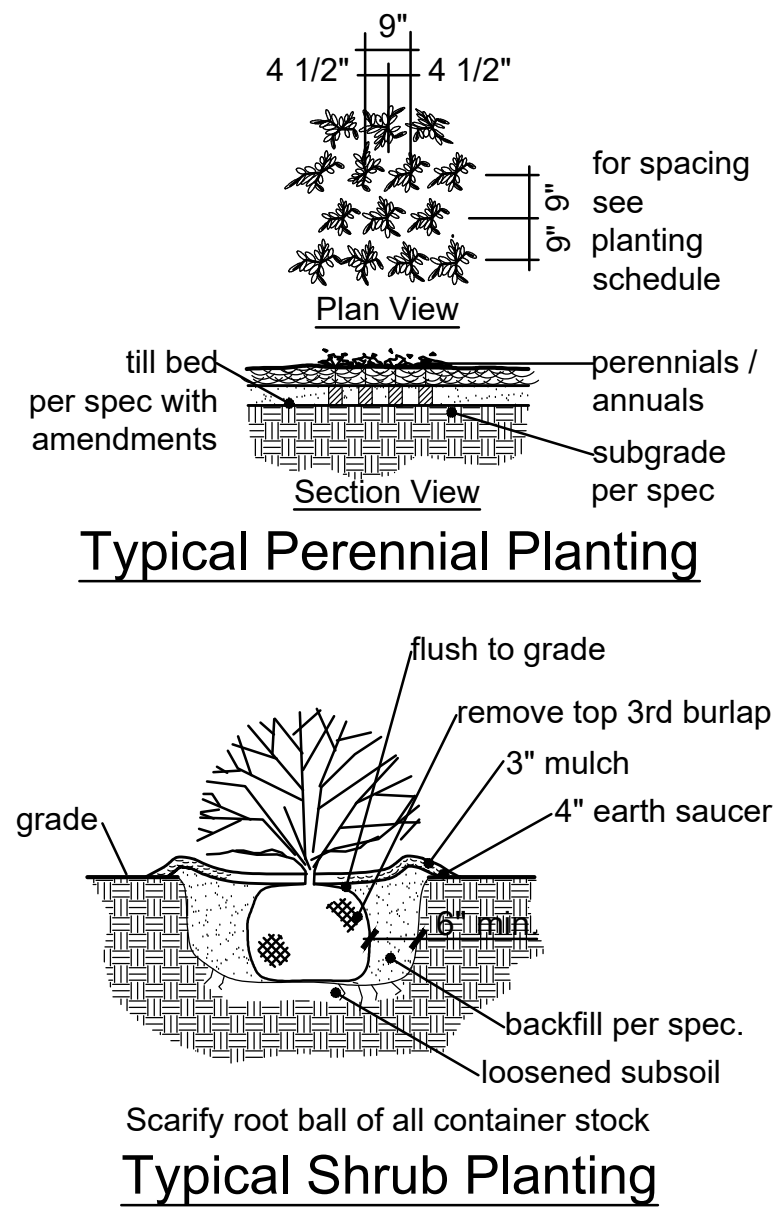
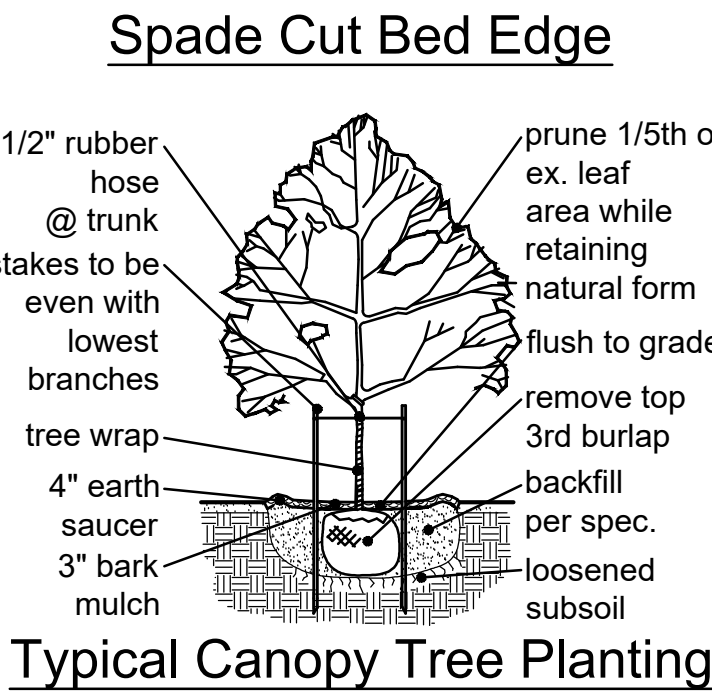
General Notes (per City of Chesterfield Unified Code Section 04-02):

- 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%



Consultants:

GOOD CLEAN DOG
140 Hilltown Village Center
Chesterfield, Missouri

Revisions:

Drawn: KP
Checked: LH

Loomis Associates Inc.

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

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	1.05	2.2	0.2	5.3	11.0
SPILL LIGHT	Illuminance	Fc	0.02	0.2	0.0	N.A.	N.A.

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.





