

EXHIBIT A

# Final Development Plan Plumbers Supply

Located in US Survey 2991 PT 5, Section 31,  
Township 43 North, Range 6 East,  
City of Arnold, Jefferson County, Missouri.

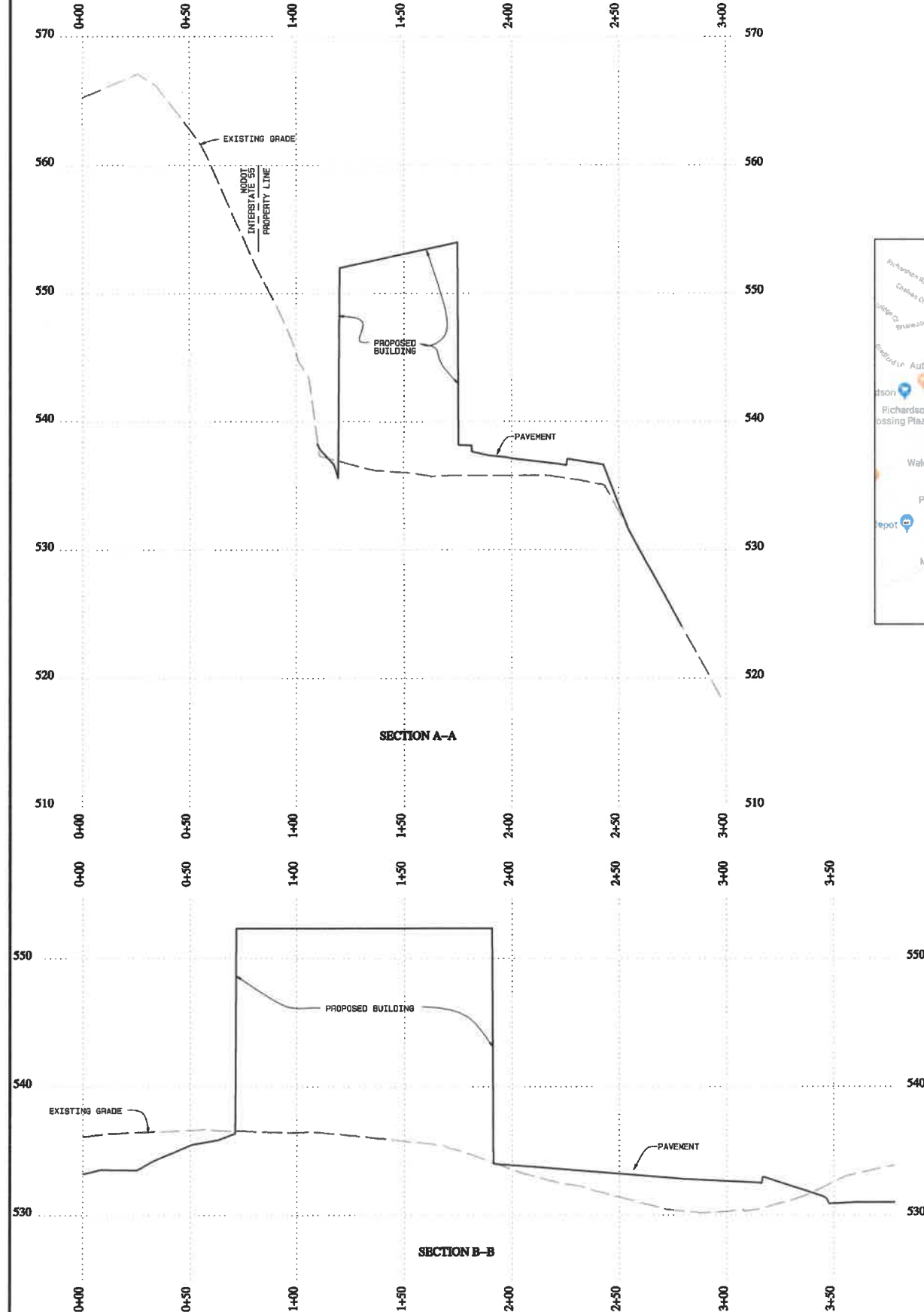
Total Area: 3.35 Acres  
Current Zone: C4 Planned Commercial



