

September 15, 2025

Divine, A Boutique Medspa is a full service medical spa specializing in non-surgical cosmetic services such as botox, dermal fillers, laser services, body contouring, aesthetic services and more. Currently located at 3735 S. Lindbergh Blvd. in Sunset Hills, MO, they plan to build a new home at 4400 South Lindbergh. Generally, their hours will be everyday 9am – 7pm, except for Sunday.

Their mission is to transform peoples lives by helping them look their best and build their confidence because everyone should feel proud about how they look. This mission also will be represented in the design of the new development.

The building will be placed along the street with parking and the main pedestrian building entry in the rear of the site. This will provide a nice streetscape and shield the parking from public street view. In addition, there will be significant landscaping along with outdoor sitting spaces.

The zoning is indicated by the City due to the requirements of a new commercial development. The Planned District will allow some flexibility on required set backs and other related items as reviewed by staff, the Planning Commission and the Board of Alderman.

We have obtained preliminary approval from MoDOT and MSD and do not anticipate any negative impacts to the City or surrounding area

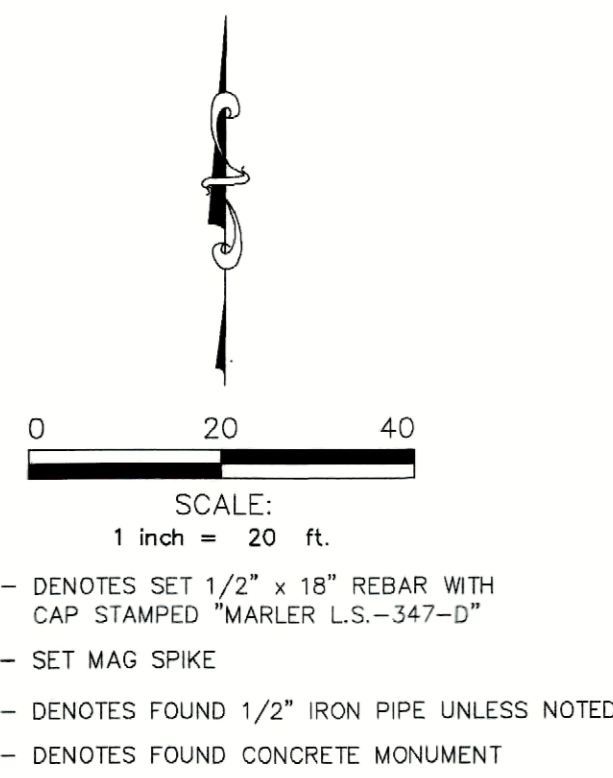
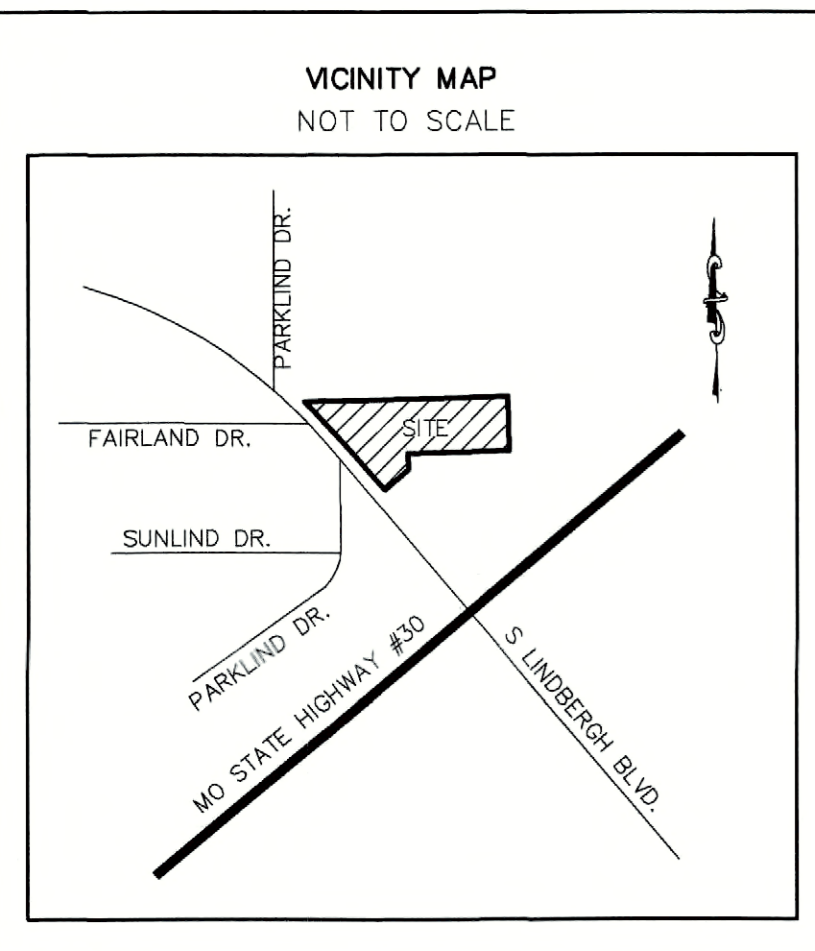
2. THE NAMES AND ADDRESSES OF ALL PERSONS HAVING AN OWNERSHIP OR BENEFICIAL INTEREST

- a. Gina Bucherich  
MSCL Properties LLC  
12423 West Watson Rd.  
St. Louis MO 63127  
(314) 415-0464

ALTA/NSPS LAND TITLE SURVEY

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 table listing symbols for utility poles, light standards, electric yard lights, gas meters, valves, fire hydrants, manholes, clean-outs, handicap parking, regular parking, reflect items, phone manholes, telephone control boxes, electric boxes, transformers, meters, air conditioner units, signs, drains, grate inlets, and various record and surveyed items like deed books, pages, former lots, telephone lines, undergound utilities, waterlines, fiber optics, trees, bushes, stumps, landscape areas, bore locations, bollards, wells, manholes, shut-off valves, meters, sprinklers, and faucets.

- GENERAL NOTES: 1. THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH, MISSOURI EAST ZONE, NAD83. TO RETURN TO RECORD BEARINGS USE A CLOCKWISE ROTATION OF 0°27'57". 2. THE PROPERTY HAS AN AREA OF 42,225 SQUARE FEET OR 0.97 ACRES OF LAND. 3. THE PROPERTY IS DESIGNATED BY ST. LOUIS COUNTY PARCEL 27L410885. 4. SOURCE OF DEED REFERENCE IS DOCUMENT NO.2022090200416. 5. THIS MAP COMPLIES WITH THE MISSOURI MAP ACCURACY STANDARDS, CLASS III. 6. R.= RECORD AND S.= SURVEYED.

