

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.
- THIS PLAN IS NOT FOR RECORD.
- NO GRADED 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.
- ALL SUBDIVISION MONUMENTS, IDENTIFICATION SIGNAGE AND/OR DIRECTIONAL SIGNAGE SHALL BE REVIEWED AND PERMITTED SEPARATELY.
- THIS SUBDIVISION WILL MEET ARTICLE 13, PERFORMANCE STANDARDS.
- THIS PLAN IS IN SUBSTANTIAL CONFORMANCE WITH THE 2021 COMPREHENSIVE PLAN.
- ALL STORM INFRASTRUCTURE IN COMMON GROUND OR LEADING TO/FROM COMMON GROUND WILL BE PRIVATE.
- ALL UTILITIES ALONG SIDE YARD LOT LINES SHALL BE COVERED BY A 15 FOOT WIDE EASEMENT CORRIDOR.
- ALL DETENTION BASINS SHALL BE ACCESSIBLE BY VEHICLE FOR MAINTENANCE AND INSPECTION.

DEVELOPMENT NOTES:

- GROSS AREA OF SITE: 6.08 ACRES
- CURRENT ZONING: A AGRICULTURAL (UNINCORPORATED ST. CHARLES COUNTY)
- PROPOSED ZONING: R-1 PUD (CITY OF O'FALLON)
- PRELIMINARY DEVELOPMENT DATA:
 - DENSITY CALCULATION:
 - GROSS AREA: 6.08 AC.
 - (-) PROPOSED RIGHT-OF-WAY: 0.84 AC.
 - (-) DETENTION: 0.44 AC.
 - (-) TOTAL COMMON GROUND (EXC. DETENTION): 2.75 AC.
 - (+) PORTION OF COMMON GROUND AS AMENITIES OR DEVELOPABLE OPEN SPACE: 2.75 AC.
 - NET AREA: 4.80 AC.
 - 4.80 AC. * 43,560 / 10,000 S.F. = 20.9 lots allowable
 - TOTAL LOTS PROPOSED: 14
 - MAXIMUM BUILDING HEIGHT: 2.5 STORIES OR 35'
 - MINIMUM SQUARE FOOTAGE OF DWELLING UNIT TO BE BUILT: SEE SECTION 500.030 OF CITY CODE
 - TOTAL COMMON GROUND: 3.19 AC. (52.4%)

CURRENT OWNERS:

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

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

JEFFREY LAPPE 2025R-043081 (9/29/25) 4-0038-5007-00-0005.5100000 ADDRESS: NONE LISTED

JEFFREY G. LAPPE DEED BOOK 2677, PAGE 556 4-0038-5008-00-0005.81 ADDRESS: 52 GALLOP LANE

OWNER UNDER CONTRACT:

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

SETBACKS:

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

DEVIATIONS FROM R-1 ZONING DISTRICT

R-1 REGULATIONS	PROPOSED
MIN. LOT SIZE 10,000 S.F.	5,200 S.F.
MIN. LOT WIDTH 80 FT.	52 FT.
MAX. LOT COVERAGE 35%	55%

LOT DATA:

MIN. LOT WIDTH	52 FT.
AVERAGE LOT SIZE	6,393 SQ.FT.
MINIMUM LOT	5,200 SQ.FT.
MAXIMUM LOT	8,161 SQ.FT.

10 SMALLEST LOTS:

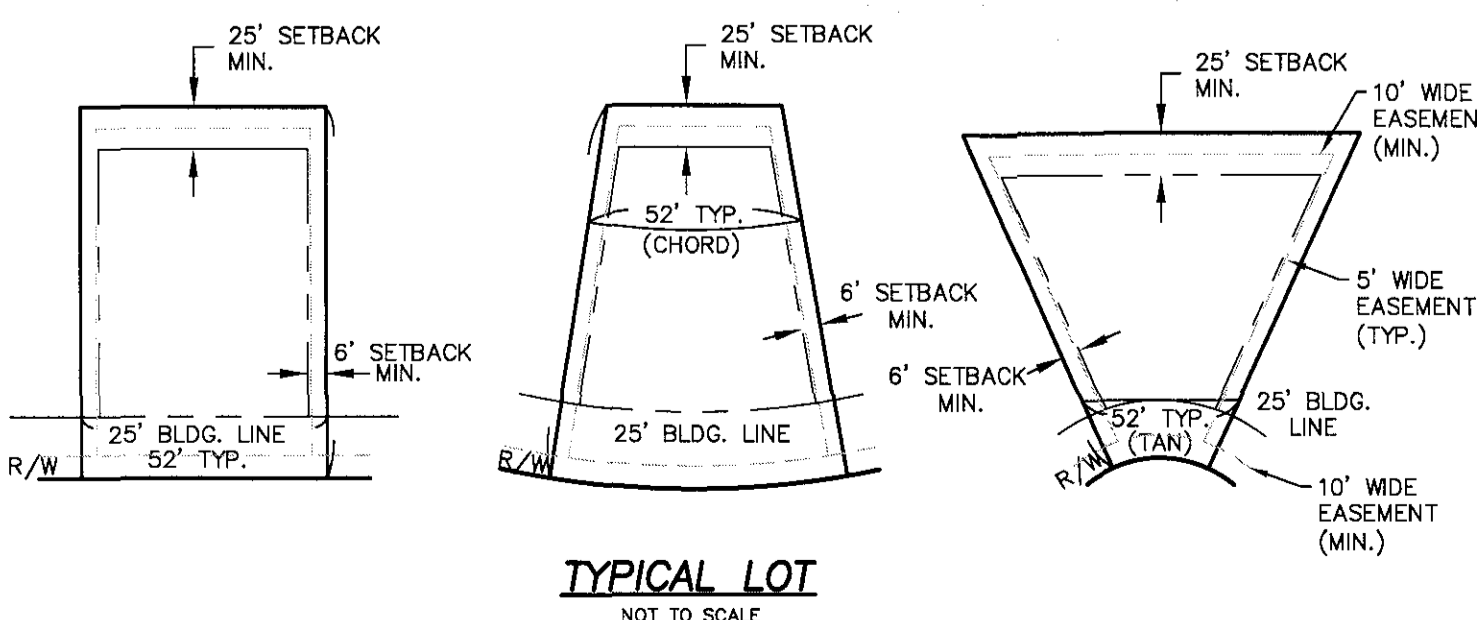
LOT #	LOT SIZE
2	5,807 Sq. Ft.
13	6,042 Sq. Ft.
5	6,060 Sq. Ft.
4	6,083 Sq. Ft.
3	6,252 Sq. Ft.
6	6,264 Sq. Ft.
7	6,264 Sq. Ft.
8	6,264 Sq. Ft.
9	6,264 Sq. Ft.

