



**CITY OF CHESTERFIELD
PLANNING AND PUBLIC WORKS COMMITTEE MEETING**

**THURSDAY, AUGUST 20, 2026
5:30 P.M.**

CONFERENCE ROOM 101

I. APPROVAL OF MEETING SUMMARY

A. Approval of the August 6, 2026 Planning and Public Works Committee Meeting Summary

II. UNFINISHED BUSINESS

III. NEW BUSINESS

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. (Ward 1)

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. (Ward 1)

C. Elbridge Payne Road: A street name change for a road located in the City of Chesterfield. (Ward 2)

D. Wildhorse Village Special Business District Advisory Board

E. Downtown Chesterfield Special Business District Advisory Board

F. Downtown Chesterfield – Discussion with TSG Representatives: (Ward 2)

IV. OTHER

V. ADJOURNMENT

Note: The Planning and Public Works Committee 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 & PUBLIC WORKS COMMITTEE MEETING SHOULD CONTACT CITY CLERK VICKIE MCGOWND (636)537-6716 AT LEAST TWO (2) WORKDAYS PRIOR TO THE MEETING.



RECORD OF PROCEEDING

MEETING OF THE PLANNING AND PUBLIC WORKS COMMITTEE CHESTERFIELD CITY HALL 690 CHESTERFIELD PARKWAY WEST CONFERENCE ROOM 101

August 6, 2026

Vice-Chairperson Hansen called the meeting to order at 5:30 p.m.

PRESENT

Council Committee Member A.J. Moll, Ward I
Council Committee Member Mary Ann Mastorakos, Ward II
Councilmember Patricia Tocco, Ward II
Council Committee Member Merrell Hansen, Ward IV
James Eckrich, Public Works Director/City Engineer
Theresa Barnicle, Executive Assistant/Recording Secretary

ABSENT

Council Committee Member Lane Koch, Ward III

APPROVAL OF MINUTES

Councilmember Mastorakos made a motion, seconded by Councilmember Moll, to approve the July 23, 2026 Planning and Public Works Committee Meeting minutes. A vote was taken with a unanimous affirmative result (3-0), and the motion was declared passed.

NEW BUSINESS

2026 Wildhorse Village Snow Removal Services

Public Works Director James Eckrich presented a recommendation for the City to contract with BSR for snow removal within the Wildhorse Village subdivision. He detailed that the City is preparing for acceptance of these streets, which is expected to occur prior to the end of this year. The streets are

currently non-compliant due to construction damage, with restoration expected to start in August.

Mr. Eckrich explained that snow removal on these specific streets presents challenges because of the street layout and limited space for snow storage. A contract with BSR is recommended because their equipment is better suited than the City plows. Mr. Eckrich also noted that this contractor already services the area and is familiar with it.

Mr. Eckrich reminded the committee that this area is funded by a Special Business District. Accordingly, any costs incurred will be paid through the SBD. The proposed contract contains a not-to-exceed figure of \$50,000. The City/SBD will pay actual costs based upon the proposal/fee schedule submitted by BSR.

The Committee asked several questions, which were addressed by Mr. Eckrich. Councilmember Moll questioned the cost for the City to buy different equipment and service this area. Mr. Eckrich explained the reasons he would not recommend doing this, including configuration of the subdivision, personnel challenges, and SBD funding.

Councilmember Mastorakos made a motion, seconded by Councilmember Moll, to forward 2026 Wildhorse Village Snow Removal Services to City Council with a recommendation to approve. A vote was taken with a unanimous affirmative result (3-0), and the motion was declared passed.

2026 Arterial Road Resolution

Mr. Eckrich presented a Resolution opposing potential action by St. Louis County to transfer arterial road maintenance responsibility from St. Louis County to area municipalities. Mr. Eckrich stated that such action would potentially increase the City's lane miles – currently 186 – by twenty percent. Additionally, these roads are configured with multiple lanes and include traffic signals, which would dramatically impact the City's budget and operations. The proposed resolution would oppose any unilateral County action, with City legal counsel opining that the County cannot act arbitrarily in this matter. The resolution also encourages other municipalities to adopt similar measures, with collective opposition urged by sending a template resolution to other cities.

The Committee members expressed frustration regarding the condition of many County roads, including White Road, Conway Road, and Wildhorse Creek Road. The Committee members questioned whether the City should commence negotiations regarding the future maintenance of these roadways. Mr. Eckrich stated that the City has worked with County on roadway transfers in the past, including Ladue Road, Woods Mill Road, and Schoettler Road. City staff are not opposed to logical solutions, including funding. The staff is opposed to any unilateral action to “dump” these roads on the City and the impact such action would have on our current roadway system comprised of 186 miles. After

further discussion of the matter, the Committee reached a consensus to move the issue forward to City Council.

Councilmember Moll made a motion, seconded by Councilmember Mastorakos, to forward 2026 Arterial Road Resolution to City Council with a recommendation to approve. A vote was taken with a unanimous affirmative result (3–0), and the motion was declared passed.

2026 Concrete Pavement Manual

Mr. Eckrich provided a presentation summarizing the details of the 2026 Concrete Pavement Report. The Committee thanked Mr. Eckrich for the report and asked a number of questions. Mr. Eckrich addressed the age of our concrete streets, inspection cycles, the overall condition of our pavement network, and expected future condition. He stated that the Public Works Department will continue to present this report annually.

The Committee expressed overwhelming support for the data-driven approach and the details included in the report. Councilmember Hansen questioned whether the Council should allocate additional funds in 2027 due the projected funding in that year. Mr. Eckrich explained that funding for concrete replacement is lower in 2027 due to a number grant projects. While funding falls below \$4 million in 2027 it increases in 2028 and 2029. Mr. Eckrich stated that while he did not believe additional funding was necessary, it certainly could be used. The Committee discussed this in detail and will consider future action as part of budget deliberations.

Committee members complimented the responsiveness and professionalism of the Public Works Department. Mr. Eckrich responded that responsiveness, accountability, and honesty are extremely important and prioritized in the Public Works Department. Councilmembers relayed their appreciation, noting his directness allows them to be straightforward with residents in return. The item was for discussion and informational purposes, so a vote was not necessary.

ADJOURNMENT

The meeting was adjourned at 6:50 p.m.

Respectfully submitted:

James Eckrich
Director of Public Works/City Engineer

Theresa Barnicle
Executive Assistant

Date Approved: _____

Memorandum

Department of Planning



To: Planning and Public Works Committee

From: Isaak Simmers, Planner

Date: August 20, 2026

RE: **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.

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 on a portion of a 2.56-acre tract at the intersection of Hilltown Village Center and Olive Boulevard, in preparation for converting the site from a childcare facility to a dog grooming facility.

The City of Chesterfield Architectural Review Board (ARB) reviewed the submittal on July 9, 2026, and issued two recommendations for approval: change the roof shingle material to a grayer, cooler tone, and provide additional color and material samples. The motion passed by a vote of 6–0. The applicant revised the architectural elevations accordingly and submitted the additional samples; the ARB had no objections to the changes.

The City of Chesterfield Planning Commission reviewed the submittal on August 10, 2026, and moved to approve with one condition: extend the proposed white vinyl fence along the parking area to mitigate the impact of the drive aisle and parking area on the residential subdivision to the north. The motion passed by a vote of 8–0. Following the meeting, Volz, Inc., in partnership with Loomis Associates Landscape Architects and Planners, submitted a revised Amended Site Development Section Plan and Landscape Plan reflecting the fence extension and related landscaping revisions.

Power of Review was invoked under Section 405.02.200, under which the City of Chesterfield Planning and Public Works Committee may recommend to City Council to amend, approve, or deny any decision made by the Planning Commission.

Attachments

1. PC Staff Report
2. Submittal (8/13/26)

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

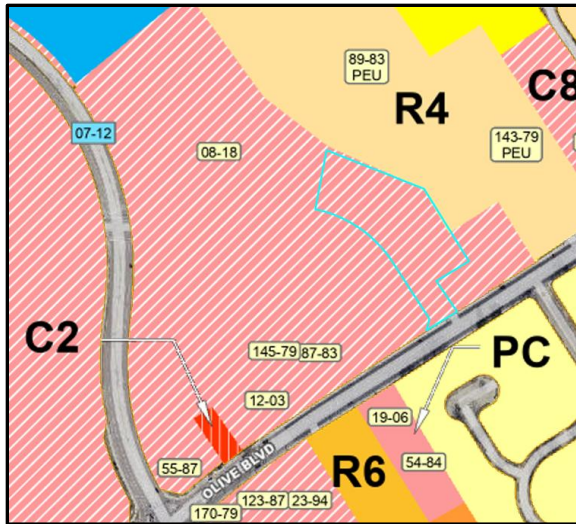


Figure 2: Zoning Map

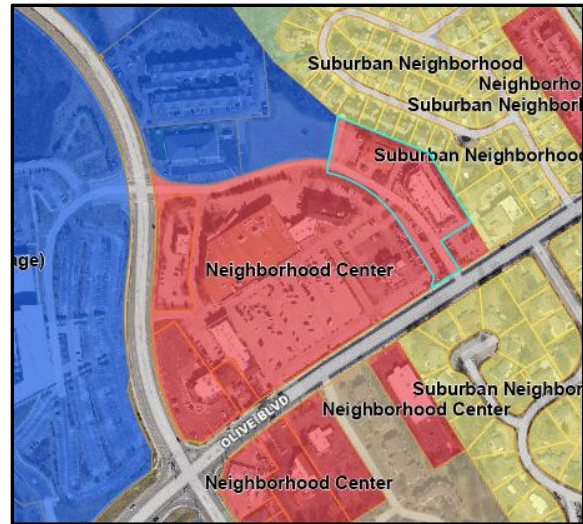


Figure 3: Land Use Map

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.

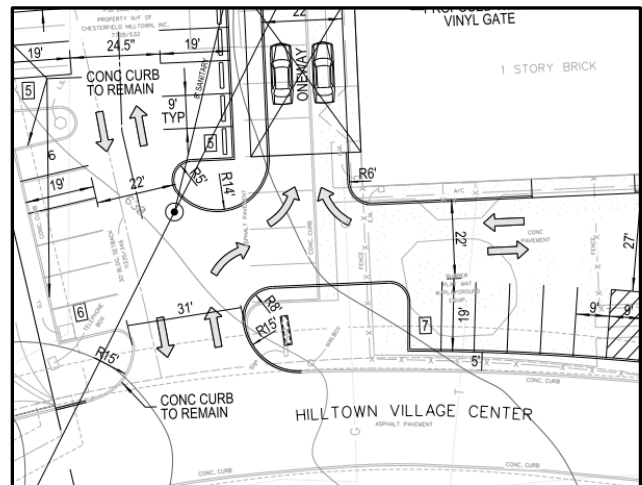


Figure 5: Circulation & Access

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).

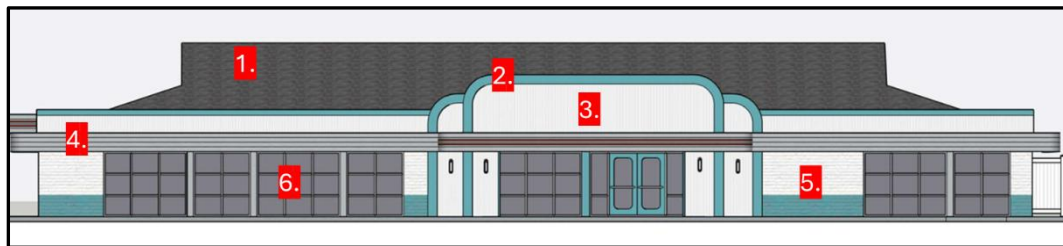


Figure 7: Materials, Color & Design

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:	METROPOLITAN ST LOUIS SEWER DISTRICT
WATER:	MISSOURI AMERICAN WATER COMPANY
ELECTRIC:	AMEREN
GAS:	SPIRE
FIRE:	MONARCH FIRE PROTECTION DISTRICT
SCHOOL:	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.



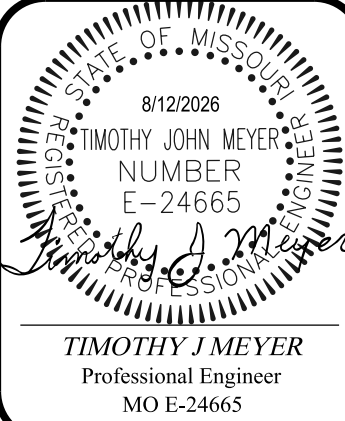
MISSOURI ONE-CALL 1-800-344-7483

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



TIMOTHY J. MEYER
Professional Engineer
MO E-24665

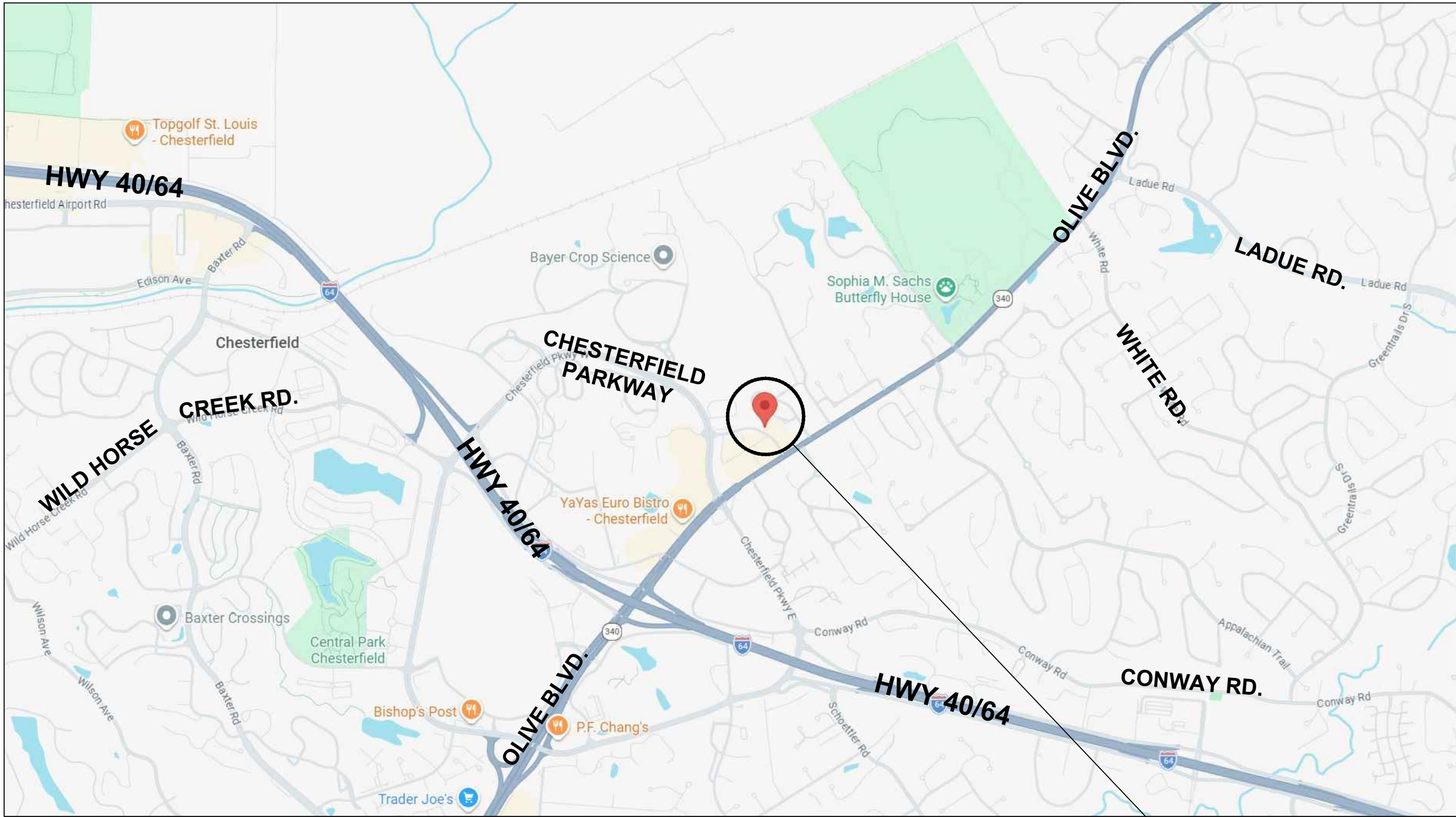
140 HILLTOWN VILLAGE CENTER
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CHESTERFIELD MISSOURI 63017

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

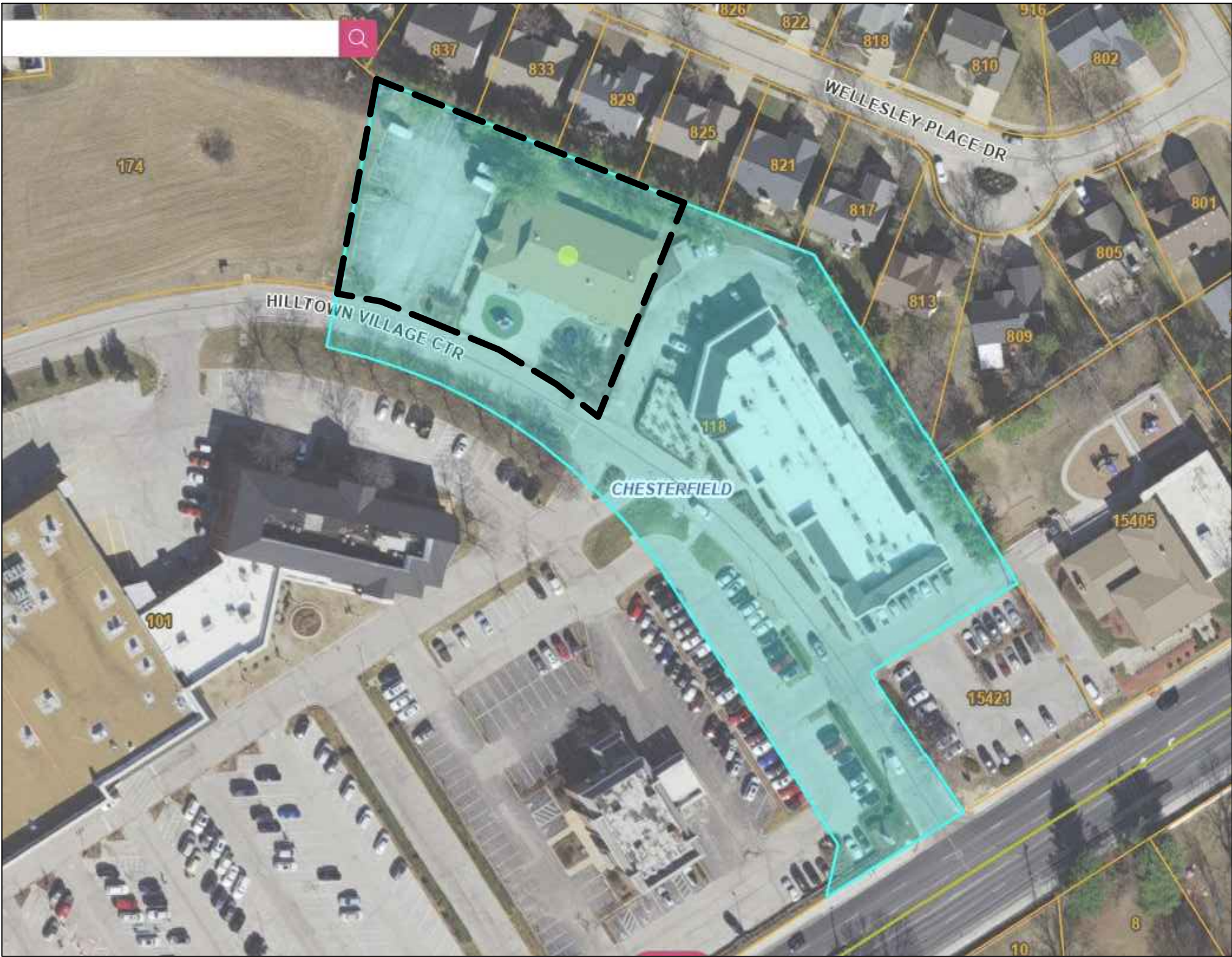
Base Map No. 18S
LOCATOR NO. 18S630327 PT
Project # 25160