BENCHMARK: 18317 NAVD83(SL2011A) ELEV = 641.81 FTUS

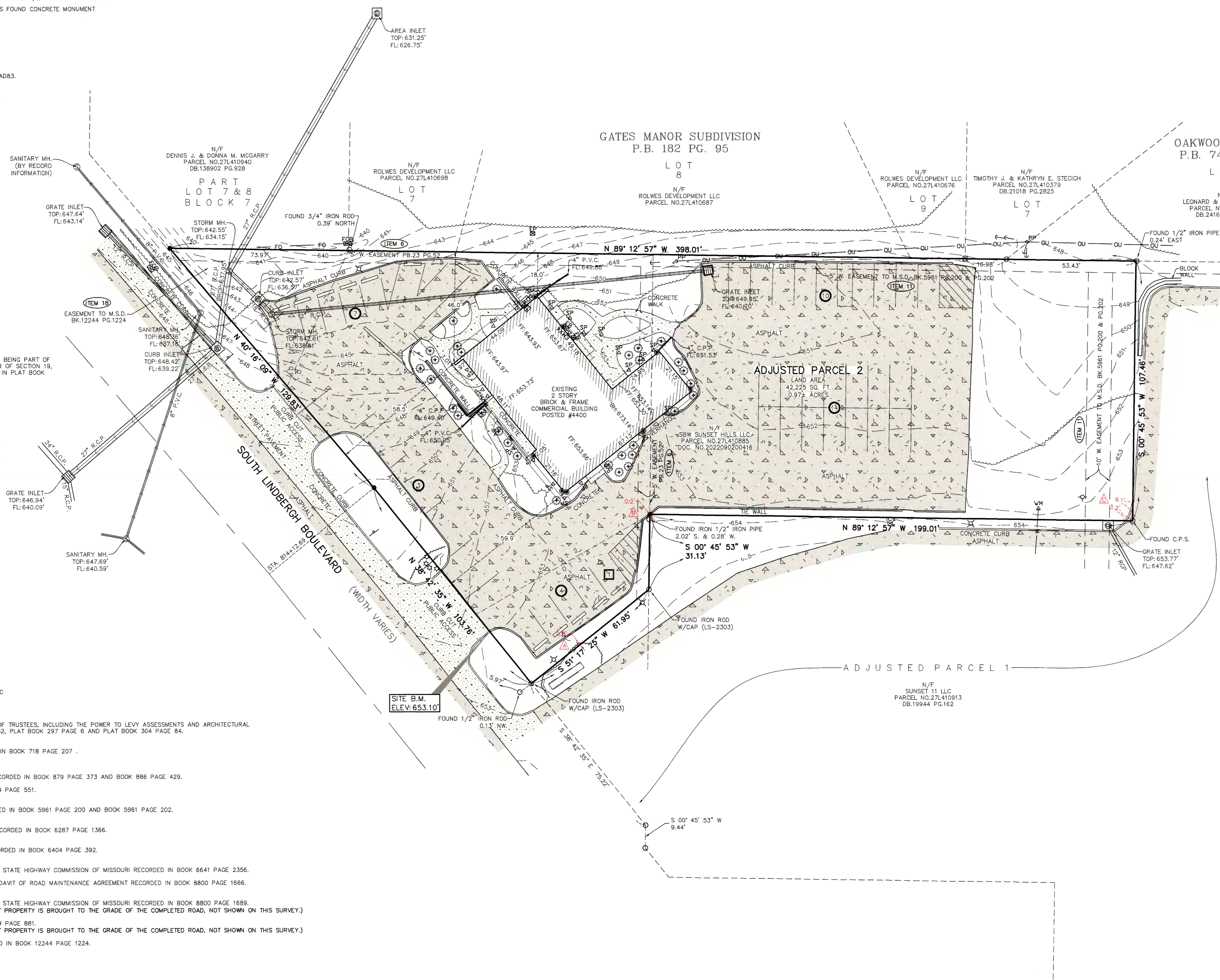
SITE BENCHMARK: CUT SQUARE ON CURB AS SHOWN ON THIS SURVEY ELEV = 653.10 FTUS NAVD83

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.

- NOTES OF INTEREST: 1. ADJONER'S LANDSCAPING EXTENDS ONTO SUBJECT'S PROPERTY AS SHOWN. 2. SUBJECT'S TIE WALL EXTENDS ONTO ADJONER'S PROPERTY AS SHOWN. 3. ADJONER'S CONCRETE CURB AND ASPHALT PAVEMENT EXTENDS ONTO SUBJECT'S PROPERTY AS SHOWN.

- SCHEDULE "B" TITLE EXCEPTION NOTES: THIS SURVEY IS BASED ON A TITLE REPORT PREPARED BY TRUE TITLE COMPANY, LLC... 6. BUILDING LINES, EASEMENTS, COVENANTS, CONDITIONS, AND RIGHTS AND POWERS OF TRUSTEES, INCLUDING THE POWER TO LEVY ASSESSMENTS AND ARCHITECTURAL CONTROLS... 7. EASEMENT GRANTED TO UNION ELECTRIC LIGHT AND POWER COMPANY... 8. EASEMENT RECORDED IN BOOK 800 PAGE 221. 9. RIGHTS OF WAY GRANTED TO THE COUNTY OF ST. LOUIS... 10. EASEMENT GRANTED TO PHILLIPS PETROLEUM COMPANY... 11. EASEMENTS GRANTED TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT... 12. ORDINANCE NUMBER 1665, OF THE METROPOLITAN ST. LOUIS SEWER DISTRICT... 13. EASEMENT GRANTED TO LACLEDE GAS COMPANY... 14. EASEMENT GRANTED TO THE STATE OF MISSOURI... 15. TERMS AND PROVISIONS OF ROAD MAINTENANCE AGREEMENT... 16. EASEMENT GRANTED TO THE STATE OF MISSOURI... 17. EASEMENT ESTABLISHED IN REPORT OF COMMISSIONERS... 18. EASEMENT GRANTED TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT...

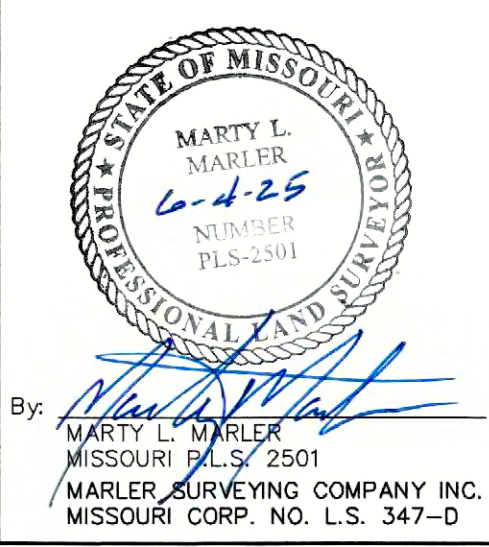
FLOOD ZONE NOTES: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY DOES NOT LIE WITHIN ANY SPECIAL FLOOD ZONE AREAS ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NUMBER 2918900317K AND COMMUNITY NUMBER 290387 (CITY OF SUNSET HILLS) WHICH BEARS AN EFFECTIVE DATE OF 02/04/2015...



- TABLE A: OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS. 1. MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS... 2. ADDRESSES OF THE SURVEYED PROPERTY... 3. FLOOD ZONE CLASSIFICATION... 4. GROSS LAND AREA... 5. VERTICAL RELIEF... 6. ZONING CLASSIFICATION... 7. EXTERIOR DIMENSIONS... 8. SUBSTANTIAL FEATURES... 9. IDENTIFIABLE PARKING SPACES... 10. EVIDENCE OF UNDERGROUND UTILITIES... 11. PLANS AND/OR REPORTS PROVIDED BY CLIENT... 12. AS SPECIFIED BY THE CLIENT... 13. SURVEYS FOR LEASES ON BUREAU OF LAND MANAGEMENT... 14. NAMES OF ADJOINING OWNERS... 15. RECTIFIED ORTHOPHOTOGRAPHY... 16. PROPOSED CHANGES IN STREET RIGHT OF WAY LINES... 17. PURSUANT TO SECTIONS 5 AND 6... 18. PROFESSIONAL LIABILITY INSURANCE POLICY... 19. REFLECT CURRENT TITLE... 20. REFLECT CURRENT TITLE...

NOTE TO THE CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE A, ITEM 11, INFORMATION FROM THE SOURCES CHECKED ABOVE WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.1(V) TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES... NOTE TO THE BOARD OF GOVERNORS, AMERICAN LAND TITLE ASSOCIATION, ON OCTOBER 1, 2020...

