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CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS

Site Development Plan for
DIVINE MED SPA
4400 S. LINDBERGH BLVD.
SUNSET HILLS, MO 63127

Proj. # 2607
No. Description Date
TO CITY 9/15/25
CITY RESUBMITTAL 10/08/25
CITY RESUBMITTAL 10/14/25

SITE DEVELOPMENT PLAN

DRAWING NO.

SDP1

EXHIBIT B

SITE DEVELOPMENT PLAN

for a
DIVINE MED SPA
ADJUSTED PARCEL 2 OF THE BOUNDARY ADJUSTMENT PLAT OF A TRACT OF LAND
BEING PART OF LOT 3 IN BLOCK 5 OF SUNSET CLUB COURT PB.297 PG.6
ST. LOUIS COUNTY, MISSOURI

LEGEND

- EXISTING CONTOURS ——— 433
- PROPOSED CONTOURS ——— 433
- EXISTING STORM SEWER ———
- PROPOSED STORM SEWER — ST — ST
- EXISTING SANITARY SEWER ———
- PROPOSED SANITARY SEWER — SS — SS
- RIGHT-OF-WAY ———
- EASEMENT ———
- CENTERLINE ———
- EXISTING TREE (12)
- EXISTING SPOT ELEVATION × 433.28
- PROPOSED SPOT ELEVATION 433.28
- SWALE ———
- TO BE REMOVED T.B.R.
- TO BE REMOVED & RELOCATED T.B.R. & R.
- TO BE USED IN PLACE U.I.P.
- ADJUST TO GRADE A.T.G.
- BACK OF CURB B.C.
- FACE OF CURB F.C.
- WATER MAIN W — W
- GAS MAIN G — G
- UNDERGROUND TELEPHONE T — T
- OVERHEAD WIRE O.H. — O.H.
- UNDERGROUND ELECTRIC E — E
- SILTATION CONTROL ———
- FIRE HYDRANT
- POWER POLE
- WATER VALVE
- LIGHT STANDARD

- N NORTH
- S SOUTH
- E EAST
- W WEST
- CONC CONCRETE
- ASPH ASPHALT
- PB PLAT BOOK
- DB DEED BOOK
- PG PAGE
- SF SQUARE FEET
- AC ACRES
- ELEV ELEVATION
- FF FINISH FLOOR
- FL FLOWLINE
- PVC POLYVINYL CHLORIDE PIPE
- RCP REINFORCED CONCRETE PIPE
- STM STORM
- SAN FINISH FLOOR
- (S) SANITARY
- (R) REMOVE
- (T.B.R.) TO BE REMOVED
- (T.B.R. & R.) TO BE REMOVED AND REPLACED
- H.G. HYDRAULIC GRADE

BENCHMARK

18317 NAVD88(SL2011A) ELEV = 641.81 FTUS
"STANDARD ALUMINUM DISK" STAMPED SL-54 1992 DISK IS SET ON THE SOUTH SIDE OF EDDIE AND PARK ROAD; 172' EAST OF THE ENTRANCE TO COURT YARD SUBDIVISION, 17' SOUTH OF THE CENTERLINE OF EDDIE AND PARK ROAD, APPROXIMATELY 0.3 MILES EAST OF THE INTERSECTION OF LINDBERGH BOULEVARD AND EDDIE AND PARK ROAD.

SITE BENCHMARK

CUT SQUARE ON CURB AS SHOWN ON THIS SURVEY
ELEV = 653.10 FTUS NAVD88

LAND DESCRIPTION

ADJUSTED PARCEL TWO OF THE BOUNDARY ADJUSTMENT PLAT OF A TRACT OF LAND BEING PART OF LOT 3 IN BLOCK 5 OF SUNSET CLUB COURT AND PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 44 NORTH, RANGE 6 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 297 PAGE 6 OF THE ST. LOUIS COUNTY RECORDS.

FLOOD ZONE NOTES

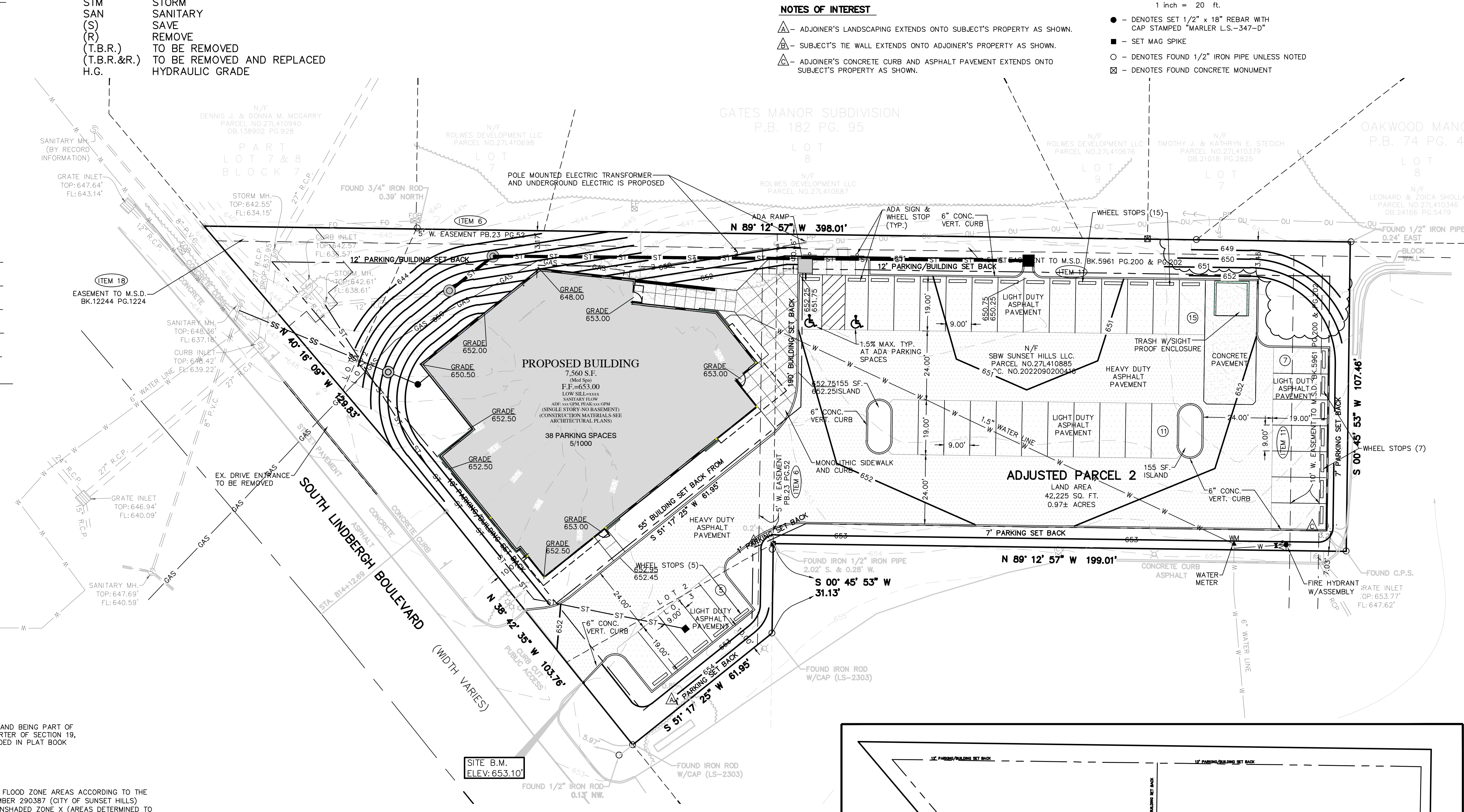
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY DOES NOT LIE WITHIN ANY SPECIAL FLOOD ZONE AREAS ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NUMBER 29189C0317K AND COMMUNITY NUMBER 290387 (CITY OF SUNSET HILLS) WHICH BEARS AN EFFECTIVE DATE OF 02/04/2015 THE PROPERTY LIES WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN).

