

SITE INFORMATION

LOCATOR NUMBERS: 01-9.0-30.0-2-003-003, 01-9.0-30.0-1-003-027, 01-9.0-30.0-1-003-028, 01-9.0-30.0-2-003-006, 01-9.0-30.0-4-002-012

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 28
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: 64 SPACES PROVIDED

NUMBER OF UNITS PROPOSED: 83 UNITS

FLOOD MAP: NO FLOODPLAIN IS PRESENT ON THIS PARCEL.
FEMA PANEL 28090C0117E DATED: APRIL 5, 2008

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-6 SCHOOL DISTRICT
AMEREN MISSOURI
AT&T
SPIRE ENERGY
PWS&D #1 WATER DISTRICT

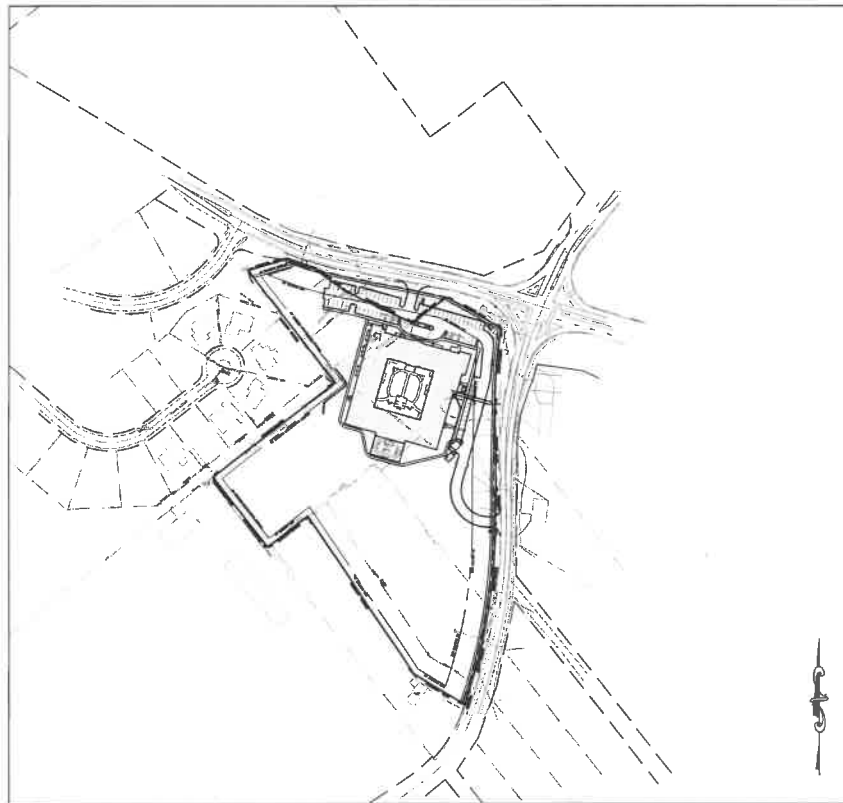
CITY OF ARNOLD GENERAL NOTES:

- 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 MODOT. (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

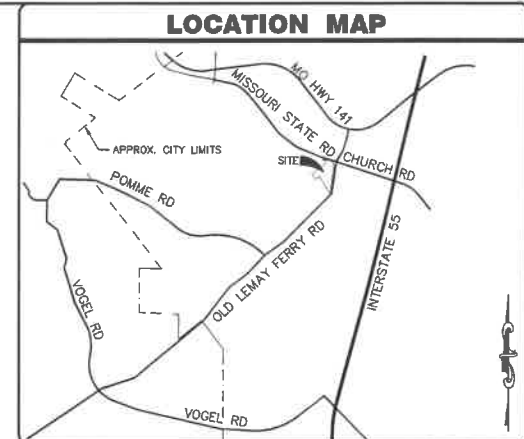


KEY MAP
N.T.S.

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 OF 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 SOUTHEAST LINE OF "MAXVILLE GARDENS," A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 252 PAGE 10 OF ABOVE SAID RECORDS; THENCE ALONG THE NORTHEAST LINE OF SAID LOT 17, SAID LINE ALSO BEING THE SOUTHWEST LINE OF SAID "MAXVILLE GARDENS," NORTH 52°20'15" EAST, 351.97 FEET TO THE SOUTHEAST CORNER OF SAID "MAXVILLE GARDENS"; FROM WHICH CORNER AN IRON ROD WITH CAP BEARS NORTH 37°36'40" WEST, 0.36 FEET; THENCE LEAVING LAST SAID LINE AND ALONG THE NORTHEAST LINE OF SAID "MAXVILLE GARDENS," NORTH 37°36'40" WEST, 93.51 FEET TO A POINT BEING THE NORTHWEST CORNER OF ABOVE SAID LOT 11; THENCE LEAVING SAID NORTHEAST LINE AND ALONG THE NORTH LINE OF SAID LOT 11, NORTH 73°37'52" EAST, 98.31 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°38'19" EAST, 98.23 FEET, AN ARC DISTANCE OF 98.23 FEET TO A POINT; SOUTH 59°38'47" EAST, 98.83 FEET TO A POINT ON THE EAST LINE OF SAID LOT 11; SOUTH 84°38'47" EAST, 173.00 FEET TO OLD AXLE ON THE NORTHWEST LINE OF ABOVE SAID ADJUSTED PARCEL A; NORTH 52°20'15" EAST, 93.70 FEET TO THE NORTHERNMOST CORNER OF SAID ADJUSTED PARCEL A; AND SOUTH 89°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 1025.00 FEET, WHOSE CHORD BEARS SOUTH 04°32'02" WEST, 186.70 FEET, AN ARC DISTANCE OF 186.96 FEET TO A POINT OF TANGENCY; SOUTH 00°41'29" EAST, 196.79 FEET TO THE SOUTHERNMOST CORNER OF SAID ADJUSTED PARCEL A; AND NORTH 53°46'31" 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 07°00'00" WEST, 1.91 FEET AND AN OLD IRON PIPE BEARS NORTH 05°05" 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°00'01" WEST, 83.98 FEET TO A POINT OF CURVATURE; ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1186.89 FEET, WHOSE CHORD BEARS SOUTH 09°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 1428.83 FEET, WHOSE CHORD BEARS SOUTH 15°59'52" WEST, 123.53 FEET, AN ARC DISTANCE OF 123.57 FEET TO A POINT OF TANGENCY; AND SOUTH 18°25'30" WEST, 21.81 FEET TO A POINT ON THE NORTHEAST LINE OF A TRACT OF LAND CONVEYED TO GREGORY D. REININGER, TRUSTEE OF THE GREGORY J. REININGER REVOCABLE TRUST DATED OCTOBER 10, 1998 BY DOCUMENT RECORDED AS DOCUMENT NUMBER 2008R-098827 IN SAID RECORDS, FROM WHICH POINT AN OLD IRON ROD BEARS SOUTH 58°49'53" EAST, 8.24 FEET; THENCE LEAVING LAST SAID WEST RIGHT-OF-WAY LINE OF OLD LEMAY FERRY ROAD AND ALONG SAID NORTHEAST LINE OF THE REININGER TRACT, NORTH 58°49'53" WEST, 138.82 FEET TO AN OLD IRON ROD; THENCE CONTINUING ALONG LAST SAID NORTHEAST LINE, NORTH 33°39'51" WEST, 446.34 FEET TO AN OLD IRON ROD SET INSIDE AN OLD IRON PIPE AT THE NORTHERNMOST CORNER OF SAID REININGER TRACT; THENCE LEAVING LAST SAID NORTHEAST LINE AND ALONG THE NORTHWEST LINE OF SAID REININGER TRACT, SOUTH 52°03'59" WEST, 118.04 FEET TO AN OLD IRON ROD AT THE WESTERNMOST CORNER OF SAID REININGER TRACT, SAID CORNER BEING ON THE SOUTHWEST LINE OF SAID LOT 17 AND THE NORTHEAST LINE OF TRACT A OF "WATERCOLOR VILLAS EASEMENT AND ROAD DEDICATION PLAT," A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 2012P-000099 OF SAID RECORDS; THENCE LEAVING LAST SAID NORTHWEST LINE AND ALONG SAID SOUTHWEST LINE OF LOT 17, NORTH 37°59'14" WEST, 206.05 FEET TO THE POINT OF BEGINNING AND CONTAINS 385.494 SQUARE FEET, OR 8.84 ACRES, MORE OR LESS, ACCORDING TO A SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF NOVEMBER, 2016 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