ALTA/NSPS LAND TITLE SURVEY. 4400 SOUTH LINDBERGH BOULEVARD, ST. LOUIS COUNTY, MISSOURI. TO MSCL, LLC, A MISSOURI LIMITED LIABILITY COMPANY. DATE: 5/28/2025. SCALE: 1" = 20'. DRAWN BY: S.M. CHECKED BY: M.L.M. DWG. No.: 2505-037. SHEET 1 OF 1. MARLER SURVEYING COMPANY, INC. 11402 GRAVOIS RD., SUITE 300, WASHINGTON, D.C. 20036-5928. WWW.MARLER.COM



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.

September 15, 2025

The property at 4400 South Lindbergh is currently zoned LC. The city’s Unified Development Ordinance (UDO) states the permitted uses for every zoning district. Based on the brief description it appears that this use would fall under “Hair, nail, tanning, and personal care services” which is an approved use in the LC District.

The property abuts residential to the north and west and commercial to the east and south. As such the following zoning standards will apply based on the LC zoning.

**REQUIRED**

LOT AREA		10,000 s.f.
LOT WIDTH		50 ft.
FRONT SETBACK		10 ft.
INTERIOR SIDE SETBACK		0 ft. or 75 ft to residential
SIDE SETBACK ADJACENT TO STREET		10 ft. or 75 ft. to residential
REAR SETBACK		25 ft or 75 ft. to residential
TOTAL LOT COVERAGE		85%
HEIGHT		50 ft.
<b>PARKING SETBACKS</b>		
NORTH	10'	
SOUTH	10'	
WEST	10'	
EAST	7'	

**PROPOSED**

LOT AREA		42,225 s.f.
LOT WIDTH		232 ft.
FRONT SETBACK		10 ft.
INTERIOR SIDE SETBACK		39 ft. (SOUTH) or 13 ft (NORTH)
SIDE SETBACK ADJACENT TO STREET		N/A
REAR SETBACK		190 ft.
TOTAL LOT COVERAGE		66%
HEIGHT		20 ft.
<b>PARKING SETBACKS</b>		
NORTH	15'	
SOUTH	6'	
WEST	10'	
EAST	7'	

The requested deviation from the code are:

1. Building set back to north: 13 ft in lieu of 75 ft.
  - a. A 75 foot setback would make the site unbuildable. The existing building has a setback of 15 feet. The new building is 2 feet closer but farther west and closer to the street. The site topography, parking limitations and an easement going thru the site set the position of the new building.
  
2. Parking set back to the south: 6 ft in lieu of 10 ft.
  - a. The existing parking lot is only 2 feet from the north property line. In order to create a larger landscape buffer to the residentially zoned properties to the north and to meet the parking requirements, the parking lot was shifted south adjacent to the commercial properties. In doing this, the parking space set back to the north is 15 feet in lieu of 2 feet. There will still be a significant amount of green space on the south side for plantings

September 15, 2025

The City of Sunset Hills Comprehensive Plan is the city's primary policy guide for development, outlining its long-term vision for physical, economic, and social conditions over the next 15-20 years. It integrates existing conditions with plans for the future, guiding decisions on land use, public facilities, transportation, and more. While there was a 1999 Comprehensive Plan, the city is in the process of updating its plan, which includes extensive community outreach to shape its policies for the future.

The current zoning of the site is LC which allows for the requested use. The City Comprehensive plan identifies this property as Corridor Commercial in the Gravois & Lindbergh Sub area

Corridor commercial areas include the three “campuses” in the Gravois & Lindbergh Sub- area. The first is the southern quadrant of the intersection anchored by an auto dealership, office building, and vacant light industrial property. The second campus fronts on the east side of Lindbergh south of Gravois and includes a gas station, union hall, South County Health Center, and dentist office. The third campus in the northern quadrant of the subarea includes an office, gas station, commercial center, and bank.

To maximize the functionality of these areas, the City should:

1. *Encourage properties to provide vehicular cross-access connections between adjacent parking lots.* As we are not opposed to this, we have no control over the neighboring property to the south. As a result, and to meet current MoDOT requirements, one of the full access drive entrances to the property has been removed. MoDOT has approved this single drive entrance location
2. *Work with Metro and MoDOT to improve bus transit stops for Routes 48 and 110 to include passenger waiting pads, shelters, and pedestrian connections to sidewalks.* Given the lack of sidewalks along the site frontage and south Lindbergh, the frontage of this site would not be best suited for a bus stop
3. *Work with MoDOT to implement pedestrian intersection improvements at Lindbergh and Gravois, and Gravois and Sappington Barracks Road, including new crosswalk striping, signal phasing, pedestrian signage, and refuge islands.* The site does not abut the intersection and thus has no control over those sidewalks
4. *Work with MoDOT to install on-street bike lanes on the shoulders of Lindbergh. The site frontage has large shoulders.* MoDOT would determine if those shoulder should be striped as bike lanes
5. *Work with MoDOT and property owners to install public sidewalks along Gravois and Lindbergh.* There are no sidewalks along South Lindbergh. This would need to be comprehensive project by MoDOT for walks to be installed and continuous through the corridor

6. *Require properties to provide on-site pedestrian connections between the public sidewalk and building entrances.* There are no public sidewalks along the south Lindbergh corridor. This would need to be comprehensive project by MoDOT for walks to be installed and continuous through the corridor
7. *Install a more substantial gateway feature on the north side of Lindbergh just west of Sappington Road.* This property does not abut the subject area
8. *Require properties to install parking lot landscaping and edge screening along public right-of-way.* The site plan proposed landscaping along the site frontage
9. *Work with MoDOT to bury or relocate overhead utilities as roadway improvements occur.* There are no overhead lines along the property frontage