Location Map  
NOTE TO SCALE

### Index of Sheets

- Cover Sheet
- Site Plan
- Landscape Plan



### THIS SITE IS SERVED BY THE FOLLOWING UTILITIES:

**SEWERS**  
Missouri American Water Company  
666-430-0820

**TELEPHONE**  
AT&T  
Don Womack or Barry Foster (festus area)  
(636) 931-7506  
Glenn Hogemiller (at Manchester & 270 office)  
1914 957-3780  
122 N. 2nd Street  
Festus, MO 63028

**WATER**  
PMSD #1  
2970 Schneider Drive  
Arnold, MO 63010  
(636) 298-0659

**CABLE TELEVISION**  
Charter Communications  
ATTN: Lisa Ward, Sr. Tech Clerk  
Mapping and Design Dept.  
941 Charter Commons  
Town & Country, MO 63017  
636-387-6823  
636-387-6880 Office

**ELECTRIC**  
Ameren Missouri  
1901 Chouteau Ave  
St. Louis, MO 63103  
866-992-6619 Construction Hotline

**GAS**  
Spirs  
800-887-4173

### THE SITE IS SERVED BY THE FOLLOWING DISTRICTS

**AMBULANCE**  
Rock Township Ambulance District  
6707 St. Luke's Church Road  
Barnhart, MO 63012  
(636) 298-5068

**FIRE**  
Rock Community Fire Protection District  
Jeff DeLapp  
3748 Telegraph Rd  
Arnold, MO 63010  
(636) 298-2211  
(636) 484-1700

**JEFFERSON COUNTY 911**  
Travis Williams  
5475 Buckeye Valley Road  
House Springs, MO 63051  
(636) 797-9797  
twilliams@jco911.org

**POST OFFICE**  
Arnold  
1314 Jeffco Blvd  
Arnold, MO 63010  
636-298-0809  
1-800-275-6777

**SCHOOLS**  
Fox C-9  
745 Jeffco Boulevard  
Arnold, MO 63010  
(636) 298-6000

### GENERAL NOTES:

Parcel ID= 0190310400100401  
Existing Contours are from aerial topography provided by MJ Hardin.  
Project Datum is NAVD 88

### FLOOD STATEMENT:

No portion of this site is located in the area of 0.1% annual chance Flood (100 yr. Flood Plain) according to the Flood Insurance Rate Map-Community-Panel No 29099C 0117F Effective Date 06/20/2019

### PARKING:

Site Use: Warehouse including commercial sales to the public, General Office  
Required number of spaces:  
1 space per 1,000 square feet of warehouse area  
1 space per employee  
4 spaces per 1,000 square feet of general office area

Proposed number of spaces  
Warehouse = 6,780 square feet = 6780/1000 = 7 spaces  
Employee = 4 = 4 spaces  
General Office = 0 square feet = 0 spaces  
Total Parking Spaces required = 7+4 = 11

Deferred Parking Spaces = 4

Provided Spaces = 11 standard + 1 accessible = 12 spaces  
Provided loading spaces = 1 space for Single Unit Truck  
Deferred Parking Spaces = 3  
Total Parking Spaces provided and deferred = 15

### LANDSCAPE

1 tree per 10 parking spaces (75% must be within parking area)  
= 12 spaces/10 = 2 trees  
1 shrub per 20 feet of street exposed wall area  
= 55 ft./ 20 = 3 shrubs

### SITE COVERAGE CALCULATIONS:

Total Site = 3.35ac  
Building = 0.15ac  
Paving & Sidewalk = 0.49ac  
Green Space = 2.71ac

**DISCLAIMER**  
THE PLANS WHICH THE REGISTERED PROFESSIONAL ENGINEER HAS PREPARED OR HAD PREPARED UNDER HIS DIRECTION, SEAL AND AUTHORITY, AS AUTHENTICATED BY HIS SEAL AND DATED HEREON, ARE HIS BEST AND GENUINE WORK AND NOT A COPY. THE ENGINEER HAS NOT BEEN ADVISED BY THE CLIENT OF ANY CHANGES TO THE ORIGINAL CONDITIONS OF THE SITE SINCE THE DATE OF THE ORIGINAL DESIGN. THE ENGINEER HAS NOT BEEN ADVISED OF ANY OTHER PARTS OF THE TOTAL PROJECT, AND ANY REVISIONS UNLESS AUTHENTICATED BY ANY PART OF THE TOTAL PROJECT, AND ANY REVISIONS UNLESS AUTHENTICATED.