TREE ORDINANCE COMPLIANCE:

EXISTING TREES = 1.24 ACRES
TREES REMOVED = 0.05 ACRES
TREES SAVED = 1.19 ACRES (95%)
TREES REQUIRED TO BE SAVED = 0.24 ACRES (20%)
NO PLANTING MITIGATION REQUIRED.
COMPLIED WITH CHAPTER 402, SECTION 402.040

PARKING REQUIREMENTS:

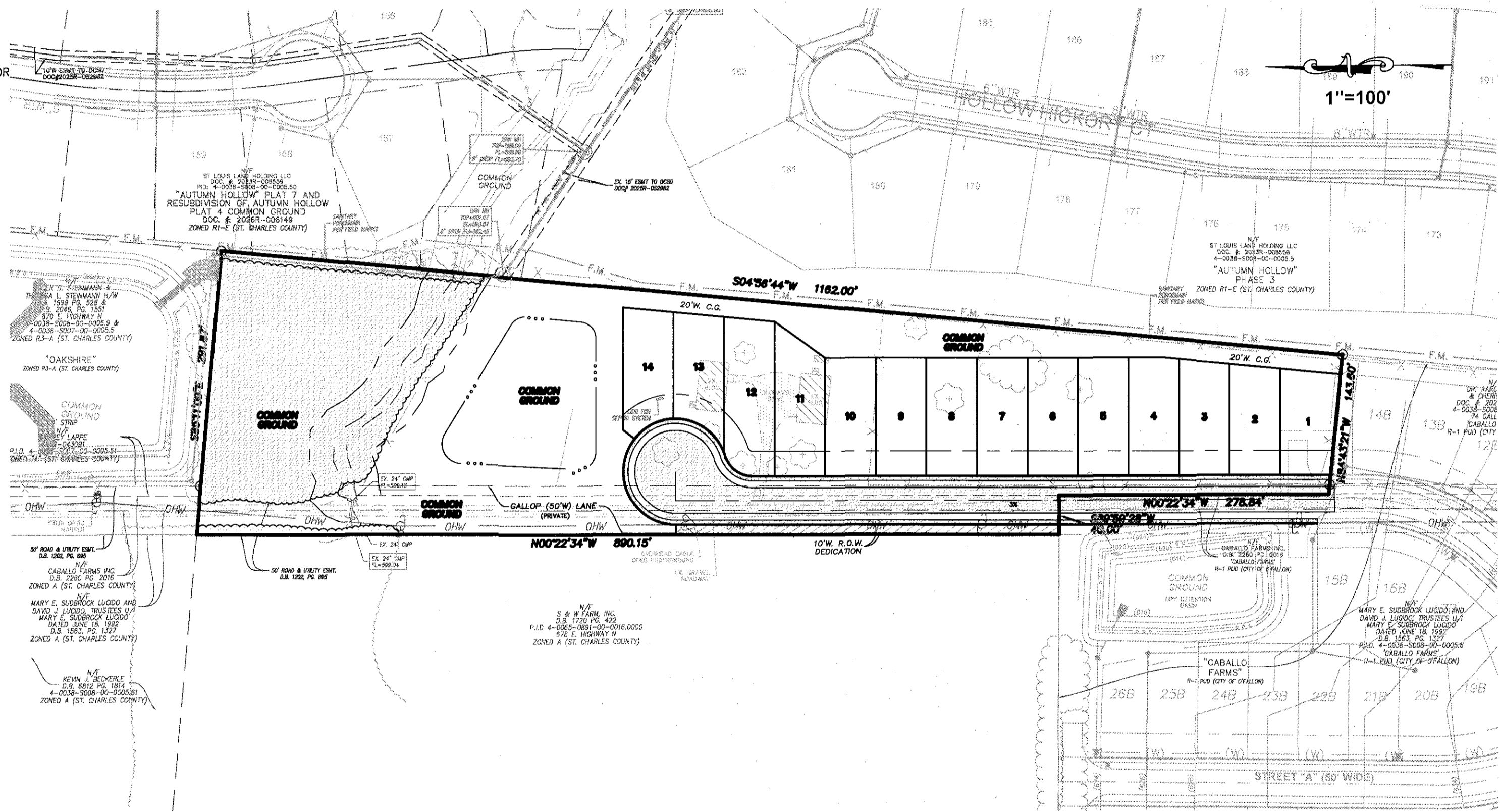
REQUIRED: (2.0 SPACES/UNIT) x 14 UNITS = 28 SPACES
SPACES PROVIDED: 28 GARAGE SPACES
28 DRIVEWAY SPACES
56 TOTAL SPACES PROVIDED



