



ROMAN KOTAS



SITE INFORMATION

LOCATOR NUMBERS: 01-8.0-30.0-2-003-003, 01-8.0-30.0-1-003-027, 01-8.0-30.0-1-003-028, 01-8.0-30.0-2-003-006, 01-8.0-30.0-4-002-012

EXISTING ZONING: C-2 & R-4

PROPOSED ZONING: C-4 PLANNED COMMERCIAL DISTRICT

PROPOSED USE: ASSISTED LIVING FACILITY

GROSS AREA OF SITE: 8.94 ACRES

BUILDING FOOTPRINT: 47,327 SFT (1.08 ACRES)=12% OF TOTAL LOT AREA

OWNER UNDER CONTRACT: DOVER DEVELOPMENT, LLC
120 S. CENTRAL AVENUE, SUITE 1050
CLAYTON, MO 63105

EXISTING OWNERS: PARCEL 1,2,3
ROBINSON HALBERT E & MARY A
5023 BROOK DR
IMPERIAL, MO 63052

PARCEL 4
ROBINSON RENTAL ENT LLC
PO BOX 26
ANCHOR POINT, AK 99556

PARCEL 5
BROADWAY JEFFREY P & LAURA D
1757 BIG BILL RD
ARNOLD, MO 63010

PARCEL 6 & 7
BROWNING VERNON
1777 OLD LEMAY FERRY RD
ARNOLD, MO 63010

REQUIRED YARD SETBACKS:
FRONT/ROW YARD SETBACK 50'
SIDE YARD SETBACK 15'
REAR YARD SETBACK 15'

PROPOSED YARD SETBACKS:
FRONT/ROW YARD SETBACK 50'
SIDE YARD SETBACK 15'
REAR YARD SETBACK 15'

REQUIRED BUFFER YARD: 15' ALONG ADJOINING RESIDENTIAL ZONED PROPERTY

PROPOSED BUFFER YARD: 15' ALONG ADJOINING RESIDENTIAL ZONED PROPERTY

MAXIMUM ALLOWED BUILDING HEIGHT: 50'

PROPOSED BUILDING HEIGHT: 31' @ ROOF RIDGE LINE

NUMBER OF PARKING SPACES REQUIRED: SUFFICIENT PARKING SPACES FOR EMPLOYEES' OR VISITORS' MOTOR VEHICLES AS TO ENSURE THAT NO SUCH VEHICLE NEEDS TO BE PARKED ON ANY STREET.

TOTAL MAX. SHIFT EMPLOYEES: 15 EMPLOYEES

TOTAL GUEST PARKING REQUIRED: 1 SPACE FOR 50% OF UNITS

NUMBER OF SPACES REQUIRED: 57 SPACES REQUIRED

NUMBER OF PARKING SPACES PROVIDED: 58 SPACES PROVIDED

NUMBER OF UNITS PROPOSED: 83 UNITS

FLOOD MAP: NO FLOODPLAIN IS PRESENT ON THIS PARCEL
FEMA PANEL 29090C0117E DATED: APRIL 5, 2006

THE SITE IS LOCATED AT THE INTERSECTION OF MISSOURI STATE ROAD AND OLD LEMAY FERRY ROAD.

THIS SITE IS IN THE FOLLOWING DISTRICTS AND UTILITY SERVICE AREAS:
ROCK COMMUNITY FIRE PROTECTION DISTRICT
FOX C-5 SCHOOL DISTRICT
ANDREW MISSOURI
AT&T
SPIRE ENERGY
FWED NO. 1 WATER DISTRICT

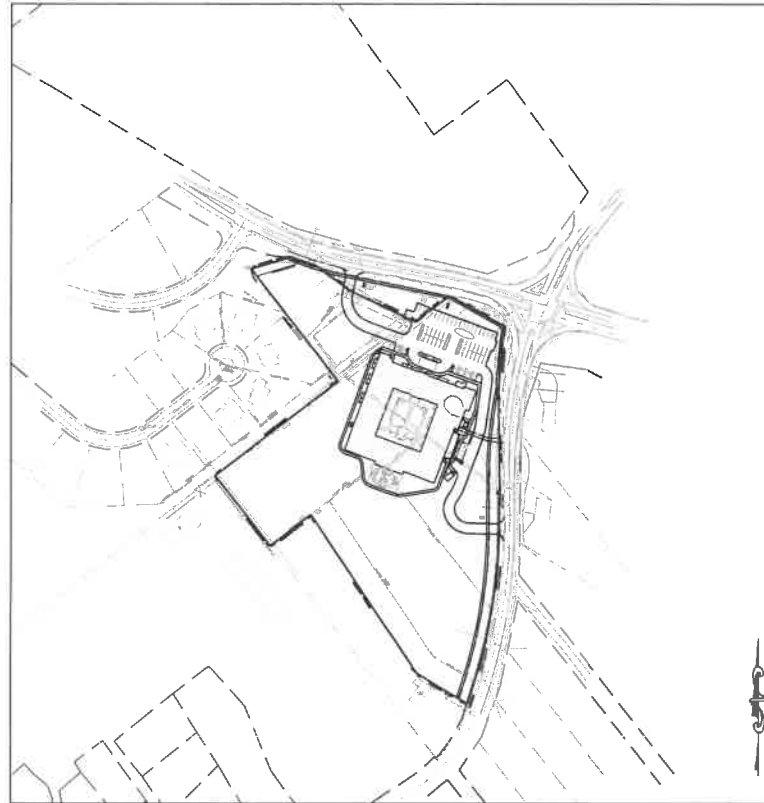
CITY OF ARNOLD GENERAL NOTES:

- ALL PROPOSED IMPROVEMENTS SHALL BE DESIGNED, CONSTRUCTED, TESTED, AND INSPECTED IN ACCORDANCE WITH CITY OF ARNOLD STANDARDS.
- ALL GRADING, DRAINAGE, DETENTION, AND EROSION CONTROL SHALL BE IN CONFORMANCE WITH CITY OF ARNOLD STANDARDS.
- ALL PROPOSED RIGHT-OF-WAY AND EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF ARNOLD REQUIREMENTS. ALL RIGHT-OF-WAY AND EASEMENTS SHALL BE FINALIZED ON THE RECORD PLAT.
- ALL STREET LIGHTING AND TRAFFIC CONTROL DEVICES SHALL CONFORM CITY OF ARNOLD STANDARDS.
- SUBSTANTIAL CHANGES IN THE IMPROVEMENT PLANS FROM THE APPROVED PRELIMINARY PLAT MUST RECEIVE APPROVAL BY THE PLANNING COMMISSION AND CITY COUNCIL. PROPOSED VARIANCES SHALL BE FORWARDED TO THE BOARD OF ADJUSTMENT, PLANNING COMMISSION, AND/OR CITY COUNCIL FOR THEIR REVIEW AND APPROVAL PRIOR TO FINAL IMPROVEMENT PLANS.
- THE FOLLOWING DOCUMENTS ARE REQUIRED TO BE PRESENTED WITH IMPROVEMENT/GRADING PLANS IF REQUIRED BY STAFF, THE PLANNING COMMISSION OR THE CITY COUNCIL:
 - VERIFICATION OF SIGHT DISTANCE AT ALL ACCESS POINTS ALONG PUBLIC AND PRIVATE STREETS.
 - VERIFICATION OF COMPLIANCE WITH MDDOT. (APPROVAL AND PERMIT)
 - PROOF OF COMPLIANCE WITH STATE OF MISSOURI LAND DISTURBANCE.
 - PROOF OF COMPLIANCE WITH US ARMY CORPS OF ENGINEERS.
 - DETENTION BASIN STUDY AND REPORT, SIGNED, SEALED AND DATED BY A PROFESSIONAL ENGINEER.
 - FLOOD PLAIN STUDY, SIGNED, SEALED AND DATED BY A REGISTERED LAND SURVEYOR.
 - GEOTECHNICAL STUDY AND REPORT, SIGNED, SEALED, AND DATED BY A PROFESSIONAL ENGINEER.
 - TRAFFIC STUDY AND REPORT, SIGNED, SEALED, AND DATED BY A PROFESSIONAL ENGINEER.

Cedarhurst of Arnold

A TRACT OF LAND BEING ALL OF LOTS 11 AND 12 OF GEBHARDT'S 2ND SUBDIVISION, RECORDED IN PLAT BOOK 26, PAGE 15, ALL OF ADJUSTED PARCEL A OF CONSOLIDATION PLAT OF PART OF LOT 17 IN U.S. SURVEY 2991, TOWNSHIP 43 NORTH, RANGE 6 EAST RECORDED IN DOCUMENT NO. 2007S-000040, AND PART OF LOTS 16 AND 17 OF U.S. SURVEY 2991, ALL LOCATED IN U.S. SURVEY 2991, TOWNSHIP 43 NORTH, RANGE 6 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ARNOLD, JEFFERSON COUNTY, MISSOURI

PRELIMINARY DEVELOPMENT PLAN 2069 Missouri State Road

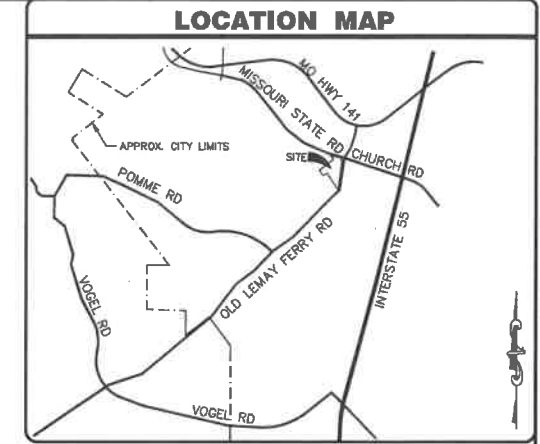


KEY MAP
N.T.S.

PROPERTY DESCRIPTION (OVERALL - AS SURVEYED):