STORMWATER RUNOFF CALCULATIONS (15 YEAR/20 MINUTE STORM)

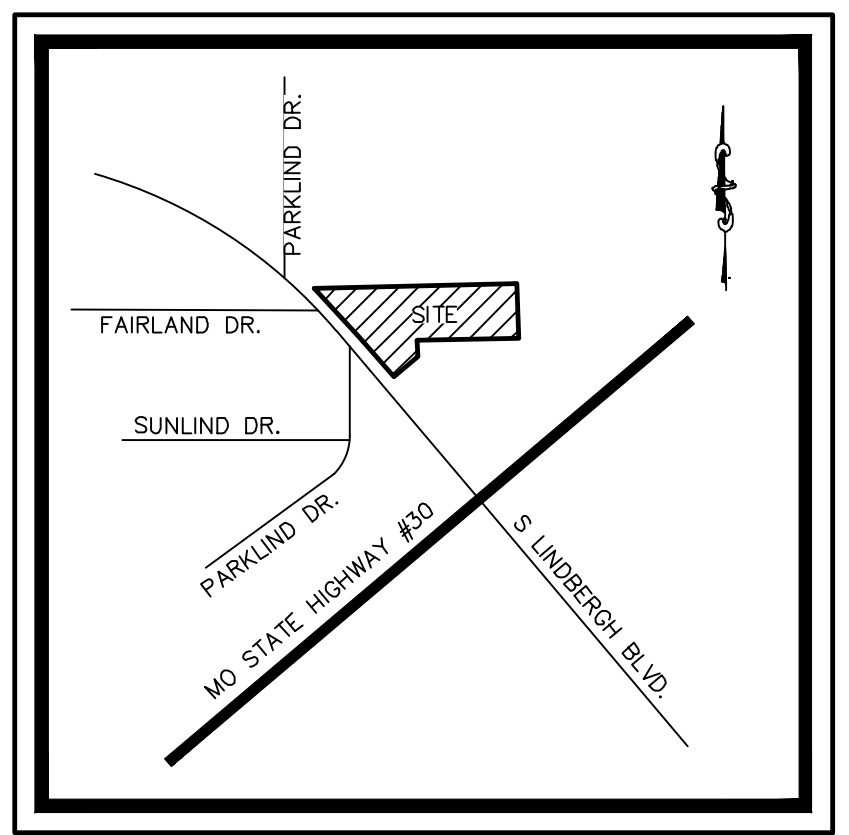
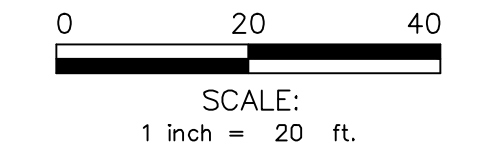
EXISTING SITE	GRASS	PAVEMENT/CANOPIES	BUILDING	TOTAL
0.35 AC. X 1.70 C.F.S./AC.	0.59 C.F.S.	0.54 AC. X 3.54 C.F.S./AC.	1.91 C.F.S.	2.50 C.F.S.
0.07 AC. X 4.20 C.F.S./AC.	0.29 C.F.S.	0.17 AC. X 4.20 C.F.S./AC.	0.71 C.F.S.	2.87 C.F.S.
DIFFERENTIAL RUN-OFF = 2.87 - 2.79 = 0.08 C.F.S.				

PREPARED FOR:
Joshua E. Foster
President
J.E. FOSTER BUILDING COMPANY
108 Green Park Industrial Ct.
St. Louis, MO 63123
P 314-842-3300
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- ### NOTES OF INTEREST
- ADJONER'S LANDSCAPING EXTENDS ONTO SUBJECT'S PROPERTY AS SHOWN.
 - SUBJECT'S TIE WALL EXTENDS ONTO ADJONER'S PROPERTY AS SHOWN.
 - ADJONER'S CONCRETE CURB AND ASPHALT PAVEMENT EXTENDS ONTO SUBJECT'S PROPERTY AS SHOWN.
 - DENOTES SET 1/2" x 18" REBAR WITH CAP STAMPED "MARLER L.S.-347-D"
 - SET MAG SPIKE
 - DENOTES FOUND 1/2" IRON PIPE UNLESS NOTED
 - DENOTES FOUND CONCRETE MONUMENT



LOCATION MAP
N.T.S.

PROPERTY DATA

- OWNER = DEVINE MED SPA
- ADDRESS = 4400 S. LINDBERGH BLVD.
- LOCATOR NO. = 271410885
- ZONING = LC - LOCAL COMMERCIAL
- AREA = 0.97± ACRES OR 42,225 s.f.
- WATER SHED = MERAMEC RIVER
- FIRE DISTRICT = MELHVILLE FIRE PROTECTION DISTRICT
- SCHOOL DISTRICT = LINDBERGH SCHOOLS
- FEMA MAP = 29189C0317 K, FEB. 4, 2015

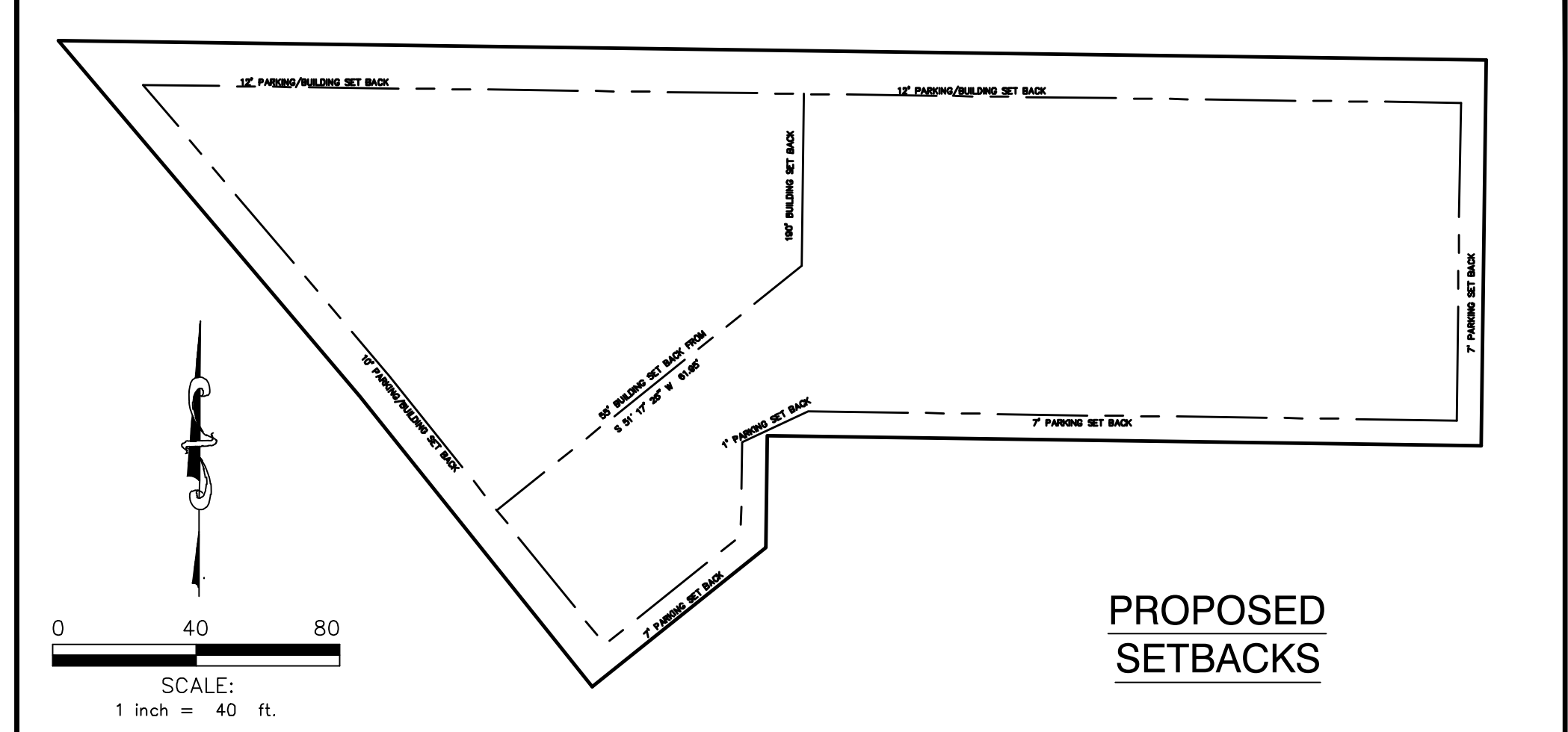
GENERAL NOTES

- ALL UTILITIES SHOWN HAVE BEEN LOCATED FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED. THE CONTRACTOR SHALL BE ON RECORD WITH THE MISSOURI ONE CALL SYSTEM.
- BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY MARLER SURVEYING COMPANY.
- ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE DIRECTOR OF PUBLIC WORKS FOR THE CITY OF SUNSET HILLS.
- ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE CITY OF SUNSET HILLS.
- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL PRIOR TO STARTING THE GRADING. ADDITIONAL SILTATION CONTROL DEVICES SHALL BE INSTALLED AS DIRECTED BY THE CITY OF SUNSET HILLS.
- ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.
- GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
- PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.
- GRADING & STORM WATER PER MSD STANDARD SPECIFICATIONS & THE CITY OF SUNSET HILLS STANDARDS.
- DRIVE ENTRANCES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SUNSET HILLS.
- SEEDING, SODDING, MULCHING AND PLANTINGS FOR ALL DISTURBED AREAS SHALL BE SPECIFIED ON THE LANDSCAPE PLAN.
- SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1V:20H. SLOPES GREATER THAN 1V:20H MUST BE DESIGNED AS A RAMP.
- SIDEWALKS, CURB RAMPS, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ADAAG GUIDELINES AND THE INFORMATION ON THE PLANS, THE ADA GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.
- REQUIRED BUILDING SETBACKS:
NORTH = 75' FOR BUILDINGS LESS THAN 24'H.
SOUTH = 0'
WEST = 10'
EAST = 25'
- REQUIRED PARKING SETBACKS:
NORTH = 10'
SOUTH = 10'
WEST = 10'
EAST = 7'
- NO ON-SITE ILLUMINATION SOURCE SHALL BE SO SITUATED THAT LIGHT IS CAST DIRECTLY ON ADJOINING PROPERTIES OR PUBLIC ROADWAYS.
- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.
- ALL PROPOSED IMPROVEMENTS WITHIN R.O.W. SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY & THE CITY OF SUNSET HILLS STANDARDS.
- ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH ST. LOUIS COUNTY, THE CITY OF SUNSET HILLS AND MSD STANDARDS.
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- SITE COVERAGE CALCULATIONS:
SITE AREA = 42,225 S.F.
BUILDING = 7,559 S.F. = 7,559/42,225 x 100 = 17.90%
PARKING/SIDEWALKS = 19,827 S.F. = 19,827/42,225 x 100 = 46.96%
GREENSPACE = 14,839 S.F. = 14,839/42,225 x 100 = 35.15%
FLOOR AREA RATIO (F.A.R.) = BUILDING AREA = 7,559 S.F. = 0.179
SITE AREA = 42,225 S.F.
- BUILDING HEIGHT:
BUILDING = 20' HIGH
- GROUND MOUNTED EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH CITY REQUIREMENT.
- LIGHTING PLAN SHALL BE REQUIRED TO BE APPROVED PRIOR TO OCCUPANCY PERMIT BEING ISSUED. LIGHTING SHALL COMPLY WITH THE ORDINANCE REQUIREMENTS OF THE CITY OF SUNSET HILLS.
- IRRIGATION SYSTEM TO BE PROVIDED IN ACCORDANCE WITH CITY REQUIREMENTS.
- LOADING SPACES:
SPACES = 0 LOADING SPACE
- PARKING CALCULATIONS:
REQUIRED PARKING:
1 SPACE FOR EACH 200 SQUARE FEET OF FLOOR AREA
7560 SF. x 1 P.S./200 S.F. = 38 P.S.
TOTAL REQUIRED = 38 P.S.
PROVIDED PARKING = 38 P.S. (INCLUDING 2 ADA SPACES)