ATTACHMENTS

	LANDSCAPE PLAN
	TREE PRESERVATION PLAN

SURVEYOR CERTIFICATION:

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF NOVEMBER 2018, 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 20180115
3	REV PER CITY COMMENTS 20180201

Dover Development
120 South Central Ave., Suite 1050
Clayton, Missouri 63105
Ph. 314-932-2352

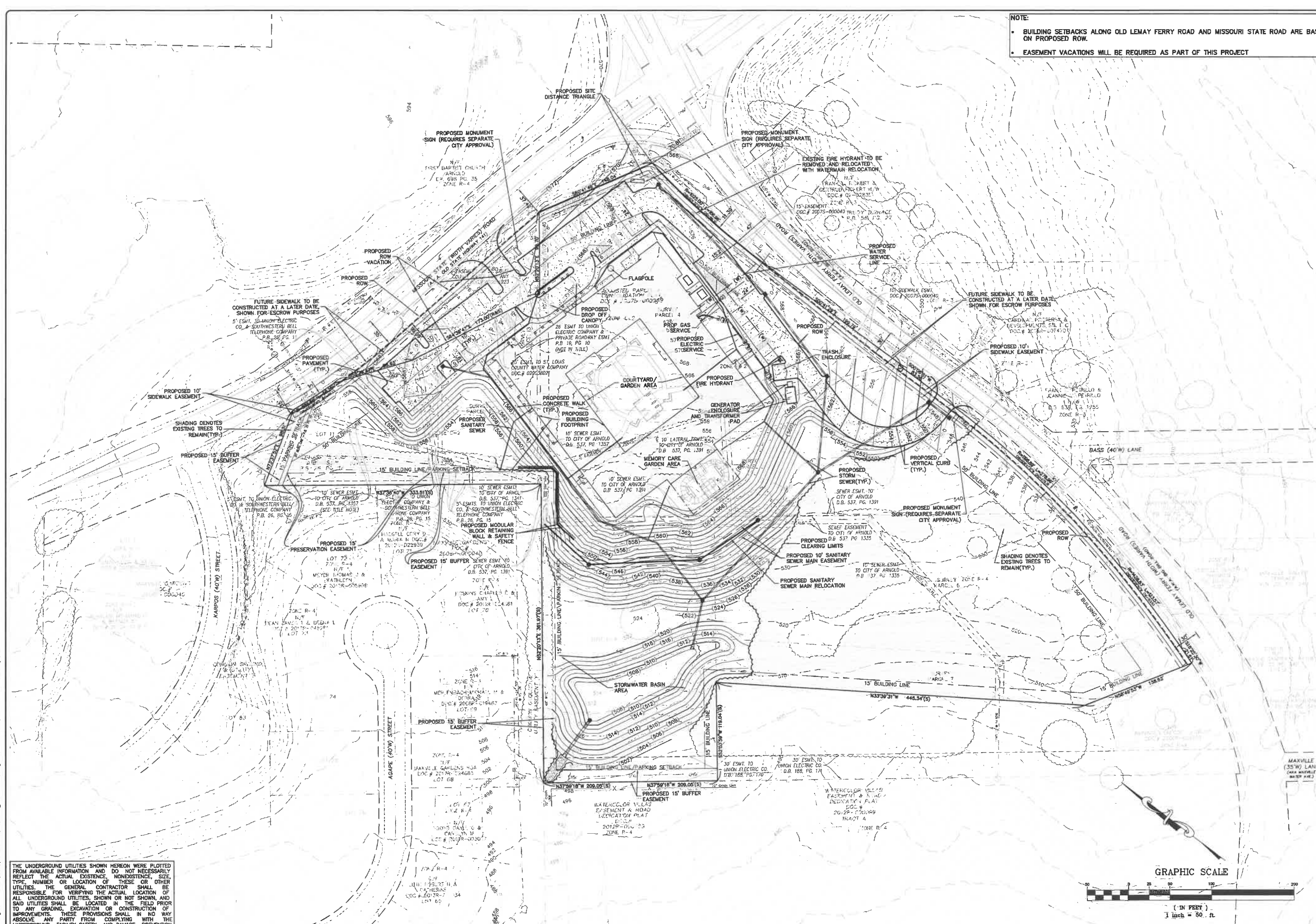
THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
Ph. 314-487-0440; Fax 314-487-8944
www.sterling-eng-survey.com
Corporate Certificate of Authority #001348

Cedarhurst of Arnold
2069 Missouri State Road, Arnold, MO 63010
PRELIMINARY DEVELOPMENT PLAN
COVER

NOT APPROVED FOR CONSTRUCTION!
FOR REVIEW ONLY

Date: 2-1-2019
JASON D. HOWELL
License No. PE 2007002801
Professional Engineer

Job Number: 18-07-221
Date: 02/01/19
Designed: JD Sheet
Drawn: PT 1.1
Checked: JD PRE