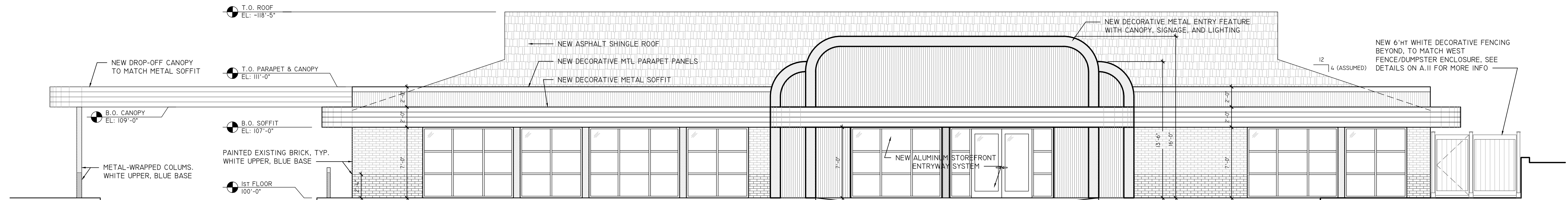
DESIGN IS WORKSHOP
MADEMANDESIGN.COM 314.200.2638

NICK ADAMS
A-2016003626

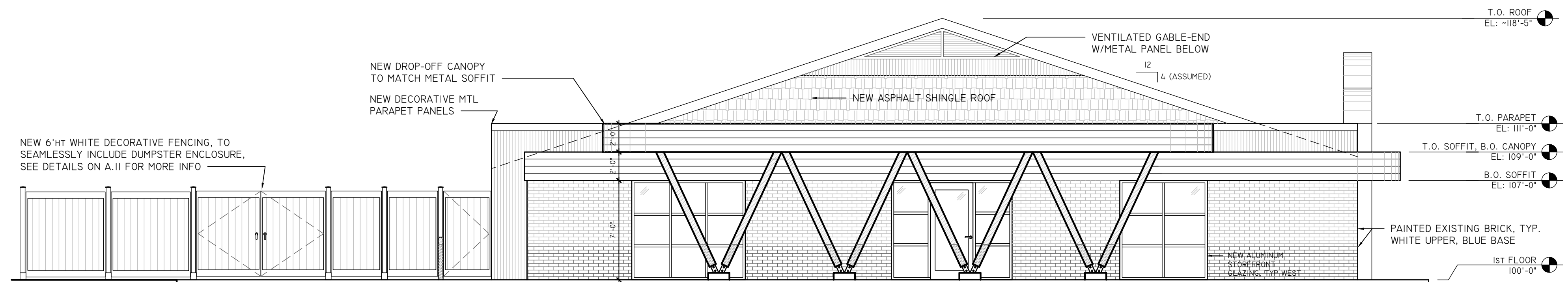
REVISIONS

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

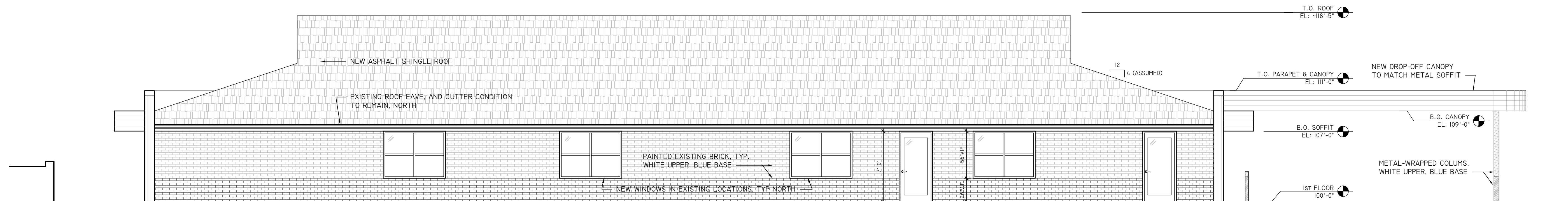
6.25.2026
A.61
ELEVATIONS



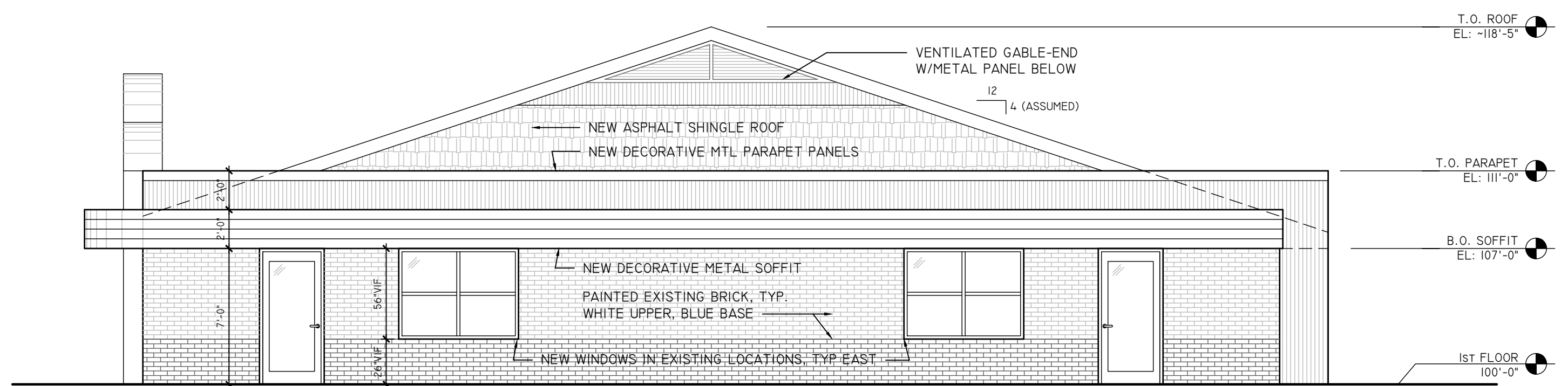
1 SOUTH ELEVATION
SCALE: $\frac{3}{16}$ " = 1'-0"



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"



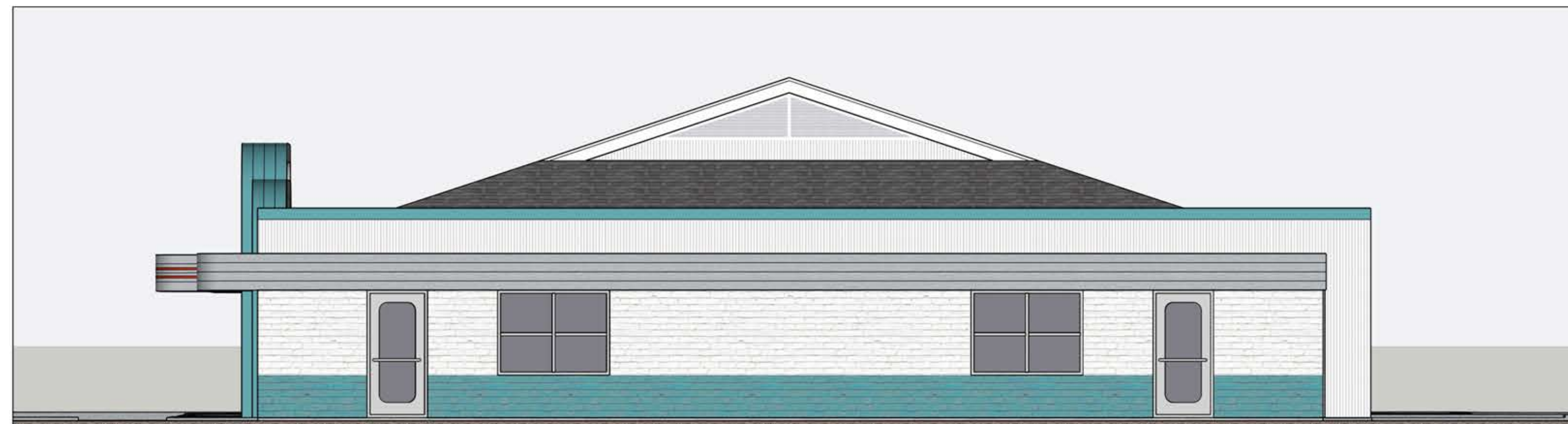
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SCALE: $\frac{3}{16}" = 1'-0"$