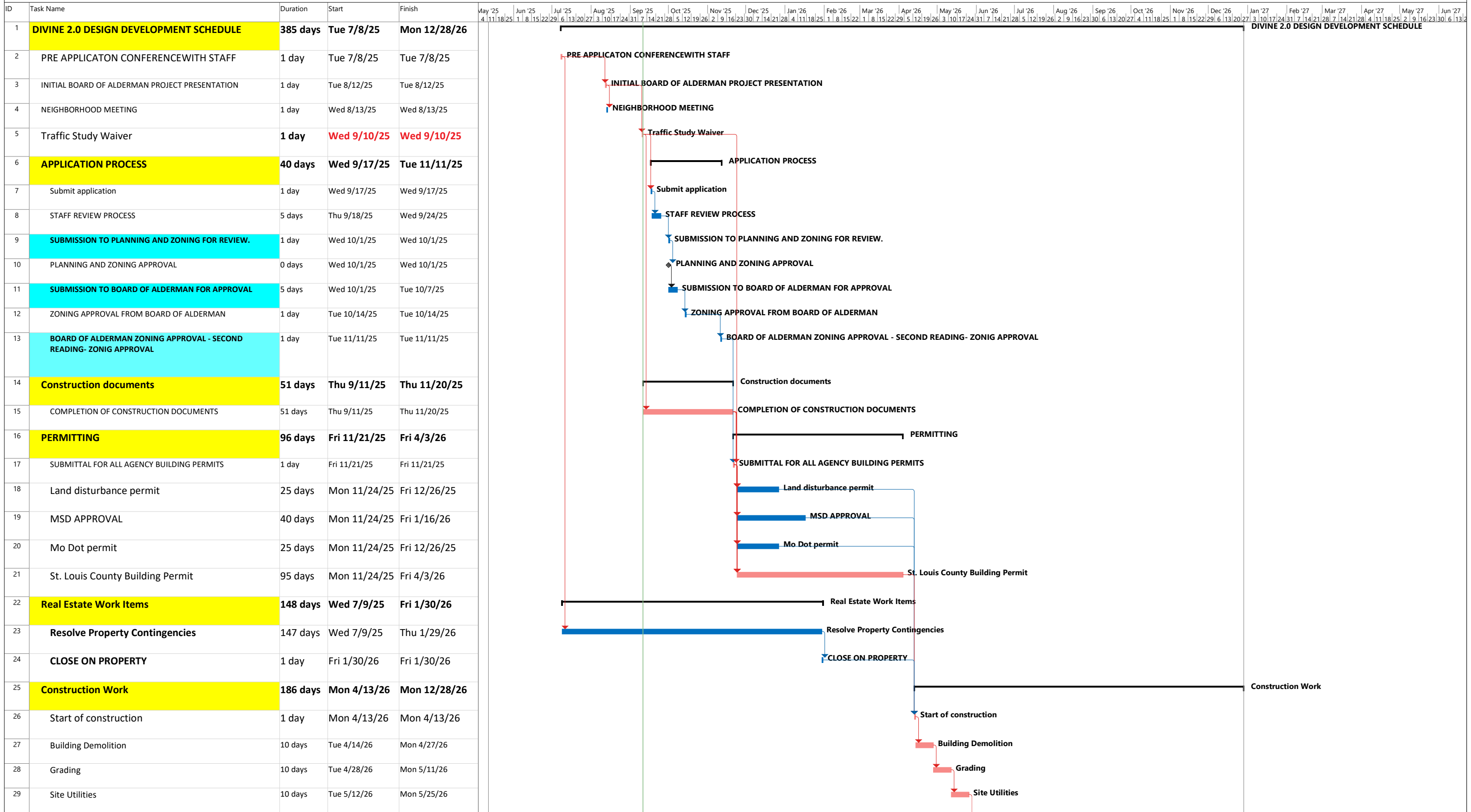
The objective land uses in the Corridor Commercial as outlined in the Comprehensive plan

## **Corridor Commercial**

Corridor commercial areas provide a transition between regional commercial areas and local land uses. They can include retail, restaurant, office, service uses, or small multi-tenant shopping centers. Development in these areas tends to be on moderate size lots with a depth of 200-500 feet, and often includes coordinated access and egress with adjacent lots. Future development in these areas should continue to support local business development, provide day-to-day needs to Sunset Hills residents, and serve as an appropriate transition between regional commercial areas and nearby neighborhoods.

The Divine Boutique Medspa fully meets the intent of the use in this district. Locally owned and operated and serving the local residents. Its use, size, location and street appeal is consistent with the Comprehensive plan

DIVINE 2.0 DEVELOPMENT SCHEDULE  
09102025



Project: Andys LAke St Louis Pr  
Date: Thu 9/11/25

Task	Summary	Inactive Milestone	Duration-only	Start-only	External Milestone	Critical Split
Split	Project Summary	Inactive Summary	Manual Summary Rollup	Finish-only	Deadline	Progress
Milestone	Inactive Task	Manual Task	Manual Summary	External Tasks	Critical	Manual Progress



**RESOLUTION NO. 777**

**A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF SUNSET HILLS, MISSOURI, APPROVING A TRAFFIC IMPACT STUDY WAIVER FOR DIVINE, A BOUTIQUE MEDSPA.**

**WHEREAS**, the City of Sunset Hills, Missouri, through its Unified Development Ordinance, encourages safe and sustainable transportation systems that support all modes of connectivity and economic activity; and

**WHEREAS**, Section 4.18 of the Unified Development Ordinance provides a process for applicants to request a waiver from the requirement to conduct a traffic impact study if they can demonstrate that their proposed development maintains or enhances the desired transportation system; and

**WHEREAS**, Divine, A Boutique Medspa has submitted a request for a traffic impact study waiver in connection with a proposed development project, including a narrative and supporting materials; and

**WHEREAS**, City staff have reviewed the submitted materials and determined the application to be complete and eligible for review by the Board of Aldermen; and

**WHEREAS**, the Board of Aldermen has reviewed the request in accordance with Section 4.18 of the Unified Development Ordinance and the Standards of Review set forth therein.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF SUNSET HILLS, MISSOURI, AS FOLLOWS:**

Section 1. The Board of Aldermen hereby finds that Divine, A Boutique Medspa has met the burden of proof as outlined in Section 4.18 of the Unified Development Ordinance and has provided sufficient evidence that the proposed development maintains or enhances the desired transportation system.

Section 2. The Board of Aldermen hereby approves the request by Divine, A Boutique Medspa for a waiver from the requirement to conduct a traffic impact study for its proposed development.

Section 3. This Resolution shall not be construed as a determination or approval of the development project itself, but solely as authorization to proceed through the City's approval process without the requirement of a traffic impact study.

**PASSED AND APPROVED** this 9th day of September, 2025

*Patricia A. Julius*  
MAYOR

ATTEST: *[Signature]*  
CITY CLERK/CITY ADMINISTRATOR



## **DIVINE 2.0 ECONOMIC ANALYSIS FOR SUNSET HILLS**

Divine Med Spa was founded in 2017 by Gina Bucherich RN, BSN in the City of Sunset Hill following 18 years of Aesthetic Nursing. Divine's financial statements and rapidly expanding client base indicate robust revenue streams and growing client loyalty well suited to finance the expansion of the current business model to a larger building and site.

### **Market Demand:**

Sunset Hills is a thriving suburban community with a growing population that is enthusiastic about aesthetic services, women's wellness and personal care. The growth of the client base at Divine continues to compound year over year. This ground swell of increased demand is the driving force behind our desire to expand aesthetic medical services to a larger building and site still located within Sunset Hills, MO. Our customers are excited about existing and new opportunities that can be experienced at the new location just minutes away.

### **Job Creation:**

The construction and operation of Divine 2.0 will contribute to the local economy through multiple avenues. The construction phase will involve local contractors and suppliers, injecting capital into the community. Once Operational, Divine 2.0 will generate additional tax revenues for the City of Sunset Hills. Divine 2.0 will also add additional medical providers and administrative staff to support the growing client list and services.

### **Summary:**

The proposed Divine 2.0 in Sunset Hills, MO demonstrates strong economic viability and sound financial capability to support ever increasing demand from a growing client base. This growth will be a valuable addition to Sunset Hills providing additional personal services to the residents as well as job creation and positive economic impact on the local community.



September 15, 2025

The demand for City services is expected to be minimal.

Police: City

Fire: Mehlville Fire Protection District

Street Frontage: MoDOT

Sewer: MSD

Utilities: Ameren, Spire, Spectrum, Missouri American Water

Trash: Provider



September 15, 2025

There are no off site utility improvements required for this project

Missouri Department of Transportation

1590 Woodlake Drive  
Chesterfield, Missouri 63017-5712  
314.275.1500  
Fax: 573.522.6475  
1.888.ASK MODOT (275.6636)

July 15, 2025

Brandon Harp, P.E.  
Civil Engineering Design Consultants, Inc.  
10820 Sunset Office Drive, Suite 200  
Saint Louis, Missouri 63127

**RE: Divine Med Spa  
4400 S. Lindbergh**

Dear Mr. Harp:

The Missouri Department of Transportation has reviewed the plan for development on US 50 in Saint Louis County, and gives conceptual approval. Final approval will be in the form of a MoDOT permit issued from this office.

Should you have any questions or comments, you may contact me via email at [federico.lagos@modot.mo.gov](mailto:federico.lagos@modot.mo.gov) .