NOTE:

- BUILDING SETBACKS ALONG OLD LEMAY FERRY ROAD AND MISSOURI STATE ROAD ARE BASED ON PROPOSED ROW.
- EASEMENT VACATIONS WILL BE REQUIRED AS PART OF THIS PROJECT

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 01-15-19
2	REV PER CITY COMMENTS 20190115
3	REV PER CITY COMMENTS 20190201

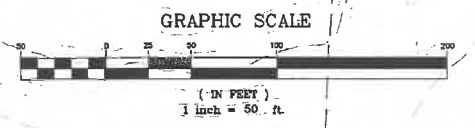
Dover Development
 120 South Central Ave. Suite 1050
 Clayton, Missouri 63105
 Ph. 314-932-2352

THE STERLING CO.
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 5085 New Baumgardner Road
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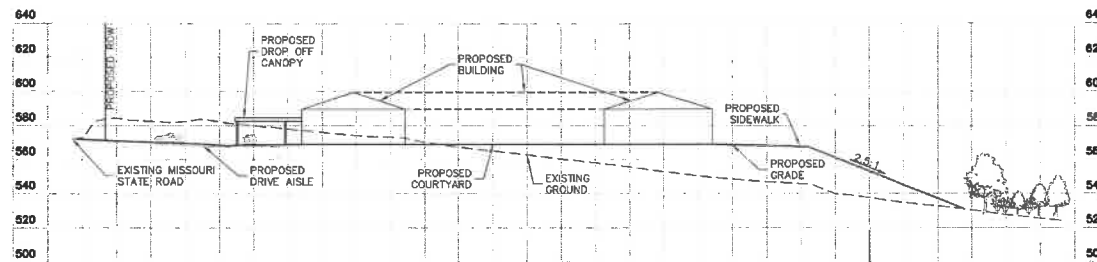
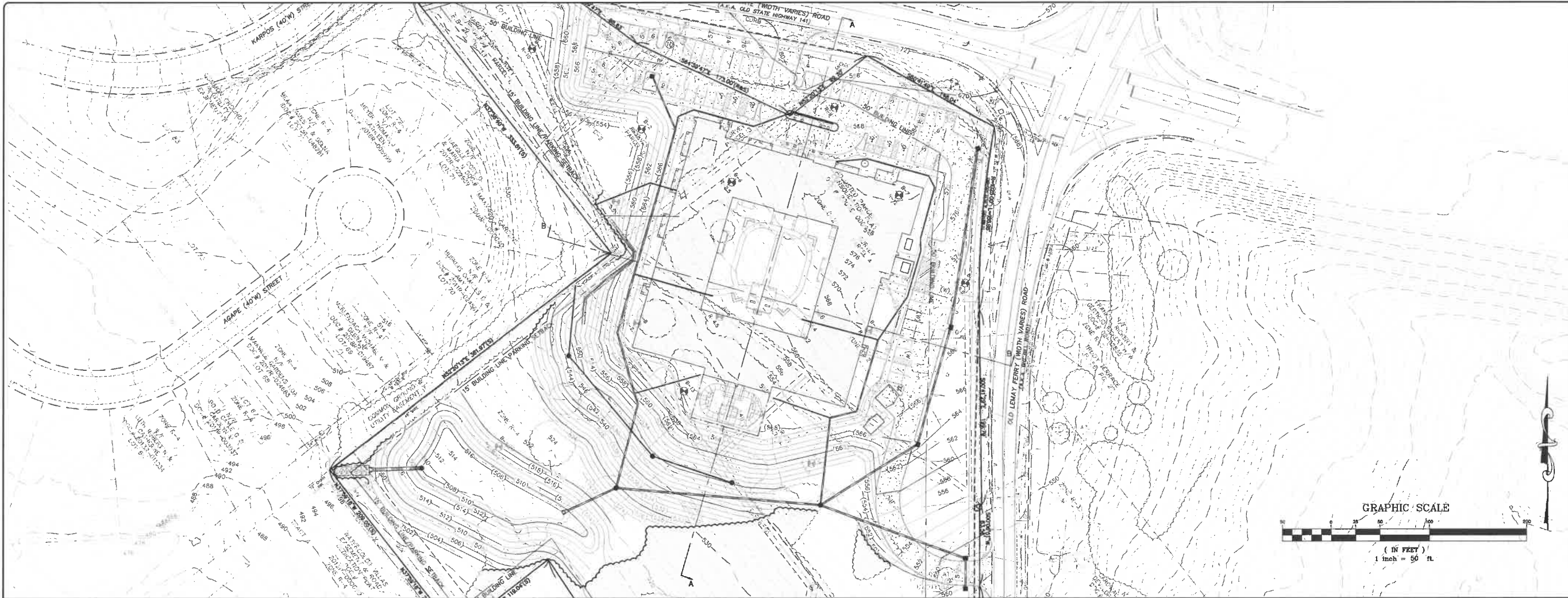
Cedarhurst of Arnold
 2088 Missouri State Road, Arnold, MO 63010
PRELIMINARY DEVELOPMENT PLAN
PRELIMINARY SITE PLAN

NOT APPROVED FOR CONSTRUCTION! FOR REVIEW ONLY!
 Date: 2-1-2019
 JASON D. HOWELL
 License No. PE 2007002801
 Professional Engineer

Job Number	18-07-221
Date	02/01/19
Designed: JD	Sheet
Drawn: PT	2.1
Checked: JD	PRE

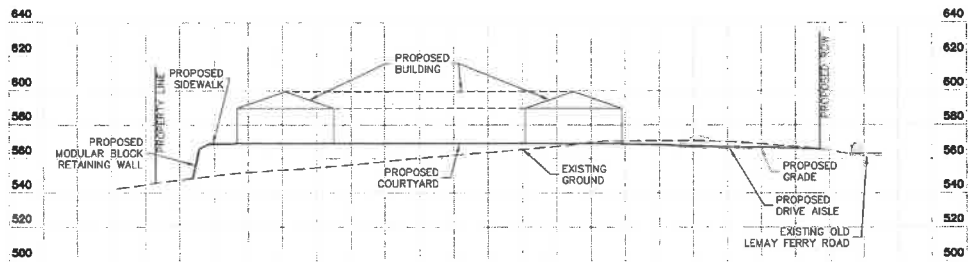


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SECT A-A

1"=50'
SCALE



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 11-13-19
2	REV PER CITY COMMENTS 20190115
3	REV PER CITY COMMENTS 20190201

Dover Development
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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 plan and shall be the responsibility of the engineer. All drawings, specifications or other documents prepared by the engineer, and the engineer's signature, shall be the responsibility of the engineer. The engineer shall be held responsible for the accuracy of the information shown on this plan and shall be held responsible for the accuracy of the information shown on this plan.