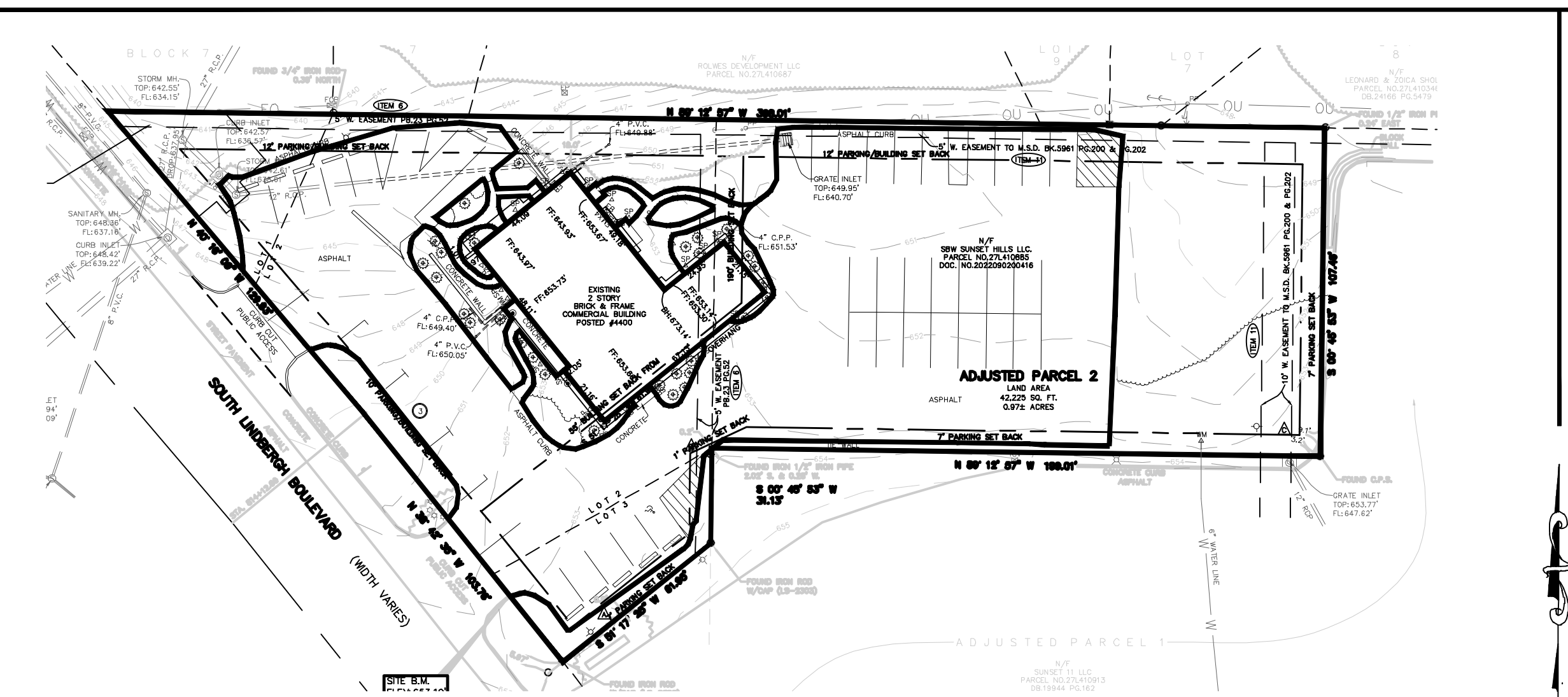
NOTE:
THE UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SOURCES AND THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE ACTUAL LOCATIONS OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THIS DRAWING, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE LOCATED PRIOR TO GRADING OR CONSTRUCTION OF IMPROVEMENTS.
MISSOURI ONE CALL TICKET NUMBER 251411837



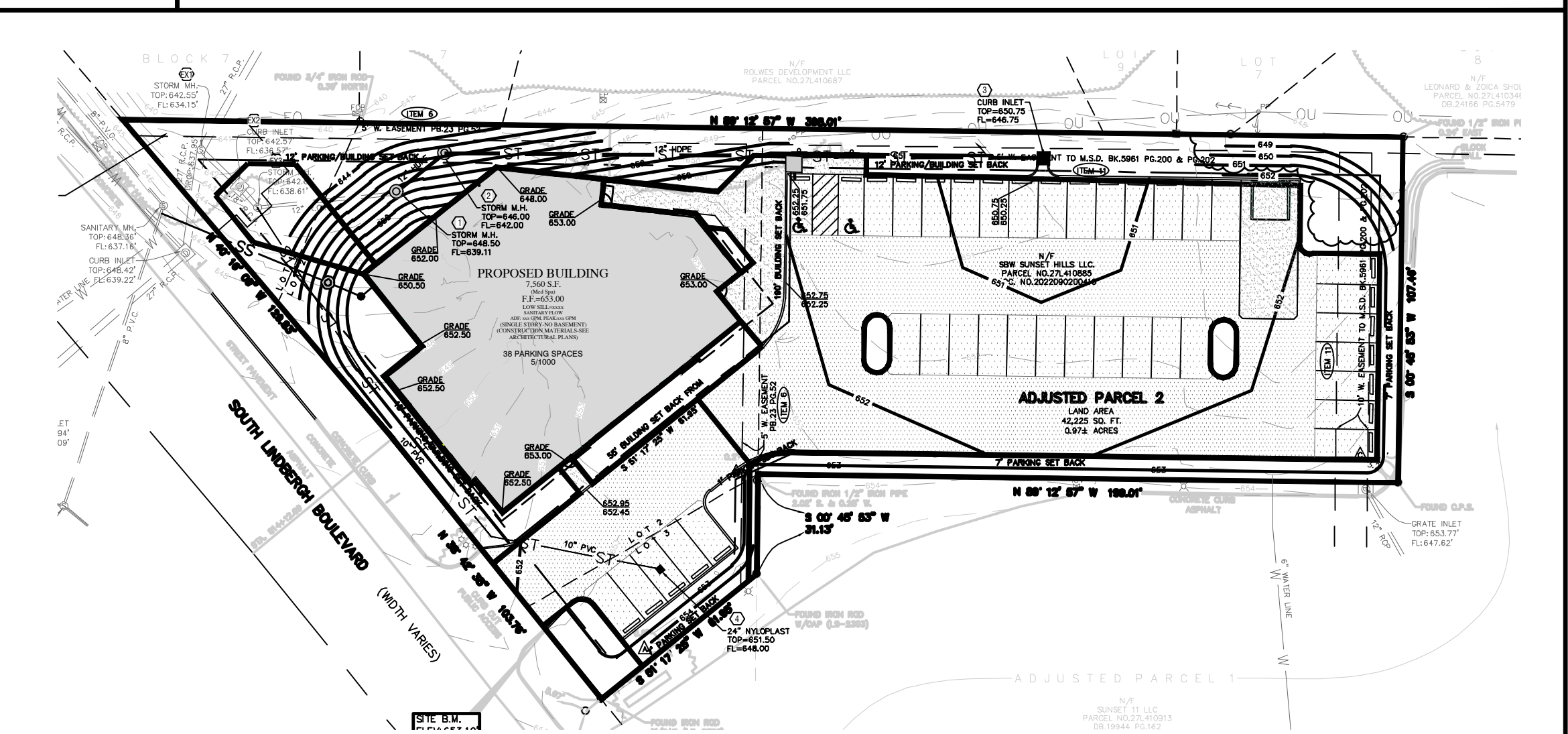
AMEREN MISSOURI ELECTRIC
UPN DBA SEGRA
AT&T DISTRIBUTION
CHARTER COMMUNICATIONS
MODOT ST. LOUIS DISTRICT
13 BROADBAND
MISSOURI AMERICAN WATER CO.
MCI
SPIRE MO EAST
ST. LOUIS METROPOLITAN SEWER DIST.