Respectfully,



Federico Lagos  
Senior Traffic Specialist  
Missouri Department of Transportation



---

*Our mission is to provide a world-class transportation system that is safe, innovative, reliable and dedicated to a prosperous Missouri.*

[www.modot.org](http://www.modot.org)



July 21, 2025

Mr. Brandon Harp, P.E.  
Civil Engineering Design Consultants, Inc.  
10820 Sunset Office Dr., Suite 200  
Sunset Hills, Mo 63127

Re: Divine Med Spa – 4400 S. Lindbergh Blvd.  
Preliminary Site Plan Basic Conceptual Review  
MSD Ref. No. 25CNCPB-00037

Dear Mr. Harp:

MSD has completed the **basic conceptual review** of the referenced preliminary site plan. Based upon same, the following comments are provided:

This project site is located in the Lemay WWTP service area and Gravois Creek watershed. The development is proposing to demolish the existing building(s) and to construct a new building. The proposed disturbance was stated as 0.90 acres with a runoff differential of 0.08 cfs shown on the plans. Prior projects in the area can be found by searching the address using the *MSD Development Review & Capital Project Numbers and Historical Aerial Photo Viewer* found on the MSD website at <https://msdprojectclear.org/doing-business/development-review/required-documents-checklists/>.

### **Stormwater – Water Quality/Volume Reduction/Detention/Channel Protection**

The site is greater than 20% impervious and the proposed development will occur predominantly on impervious portions of the site; therefore, the project will be categorized as “Redevelopment” for purposes of establishing storm water management goals. On site watershed boundaries, drainage area acreages and discharge points shall be maintained as close to their pre-developed condition as possible.

If site disturbance surpasses one acre, Water Quality Volume (WQ<sub>v</sub>) treatment is required to treat the site’s disturbed area. Channel Protection Storage Volume (Cp<sub>v</sub>) does not appear to be required as the proposed site development appears to meet the exemptions listed in Section 4.060.02 paragraph 3 of the *MSD Rules and Regulations and Engineering Design Requirements for Sanitary Sewer and Stormwater Drainage Facilities (February 1, 2018)*.

The site’s proposed runoff differential is less than 2 cfs and would not require Flood Protection Volume

( $Q_{p2}$  &  $Q_{p100}$ ) Storage at this time. Once the site runoff differential surpasses 2 cfs  $Q_p$  would be required.

If A BMP is installed, a BMP Drainage Area Map is required to be submitted with the formal plan submittal. Any proposed BMPs are to be sized based on their tributary areas. Maintenance of any proposed detention basin and/or BMP's will be the obligation of the property owner of the parcel the storm water facilities are located on. The record property owner of the parcel containing the storm water controls will be required to execute a maintenance agreement with MSD, establish a reserve area the storm water facilities, and assume responsibility for their maintenance.

## **Sanitary**

Commercial buildings require a sampling appurtenance, the site will be required to install a sampling manhole on the lateral. Sanitary flow estimates should be included with the formal submittal. Additional stormwater mitigation may be required if the sanitary loading will cause system surcharging.

An Industrial User Survey is required to be submitted during formal review. Additional pretreatment may be required depending on the effluent from the site.

## **Other Issues**

All known existing easements should be shown on the plan sheets. All public sewers existing and proposed will be required to be within an MSD easement. Easements are required to be 10' minimum and should be centered on the sewer.

No new encroachments should be made over MSD easements. The existing easement shown that the building is proposed to encroach on will need to be vacated by MSD. The easement vacation process would occur with the formal project submittal to MSD.

A connection fee will be required based on the number and size of any new domestic water service taps. Existing water taps destroyed by this project will factor in as a credit that will be applied towards the project's connection fee. The credit available for tap destroys as well as new connection fees can be found at (<http://www.stlmsd.com/msd-work/plan-review/plan-review-documents/connection-fees>).

The engineer should carefully outline the drainage areas to the sewers affected by this development and be prepared to submit sewer capacity hydraulics with the formal submittal. It is recommended that the hydraulic capacities be run through any relocated/new sewers as well as any sewers to which the development is tributary. Those "in-place" hydraulics should extend a minimum of two reaches downstream of any proposed work. Further site stormwater attenuation may be required should sewers not have sufficient capacity.

There are no surcharge or sub-district/recoupment fees associated with this site.

**Limitations of Conceptual Review**

Detailed improvement plans for this project are not under formal review by the District at this time. Those plans and the supporting engineering calculations shall be formally submitted to MSD for review, approval and permits prior to the commencement of construction activities.

Unless otherwise indicated, any requirement mentioned in the conceptual review should be addressed during the formal plan review process. Conceptual review is normally done only once. Any new questions or other additional changes to the originally submitted plans should normally be resolved during formal plan review.

These conceptual comments are based on the submitted preliminary plans and data and are provided as an initial guide. Understand that this conceptual review has been completed based upon the information available at the time. Note, if site and surrounding area conditions, weather conditions, as well as available information changes at any time in the future such changes could impact and/or change the comments made in this letter.

Conceptual review is subject to requirements of detailed review of the final design plans and is subordinate to the review and approval of said final design plans. This project is not currently under review of final project plans.

Sincerely,



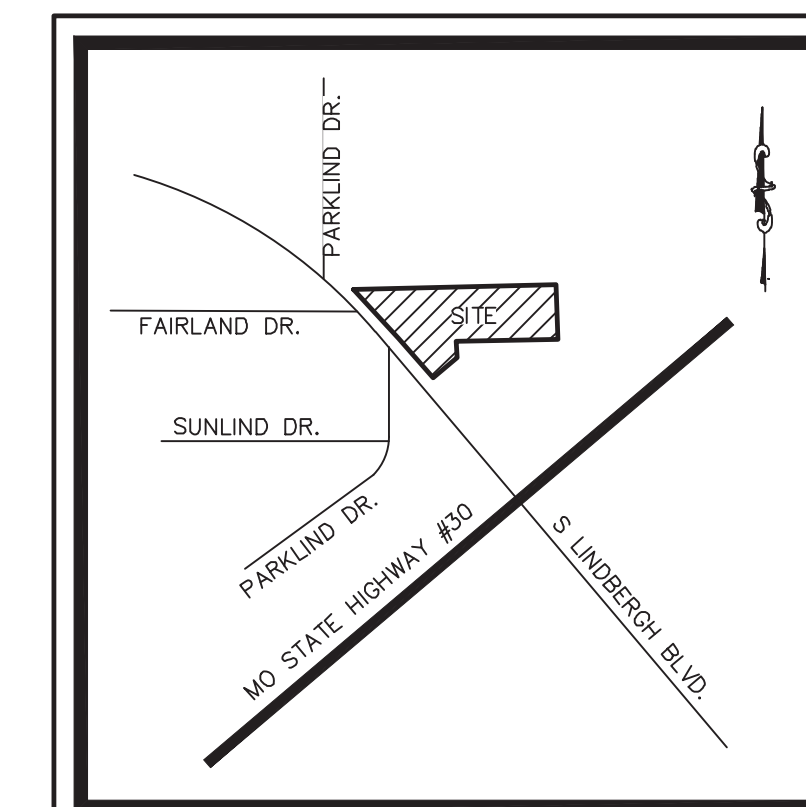
Mark Kuelker, P.E.  
MSD Engineering / Planning – Development Review

File – 25CNCPB-00037

# 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



LOCATION MAP  
N.T.S.