ORD # 1272

08/12/2026
07



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



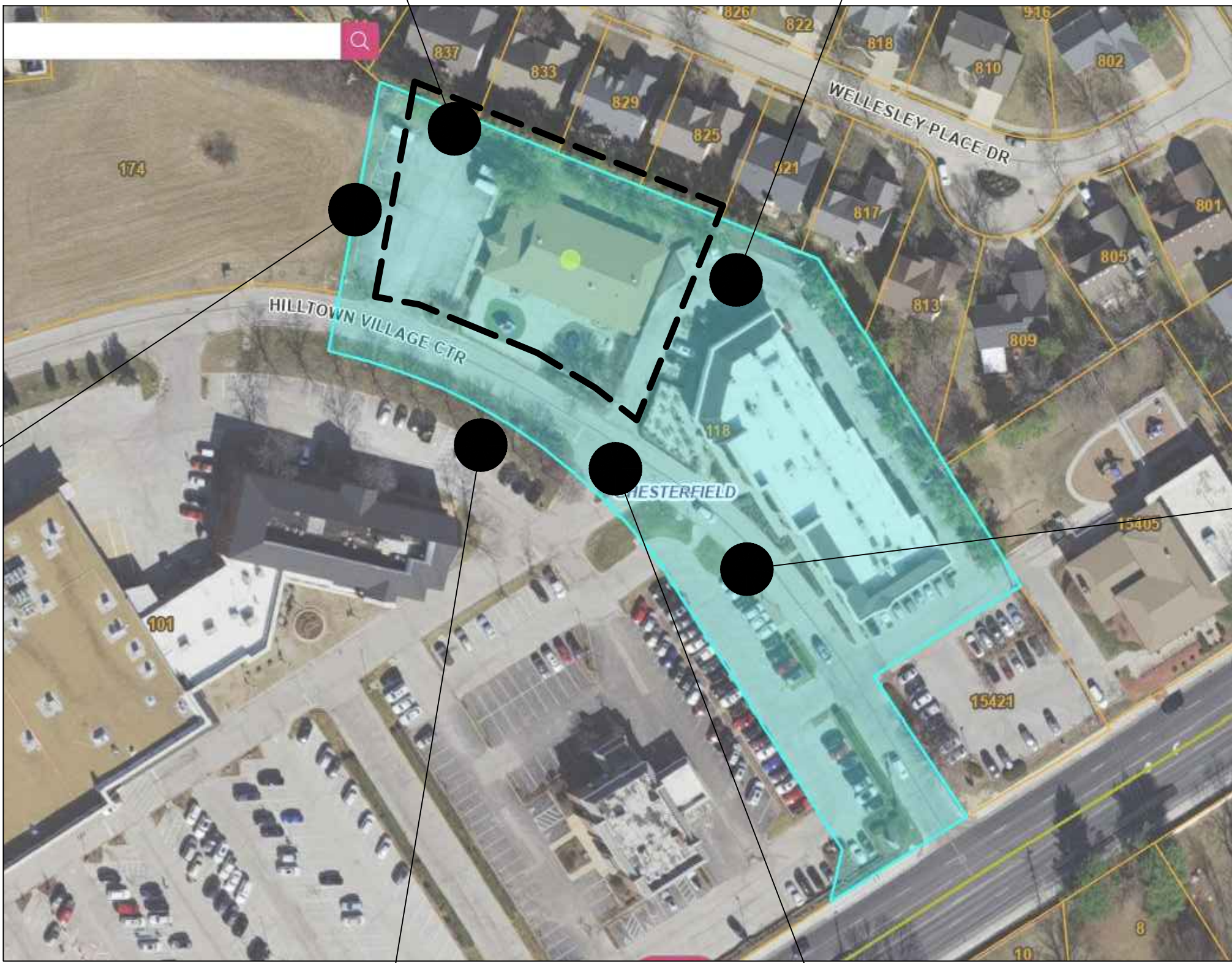
LOOKING NORTH FROM PARKING LOT AT TREE BUFFER



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



DESIGN WORKSHOP
MADEMANDESIGN.COM 314.200.2638

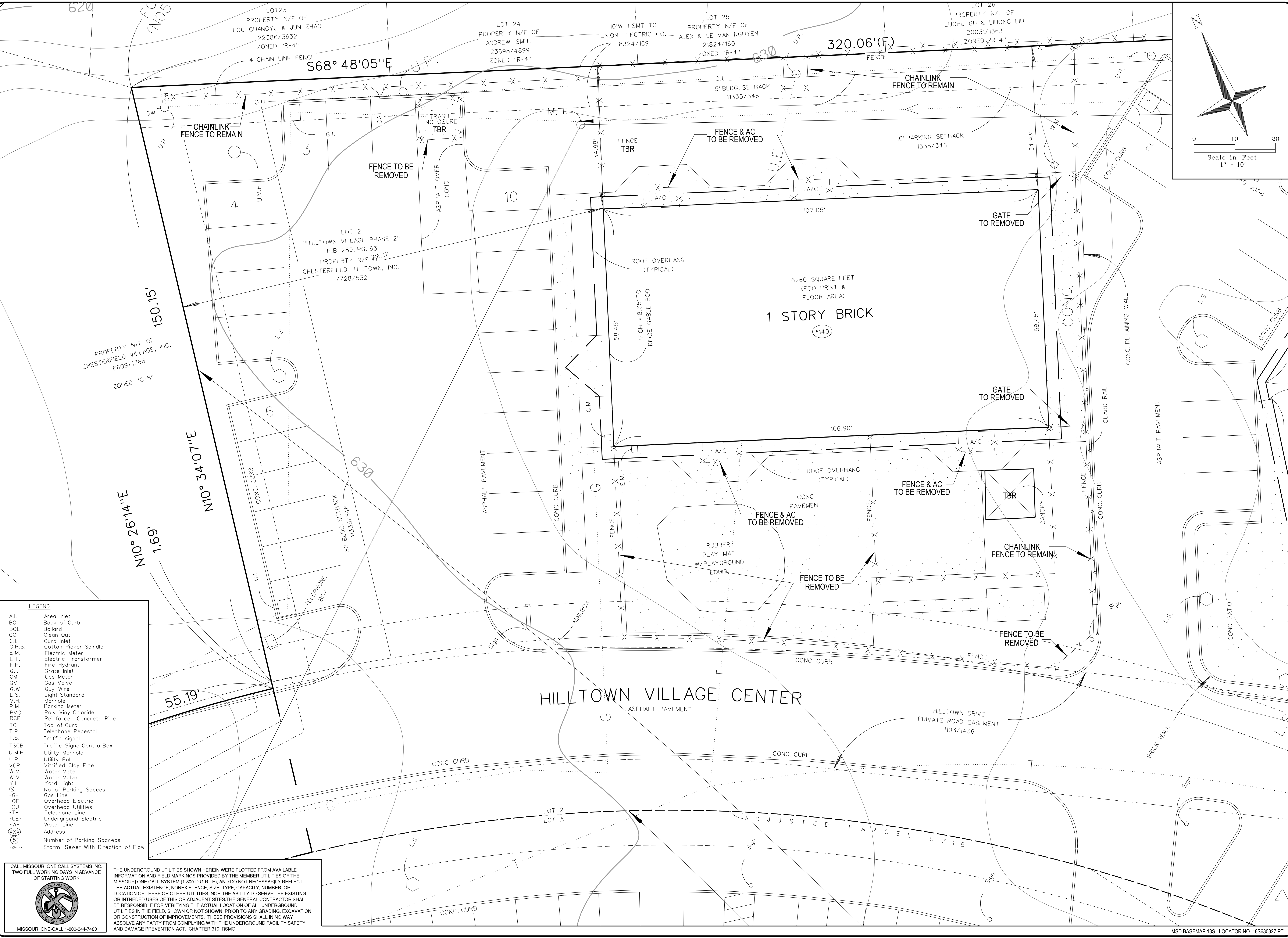
NICK ADAMS
A-201603626

REVISIONS

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

6.19.2026
A.02
VICINITY

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TWO FULL WORKING DAYS IN ADVANCE
OF STARTING WORK.

MISSOURI ONE-CALL 1-800-344-7483

Scale in Feet
1" = 10'

GOOD CLEAN DOG
CHESTERFIELD LLC
1234 HANLEY INDUSTRIAL CT
ST. LOUIS, MISSOURI 63144-1912
(314) 242-5277

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
EXISTING CONDITIONS

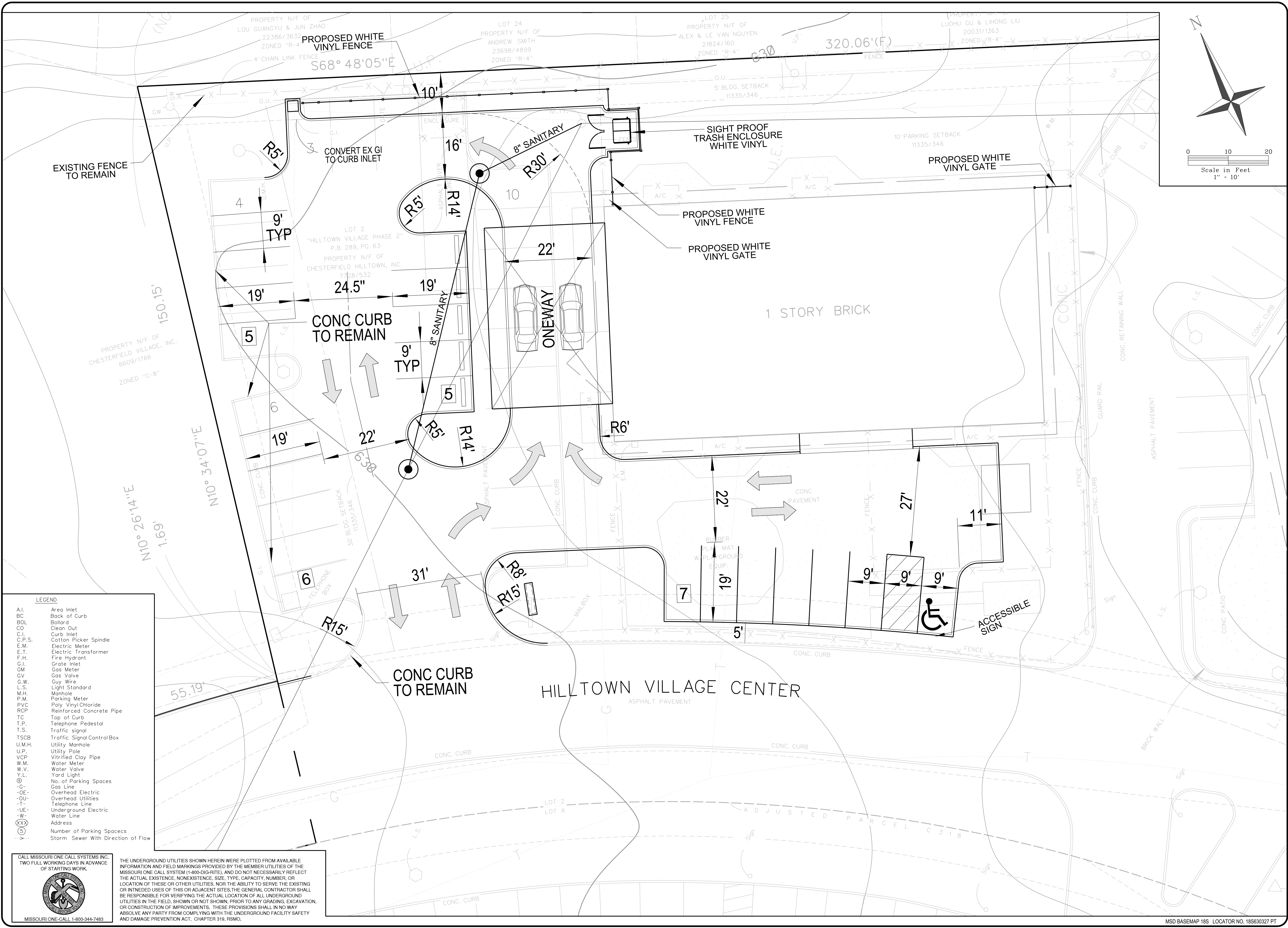
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LOCATOR NO. 18S030327 PT
Project # 25160

ORD # 1272

08/12/2026

02

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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
Ø	No. of Parking Spaces
-G-	Gas Line
-OE-	Overhead Electric
-OU-	Overhead Utilities
-T-	Telephone Line
-UE-	Underground Electric
-W-	Water Line
XXX	Address
5	Number of Parking Spaces
---	Storm Sewer With Direction of Flow

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OF STARTING WORK.

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MISSOURI ONE-CALL 1-800-344-7483

GOOD CLEAN DOG
CHESTERFIELD LLC
1224 HANLEY INDUSTRIAL CT
ST. LOUIS, MISSOURI 63114-1912
(314) 242-5277

DESIGN & WORKSHOP
www.volzinc.com

VOLZ
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Authority #023

MISSOURI STATE OF PROFESSIONAL ENGINEERS
TIMOTHY J. MEYER
NUMBER E-24665
Professional Engineer
MO E-24665

140 HILLTOWN VILLAGE CENTER
140 HILLTOWN VILLAGE CENTER
CHESTERFIELD MISSOURI 63017

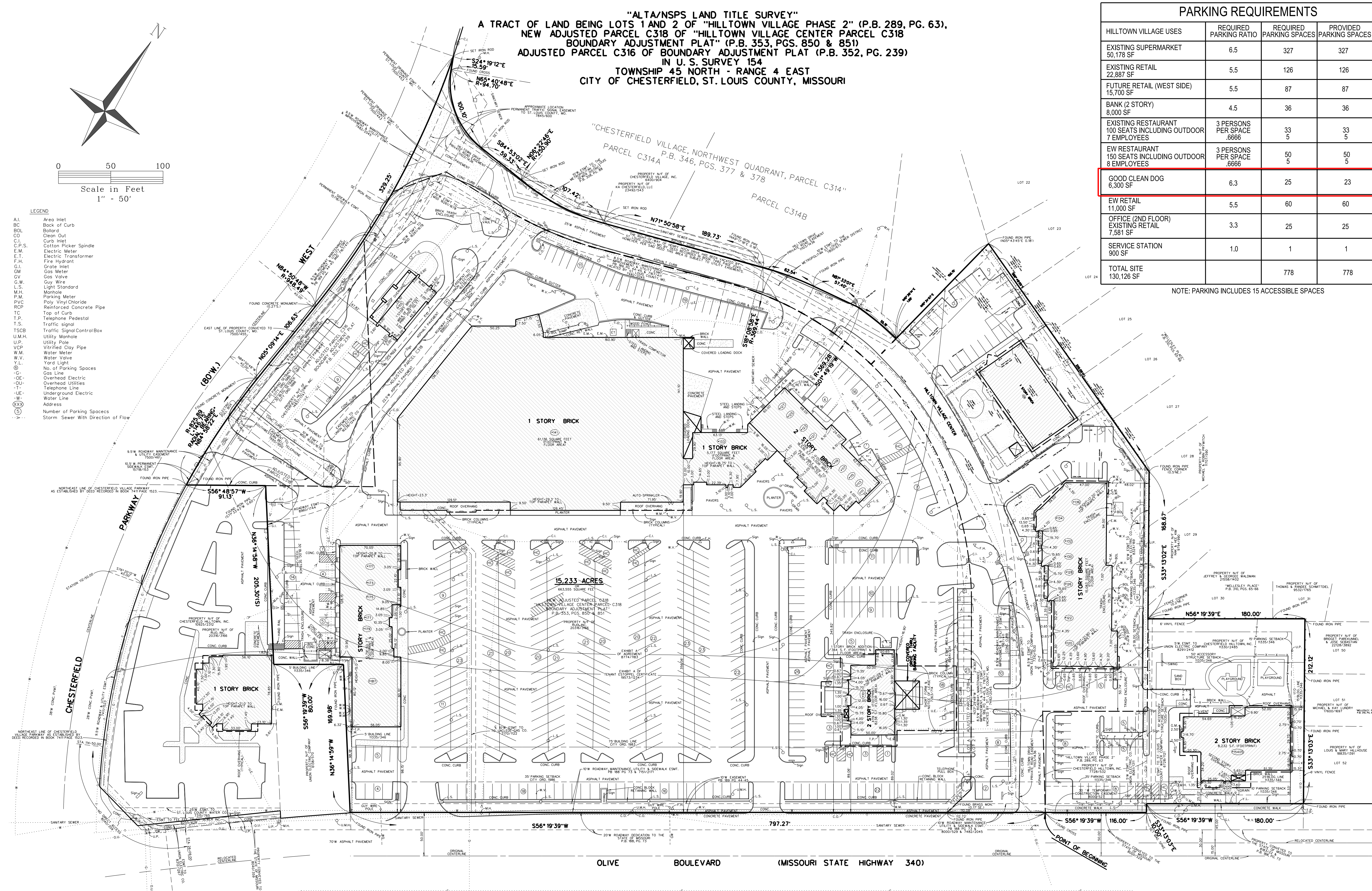
AMENDED SITE DEVELOPMENT
SECTION PLAN FOR LOT 2 OF HILLTOWN
VILLAGE SUBDIVISION
SITE PLAN