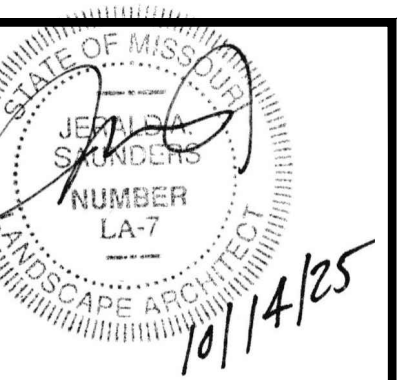
PROPOSED SETBACKS
SCALE: 1 inch = 40 ft.



EXISTING DRAINAGE AREA
SCALE: 1 inch = 40 ft.

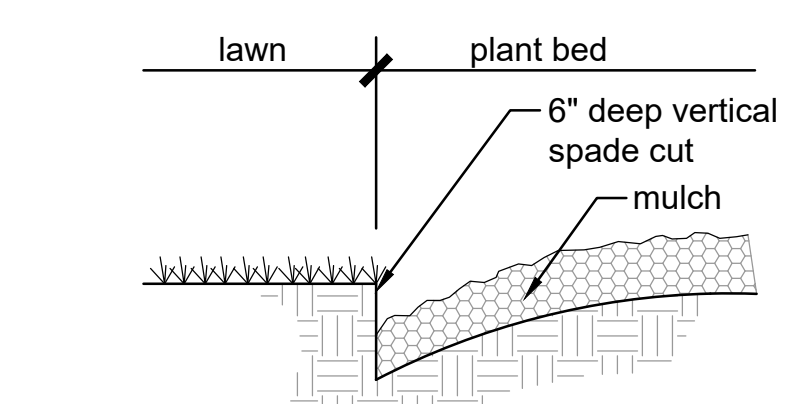
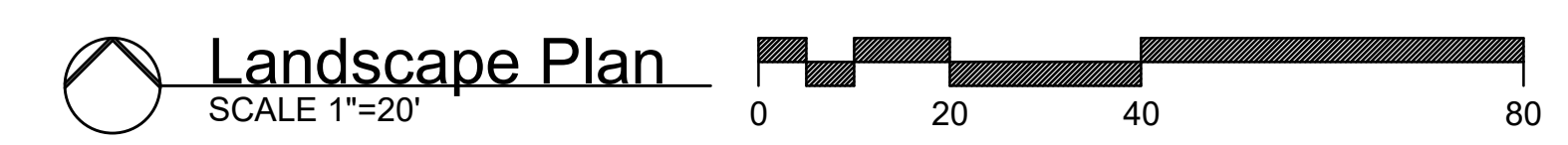
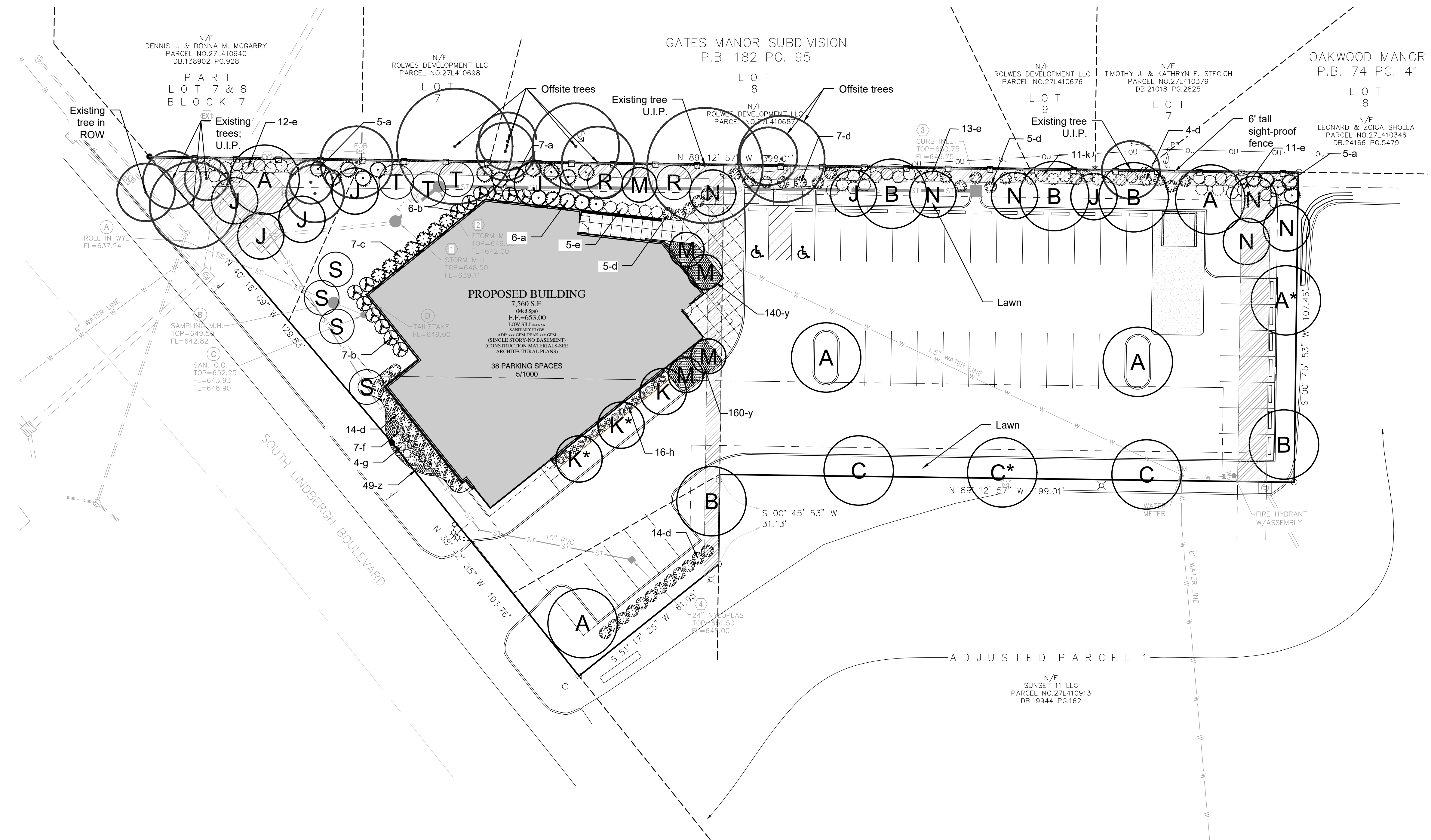


PROPOSED DRAINAGE AREA
SCALE: 1 inch = 40 ft.

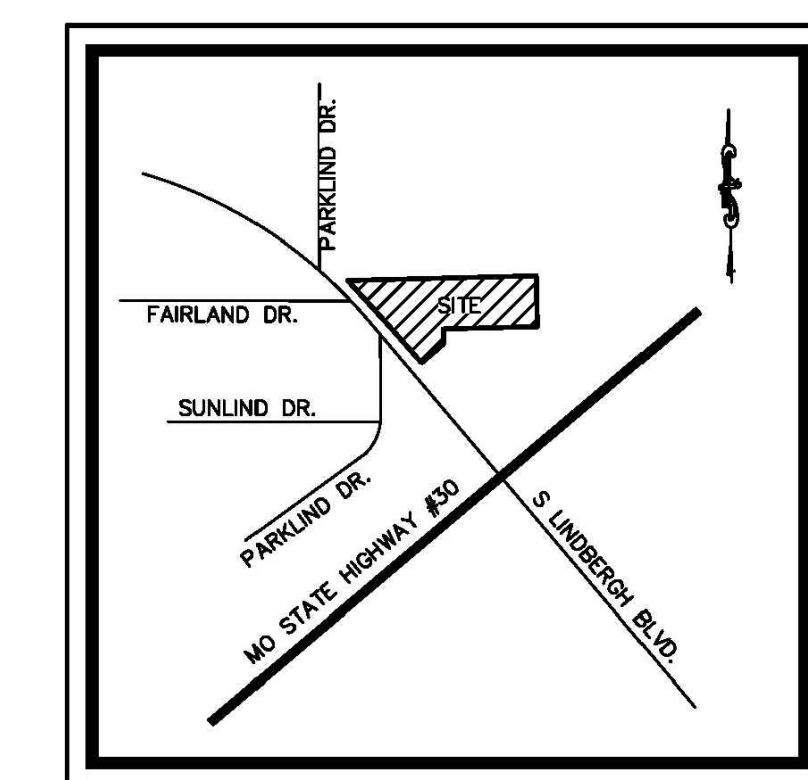


Jerald Saunders - Landscape Architect
MO License # LA-007
Consultants:

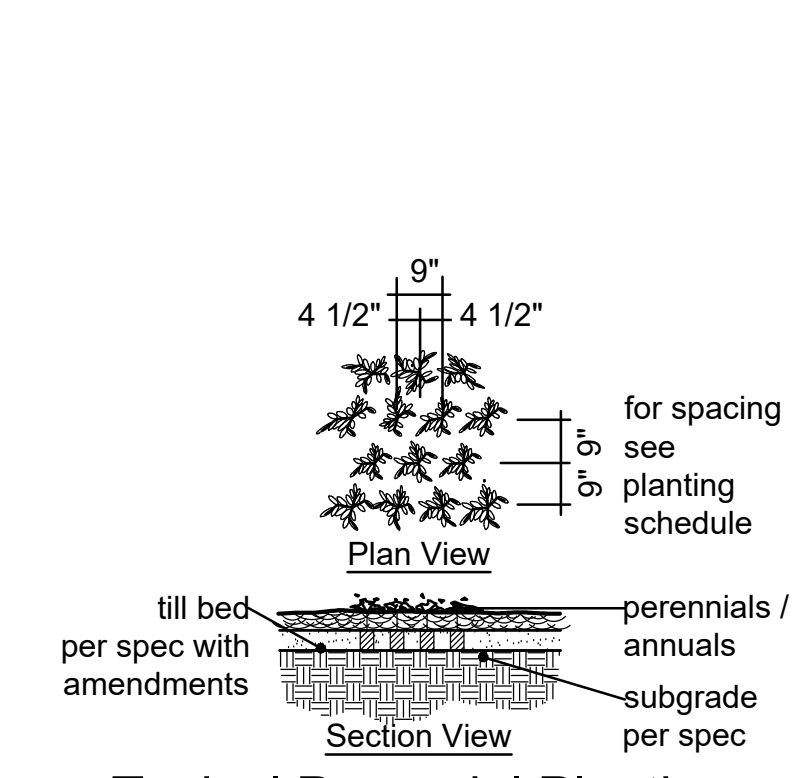
Transition Area C = Business adjacent to single-family
 398' l.f. / 100' l.f. = 3.98 x 4 = 16 ornamental trees required
 2 existing trees + 14 new ornamental trees = 16 trees provided.
 398' l.f. / 100' l.f. = 3.98 x 4 = 16 canopy / evergreen trees required
 6 existing canopy trees + 5 new canopy trees + 5 new Evergreen Trees provided
 398' l.f. / 100' l.f. = 3.98 x 20 = 80 shrubs
 80 new Shrubs provided



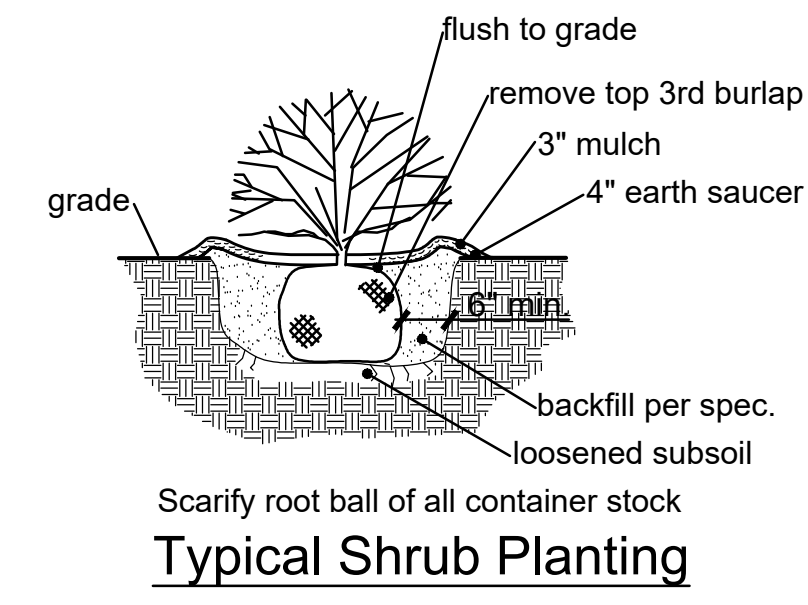
Spade Cut Bed Edge



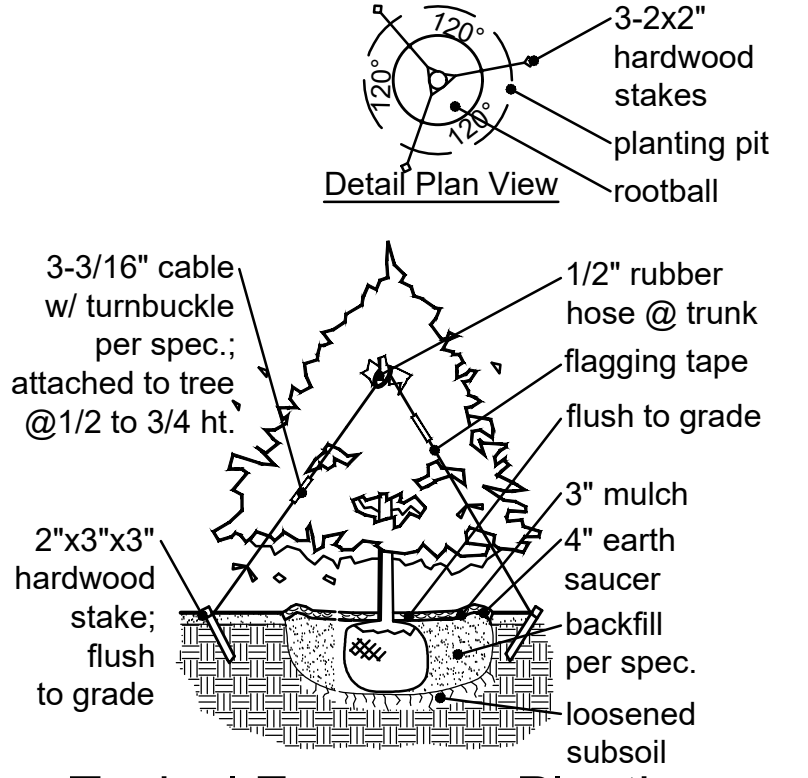
LOCATION MAP
N.T.S.



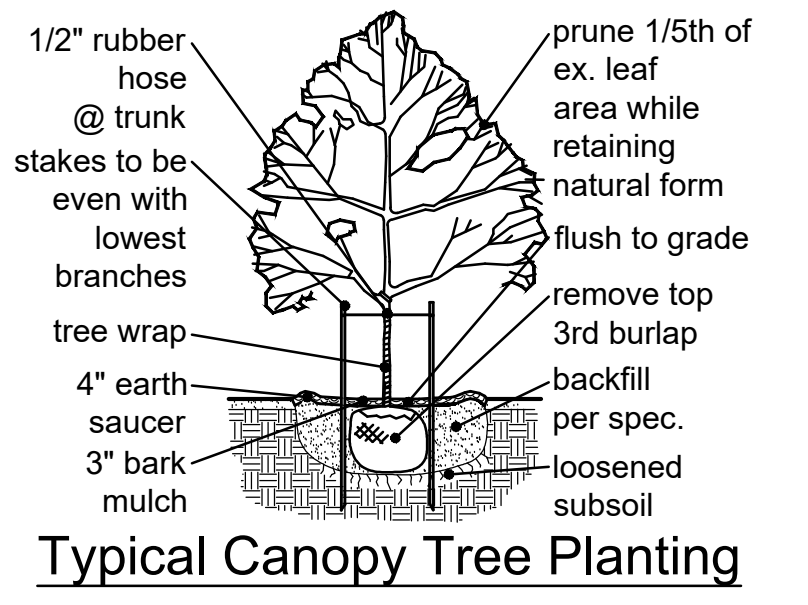
Typical Perennial Planting



Typical Shrub Planting



Typical Evergreen Planting



Typical Canopy Tree Planting

PLANTING SCHEDULE

ID	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	DECIDUOUS	EVERGREEN	ORNAMENTAL	MATURE HEIGHT (FEET)	GROWTH RATE (SIZE CLASS)
CANOPY-SHADE TREE										
A	6	Gleditsia tricanthos 'Skyline'	Skyline Honeylocust	2.5" caliper	B & B	X			45+	Fast (Large)
B	5	Acer rubrum 'Frank Jr.'	Redpointe Maple	2.5" caliper	B & B	X			45+	Fast (Large)
C	3	Liliodendron tulipifera	Tuliptree	2.5" caliper	B & B	X			45+	Fast (Large)
UNDERSTORY-ORNAMENTAL TREE										
J	7	Amelanchier arborea	Downy Serviceberry	1.5" caliper	B & B			X	25-30	Slow/Medium (Med.)
K	3	Magnolia virginiana	Sweetbay Magnolia	1.5" caliper	B & B			X	15-25	Medium (Small)
M	5	Chionanthus virginicus	Fringetree	1.5" caliper	B & B			X	15-25	Medium (Small)
N	6	Prunus cerasifera	Purpleleaf Plum	1.5" caliper	B & B			X	15-25	Medium (Small)
EVERGREEN TREE										
R	3	Picea albies	Norway Spruce	6' tall	B & B		X		40-60	Medium/Fast (Med/Large)
S	4	Pinus strobus	Eastern White Pine	6' tall	B & B		X		45+	Fast (Large)
T	3	Juniperus virginiana	Eastern Redcedar	6' tall	B & B		X		30-40	Medium (Medium)
SHRUBS-ORNAMENTAL GRASSES-PERENNIALS-ANNUALS-GROUNDCOVER										
a	23	Viburnum dentatum	Arrowwood Viburnum	24" tall	Container					
b	13	Hydrangea paniculata 'Jane'	'Little Lime' Jane Hydrangea	24" tall	Container					
c	7	Juniperus x pfitzeriana 'Sea Green'	Sea Green Juniper	24" tall	Container					
d	40	Buxus 'Green Velvet'	Green Velvet Boxwood	24" tall	Container					
e	41	Hydrangea quercifolia	Oakleaf Hydrangea	24" tall	Container					
f	7	Spiraea x 'Double Play Doozie'	Double Play Doozie Spirea	24" tall	Container					
g	4	Juniperus horizontalis 'MonGeo'	Jazzy Jewel Andorra Juniper	3 gal.	Container					
h	16	Buxus microphylla japonica 'Gremgen'	Baby Gem Boxwood	3 gal.	Container					
k	11	Spiraea japonica 'Anthony Waterer'	Anthony Waterer Spirea	24" tall	Container					
y	300	Sporobolus heterolepis	Prairie Dropseed	3 gal.	Container					
z	49	Various	Annuals	1 gal.	Container					