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



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REVISIONS

ARCHITECTURAL DOCUMENTS FOR:
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140 HILLTOWN VILLAGE CENTER
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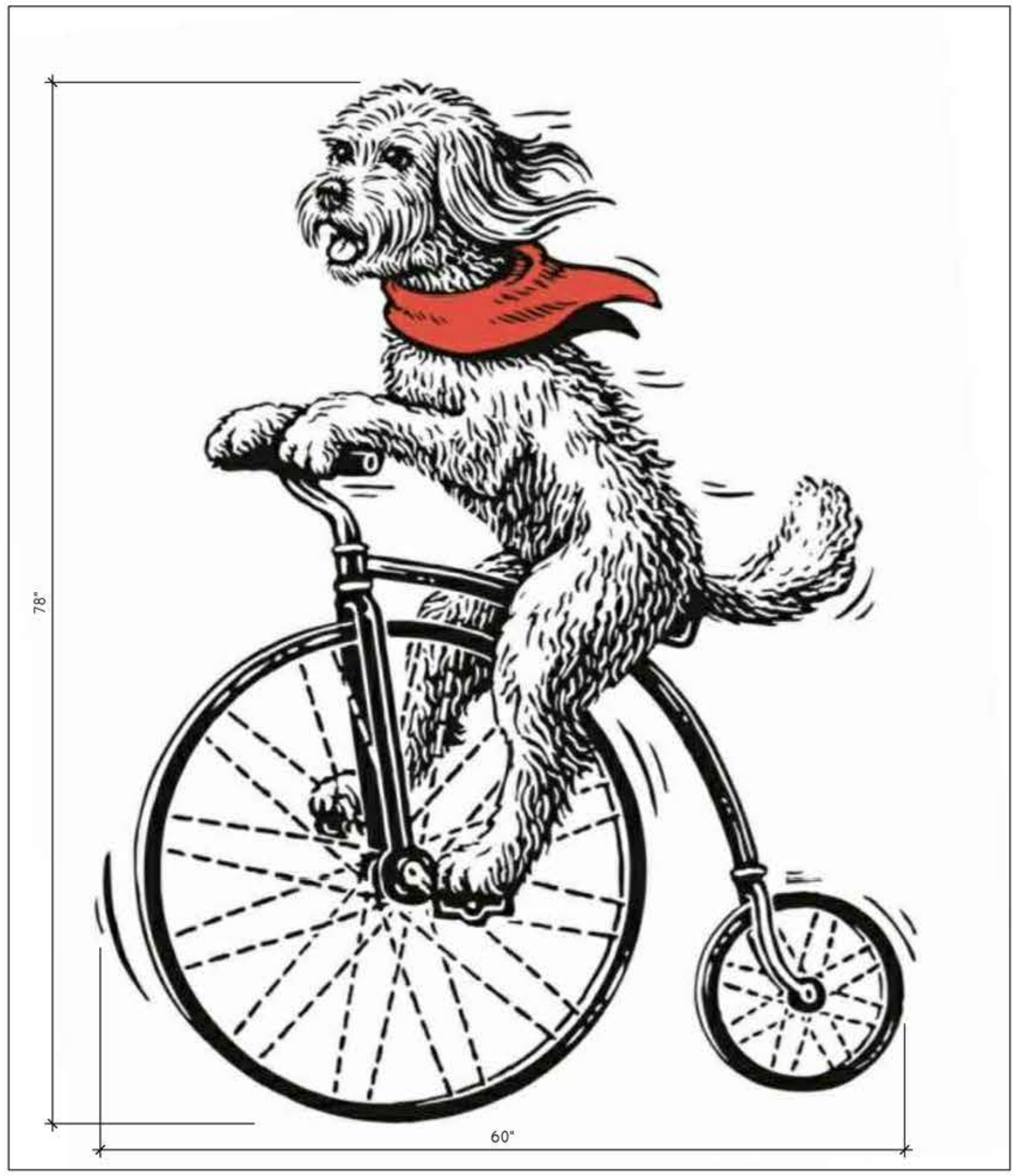
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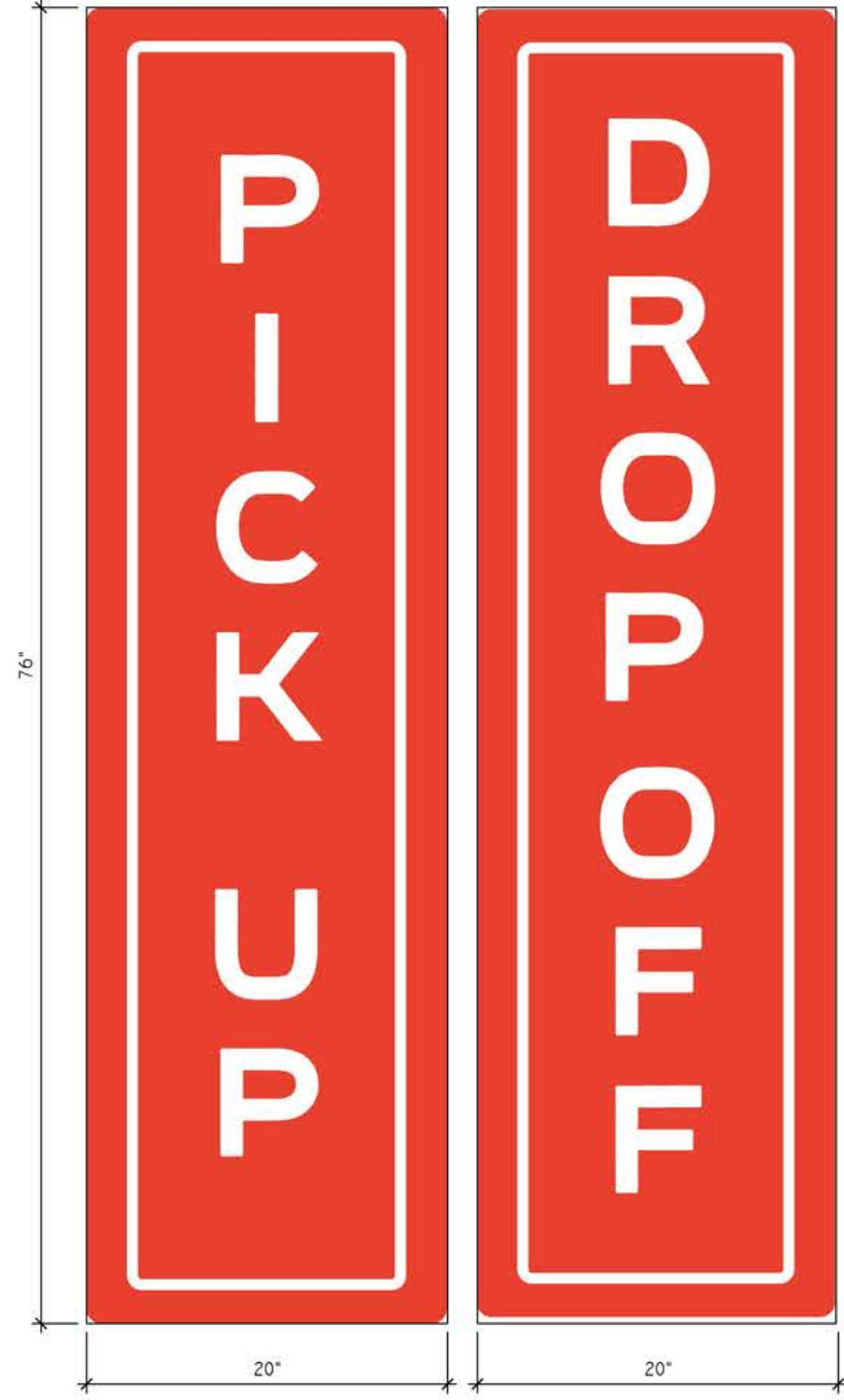
ELEVATIONS



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

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

Planning Commission Staff Report

Meeting Date: August 10, 2026

From: Isaak Simmers, Planner

Location: 118 Hilltown Village Ctr

Description: **Hilltown Village Lot 2 (Good Clean Dog):** Architectural Specialty Lighting Package for an existing structure located on a 2.56-acre tract of land 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 of land 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 the 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 (Under canopy lights, decorative sconces).

A. 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 cutting off before the residential development behind the lot. 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 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.



Figure 2: Nova Flex Rope Light, red

B. 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.”



Figure 3: Wall washing flexible strip light, white

ARCHITECTURAL REVIEW BOARD

On July 9, 2026, the City of Chesterfield Architectural Review Board reviewed the Architectural Specialty Lighting Package proposal for Hilltown Village Lot 2 (Good Clean Dog) and issued the following conditions of approval:

1. Remove the red LED rope lighting from the rear of the building facing the residential subdivision.
2. Provide updated nighttime renderings that reflect the full design, including the murals and graphics.

The applicant has since submitted revised elevations depicting the change in the rope lighting around the canopy, and provided a nighttime rendering depicting the murals and graphics. Upon review, the ARB had no objections to the proposed changes and additional samples.

RENDERING(s)





MOTION

The following options are provided to the Planning Commission for consideration relative to this application:

1. "I move to approve (or deny) the Architectural Specialty Lighting Package for Hilltown Village Lot 2 (Good Clean Dog), as presented."
2. "I move to approve the Architectural Specialty Lighting Package for Hilltown Village Lot 2 (Good Clean Dog) with the following conditions..."

Attachments:

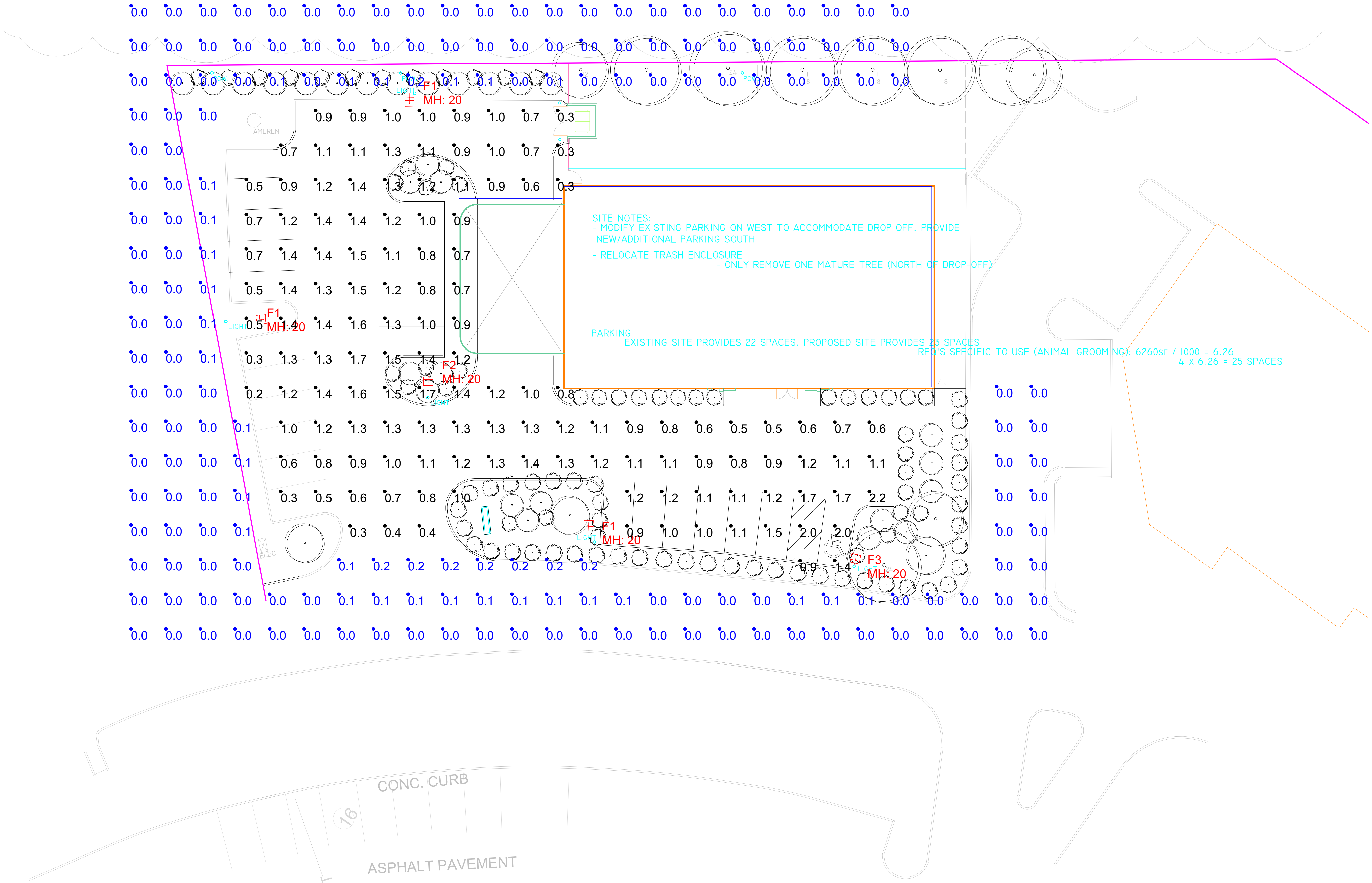
1. Architectural Specialty Lighting Submittal