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

ORD # 1272

08/12/2026
03

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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

- 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

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Authority #023

8/12/2026
TIMOTHY JOHN MEYER
NUMBER
E-24665

Professional Engineer
MO E-24665

140 HILLTOWN VILLAGE CENTER
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CHESTERFIELD MISSOURI 63017

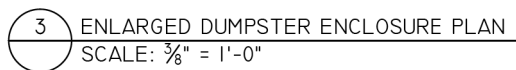
AMENDED SITE DEVELOPMENT
SECTION PLAN FOR LOT 2 OF HILLTOWN
VILLAGE SUBDIVISION
OVERALL PLAN

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

ORD # 1272

08/12/2026

04



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



(Signature): _____

(Name Typed): _____

In Testimony Whereof, I have hereunto set my hand and affixed my Notarial Seal at my Office in

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)

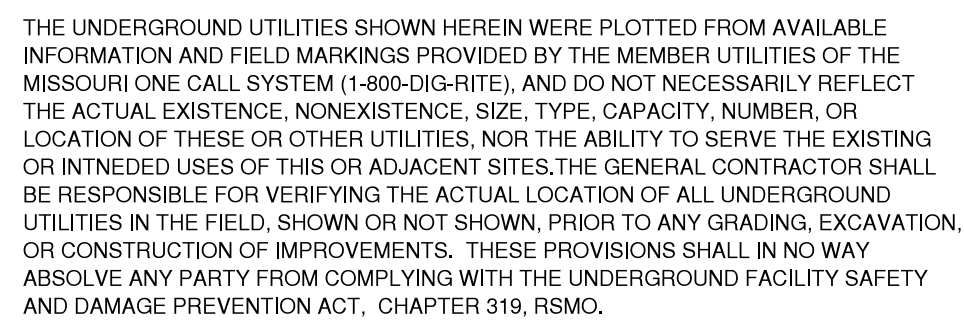
My term expires _____

(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

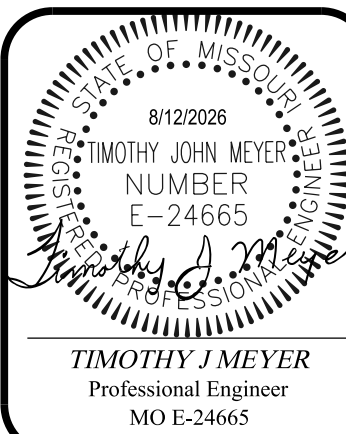


AMENDED SITE DEVELOPMENT
SECTION PLAN FOR LOT 2 OF HILLTOWN
VILLAGE SUBDIVISION - DETAILS

Case Map No. 18S	ORD # 1272
Case No. 18S630327 PT	
Project # 25160	

08-12-2026
05

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140 HILLTOWN VILLAGE CENTER
140 HILLTOWN VILLAGE CENTER
CHESTERFIELD MISSOURI 63017

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																					
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																					



DESIGN IS WORKSHOP

MADEMANDESIGN.COM 314.200.2638

NICK ADAMS
A-2016003626

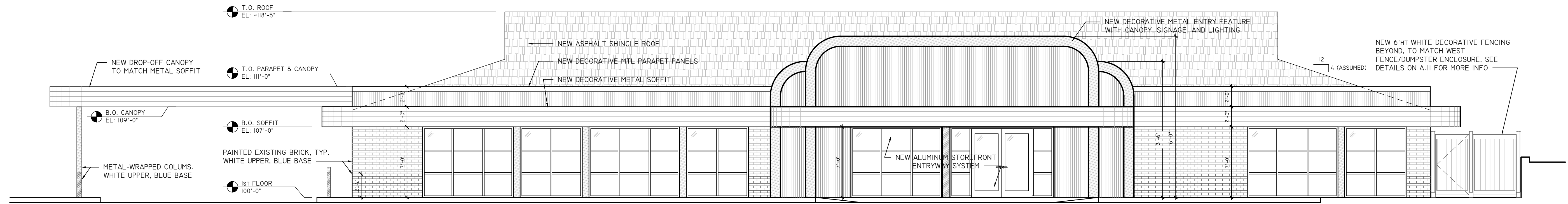
REVISIONS

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

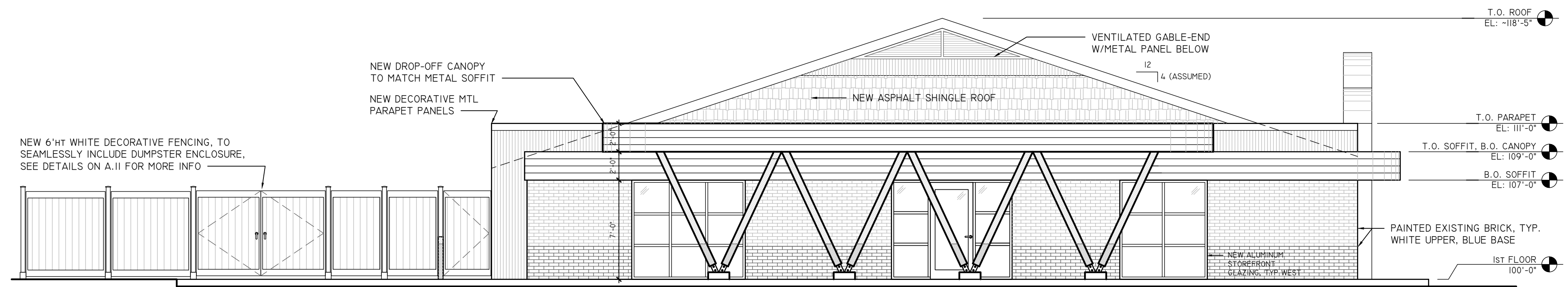
6.25.2026

A.61

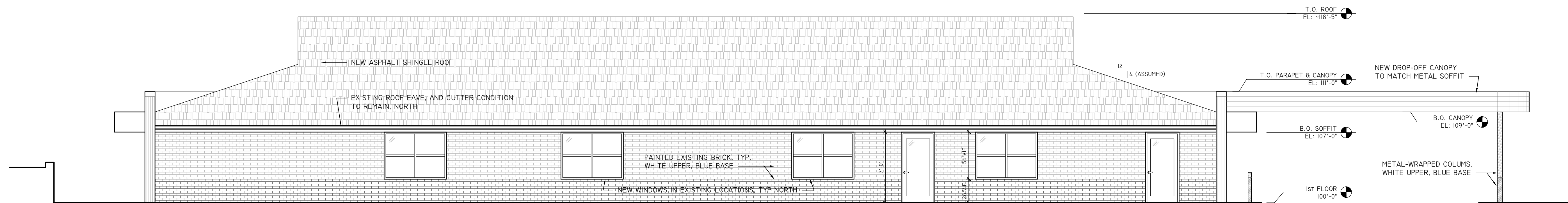
ELEVATIONS



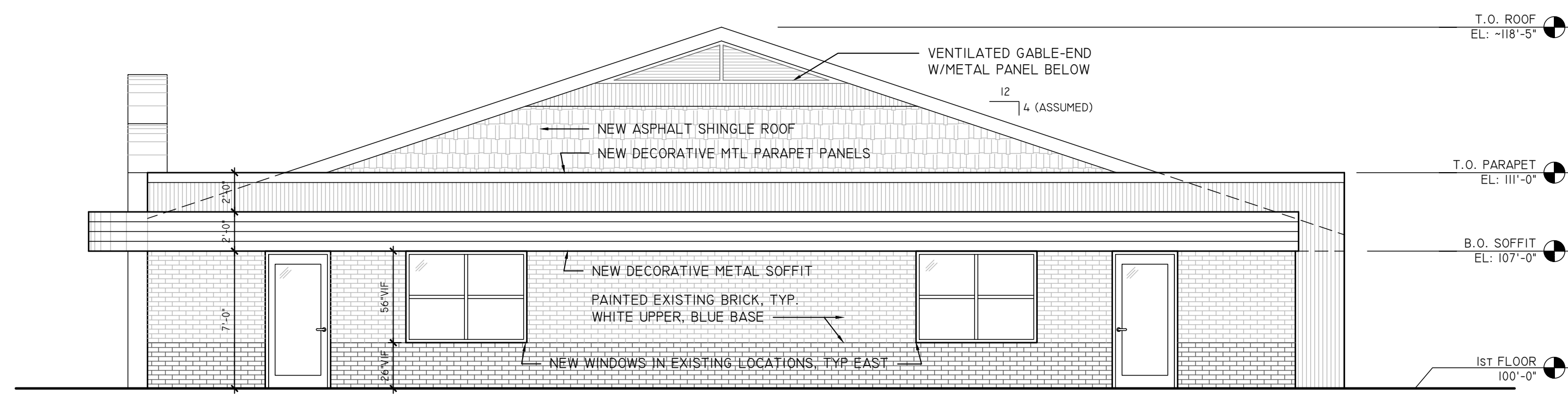
1 SOUTH ELEVATION
SCALE: $\frac{3}{16}$ " = 1'-0"



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"



DESIGN & WORKSHOP
MADEMANDESIGN.COM 314.265.2339

NICK ADAMS
A 2016.003626

REVISIONS

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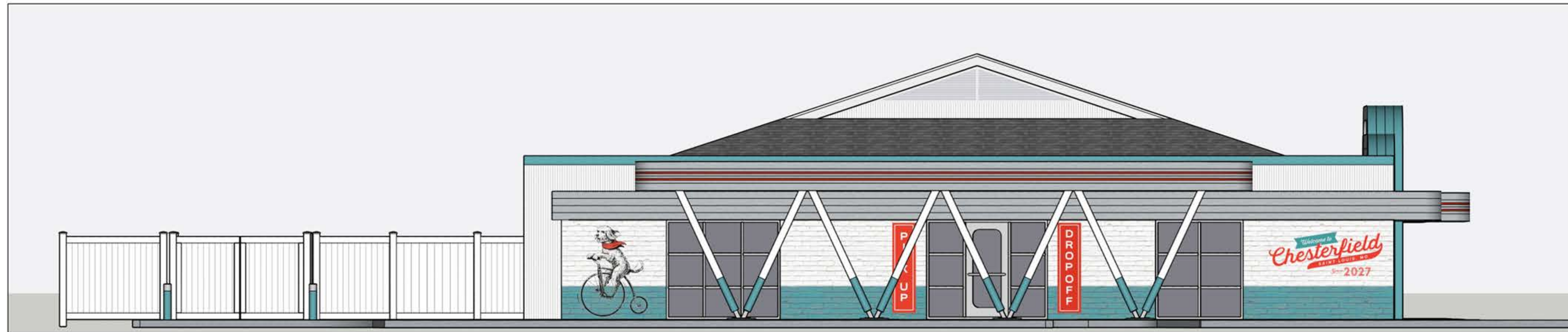
6.19.2026

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ELEVATIONS



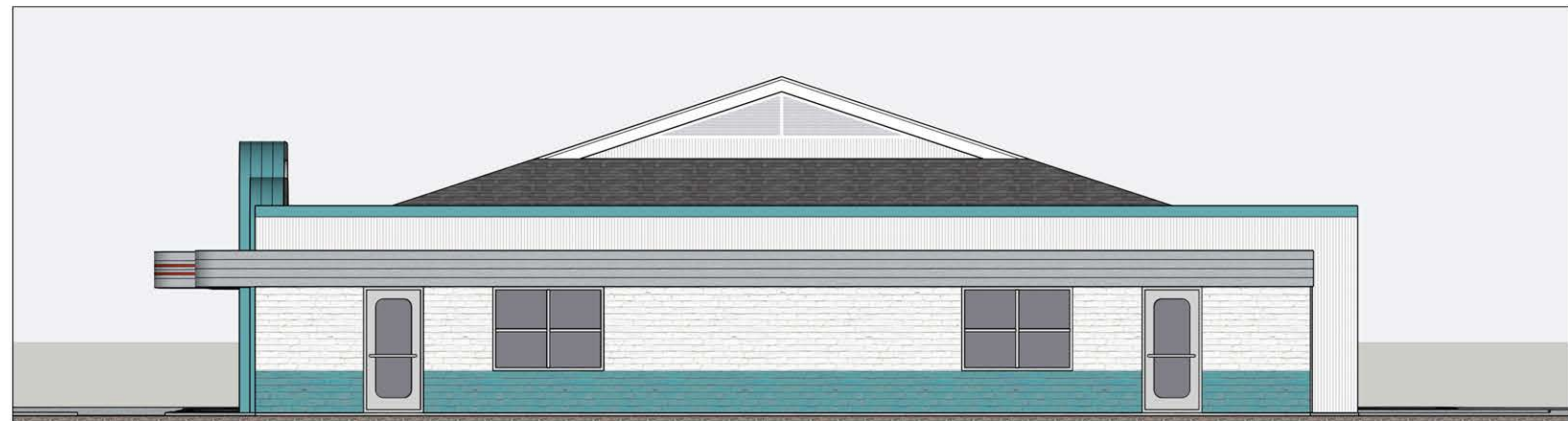
1 SOUTH ELEVATION
SCALE: $\frac{3}{16}" = 1'-0"$



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



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



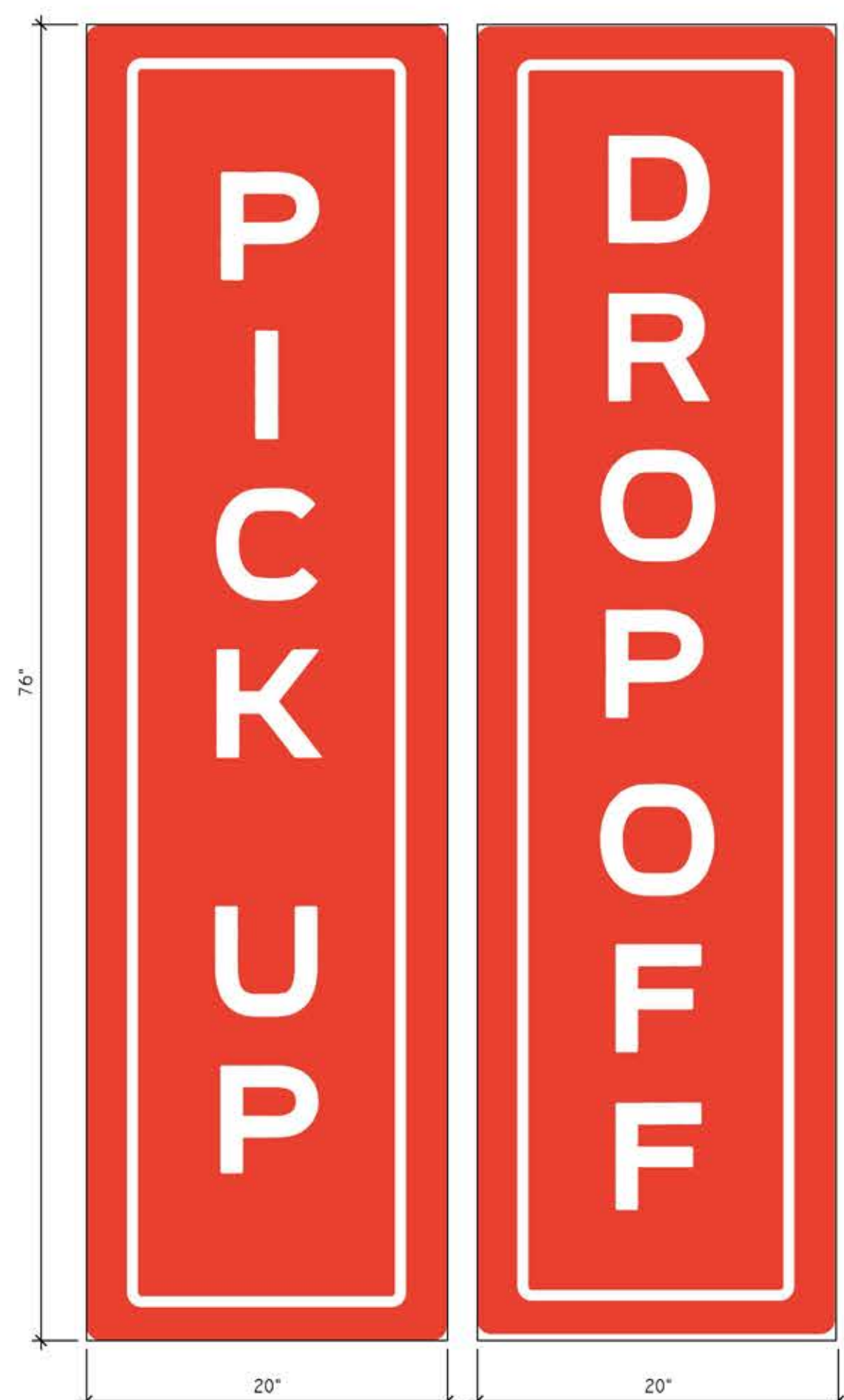
4 EAST ELEVATION
SCALE: $\frac{3}{16}" = 1'-0"$



