

UTILITY CONTACTS

SANITARY SEWER
 GAC SPIRE
 3550 HWY K
 O'FALLON, MO 63368
 CONTACT: 314-522-2297

WATER
 PWS #2
 100 WATER DR.
 O'FALLON, MO 63368
 CONTACT: 636-332-7261

STORM SEWER
 CITY OF O'FALLON
 100 N. MAIN ST.
 O'FALLON, MO 63366
 636-281-2858

CURVE RIVER ELECTRIC
 8757 HIGHWAY N
 LAKE SAINT LOUIS, MO 63367
 636-695-4731

CENTRAL ELECTRIC POWER COOPERATIVE
 2106 JEFFERSON STREET
 JEFFERSON CITY, MO 65102
 573-761-2860

FIRE DEPARTMENT
 WENTZVILLE FIRE PROTECTION DISTRICT
 502 LEIKENHAIN BLVD.
 WENTZVILLE, MO 63385
 636-527-8239

CHARTER COMMUNICATIONS
 941 CHARTER COMMONS
 TOWN & COUNTRY, MO 63017
 1-888-438-2427

CURRENT OWNERS:

MARY E. SUBBROCK AND DAVID J. LUCIDO, TRUSTEES U/A
 MARY E. SUBBROCK LUCIDO DATED JUNE 18, 1992
 DEED BOOK 1563, PAGE 1327
 PARCEL ID:
 4-0038-5008-00-0005.600
 4-0038-5007-00-0005.210
 4-0065-0891-00-0005.000
 ADDRESS: 74 GALLOP LANE

CABALLO FARMS INC.
 DEED BOOK 2260, PAGE 2016
 PARCEL ID:
 4-0038-5007-00-0005.200
 4-0045-5018-00-0005.000
 ADDRESS: NONE LISTED

DR. AARON MOHR AND CHERIE MOHR
 DOCUMENT NO. 2024R-038459
 PARCEL ID: 4-0038-5008-00-0005.8100000
 ADDRESS: NONE LISTED

JEFFREY G. LAPPE
 DOCUMENT NO. 2677-556
 PARCEL ID: 4-0038-5008-00-0005.8100000
 ADDRESS: 52 GALLOP LN

OWNER UNDER CONTRACT:

MCBRIDE LAND GROWTH, LLC
 17415 NORTH OUTER FORTY ROAD
 CHESTERFIELD, MISSOURI 63005

GENERAL NOTES:

- SANITARY SEWER CONNECTIONS SHALL BE AS APPROVED BY DUCKETT CREEK SANITARY DISTRICT. SANITARY LATERALS SHALL BE 6" SDR-26 MINIMUM.
- STORM WATER SYSTEMS SHALL BE DESIGNED PURSUANT TO THE REQUIREMENTS OF CITY OF O'FALLON AND SHALL DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT.
- THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS TO BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
- GRADING SHALL BE PER CITY OF O'FALLON STANDARDS.
- LIGHTING SHALL BE PER CITY OF O'FALLON STANDARDS. STREET LIGHTING TO BE PRIVATE.
- THE UNDERGROUND UTILITIES SHOWN HEREIN 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 SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS. THE PROVISIONS SHALL IN NO WAY, ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.
- THE SOURCE OF TOPOGRAPHIC INFORMATION: LIDAR
- ALL SIDEWALKS SHALL BE 4' WIDE MINIMUM AND COMPLY WITH CITY OF O'FALLON AND ADA STANDARDS. ALL SIDEWALK RAMPS SHALL BE TYPE 3, PO CONCRETE, HAVE TRUNCATED DOMES, AND COMPLY WITH ADA AND CITY OF O'FALLON STANDARDS.
- THIS PLAN IS NOT FOR RECORD.
- NO GRADDED SLOPES SHALL EXCEED 3 FEET (horizontal) TO 1 FOOT (vertical) UNLESS JUSTIFIED BY A GEOTECHNICAL REPORT THAT HAS BEEN REVIEWED AND APPROVED BY THE CITY OF O'FALLON.
- REQUIRED 10' WIDE PERMANENT UTILITY EASEMENTS ALONG ALL RIGHTS-OF-WAY WILL BE PROVIDED ON RECORD PLAT.
- IN CONFORMANCE WITH PHASE 2 STORM WATER GUIDELINES, THIS DEVELOPMENT SHALL PROVIDE LONG TERM POST CONSTRUCTION BMP'S SUCH AS LOW IMPACT DESIGN, SOURCE CONTROLS AND TREATMENT CONTROLS TO PROTECT WATER QUALITY AND CONTROL RUNOFF IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF O'FALLON. ALL POST CONSTRUCTION BMP'S WILL BE COVERED BY EASEMENTS AND WILL BE RECORDED WITH THE RECORD PLAT. THESE EASEMENTS WILL ALLOW ACCESS FOR MAINTENANCE FOR THE HOME OWNERS ASSOCIATION AND INSPECTION FOR THE CITY.
- ALL NEW UTILITIES SHALL BE LOCATED UNDERGROUND. TRACER WIRE SHALL BE INSTALLED WITH ALL UNDERGROUND UTILITIES.
- ALL SUBDIVISION MONUMENTS, IDENTIFICATION SIGNAGE AND/OR DIRECTIONAL SIGNAGE SHALL BE REVIEWED AND PERMITTED SEPARATELY.
- A LOMR WILL BE REQUIRED FOR CHANGES TO THE FLOODPLAIN.
- THIS SUBDIVISION WILL MEET ARTICLE 13, PERFORMANCE STANDARDS.
- THIS PLAN IS IN SUBSTANTIAL CONFORMANCE WITH THE 2021 COMPREHENSIVE PLAN.
- EXISTING AND PROPOSED CONTOURS ARE DRAWN AT 2' INTERVALS.
- NO PROPOSED LANDSCAPING SHALL BE WITHIN 5' OF UNDERGROUND UTILITIES.
- PROPOSED MAIL KIOSK SHALL BE COVERED AND HAVE LIGHTING UNDER COVER.
- HANDICAP PARKING SPACES SHALL COMPLY WITH CITY OF O'FALLON AND ADA STANDARDS AND HAVE ACCESSIBLE PARKING SIGN WITH FINE LEGEND OF \$50-\$300.
- DETENTION EASEMENTS (ACCESS & 20' HIGH WATER) SHALL BE PROVIDED ALL THE WAY FROM A PUBLIC ROAD.
- PROPOSED LAKE REQUIRES A 10' WIDE SAFETY BENCH PER CITY OF O'FALLON STANDARDS.
- ALL UTILITIES THAT RUN DOWN SIDE LOT LINES ARE REQUIRED TO BE WITHIN 15' WIDE EASEMENTS.

DEVELOPMENT NOTES:

- GROSS AREA OF SITE: 94.15 ACRES
- CURRENT ZONING: R-1 PUD (CITY OF O'FALLON)
- PRELIMINARY DEVELOPMENT DATA:
 DENSITY CALCULATION:
 GROSS AREA: 94.15 AC.
 (-) PROPOSED RIGHT-OF-WAY: 13.67 AC.
 (-) DETENTION: 2.19 AC.
 (-) TOTAL COMMON GROUND: 39.46 AC.
 (+) PORTION OF COMMON GROUND AS AMENITIES OR DEVELOPABLE OPEN SPACE: 25.14 AC.
 NET AREA: 63.97 AC.
 63.97 AC. * 43,560 / 10,000 S.F. = 279 lots allowable
 TOTAL LOTS PROPOSED: 276
 MAXIMUM BUILDING HEIGHT: 2.5 STORIES OR 35'
 MINIMUM SQUARE FOOTAGE OF DWELLING UNIT TO BE BUILT: SEE SECTION 500.030 OF CITY CODE
 COMMON GROUND: 39.46 AC.
 AMENITY AREA: 0.52 AC.

SETBACKS:

FRONT YARD = 25 FT.
 SIDE YARD = 6 FT.
 REAR YARD = 20 FT.

DEVIATIONS FROM R-1 ZONING DISTRICT

MIN. LOT SIZE	R-1 REQUISITIONS	PROPOSED
10,000 S.F.	4,600 S.F.	40 FT.
MIN. LOT WIDTH	80 FT.	40 FT.
REAR YARD	25 FT.	20 FT.
MAX. LOT COVERAGE	35%	55%

TREE ORDINANCE COMPLIANCE:

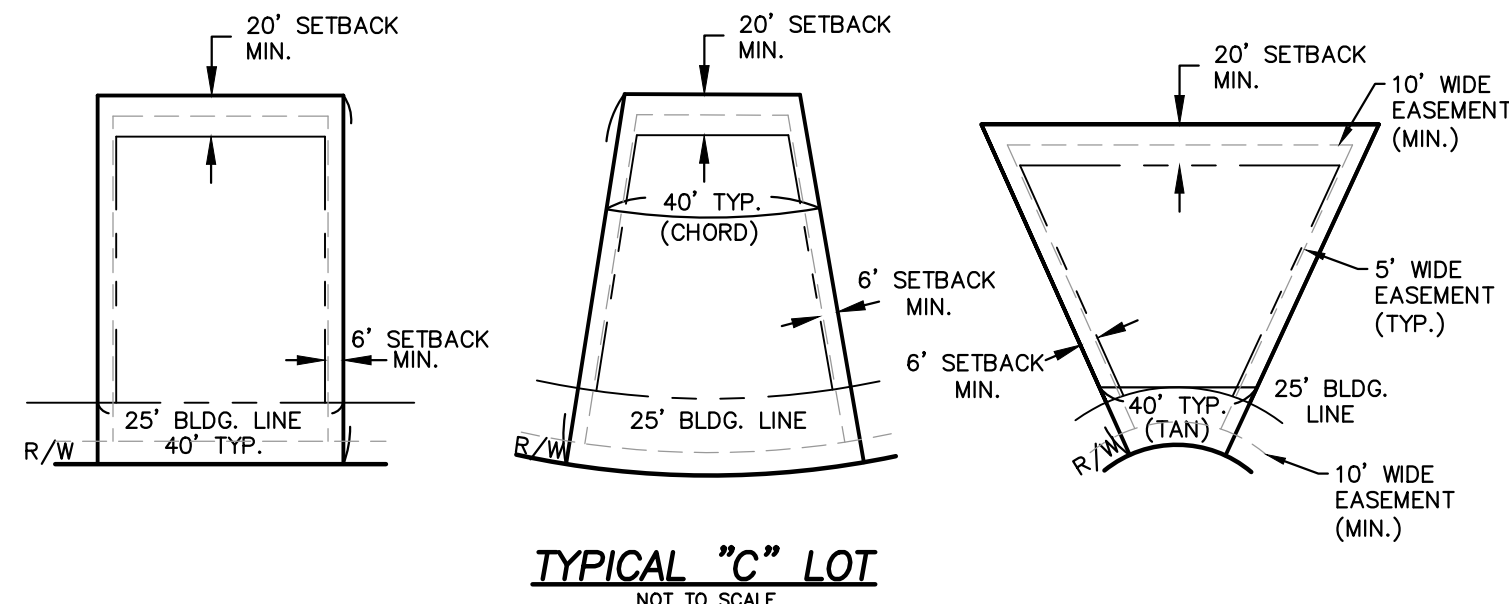
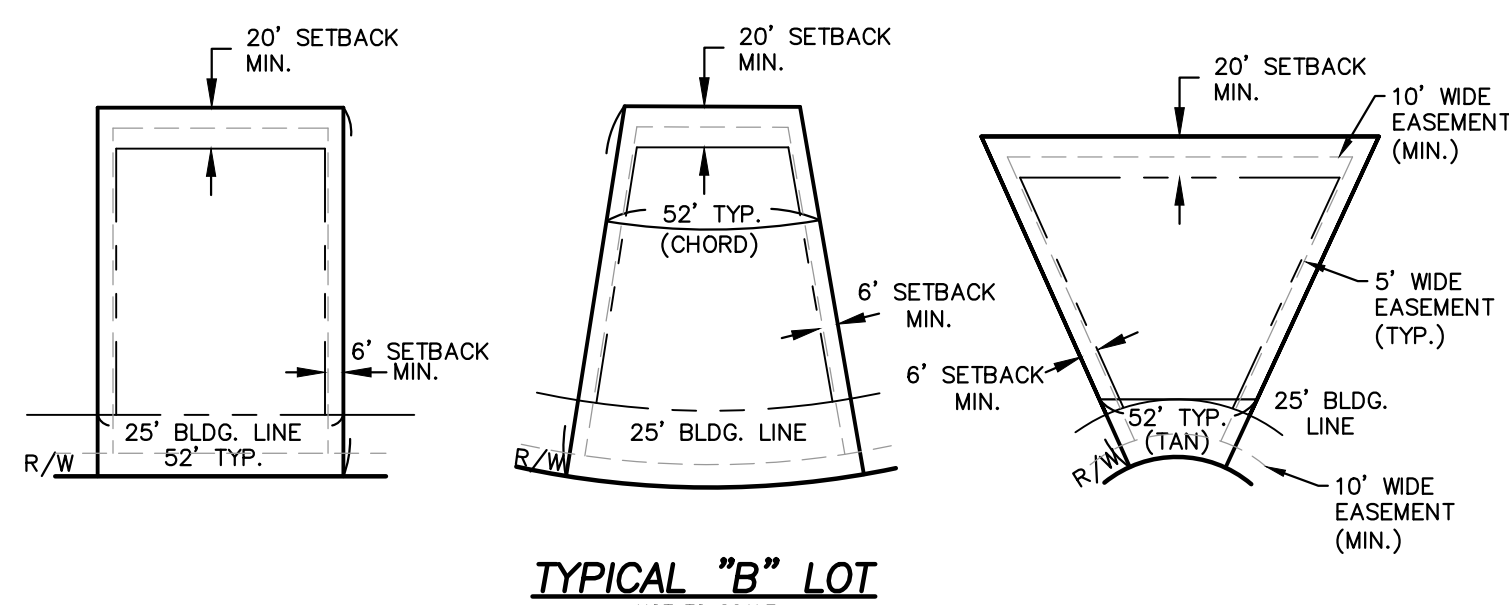
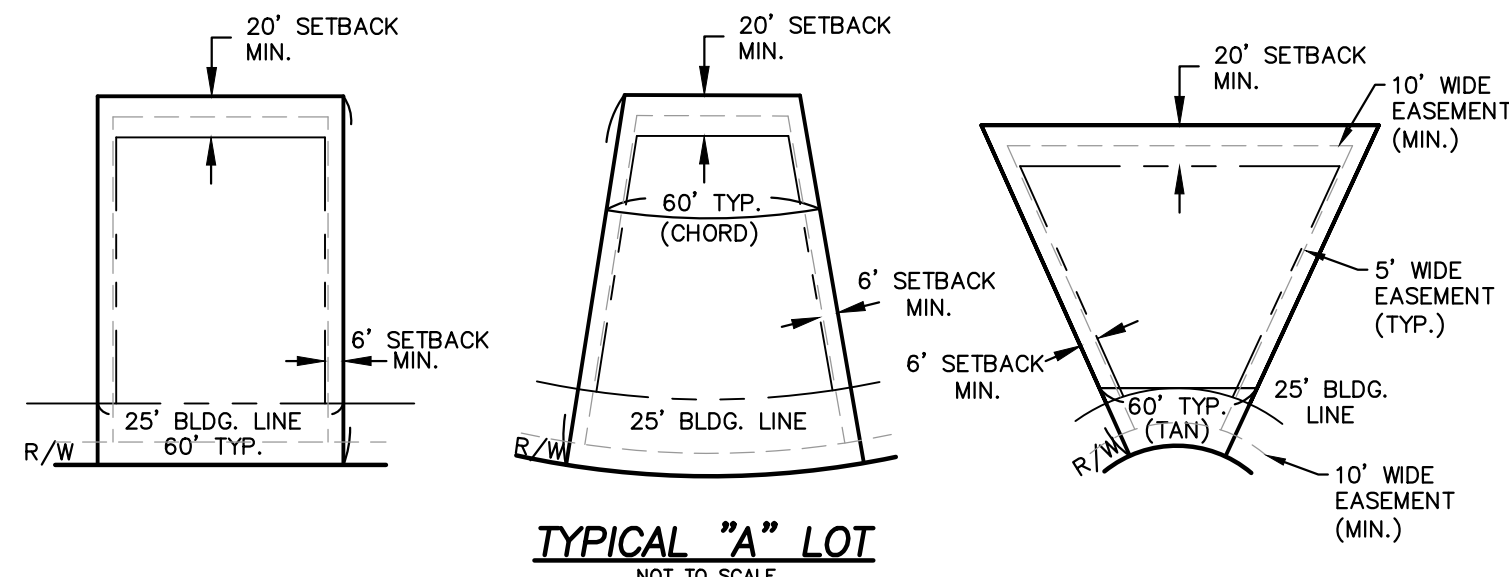
EXISTING TREES = 65.7 ACRES
 TREES REMOVED = 40.1 ACRES
 TREES SAVED = 25.6 ACRES (38.9%)
 TREES REQUIRED TO BE SAVED = 13.1 ACRES (20%)
 NO PLANTING MITIGATION REQUIRED
 COMPLIED WITH CHAPTER 402, SECTION 402.040

PARKING REQUIREMENTS:

REQUIRED: (2.0 SPACES/UNIT) * 276 UNITS = 552 SPACES
 SPACES PROVIDED:
 552 GARAGE SPACES
 552 DRIVEWAY SPACES
 21 AMENITY AND MAIL KIOSK SPACES
 1,125 TOTAL SPACES PROVIDED

LOT/UNIT TOTALS:

"A" 60'W. ~ 35 LOTS
 "B" 52'W. ~ 122 LOTS
 "C" 40'W. ~ 119 LOTS
 TOTAL ~ 276 LOTS



LOT DATA:

Village "A"
 MIN. LOT WIDTH: 60 FT.
 AVERAGE LOT SIZE: 7,744 SQ.FT.
 MINIMUM LOT: 7,200 SQ.FT.
 MAXIMUM LOT: 10,498 SQ.FT.

10 SMALLEST LOTS:

LOT #	LOT SIZE
234	7,200 Sq. Ft.
235	7,200 Sq. Ft.
236	7,200 Sq. Ft.
245	7,200 Sq. Ft.
246	7,200 Sq. Ft.
247	7,200 Sq. Ft.
248	7,200 Sq. Ft.
249	7,200 Sq. Ft.
250	7,200 Sq. Ft.
251	7,200 Sq. Ft.

LOT DATA:

Village "B"
 MIN. LOT WIDTH: 52 FT.
 AVERAGE LOT SIZE: 6,666 SQ.FT.
 MINIMUM LOT: 5,316 SQ.FT.
 MAXIMUM LOT: 9,800 SQ.FT.

10 SMALLEST LOTS:

LOT #	LOT SIZE
1969	5,316 Sq. Ft.
2219	5,454 Sq. Ft.
1958	5,477 Sq. Ft.
2208	5,613 Sq. Ft.
208	5,634 Sq. Ft.
148	5,661 Sq. Ft.
219	5,700 Sq. Ft.
1899	5,714 Sq. Ft.
139	6,134 Sq. Ft.
2038	6,145 Sq. Ft.

LOT DATA:

Village "C"
 MIN. LOT WIDTH: 40 FT.
 AVERAGE LOT SIZE: 5,100 SQ.FT.
 MINIMUM LOT: 4,685 SQ.FT.
 MAXIMUM LOT: 9,415 SQ.FT.