A TRACT OF LAND BEING ALL OF LOTS 11 AND 12 OF GEBHARDT'S 2ND SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGE 15 OF THE JEFFERSON COUNTY, MISSOURI RECORDS, ALL OF ADJUSTED PARCEL A OF CONSOLIDATION PLAT OF PART OF LOT 17 OF U.S. SURVEY 2991 TOWNSHIP 43 NORTH, RANGE 6 EAST, JEFFERSON COUNTY, MISSOURI, CITY OF ARNOLD; A SUBDIVISION ACCORDING TO DOCUMENT NUMBER 2007S-000040 OF SAID RECORDS, AND PART OF LOTS 16 AND 17 IN U.S. SURVEY 2991, ALL LOCATED IN LOTS 16 AND 17, U.S. SURVEY 2991, TOWNSHIP 43 NORTH, RANGE 6 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ARNOLD, JEFFERSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN OLD STONE AT THE NORTHWEST CORNER OF ABOVE SAID LOT 17, SAID CORNER ALSO BEING ON THE SOUTH-EAST LINE OF "MAXVILLE GARDENS", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 262 PAGE 10 OF ABOVE SAID RECORDS; THENCE ALONG THE NORTH-EAST LINE OF SAID LOT 17, SAID LINE ALSO BEING THE SOUTH-EAST LINE OF SAID "MAXVILLE GARDENS", NORTH 52°20'13" EAST, 361.97 FEET TO THE SOUTH-EAST CORNER OF SAID "MAXVILLE GARDENS"; FROM WHICH CORNER AN IRON ROD WITH CAP BEARS NORTH 37°38'40" WEST, 0.36 FEET; THENCE LEAVING LAST SAID LINE AND ALONG THE NORTH-EAST LINE OF SAID "MAXVILLE GARDENS", NORTH 37°36'40" WEST, 333.51 FEET TO A POINT BEING THE NORTHWEST CORNER OF ABOVE SAID LOT 11; THENCE LEAVING LAST SAID NORTH-EAST LINE AND ALONG THE NORTH LINE OF SAID LOT 11, NORTH 73°37'52" EAST, 86.31 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF MISSOURI STATE ROAD (WIDTH VARIES); SAID POINT BEING 32.00 FEET RADIAL DISTANCE SOUTH FROM THE CENTERLINE OF SAID MISSOURI STATE ROAD; THENCE LEAVING SAID NORTH LINE AND ALONG SAID SOUTH RIGHT-OF-WAY LINE OF MISSOURI STATE ROAD THE FOLLOWING COURSES, DISTANCES AND CURVES: ALONG A CURVE TO THE LEFT BEING NON-TANGENTIAL TO THE PREVIOUS COURSE, WITH A RADIUS OF 832.00 FEET, WHOSE CHORD BEARS SOUTH 70°38'10" EAST, 58.25 FEET, AN ARC DISTANCE OF 58.25 FEET TO A POINT; SOUTH 53°39'47" EAST, 89.83 FEET TO A POINT ON THE EAST LINE OF SAID LOT 11; SOUTH 64°39'47" EAST, 173.00 FEET TO OLD AXLE ON THE NORTHWEST LINE OF ABOVE SAID ADJUSTED PARCEL A, NORTH 52°20'13" EAST, 90.70 FEET TO THE NORTHERNMOST CORNER OF SAID ADJUSTED PARCEL A; AND SOUTH 69°41'49" EAST, 148.04 FEET TO A POINT ON THE WEST LINE OF OLD LEMAY FERRY ROAD (WIDTH VARIES), FROM WHICH POINT AN OLD IRON PIPE BEARS NORTH 64°24'58" WEST, 3.08 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE OF MISSOURI STATE ROAD AND ALONG SAID WEST RIGHT-OF-WAY LINE OF OLD LEMAY FERRY ROAD THE FOLLOWING COURSES, DISTANCES AND CURVES: ALONG A CURVE TO THE LEFT BEING NON-TANGENTIAL TO THE PREVIOUS COURSE, WITH A RADIUS OF 1033.00 FEET, WHOSE CHORD BEARS SOUTH 64°32'00" WEST, 189.70 FEET, AN ARC DISTANCE OF 189.86 FEET TO A POINT OF TANGENCY; SOUTH 00°41'29" EAST, 199.79 FEET TO THE SOUTHERNMOST CORNER OF SAID ADJUSTED PARCEL A, AND NORTH 53°48'31" WEST, 2.35 FEET TO A POINT BEING 25.00 FEET PERPENDICULAR DISTANCE WEST OF THE CENTERLINE OF SAID OLD LEMAY FERRY ROAD; FROM WHICH POINT A LARGE NAIL BEARS NORTH 67°27'00" WEST, 1.91 FEET AND AN OLD IRON PIPE BEARS NORTH 08°38'32" EAST, 4.35 FEET; THENCE CONTINUING ALONG LAST SAID WEST RIGHT-OF-WAY LINE, BEING 25 FEET WEST OF AND PARALLEL AND RADIAL TO THE CENTERLINE OF OLD LEMAY FERRY ROAD AS TRAVELED THE FOLLOWING COURSES, DISTANCES AND CURVES: SOUTH 00°08'51" WEST, 83.56 FEET TO A POINT OF CURVATURE; ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1136.89 FEET, WHOSE CHORD BEARS SOUTH 06°47'31" WEST, 278.36 FEET, AN ARC DISTANCE OF 278.99 FEET TO A POINT OF CONTINUING CURVATURE; ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1408.65 FEET, WHOSE CHORD BEARS SOUTH 15°59'59" WEST, 123.53 FEET, AN ARC DISTANCE OF 123.57 FEET TO A POINT OF TANGENCY; AND SOUTH 18°29'30" WEST, 21.81 FEET TO A POINT ON THE NORTH-EAST LINE OF A TRACT OF LAND CONVEYED TO GREGORY G. REININGER, TRUSTEE OF THE GREGORY J. REININGER REVOCABLE TRUST DATED OCTOBER 10, 1998 BY DOCUMENT RECORDED AS DOCUMENT NUMBER 2008R-098907 IN SAID RECORDS, FROM WHICH POINT AN OLD IRON ROD BEARS SOUTH 58°49'52" EAST, 6.24 FEET; THENCE LEAVING LAST SAID WEST RIGHT-OF-WAY LINE OF OLD LEMAY FERRY ROAD AND ALONG SAID NORTH-EAST LINE OF THE REININGER TRACT, NORTH 58°49'53" WEST, 138.82 FEET TO AN OLD IRON ROD; THENCE CONTINUING ALONG LAST SAID NORTH-EAST LINE, NORTH 33°39'31" WEST, 445.34 FEET TO AN OLD IRON ROD SET INSIDE AN OLD IRON PIPE AT THE NORTHERNMOST CORNER OF SAID REININGER TRACT; THENCE LEAVING LAST SAID NORTH-EAST LINE AND ALONG THE NORTH-EAST LINE OF SAID REININGER TRACT, SOUTH 22°09'58" WEST, 118.04 FEET TO AN OLD IRON ROD AT THE WESTERMOST CORNER OF SAID REININGER TRACT; SAID CORNER BEING ON THE SOUTH-WEST LINE OF SAID LOT 17 AND THE NORTH-EAST LINE OF TRACT A OF "WATERCOLOR VILLAS EASEMENT AND ROAD DEDICATION PLAT", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 2012P-000089 OF SAID RECORDS; THENCE LEAVING LAST SAID NORTHWEST LINE AND ALONG SAID SOUTHWEST LINE OF LOT 17, NORTH 37°59'16" WEST, 208.62 FEET TO THE POINT OF BEGINNING AND CONTAINS 388.494 SQUARE FEET, OR 8.941 ACRES, MORE OR LESS, ACCORDING TO A SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF NOVEMBER, 2018 UNDER ORDER NUMBER 18-07-221.



LOCATION MAP
N.T.S.

PROJECT ZIP CODE: 63010



CALL BEFORE YOU DIG!
1-800-DIG-RITE

SHEET INDEX

1.1	COVER SHEET
2.1	PRELIMINARY SITE PLAN
3.1	SITE SECTIONS
4.1	PRELIMINARY CONSOLIDATION/REZONING EXHIBIT
5.1-5.2	SITE DISTANCE STUDY

SURVEYOR CERTIFICATION:

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF MARCH, 2019, AT THE REQUEST OF DOVER DEVELOPMENT, LLC PREPARED A PRELIMINARY PLAT OF "CEDARHURST OF ARNOLD" A TRACT OF LAND BEING ALL OF LOTS 11 AND 12 OF GEBHARDT'S 2ND SUBDIVISION, RECORDED IN PLAT BOOK 26, PAGE 15, ALL OF ADJUSTED PARCEL A OF CONSOLIDATION PLAT OF PART OF LOT 17 IN U.S. SURVEY 2991, TOWNSHIP 43 NORTH, RANGE 6 EAST RECORDED IN DOCUMENT NO. 2007S-000040, AND PART OF LOTS 16 AND 17 OF U.S. SURVEY 2991, ALL LOCATED IN U.S. SURVEY 2991, TOWNSHIP 43 NORTH, RANGE 6 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ARNOLD, JEFFERSON COUNTY, MISSOURI. THIS PLAN IS NOT A SURVEY AND DOES NOT MEET THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS OF THE DATE OF THIS PLAN.

THE STERLING COMPANY

GEORGE J. GOWER - VICE PRESIDENT
MO. REG. L.S. - #2336

ISSUE	REMARKS/DATE
1	INITIAL SUBMITTAL 01-15-19
2	REV PER CITY COMMENTS 20190115
3	REV PER CITY COMMENTS 20190201
4	REV PER TRAFFIC STUDY 20190305
5	REV PER DESIGN CHANGE 20190326

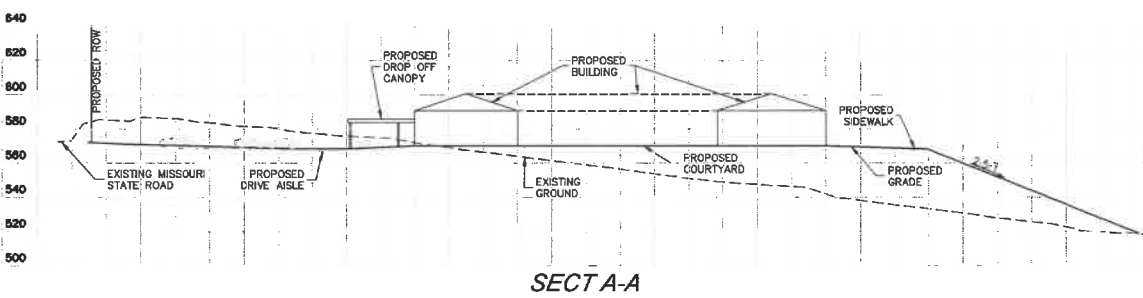
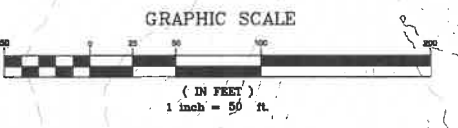
Dover Development
120 South Central Ave., Suite 1050
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THE STERLING CO.
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5055 New Baumgartner Road
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www.sterling-eng-ar.com
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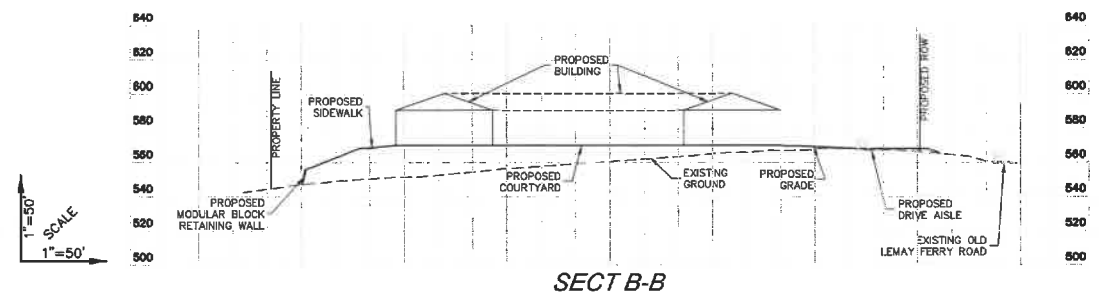
Cedarhurst of Arnold
2069 Missouri State Road, Arnold, MO 63010
PRELIMINARY DEVELOPMENT PLAN
COVER

Date: 3-26-19
JASON D. HOWELL
License No. PE 2007002801
Professional Engineer

Job Number: 18-07-221
Date: 03/26/19
Designed: JD Sheet
Drawn: PT 1.1
Checked: JD PRE



SECT A-A



SECT B-B

THE UNDERGROUND UTILITIES SHOWN HEREON 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 SAID UTILITIES SHALL BE LOCATED IN THE FIELD 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.

ISSUE	REMARKS/DATE
1	INITIAL SUBMITTAL 11-13-18
2	REV PER CITY COMMENTS 20190115
3	REV PER CITY COMMENTS 20190201
4	REV PER TRAFFIC STUDY 20190505
5	REV PER DESIGN CHANGE 20190509

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 Fax 314-487-8444
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Cedarhurst of Arnold
 2089 Missouri State Road, Arnold, MO 63010
PRELIMINARY DEVELOPMENT PLAN
 SITE SECTIONS

The Professional Engineer's seal and signature shall be placed on this sheet. All drawings, instruments or other documents are made available to the public and are not to be reproduced without the express written consent of the engineer, and the engineer expressly disclaims any and all responsibility for such use, including any documents not embodying the seal and signature.