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



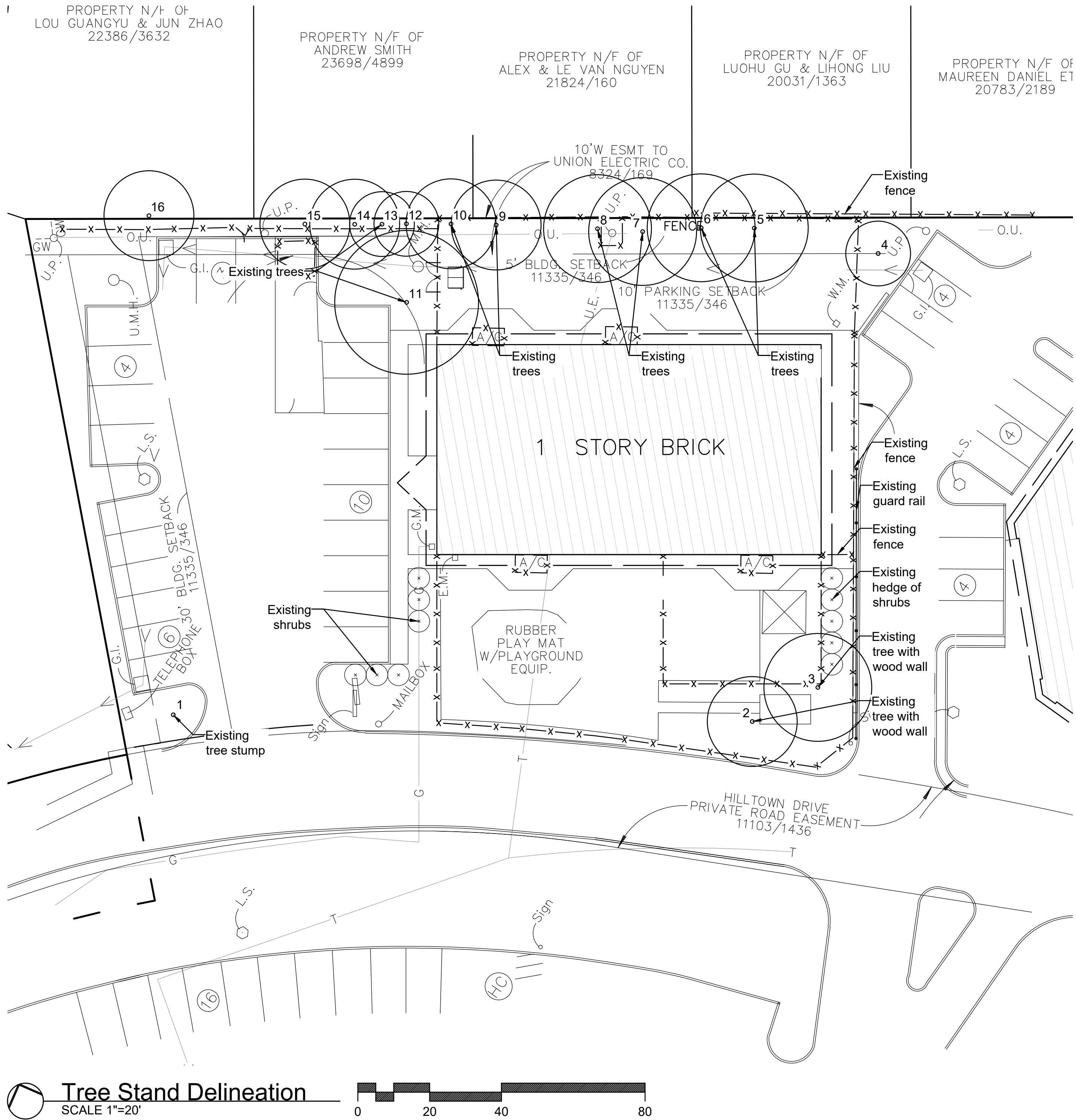
2 MURAL/GRAPHIC IMAGERY - DOG ON BIKE



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



4 MURAL/GRAPHIC IMAGERY -WELCOME TO CHESTERFIELD



EXISTING TREE INVENTORY							
ID	TREE SPECIES	DBH	CANOPY DIAMETER	CONDITION RATING	COMMENTS	TO BE PRESERVED	TO BE REMOVED
1	Stump				Stump		X
2	Pear	20"	25	2	Invasive species		X
3	Pear	8"	30	2	Invasive species		X
4	Pine	14"	18	2	Offsite, limbed at powerlines	X	
5	Pine	16"	30	2	Limbed at powerlines	X	
6	Pine	16"	30	2	Limbed at powerlines	X	
7	Pine	18"	30	2	Limbed at powerlines	X	
8	Pine	19"	30	2	Limbed at powerlines	X	
9	Pine	12"	25	1	Limbed at powerlines	X	
10	Pine	14"	25	2	Limbed at powerlines	X	
11	Pine	22"	40	3			X
12	Pine	5"	18	2	Limbed at powerlines	X	
13	Pine	7"	18	1	Vines, dead limbs		X
14	Pine	12"	25	2	Limbed at powerlines	X	
15	Pine	10"	25	2	Limbed at powerlines	X	
16	Pine	12"	25	1	Offsite, vines	X	

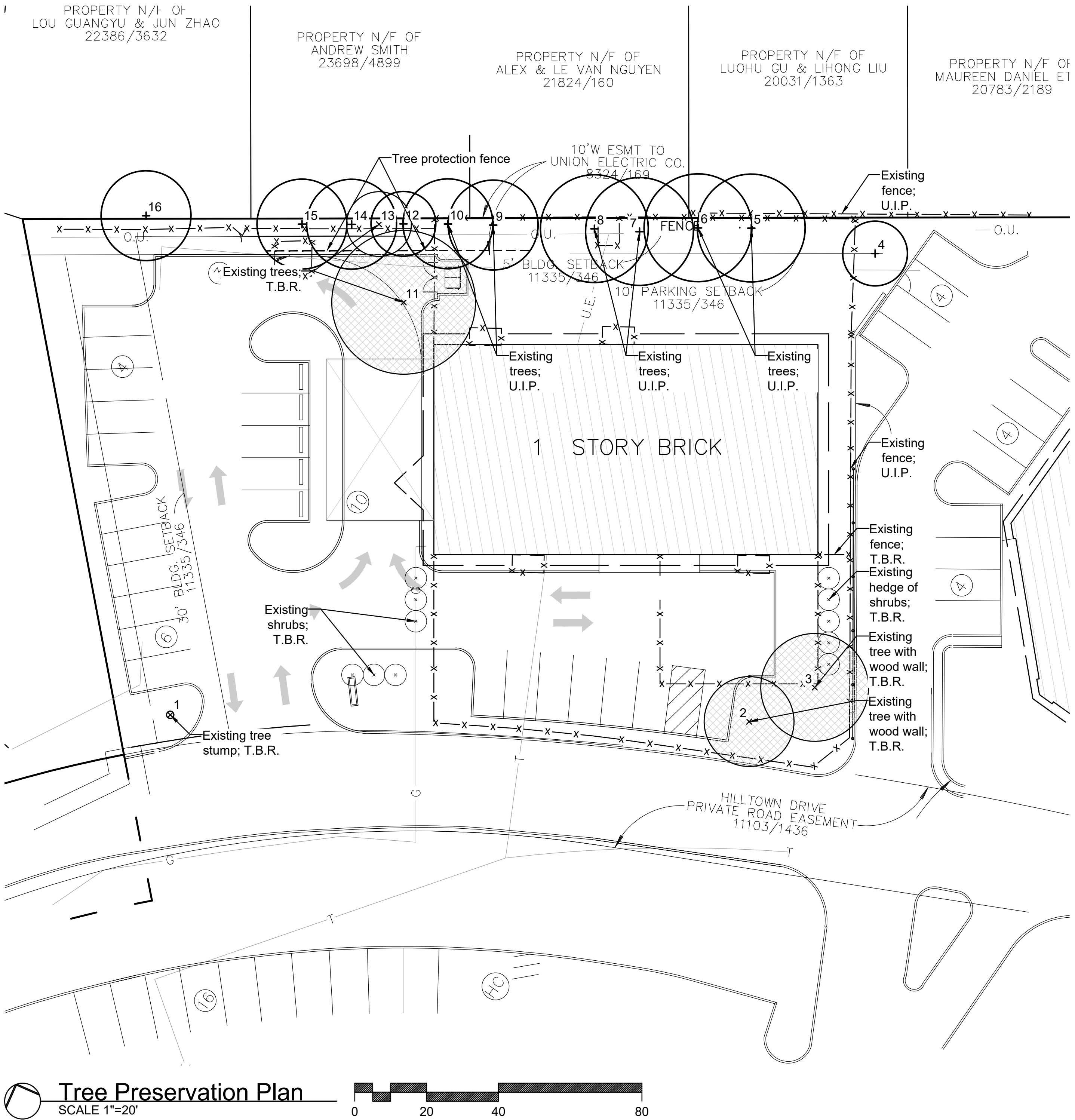
Existing Tree Summary:

Existing individual tree canopy area = 2,233 s.f.
Existing tree canopy area total = 2,233 s.f.

Note: Existing tree canopy coverage excludes offsite trees and the area in easements and rights-of-way with overhead utility lines.

Tree Condition Rating:

Excellent = 4
Good = 3
Fair = 2
Poor = 1
Dead = 0



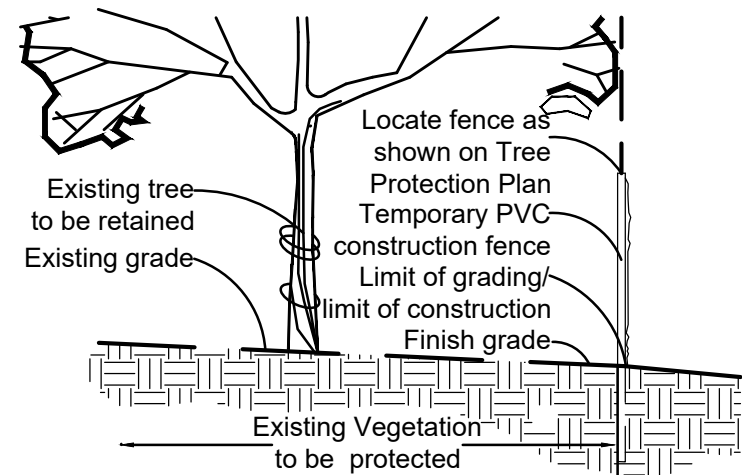
Existing Tree Preservation Summary:

Existing tree canopy area total = 2,233 s.f.
Existing tree canopy area to remove = 2,233 s.f. (100 %)
Existing tree canopy area to preserve = 0 s.f. (0 %)

Note: Refer to sheet L1.01 for Landscape Mitigation Plan and tree replacement summary.

Tree Protection Notes:

- Pre-construction meeting to be held on-site to include a presentation of tree protection measures to operators, construction supervisors, developer's representative, and city zoning inspector.
- Clearing Limits to be rough staked in order to facilitate location for installation of protection fencing. No early maintenance schedule is required.
- No clearing or grading shall begin in areas where the treatment and preservation measures have not been completed, including the installation of tree protection fencing as shown on the plan. Where necessary, Contractor may perform minor tree clearing prior to installing silt fencing and tree protection fencing provided they maintain tree protection area.
- Tree Protection Fencing shall be 4-foot high temporary plastic construction fence. No equipment traffic/parking, concrete washout, material storage or other such construction activity shall be permitted to penetrate the protection fencing except for the removal of dead or invasive plant material. All ground plane in planting areas shall be mulched with hardwood bark mulch. Tree Protection Signage will be placed along the Protection Fencing as shown as the dashed line on the plan.
- Tree protection measures to be maintained throughout construction.



Tree Protection Detail

Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

GOOD CLEAN DOG
140 Hilltown Village Center
Chesterfield, Missouri

Revisions:

Date	Description	No.

Drawn: KP
Checked: LH

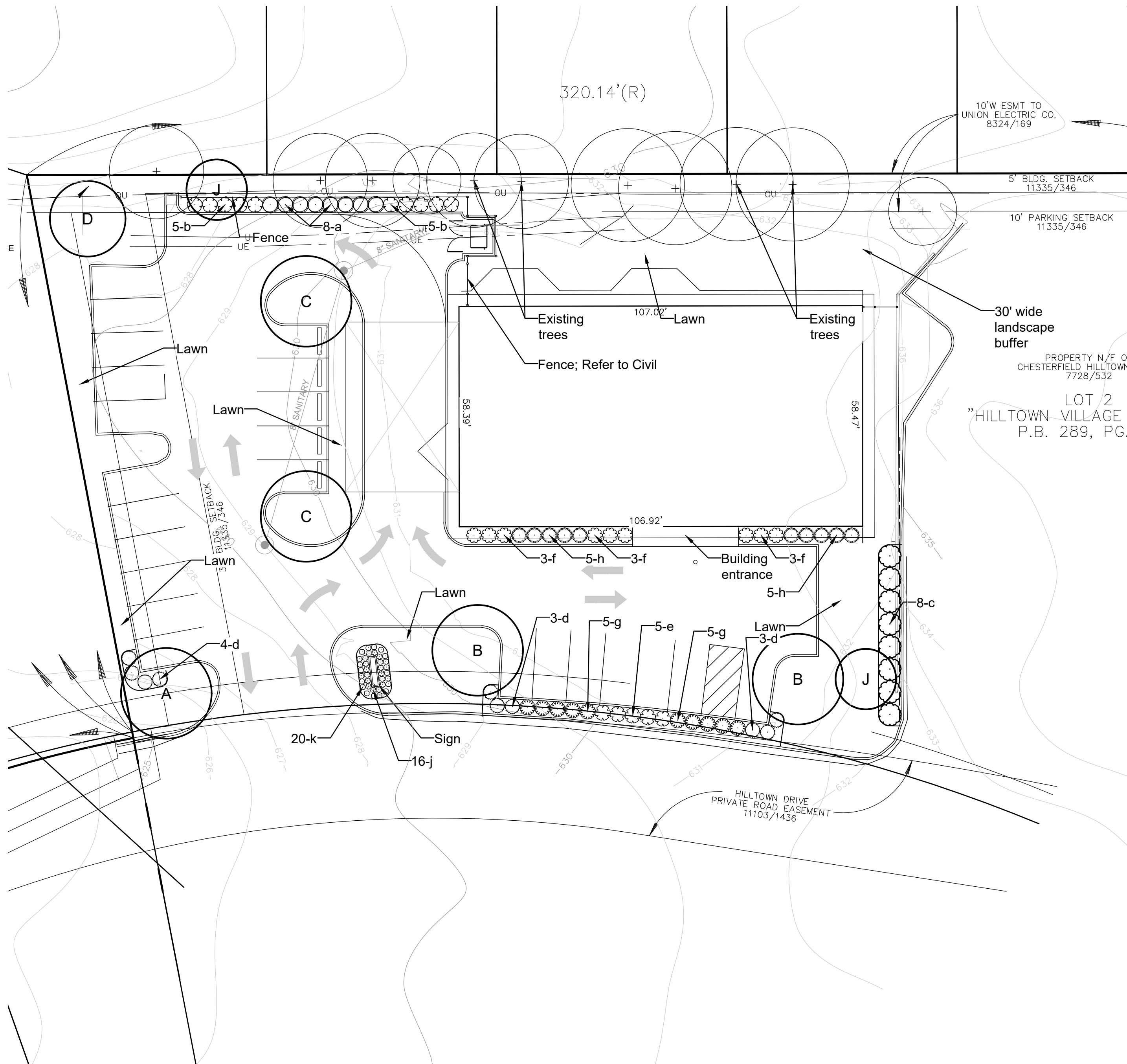
LOOMIS ASSOCIATES
landscape architects + planners
750 spirit 40 park drive, chesterfield, missouri 63005
t. 636-519-8668
www.loomis-associates.com

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Sheet Title: Tree Stand Delineation
Sheet No: TSD / TPP
Date: 5/14/26
Job #: 1111.001

Missouri State Certificate of Authority #: LAC #000191



Landscape Plan
SCALE 1"=20'

PLANTING SCHEDULE							
ID	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	SIZE / GROWTH RATE	GROWTH RATE %
CANOPY-SHADE TREE							
A	1	Acer saccharum 'Legacy'	Legacy Sugar Maple	2.5" caliper	B & B	Lg / Slow	9.09 %
B	2	Acer x freemanni 'Jeffersred'	Autumn Blaze Maple	2.5" caliper	B & B	Lg / Fast	
C	2	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	2.5" caliper	B & B	Lg / Slow	18.18 %
D	1	Nyssa sylvanica	Blackgum	2.5" caliper	B & B	Med / Slow	9.09 %
UNDERSTORY-ORNAMENTAL TREE							
J	2	Carpinus betulus 'Frans Fontaine'	Frans Fontaine Hornbeam	2" caliper	B & B	M / Slow-M	18.18 %
TREE REPLACEMENT - UNDERSTORY-ORNAMENTAL TREE							
TR1	1	Cercis canadensis	Redbud	2.5" caliper	B & B	Med / Fast	
TR2	1	Amelanchier arborea	Serviceberry	2.5" caliper	B & B	M / Slow-M	9.09 %
TR3	1	Magnolia x soulangiana	Saucer Magnolia	2.5" caliper	B & B	M / Slow-M	9.09 %
						Total %	72.72 %

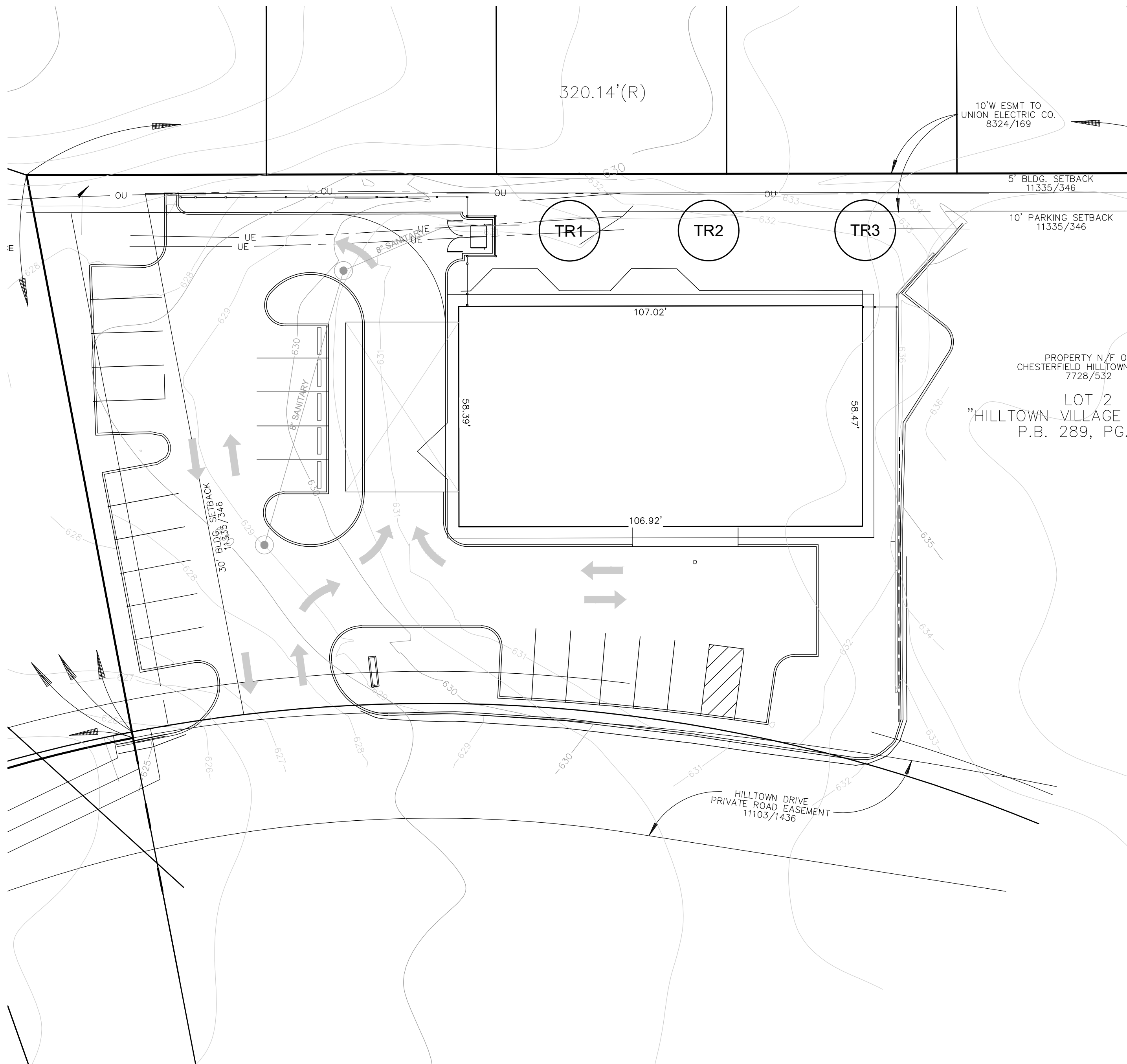
Tree Replacement Summary:

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):

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

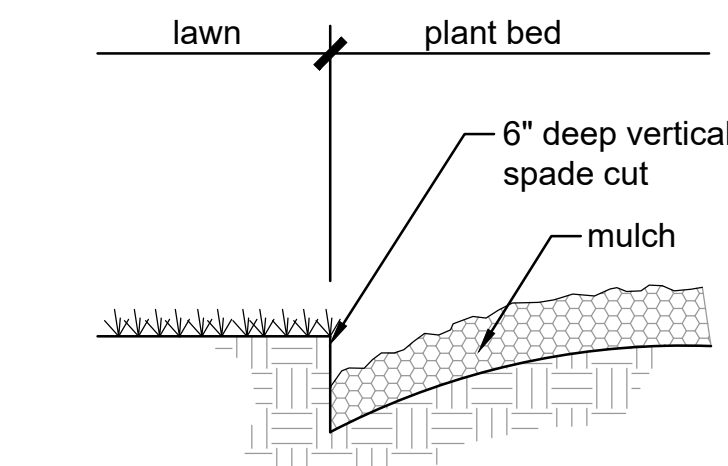
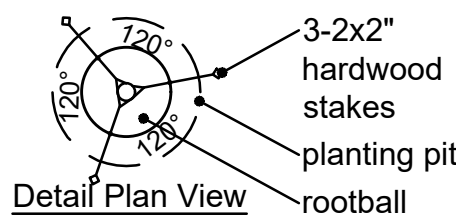


Landscape Mitigation Plan
SCALE 1"=20'

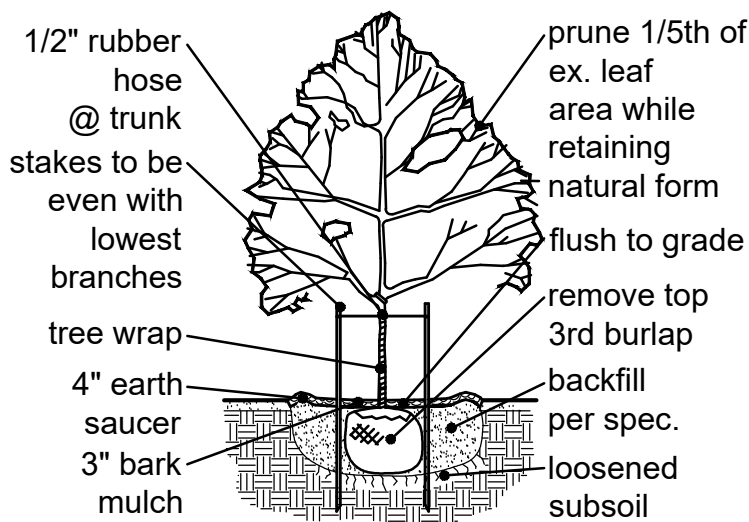
PLANTING SCHEDULE					
ID	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHRUBS-ORNAMENTAL GRASSES-PERENNIALS-ANNUALS-GROUNDCOVER					
a	8	Fothergilla major 'Mount Airy'	Mount Airy Fothergilla	18"	48" o.c.
b	10	Diervilla x 'SMNDSF'	Kodiak Spiced Diervilla	18"	48" o.c.
c	8	Hydrangea paniculata 'Limelight'	Limelight Panicle Hydrangea	18"	72" o.c.
d	10	Juniperus chinensis 'SMNJCHM'	Montana Moss Juniper	18"	48" o.c.
e	5	Thuja occidentalis 'Hetz Midget'	Hetz Midget Arborvitae	18"	48" o.c.
f	9	Chamaecyparis pisifera 'Golden Mop'	Golden Mop False Cypress	18"	48" o.c.
g	10	Fothergilla major 'Blue Shadow'	Blue Shadow Fothergilla	18"	48" o.c.
h	10	Diervilla x 'SMNDSF'	Kodiak Spiced Diervilla	18"	48" o.c.
j	16	Iberis sempervirens	Candytuft	1 quart	18" o.c.
k	20	Sedum rupestre 'Angelina'	Angelina Stonecrop	2" cell plug	18" o.c.

Landscape Notes:

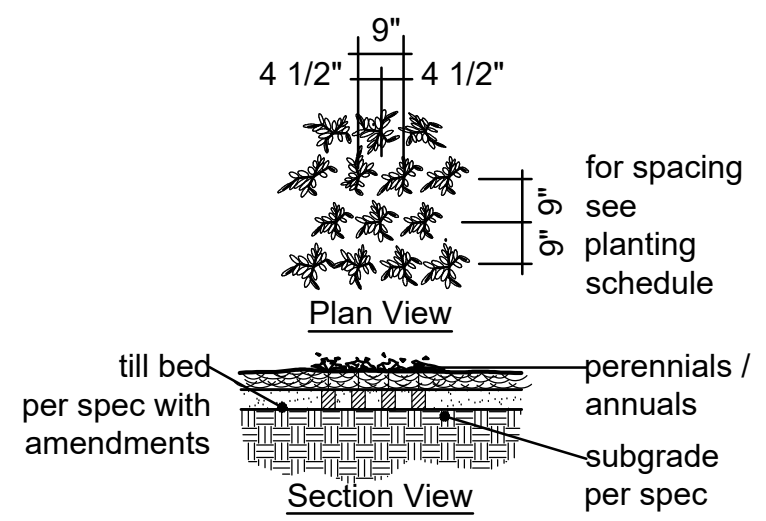
- Refer to Tree Stand Delineation and Tree Preservation Plans for existing tree information.
- Lawn areas shall be turf-type Tall Fescue Grass or approved equivalent.
- Topsoil in all disturbed lawn areas at 4" depth.
- Soil mix in all shrub beds at 4" depth.
- All mulch to be double ground bark mulch.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



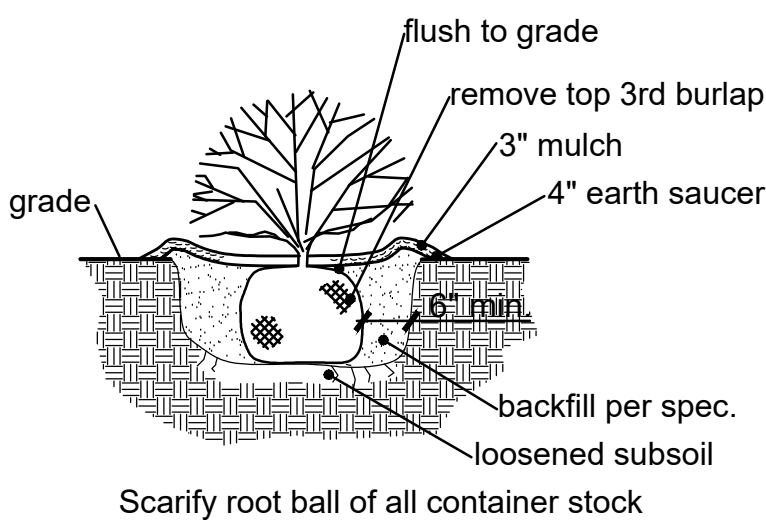
Spade Cut Bed Edge



Typical Canopy Tree Planting



Typical Perennial Planting



Typical Shrub Planting

PREPARED FOR:

Mr. Mark Renner
Good Clean Dog HQ LLC
email: mark @goodcleandog.com

Consultants:

GOOD CLEAN DOG
140 Hilltown Village Center
Chesterfield, Missouri

Revisions:

Date	Description	No.
6/22/26	City Comments	1
8/13/26	City Comments	2

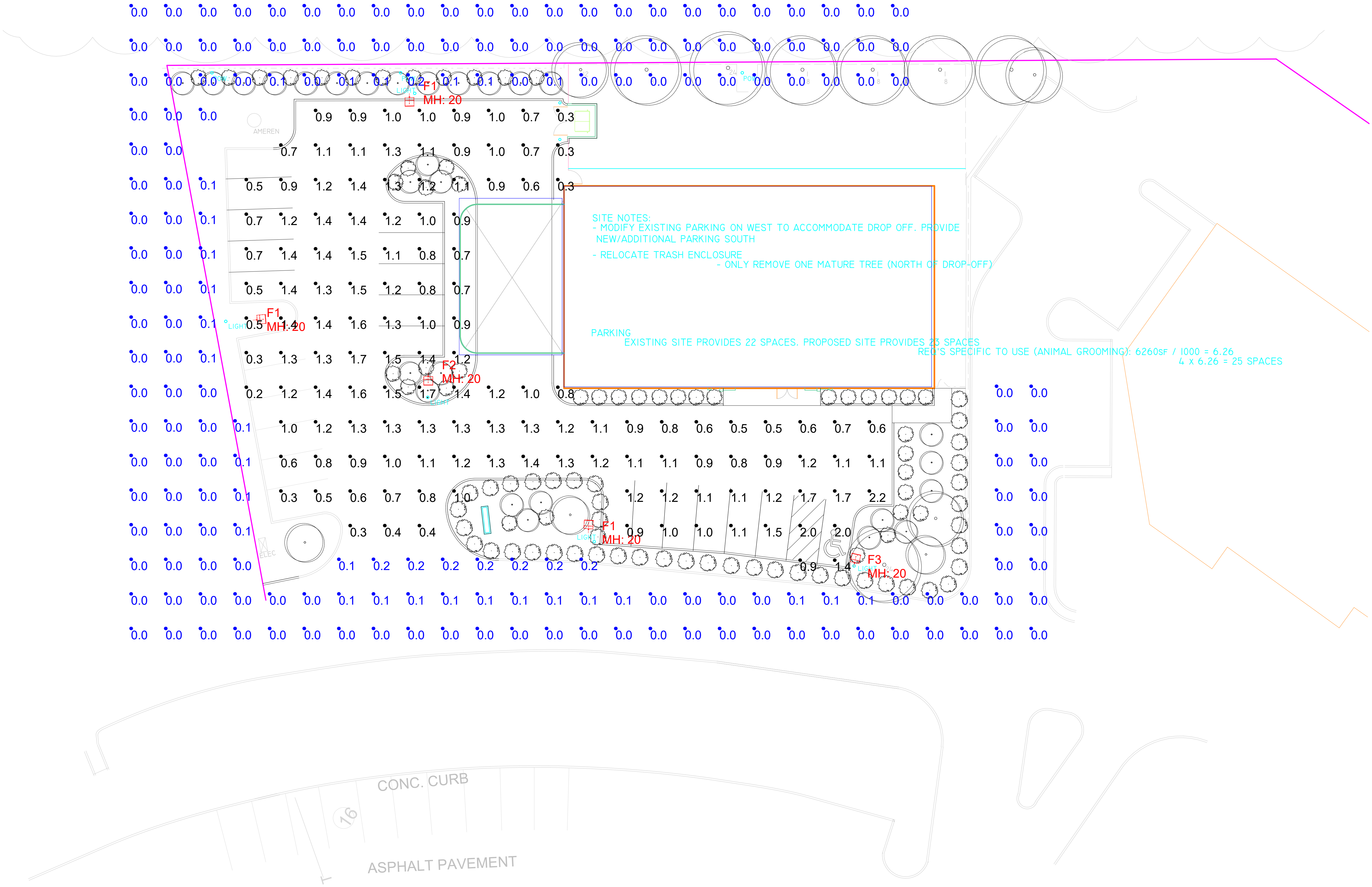
Drawn: KP
Checked: LH

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

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.





1 ENTRY



2 DROPOFF CANOPY

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 SCONCE

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



DESIGN WORKSHOP
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A-2016003626

REVISIONS

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

6.25.2026

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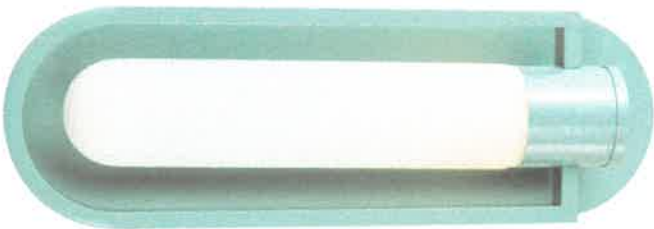
LIGHTING

ABRA MODEL 501010DW-SL

ABRA Model Siren

Marine Grade Wet Location Wall Fixture with Frosted Glass Diffuser

UPC 0081 0035194335



FIXTURE MATERIAL				DIMENSIONS IN INCHES			CERTIFICATION		
Frame Material	Finishes Available	Diffuser	Finish	Height	Fixture Width	Ext	Location	Rating	Compliance
Steel	SL-Silica MB-Matte Black	Glass	Frosted	15.5	5	3.74	Wall Mount Only	Wet Location	cETLus
LAMPING									
Lamp Type	Lamp qty	Wattage	Max Watt-age	Base	Kelvin	CRI	Initial Lumens	Delivered Lumens	Voltage
AC LED	1	8w	8w	Solid State Module	3000k	90+	680	476 estimated	120v
				COMPATIBLE DIMMER'S		J-BOX TYPE	SPECIAL NOTES		
				Triac, CL, ELV		Standard 4 x 4 Octagonal	Lamp		

12551 Madison Way, Riverdale, GA 30266
Phone: 908-341-1750 • Toll Free: 800-335-7121
www.abralighting.com

Project Name

Date

Type



Memorandum

Department of Planning



To: Planning and Public Works Committee

From: Isaak Simmers, Planner

Date: August 20, 2026

RE: **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.

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 of an existing structure on a portion of a 2.56-acre tract at the intersection of Hilltown Village Center and Olive Boulevard. The package includes two proposed fixtures: a Nova Flex Rope Light in static red, and a Nova Flex Wall Washing Flexible Strip Light in static white. These require separate Architectural Specialty Lighting review primarily due to their non-traditional color and unshielded design. The remainder of the site lighting, which consists of under-canopy lights and decorative sconces, is being reviewed concurrently through the Amended Site Development Section Plan submittal.

The Architectural Review Board (ARB) reviewed the Architectural Specialty Lighting Package submittal on July 9, 2026. At that time, the Board made two recommendations for approval: remove the red LED rope lighting from the rear of the building facing the residential subdivision, and provide updated nighttime renderings that reflect the full design, including the murals and graphics. The motion passed by a vote of 5–1. The applicant revised the architectural elevations accordingly and submitted an updated nighttime rendering for review; the ARB had no objections to the changes.

The Planning Commission reviewed the proposal on August 10, 2026, and at that time made a recommendation to approve the Architectural Specialty Lighting Package as presented. The motion passed by a vote of 8–0. Power of Review was invoked under Section 405.02.200, under which the City of Chesterfield Planning and Public Works Committee may recommend City Council amend, approve, or deny any decision made by the Planning Commission.

Attachments

1. PC Staff Report
2. Lighting Submittal (7/14/2026)

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:

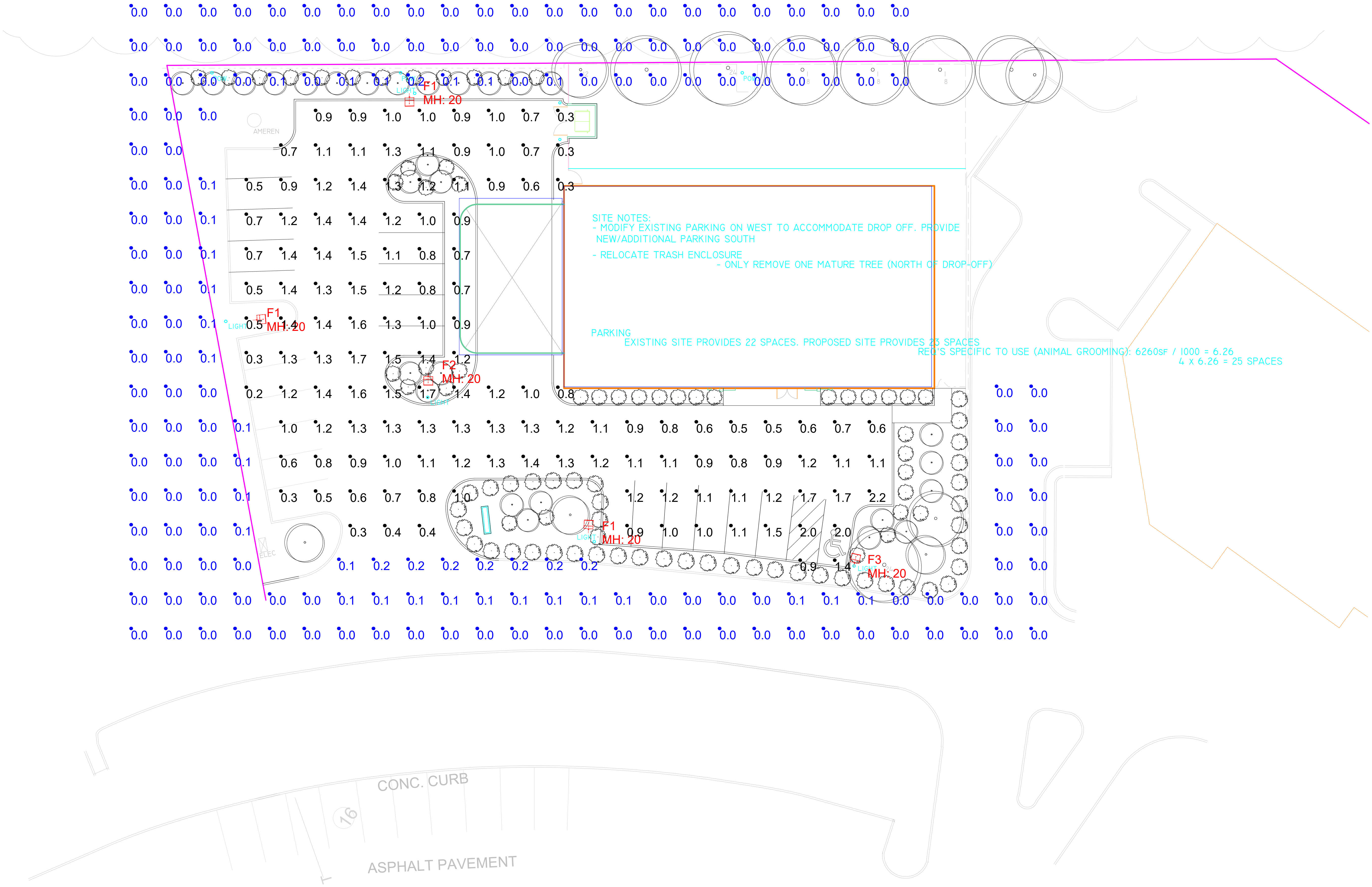
1. Architectural Specialty Lighting Submittal