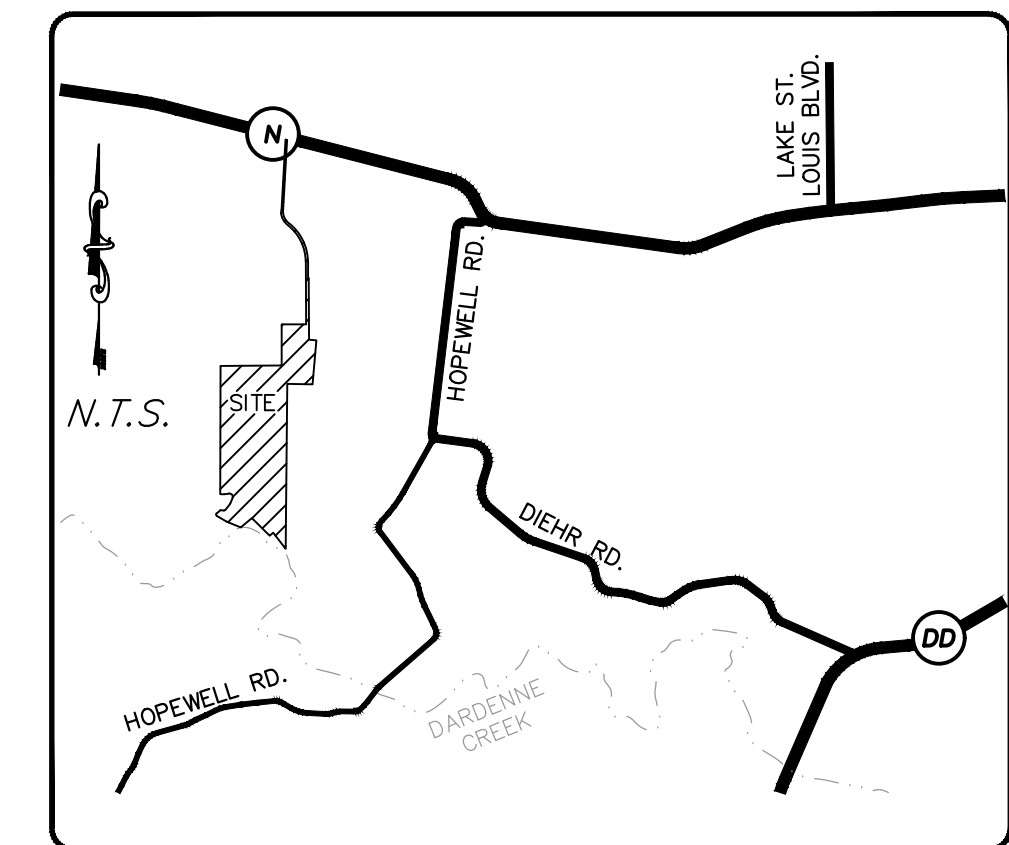
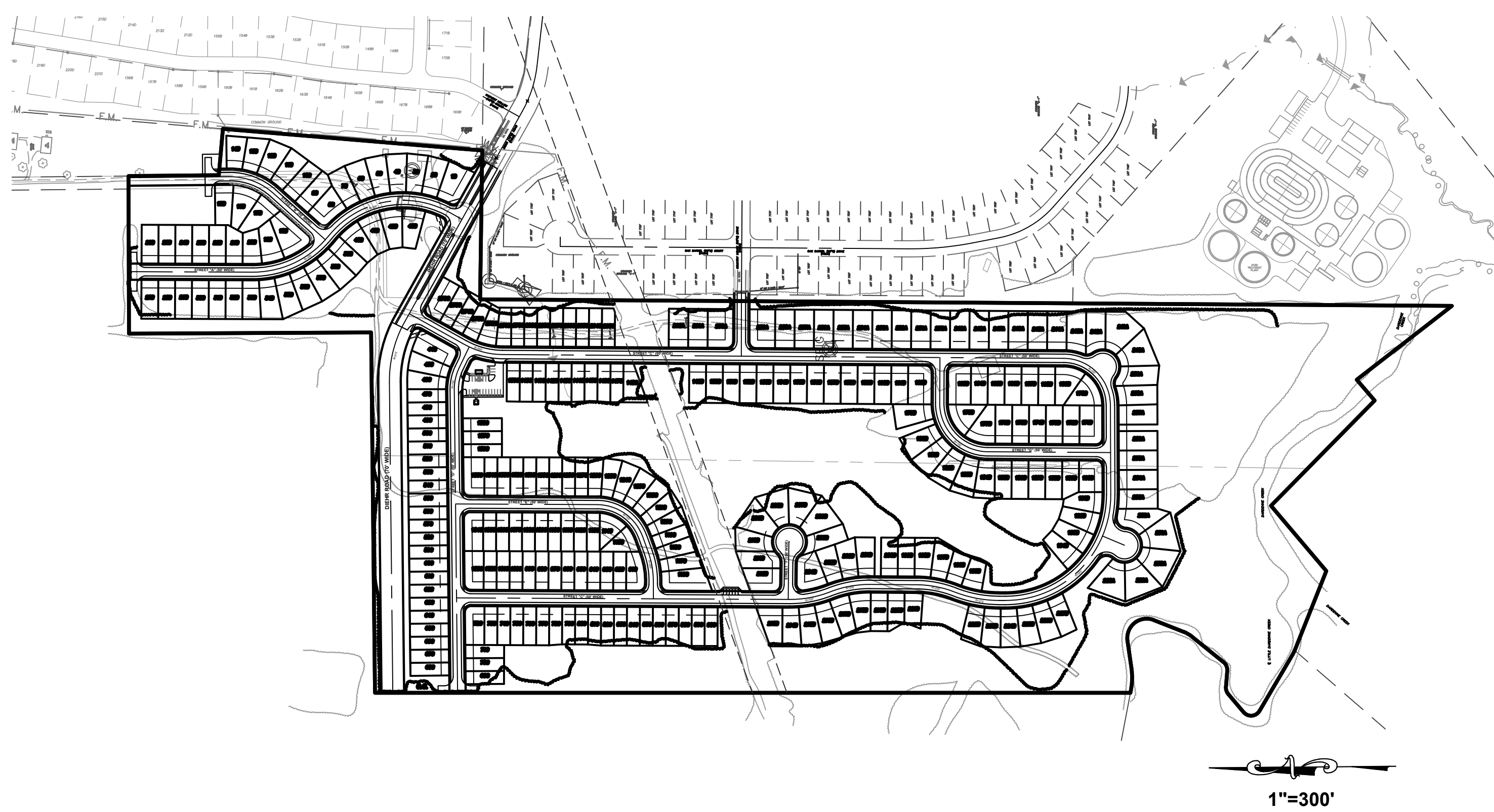
10 SMALLEST LOTS:

LOT #	LOT SIZE
79C	4,680 Sq. Ft.
80C	4,680 Sq. Ft.
145C	4,720 Sq. Ft.
78C	4,740 Sq. Ft.
81C	4,740 Sq. Ft.
69C	4,750 Sq. Ft.
144C	4,760 Sq. Ft.
146C	4,760 Sq. Ft.
263C	4,771 Sq. Ft.
79C	4,781 Sq. Ft.

Caballo Farms

A TRACT OF LAND BEING PART OF U.S. SURVEY 891 AND FRACTIONAL SECTIONS 7, 8, AND 18, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI

Final Plan



PROJECT ZIP CODE 63385

EXISTING	LEGEND	PROPOSED
SAC	CONTOURS	0.42
X336	SPOT ELEVATIONS	536.0
---	CENTER LINE	---
---	BUILDINGS, ETC.	---
---	TREE LINE	---
---	FENCE	---
---	STORM SEWERS	---
---	SANITARY SEWERS	---
---	CATCH BASIN	---
---	AREA INLET	---
---	GRATED INLET	---
---	STORM MANHOLE	---
---	SANITARY MANHOLE	---
---	FLARED END SECTION	---
---	CLEANOUT	---
---	LATERAL CONNECTION	---
---	UTILITY OR POWER POLE	---
---	FIRE HYDRANT	---
---	TEST HOLE	---
---	PAVEMENT	---
2"O	GAS MAIN & SIZE	(2"O)
6"W	WATER MAIN & SIZE	(6"W)
T	TELEPHONE	(T)
E	ELECTRIC (U) UNDERGROUND	(E)
OWN	ELECTRIC (O) OVERHEAD	(OWN)
---	FLOW LINE	---
---	TO BE REMOVED	---
TC	TOP OF CURB	(TC)
---	SWALE	---
---	LIGHT STANDARD	---
---	STREET SIGN	---
P.S.	PARKING STALLS	P.S.
ELEC	YARD LIGHT	ELEC

W/O ~ DENOTES PROPOSED WALKOUT LOTS
 H.L.D. ~ DENOTES PROPOSED STANDARD LOTS
 S.N.D. ~ DENOTES PROPOSED HANDICAP RAMP
 W/ TRUNCATED DOME

NOTE:
 AN "R" WITH THE LOT NUMBER INDICATES A LOT WHICH IS MORE SUSCEPTIBLE TO STREET MOVEMENT.

INDEX OF SHEETS

- 1.1 COVER SHEET
- 2.1-2.2 OVERALL SITE / GRADING PLAN
- 3.1-3.3 PRELIMINARY SITE / GRADING PLAN
- L-1 LANDSCAPE PLAN

FLOOD NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF ST. CHARLES COUNTY, MISSOURI, UNINCORPORATED AREAS (COMMUNITY PANEL NUMBERS 29183C04056, DATED JANUARY 20, 2016), THIS PROPERTY LIES PARTIALLY WITHIN THE SPECIAL FLOOD HAZARD AREA.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF FEBRUARY, 2026, AT THE REQUEST MCBRIDE LAND GROWTH, LLC, PREPARED A FINAL PLAN OF "CABALLO FARMS", A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 21, TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI. THIS PLAN IS NOT A SURVEY AND DOES NOT MEET THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS IN EFFECT AT THE DATE OF THIS PLAN.