### PROPERTY DATA

**OWNER** = DEVINE MED SPA  
**ADDRESS** = 400 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** = MELVILLE 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 ADAAG GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.
- BUILDING SETBACKS**  
 NORTH = 75' FOR BUILDINGS LESS THAN 24'H.  
 SOUTH = 0'  
 WEST = 10'  
 EAST = 25'
- 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%
TOTAL			100.00%
- FLOOR AREA RATIO (F.A.R.)**  

F.A.R.	= BUILDING AREA / SITE AREA	= 7,559 S.F. / 42,225 S.F.	= 0.179
--------	-----------------------------	----------------------------	---------
- BUILDING HEIGHT**  
 BUILDING = 0' 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**  
 EXISTING SPACES = 38 P.S. (INCLUDES 1 ADA SPACE)  
 REQUIRED PARKING  
 1 SPACE FOR EACH 200 SQUARE FEET OF FLOOR AREA  
 0 S.F. x 1 P.S./200 S.F. = 0 P.S.  
 TOTAL REQUIRED = 0 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.  
 MO  
 SPIRE MO EAST  
 ST. LOUIS METROPOLITAN SEWER DIST.

### ABBREVIATIONS

- 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 SANITARY  
 (S) SAVE  
 (R) REMOVE  
 (T.B.R.) TO BE REMOVED  
 (T.B.R.&R.) TO BE REMOVED AND REPLACED  
 H.G. HYDRAULIC GRADE

### 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

### 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

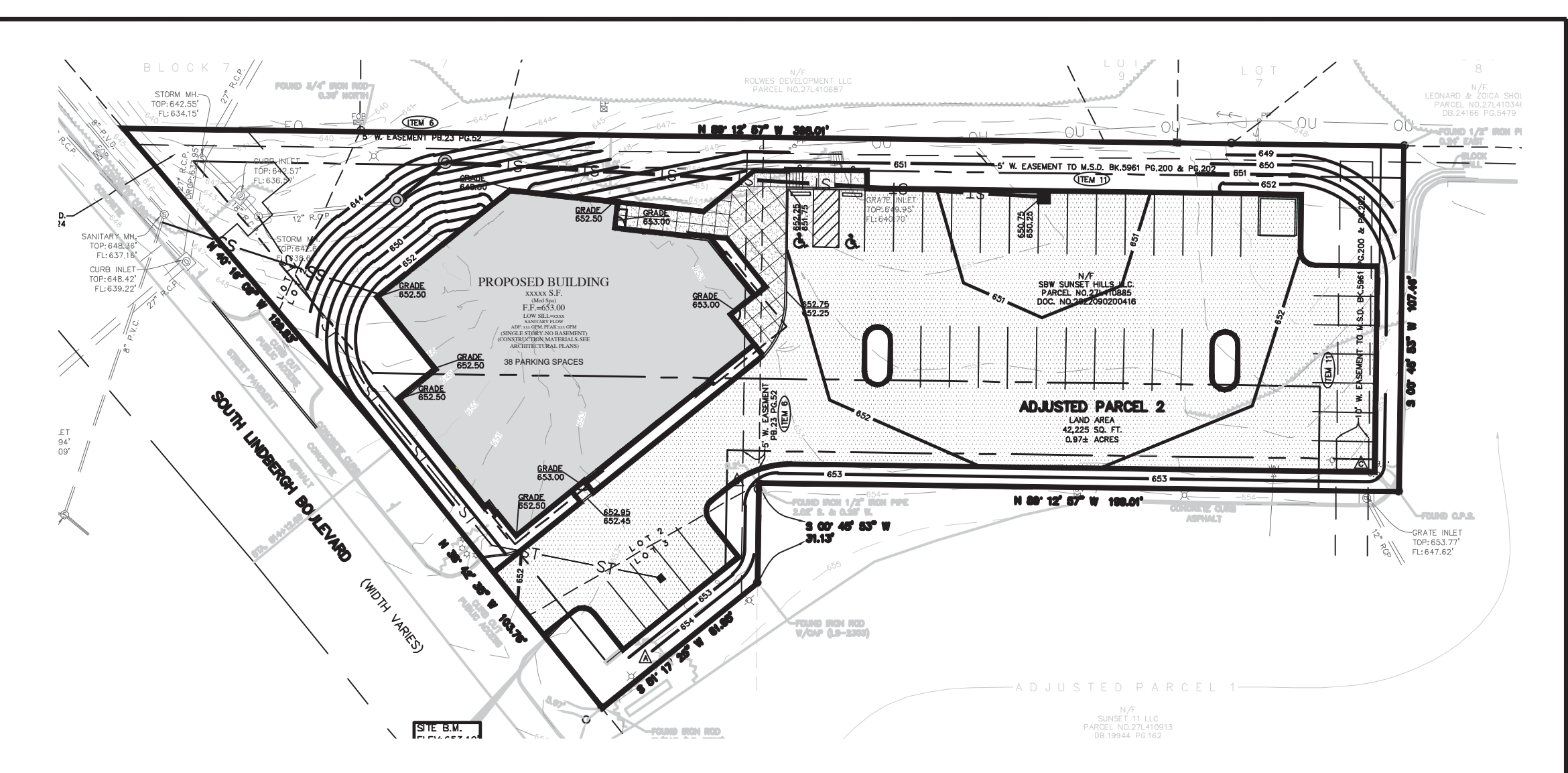
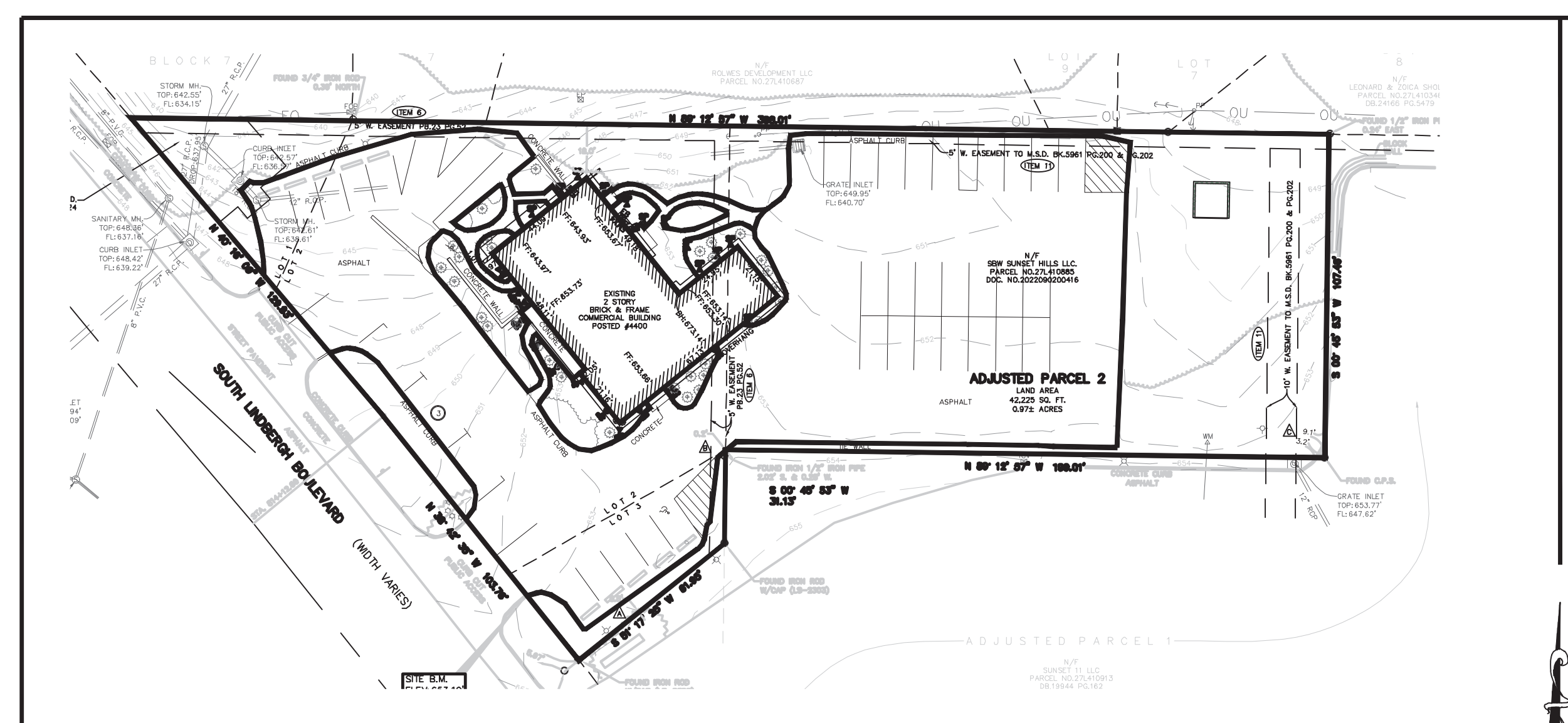
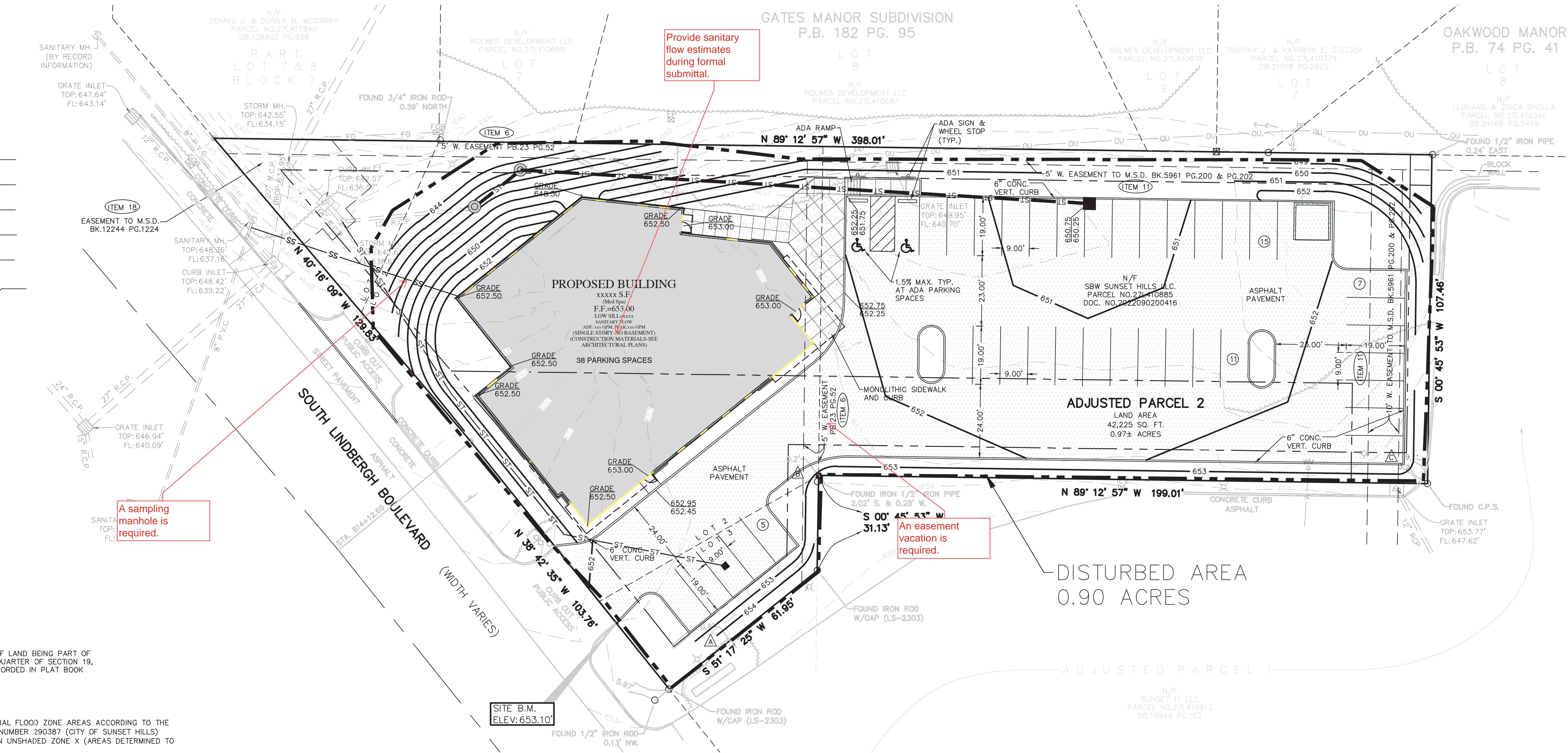
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY DOES NOT LIE WITHIN ANY SPECIAL FLOOD ZONE AREAS ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NUMBER 29189C0317K AND COMMUNITY NUMBER 290387 (CITY OF SUNSET HILLS) WHICH BEARS AN EFFECTIVE DATE OF 02/04/2015 THE PROPERTY LIES WITHIN UNSHADED ZONE X (AREAS DETERMINED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