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

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

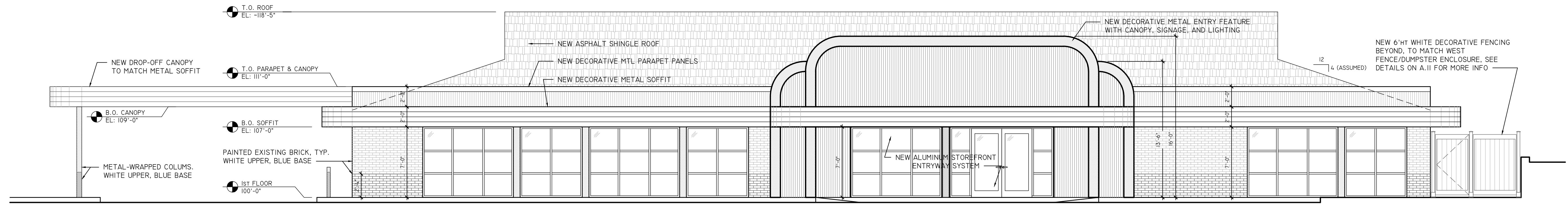
REVISIONS

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

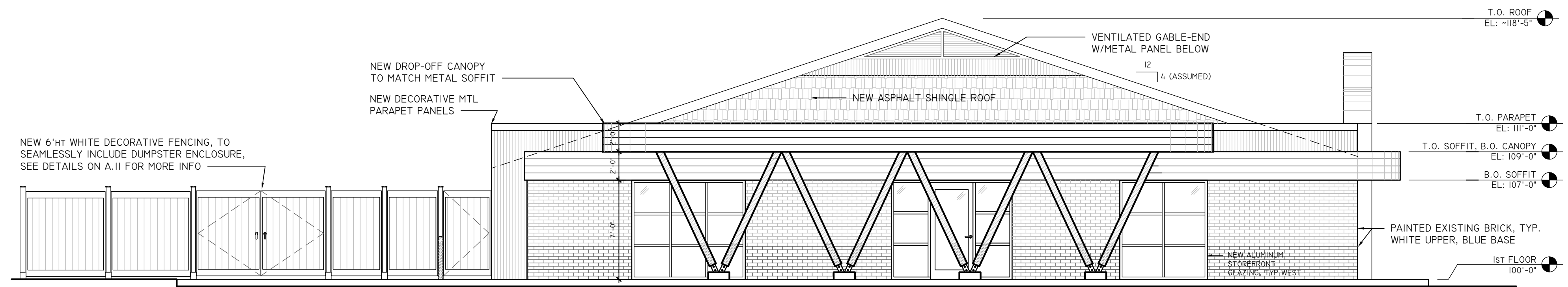
6.25.2026

A.61

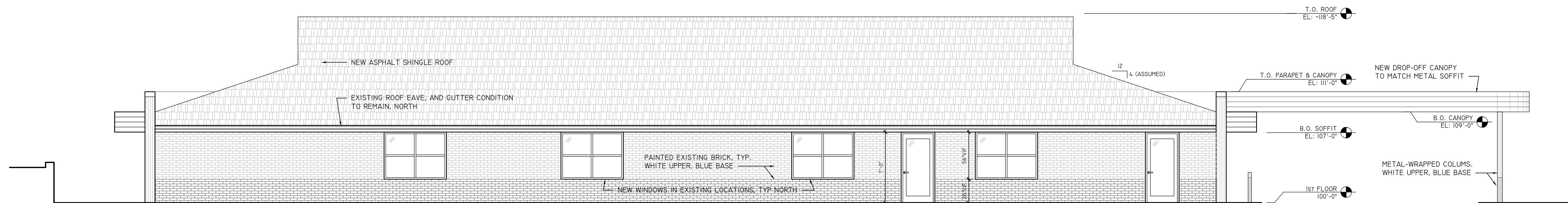
ELEVATIONS



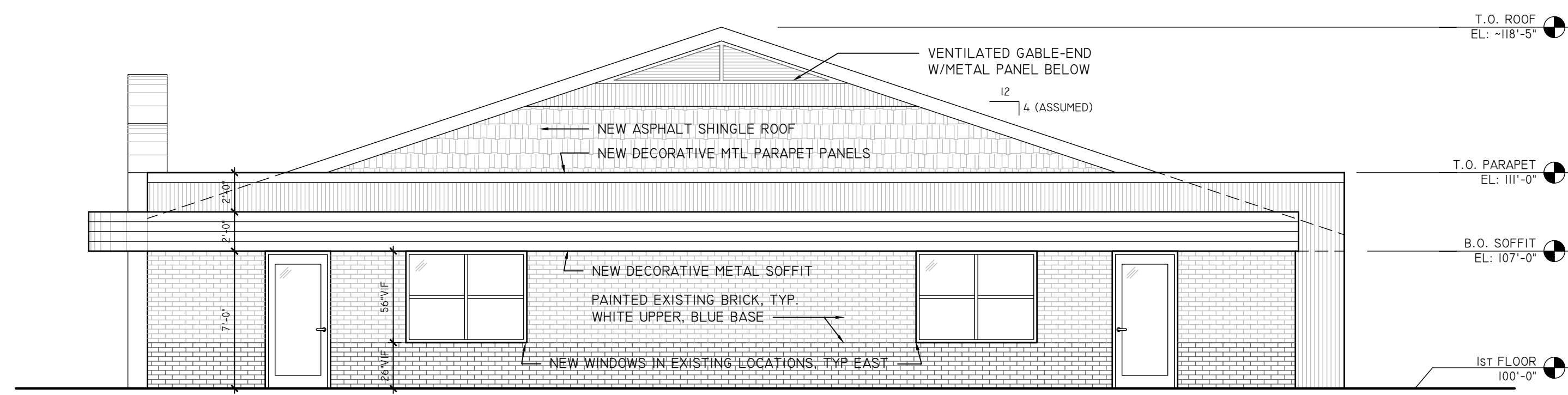
1 SOUTH ELEVATION
SCALE: $\frac{3}{16}$ " = 1'-0"



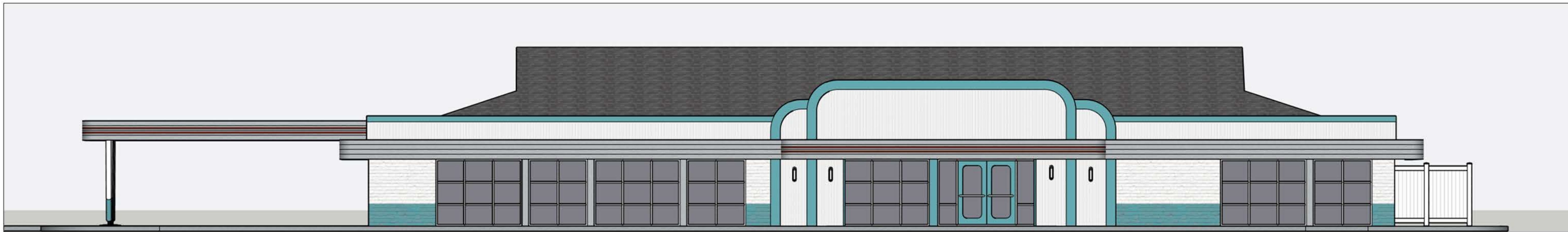
2 WEST ELEVATION
SCALE: $\frac{3}{16}$ " = 1'-0"



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



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



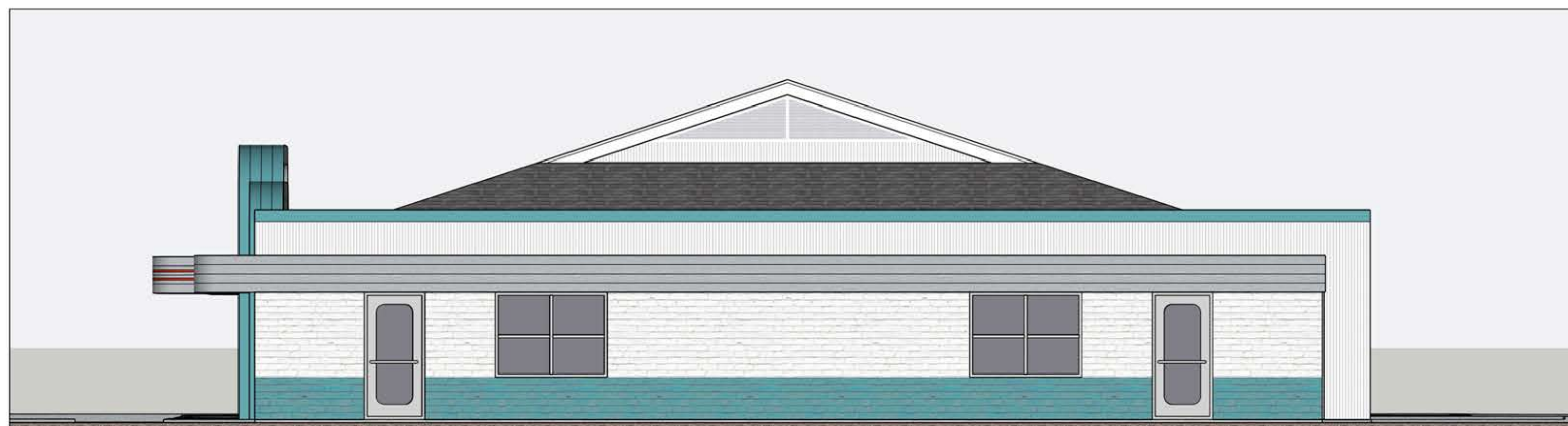
1 SOUTH ELEVATION
SCALE: $\frac{3}{16}$ " = 1'-0"



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



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



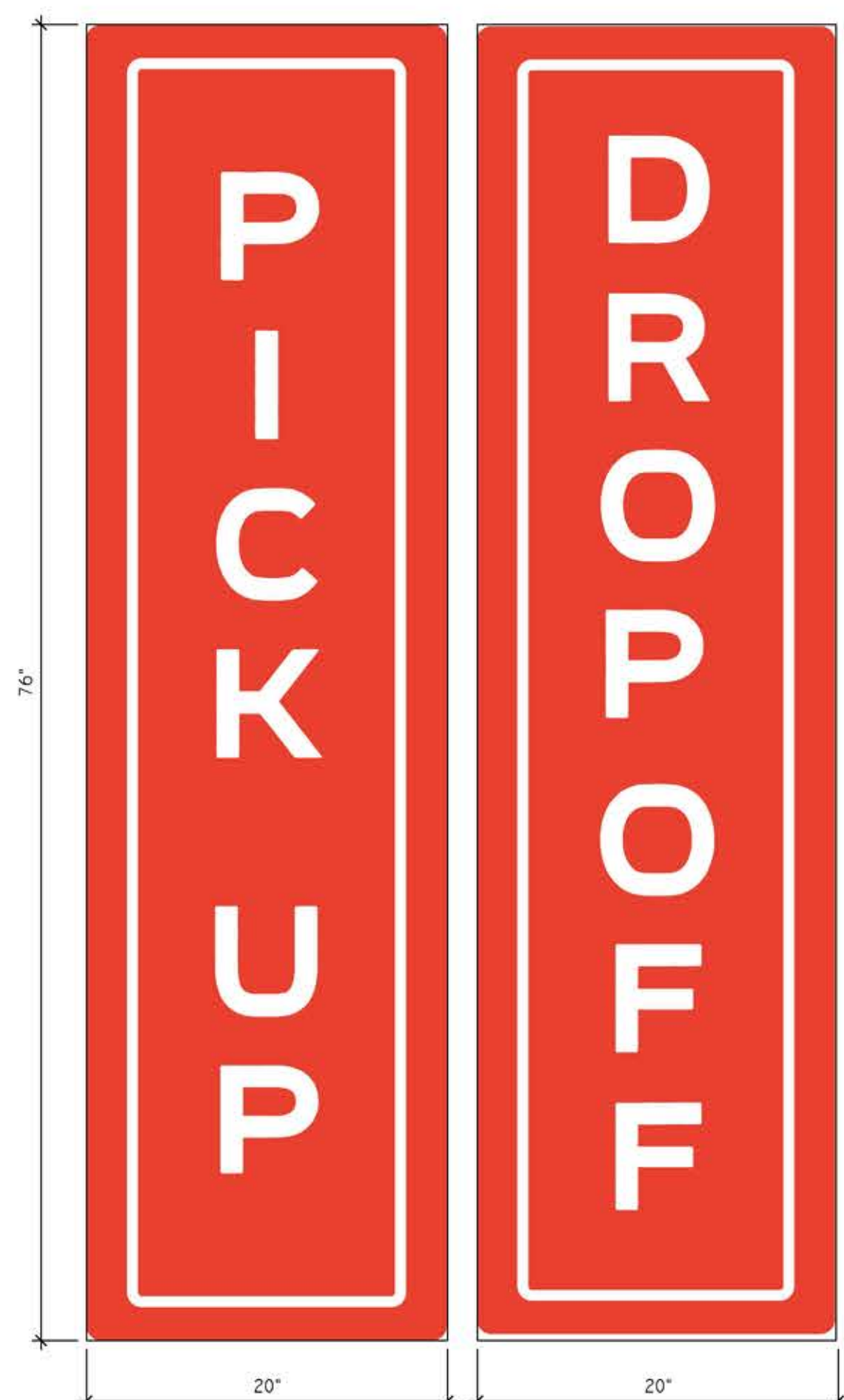
4 EAST ELEVATION
SCALE: $\frac{3}{16}$ " = 1'-0"



1 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



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

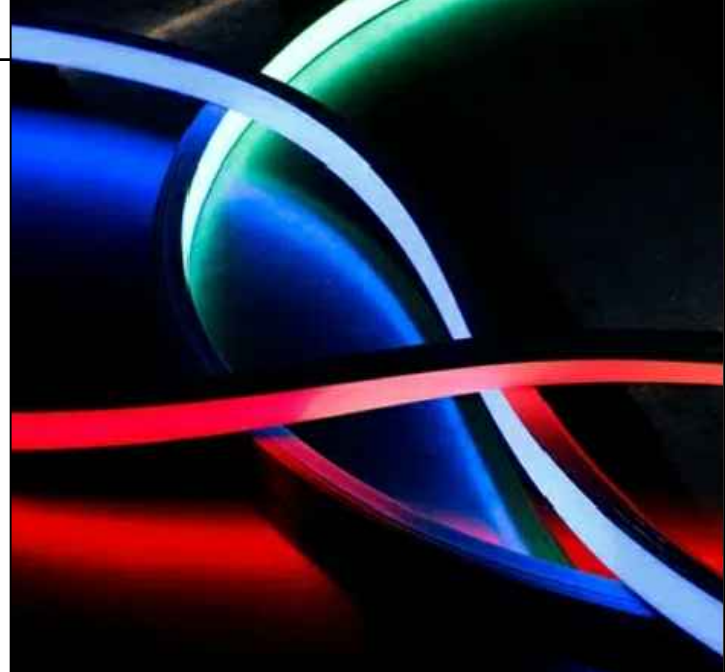


1 ENTRY



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





- 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

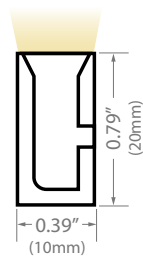
IP Rating	IP65
Ambient Temp	-4°F to 113°F (-20°C to 45°C)
Mounting Options	Channels Clips
Cut Length	3.94" (100mm); <i>this info is for reference only; product is not to be modified in the field</i>
Min. Bend Diameter	4.72" (120mm), side bend 6.3" (160mm), top bend
Dimensions	See Below

Quality, Reliability, Safety

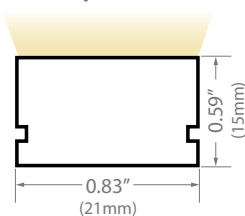
*Warranty	5 years indoor 3 years outdoor * Warranties are reduced by one year if used 16+ hours daily
CRI	80+
Lumen Maintenance (TM-21 L70 projections based on light source LM80 data)	50,000 hours indoors 36,000 hours outdoors
Certifications	ETL listed



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

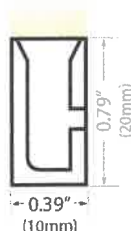
IP Rating	IP65
Ambient Temp	-4°F to 113°F (-20°C to 45°C)
Mounting Options	Channels Clips
Cut Length	12" (304.8mm); <i>this info is for reference only; product is not to be modified in the field</i>
Min. Bend Diameter	4.72" (120mm), side bend 6.3" (160mm), top bend
Dimensions	See Below

Quality, Reliability, Safety

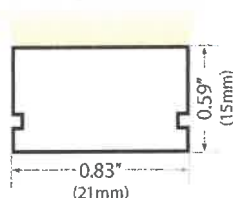
*Warranty	5 years indoor 3 years outdoor *Warranties are reduced by one year if used 16+ hours daily
Lumen Maintenance (TM-21 L70 projections based on light source LM80 data)	N/A
Certifications	ETL listed



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

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.