THE STERLING COMPANY

Glenn S. Mazuranc
 GLENN S. MAZURANC, P.L.S.
 MISSOURI, REG. L.S. #2610

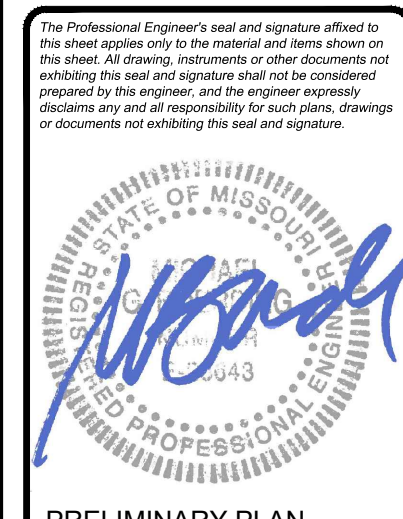


ISSUE	REVISIONS	DATE	BY
1	2-27-2026	LS SUBMITTAL	
2	3-17-2026	2nd SUBMITTAL	

McBride Land Growth, LLC
 17415 NORTH OUTER FORTY ROAD
 CHESTERFIELD, MISSOURI 63005

THE STERLING CO.
 ENGINEERS & SURVEYORS
 5655 New Baumgartner Road
 St. Louis, Missouri 63129
 Ph 314.964.6644
 www.sterling-eng.com
 Corporate Certificate of Authority #001548

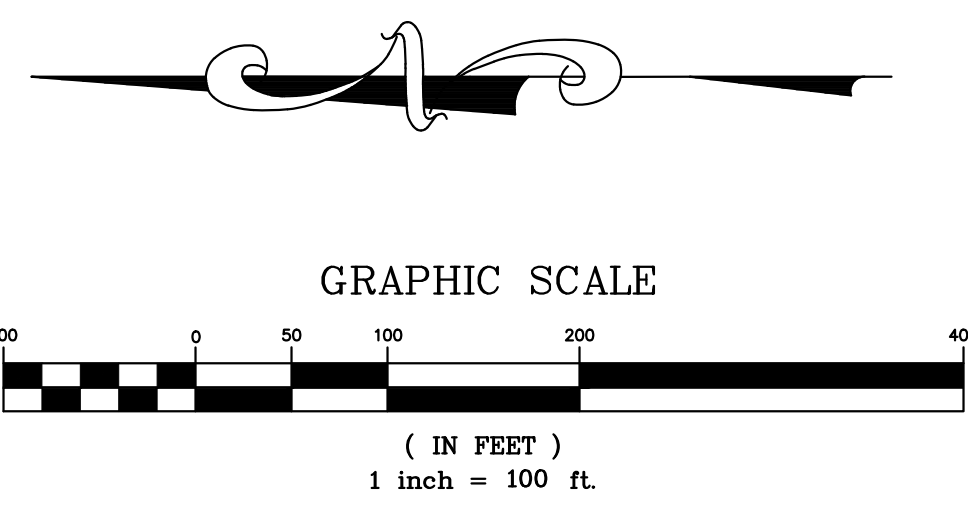
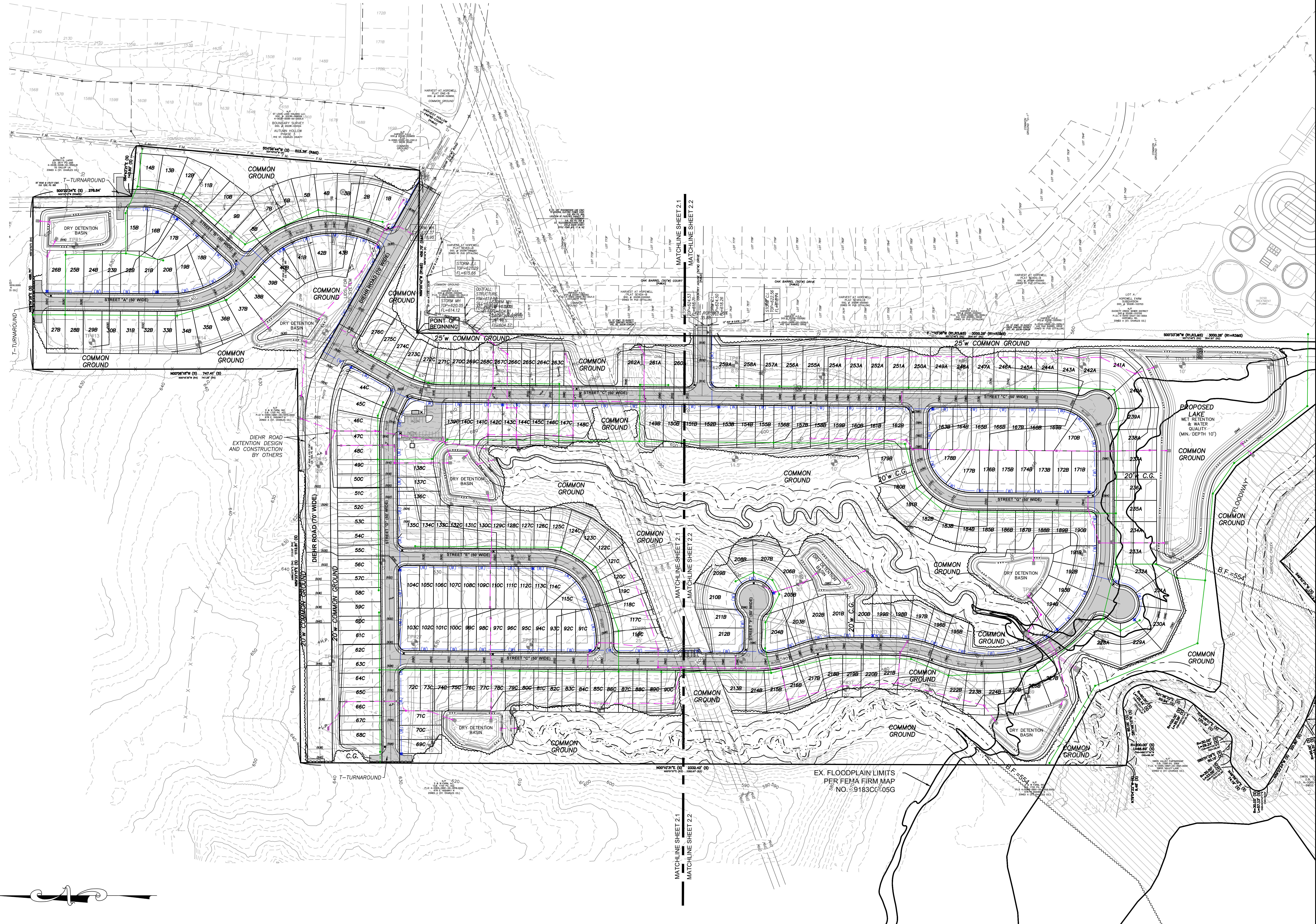
Caballo Farms
 ST. CHARLES COUNTY, MISSOURI
 FINAL PLAN
 COVER SHEET



PRELIMINARY PLAN DATE: 3-17-2026
 MICHAEL G. BOERDING
 License No. E-26843
 Professional Engineer

Job Number: 25-10-290
 Date: Mar. 17, 2026
 Designed: MF Sheet: 1.1
 Drawn: SL
 Checked: FINAL

Drawings name: 17-2510229-101-20-AC-Caballo Farms Land Grading Preliminary Plan.mxd; Date: 3-17-2026; 11:55am; Printed by: mboerding



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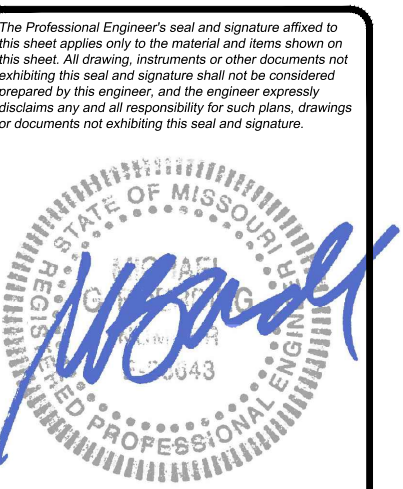
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CHESTERFIELD, MISSOURI 63005