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	1.05	2.2	0.2	5.3	11.0
SPILL LIGHT	Illuminance	Fc	0.02	0.2	0.0	N.A.	N.A.

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	LLF	Luminaire Lumens	Lum. Watts	Total Watts	Description
	3	F1	Single	1.000	3347	33	99	GALN-SA1A-740-U-T4W-HSS
	1	F2	Single	1.000	4853	33	33	GALN-SA1A-740-U-5MQ
	1	F3	Single	1.000	3323	33	33	GALN-SA1A-740-U-SLL-HSS

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DESIGN & WORKSHOP

MADMANDESIGN.COM 314.200.2659

NICK ADAMS
A 2014051626

REVISIONS

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

6.19.2026

A.6x

RENDERINGS



1 RENDERING FROM SOUTHEAST



2 RENDERING FROM SOUTH



3 RENDERING FROM SOUTHWEST



4 RENDERING FROM NORTHWEST



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

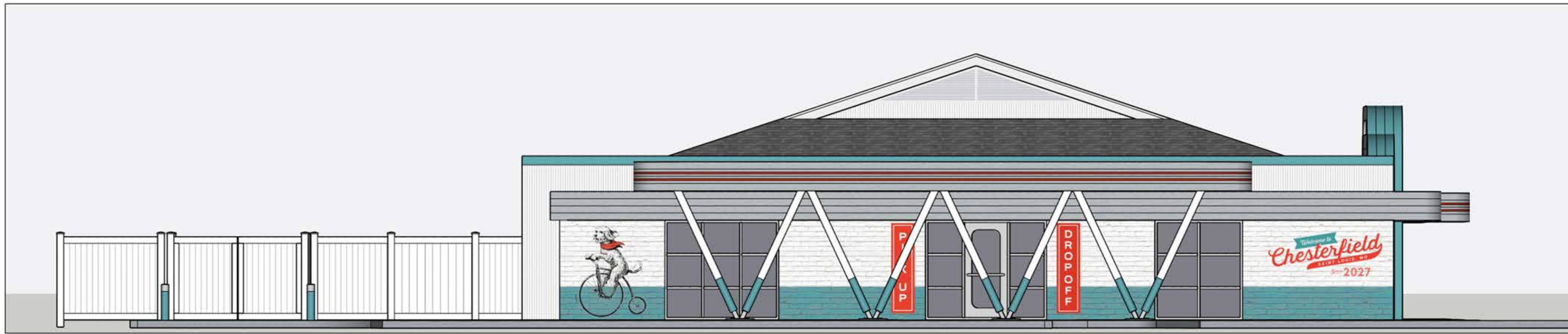
FOCAL POINT
"SEEM 2" LED - WET LOCATION
NARROW EXTRUDED ALUMINUM 2.5" APERTURE
RECESSED SLOT LED AVAILABLE IN RUNS IN 1' INCREMENTS.
- LED WITH FROSTED ACRYLIC LENS
- LIGHT OUTPUT TBD
- 3000K COLOR TEMPERATURE
- 120V DIRECT WIRING (NO DRIVER)
- DIMMABLE WITH COMPATIBLE DIMMER

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



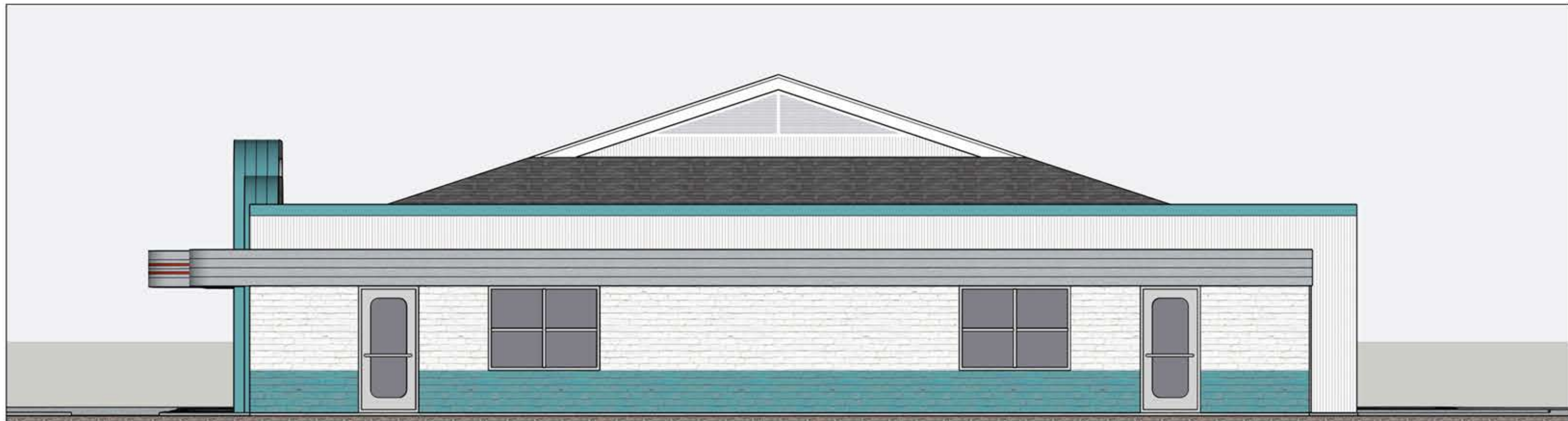
1 SOUTH ELEVATION
SCALE: $\frac{3}{16}" = 1'-0"$