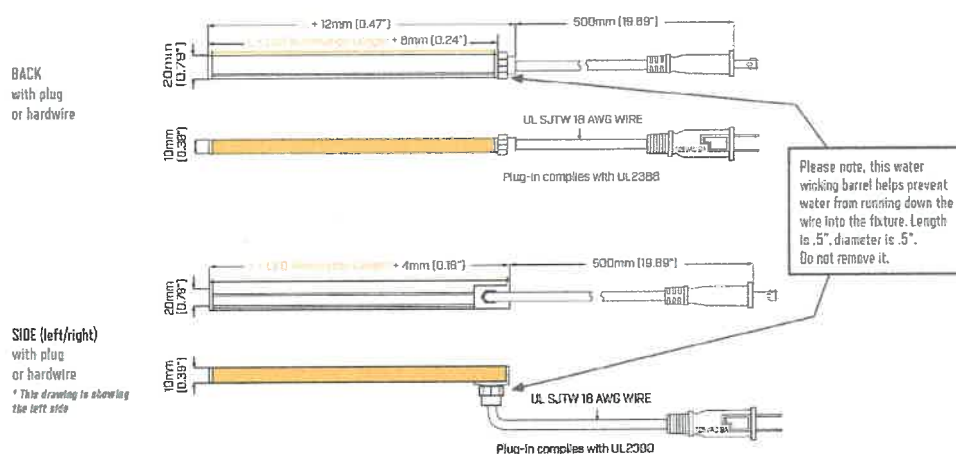
Side Bend

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 Installation Notes, next page
 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 Installation Notes, next page
 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 Installation Notes, next page
 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 Installation Notes, next page

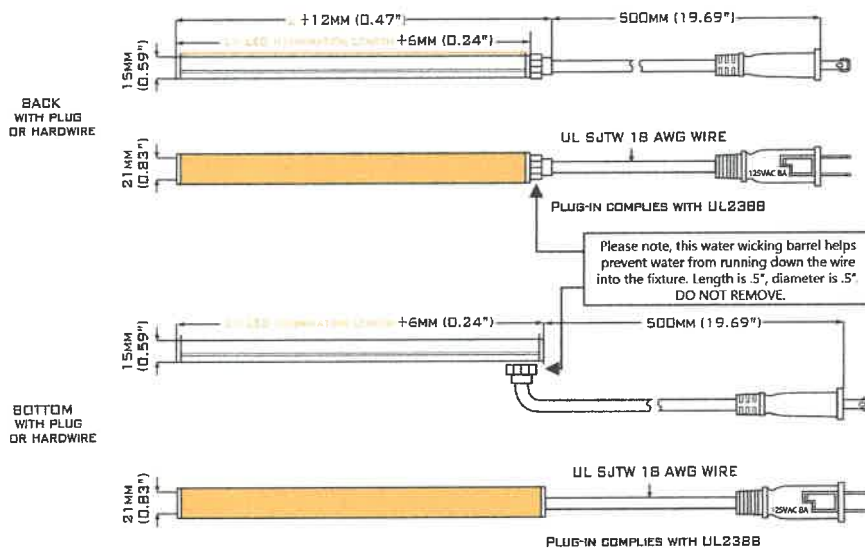
Top Bend

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

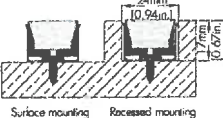
Actual values can vary +/- 10%.

IP65 Front Connectors and End Cap

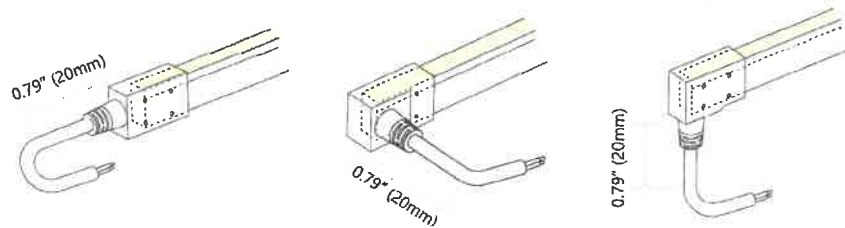


Compatible Channels

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.

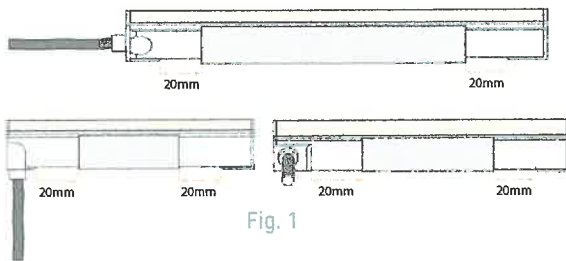


Fig. 1

For indoor installations:

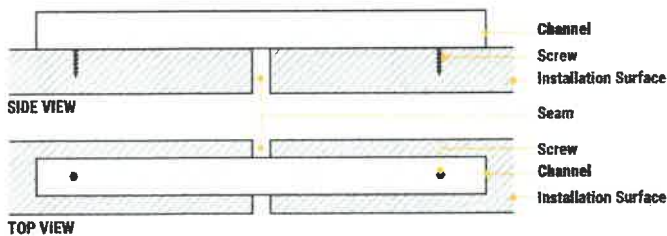
- Endcaps on the non-wired end of the neon will rest inside the channel.
- On the wired end, endcaps with SIDE (left/right) lead wires will rest outside the channel; endcaps with BACK lead wires can rest inside the channel.

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.

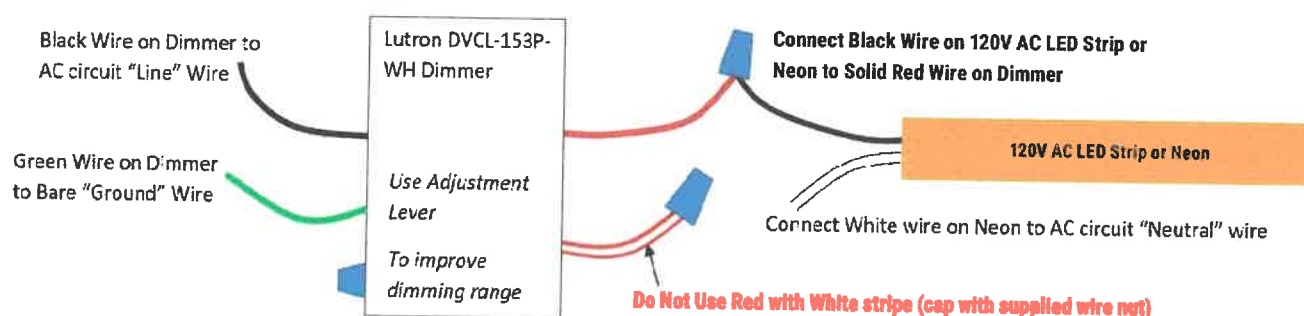


Compatible Dimmers are Listed Below

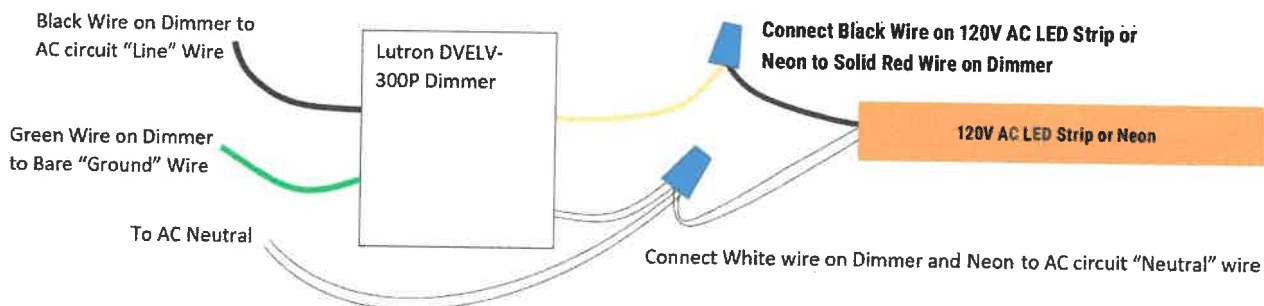
NOTES:

- 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.

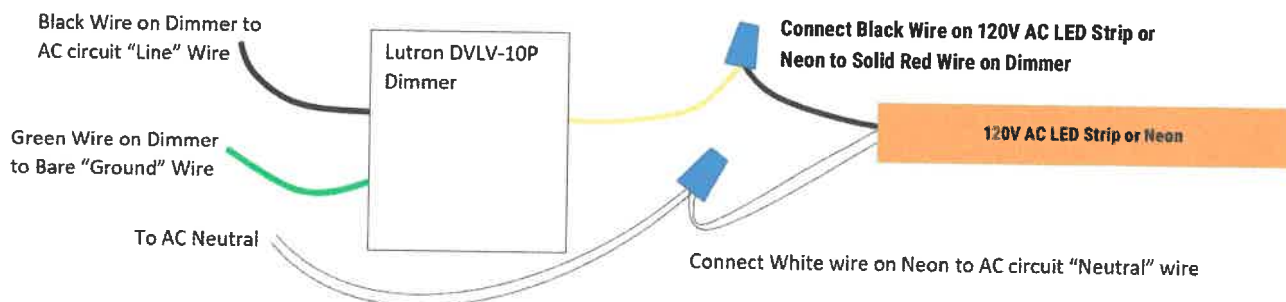
LUTRON DVCL-153P



LUTRON DVELV-300P



LUTRON DVLV-10P

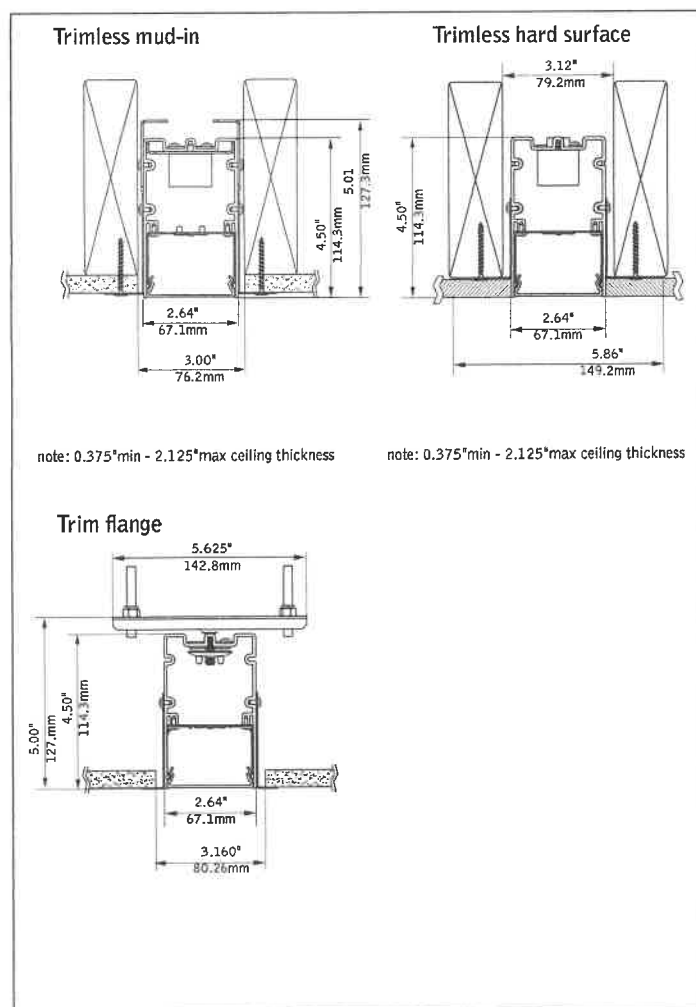


Seem® 2

LED - WET LOCATION



DIMENSIONAL DATA



FEATURES

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

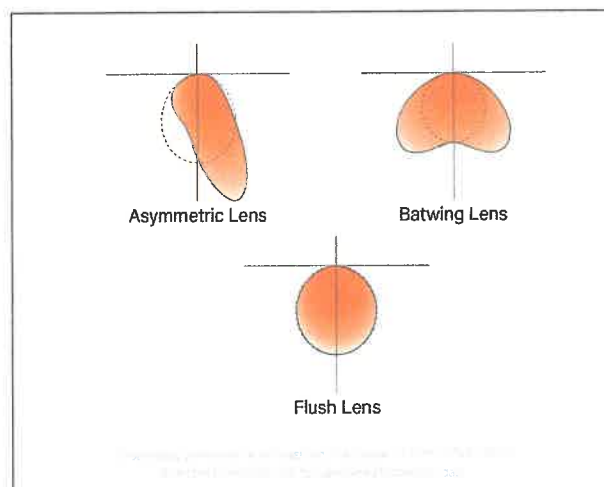
Integrates with ceiling for a clean, unobtrusive aesthetic.

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: 17.9ft.

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

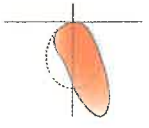
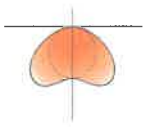
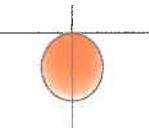
LED system rated for operation in ambient environments up to 35°C. 5-year limited warranty.

4' PERFORMANCE CHART

See page 3.

ORDERING	
Luminaire Series	FSM2LWL
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

III.C.

Memorandum Department of Planning

To: Planning & Public Works Committee

From: Shane Streiler, Planner

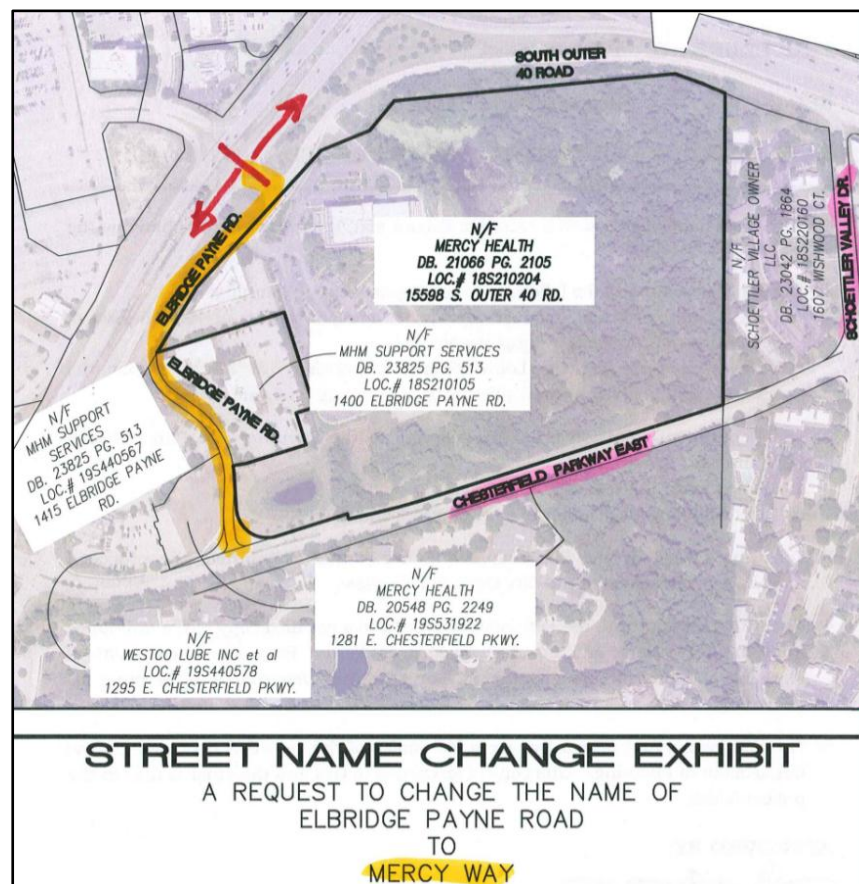
Date: August 20, 2026

RE: **Elbridge Payne Road:** A street name change for a road located in the City of Chesterfield. (Ward 2)



Summary

Mercy Health, the sole owner of properties abutting Elbridge Payne Road, has requested the renaming of said street to “Mercy Way.” Elbridge Payne Road appears as a street name on the recorded Boundary Adjustment Plat (BAP) for the Mercy Health Systems subdivision from 2014. Per Saint Louis County Department of Revenue requirements, this request requires an ordinance from the City of Chesterfield approving said change before Saint Louis County can record any change of name.



The street name change request was initially reviewed by the Planning and Public Works Committee (PPW) on January 22, 2026. At that meeting, PPW made a motion to approve the request, but the motion failed with a vote of 1-3. The denial stemmed from concerns about the area's historical significance and the potential precedent of erasing City history. The discussion emphasized the influence of the Payne family, including their potential connections to major historical figures. The meeting concluded with members inviting the applicants to return at a future meeting with additional information and clarification.

The applicants have returned to PPW with their original request, along with a Memorandum of Understanding (MOU). According to the attached MOU, in addition to the street renaming, Mercy Health has proposed that the building at 1350 Elbridge Payne Road be renamed the "Elbridge Payne Building." In addition to this official designation honoring Elbridge Payne, Mercy Health plans to use the new name in both internal and external references, including on an internal plaque recognizing Elbridge Payne and Louis S. Sachs, who lived on the parcel where the Mercy Health Virtual Care Center now operates.

Attachments:

Draft Ordinance Legislation
Memorandum of Understanding
Street Name Change Exhibits

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE NAME OF ONE ROAD LOCATED IN THE CITY OF CHESTERFIELD FROM “ELBRIDGE PAYNE ROAD” TO “MERCY WAY”.

WHEREAS, it has been brought to the attention of the City Council that the sole owner of the properties abutting a street named Elbridge Payne Road has requested said street be renamed “Mercy Way”; and,

WHEREAS, Elbridge Payne Road extends north from Chesterfield Parkway East and turns east until it connects with South Outer Forty Road at the entrance to Clarkson Road; and,

WHEREAS, Elbridge Payne Road exists within the Elbridge Payne Office Park and Mercy Health Systems subdivisions, with a section of the road outside of any subdivision; and,

WHEREAS, in addition to the street name change request, the applicants have provided the attached Memorandum of Understanding requesting that the building at 1350 Elbridge Payne Road be renamed the “Elbridge Payne Building,” and that a plaque recognizing Elbridge Payne and Louis S. Sachs be installed inside the Elbridge Payne Building; and,

WHEREAS, the City Council determines that it would be convenient and prudent that the road currently named Elbridge Payne Road be renamed “Mercy Way” and that the Memorandum of Understanding be accepted.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. The road currently known as Elbridge Payne Road shall be renamed to “Mercy Way.”

Section 2. The building at 1350 Elbridge Payne Road shall be renamed the “Elbridge Payne Building.”

Section 3. A plaque recognizing Elbridge Payne and Louis S. Sachs shall be installed inside the Elbridge Payne Building.

Section 4. The City Administrator is authorized to take such action as may be necessary to effectuate the name change with any proper authority and to make all office notifications as appropriate.

Section 5. This Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED THIS _____ DAY OF _____, 2026.

PRESIDING OFFICER

Dan Hurt, MAYOR

ATTEST:

Vickie McGownd, CITY CLERK

READING HELD: XX/XX/2026

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING (“MOU”) is entered into by and between Mercy Health (“**Mercy**”) and the City of Chesterfield, Missouri (“**City**”), collectively referred to as the “**Parties**,” for the purpose of memorializing the Parties’ shared intent regarding the proposed official renaming of the street currently known as Elbridge Payne Road to Mercy Way and Mercy’s corresponding commitment to honor the historic significance of Elbridge Payne.

1. Purpose and Background

Mercy has requested consideration and approval by the City of Chesterfield of an official street name change from Elbridge Payne Road to Mercy Way. The proposed name reflects Mercy’s longstanding presence in Chesterfield and the continued investment Mercy has made in the community through its health care, virtual care, pediatric, and operational services.

In recognition of the importance of preserving local history while also reflecting Mercy’s mission and identity, Mercy is prepared to honor Elbridge Payne through the official naming of the building located at 1350 Elbridge Payne Road as the **Elbridge Payne Building**, subject to the City’s consideration and approval of the street name change to Mercy Way.