MITIGATION TREES DESIGNATED
 1 A* = 400 sf canopy
 1 C* = 400 sf canopy
 2 K* = 200 sf x 2 = 400 sf canopy
 1,200 sf of mitigation canopy PROVIDED

Revisions:

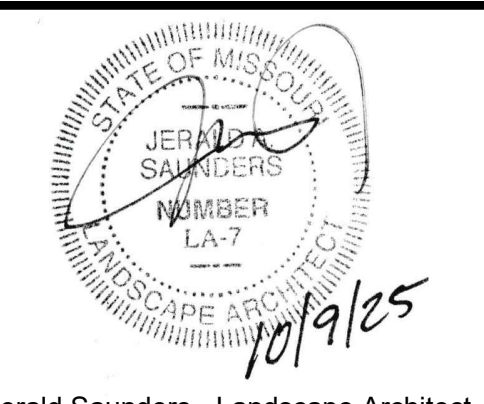
Date	Description	No.
10/09/25	City Comments	1
10/14/25	City Comments	2

Drawn: KP
Checked: RS

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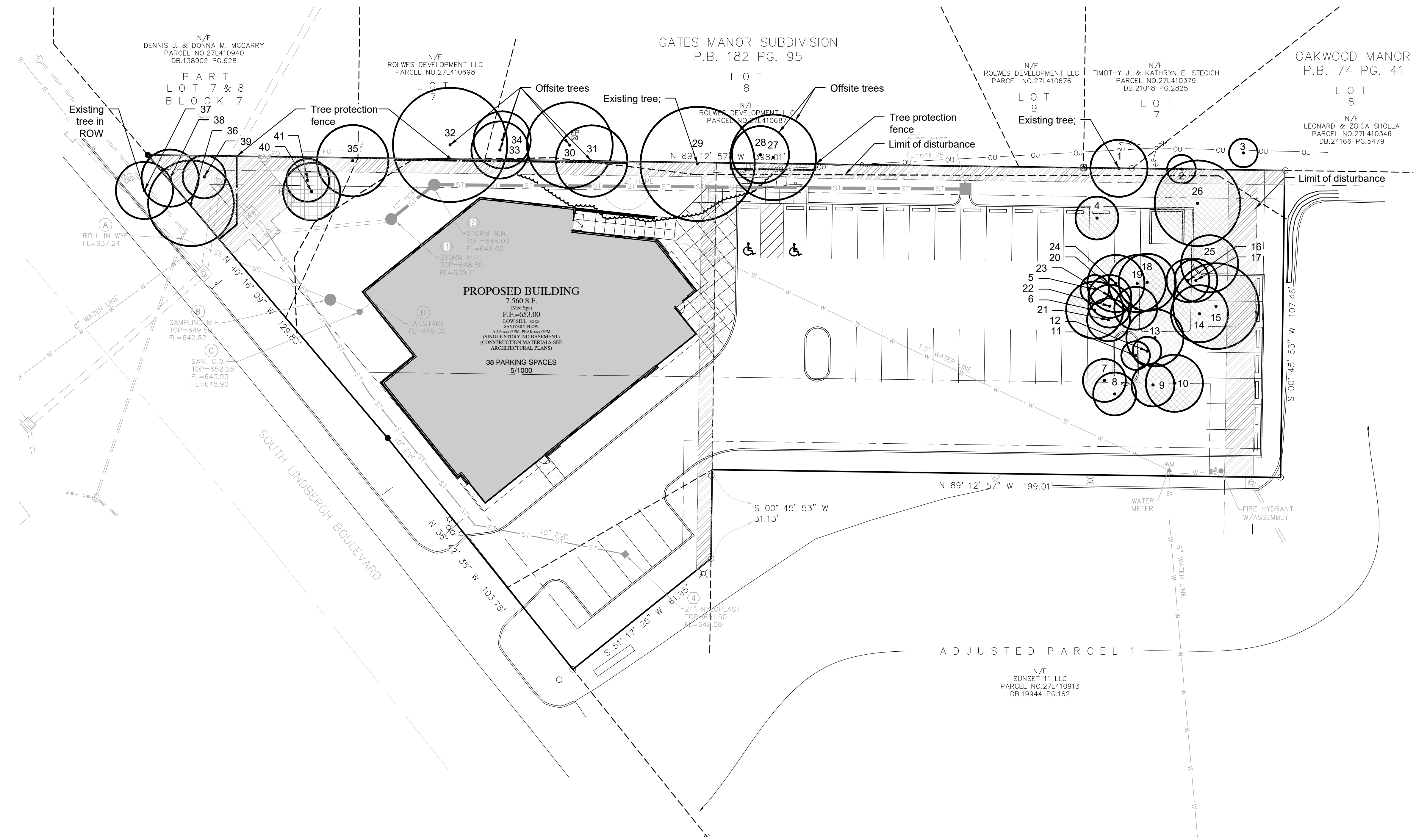
Sheet Title: Landscape Plan
 Sheet No: L1.01
 Date: 8/12/25
 Job #: 584.083

Divine Boutique MedSpa
 4400 South Lindbergh Boulevard
 Sunset Hills, Missouri 63127

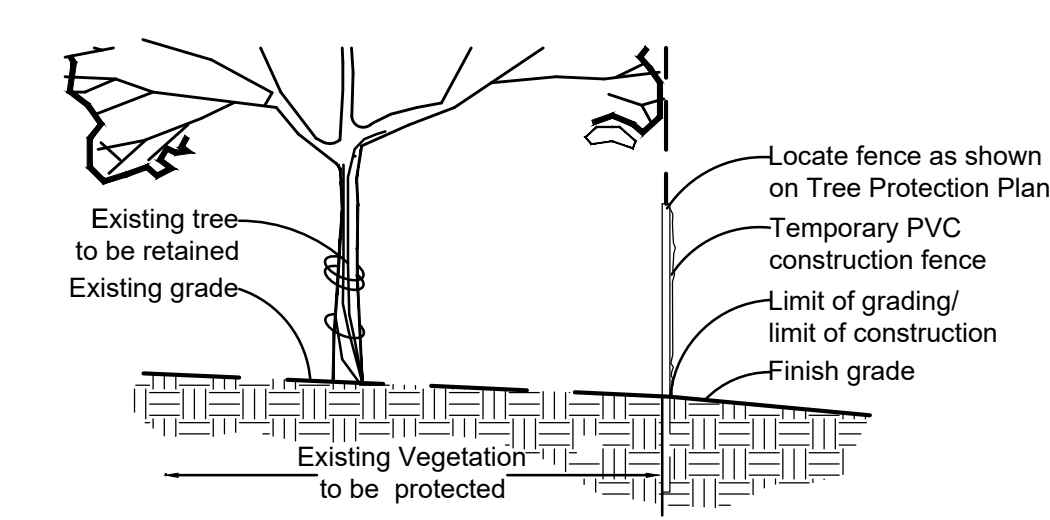


Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:



Tree Preservation Plan
SCALE 1"=20'



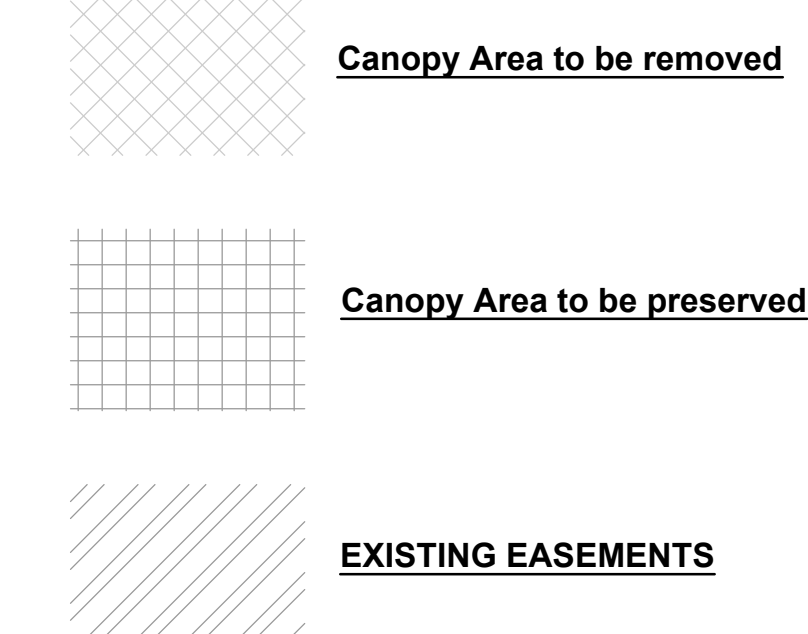
Tree Preservation Summary:

Total Site Area	=	42,225 s.f. (0.97 acres)
Total Existing Tree Canopy Area	=	3,666 s.f. (0.08 acres)
Canopy Removed	=	3,336 s.f. (91%)
Canopy Preserved	=	330 s.f. (9%)
Canopy Preserved Required	=	1,466 s.f. (40%)
Mitigation Required	=	1,136 s.f.