### STORMWATER RUNOFF CALCULATIONS (15 YEAR/20 MINUTE STORM)

EXISTING SITE			
GRASS	0.35 AC. X 1.70 C.F.S./AC.	=	0.59 C.F.S.
PAVEMENT/CANOPIES	0.54 AC. X 3.54 C.F.S./AC.	=	1.91 C.F.S.
BUILDING	0.07 AC. X 4.20 C.F.S./AC.	=	0.29 C.F.S.
TOTAL	0.96 AC.	=	2.79 C.F.S.

PROPOSED SITE			
GRASS	0.34 AC. X 1.70 C.F.S./AC.	=	0.57 C.F.S.
PAVEMENT/CANOPIES	0.45 AC. X 3.54 C.F.S./AC.	=	1.59 C.F.S.
BUILDING	0.17 AC. X 4.20 C.F.S./AC.	=	0.71 C.F.S.
TOTAL	0.96 AC.	=	2.87 C.F.S.

DIFFERENTIAL RUN-OFF = 2.87 - 2.79 = 0.08 C.F.S.



PREPARED BY:  
**CEDC**  
 CIVIL ENGINEERING  
 DESIGN CONSULTANTS  
 10820 Sunset Office Drive  
 Suite 200  
 St. Louis, Missouri 63127  
 314.729.1400  
 Fax: 314.729.1404  
 www.cedc.net

Proj. # 2607

No.	Description	Date

SITE DEVELOPMENT PLAN

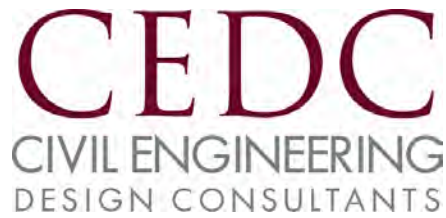
DRAWING NO.  
**SDP1**

BRANDON A. HARP, P.E., E-28650  
 PROFESSIONAL ENGINEER  
 CEDC LICENSE NO.: 200304674

10820 Sunset Office Drive  
 Suite 200  
 St. Louis, Missouri 63127  
 314.729.1400  
 Fax: 314.729.1404  
 www.cedc.net

**CEDC**  
 CIVIL ENGINEERING  
 DESIGN CONSULTANTS

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



October 9, 2025

Mr. Mike Knight  
Director of Planning & Public Works  
City of Sunset Hills  
3939 South Lindbergh  
Sunset Hills, Missouri

Re: Divine Med Spa Application to Planning Commission  
4400 South Lindbergh  
Sunset Hills, Missouri

Dear Mr. Knight:

The following are responses to your comment letter, undated, but received on September 30, 2025.