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 314.265.2339

NICK ADAMS

A 2016.003676

REVISIONS

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CHESTERFIELD MO 63017

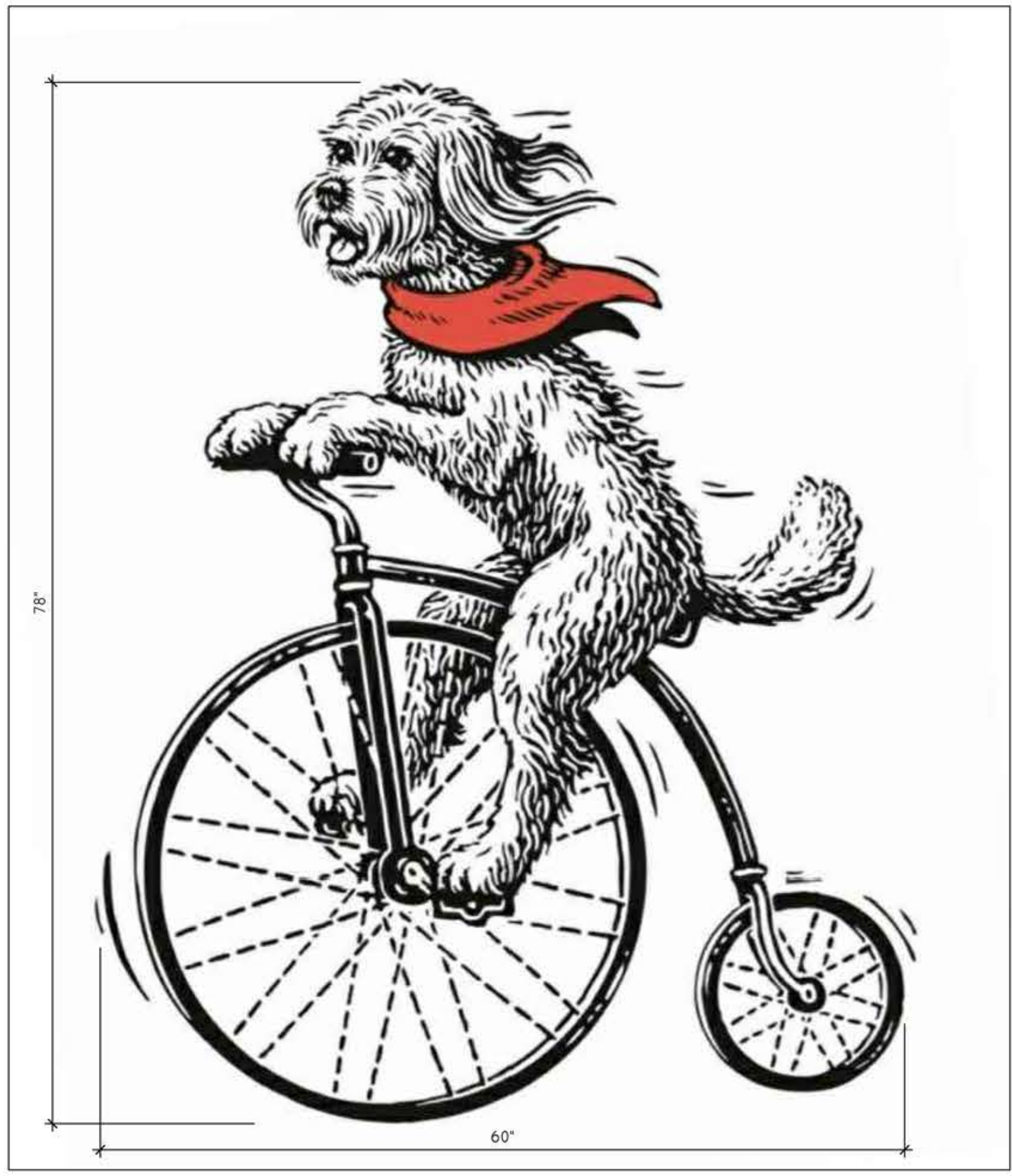
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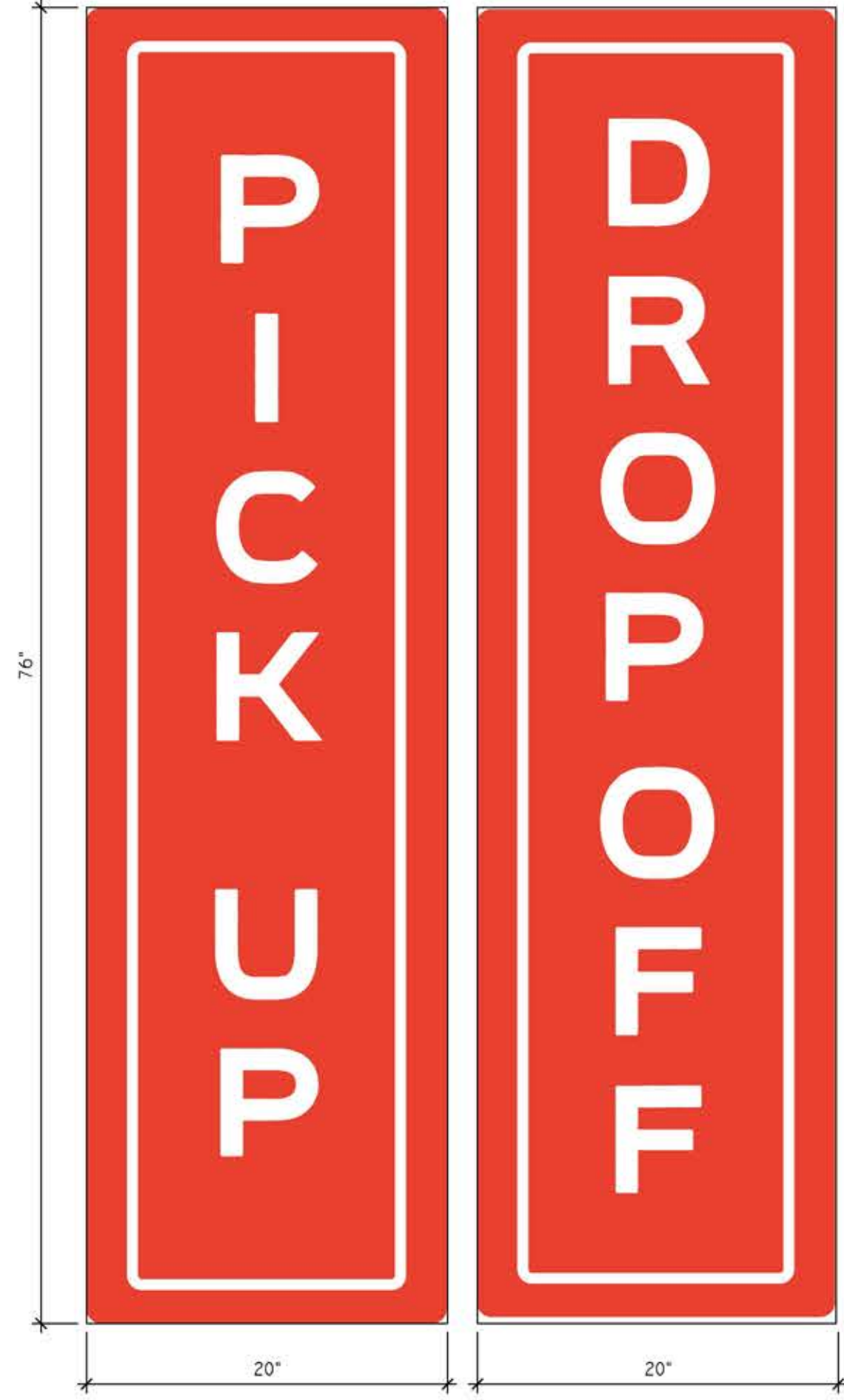
ELEVATIONS



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



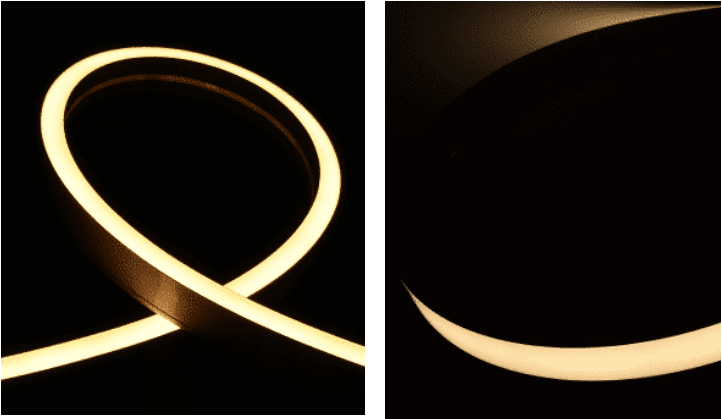
2 MURAL/GRAPHIC IMAGERY - DOG ON BIKE



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

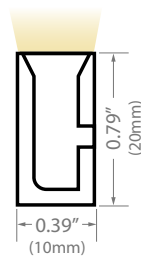
IP Rating	IP65
Ambient Temp	-4°F to 113°F (-20°C to 45°C)
Mounting Options	Channels Clips
Cut Length	3.94" (100mm); <i>this info is for reference only; product is not to be modified in the field</i>
Min. Bend Diameter	4.72" (120mm), side bend 6.3" (160mm), top bend
Dimensions	See Below

Quality, Reliability, Safety

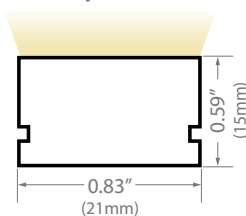
*Warranty	5 years indoor 3 years outdoor * Warranties are reduced by one year if used 16+ hours daily
CRI	80+
Lumen Maintenance (TM-21 L70 projections based on light source LM80 data)	50,000 hours indoors 36,000 hours outdoors
Certifications	ETL listed



Side Bend



Top Bend



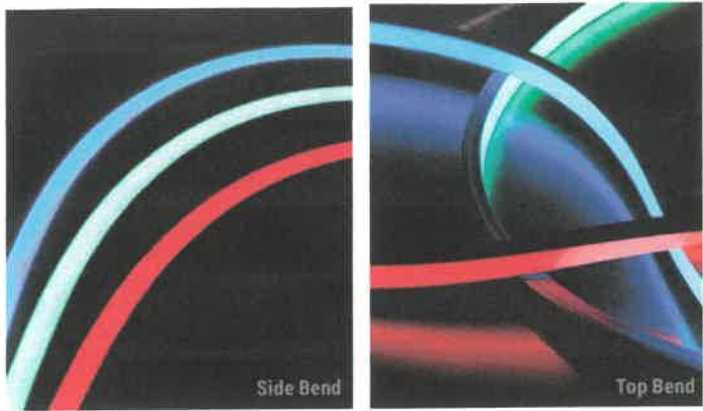
Electrical

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 DVCLV-300P (max 66') Lutron DVCLV-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.