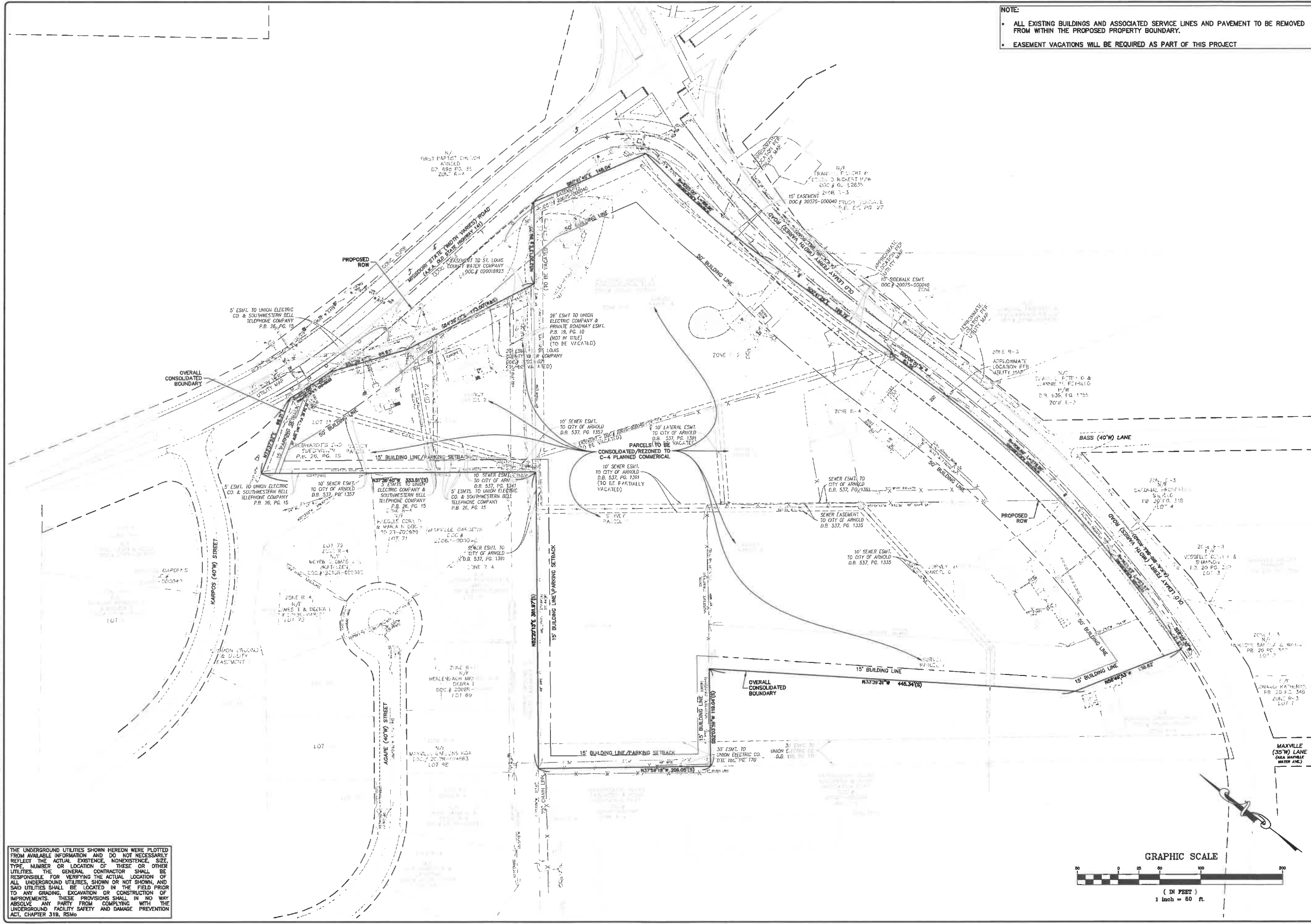
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Date: 3-28-219
JASON D. HOWELL
 License No. PE 2007002801
 Professional Engineer

Job Number	18-07-221
Date	03/26/19
Designed: JD	Sheet
Drawn: PT	3.1
Checked: JD	PRE

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NOTE:

- ALL EXISTING BUILDINGS AND ASSOCIATED SERVICE LINES AND PAVEMENT TO BE REMOVED FROM WITHIN THE PROPOSED PROPERTY BOUNDARY.
- EASEMENT VACATIONS WILL BE REQUIRED AS PART OF THIS PROJECT

ISSUE	REMARKS/DATE
1	INITIAL SUBMITTAL 11-13-18
2	REV PER CITY COMMENTS 20190115
3	REV PER CITY COMMENTS 20190201
4	REV PER TRAFFIC STUDY 20190305
5	REV PER DESIGN CHANGE 20190326

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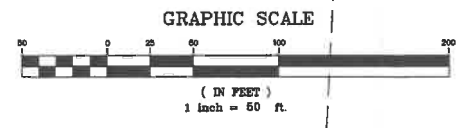
Cedarhurst of Arnold
 2089 Missouri State Road, Arnold, MO 63010
PRELIMINARY DEVELOPMENT PLAN
PRELIMINARY CONSOLIDATION/REZONING EXHIBIT

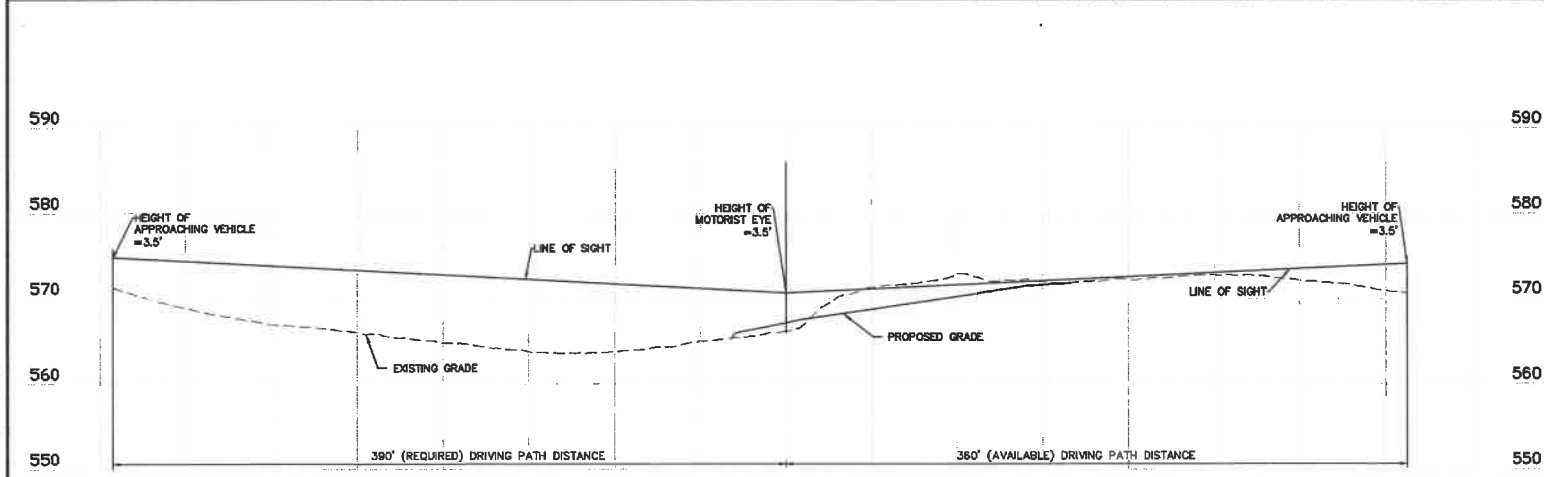
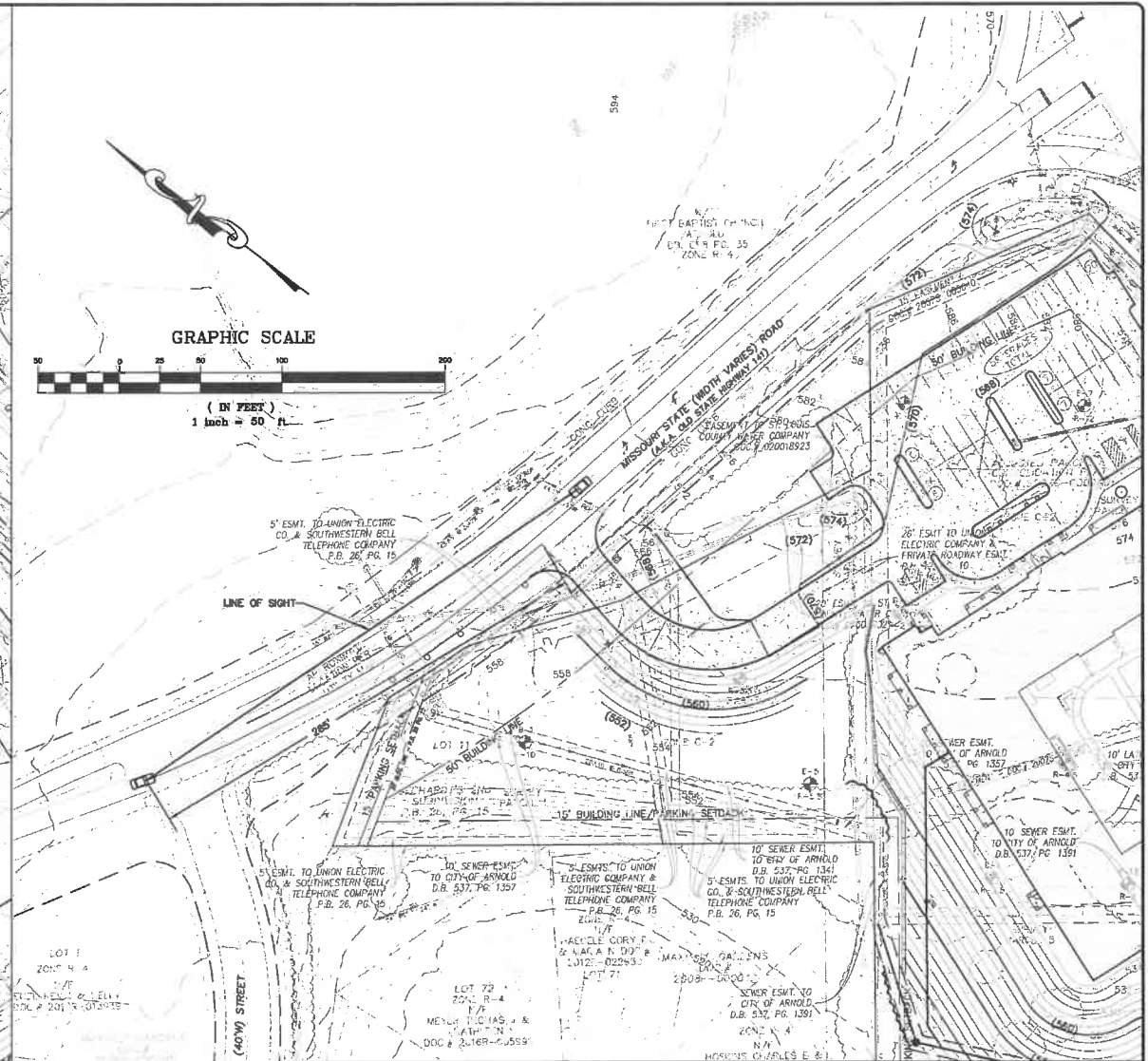
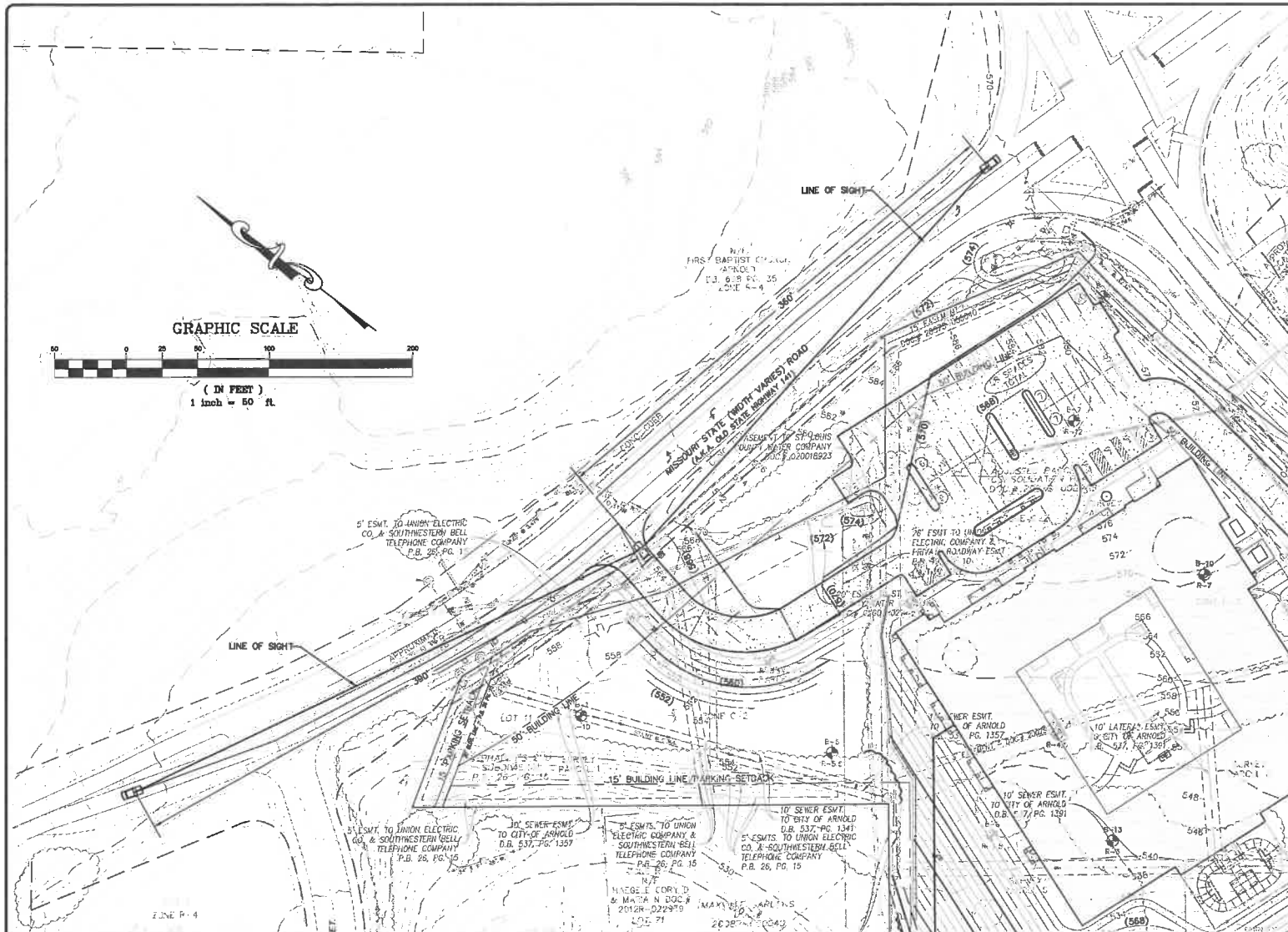
The Professional Engineer's seal and signature affixed to this drawing shall constitute the professional seal and signature of the engineer. All drawings, instruments or other documents or writings of any kind which are prepared or used in connection with the work of the engineer shall be the property of the engineer and shall remain his or her property. The engineer represents, warrants and agrees that he or she is duly licensed, duly qualified and duly bonded to perform the services herein. The engineer shall be held responsible for the accuracy of the information shown on this drawing and for the use and approval of the same.