Caballo Farms Addition

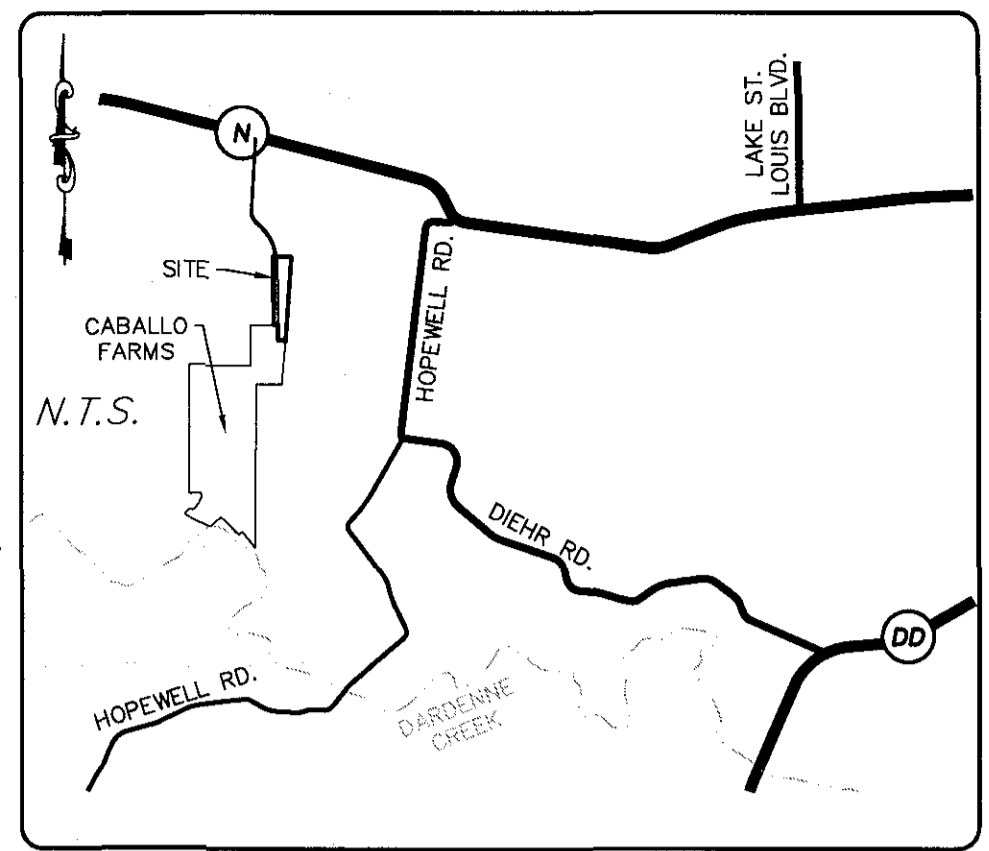
A TRACT OF LAND BEING PART OF U.S. SURVEY 891 AND FRACTIONAL SECTIONS 7, 8, AND 18, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI

Area Plan



UTILITY CONTACTS

- SANITARY SEWER
DUCKETT CREEK
3550 HWY K
O'FALLON, MO 63368
CONTACT:
- WATER
PWSD #2
100 WATER DR.
O'FALLON, MO 63368
CONTACT:
- STORM SEWER
CITY OF O'FALLON
100 N. MAIN ST.
O'FALLON, MO 63366
636-261-2858
- QUINCY 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
- GAS
SPIRE
6400 GRAHAM ROAD
ST. LOUIS, MO 63134
314-522-2297
- TELEPHONE
CENTURYLINK
1151 CENTURY TEL DR.
WENTZVILLE, MO 63385
636-332-7261
- CHARTER COMMUNICATIONS
941 CHARTER COMMONS
TOWN & COUNTRY, MO 63017
1-888-438-2427
- FIRE DEPARTMENT
WENTZVILLE FIRE PROTECTION DISTRICT
502 LEUTENHAUS BLVD.
WENTZVILLE, MO 63385
636-327-6239



LOCATION MAP

PROJECT ZIP CODE 63385

EXISTING	LEGEND	PROPOSED
542	CONTOURS	(542)
X536	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	---
---	GAS MAIN & SIZE	(2" G)
---	WATER MAIN & SIZE	(6" W)
---	TELEPHONE	(1)
---	ELECTRIC (U) UNDERGROUND	(E)
---	ELECTRIC (O) OVERHEAD	(OHW)
---	FLOW LINE	F
---	TO BE REMOVED	TBR
---	TOP OF CURB	(TC)
---	SWALE	---
---	LIGHT STANDARD	---
---	STREET SIGN	---
---	PARKING STALLS	---
---	YARD LIGHT	---

W/O ~ DENOTES PROPOSED WALKOUT LOTS
STND. ~ DENOTES PROPOSED STANDARD LOTS
H.R. ~ DENOTES PROPOSED HANDICAP RAMP
W/ TRUNCATED DOME

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

PROPERTY DESCRIPTION:

PROPERTY DESCRIPTION (AS SURVEYED):
A TRACT OF LAND BEING PART OF FRACTIONAL SECTIONS 7 AND 8, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A STONE FOUND ON THE COMMON CORNER OF SECTIONS 7, 8, 17, AND 18 OF THE ABOVEMENTIONED TOWNSHIP AND RANGE, SAID CORNER BEING THE NORTHWEST CORNER OF HARVEST AT HOPEWELL PLAT SEVEN-B, A SUBDIVISION RECORDED AS DOCUMENT NO. 2025R-020093 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS; THENCE ALONG THE EAST LINE OF SAID FRACTIONAL 7, SAID LINE ALSO BEING THE EAST LINE OF A TRACT OF LAND CONVEYED TO CABALLO FARMS INC. BY INSTRUMENT RECORDED IN DEED BOOK 2260 PAGE 2016 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS, NORTH 01°20'48" EAST, 287.94 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE CONTINUING ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 7 AND SAID CABALLO FARMS INC. TRACT, NORTH 01°20'48" EAST, 10.00 FEET TO A POINT; THENCE LEAVING THE EAST LINE OF SAID FRACTIONAL SECTION 7 AND CONTINUING ALONG THE EAST LINE OF SAID CABALLO FARMS INC. TRACT, THE FOLLOWING COURSES, DISTANCES, AND CURVES: NORTH 89°33'15" EAST, 217.51 FEET TO A POINT OF CURVATURE; ALONG AN ARC CONCAVE TO THE NORTHWEST, AN ARC LENGTH OF 258.98 FEET, A RADIUS OF 165.00 FEET, THE CHORD OF WHICH BEARS NORTH 44°35'21" EAST, 233.20 FEET TO A POINT OF TANGENCY; NORTH 02°22'34" WEST, 1,759.25 FEET TO A POINT OF CURVATURE; ALONG AN ARC CONCAVE TO THE WEST, AN ARC LENGTH OF 802.49 FEET, A RADIUS OF 890.00 FEET, THE CHORD OF WHICH BEARS NORTH 28°12'26" WEST, 775.58 FEET TO A POINT OF REVERSE CURVATURE; ALONG AN ARC CONCAVE TO THE EAST, AN ARC LENGTH OF 275.55 FEET, A RADIUS OF 285.55 FEET, THE CHORD OF WHICH BEARS NORTH 24°23'38" WEST, 264.98 FEET TO A POINT OF TANGENCY; ALONG AN ARC CONCAVE TO THE NORTHWEST, AN ARC LENGTH OF 1,280.52 FEET TO THE NORTHEAST-MOST CORNER OF SAID CABALLO FARMS INC. TRACT, SAID CORNER BEING LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY N (60 FEET WIDE); THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 75°33'40" EAST, 10.19 FEET TO A FOUND IRON ROD LOCATED ON THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO STEVEN C. BADER, BY INSTRUMENT RECORDED IN DEED BOOK 8257 PAGE 794 OF SAID RECORDS; THENCE ALONG THE WEST LINE OF SAID BADER TRACT, AND THE WEST LINE OF A TRACT OF LAND CONVEYED TO ROGER D. AND THERESA L. STEINMANN BY INSTRUMENT RECORDED IN DEED BOOK 1999 PAGE 528 OF SAID RECORDS, SOUTH 03°15'02" WEST, 1,278.55 FEET TO A POINT OF TANGENCY, FROM WHICH POINT A FOUND IRON ROD CAPPED LS 200200247 BEARS SOUTH 54°25'00" EAST, 0.19 FEET; THENCE CONTINUING ALONG THE EAST LINE OF SAID STEINMANN TRACT, THE FOLLOWING COURSES, DISTANCES, AND CURVES: ALONG AN ARC CONCAVE TO THE EAST, AN ARC LENGTH OF 265.90 FEET, A RADIUS OF 275.55 FEET, THE CHORD OF WHICH BEARS SOUTH 24°23'38" EAST, 255.70 FEET TO A FOUND IRON ROD CAPPED LS200200247 LOCATED ON A POINT OF REVERSE CURVATURE; ALONG AN ARC CONCAVE TO THE WEST, AN ARC LENGTH OF 811.51 FEET, A RADIUS OF 900.00 FEET, THE CHORD OF WHICH BEARS SOUTH 28°12'26" EAST, 784.30 FEET TO A POINT OF TANGENCY, FROM WHICH POINT A FOUND IRON ROD BEARS SOUTH 21°03'36" WEST, 0.21 FEET; AND SOUTH 00°22'34" EAST, 254.50 FEET TO A FOUND IRON ROD LOCATED ON THE SOUTHWEST CORNER OF SAID STEINMANN TRACT; THENCE ALONG THE SOUTH LINE OF SAID STEINMANN TRACT, SOUTH 85°11'09" EAST, 241.66 FEET TO THE SOUTHEAST CORNER OF SAID STEINMANN TRACT, SAID CORNER BEING LOCATED ON WEST LINE OF AUTUMN HOLLOW PLAT 7 AND RESUBDIVISION OF AUTUMN HOLLOW PLAT 4 COMMON GROUND A SUBDIVISION RECORDED AS DOCUMENT NUMBER 2026R-008149 OF SAID RECORDS, FROM WHICH CORNER A FOUND IRON ROD BEARS NORTH 85°11'09" WEST, 0.26 FEET; THENCE ALONG THE WEST LINE OF SAID AUTUMN HOLLOW PLAT 7 AND RESUBDIVISION OF AUTUMN HOLLOW PLAT 4 COMMON GROUND SUBDIVISION, AND THE WEST LINE OF A TRACT OF LAND CONVEYED TO ST. LOUIS LAND HOLDING LLC, BY INSTRUMENT RECORDED AS DOCUMENT NUMBER 2023R-008559 OF SAID RECORDS, A BOUNDARY SURVEY OF WHICH IS RECORDED AS DOCUMENT NUMBER 2023R-024124 OF SAID RECORDS, SOUTH 04°56'44" WEST, 1,162.00 FEET TO A FOUND IRON ROD CAPPED RLS 1851 LOCATED ON THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO DR. AARON MOHR AND CHERI MOHR BY INSTRUMENT RECORDED AS DOCUMENT NUMBER 2024R-038459 OF SAID RECORDS; THENCE ALONG THE NORTH LINE OF SAID MOHR TRACT, NORTH 84°43'21" WEST, 133.55 FEET TO THE NORTHWEST CORNER OF SAID MOHR TRACT, FROM WHICH A FOUND IRON ROD CAPPED RLS 1851 BEARS NORTH 84°43'21" WEST, 0.12 FEET; THENCE ALONG THE WEST LINE OF SAID MOHR TRACT, THE FOLLOWING COURSES, DISTANCES AND CURVES: SOUTH 00°22'34" EAST, 339.05 FEET TO A POINT OF CURVATURE FROM WHICH A FOUND IRON ROD BEARS NORTH 27°51'43" WEST, 0.13 FEET; ALONG AN ARC CONCAVE TO THE NORTHWEST, AN ARC LENGTH OF 274.68 FEET, A RADIUS OF 175.00 FEET, THE CHORD OF WHICH BEARS SOUTH 44°35'21" WEST, 247.34 FEET TO A POINT OF TANGENCY; AND SOUTH 89°33'15" WEST, 217.83 FEET TO THE POINT OF BEGINNING, AND CONTAINING 268,873 SQUARE FEET (6.0577 ACRES) MORE OR LESS, ACCORDING TO A BOUNDARY SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF MARCH, 2026 UNDER PROJECT NUMBER 28-02-028.

INDEX OF SHEETS

- 1.1 COVER SHEET
- 2.1 ANNEXATION / ZONING
- 3.1 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 2918300215G, DATED JANUARY 20, 2016), THIS PROPERTY LIES OUTSIDE THE SPECIAL FLOOD HAZARD AREA.