- Dimmable, architectural grade 120V neon, available in both side and top bend, and five static colors
- No external drivers required
- Great for lighting long runs up to 164 feet
- 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	12" (304.8mm); <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

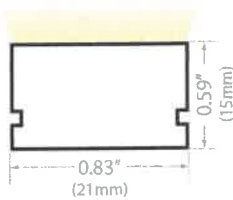
*Warranty	5 years indoor 3 years outdoor *Warranties are reduced by one year if used 16+ hours daily
Lumen Maintenance (TM-21 L70 projections based on light source LM80 data)	N/A
Certifications	ETL listed



Side Bend



Top Bend



Electrical

Voltage	120V AC
Power	3.0W/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

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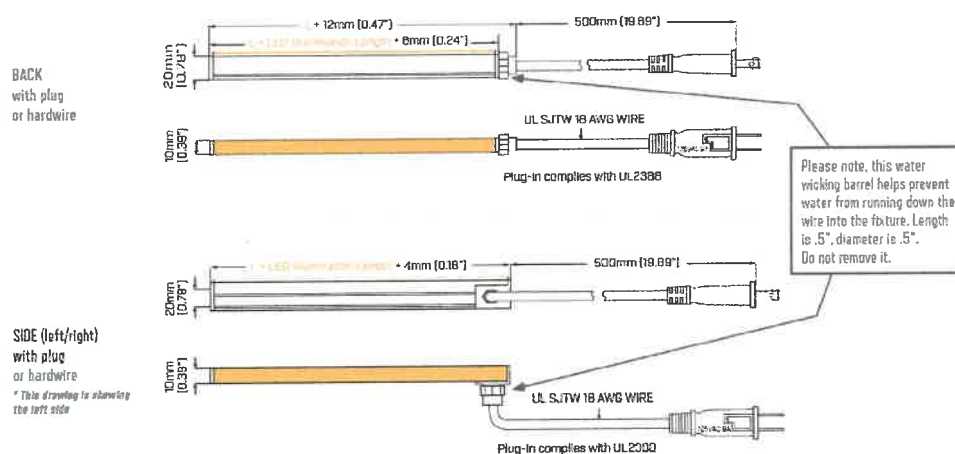
Side Bend

Product Overview: SKUs, Lead Times & Performance Metrics

SKU's	Lead Time	Output Lm/Ft
NF-NEON-IP65-120V-SB-R	4-7 weeks	14
NF-NEON-IP65-120V-SB-G	4-7 weeks	83
NF-NEON-IP65-120V-SB-B	4-7 weeks	10
NF-NEON-IP65-120V-SB-A	4-7 weeks	57
NF-NEON-IP65-120V-SB-P	4-7 weeks	47

Actual values can vary +/- 10%.

IP65 Front Connectors and End Cap



Compatible Channels

Lead-time for all mounting components is 4-7 weeks

	SKU	Dimensions	Mounting
	NF-CH-NEON-120V-SB-1M	width: 0.51" (12.9mm) height: 0.87" (22.1mm) length: 3.28' (1M)	Silver Rigid Aluminum Channel • 1 screw every 18" (comes with pre-drilled holes) • To secure neon, press into channel using even pressure, working from one end to the other • See <i>Installation Notes, next page</i>
	NF-CH-NEON-120V-SB-FLEX	width: 0.51" (12.9mm) height: 0.87" (22.1mm) length: 32.8' (10M roll)	Bendable Aluminum Channel • To secure, screws can be installed in gaps at bottom/base of channel as needed. Screws can be installed on straight runs and on inside edges of curved runs. • Please note: screws will not fit on outside edge because gaps will be too big. • To secure neon, press into channel using even pressure, working from one end to the other • See <i>Installation Notes, next page</i>
	NF-CH-NEON-120V-SB-CLIP	width (w/flanges): 1.25" (31.8mm) height: 0.88" (22.4mm) length: 0.56" (14.2mm)	Clear PC Clip • 1 clip every 18" • Mounts over top/lens of neon • 2 clips and screw sets/pack • See <i>Installation Notes, next page</i>
	NF-CH-NEON-120V-SB-BRACKET	width: 0.39" (9.9mm) height: 0.79" (20.1mm) length: 0.72' (18.3mm)	White Aluminum Bracket • 1 clip every 18" • Mounts on bottom of neon • 2 clips and screws/pack • See <i>Installation Notes, next page</i>

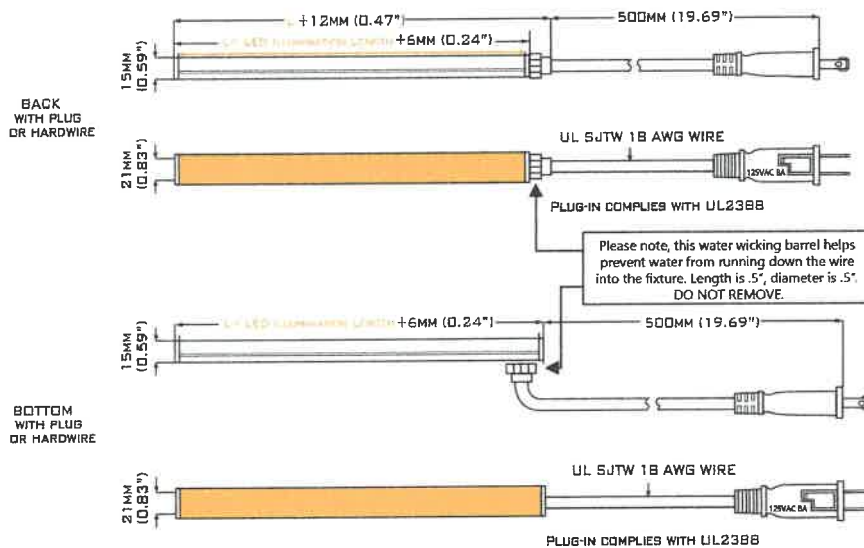
Top Bend

Product Overview: SKUs, Lead Times & Performance Metrics

SKU's	Lead Time	Output Lm/Ft
NF-NEON-IP65-120V-TB-R	4-7 weeks	28
NF-NEON-IP65-120V-TB-G	4-7 weeks	175
NF-NEON-IP65-120V-TB-B	4-7 weeks	20
NF-NEON-IP65-120V-TB-A	4-7 weeks	118
NF-NEON-IP65-120V-TB-P	4-7 weeks	98

Actual values can vary +/- 10%.

IP65 Front Connectors and End Cap

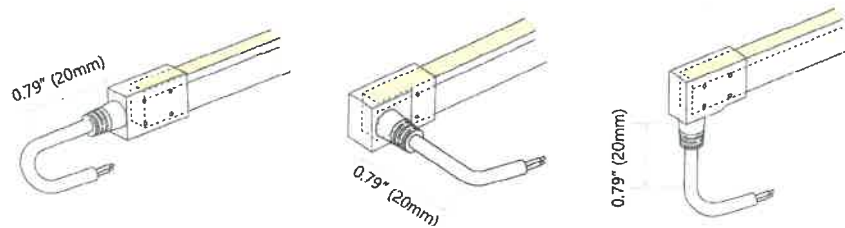


Compatible Channels

Lead-time for all mounting components is 4-7 weeks

	SKU	Dimensions	Mounting
	NF-CH-NEON-120V-TB-1M	width at base: 0.97" (24.6mm) width (w/flanges): 1.16" (29.5mm) height: 0.44" (11.2mm) length: 3.28' (1M)	Silver Rigid Aluminum Channel • 1 screw every 18" (comes with pre-drilled holes) • We recommend and using the white overlay clips for ceiling installs when neon light is facing down, and for all outdoor installs • Clips snap over neon into side grooves • To secure neon, press into channel using even pressure, working from one end to the other. • See <i>Installation Notes</i>, next page
	NF-CH-NEON-120V-TB-CLIP	width (w/flanges): 1.69" (42.9mm) height: 0.59" (15mm) length: 0.57" (14.5mm)	Clear PC Clip • 1 clip every 18" • Mounts over top/lens of neon • 2 clip and screw sets/pack • See <i>Installation Notes</i>, next page
	NF-CH-NEON-120V-TB-BRACKET	width: 0.94" (24mm) height: 0.67" (17mm) length: 1.19" (30.2mm)	Silver Aluminum Clip • 1 clip every 18" • Mounts on bottom of neon • 2 clips and screws/pack • See <i>Installation Notes</i>, next page

Installation Notes



Please leave a 0.79" (20mm) straight on the lead wire before bending. Extreme tension on the lead-wire can cause breakage at the solder points.