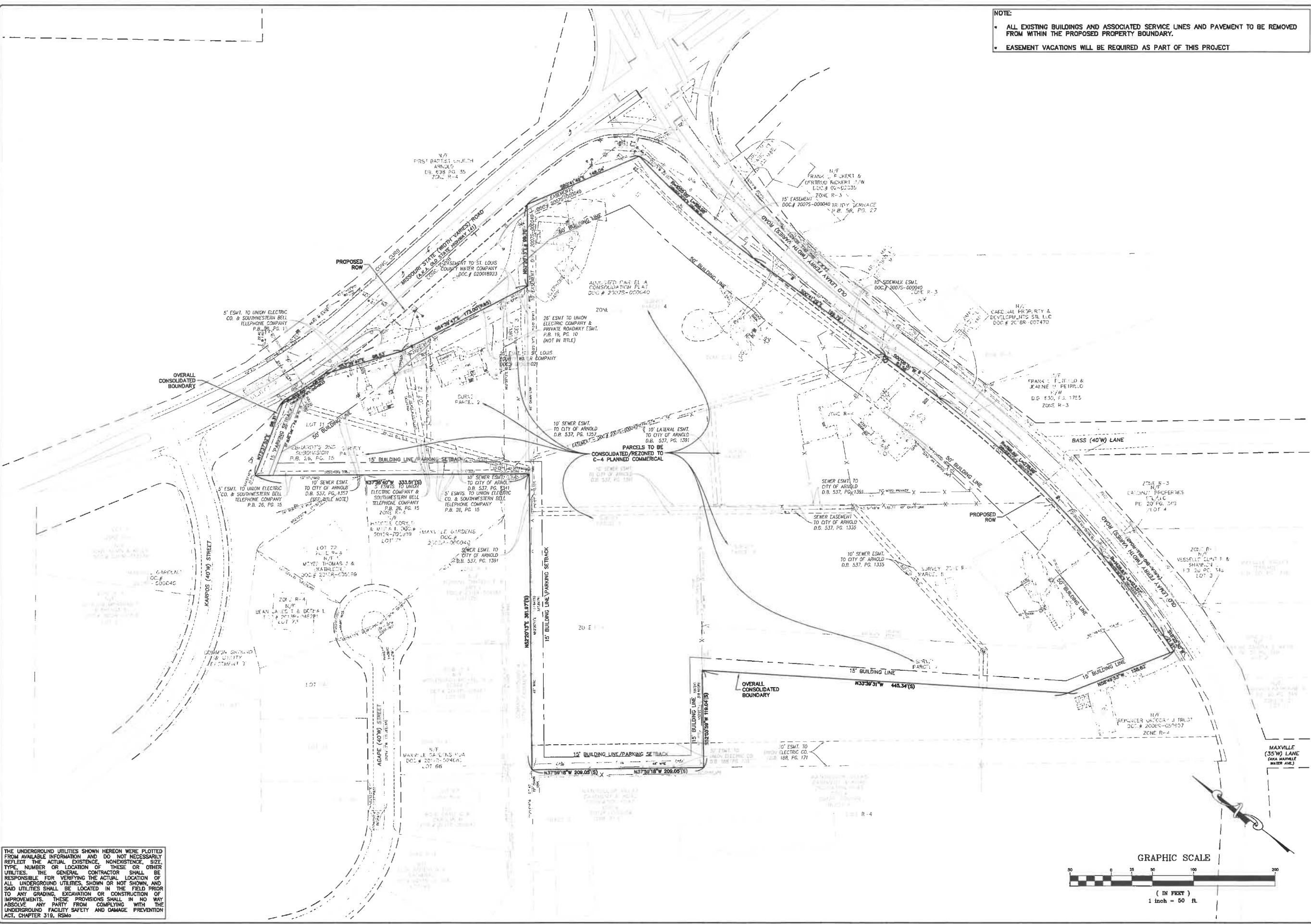
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Date: 2-1-2019
JASON D. HOWELL
 License No. PE 2007002801
 Professional Engineer

Job Number	18-07-221
Date	02/01/19
Designed: JD	Sheet
Drawn: PT	3.1
Checked: JD	PRE

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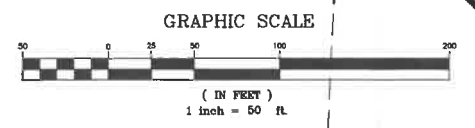
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NOTE:

- 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

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2	REV PER CITY COMMENTS 20180115
3	REV PER CITY COMMENTS 20180201

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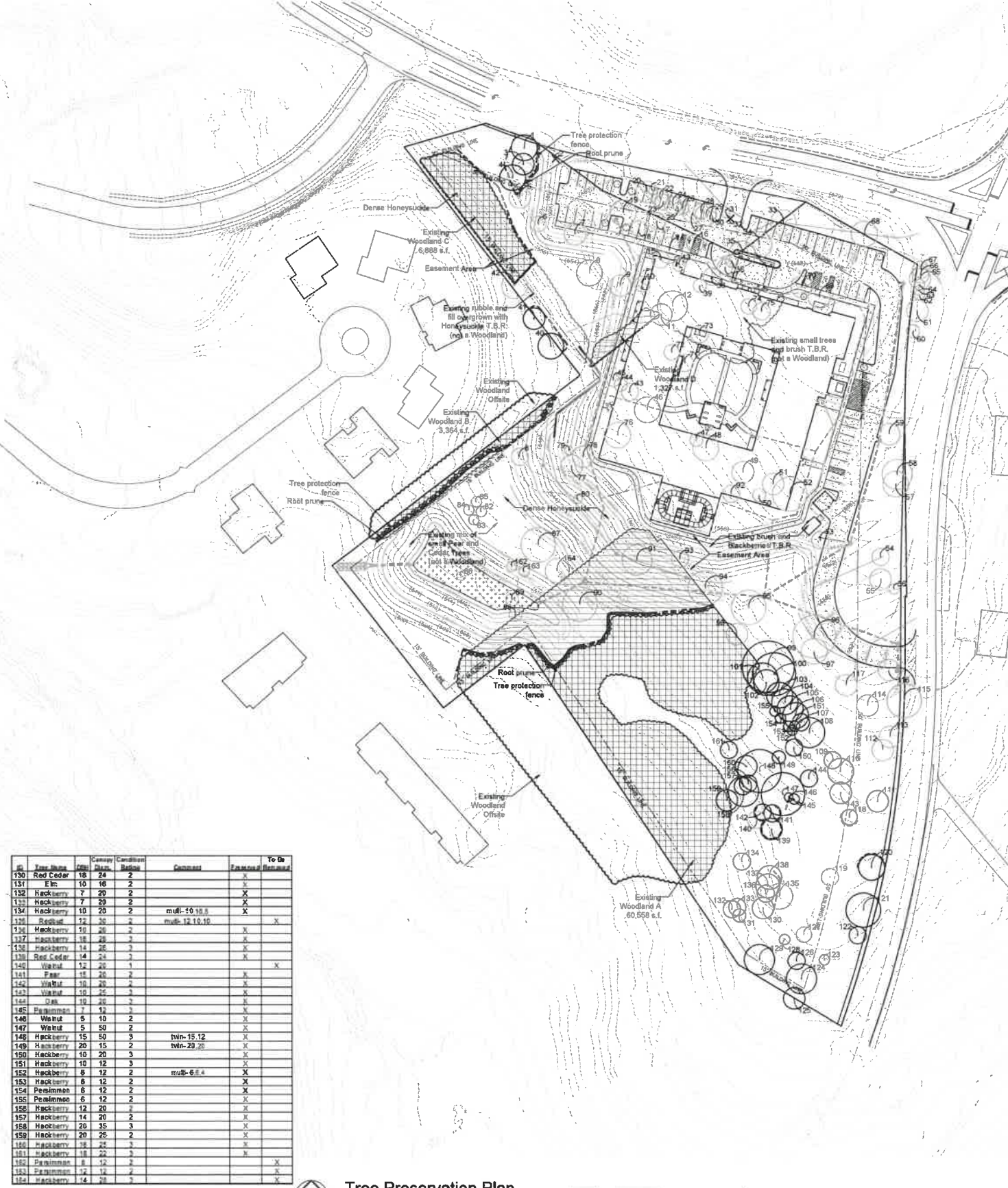
Cedarhurst of Arnold
 2089 Missouri State Road, Arnold, MO 63010
PRELIMINARY DEVELOPMENT PLAN
PRELIMINARY CONSOLIDATION/REZONING EXHIBIT

NOT APPROVED FOR CONSTRUCTION FOR REVIEW ONLY
 Date: 2-1-2019
 JASON D. HOWELL
 License No. PE 200702801
 Professional Engineer

Job Number: 18-07-221
 Date: 02/01/19
 Designed: JD Sheet
 Drawn: PT 4.1
 Checked: JD PRE

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

ID	Tree Name	DBH	Canopy	Condition	Comments	Preserve	To Be
130	Red Cedar	18	24	2		X	X
131	Elm	10	16	2		X	X
132	Hackberry	7	20	2		X	X
133	Hackberry	7	20	2		X	X
134	Hackberry	10	20	2	multi-10 18 8	X	X
135	Redbud	12	30	2	multi-12 10 10	X	X
136	Hackberry	10	20	2		X	X
137	Hackberry	18	40	3		X	X
138	Hackberry	14	30	2		X	X
139	Red Cedar	14	24	2		X	X
140	Walnut	12	20	1		X	X
141	Pear	15	20	2		X	X
142	Walnut	10	20	2		X	X
143	Walnut	10	20	2		X	X
144	Oak	10	20	2		X	X
145	Parrotia	7	12	3		X	X
146	Walnut	5	10	2		X	X
147	Walnut	5	10	2		X	X
148	Hackberry	15	50	3	twigs 15 12	X	X
149	Hackberry	20	15	2	twigs 20 20	X	X
150	Hackberry	10	20	3		X	X
151	Hackberry	10	12	3		X	X
152	Hackberry	8	12	2	multi-8 6 4	X	X
153	Hackberry	6	12	2		X	X
154	Parrotia	8	12	2		X	X
155	Parrotia	6	12	2		X	X
156	Hackberry	12	20	2		X	X
157	Hackberry	14	20	2		X	X
158	Hackberry	20	35	3		X	X
159	Hackberry	20	25	2		X	X
160	Hackberry	18	24	1		X	X
161	Hackberry	18	22	1		X	X
162	Parrotia	8	12	2		X	X
163	Parrotia	12	12	2		X	X
164	Hackberry	14	28	2		X	X



City of Arnold Code Requirements
Section 405.576
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 designates 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 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.
 5) Tree protection measures to be maintained throughout construction sequence.

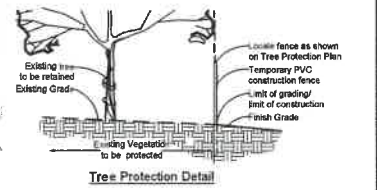
Tree Protection Action Key Sequence:
 1) Survey limit of disturbance.
 2) Perform root pruning.
 3) Install tree protection signage.
 4) Post tree protection signage on fence (No signs will be posted on trees).
 5) Maintain tree protection area as an off-limits zone.

Woodland Summary
Woodland A: Comprised of Mature Oak, Elm, Walnut, Hickory and Hackberry trees 12"-24" with a Honeysuckle understorey throughout
Woodland B: A mix of Hackberry, Elm and Cedar trees; the tree sizes range from 4"-12" DBH; dense Honeysuckle understorey
Woodland C: Includes Post Oak, Elm, Sycamore and Pear trees with a dense Honeysuckle understorey
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 = 55,659 s.f. (1.28 acres)
 Total Existing Woodland Canopy = 127,796 s.f. (2.94 acres)

Woodland Canopy To Remain = 50,491 s.f. (1.16 acres)
 Individual Tree Canopy To Remain = 21,157 s.f. (0.49 acres)
 Total Existing Tree Canopy To Remain = 71,648 s.f. (1.65 acres)
 To Remain = 66.06 %



Key

Symbol	Description
(Shaded area)	Existing Woodland
(Dotted area)	Existing Woodland To Remain
(White area)	Existing Woodland Offsite
(X)	Existing Tree (Dead)
(O)	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 Sage
 Certified Arborist MN-5033A



Jenell Saunders, Architect
 MO License # LA0071
 Consultant:

Cedarhurst of Arnold
 Arnold, Missouri 63010

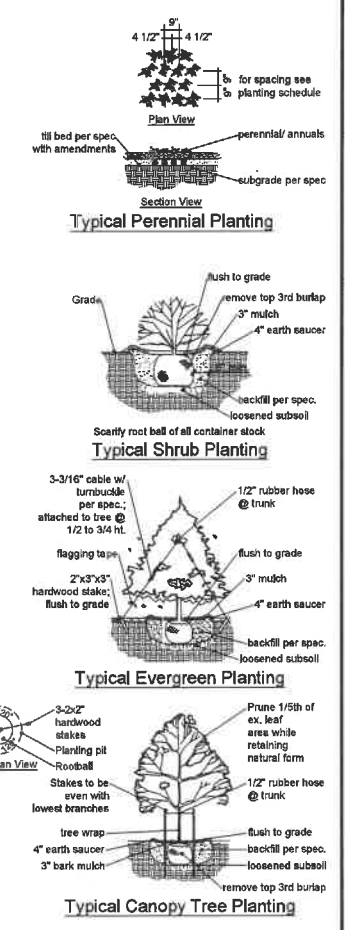
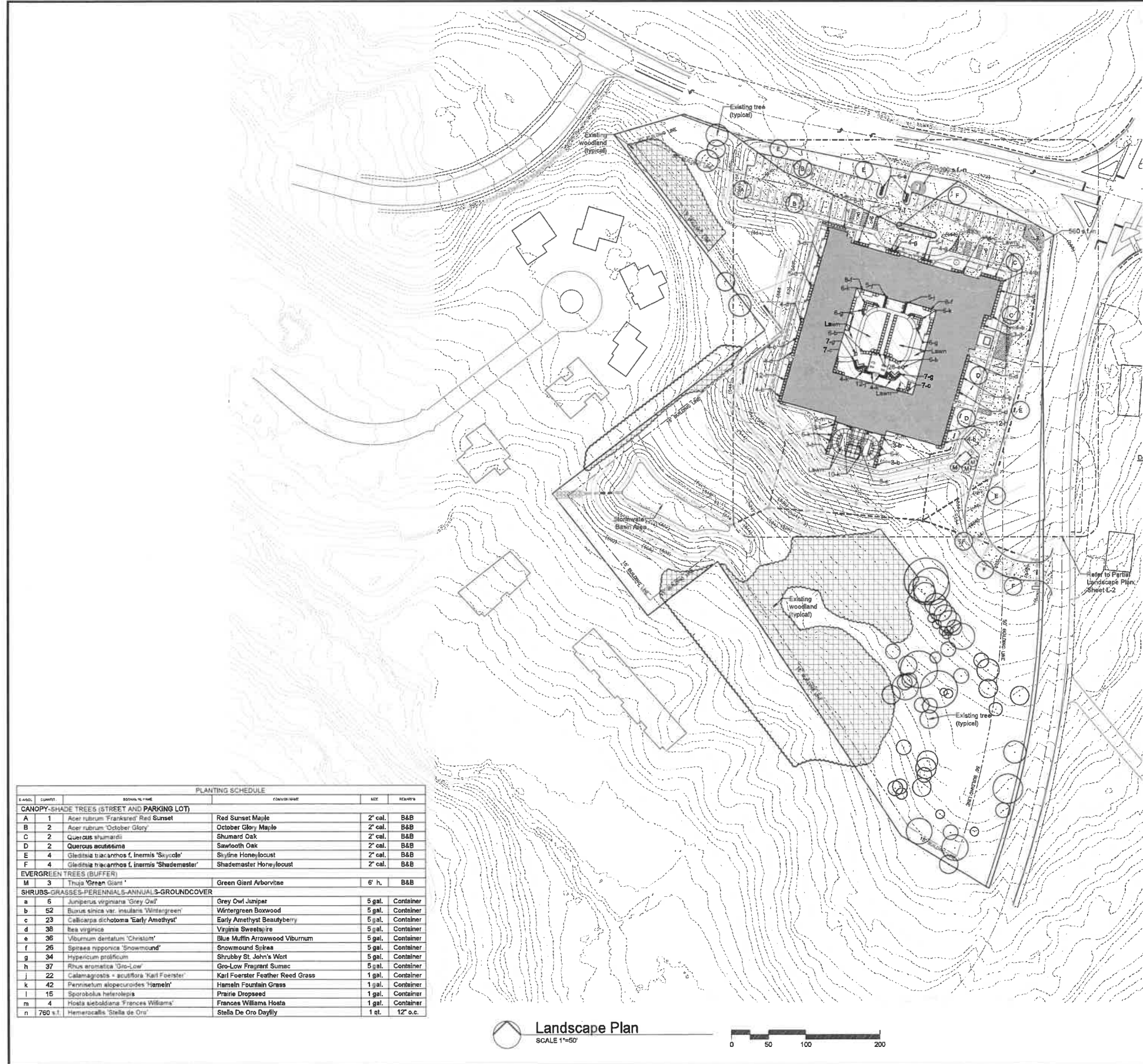
Revisions:

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

Drawn: KP
 Checked: RS
Ioomis Associates
 Ioomis Associates, Inc.
 10000 South Country Club Drive
 Suite 100
 St. Louis, MO 63143
 Missouri State Certificate of Authority # LAC 000019

Sheet: Tree Preservation Plan
 Title: TPP
 Date: 11/13/18
 Job #: 1002.001





PLANTING SCHEDULE					
SYMBOL	QUANTITY	SYMBOL NAME	COMMON NAME	SIZE	REMARKS
CANOPY-SHADE TREES (STREET AND PARKING LOT)					
A	1	Acer rubrum 'Frankford'	Red Sunset Maple	2" cal.	B&B
B	2	Acer rubrum 'October Glory'	October Glory Maple	2" cal.	B&B
C	2	Quercus shumardii	Shumard Oak	2" cal.	B&B
D	2	Quercus acutissima	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
EVERGREEN TREES (BUFFER)					
M	3	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	52	Buxus sempervirens 'Insularis Wintergreen'	Wintergreen Boxwood	5 gal.	Container
c	23	Callicarpa dichotoma 'Early Amethyst'	Early Amethyst Beautyberry	5 gal.	Container
d	36	Ilex virginica	Virginia Sweetgum	5 gal.	Container
e	36	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
j	22	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	Container
k	42	Pennisetum alopecuroides 'Hameln'	Hameln 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	750 s.t.	Hemerocallis 'Stella de Oro'	Stella De Oro Daylily	1 ct.	12" o.c.