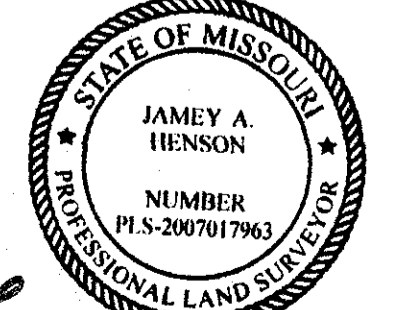
SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF APRIL, 2026, AT THE REQUEST OF MCBRIDE LAND GROWTH, LLC, PREPARED AN AREA PLAN OF "CABALLO FARMS ADDITION", A TRACT OF LAND BEING PART OF FRACTIONAL SECTIONS 7 AND 8, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, 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

JAMEY A. HENSON, PLS
MO.REG. PLS #2007017963

4-22-2026



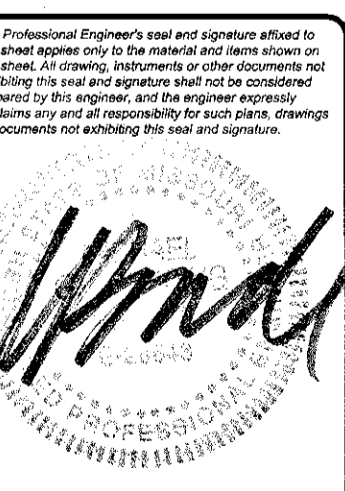
MSD Base Map
MSD P #
Highway & Traffic #

ISSUE	REMARKS/DATE
1	4-3-2026, 1st SUBMITTAL
2	4-22-2026, CITY COMMENTS

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

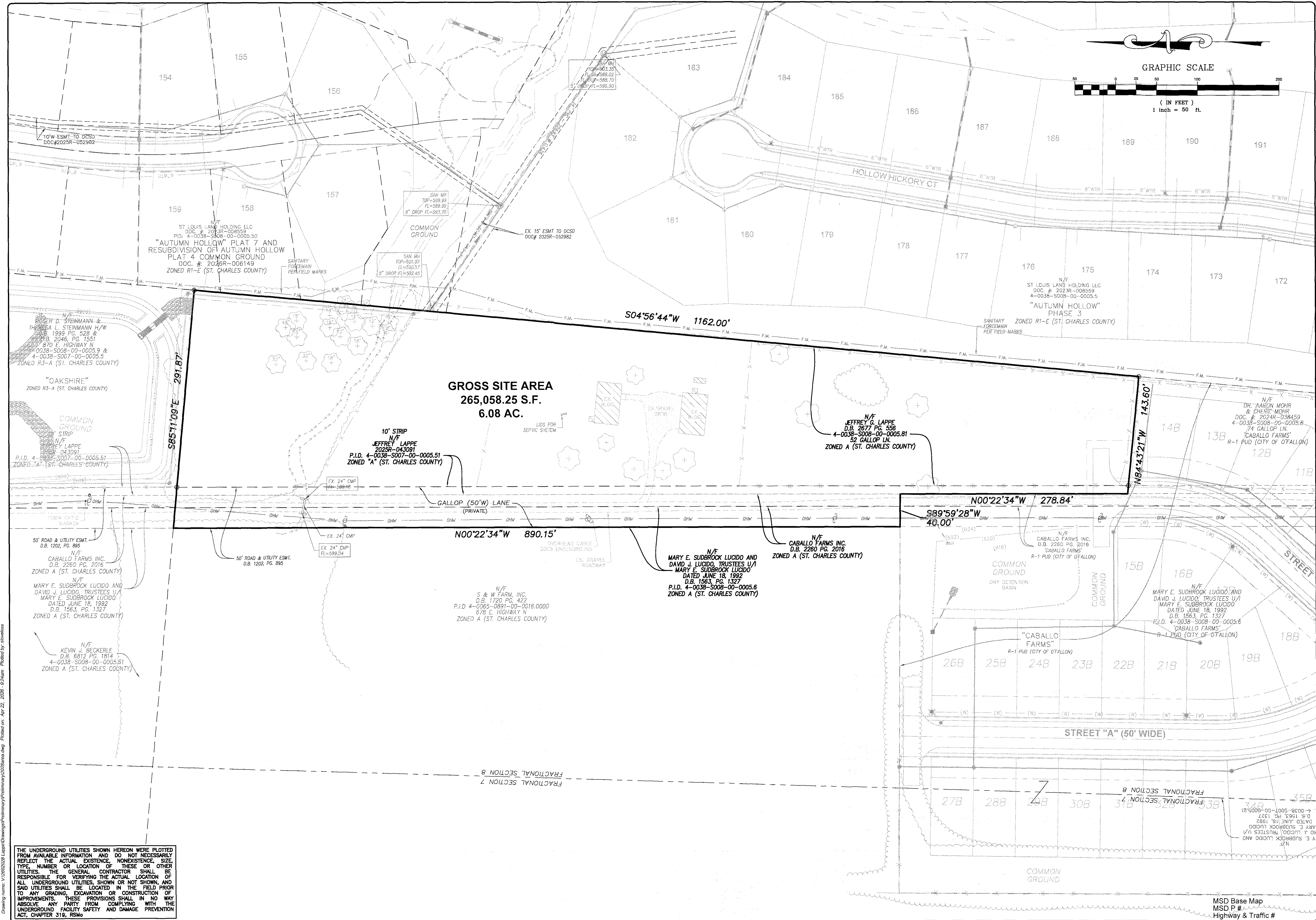
THE STERLING CO.
ENGINEERS & SURVEYORS
5065 New Baumgardner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com
Corporate Certificate of Authority #001348