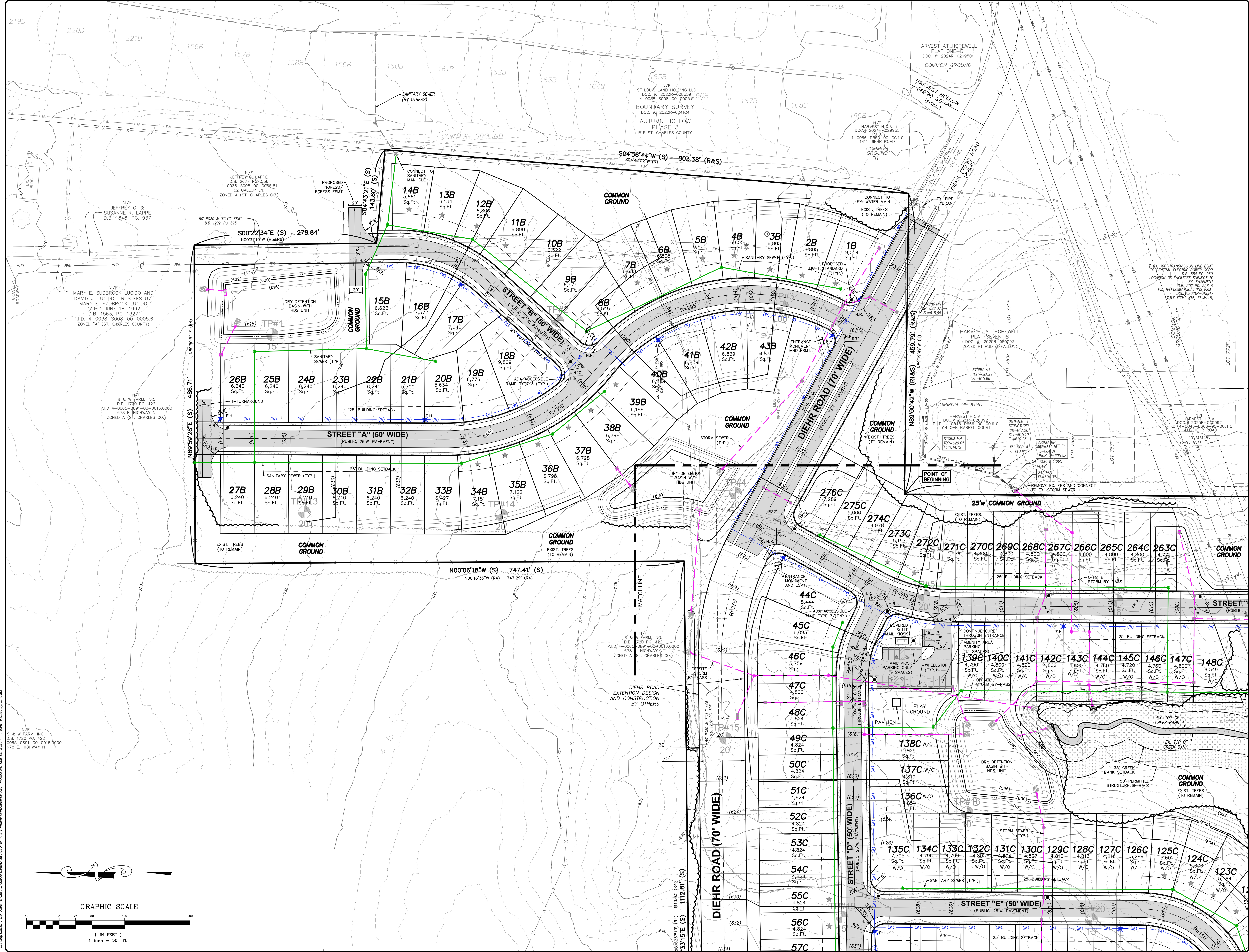
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www.sterling-eng.com
Corporate Certificate of Authority #001548

Caballo Farms
ST. CHARLES COUNTY, MISSOURI
FINAL PLAN
OVERALL SITE / GRADING PLAN

PRELIMINARY PLAN
Date: 3-17-2026
MICHAEL G. BOERDING
License No. E-28643
Professional Engineer

Job Number: 25-10-290
Date: Mar. 17, 2026
Designed: MF
Drawn: 2.1
Checked: FINAL





ISSUE / REVISION / DATE	1	2/27/2026, 1st SUBMITTAL
	2	3-17-2026, 2nd SUBMITTAL

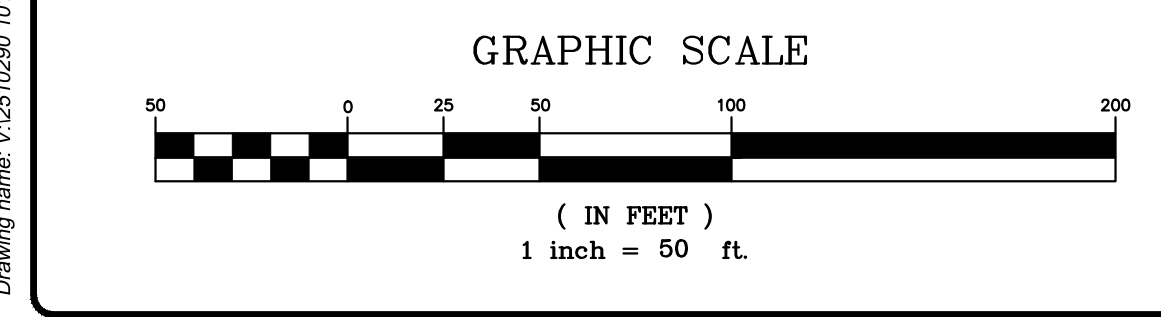
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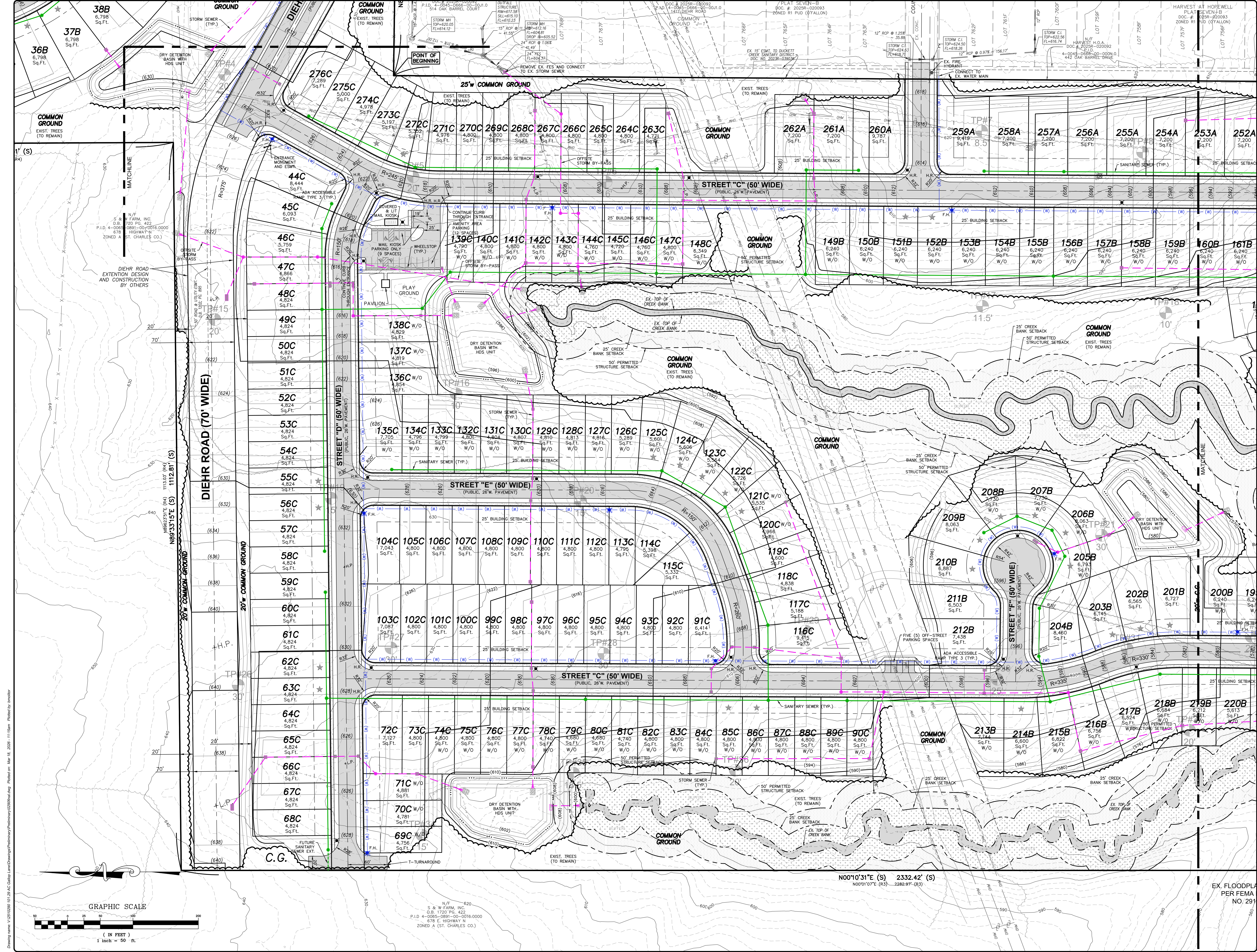
Caballo Farms
 ST. CHARLES COUNTY, MISSOURI
 FINAL PLAN
 SITE / GRADING PLAN

Professional Engineer's Seal:
 MICHAEL G. BOERDING
 License No. E-28643
 Professional Engineer

Job Number: 25-10-290
Date: Mar. 17, 2026
Designed by: MF
Drawn by: 3.1
Checked by: FINAL



Drawing name: 2510290_17415_2026_Caballo LandGrowthPhase1FinalPlan.dwg
 Printed on: Mar 18, 2026 - 11:55am
 Printed by: mboerding



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37B 6,798 Sq.Ft.
38B 6,798 Sq.Ft.

276C 5,000 Sq.Ft.
275C 4,978 Sq.Ft.
274C 5,197 Sq.Ft.
273C 4,976 Sq.Ft.
272C 4,800 Sq.Ft.
271C 4,800 Sq.Ft.
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263C 4,773 Sq.Ft.

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252A 7,200 Sq.Ft.

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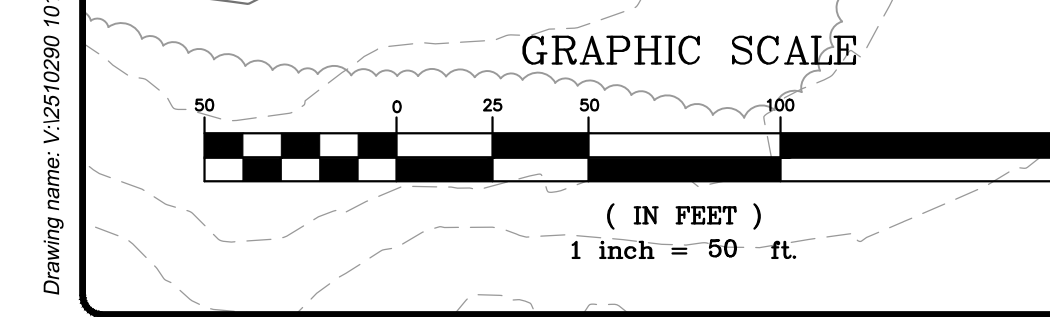
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216B 6,756 Sq.Ft.
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220B 5,613 Sq.Ft.

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91C 6,414 Sq.Ft.