Landscape Plan
SCALE 1"=50'

Key

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



Jarald Saunders - Landscape Architect
MO License # LA-0001
Consultants:

Cedarhurst of Arnold

Arnold, Missouri 63010

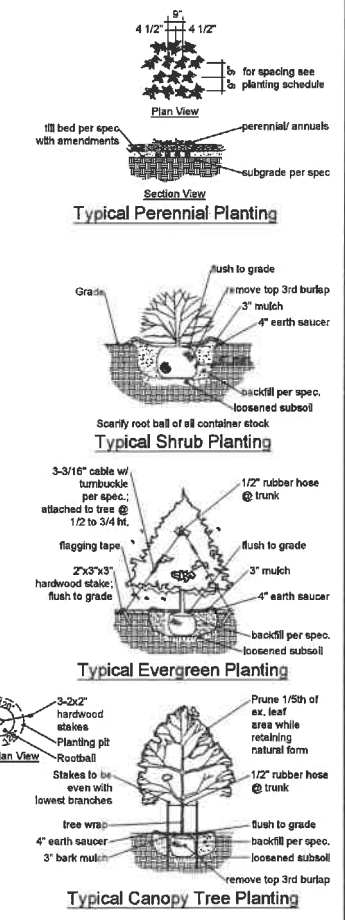
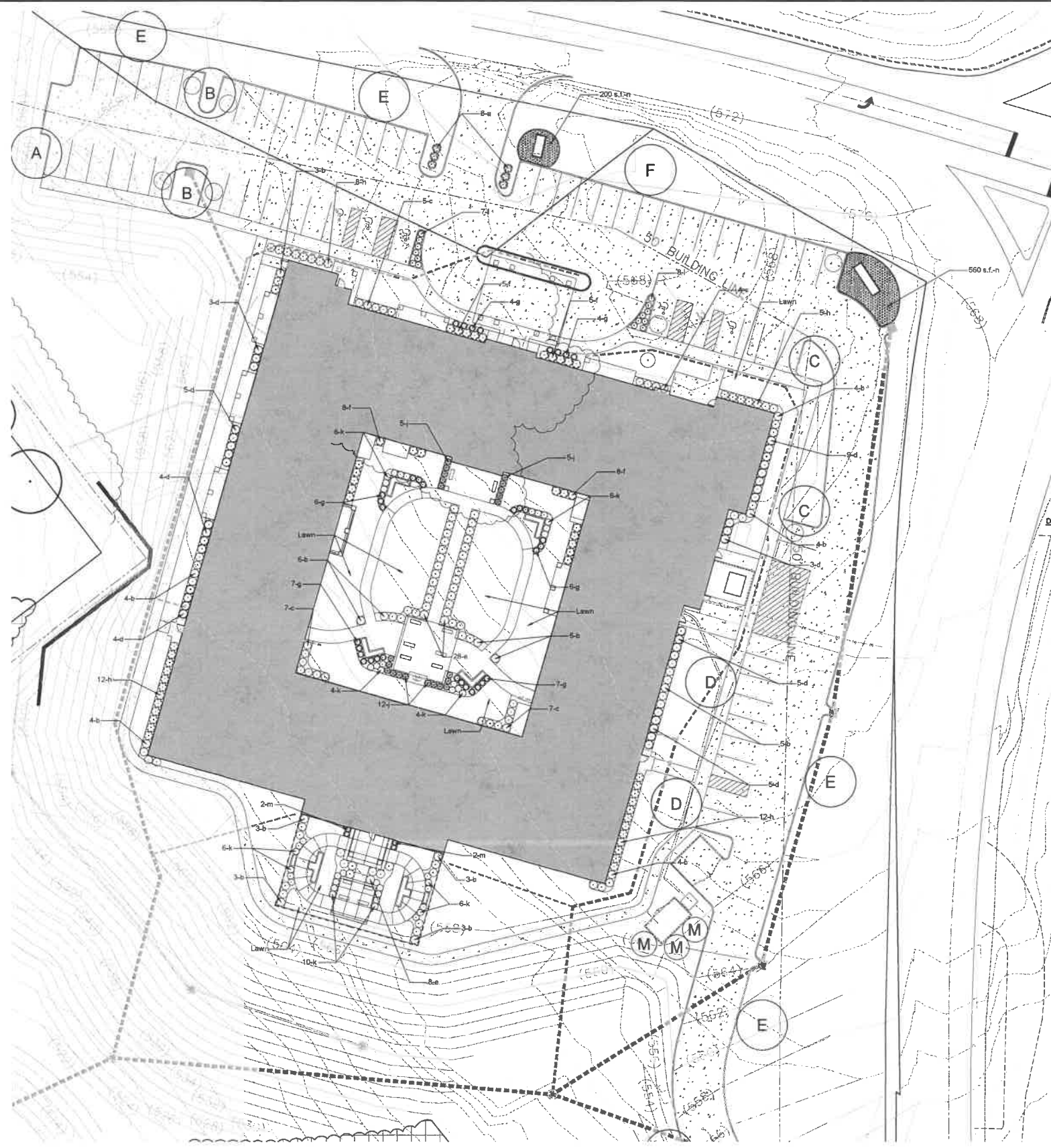
Revisions:

Date	Description	No.

Drawn: KP
Checked: RS

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Landscape Architecture
10000 N. Lindbergh Blvd., Suite 100
Overland Park, MO 66213
Phone: 913.241.1100
Fax: 913.241.1101
Missouri State Certificate of Authority # LAC 000019

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



Key

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

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

Partial Landscape Plan
 SCALE 1"=20'

Professional Seal
 Jerald Sanders, L.L.P.
 Missouri License # LA0071
 Consultants:

Cedarhurst of Arnold
 Arnold, Missouri 63010

Revisions:

Date	Description	No.

Drawn: KP
 Checked: RS

loomisAssociates
 Loomis Associates, Inc.
 10000 Blue Bell Lane, Suite 100
 Blue Bell, PA 19380
 (610) 261-1000
 www.loomisassociates.com
 Missouri State Certificate of Authority # LAC 8000193