Final Development Plan  
**Plumbers Supply**  
3405 Robinson Road  
Arnold, MO 63010

**GOVERO**  
LAND SERVICES  
SURVEYING \* ENGINEERING

6929 OLD STATE RD.  
IMPERIAL, MO. 63052  
PH: 636-464-9380 FAX: 636-464-9380  
Engineering Corporation License #010056  
Surveying Corporation License #000246

REVISION	REVISION	REVISION	REVISION
FIELD CHECK BY	DRAWN BY	CHECKED BY	DATE
	J.G.M.	D.L.G./C.J.O.	11/26/2019

ENGINEER'S SEAL

**OWNER/DEVELOPER**  
John Dubuque, Jr  
12012 Manchester Road  
St. Louis, MO 63131

**SURVEYOR - ENGINEER**  
Govero Land Services, Inc. 242D  
5929 Old State Road  
Imperial, MO 63052  
636-464-9380

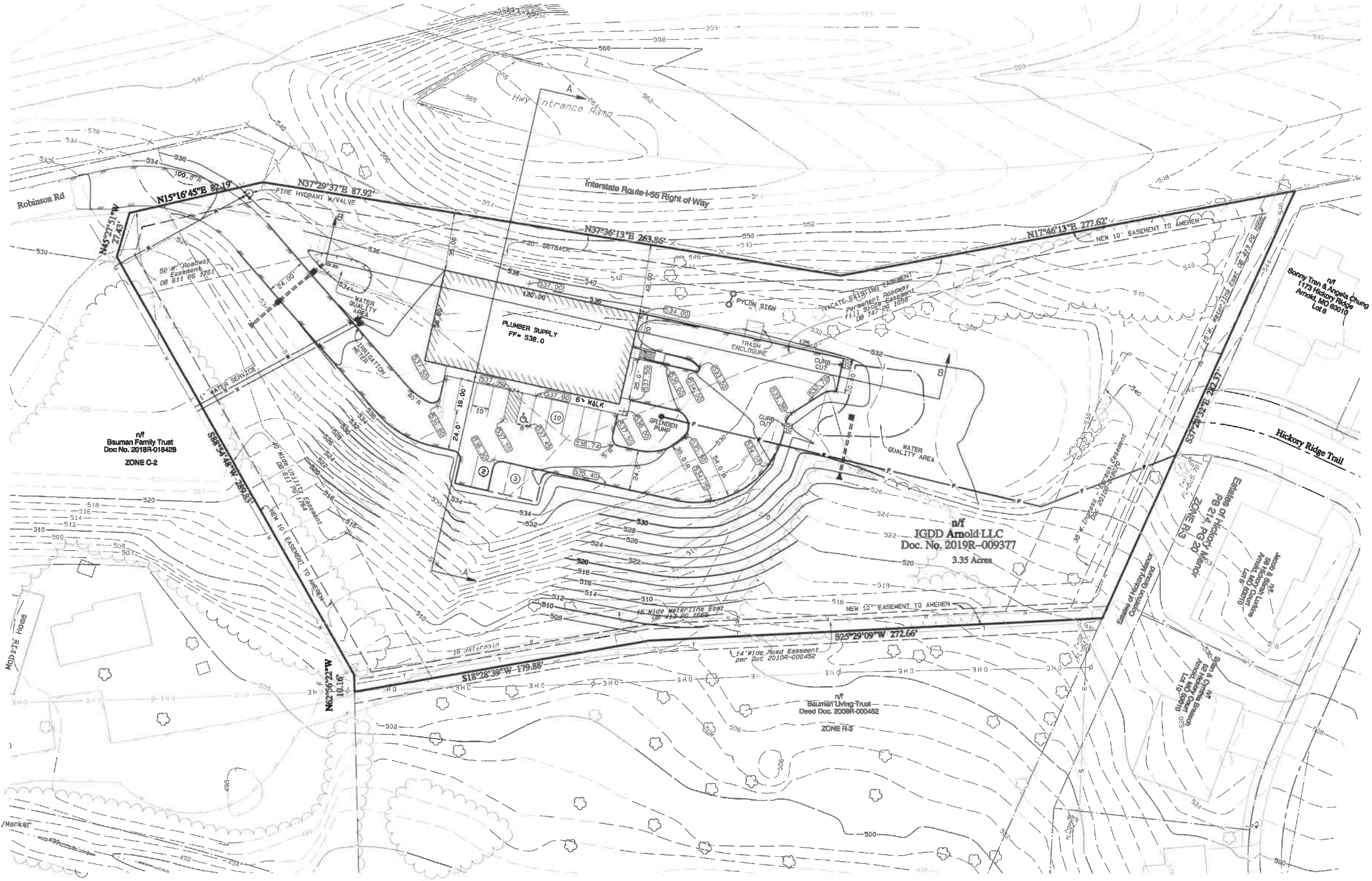
**SURVEYOR - Daniel L. Govero LS-1778**  
**ENGINEER - Carol J Onest PE 2003025014**