81C 4,740 Sq.Ft.
82C 4,800 Sq.Ft.
83C 4,800 Sq.Ft.
84C 4,800 Sq.Ft.
85C 4,800 Sq.Ft.
86C 4,800 Sq.Ft.
87C 4,800 Sq.Ft.
88C 4,800 Sq.Ft.
89C 4,800 Sq.Ft.
90C 4,800 Sq.Ft.

71C W/O
70C W/O
69C W/O



GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

McBride Land Growth, LLC
17415 NORTH OUTER FORTY ROAD
CHESTERFIELD, MISSOURI 63005

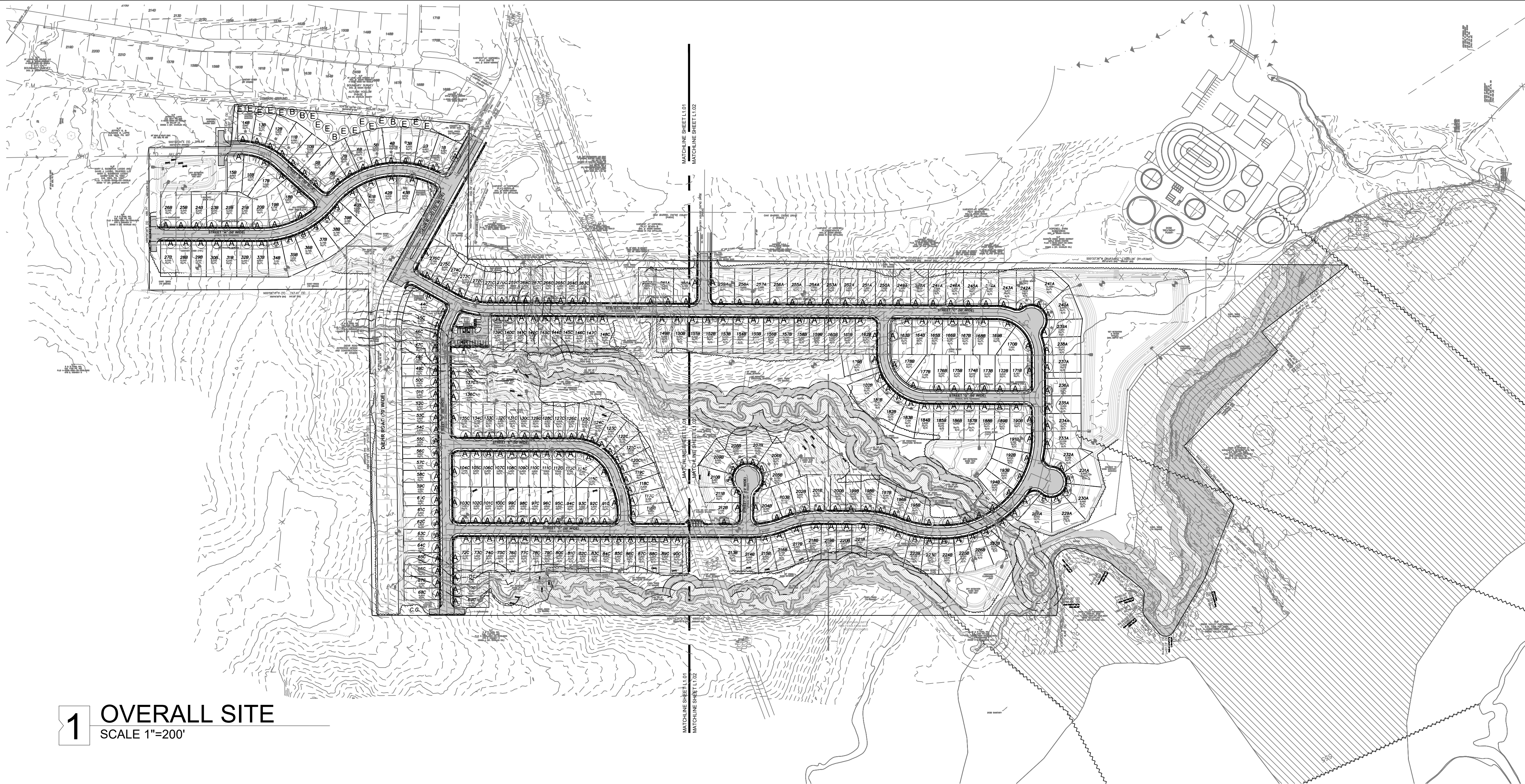
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PRELIMINARY PLAN
Date: 3-17-2026
MICHAEL G. BOERDING
License No. E-28643
Professional Engineer

Job Number: 25-10-290
Date: Mar. 17, 2026
Designed: MF
Drawn: 3.2
Checked: FINAL

ST. CHARLES COUNTY, MISSOURI
FINAL PLAN
SITE / GRADING PLAN

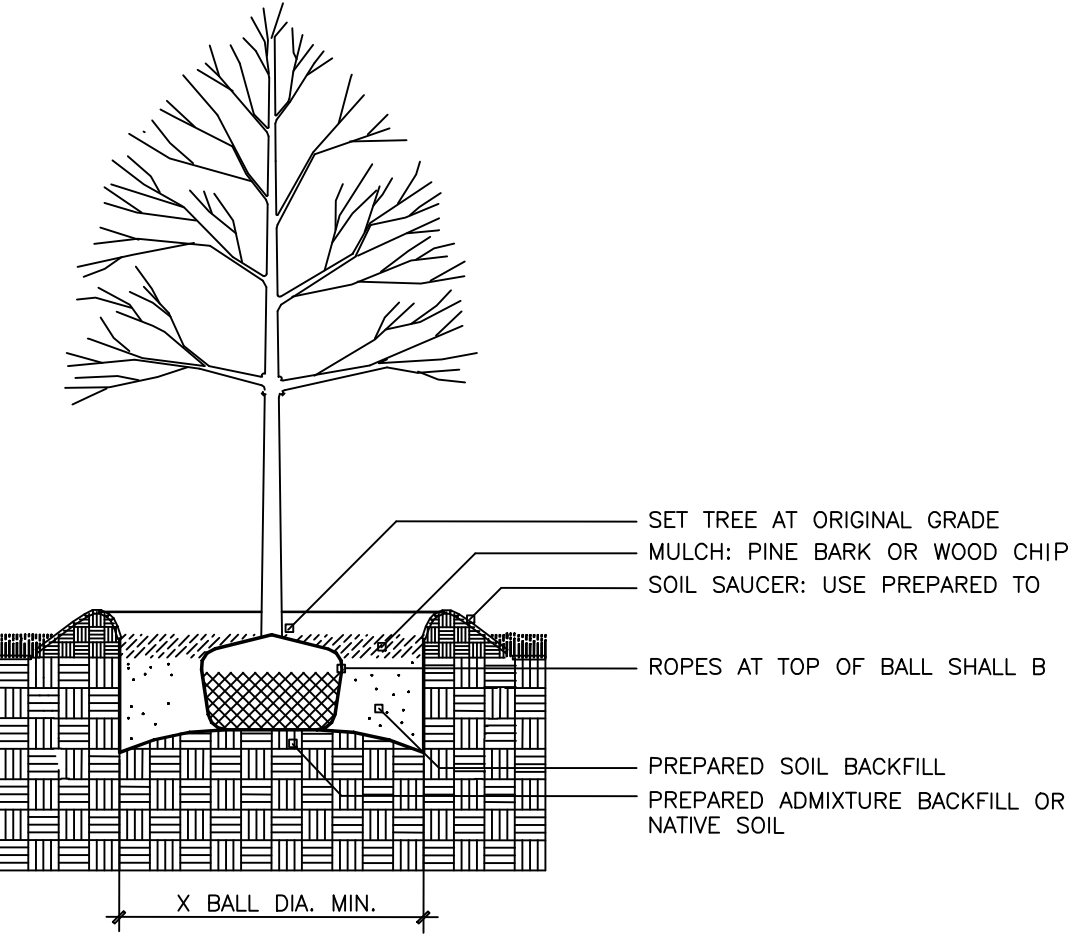
EX. FLOODPLAIN PER FEMA NO. 291



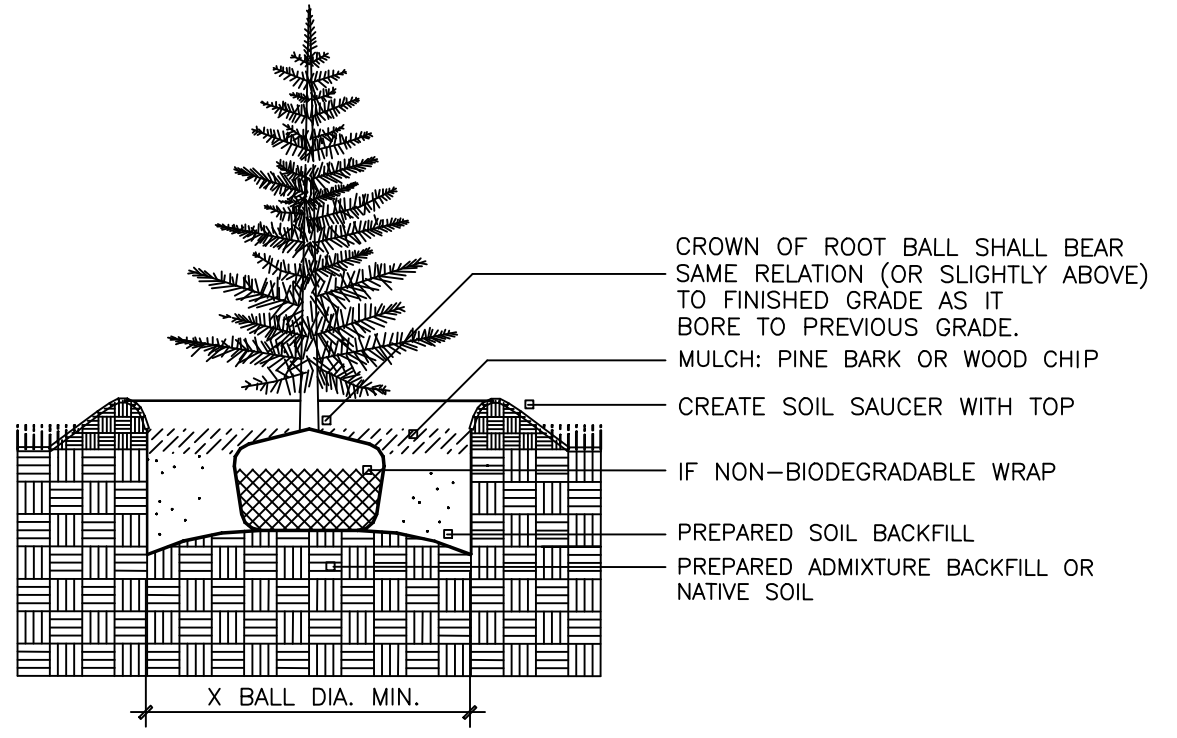
1 OVERALL SITE
SCALE 1"=200'