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



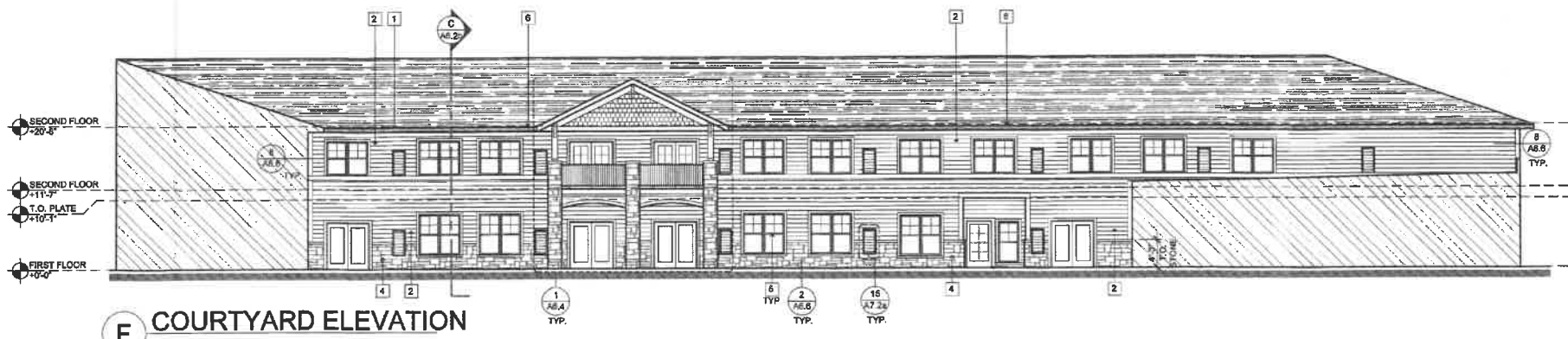
ROMAN FOTAS



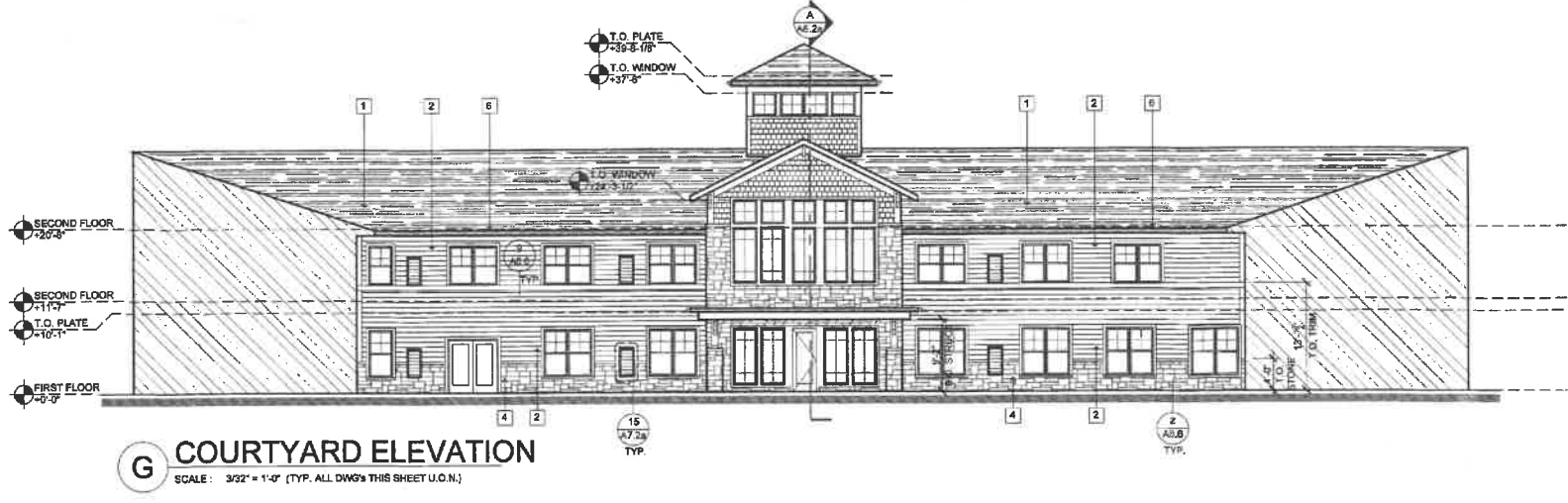
ROMAN FOTAS



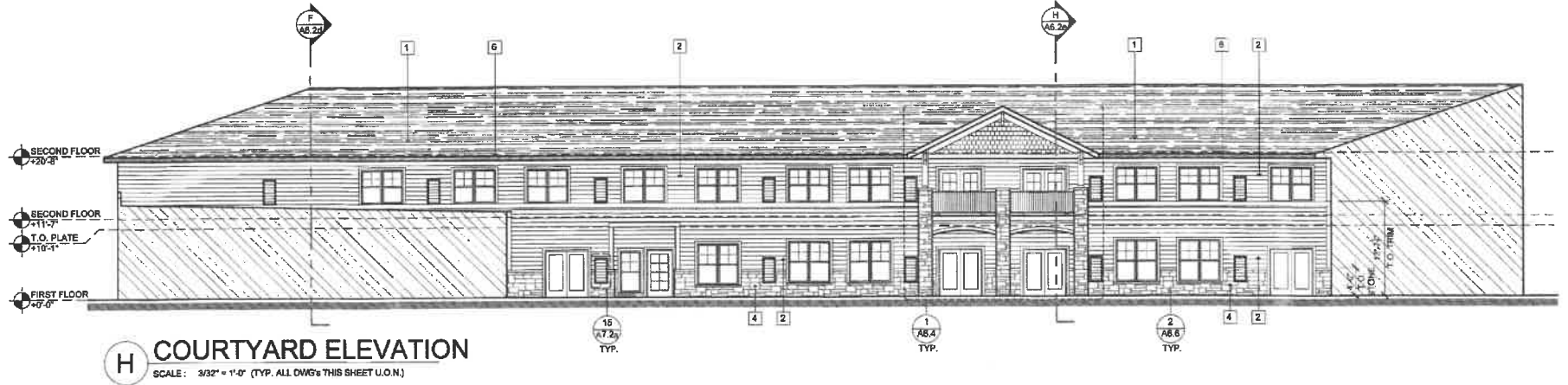
E COURTYARD ELEVATION
SCALE: 3/32" = 1'-0" (TYP. ALL DWG'S THIS SHEET U.O.N.)



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

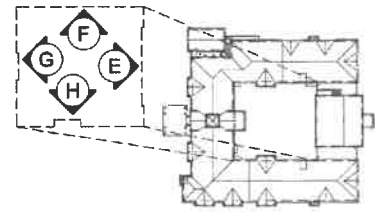


G COURTYARD ELEVATION
SCALE: 3/32" = 1'-0" (TYP. ALL DWG'S THIS SHEET U.O.N.)



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

KEY NOTES/COLORS	
1	= ARCH. COMP 25 YR. MFG: TBD COLOR: TBD
2	= HARDIE SIDING (HORIZ - 6") 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
6	= VINYL FRAMED INSULATED WINDOWS W/TRIM COLOR: WHITE
6	= FASCIA W/COINT. GUTTER MFG: COLOR: WHITE
7	= COLUMN PER DETAILS 6/A5.4, 10/A6.4
8	= METAL RAILING COLOR: BLACK



KEY PLAN
N.T.S.



lenity
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ARNOLD, MO 63010
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**CEDARHURST OF
ARNOLD**
2069 MISSOURI STATE ROAD,
ARNOLD, MO 63010

**COURTYARD
ELEVATIONS**

DATE
1/18/2019

REVISED DATE

SHEET
A6.1b

1/18/2019 10:11 AM C:\Users\jgallagher\OneDrive\Documents\Cedarhurst\A6.1b.dwg