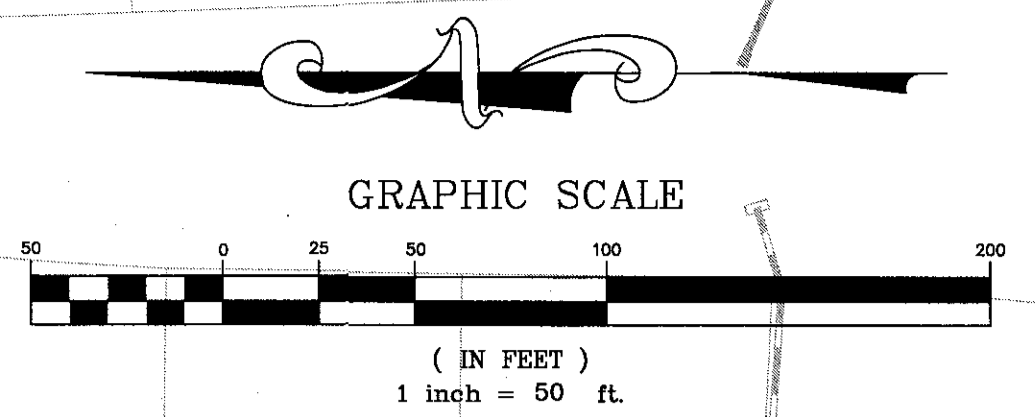
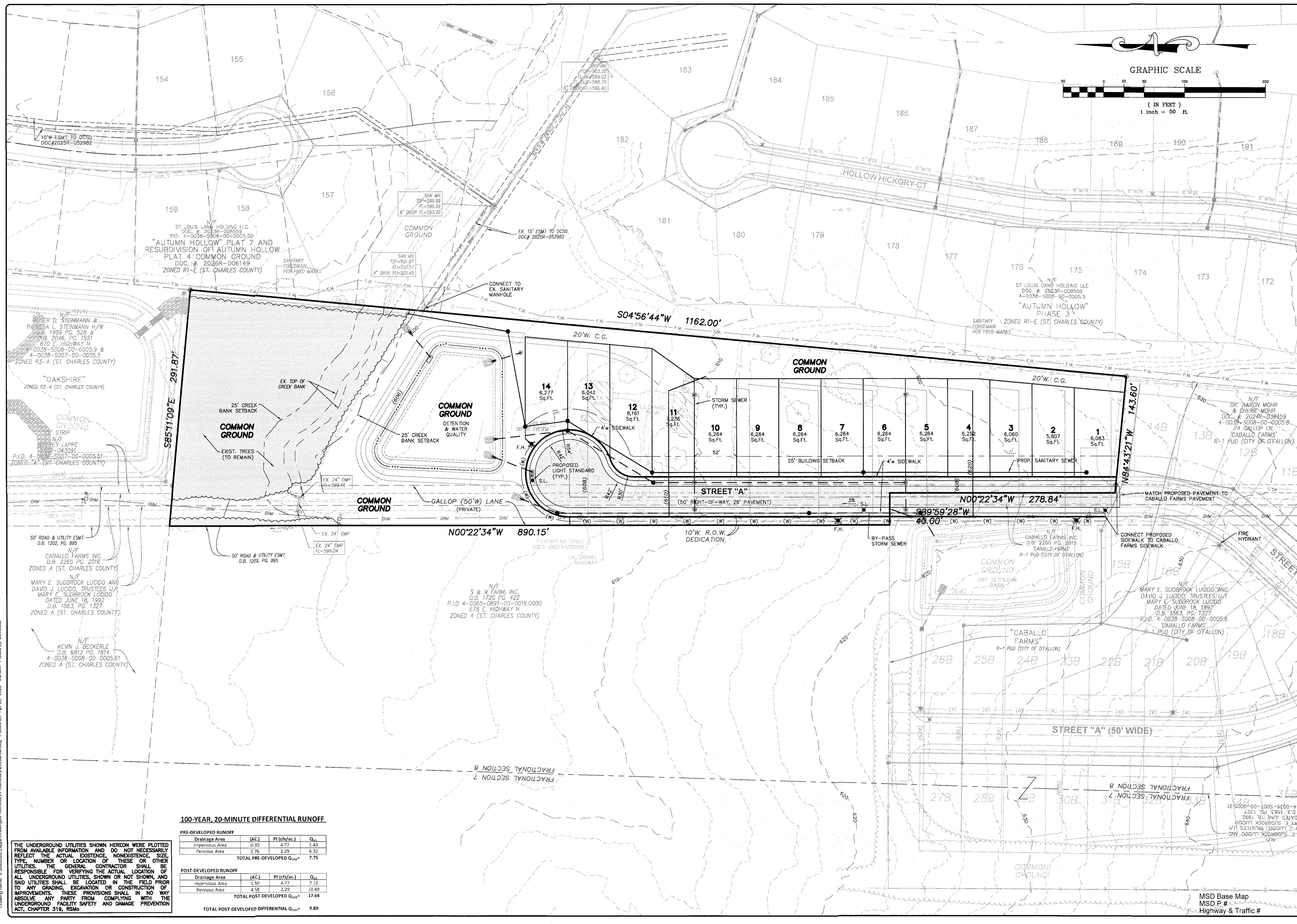
Caballo Farms Addition
AREA PLAN
COVER SHEET



PRELIMINARY PLAN
Date: 4-22-2026
MICHAEL G. BOERDING
License No. E-28643
Professional Engineer

Job Number
26-02-028
Date
Apr. 22, 2026
Designed: Sheet
Drawn: 1.1
Checked: AREA



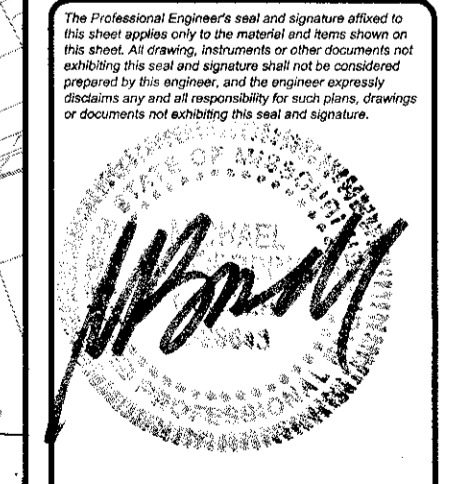


ISSUE	REMARKS/DATE
1	4-3-2026, 1st SUBMITTAL
2	4-22-2026, CITY COMMENTS

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

THE STERLING CO.
ENGINEERS & SURVEYORS
 5065 New Baumgartner Road
 St. Louis, Missouri 63129
 Ph 314-487-0440 Fax 314-487-8844
 www.sterling-eng-sur.com
 Corporate Certificate of Authority #001348