2. Mercy Commitments

In consideration of the City’s review and approval of the official renaming of Elbridge Payne Road to Mercy Way, Mercy is prepared to undertake the following actions:

1. Officially designate and refer to the building located at 1350 Elbridge Payne Road as the **Elbridge Payne Building**.
2. Use reasonable efforts to incorporate the Elbridge Payne Building name in appropriate internal and external references associated with the building.
3. Partner with the City of Chesterfield in good faith on the development of language for an internal plaque at the Elbridge Payne Building (1350 Elbridge Payne Road) recognizing the historical significance of Elbridge Payne, Louis S. Sachs, and the shared values reflected in their stories.

Mercy and the City of Chesterfield agree that the renaming of Elbridge Payne Road to Mercy Way can progress forward separately from the plaque finalization, under the context of this MOU.

3. Plaque Collaboration and Historical Recognition

Mercy and the City acknowledge the value of preserving and sharing the local history associated with Elbridge Payne and Louis S. Sachs. The Parties intend to collaborate on appropriate plaque verbiage that honors their respective contributions and tells the broader story of community-building, service, innovation, and stewardship in Chesterfield.

The plaque language may also recognize the meaningful similarities between Elbridge Payne, Louis S. Sachs, and Catherine McAuley, including a shared commitment to improving the lives of others, building

institutions that endure beyond their time, and advancing a spirit of service for the benefit of the broader community.

4. City Consideration

The City retains all authority and discretion regarding the review, consideration, and approval of any official street name change, including any required public process, administrative review, ordinance, resolution, or other action required under applicable City procedures.

5. Non-Binding Understanding

This MOU is intended to reflect the current mutual understanding and good-faith intentions of the Parties. It does not create any legally binding obligation, financial commitment, or enforceable right unless and until such obligation is separately approved and documented by the Parties through their respective authorized processes.

6. Confidential Information

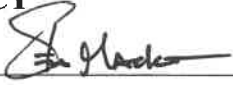
City acknowledges and agrees that City may have access to Mercy's confidential information, which is of a propriety, privileged or confidential nature ("**Confidential Information**"). City shall not copy or in any manner, directly or indirectly, disclose or divulge the Confidential Information to any person or other entity whatsoever whether directly or indirectly for any use or purpose, except as required by law or with the express written authorization of Mercy. If City receives a request for Confidential Information from a third party, City will immediately notify Mercy and shall refer such request to Mercy for a response.

7. Term and Effective Date

This MOU shall become effective upon signature by authorized representatives of both Parties and shall remain in effect until the completion of the street renaming process, the naming of the Elbridge Payne Building, and the development of mutually acceptable plaque verbiage, unless otherwise modified or terminated by mutual written agreement of the Parties.

IN WITNESS WHEREOF, the Parties have hereunto set their hands and seals on this MOU on the date(s) set forth below.

MERCY

By: 

Name: Steve Mackie

Title: President & CEO

Date: July 9, 2024

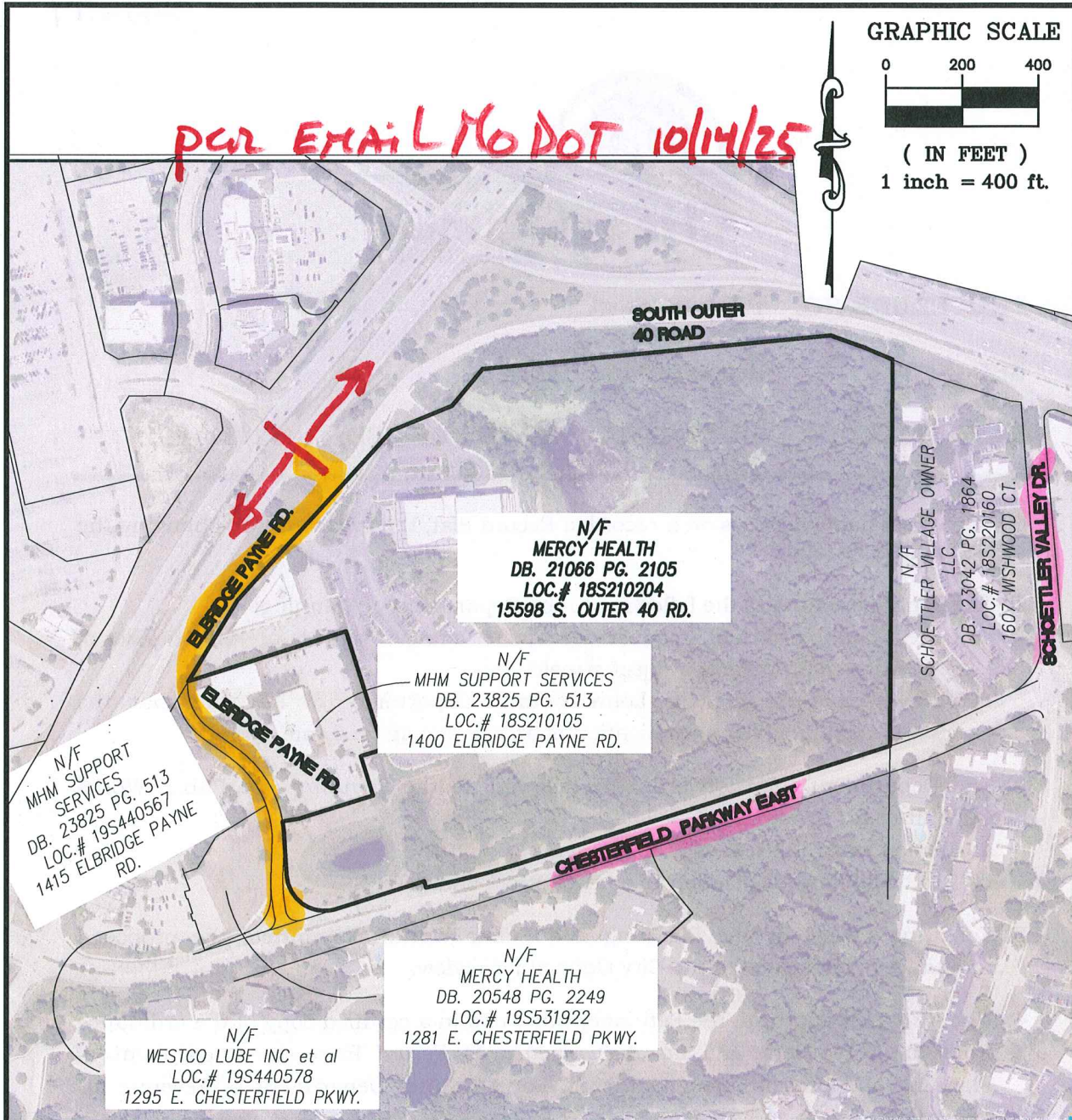
CITY OF CHESTERFIELD, MISSOURI

By: _____

Name: _____

Title: _____

Date: _____



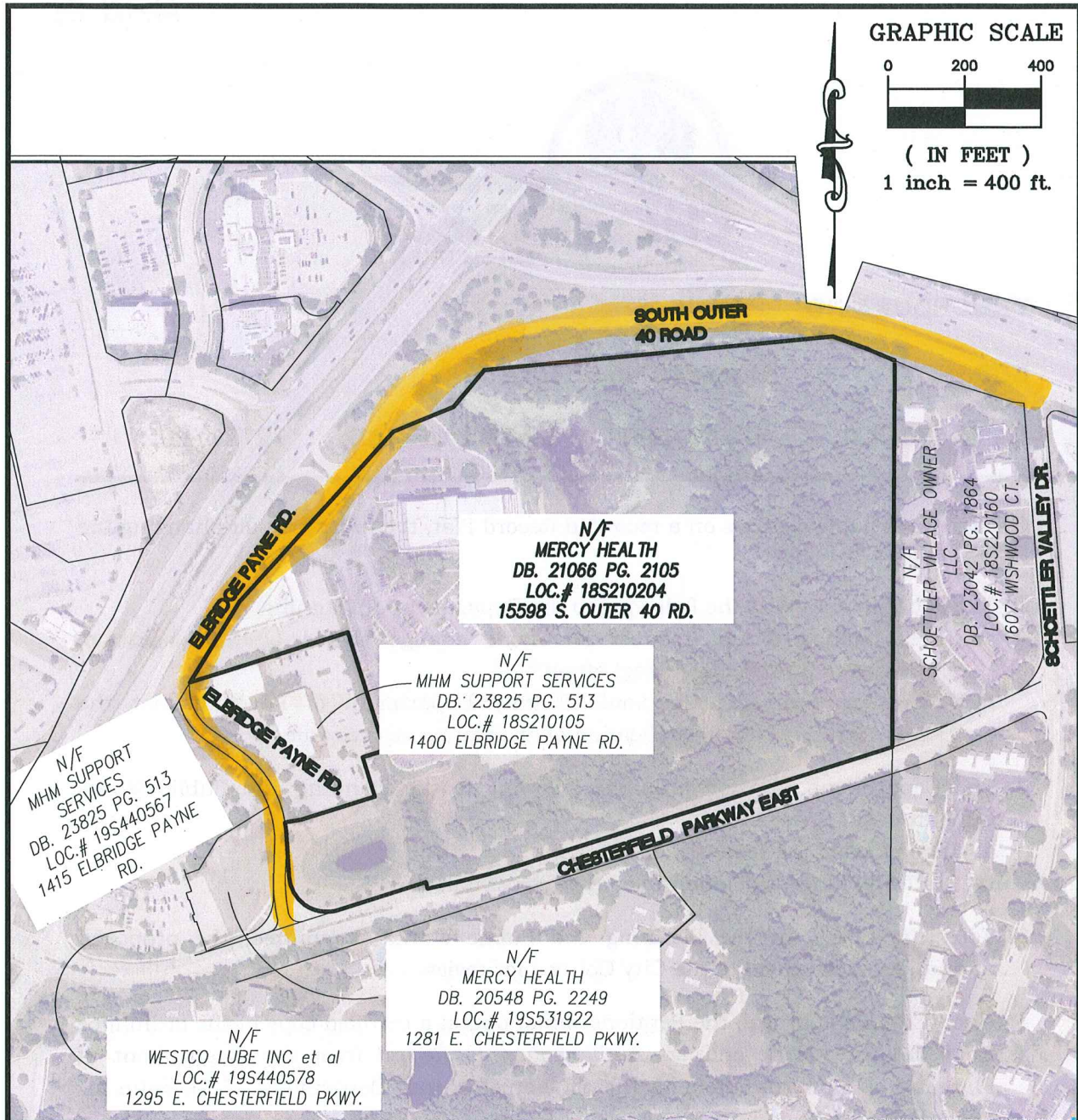
STREET NAME CHANGE EXHIBIT

A REQUEST TO CHANGE THE NAME OF
ELBRIDGE PAYNE ROAD
TO
MERCY WAY

Stock & Associates
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
Chesterfield, MO. 63005
(636) 530-9100

DATE 10/13/2025

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"O: \DRAW4800\2114821\SURVEY\EXHIBIT\STREET_NAME_CHANGE.dwg"

Memorandum

Department of Planning

To: Planning & Public Works Committee

From: Alyssa Ahner, Senior Planner^{AA}

Date: August 20th, 2026



RE: Wildhorse Village Special Business District Advisory Board – A resolution to reappoint the City of Chesterfield Chief of Police, Director of Finance, Director of Public Works, Director of Planning, Director of Parks as Advisory Board Members of the Wildhorse Village Special Business District and to appoint a new Wildhorse Village, LP designee in response to a resignation.

Summary

As required by State law, the Wildhorse Village Special Business District includes an advisory board. This board makes recommendations on activities and funding for the Wildhorse Village Special Business District. As currently comprised, the board includes five (5) directors from the City of Chesterfield (Police, Public Works, Parks, Finance, and Planning) and two (2) representatives of Wildhorse Village, LP. The initial terms for the five (5) directors have either expired or are set to expire by the end of 2026. Each reappointment shall be a period of four (4) years from the expiration of the initial term. The initial terms for the two (2) Wildhorse Village, LP designees are not set to expire until December of 2027, however, a new appointment is necessary following the resignation of one the designees earlier this year. The new designee will serve the unexpired portion of term. Below reflects the full list of advisory board members with an asterisk (*) next to those that are being updated as a part of this resolution.

<u>Name</u>	<u>Term Expiration Date</u>
City's Chief of Police, currently, Cheryl Funkhouser*	December 31, 2028
City's Finance Director, currently, _____*	December 31, 2029
City's Director of Planning, currently, Justin Wyse*	December 31, 2029
City's Director of Public Works, currently, Jim Eckrich*	December 31, 2030
City's Director of Parks, currently, Wayne Dunker*	December 31, 2030
Wildhorse Village, LP, Jake McDonald*	December 31, 2027
Wildhorse Village, LP, Christopher McKee	December 31, 2027

Attachments:

- 1) Resolution

RESOLUTION # _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, MISSOURI TO REAPPOINT THE CITY OF CHESTERFIELD CHIEF OF POLICE, FINANCE DIRECTOR, DIRECTOR OF PLANNING, AND DIRECTOR OF PUBLIC WORKS AND TO APPOINT A WILDHORSE VILLAGE, LP DESIGNEE AS ADVISORY BOARD MEMBERS OF THE WILDHORSE VILLAGE SPECIAL BUSINESS DISTRICT.

WHEREAS, the City of Chesterfield, Missouri (the "City"), is a political subdivision duly organized and existing under the Constitution and laws of the State of Missouri; and

WHEREAS, upon petition by one or more owners of real property on which was paid the ad valorem real property taxes within a proposed special business district, the governing body of the City adopted City of Chesterfield Ordinance 3235 creating the Wildhorse Village Special Business District pursuant to the Special Business Districts Act, Sections 71.790 to 71.808 of the Revised Statutes of Missouri, as amended (the "SBD Act"), and

WHEREAS, the Chief of Police, currently Cheryl Funkhouser, serves on the Wildhorse Village Special Business District Advisory Board; and

WHEREAS, the Finance Director, currently _____, serves on the Wildhorse Village Special Business District Advisory Board; and

WHEREAS, the Director of Planning, currently Justin Wyse, serves on the Wildhorse Village Special Business District Advisory Board; and

WHEREAS, the Director of Public Works, currently Jim Eckrich, serves on the Wildhorse Village Special Business District Advisory Board; and

WHEREAS, Wildhorse Village, LP designee, Jeffrey Tegethoff, resigned from the Wildhorse Village Special District Advisory Board, and Wildhorse Village, LP designee, Jake McDonald, shall serve on the Wildhorse Village Special Business District Advisory Board for the unexpired portion of the term; and

WHEREAS, Mayor Dan Hurt, pursuant to power and authority vested in the Mayor to appoint positions granted to him pursuant to state and local law, has offered the re-appointment of the Chief of Police, Finance Director, Director of Planning, Director of Public Works, Director of Parks, and appointment of Wildhorse Village, LP designee, Jake McDonald, as Advisory Board members of the Wildhorse Village Advisory Board; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF CHESTERFIELD, MISSOURI, AS FOLLOWS:

1. The Chief of Police, Finance Director, Director of Planning, Director of Public Works, Director of Parks, and Wildhorse Village, LP designee, Jake McDonald, shall assume the positions of Advisory Board members of the Wildhorse Village Special Business District Advisory Board.
2. The term of the re-appointments shall be for a period of four (4) years from the initial term expiration and the term of the appointment shall be the unexpired portion of the term.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD THIS _____ DAY OF _____, 2026.

PRESIDING OFFICER

Dan Hurt, MAYOR

ATTEST:

Vickie McGownd, CITY CLERK

Memorandum

Department of Planning

To: Planning & Public Works Committee

From: Alyssa Ahner, Senior Planner^{AA}

Date: August 20th, 2026

RE: Downtown Chesterfield Special Business District Advisory Board – A resolution to reappoint the City of Chesterfield Director of Finance and Director of Planning as Advisory Board Members of the Downtown Chesterfield Special Business District.



Summary

As required by State law, the Downtown Chesterfield Special Business District includes an advisory board. This board makes recommendations on activities and funding for the Downtown Chesterfield Special Business District. As currently comprised, the board includes five (5) directors from the City of Chesterfield (Police, Public Works, Parks, Finance, and Planning) and two (2) representatives of The Staenberg Group. The initial terms were staggered and the board position for the Finance Director and Director of Planning are set to expire by the end of 2026. Each reappointment shall be a period of four (4) years from the expiration of the initial term. Below reflects the full list of advisory board members with an asterisk (*) next to those that are being updated as a part of this resolution.

Name

Term Expiration Date

City's Chief of Police, currently, Cheryl Funkhouser
 City's Finance Director, currently, _____*
 City's Director of Planning, currently, Justin Wyse*
 City's Director of Public Works, currently, Jim Eckrich
 City's Director of Parks, currently, Wayne Dunker
 The Staenberg Group, currently, Michael Staenberg
 The Staenberg Group, currently, Tim Lowe

December 31, 2029
 December 31, 2030
 December 31, 2030
 December 31, 2027
 December 31, 2027
 December 31, 2028
 December 31, 2028

Attachments:

- 1) Resolution

RESOLUTION # _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, MISSOURI TO REAPPOINT THE CITY OF CHESTERFIELD FINANCE DIRECTOR AND DIRECTOR OF PLANNING AS ADVISORY BOARD MEMBERS OF THE DOWNTOWN CHESTERFIELD SPECIAL BUSINESS DISTRICT.

WHEREAS, the City of Chesterfield, Missouri (the "City"), is a political subdivision duly organized and existing under the Constitution and laws of the State of Missouri; and

WHEREAS, upon petition by one or more owners of real property on which was paid the ad valorem real property taxes within a proposed special business district, the governing body of the City adopted City of Chesterfield Ordinance 3319 creating the Downtown Chesterfield Special Business District pursuant to the Special Business Districts Act, Sections 71.790 to 71.808 of the Revised Statutes of Missouri, as amended (the "SBD Act"), and

WHEREAS, the Finance Director, currently _____, serves on the Downtown Chesterfield Special Business District Advisory Board; and

WHEREAS, the Director of Planning, currently Justin Wyse, serves on the Downtown Chesterfield Special Business District Advisory Board; and

WHEREAS, Mayor Dan Hurt, pursuant to power and authority vested in the Mayor to appoint positions granted to him pursuant to state and local law, has offered the re-appointment of the Finance Director and Director of Planning, as Advisory Board members of the Downtown Chesterfield Advisory Board; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF CHESTERFIELD, MISSOURI, AS FOLLOWS:

1. The Finance Director and Director of Planning shall assume the positions of Advisory Board members of the Downtown Chesterfield Special Business District Advisory Board.
2. The term of the re-appointments shall be for a period of four (4) years from the initial term expiration.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD THIS _____ DAY OF _____, 2026.

PRESIDING OFFICER

Dan Hurt, MAYOR

ATTEST:

Vickie McGownd, CITY CLERK