**Overall**

1. Uses or combinations of uses within a planned development shall be limited solely to those approved as part of the ordinance granting a planned development permit. Please specify the requested uses for the site to be included in the Planned Development Permit. This may be solely the hair, nail, tanning and personal care, several specific uses or all the permitted uses in the LC district.
  - **Requested uses**
    - **Hair, nail, tanning and personal care**
    - **General office use**
    - **Medical office use**
    - **Minor Retail**

**Site Plan**

2. Fixed and permanent wheel stops securely anchored into the ground shall be installed for each parking stall which is located along the perimeter of any off-street parking area. Provide and label the wheel stops similar to the current ADA spots.
  - **Wheel stops added**

3. Provide a note on the plan or label accordingly that the curb cut not being utilized to be removed.
  - **Noted added “Existing Drive Entrance to be Removed”**
4. The minimum parking aisle required in city code is 24’ wide per Section UDO Section 4.1.8. The proposed northern drive aisle is 23’ wide. Amend accordingly.
  - **Two drive aisles were changed to 24’ wide**
5. Either ground-mounted or roof-mounted mechanical units are required to be screened from the general public view. Please depict the location of the units and required screening.
  - **Mechanical units will all be roof top mounted and will be screened from view at the property line via parapets and/or unit mounted screens. See revised architectural elevations for screening depiction and notation.**
6. Please provide the electric (Ameren), water (MAWC) and gas (Spire) utility service locations on the site plan.
  - **Water, Gas & Electric are now shown**
7. I am having a hard time understanding the proposed building setback images (both on the plan and example image on plan sheet). Specifically, the plan references 39.65’, and 13.17’ but the zoning analysis sheet depicts 39’ and 13’ and the southern setback does not appear to parallel the property line. Update the setback lines to be the distances from the exterior property lines. Purely advisory, there could be benefit in leaving some additional room on the southern setback in case a minor addition was ever contemplated.
  - **The setback exhibit now only shows the requested setbacks. The previous version was showing the current and the requested**
8. Please clarify what the line in the image below in yellow is representing neighboring the parking space.



- **The line is a set back line**

## Landscape

9. On the re-submittal please provide PDFs that do not display every call-out as an SHX text box. Unfortunately, as far as I know, this is a relatively recent default setting in AutoCAD that can't be corrected once the PDF is generated. It causes issues in particular when we upload the files to our website.

- **PDF's corrected**

10. Perimeter landscaping is required for all parking lots and shall be established along the edge of the parking lot with a minimum depth of seven feet (7') as measured from the back of curb. The parking spaces on the south side of the parking lot are required to have the perimeter plantings. Image below for reference.



- **Parking buffer added to south parking area**

11. All rows of parking spaces shall be terminated by a parking lot island or landscaped area. The Bur Oak near the entrance should shift towards the end of the parking row.

- **Tree moved to end of island**

12. Parking lot islands or landscaped areas shall be at least one hundred and forty-four square feet (144 sq. ft.) in area and at least six inches (6") above the surface of the parking lot and protected with concrete curbing. Provide this note on the plan or label the parking lot islands accordingly.

- **Noted on civil plans the islands are 155 s.f. and protected with 6' high curb.**

14. A "Transition Area C" buffer is required between the new business and residential to the north. Provide a table confirming that the plan meets this requirement.

- **Buffer and table of requirements and tabulations on L1.01**

15. The City's Code has requirements for a minimum mature height for canopy, understory and evergreen trees. Provide the mature heights for the proposed canopy, understory and evergreen trees.

- **Additional data provided on planting schedule.**

16. Some of the quantities in the planting schedule appear off. Please confirm for accuracy.
- **Quantities on schedule verified.**
17. As stated on the tree preservation plan, the project is required to preserve 40% of the trees and 90% are being removed. Please include this request as an additional site development allowance in order to move forward with the proposed level of removal. It should be noted that both the existing tree canopy coverage to remain and removed should exclude canopy in easements.
- **Noted, no trees in easements were included in woodland calculations for existing or preservation calculations.**

*Prior to the issuance of any application or permit that authorizes the removal of trees on property in which there are trees that are required to be preserved, a tree protection surety shall be posted to account for trees that die, or are damaged beyond repair, as a result of grading or construction damage. The tree protection surety will remain for two (2) years after the issuance of the cessation of grading or completion of the required improvements, whichever is later. The amount of the tree protection surety shall be in the amount of ten thousand dollars (\$10,000.00) per one hundred (100) linear feet, or portion thereof, of wooded canopy perimeter to be preserved adjacent to any proposed clearing, grading, or other disturbance; or twenty thousand dollars (\$20,000.00) per acre to be preserved, whichever is less. If the preservation amount remains the same, the current surety amount would be \$151.52.*

18. The parking lot island trees are both “Bur Oaks”. This tree is not listed as a “parking lot or island tree” in the City’s tree list. Please select a tree species identified on the City’s approved tree list, or provide justification for why the proposed species is appropriate for parking lot islands.
- **Skyline Honeylocust was substituted for the Bur Oak. All specified trees are on the city list.**

### **Elevations**

19. Provide elevations of the trash enclosure. The enclosure must be a minimum of 6’ in height and materials used for screening shall complement the architecture of the principal structure, in which three (3) sides are masonry (brick, stone or textured and pigmented concrete) and one (1) side is an opaque gate made of metal, wood, or vinyl.
- **Elevations complying with the above description are included.**

### **Lighting**

20. Provide a note on the plan sheet that states, all new exterior lighting fixtures installed shall utilize cutoff or full cutoff designs to ensure that no light is emitted above a horizontal plane.

- **See updated lighting plan**

21. The Lighting Plan is required to be signed by a certified lighting designer.

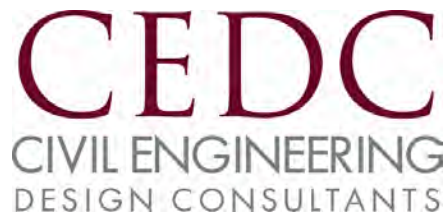
- **See updated lighting plan**

Thank you

Sincerely,  
Civil Engineering Design Consultants, Inc.

A handwritten signature in dark ink, appearing to read "BA Harp", enclosed in a thin black rectangular border.

Brandon A. Harp, P.E.  
President



October 14, 2025

Mr. Mike Knight  
Director of Planning & Public Works  
City of Sunset Hills  
3939 South Lindbergh  
Sunset Hills, Missouri

Re: Divine Med Spa Application to Planning Commission  
4400 South Lindbergh  
Sunset Hills, Missouri

Dear Mr. Knight:

The following are responses to your comment letter, undated, but received on October 14, 2025.

**Site Plan**

1. Wheel stops added to the row of 5

**Landscape**

2. The quantities were corrected

## Landscape

3. Fixture A4 is the same as A5
4. Lighting levels meet the city code per the below table

	Residential	Commercial/industrial	Other
Minimum initial level at any point within the parking area	0.07	0.5	2.0
Maximum initial level	5.0	8.0	8.0
Maximum initial level at the exterior property line	0.2	0.2	0.2
Maximum initial level five feet from the exterior property line	0.00	0.00	0.00
Average FC levels within parking area	.35	1.0	.50

Sincerely,  
Civil Engineering Design Consultants, Inc.

A handwritten signature in dark ink, appearing to read 'BAH', enclosed in a thin black rectangular border.

Brandon A. Harp, P.E.  
President