Copyright. All Rights Reserved  
by Govero Land Services, Inc.

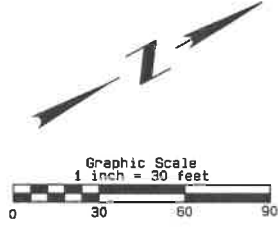
JOB NO. **97105C**  
SHEET NO. **1 OF 3**

NOT FOR CONSTRUCTION

COVER SHEET



- Legend of Symbols**
- ⊕ Benchmark
  - ⊕ Fire Hydrant
  - ⊕ Water Valve
  - ⊕ Water Meter
  - ⊕ Water Manhole
  - ⊕ Gas Valve
  - ⊕ Gas Meter
  - ⊕ Propane Tank
  - ⊕ Electric Pedestal
  - ⊕ Electric Meter
  - ⊕ Light Pole
  - ⊕ Utility Pole
  - ⊕ Transformer Pole
  - ⊕ Cable TV Pedestal
  - ⊕ Grated Inlet
  - ⊕ Curb Inlet
  - ⊕ Storm Manhole
  - ⊕ Sanitary Manhole
  - ⊕ Downspout
  - ⊕ Flared End Pipe
  - ⊕ Telephone Pedestal/Marker
  - ⊕ Sign
  - ⊕ Bollard
  - ⊕ Cleanout
- Tree line  
 --- Electric line  
 --- Sanitary Sewer pipe  
 --- Water line



**STORMWATER**

PROJECT DIFFERENTIAL  
15-YEAR 20-MINUTE STORM EVENT

PREDEVELOPMENT Q = 7.14 CFS

	Q (CFS)	P (in)	Q (CFS)
gravel	4851	0.57	0.12
pavement	2951	0.54	0.12
undeveloped	97224	1.70	3.78

POSTDEVELOPMENT Q = 6.83 CFS

	Q (CFS)	P (in)	Q (CFS)
gravel	0	0.57	0
110g/pvnt	27819	3.54	0.07
undeveloped	116578	1.70	4.58

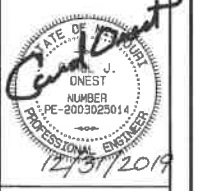
Any future land disturbance and/or increase in impervious area on this site may require additional stormwater management per City of Arnold regulations in place at that time (including total land disturbance and/or imperviousness added on this plan).

**DISCLAIMER**  
THE PLANS WHICH THE REGISTERED PROFESSIONAL ENGINEER HAS PREPARED OR HAD PREPARED UNDER HIS DIRECTION AND SUPERVISION ARE AUTHENTICATED BY HIS SEAL AND DO NOT REPRESENT A GUARANTEE OF ACCURACY. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND DOES NOT COVER, AND NO RESPONSIBILITY IS TAKEN BY THE ENGINEER FOR SERVICES NOT SPECIFICALLY LISTED ON THESE PLANS, INCLUDING BUT NOT LIMITED TO: SURVEYING, TOPOGRAPHIC SURVEYING, ARCHITECTURAL PLANS, INCLUDING FOUNDATIONAL AND STRUCTURAL AND ELECTRICAL COMPONENTS, GEOTECHNICAL INVESTIGATIONS AND RECOMMENDATIONS, AND OTHER PLANS. SPECIFICATIONS ESTIMATED, PLATE REPORTS, SURVEYS OR OTHER DATA OR INFORMATION FROM ANY SOURCE IS TO BE USED FOR ANY PART OF THE PROJECT ONLY IF SUCH INFORMATION IS SPECIFICALLY REFERENCED ON THESE PLANS OR THE REGISTERED PROFESSIONAL ENGINEER'S CONSTRUCTION MEANS AND METHODS OF ANY PART OF THE TOTAL PROJECT, AND ANY REVISIONS UNLESS AUTHENTICATED.