Caballo Farms Addition
 AREA PLAN
 PRELIMINARY SITE / GRADING PLAN



PRELIMINARY PLAN
 Date: 4-22-2026
 MICHAEL G. BOERING
 License No. E-28643
 Professional Engineer

Job Number
26-02-028

Date
Apr. 22, 2026

Designed: Sheet
 Drawn: **3.1**
 Checked: AREA

100-YEAR, 20-MINUTE DIFFERENTIAL RUNOFF

PRE-DEVELOPED RUNOFF			
Drainage Area (AC.)	PI (cfs/ac)	Q ₁₀₀	
Impervious Area	0.30	4.77	1.43
Pervious Area	2.76	2.29	6.32
TOTAL PRE-DEVELOPED Q ₁₀₀			7.75

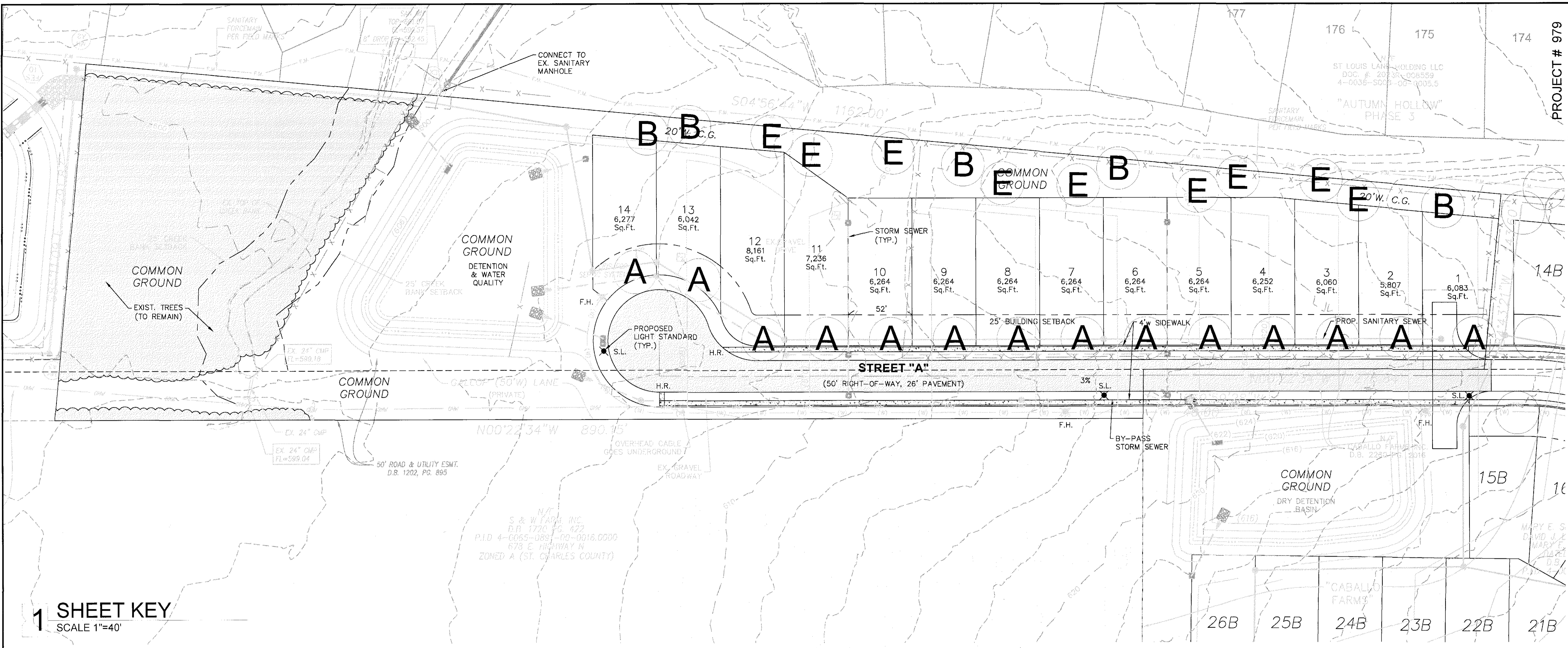
POST-DEVELOPED RUNOFF			
Drainage Area (AC.)	PI (cfs/ac)	Q ₁₀₀	
Impervious Area	1.50	4.77	7.16
Pervious Area	4.58	2.29	10.49
TOTAL POST-DEVELOPED Q ₁₀₀			17.64

TOTAL POST-DEVELOPED DIFFERENTIAL Q ₁₀₀	
Q ₁₀₀	9.89

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 318, RSMo.

Drawing name: V:\2026\26-02-028\26-02-028\26-02-028\26-02-028.dwg Plotted on: Apr 22, 2026 - 9:24am Plotted by: abowles