PLANTING LEGEND

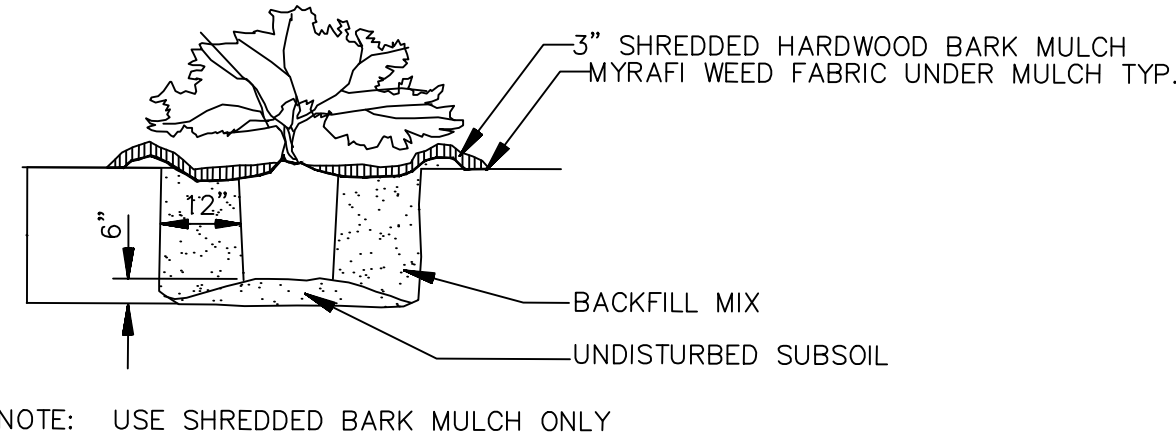
ID	QTY	COMMON NAME	BOTANICAL NAME	SIZE
TREES				
A	305	Street Tree	Maple, Locust, London Plane, Zelkova	2" Caliper
B	4	Shade Tree	Maple, Oak, London Plane	2" Caliper
E	16	Evergreen Tree	Green Giant Arborvitae, Pine, Spruce	6' Height



1
L-1
DECIDUOUS TREE PLANTING

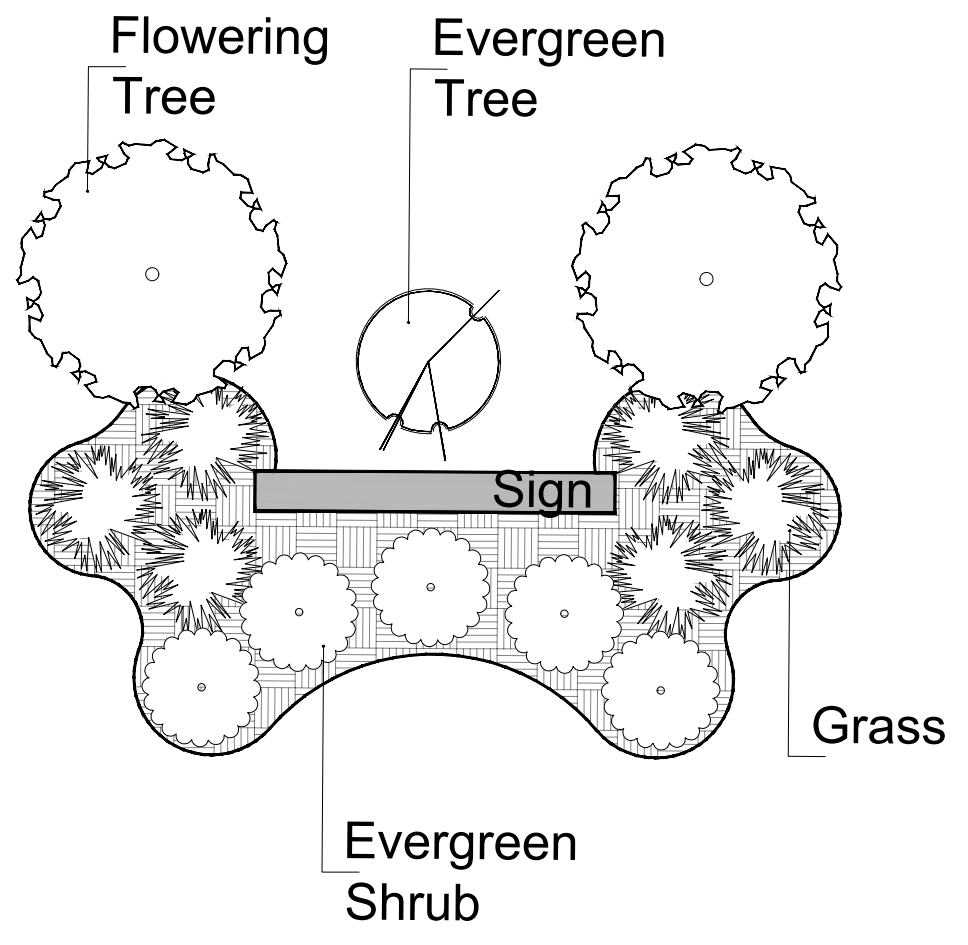


2
L-1
CONIFEROUS TREE PLANTING - MEDIUM DUTY

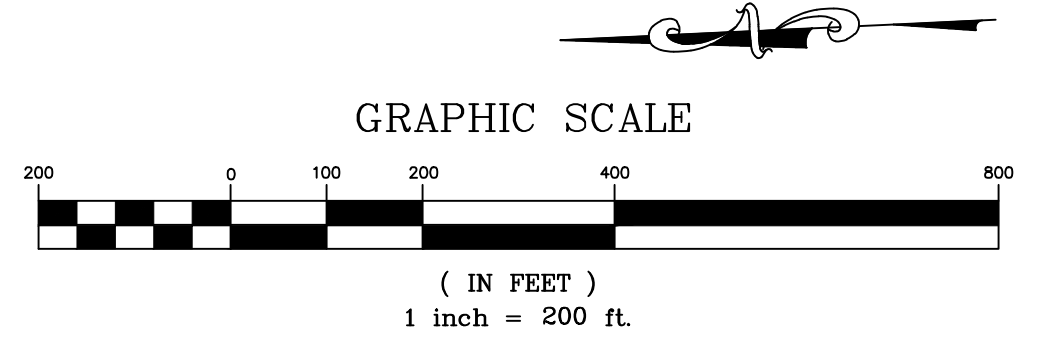


3
L-1
SHRUB PLANTING

NOTE: USE SHREDDED BARK MULCH ONLY



2 GENERIC MONUMENT
N.T.S



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PROJECT # 979

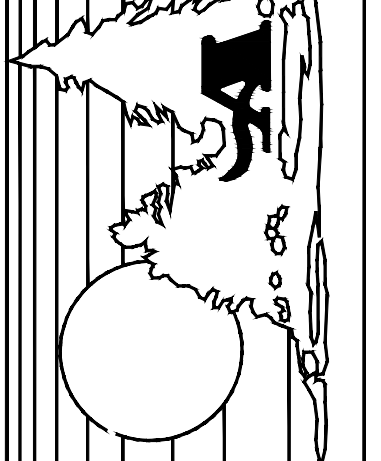
Caballo Farms
McBride Homes

Date	01/16/26	Revised	01/28/26	Sheet	L-1.00
Scale	1"=200'	Approved	03/17/26	Drawn By	NNB