**Final Development Plan**  
**Plumbers Supply**  
3405 Robinson Road  
Arnold, MO 63010

**GOVERO**  
LAND SERVICES  
SURVEYING ENGINEERING  
5929 OLD STATE RD.  
IMPERIAL, MO. 63052  
PH: 636-444-5001 FAX: 636-444-4204  
Engineering Corporation License #001095  
Surveying Corporation License #000295

REVISION	DATE	BY	DESCRIPTION
	12/31/2019		

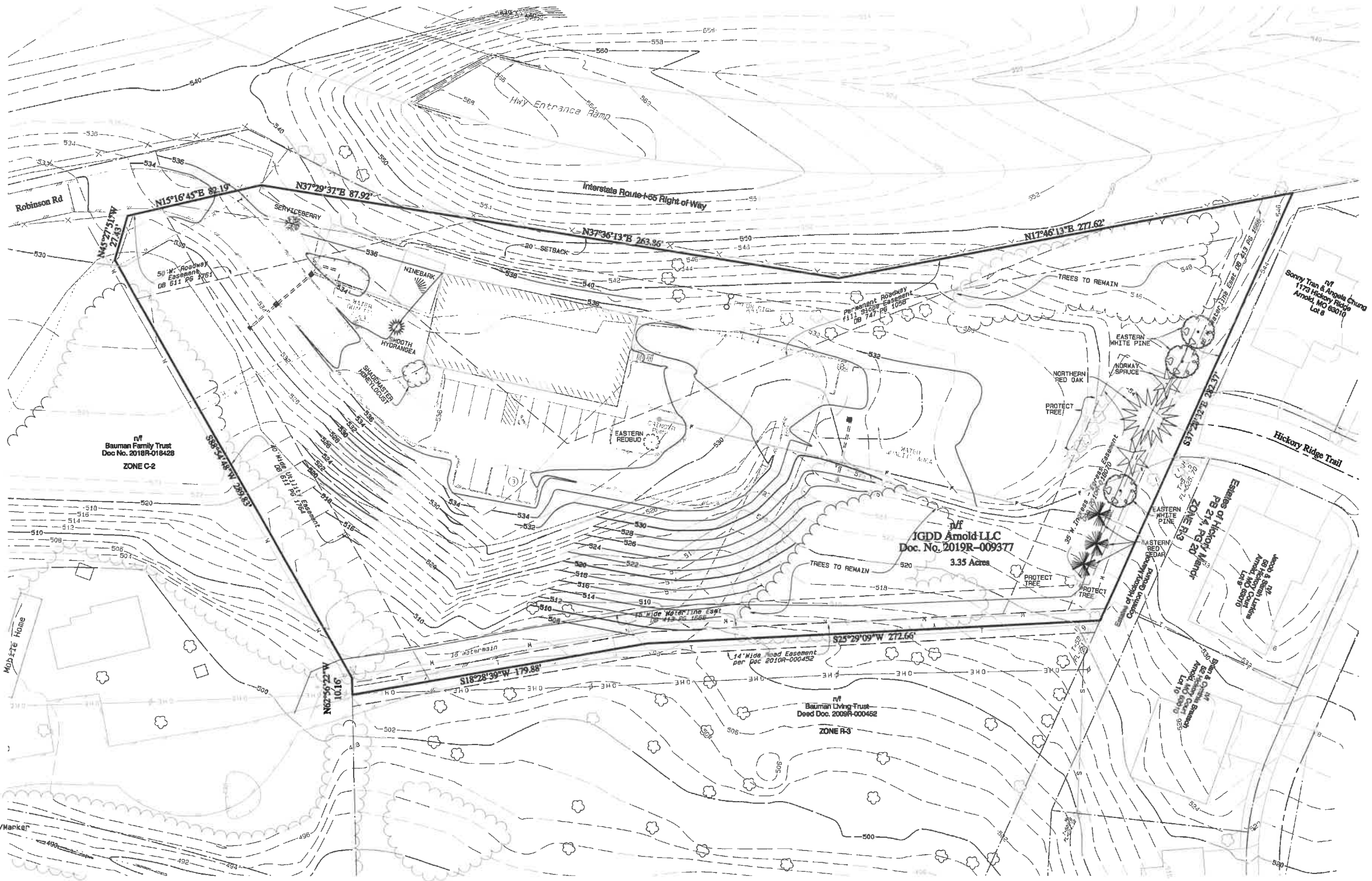


NAME: \_\_\_\_\_  
DISCIPLINE: \_\_\_\_\_  
LIC#: \_\_\_\_\_

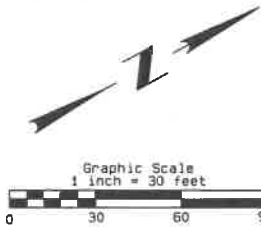
Copyright. All Rights Reserved by Govero Land Services, Inc.  
JOB NO. **97105C**  
SHEET NO. **2 OF 3**

NOT FOR CONSTRUCTION

SITE PLAN



- Legend of Symbols**
- ⊕ Benchmark
  - ⊙ Fire Hydrant
  - ⊕ Water Valve
  - ⊕ Water Meter
  - ⊕ Water Manhole
  - ⊕ Gas Valve
  - ⊕ Gas Meter
  - ⊕ Propane Tank
  - ⊕ Electric Pedestal
  - ⊕ Electric Meter
  - ⊕ Light Pole
  - ⊕ Utility Pole
  - ⊕ Transformer Pole
  - ⊕ Cable TV Pedestal
  - ⊕ Grated Inlet
  - ⊕ Curb Inlet
  - ⊕ Storm Manhole
  - ⊕ Sanitary Manhole
  - ⊕ Downspout
  - ⊕ Flared End Pipe
  - ⊕ Telephone Pedestal/Marker
  - ⊕ Sign
  - ⊕ Bollard
  - ⊕ Cleanout
- Tree line  
 --- Electric line  
 --- Sanitary Sewer pipe  
 --- Water line



**TREE LEGEND**

NAME	QUANTITY
NORTHERN RED OAK	1
SHADENASTER HONEY LOCUST	1
NORWAY SPRUCE	2
EASTERN WHITE PINE	3
EASTERN RED CEDAR	3
EASTERN REDBUD	1

**BUSH/SHRUB LEGEND**

NAME	QUANTITY
SMOOTH HYDRANGEA	1
SERVICEBERRY	1
NINEBARK	1