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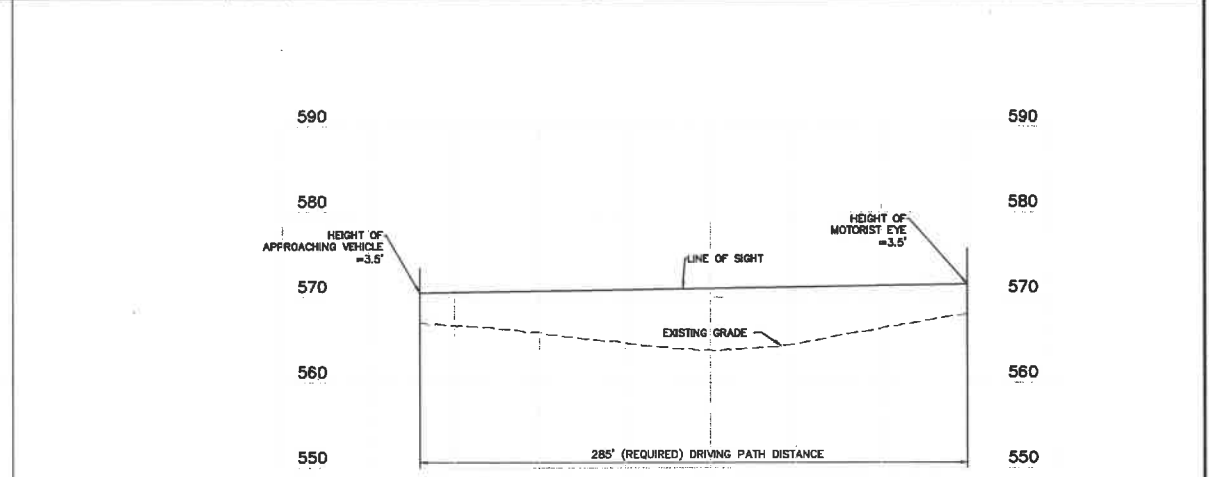
Date: 3-26-2019
 JASON D. HOWELL
 License No. PE 2007002801
 Professional Engineer

Job Number: **18-07-221**
 Date: **03/26/19**
 Designed: JD Sheet
 Drawn: PT **4.1**
 Checked: JD PRE





SIGHT DISTANCE ENTRANCE TO MISSOURI STATE ROAD
PLAN & PROFILE



SIGHT DISTANCE MISSOURI STATE ROAD TO
ENTRANCE-PLAN & PROFILE

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- NOTES:**
- POSTED SPEED LIMIT: 30 M.P.H.
 - SIGHT DISTANCE PER STLCD SIGHT DISTANCE AT INTERSECTION REQUIREMENTS 40.25