Provide:

2 Large Canopy Trees @ 400 s.f. ea.	=	800 s.f.
2 Understory Trees @ 200 s.f. ea.	=	400 s.f.
		1,200 s.f.

See sheet L1.01 for location.



Tree Protection Notes:

- 1) 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.
- 2) Clearing Limits to be rough staked in order to facilitate location for installation of protection fencing. No early maintenance schedule is required.
- 3) 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.
- 4) 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 or disrupt the Protected Woodland Area 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 Condition Rating:

Excellent	100
Good	75
Fair	50
Poor	25
Dead	0

ID	Tree Name	DBH	Canopy Diameter	Condition Rating	Comment	Location	Landmark	Preserved	To Be Removed
1	Hickory	11	20	50	Twin (10'+11")	Easement	No	X	
2	Dead	30	0	0	Standing dead with limbs	Easement	No		X
3	Dead	26	0	0	Offsite, 20' tall trunk only	Offsite		X	
4	Walnut	8	15	50		No	No		X
5	Catalpa	5	10	50		No	No		X
6	Elm	11	20	50		No	No		X
7	White Oak	8	15	50		No	No		X
8	Red Oak	9	15	50		No	No		X
9	Pear	8	15	50		No	No		X
10	Shingle Oak	12	20	50		No	No		X
11	Red Oak	6	10	50		No	No		X
12	Red Oak	4	10	50		No	No		X
13	Red Oak	12	20	50		No	No		X
14	Ash	9	20	50		No	No		X
15	Elm	15	30	50	Twin (8'+8")	No	No		X
16	Oak	8	15	50		No	No		X
17	Oak	9	15	50		No	No		X
18	Walnut	8	20	50		No	No		X
19	Walnut	9	20	50		No	No		X
20	Red Oak	6	15	50		No	No		X
21	Red Oak	10	15	50		No	No		X
22	Catalpa	7	15	25		No	No		X
23	Elm	6	15	25		No	No		X
24	Shingle Oak	6	20	50		No	No		X
25	Walnut	15	20	50		No	No		X
26	Osage Orange	15	30	50		No	No		X
27	Oak	23	30	50	Offsite, 4'-6" off back of curb	Offsite	X		
28	Oak	14	20	50	Offsite	Offsite	X		
29	Maple	24	40	50	Basal damage	No	X		
30	Persimmon	10	30	50	Near property line	No	X		
31	Hickory	13	25	50	Offsite	Offsite	X		
32	Shingle Oak	21	40	50	Offsite	Offsite	X		
33	Hickory	13	20	50	Offsite	Offsite	X		
34	Hickory	10	20	50	Offsite	Offsite	X		
35	Persimmon	10	25	50		Easement	No	X	
36	Walnut	12	30	50		Easement	No	X	
37	Black Locust	10	20	25	On ROW	Offsite	No	X	
38	Elm	7	20	50		Easement	No	X	
39	Black Locust	7	15	25		Easement	No	X	
40	Persimmon	5	20	50		No	No	X	
41	Persimmon	5	15	50		No	No	X	

Revisions:

Date	Description	No.
10/09/25	City Comments	1

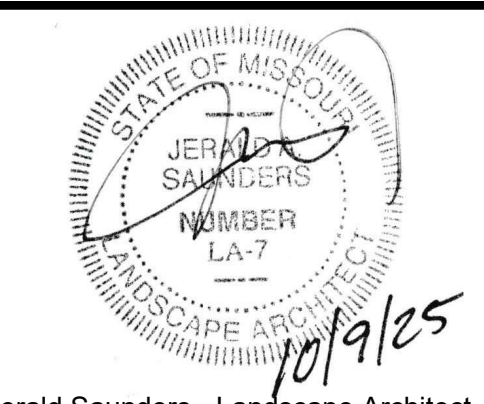
Drawn: KP
Checked: RS

LOOMIS ASSOCIATES
landscape architects + planners
790 spain 40 park drive, chesterfield, missouri 63005
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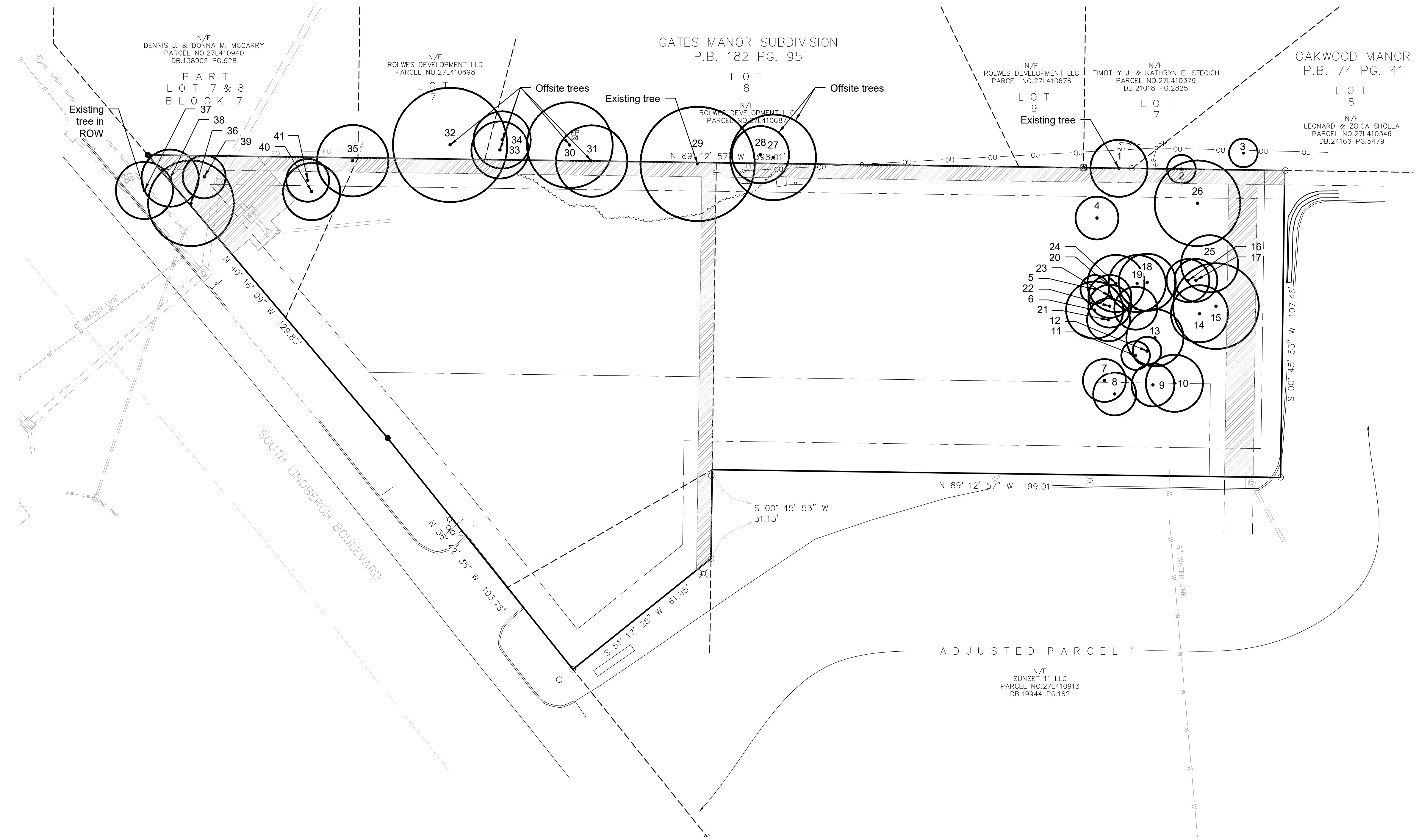
Sheet Title: Tree Preservation Plan
Sheet No: TPP
Date: 8/12/25
Job #: 584.083

Divine Boutique MedSpa
4400 South Lindbergh Boulevard
Sunset Hills, Missouri 63127



Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:



Tree Stand Delineation Summary:
 Total Site Area = 42,225 s.f. (0.97 acres)
 Total Existing Tree Canopy Area = 3,666 s.f. (0.08 acres)