LANDSCAPING SHALL MEET THE FOLLOWING MINIMUM SIZE REQUIREMENTS  
 MINIMUM CALIPER FOR DECIDUOUS TREES: 2 INCHES  
 MINIMUM HEIGHT FOR CONIFEROUS TREES: 6 FEET  
 MINIMUM SHRUB/BUSH: 5 GALLONS

**NOT FOR CONSTRUCTION**

**LANDSCAPE PLAN**

THE PLANS WHICH THE REGISTERED PROFESSIONAL ENGINEER HAS PREPARED OR HAD PREPARED UNDER HIS DIRECTION, AS AUTHENTICATED BY HIS SEAL AND DATED HEREON, HAVE BEEN REVIEWED AND APPROVED BY THE BOARD OF EXAMINERS OF THE MISSISSIPPI BOARD OF PROFESSIONAL ENGINEERS. THE ENGINEER HAS TAKEN INTO ACCOUNT ALL RELEVANT FACTS AND CIRCUMSTANCES AND IS NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND, BUT IS PROVIDING ONLY HIS PROFESSIONAL SERVICES. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT EXTEND TO ANY OTHER MATTER. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT EXTEND TO ANY OTHER MATTER. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT EXTEND TO ANY OTHER MATTER.

**Final Development Plan**  
**Plumbers Supply**  
 3405 Roberson Road  
 Arnold, MO 63010

**GOVERO LAND SERVICES**  
 SURVEYING • ENGINEERING  
 8929 OLD STATE RD.  
 BOONVILLE, MO 64618  
 PHONE: 660-444-8800 FAX: 660-444-8026  
 Engineering Corporation License #001085  
 Surveying Corporation License #005826

REVISION	DATE
REVISION	12/31/2019
REVISION	
REVISION	
REVISION	



NAME: \_\_\_\_\_  
 DISCIPLINE: \_\_\_\_\_  
 LICENSE: \_\_\_\_\_  
 Copyright. All Rights Reserved by Govero Land Services, Inc.  
 JOB NO. **97105C**  
 SHEET NO. **3 OF 3**