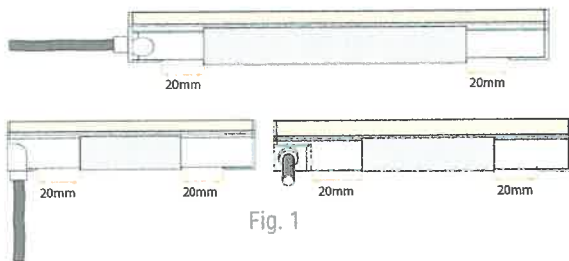


Fig. 1

For indoor installations:

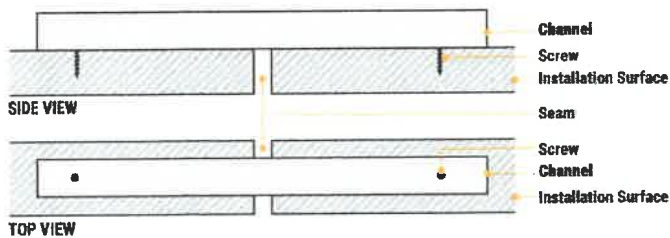
- Endcaps on the non-wired end of the neon will rest inside the channel.
- On the wired end, endcaps with SIDE (left/right) lead wires will rest outside the channel; endcaps with BACK lead wires can rest inside the channel.

For outdoor installations:

- The molded endcaps on each end of the neon should rest outside the channel (see Fig. 1). Please leave a 0.79" (20mm) gap between the outside edge of the channel and the inside edge of the endcap, to allow for expansion and contraction.
- Additionally, please leave a 0.197" (5mm) gap between channels to allow for expansion and contraction, and ensure the channels are aligned vertically and horizontally. When mounting on outdoor facades, across joints/seams on the façade, use one of the following two methods:

Seam-mounting method 1

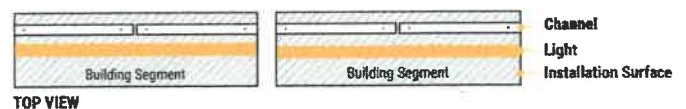
Ensure the mounting channel extends across the seam to protect the light.



Secure screws on both sides of the seams for added reliability

Seam-mounting method 2

Match the light length to each segments.

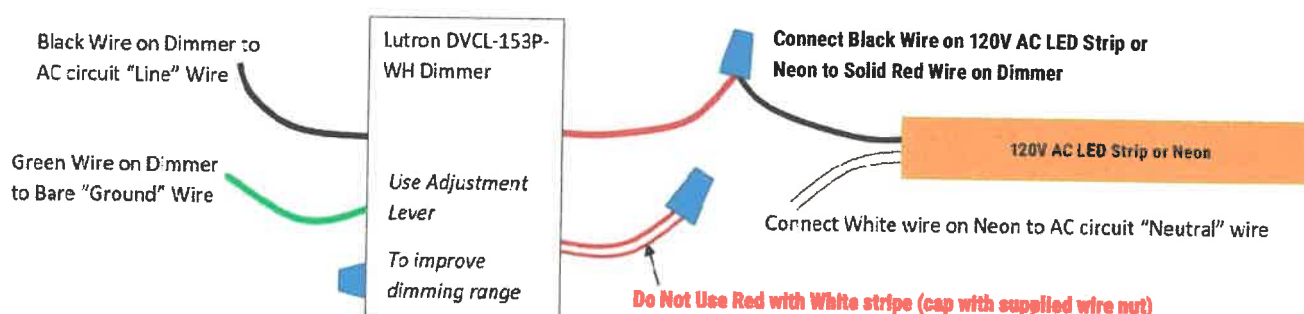


Compatible Dimmers are Listed Below

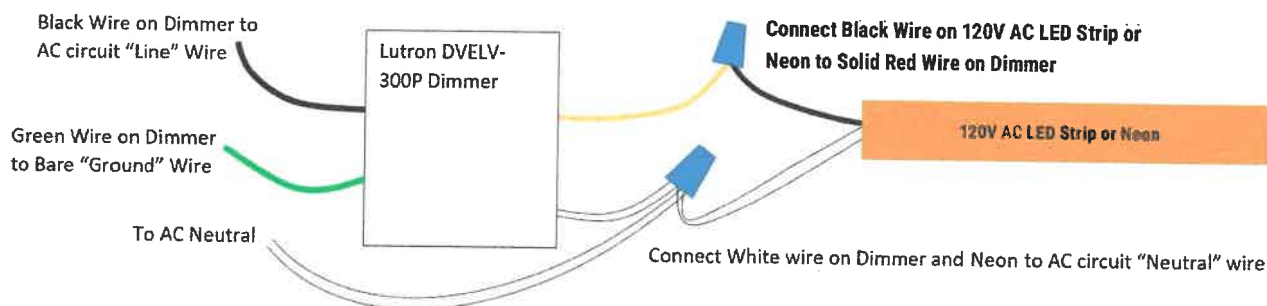
NOTES:

- Use only with hardwire installation
- Do NOT install dimmer to control outlets / plug-in receptacles or use with other loads
- Follow all notes in the install guide supplied with each dimmer
- Must use appropriate components that comply with local codes if installed outdoors (weather-proof connectors, cord covers, enclosures, etc)
- Go to Lutron.com for more information if needed for the compatible dimmers listed below
- The dimming range with 120V is typically less than with 24V. We recommend using one of the compatible dimmers below. If one of these dimmers isn't used, please note it's the customer's responsibility to ensure acceptable dimming with their chosen dimmer.