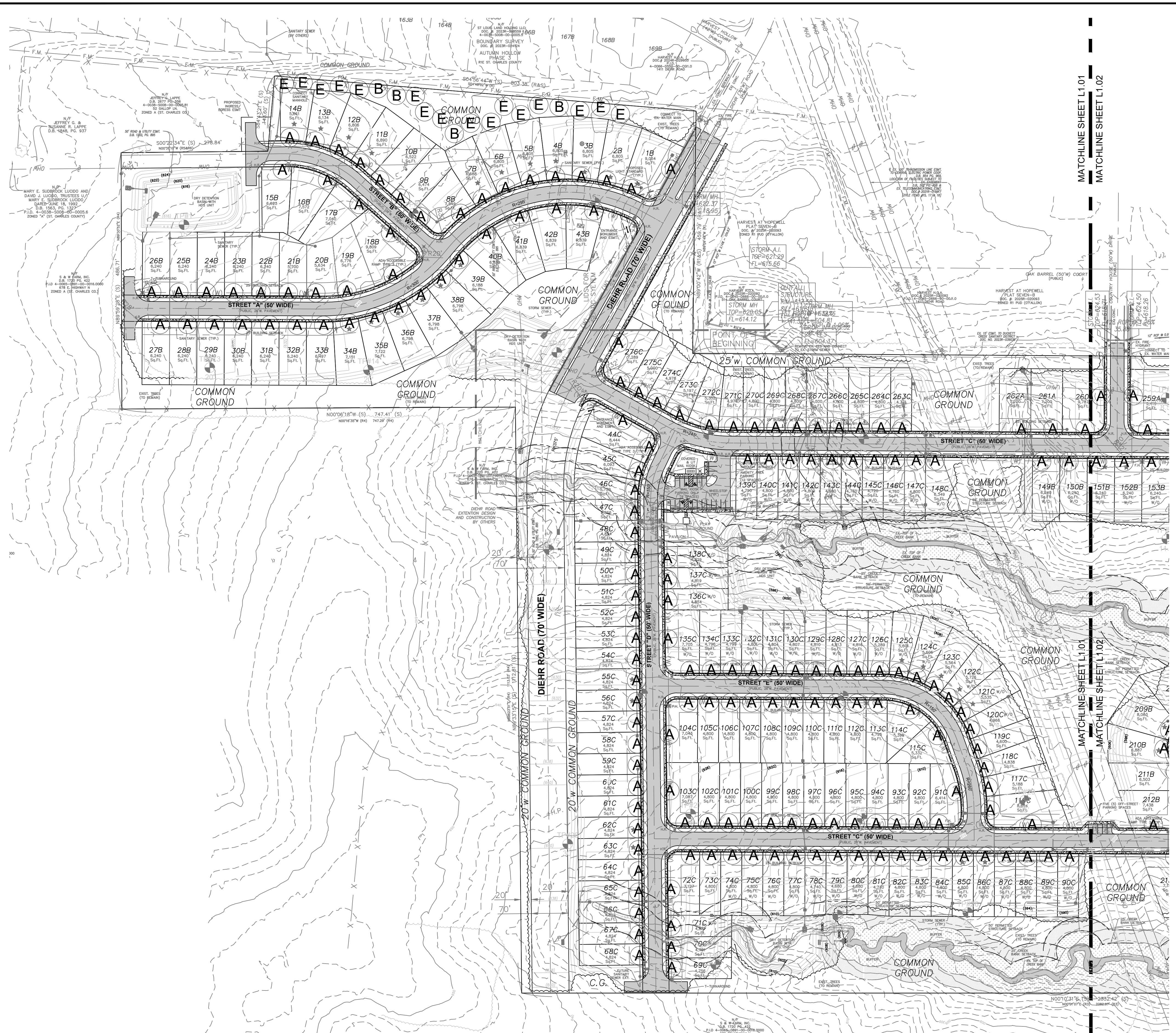
895-4589

A. WALDBART AND SONS
Nursery
Established 1872

Landscape Designers, Landscape Contractors & Nurserymen
1420 Teson Rd., Hazelwood, MO 63042



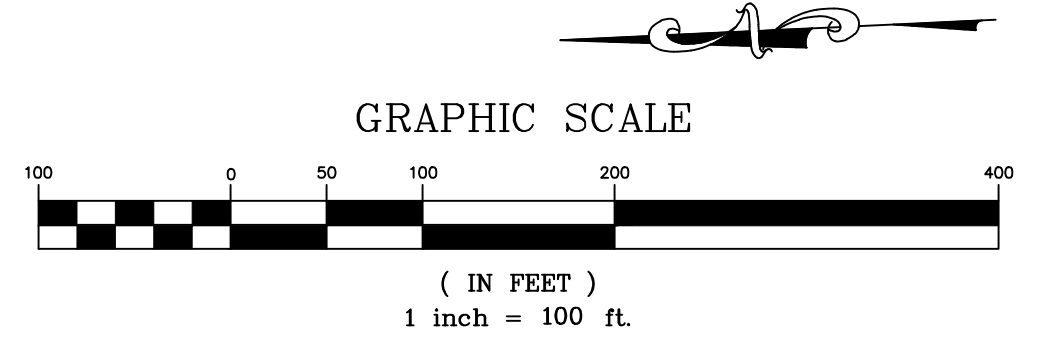
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2 Partial Landscape Plan, North
SCALE 1"=100'

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PLANTING LEGEND			
ID	COMMON NAME	BOTANICAL NAME	SIZE
TREES			
A	Street Tree	Maple, Locust, London Plane, Zelkova	2" Caliper
B	Shade Tree	Maple, Oak, London Plane	2" Caliper
E	Evergreen Tree	Green Giant Arborvitae, Pine, Spruce	6' Height



PROJECT # 979

**Caballo Farms
McBride Homes**

Date	01/16/26	Revised	01/28/26	Sheet	L-1.01
Scale	1"=100'	Approved	03/17/26	Drawn By	NNB

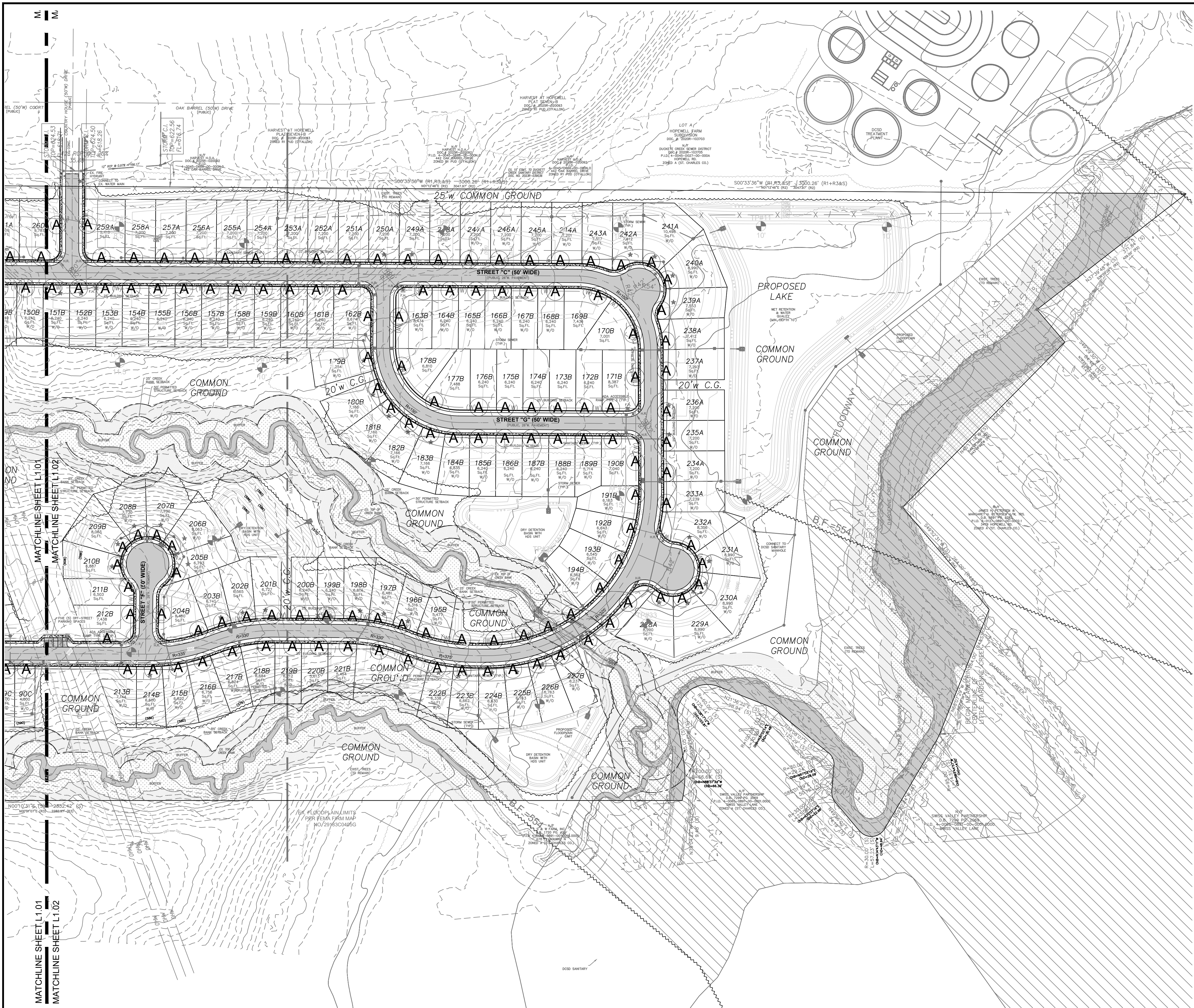
895-4589

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Nursery

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1420 Teson Rd., Hazelwood, MO 63042

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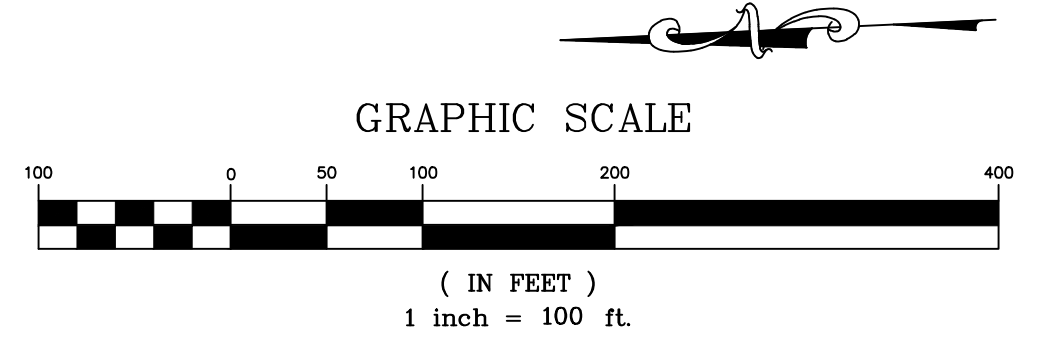


3 Partial Landscape Plan, South
SCALE 1"=100'

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PLANTING LEGEND

ID	COMMON NAME	BOTANICAL NAME	SIZE
TREES			
A	Street Tree	Maple, Locust, London Plane, Zelkova	2" Caliper
B	Shade Tree	Maple, Oak, London Plane	2" Caliper
E	Evergreen Tree	Green Giant Arborvitae, Pine, Spruce	6' Height



PROJECT # 979

**Caballo Farms
McBride Homes**

Date	01/16/26	Revised	01/28/26	Sheet	L-1.02
Scale	1"=100'	Approved	03/17/26	Drawn By	NNB

895-4589

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