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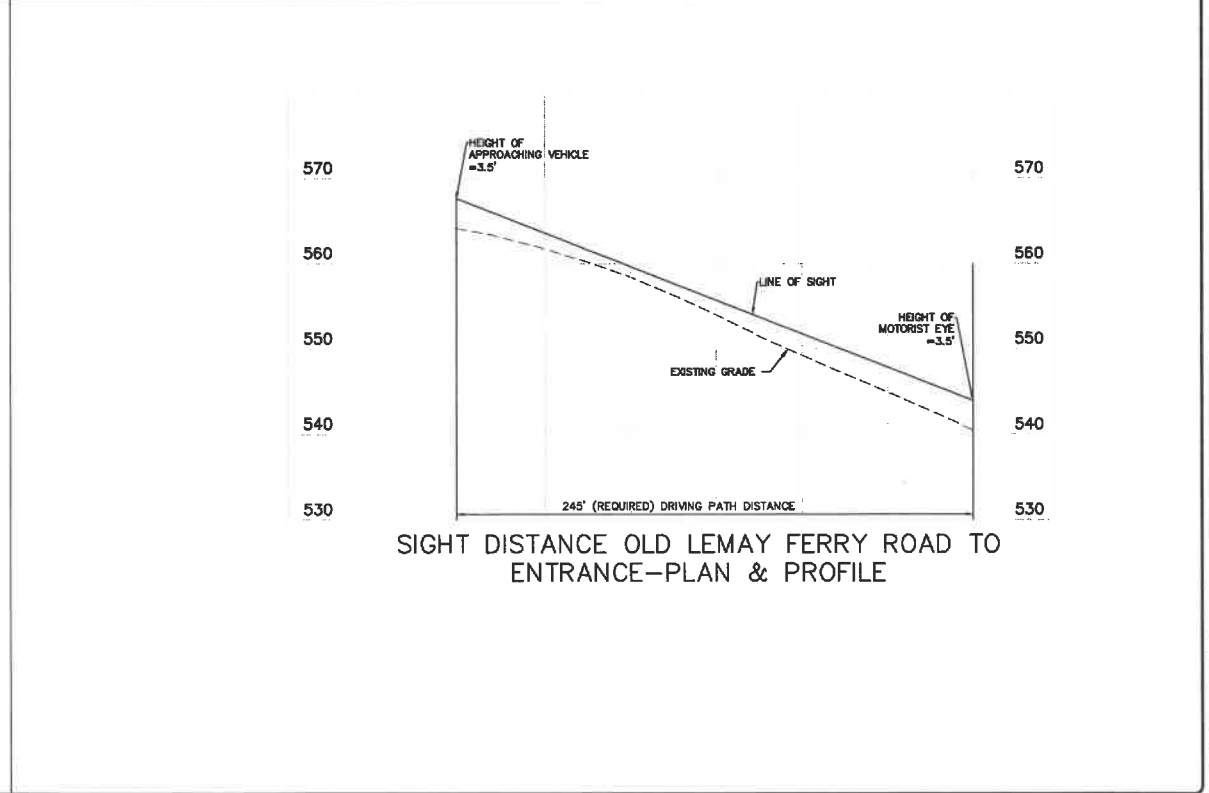
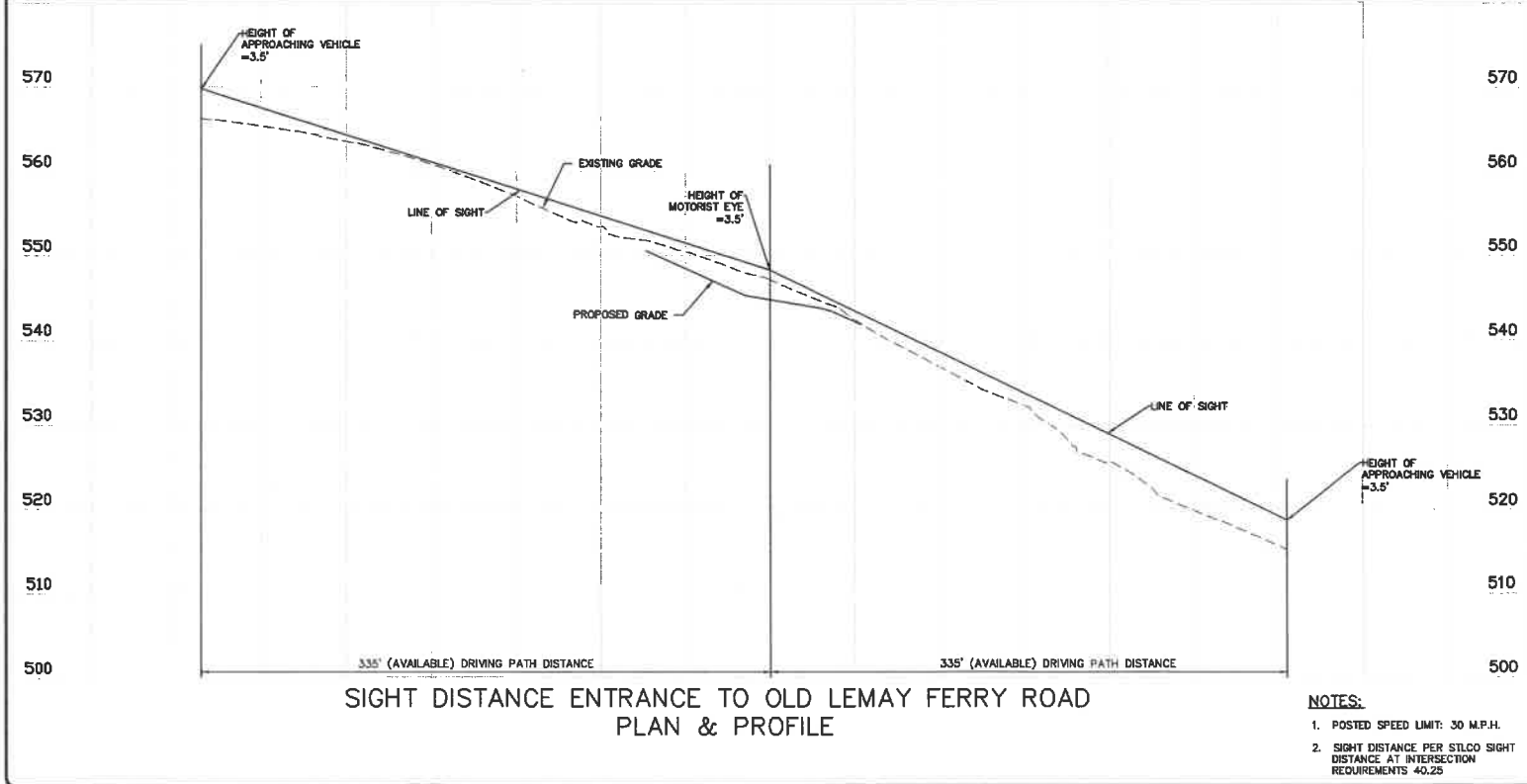
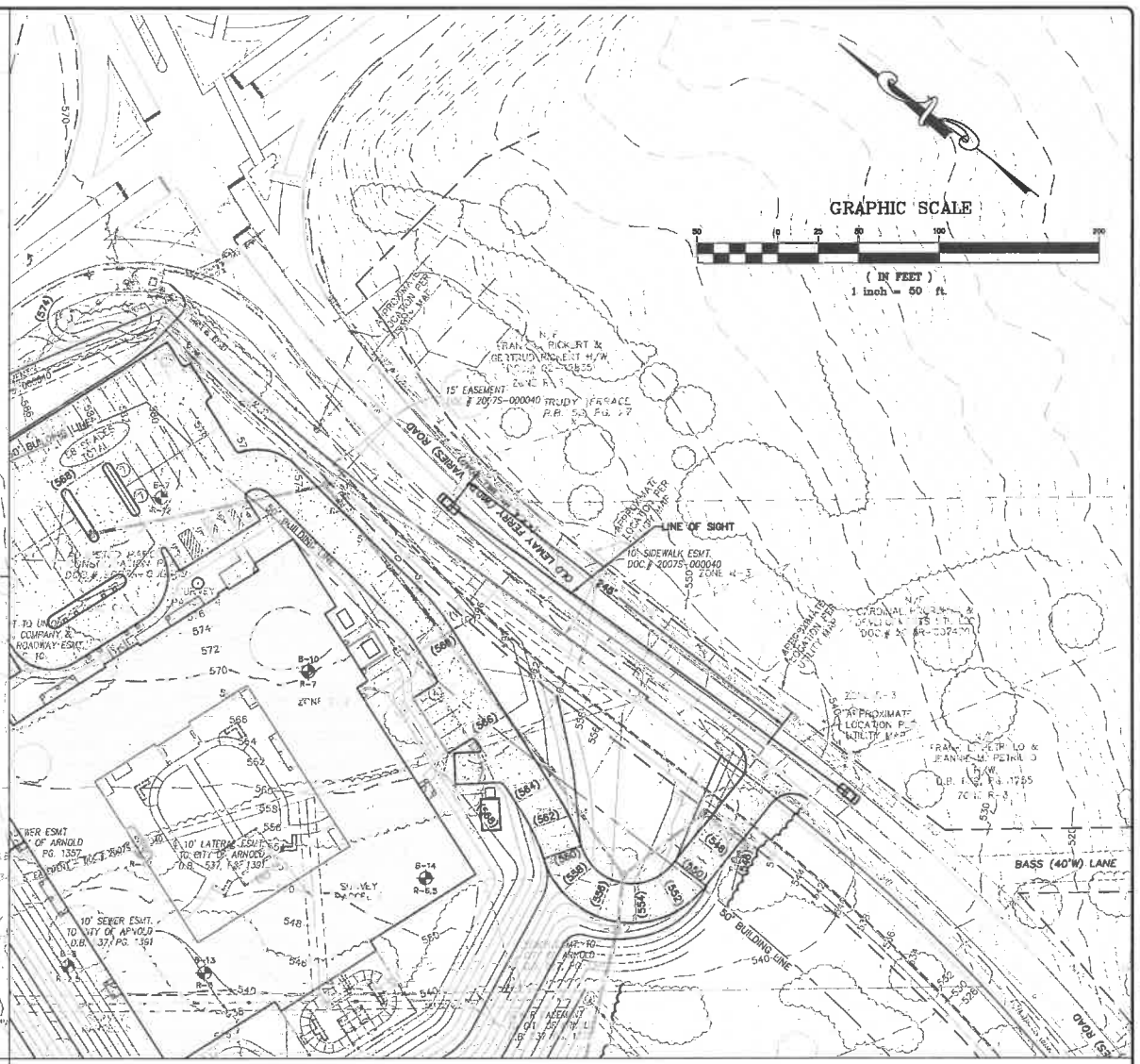
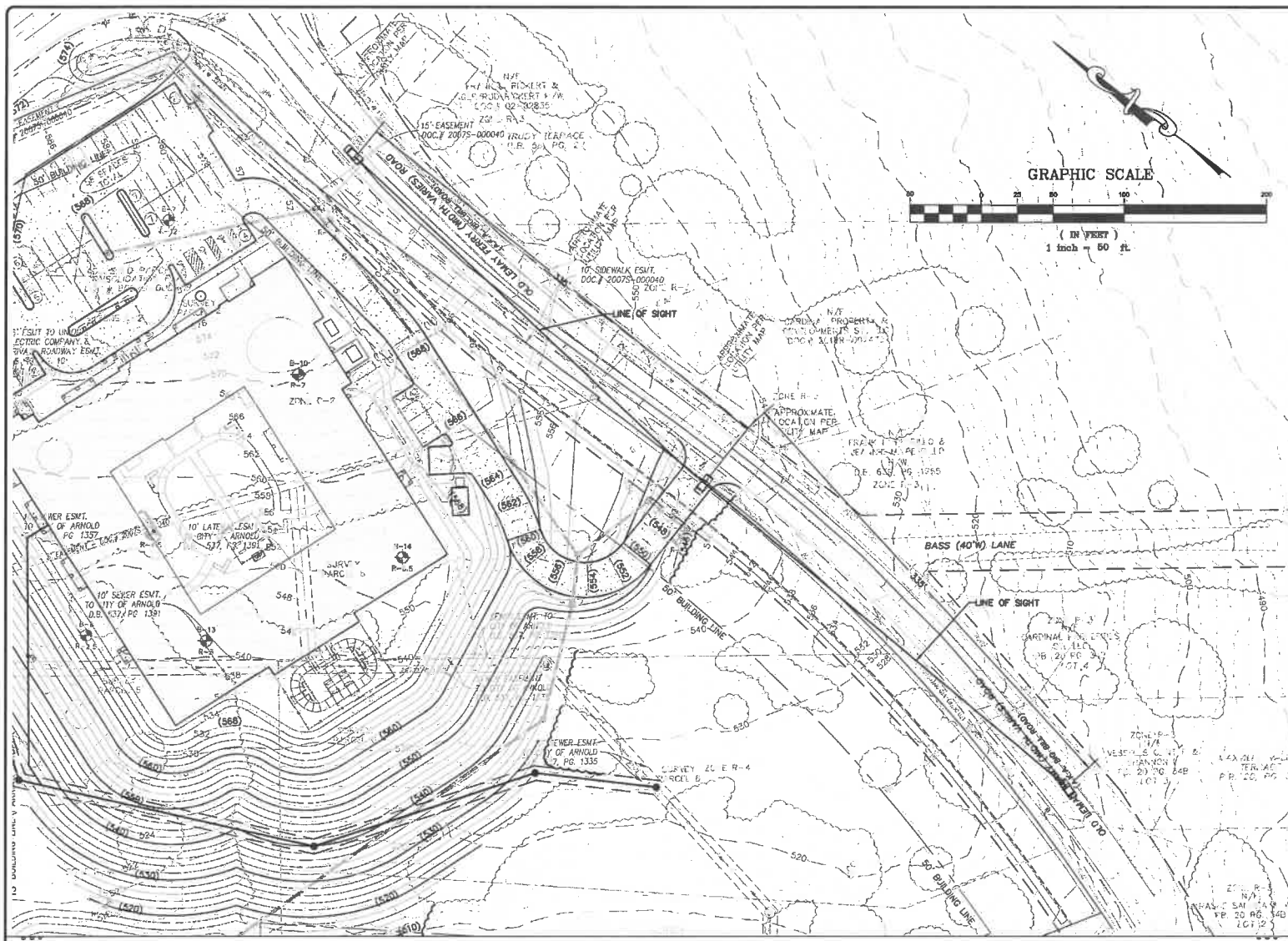
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Cedarhurst of Arnold
2069 Missouri State Road, Arnold, MO 63010
PRELIMINARY DEVELOPMENT PLAN
MISSOURI STATE ROAD SIGHT DISTANCE

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JASON D. HOWELL
License No. PE 2007002801
Professional Engineer

Job Number
18-07-221
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03/26/19
Designed: JD Sheet
Drawn: PT **5.1**
Checked: JD PRE



Drawing name: W:\1807221 Cedarhurst of Arnold\Drawings\plan\1807221 PRE.dwg Plotted on: Mar 26, 2019 - 2:13pm Plotted by: jpk

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Cedarhurst of Arnold
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PRELIMINARY DEVELOPMENT PLAN
MISSOURI STATE ROAD SIGHT DISTANCE

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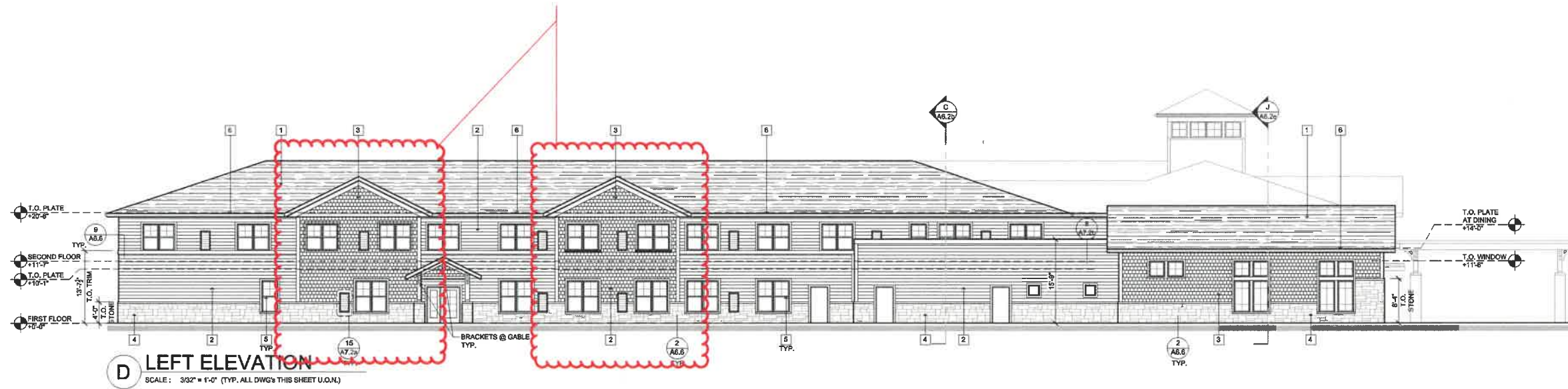
Date: 3-26-219
JASON D. HOWELL
License No. PE 2007002801
Professional Engineer