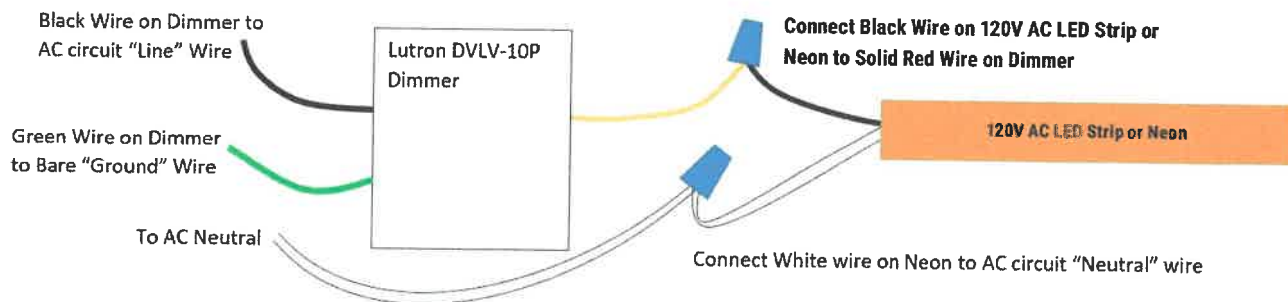
LUTRON DVCL-153P



LUTRON DVELV-300P



LUTRON DVLV-10P

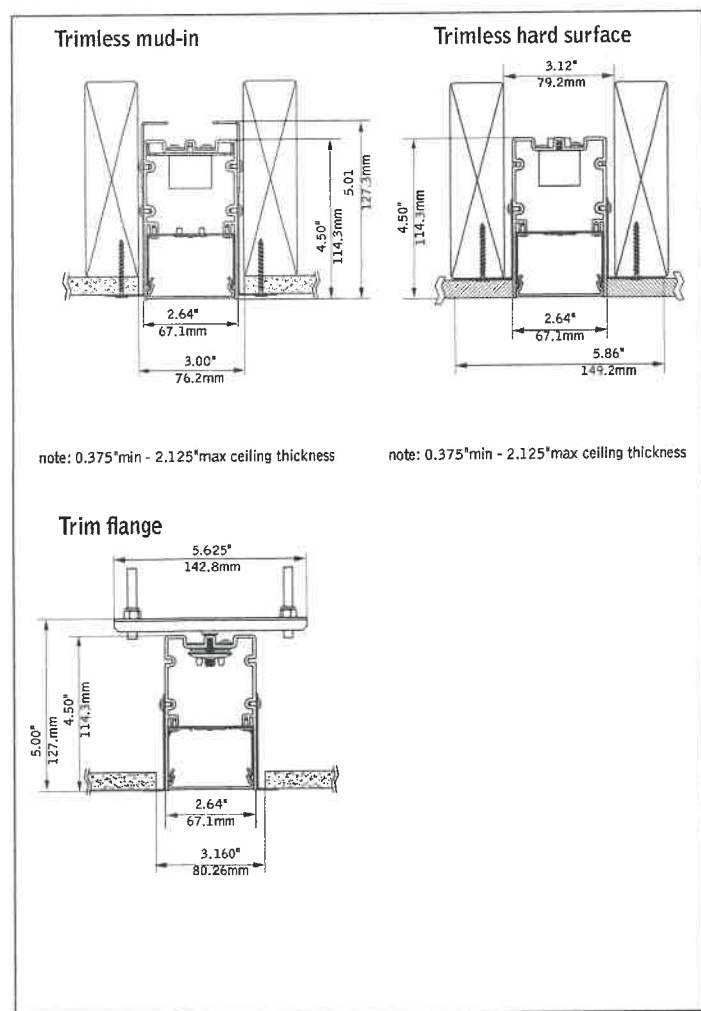


Seem® 2

LED - WET LOCATION



DIMENSIONAL DATA



FEATURES

Narrow extruded aluminum 2.5" aperture recessed slot LED suitable for wet location.

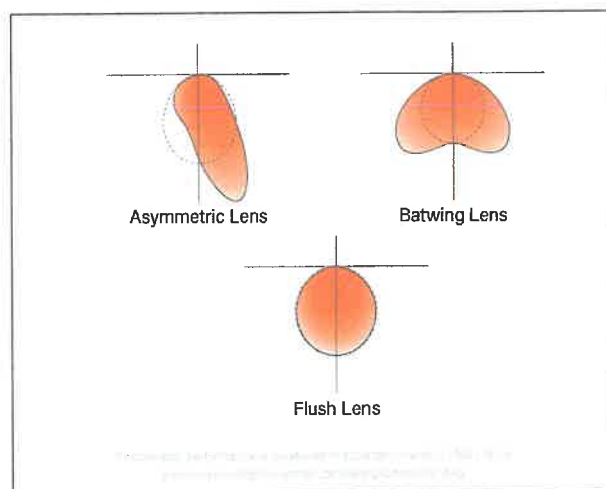
Integrates with ceiling for a clean, unobtrusive aesthetic.

Individual units and continuous runs in 1' increments.

Frosted acrylic lens provides uninterrupted illumination, without pixels or shadows.

LED position and lens material optimized to provide the perfect blend of high performance and visual comfort.

PERFORMANCE



SPECIFICATIONS

LED System

Proprietary linear LED module incorporates premium LEDs on a robust platform to achieve excellent thermal management. LEDs are placed to promote a uniform appearance. Available in 3000K, 3500K, 4000K with CRI>80, 3SDCM. LED modules and drivers are replaceable from below.

Construction

One piece extruded aluminum housing. 20 Ga. steel end caps. Housing for new construction applications. 2' unit weight: 5.1 lbs., 3' unit weight: 7.6 lbs., 4' unit weight: 10.1 lbs., 5' unit weight: 12.6 lbs.

Optic

Reflectors fabricated of 22 Ga. steel finished in High Reflectance White powder coat. Extruded acrylic lens .07" thick with satin finish, up to 8' continuous.

Electrical

Luminaires are pre-wired with factory installed branch circuit wiring and over-molded quick connects. Standard 120-277V constant current driver includes 0-10V analog dimming. Power factor > .9.

Emergency Battery

Output - 10 watts for 90 minutes. Maximum mounting height: 179ft.

Labels

UL and cUL Listed for wet location recessed ceiling applications in indoor and outdoor environments. Lutron Drivers not recommended for outdoor environments below 0°C. IP65 per IEC 60529 ensures that the enclosure is dust-tight and protected against jet streams of water from any direction without any harmful effects.

Finish

Polyester powder coat applied over a multi-stage pre-treatment.

Lumen Maintenance

Reported: L70 at >61,000 hours Calculated: L70 at 385,000 hours
L90 at >61,000 hours L90 at 103,000 hours

Derived from EPA TM-21 calculator. Based on typical conditions, consult factory for additional data.

Reliability

At Focal Point, our products are designed to stand the test of time. Each luminaire is engineered using superior components, manufactured with the utmost care and rigorously tested. Contact us for reliability data.

Warranty

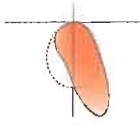
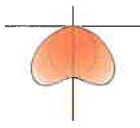
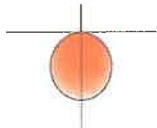
LED system rated for operation in ambient environments up to 35°C. 5-year limited warranty.

4' PERFORMANCE CHART

See page 3.

ORDERING		FSM2LWL
Luminaire Series		
Seem 2 LED Wet Location	FSM2LWL	
Shielding		
(Ceiling applications only)		
Asymmetric Lens	AS	
Batwing Lens	BW	
Flush Lens	FL	
Lumen Output		
125 Lumens per foot (4' minimum.)	125LF	
250 Lumens per foot	250LF	
375 Lumens per foot	375LF	
500 Lumens per foot	500LF	
625 Lumens per foot	625LF	
750 Lumens per foot	750LF	
875 Lumens per foot	875LF	
1000 Lumens per foot	1000LF	
Color Temperature		
2700K, 80+ CRI or 90+ CRI	27K or 927K	
3000K, 80+ CRI or 90+ CRI	30K or 930K	
3500K, 80+ CRI or 90+ CRI	35K or 935K	
4000K, 80+ CRI or 90+ CRI	40K or 940K	
Circuits & Zones		
1 Circuit, non-emergency	1C	
Consult Ordering Guide on page 3 for multiple circuiting and zoning options	_C_Z_DL	
Voltage		
120/277 UNV Volt	UNV	
347 volt (LD1 and L11 driver only)	347V	
Control System & Dimming Level		
0-10V - 1% Dimming	L11	
0-10V - 10% Dimming	LD1	
Lutron Hi-Lume EcoSystem (LDE1) - 1% Dimming	LH1	
Ceiling Configuration		
Trim Flange Drywall	TF	
Mud-in Trimless, 1/2" Drywall	XF1	
Mud-in Trimless, 5/8" Drywall	XF2	
Mud-in Trimless, any Drywall Thickness	XFF	
Non-Drywall Hard Surface	XFN	
Factory Options		
(See Ordering Guide for ordering details for DC, EC, EM & ECD.)		
Chicago Plenum	CP	
Daylight Circuit	_DC	
Emergency Circuit	_EC	
Emergency Battery Pack [†]	_EM	
Emergency Control Device [†]	_ECD	
[†] (4' minimum.)		
6' New York City Flex Whip	FNY	
6' Flex Whip	FW	
IP65 Rated	IP65	
(Individual units only, not available with Flex Whip)		
NSF Listed	NSF	
Finish		WH
Matte White Housing	WH	
Luminaire Length		ft
Specify luminaire/row length in 1' increments	_ft	
(2' minimum, lengths are nominal.)		

4' PERFORMANCE CHART

Shielding		Lumens per Foot	Delivered Lumens	Tested System Watts	LPW
Asymmetric Lens		125LF	500	5.9	85
		250LF	1000	8.2	122
		375LF	1500	11.1	135
		500LF	2000	14.5	138
		625LF	2500	17.9	140
		750LF	3000	22.1	136
		875LF	3500	25.9	135
		1000LF	4000	29.8	134
Batwing Lens		125LF	500	5.5	91
		250LF	1000	8.7	115
		375LF	1500	12.0	125
		500LF	2000	15.5	129
		625LF	2500	20.0	125
		750LF	3000	24.0	125
		875LF	3500	28.1	125
		1000LF	4000	32.4	123
Flush Lens		125LF	500	5.6	89
		250LF	1000	9.0	111
		375LF	1500	12.4	121
		500LF	2000	16.2	124
		625LF	2500	20.8	120
		750LF	3000	24.9	120
		875LF	3500	29.3	119
		1000LF	4000	33.8	118