Tree Condition Rating:
 Excellent 100
 Good 75
 Fair 50
 Poor 25
 Dead 0

ID	Tree Name	DBH	Canopy Diameter	Condition Rating	Comment	Location	Landmark
1	Hickory	11	20	50	Twin (10" x 11")	Easement	No
2	Dead	30	0	0	Standing dead with limbs	Easement	No
3	Dead	26	0	0	Offsite, 20' tall trunk only	Offsite	No
4	Walnut	8	15	50			No
5	Catalpa	5	10	50			No
6	Elm	11	20	50			No
7	White Oak	8	15	50			No
8	Red Oak	9	15	50			No
9	Pear	8	15	50			No
10	Shingle Oak	12	20	50			No
11	Red Oak	6	10	50			No
12	Red Oak	4	10	50			No
13	Red Oak	12	20	50			No
14	Ash	9	20	50			No
15	Elm	15	30	50	Twin (8" x 8")		No
16	Oak	8	15	50			No
17	Oak	9	15	50			No
18	Walnut	8	20	50			No
19	Walnut	9	20	50			No
20	Red Oak	6	15	50			No
21	Red Oak	10	15	50			No
22	Catalpa	7	15	25			No
23	Elm	6	15	25			No
24	Shingle Oak	6	20	50			No
25	Walnut	15	20	50			No
26	Osage Orange	15	30	50			No
27	Oak	23	30	50	Offsite, 4"-6" off back of curb	Offsite	No
28	Oak	14	20	50	Offsite	Offsite	No
29	Maple	24	40	50	Basal damage		No
30	Persimmon	10	30	50	Near property line		No
31	Hickory	13	25	50	Offsite	Offsite	No
32	Shingle Oak	21	40	50	Offsite	Offsite	No
33	Hickory	13	20	50	Offsite	Offsite	No
34	Hickory	10	20	50	Offsite	Offsite	No
35	Persimmon	10	25	50		Easement	No
36	Walnut	12	30	50		Easement	No
37	Black Locust	10	20	25	On ROW		No
38	Elm	7	20	50		Easement	No
39	Black Locust	7	15	25		Easement	No
40	Persimmon	5	20	50			No
41	Persimmon	5	15	50			No

Revisions:

Date	Description	No.
10/09/25	City Comments	1

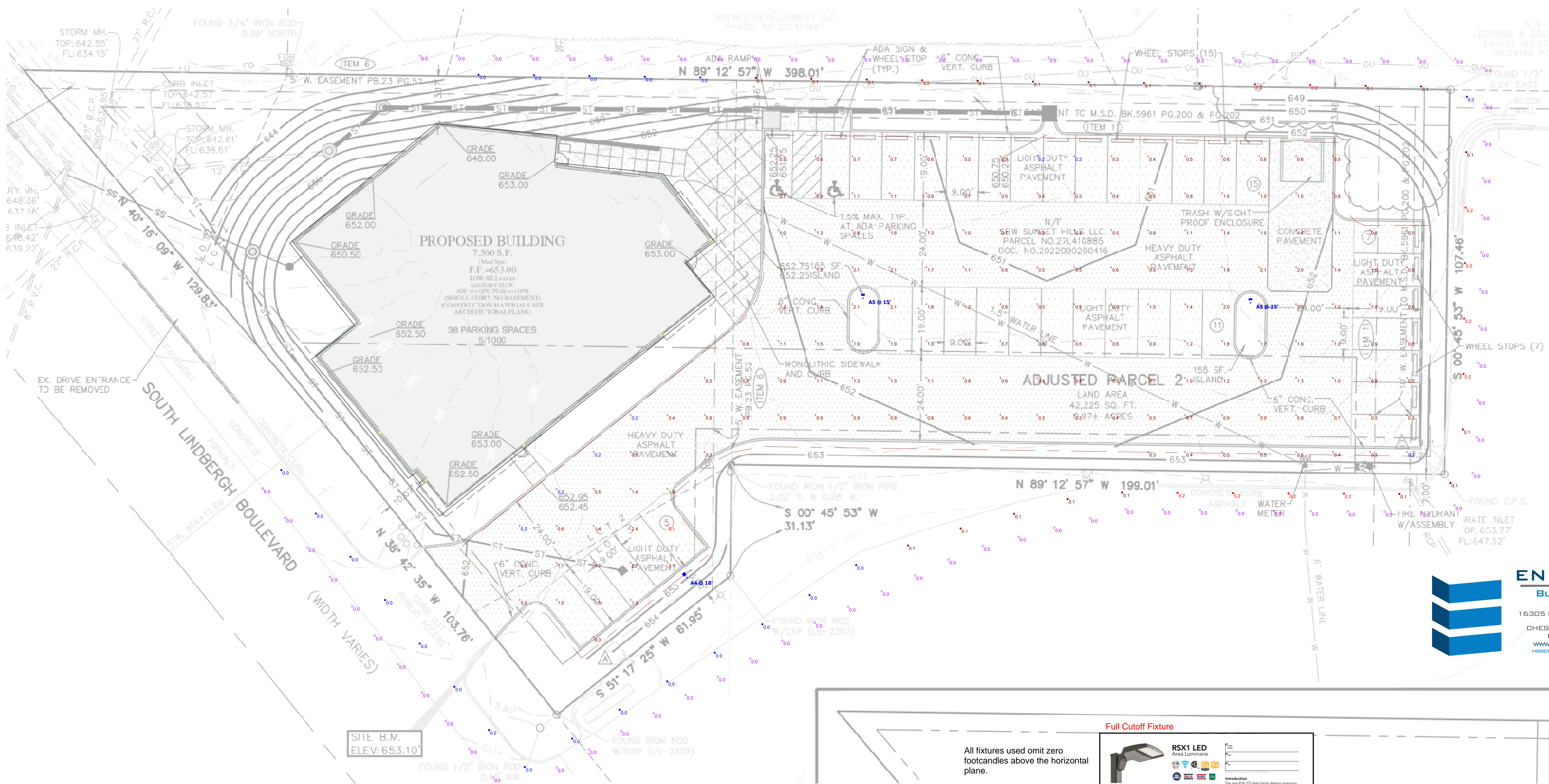
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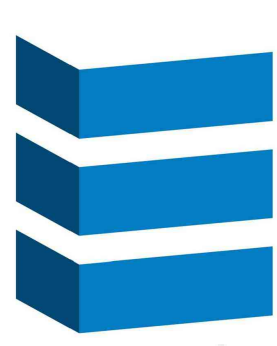
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 Missouri State Certificate of Authority # LAC 00001018

Sheet Title: Tree Stand Delineation
 Sheet No: TSD
 Date: 8/12/25
 Job #: 584.083

Divine Boutique MedSpa
 4400 South Lindbergh Boulevard
 Sunset Hills, Missouri 63127



Plan View
Scale - 1" = 14'



ENGENUITY
BUILDING VALUE BY DESIGN
16305 SWINGLEY RIDGE ROAD SUITE 100
CHESTERFIELD, MO 63017
P: (314) 819-9189
WWW.THEENGUITY.COM
MISSOURI CERTIFICATE OF AUTHORITY: E-2021017954



Full Cutoff Fixture

RSX1 LED Area Luminaire

Specifications

- Size: 6.5" H x 10.5" W
- Weight: 21.8 lbs (10.0 kg)
- Length: 13.7" (344 mm)
- Width: 9.9" (251 mm)
- Height: 6.5" (165 mm)
- Depth: 10.5" (267 mm)
- IP Rating: IP65

Introduction

The RSX1 LED Area Luminaire delivers maximum value by providing significant energy savings, long life and superior light quality. The luminaire is designed for use in parking lots, walkways, and other areas where high quality lighting is required.

Design Information

EXAMPLE: RSX1 LED P4 40K R5 MOUNT SPA 00000

Item	Description	Quantity	Unit	Notes
1	RSX1 LED P4 40K R5	1	EA	See Schedule

All fixtures used omit zero footcandles above the horizontal plane.

Note

1. Mounting height at 18'
2. 15' poles and 3' cement base.
3. 4000K Assumed

This lighting design, product specification, photometric information, and visual renderings are provided by and property of Echo Electric designated by logo on current design.

Locations, mounting heights, fixture types, and photometric reports are based on information provided to the lighting designer by others. When information was not provided, standard construction practices and IESNA guidelines were used as applicable.

Actual measured light levels may differ from calculated levels due to obstructions, other lighting sources, electrical voltage used, or information not received at the time the report was created.

It is the responsibility of the project engineer, architect, owner or owner's representative to ensure all energy and building codes are adhered to for installation.

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Devine Med Spa Parking Lot	+	1.0 fc	3.1 fc	0.2 fc	15.5:1	5.0:1
Property Line	■	0.1 fc	0.2 fc	0.0 fc	N/A	N/A
Property line 5' back	◇	0.0 fc	0.0 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	Image	QTY	Catalog Number	Description	Number	Lumens	Wattage	Foot Candle
A4			1	RSX1 LED P1 40K R4 HS	RSX LED Area Luminaire Size 1 P1 Lumen Package 4000K CCT Type R4 Distribution with HS shield	1	4725	51.34	Max: 4072cd
A5			2	RSX1 LED P1 40K R5	RSX Area Fixture Size 1 P1 Lumen Package 4000K CCT Type R5 Distribution	2	1285	51.34	Max: 2783cd