Job Number	18-07-221
Date	03/26/19
Designed: JD	Sheet
Drawn: PT	5.2
Checked: JD	PRE

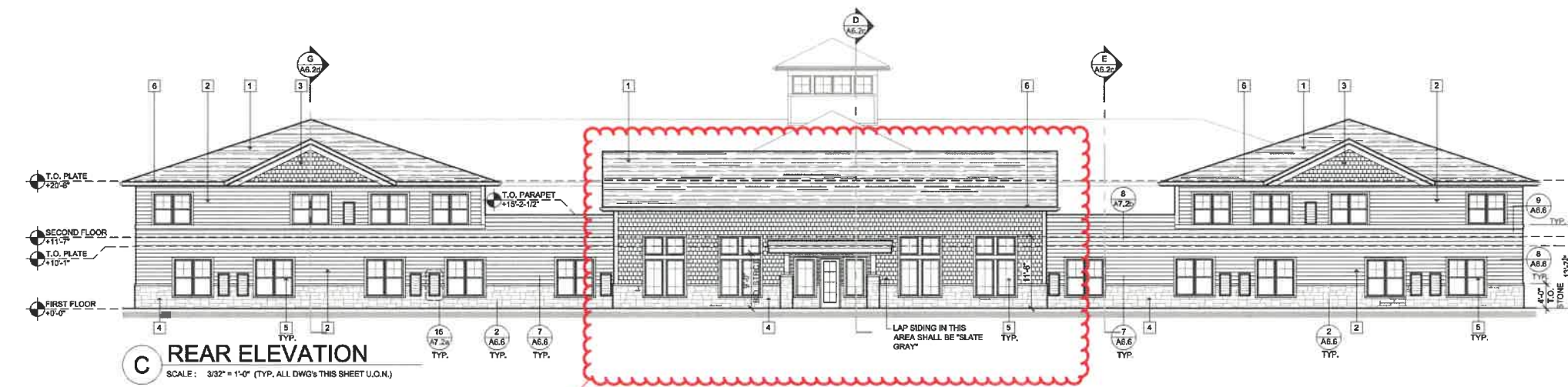
Shake hardie board siding accent added to both gables on Left (Old Lemay Ferry) Elevation

KEY NOTES/COLORS	
1	ARCH. COMP. 25 YR. MFG. CERTAINTED LANDMARK COLOR: DRIFTWOOD
2	HARDIE SIDING (HORIZ - 8") MFG: JAMES HARDIE COLOR: PEARL GRAY
3	HARDIE SIDING (SHAKE) MFG: JAMES HARDIE COLOR: SLATE GRAY
4	STONE VENEER MFG: CASTLE STONE COLOR: EMERALD GRAY
5	VINYL FRAMED INSULATED WINDOWS W/ TRIM COLOR: WHITE
6	FASCIA W/ CONT. GUTTER MFG: COLOR: WHITE
7	COLUMN PER SHEET A6.3
8	METAL RAILING COLOR: BLACK
9	TRIM COLOR: WHITE

NOTE: ALL TRIM WORK SHALL BE WHITE

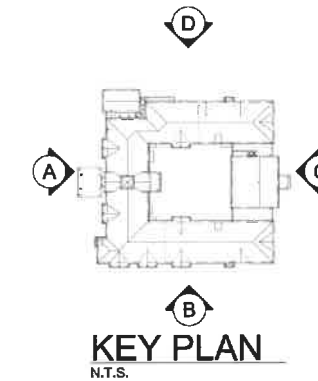


D LEFT ELEVATION
SCALE: 3/32" = 1'-0" (TYP. ALL DWG'S THIS SHEET U.O.N.)



C REAR ELEVATION
SCALE: 3/32" = 1'-0" (TYP. ALL DWG'S THIS SHEET U.O.N.)

Shake hardie board siding accent added under Memory Care Courtyard on Rear Elevation.



lenity architecture, inc.
1800 Kenna Court, Suite 100, Oregon, OR 97131
503.398.1000 lenityarch.com

CEDARHURST OF
ARNOLD
2089 MISSOURI STATE ROAD,
ARNOLD, MO 63010

EXTERIOR ELEVATIONS

DATE
2/4/2019

REVISED DATE

SHEET
A6.1a

small vertical text at the bottom left corner of the page.

ID	Tree Name	DBH	Canopy	Condition	Remarks	Preservation	To Be
1	Hackberry	13	30	3	Overhead electric impact	X	X
2	Maple	15	9	6			X
3	Pine	17	24	3		X	
4	Walnut	17	40	3		X	
5	Oak	14	25	2	vine		X
6	Walnut	12	18	2			X
7	Red Cedar	16	25	2			X
8	Oak	18	30	2	vine		X
9	Oak	14	25	2			X
10	Walnut	12	18	2			X
11	Hackberry	10	25	2			X
12	Hackberry	10	35	2			X
13	Pine	10	18	2			X
14	Oak	15	30	2	twih		X
15	Red Cedar	18	22	2			X
16	Red Cedar	18	22	2	soil bank		X
17	Hackberry	12	20	1			X
18	Pear	17	18	2			X
19	Oak	18	30	2			X
20	Oak	18	25	2	R.O.W.		X
21	Red Cedar	6	16	2	R.O.W.		X
22	Oak	18	20	2	R.O.W.		X
23	Oak	12	18	2	R.O.W.		X
24	Oak	18	20	2	R.O.W.		X
25	Maple	5	10	2	R.O.W.		X
26	Cherry	10	16	1	R.O.W.		X
27	Oak	24	24	3	twih 24x17 R.O.W.		X
28	Oak	10	18	2	R.O.W.		X
29	Elm	16	25	2	R.O.W.		X
30	Ash	6	10	2	R.O.W.		X
31	Ash	6	10	2	R.O.W.		X
32	Walnut	18	25	2	R.O.W.		X
33	Walnut	28	30	2			X
34	Elm	30	30	2			X
35	Ash	24	30	2			X
36	Walnut	6	16	2	twih 6 & 6		X
37	Hackberry	10	18	5			X
38	Pecan	8	20	3			X
39	Hackberry	8	15	2			X
40	Oak	12	30	2	offsite	X	
41	Hackberry	14	25	2		X	
42	Hackberry	20	35	2			X
43	Red Cedar	12	20	2			X
44	Parashutan	12	15	2			X
45	Parashutan	12	15	2			X
46	Hackberry	12	30	2			X
47	Elm	12	15	2			X
48	Hackberry	12	30	2	multi-12 10 8 6		X
49	Red Cedar	12	24	2			X
50	Hackberry	6	16	2	multi-8 8 6		X
51	Walnut	12	24	2	multi-12 8 6		X
52	Oak	24	40	3			X
53	Hackberry	12	20	2	multi-12 15 8		X
54	Maple	22	20	2			X
55	Hackberry	12	20	2	multi-10 8 6		X
56	Maple	10	12	2			X
57	Maple	16	30	2			X
58	Maple	22	35	2			X
59	Mimosa	6	24	1	chump	X	
60	Mimosa	6	16	1	chump R.O.W.	X	
61	Elm	12	25	2	R.O.W.	X	
62	Hackberry	10	12	2	R.O.W.	X	
63	Hackberry	6	12	2	R.O.W.	X	
64	Hackberry	6	12	2	R.O.W.	X	
65	Elm	10	25	2	R.O.W.	X	
66	Hackberry	6	20	2	R.O.W.	X	
67	Hackberry	6	20	2	R.O.W.	X	
68	Elm	12	35	2	twih 12 11	X	
69	Carolina	15	25	1	at wire track garage	X	
70	Carolina	20	25	1	at wire track garage	X	
71	Red Cedar	14	20	2		X	
72	Red Cedar	12	18	2		X	
73	Parashutan	10	20	2		X	
74	Elm	10	18	2		X	
75	Mimosa	10	20	1		X	
76	Hackberry	20	30	3		X	
77	Hackberry	25	25	2	twih 15 15	X	
78	Hackberry	18	25	2	multi-10 15 10	X	
79	Hackberry	10	10	2		X	
80	Hackberry	10	10	2		X	
81	Parashutan	10	20	2		X	
82	Parashutan	6	12	2		X	
83	Parashutan	6	12	2		X	
84	Parashutan	6	12	2		X	
85	Parashutan	6	12	2		X	
86	Red Cedar	5	10	2		X	
87	Hackberry	12	40	2		X	
88	Red Cedar	5	15	2		X	
89	Red Cedar	5	15	2	multi-11 12 10 8	X	
90	Hackberry	15	40	3		X	
91	Oak	15	35	2		X	
92	Pear	8	20	2		X	
93	Ash	10	20	2		X	
94	Hackberry	10	40	2		X	
95	Elm	12	40	2		X	
96	Maple	24	20	2		X	
97	Maple	18	30	2		X	
98	Elm	12	24	2		X	
99	Hackberry	14	40	2	twih-14 14	X	
100	Hackberry	15	50	2		X	
101	Hackberry	15	30	2		X	
102	Hackberry	15	30	2		X	
103	Hackberry	6	30	2		X	
104	Hackberry	6	30	2	twih-8 8	X	
105	Hackberry	6	30	2		X	
106	Hackberry	6	30	2	twih-8 8	X	
107	Hackberry	6	25	2		X	
108	Hackberry	11	35	3		X	
109	Elm	6	20	2		X	
110	Hackberry	10	30	2		X	
111	Walnut	12	25	2		X	
112	Walnut	17	25	2		X	
113	Walnut	15	25	2		X	
114	Parashutan	18	25	2		X	
115	Walnut	24	40	2		X	
116	Parashutan	18	25	2		X	
117	Elm	12	25	1	poor condition	X	
118	Walnut	17	16	2		X	
119	Spindle	18	20	2	24" high	X	
120	Maple	18	30	2		X	
121	Maple	30	40	3		X	
122	Hackberry	10	20	2	multi-10 8 6	X	
123	Red Cedar	5	12	2		X	
124	Pear	14	35	2	multi-14 12 8	X	
125	Red Cedar	14	24	3		X	
126	Ash	12	25	3		X	
127	Red Cedar	8	18	3	multi-8 7 6 5	X	
128	Elm	6	12	2		X	
129	Pear	18	35	2	multi-15 12 8	X	

ID	Tree Name	DBH	Canopy	Condition	Remarks	Preservation	To Be
130	Red Cedar	18	24	2			X
131	Elm	10	16	2			X
132	Hackberry	7	20	2			X
133	Hackberry	7	20	2			X
134	Hackberry	10	20	2	multi-16 16 8		X
135	Hackberry	12	30	2	multi-12 18 10		X
136	Hackberry	16	20	2			X
137	Hackberry	18	28	2			X
138	Hackberry	14	28	3			X
139	Red Cedar	14	24	3			X
140	Walnut	12	20	1			X
141	Pear	15	20	2			X
142	Walnut	16	20	2			X
143	Walnut	18	25	3			X
144	Oak	10	20	2			X
145	Parashutan	7	12	3			X
146	Walnut	5	10	2			X
147	Walnut	5	50	2			X
148	Hackberry	15	50	3	twih-15 12		X
149	Hackberry	20	15	2	twih-20 20		X
150	Hackberry	10	20	3			X
151	Hackberry	10	12	3			X
152	Hackberry	8	12	2	multi-8 6 4		X
153	Hackberry	8	12	2			X
154	Parashutan	8	12	2			X
155	Parashutan	8	12	2			X
156	Hackberry	12	20	2			X
157	Hackberry	14	20	2			X
158	Hackberry	20	35	3			X
159	Hackberry	20	25	2			X
160	Hackberry	18	24	3			X
161	Hackberry	18	22	3			X
162	Parashutan	8	12	2			X
163	Parashutan	12	12	2			X
164	Hackberry	14	28	1			X



City of Arnold Code Requirements
 Section 402.674
 Marking of Trees
 Prior to any tree removal or commencement of construction on a site and during the plan approval process, the following uniform colored ribbon system shall be used: Red for trees to be saved; blue for trees to be removed.