MSD Base Map
 MSD P. # _____
 Highway & Traffic # _____

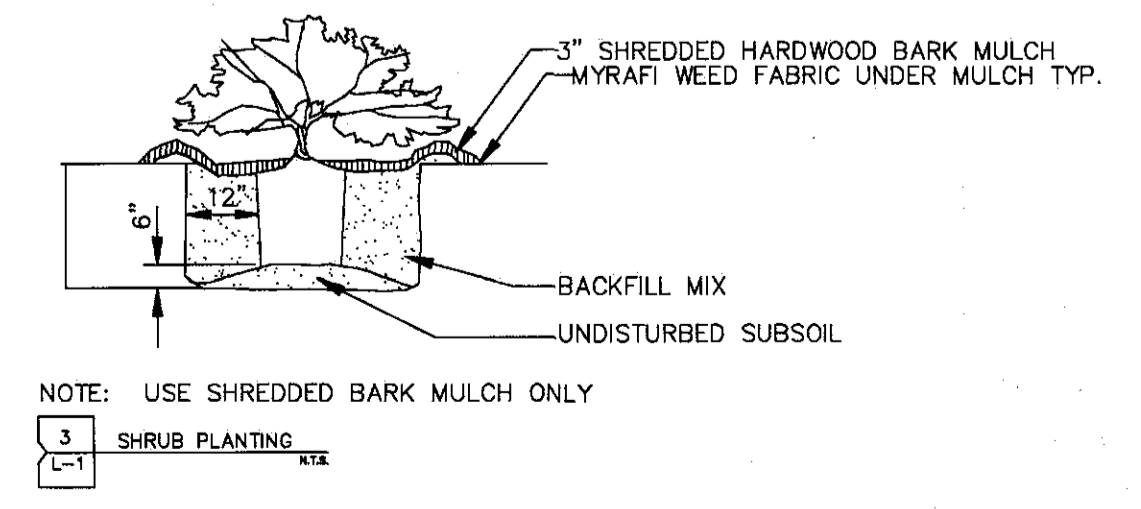
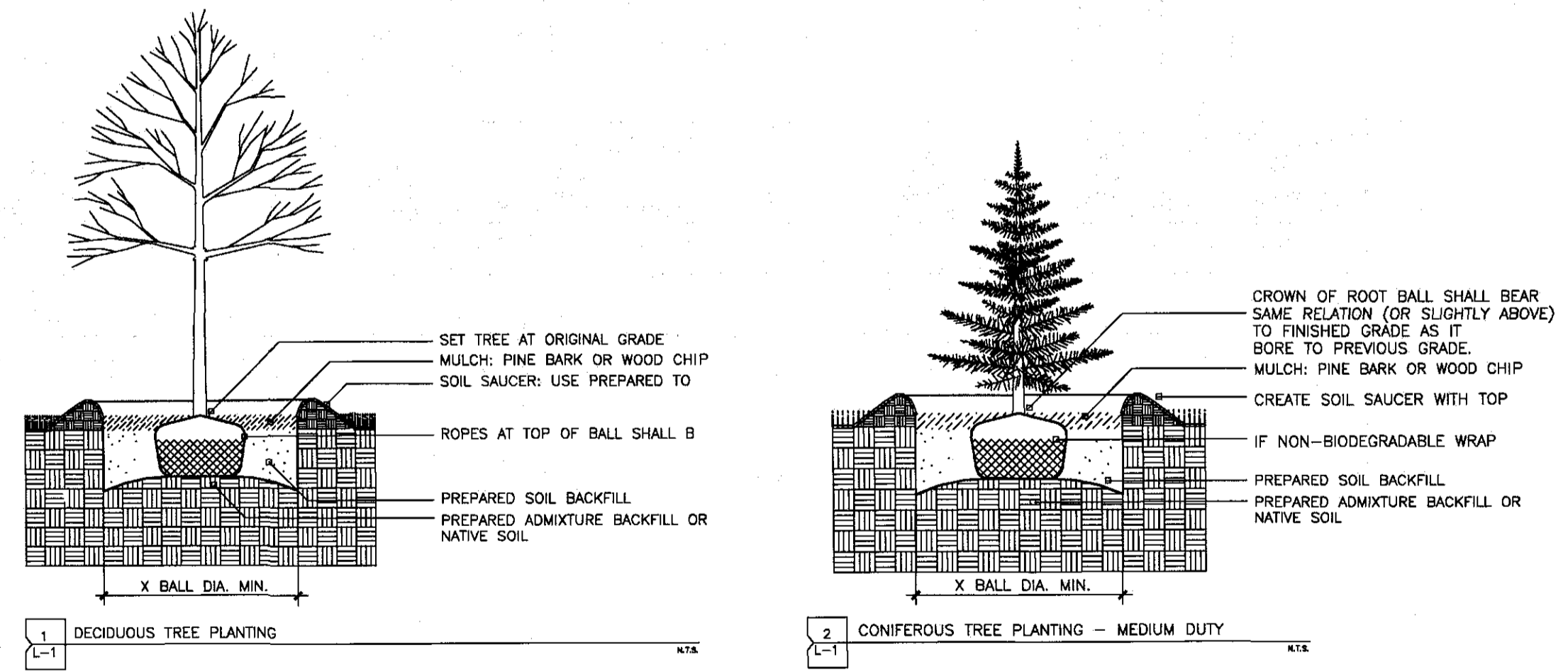


PROJECT # 979

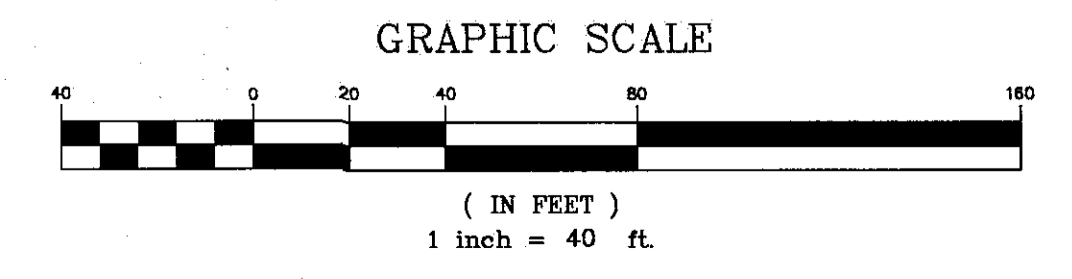
1 SHEET KEY
SCALE 1"=40'

PLANTING LEGEND

ID	QTY	COMMON NAME	BOTANICAL NAME	SIZE
TREES				
A	14	Street Tree	Maple, Locust, London Plane, Zelkova	2" Caliper
B	5	Shade Tree	Maple, Oak, London Plane	2" Caliper
E	9	Evergreen Tree	Green Giant Arborvitae, Pine, Spruce	6' Height



NOTE: USE SHREDDED BARK MULCH ONLY



NOTICE
This drawing is the property of A. Waldbart and Sons Nursery. Each plan formulated by our firm involves original thought and ideas; therefore, we reserve the copyright to any design prepared by our staff. Use of this plan and/or any portion thereof for competitive bids, pricing, or related purposes is illegal without our written permission.

895-4589

A. WALDBART AND SONS
Nursery
Established 1872

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

Caballo Farms Addition
McBride Homes

PROJECT # 979

Date 04/20/26

Revised 04/21/26

Sheet L-2.00

Scale 1"=40'

Approved

Drawn By NNB