Section 405.580
 Protection Measures During Construction
 All trees on public or private property that are designated for preservation shall be guarded by a four-foot high barrier that delineates the enclosed area as a tree protection zone. This enclosure shall extend ten (10) feet past the tree canopy. No building materials, waste materials, excess dirt, construction debris, equipment or vehicles shall be allowed within this protection zone.

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 all 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 trafficking, 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.
- 5) Tree protection measures to be maintained throughout construction sequence.

Tree Protection Action Key Sequence:

- 1) Survey limit of disturbance.
- 2) Perform root pruning.
- 3) Install tree protection fencing.
- 4) Post tree protection signage on fence (No signs will be posted on trees).
- 5) Maintain tree protection area as an off-site zone.

Woodland Summary:

Woodland A: Comprised of Mature Oak, Elm, Walnut, Hickory and Hackberry trees 12"-24" with a Honeysuckle understory throughout

Woodland B: A mix of Hackberry, Elm and Cedar trees; the tree sizes range from 4"-12" DBH; dense Honeysuckle understory

Woodland C: Includes Post Oak, Elm, Sycamore and Pear trees with a dense Honeysuckle understory

Woodland D: Consists of Hackberry trees along the fence line

Total Site Area = 8.94 acres

Existing Woodland Canopy = 72,137 s.f. (1.66 acres)
Existing Individual Tree Canopy = 85,669 s.f. (1.96 acres)
Total Existing Woodland Canopy = 127,806 s.f. (2.94 acres)

Woodland Canopy To Remain = 80,491 s.f. (1.16 acres)
Individual Tree Canopy To Remain = 21,167 s.f. (0.49 acres)
Total Existing Tree Canopy To Remain = 71,848 s.f. (1.65 acres)
To Remain = 66.9%

Tree Protection Detail
 Shows a tree with a 4-foot high temporary PVC construction fence around its canopy. Labels include: 'Existing tree to be retained', 'Existing Grade', 'Limit of grading/limit of construction', 'Finish Grade', and 'Local fence as shown on Tree Protection Plan'.

Key

Symbol	Description
(Shaded area)	Existing Woodland
(Dotted area)	Existing Woodland To Remain
(Hatched area)	Existing Woodland Offsite
(X)	Existing Tree (Dead)
(Circle)	Existing Tree
(Dashed line)	Tree Protection Fence
(Dotted line)	Root Pruning

Tree Condition Rating:
 0 = Dead
 1 = Poor Quality
 2 = Average Quality
 3 = Good Quality
 4 = Excellent Quality

Tree Stand Delineation Prepared under direction of:
 Brian Bage
 Certified Arborist MW-5033A

Cedarhurst of Arnold
 Arnold, Missouri 63010

Jerald Sanders, Landscape Architect
 MO License # LA0071
 Date: 11/13/18
 Job #: 1002.001

Revisions:

Date	Description	No.
2/1/19	City Comments	1

Drawn: KP
Checked: RS

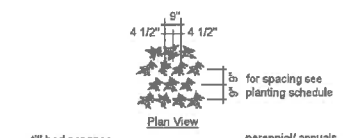
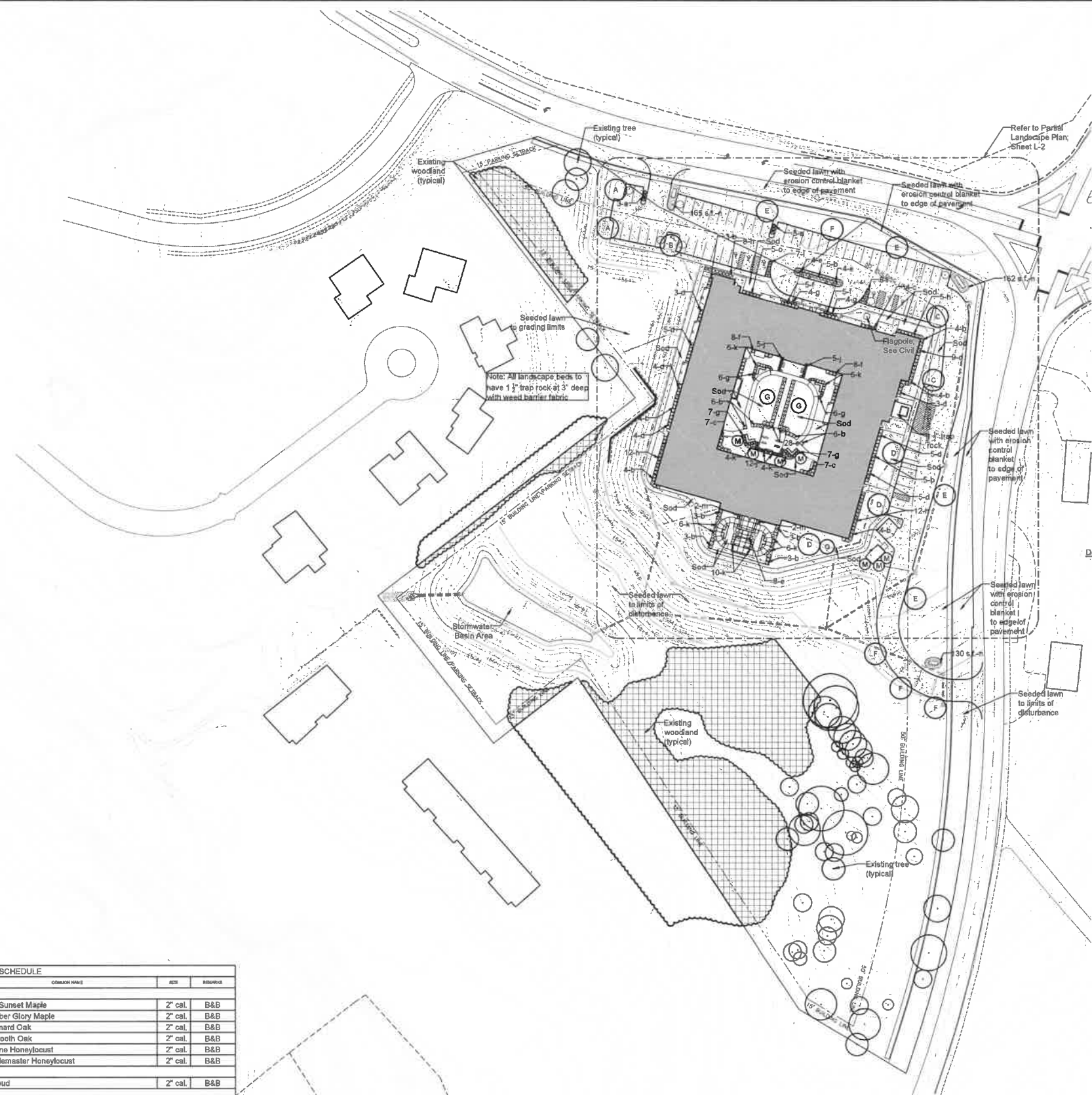
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Sheet No.: TPP

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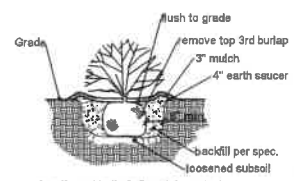


Jarald Saunders - Landscape Architect
MO License # LA-007

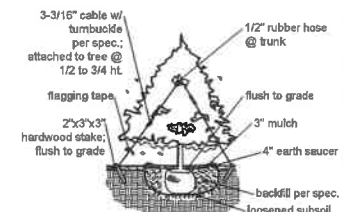
Consultants:



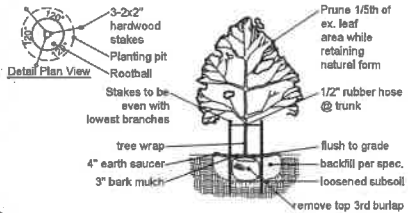
Typical Perennial Planting



Typical Shrub Planting



Typical Evergreen Planting



Typical Canopy Tree Planting



Symbol	Description
	Existing Woodland To Remain
	Existing Woodland Offsite
	Existing Tree
	Proposed Tree

Landscape Notes:
1. All landscape beds to have 1 1/2" trap rock at 3" deep with weed barrier fabric

PLANTING SCHEDULE					
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
CANOPY-SHADE TREES (STREET AND PARKING LOT)					
A	2	Acer rubrum 'Frankred' Red Sunset	Red Sunset Maple	2" cal.	B&B
B	1	Acer rubrum 'October Glory'	October Glory Maple	2" cal.	B&B
C	2	Quercus shumardii	Shumard Oak	2" cal.	B&B
D	3	Quercus acutesima	Sawtooth Oak	2" cal.	B&B
E	4	Gleditsia triacanthos f. inermis 'Skycole'	Skyline Honeylocust	2" cal.	B&B
F	4	Gleditsia triacanthos f. inermis 'Shademaster'	Shademaster Honeylocust	2" cal.	B&B
UNDERSTORY-ORNAMENTAL TREES					
G	3	Cercis canadensis	Redbud	2" cal.	B&B
EVERGREEN TREES					
M	7	Thuja 'Green Giant'	Green Giant Arborvitae	6" h.	B&B
SHRUBS-GRASSES-PERENNIALS-ANNUALS-GROUNDCOVER					
a	6	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	5 gal.	Container
b	57	Buxus sinica var. insularis 'Wintergreen'	Wintergreen Boxwood	5 gal.	Container
c	23	Celastrus dichotoma 'Early Amethyst'	Early Amethyst Beautyberry	5 gal.	Container
d	38	Itea virginica	Virginia Sweetgum	5 gal.	Container
e	44	Viburnum dentatum 'Christom'	Blue Muffin Arrowwood Viburnum	5 gal.	Container
f	26	Spiraea nipponica 'Snowmound'	Snowmound Spirea	5 gal.	Container
g	34	Hypericum prolificum	Shrubby St. John's Wort	5 gal.	Container
h	37	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal.	Container
i	22	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	Container
k	42	Pennisetum alopecuroides 'Hamel'	Hamel Fountain Grass	1 gal.	Container
l	15	Sporobolus heterolepis	Prairie Dropseed	1 gal.	Container
m	4	Hosta sieboldiana 'Frances Williams'	Frances Williams Hosta	1 gal.	Container
n	457 s.f.	Hemerocallis 'Stella de Oro'	Stella De Oro Daylily	1 qt.	12" o.c.

Landscape Plan
SCALE 1"=50'



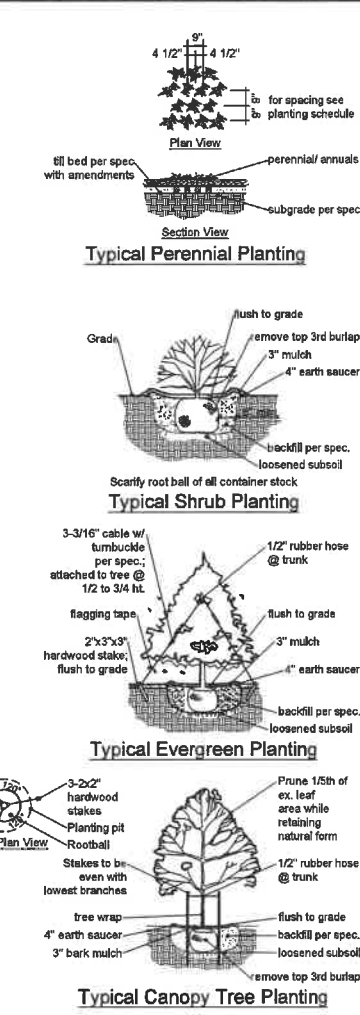
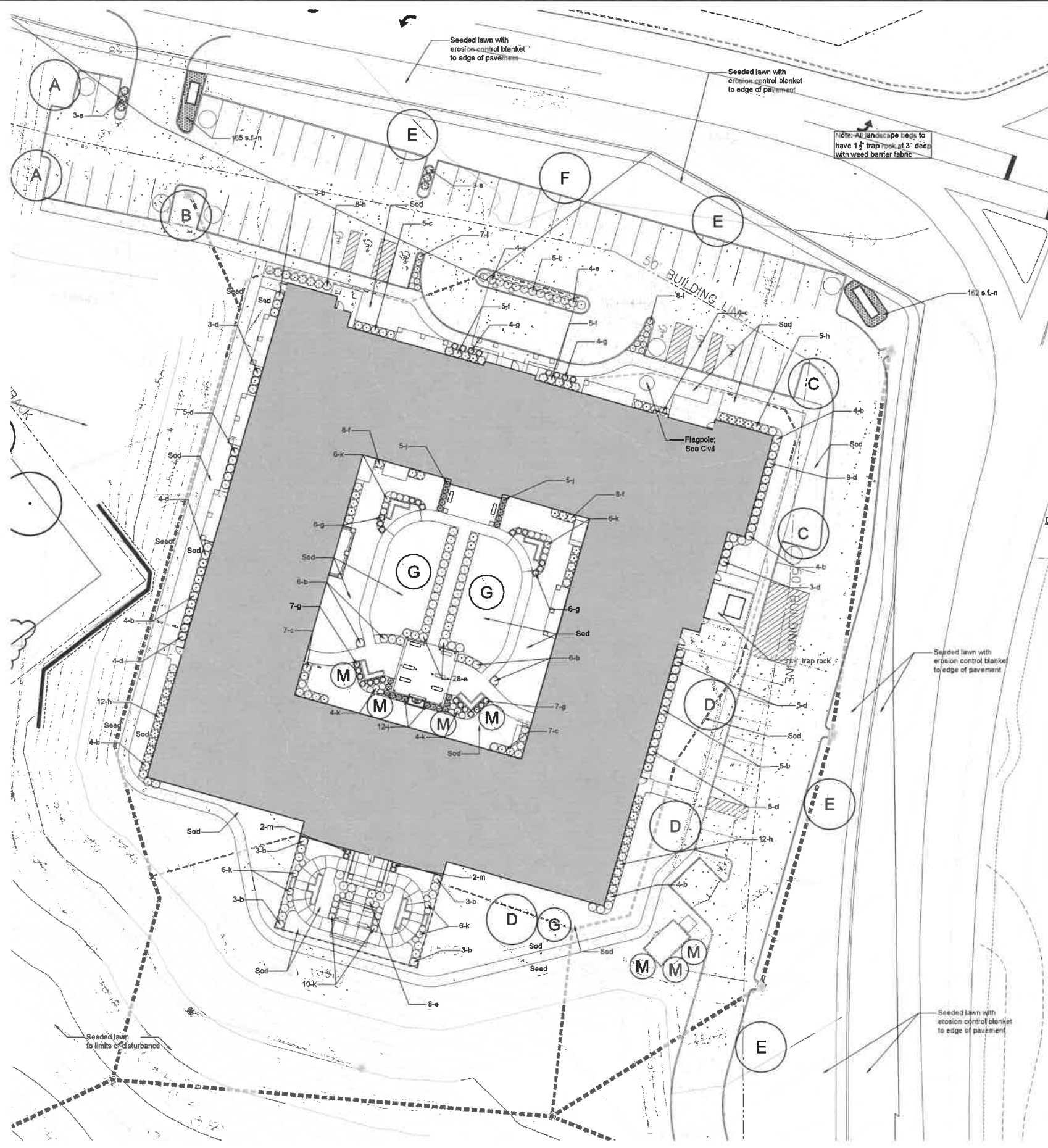
Revisions:		
Date	Description	No.
3/7/19	City Comments	2

Drawn: KP
Checked: RS

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Landscape Architects
200 S. Olive Street, Suite 1100
St. Louis, MO 63101
Phone: 314.433.1000
Fax: 314.433.1001
www.loomisassociates.com

Sheet: Landscape Plan
Title: L-1
Date: 2/1/19
Job #: 1002.001

Cedarhurst of Arnold
Arnold, Missouri 63010



Key

Symbol	Description
	Existing Woodland To Remain
	Existing Woodland Offsets
	Existing Tree
	Proposed Tree

Note: Refer to sheet L-1 for overall Landscape Plan and Planting Schedule.

Partial Landscape Plan
SCALE 1"=20'

Consultants:

 Jonell Saunders - Landscape Architect
 M.O. License # LA-027

Cedarhurst of Arnold
 Arnold, Missouri 63010

Revisions:

Date	Description	No.
3/7/19	City Comments	2

Drawn: KP
 Checked: RS

loomisAssociates
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 St. Louis, Missouri 63025
 Phone: 314.433.1100
 Fax: 314.433.1101
 loomisassociates.com
 Loomis Associates Inc.
 Missouri State Certificate of Authority # LAC 0000019

Sheet Title: Partial Landscape Plan
 Sheet No: **L-2**
 Date: 2/1/19
 Job #: 1002.001

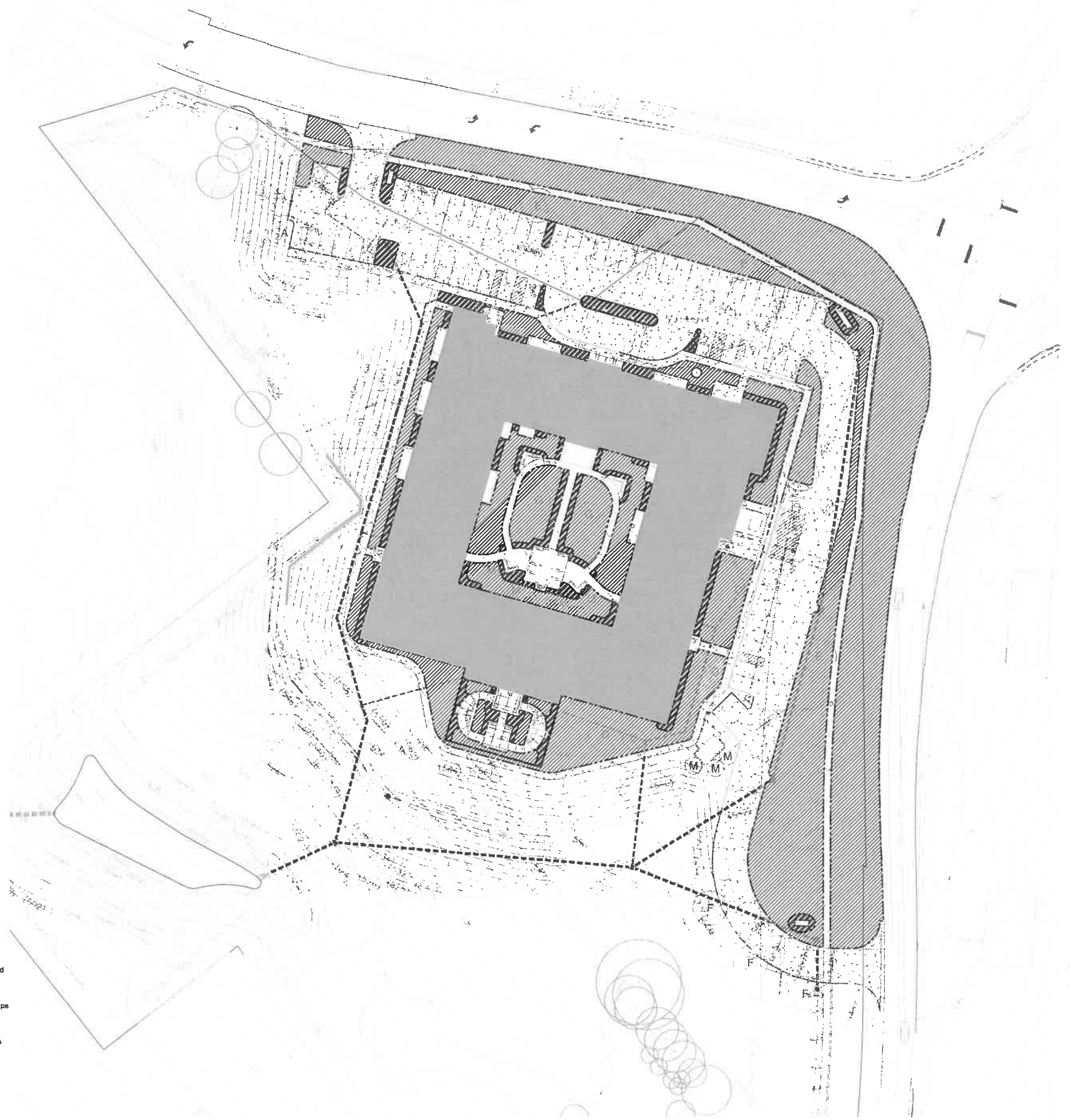


Jerald Saunders - Landscape Architect
MO License # LA-0077

Consultants:

Cedarhurst of Arnold

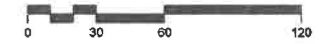
Arnold, Missouri 63010



Irrigation Notes:

- 1) Contractor to provide a design/build irrigation system. The contractor is responsible for the design and performance of the system, based on this plan. Submit drawings of irrigation system and cut sheets of all irrigation equipment to Landscape Architect for approval prior to start of work.
- 2) Show all sleeve locations on shop drawing for review by Landscape Architect.
- 3) Irrigation contractor shall be responsible to obtain all permits required by state, city, and local authorities and conform to all codes regarding irrigation systems.
- 4) Civil and utility information shown for reference only. See Civil drawings and field locate utilities prior to start of work.
- 5) Irrigation contractor is responsible for coordination with Plumbing and Electrical Contractors.
- 6) Irrigation contractor shall coordinate watering requirements with Landscape Contractor to insure proper level of water is provided.
- 7) No spraying across pavement (Roadways and Sidewalks)
- 8) Main line and all valves to be located within property.

Watering Diagram
SCALE 1"=30'



Key

Symbol	Description
	Proposed irrigated landscape beds: 100% coverage with 12" pop-up heads
	Proposed irrigated lawn areas: 100% coverage with 4" pop-up heads

Note: Refer to sheets L-1 and L-2 for Landscape Plans.

Revisions:

Date	Description	No.

Drawn: KP
Checked: RS

loomis-associates

Landscape Architects/Planners
10000 South Loop West, Suite 100
Houston, Texas 77054
Phone: 281.485.1000
www.loomisassociates.com

Loomis Associates Inc.
Missouri State Certificate of Authority # LAC 00000118

Sheet Title: Watering Diagram

Sheet No: L-3

Date: 3/7/19
Job #: 1002.001