

1. SANITARY SEWER CONNECTIONS SHALL BE AS APPROVED BY DUCKETT CREEK SANITARY DISTRICT. SANITARY LATERALS SHALL BE 6" SDR-26 MINIMUM.

2. STORM WATER SYSTEMS SHALL BE DESIGNED PURSUANT TO THE REQUIREMENTS OF CITY OF O'FALLON AND SHALL DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT.

3. 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.

4. GRADING SHALL BE PER CITY OF O'FALLON STANDARDS.

5. LIGHTING SHALL BE PER CITY OF O'FALLON STANDARDS. STREET LIGHTING TO BE PRIVATE.

6. 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.

7. THE SOURCE OF TOPOGRAPHIC INFORMATION: LIDAR

8. ALL SIDEWALKS SHALL BE 4' WIDE MINIMUM AND COMPLY WITH CITY OF O'FALLON AND ADA STANDARDS.

9. THIS PLAT IS NOT FOR RECORD.

10. 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.

11. REQUIRED 10' WIDE PERMANENT UTILITY EASEMENTS ALONG ALL RIGHTS-OF-WAY WILL BE PROVIDED ON RECORD PLAT.

12. 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.

13. ALL NEW UTILITIES SHALL BE LOCATED UNDERGROUND.

14. ALL SUBDIVISION MONUMENTS, IDENTIFICATION SIGNAGE AND/OR DIRECTIONAL SIGNAGE SHALL BE REVIEWED AND PERMITTED SEPERATELY.

15. THIS SUBDIVISION WILL MEET ARTICLE 13, PERFORMANCE STANDARDS.

16. THIS PLAN IS IN SUBSTANTIAL CONFORMANCE WITH THE 2021 COMPREHENSIVE PLAN.

17. ALL STORM INFRASTRUCTURE IN COMMON GROUND OR LEADING TO/FROM COMMON GROUND WILL BE PRIVATE.

18. ALL UTILITIES ALONG SIDE YARD LOT LINES SHALL BE COVERED BY A 15 FOOT WIDE EASEMENT CORRIDOR.

19. ALL DETENTION BASINS SHALL BE ACCESSIBLE BY VEHICLE FOR MAINTENANCE AND INSPECTION.

20. NO PROPOSED LANDSCAPING SHALL BE WITHIN 5' OF UNDERGROUND UTILITIES.

21. EXISTING AND PROPOSED CONTOURS ARE DRAWN AT 2' INTERVALS.

22. EXISTING GALLOP LANE SHALL BE VACATED AND ALL GRAVEL/PAVING SHALL BE REMOVED.

23. MAIL SERVICE SHALL BE PROVIDED THROUGH THE CENTRALIZED KIOSKS LOCATION WITHIN THE CABALLO DEVELOPMENT.

1. GROSS AREA OF SITE: 6.08 ACRES

2. CURRENT ZONING: R-1 PUD (CITY OF O'FALLON)

3. PRELIMINARY DEVELOPMENT DATA:

DENSITY CALCULATION:

GROSS AREA:	6.08 AC.
(-) PROPOSED RIGHT-OF-WAY:	0.73 AC.
(-) DETENTION:	0.37 AC.
(-) TOTAL COMMON GROUND (EXC. DETENTION):	2.96 AC.
(+) PORTION OF COMMON GROUND AS AMENITIES OR DEVELOPABLE OPEN SPACE:	2.96 AC.
NET AREA:	4.98 AC.

4.98 AC. * 43,560 / 10,000 S.F. = 21.69 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: 3.33 AC. (54.7%)

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-S008-00-0005.600
ADDRESS: 74 GALLOP LANE

CABALLO FARMS INC.
DEED BOOK 2260, PAGE 2016
PARCEL ID:
4-0038-S007-00-0005.200
ADDRESS: NONE LISTED

MCBRIDE LAND GROWTH, LLC
7415 NORTH OUTER FORTY ROAD
CHESTERFIELD, MISSOURI 63005

MIN. LOT WIDTH	52 FT.
AVERAGE LOT SIZE	6,239 SQ.FT.
MINIMUM LOT	5,801 SQ.FT.
MAXIMUM LOT	7,254 SQ.FT.

LOT #	LOT SIZE
278B	5,801 Sq. Ft.
289B	5,813 Sq. Ft.
277B	5,966 Sq. Ft.
290B	5,977 Sq. Ft.
279B	6,055 Sq. Ft.
280B	6,251 Sq. Ft.
281B	6,264 Sq. Ft.
282B	6,264 Sq. Ft.
283B	6,264 Sq. Ft.
284B	6,264 Sq. Ft.

$$14 \text{ UNITS} \times 100 \text{ GALLONS/DAY} \times 3.7 \text{ PERSONS/UNIT} = \underline{5,180 \text{ GALLONS/DAY}}$$

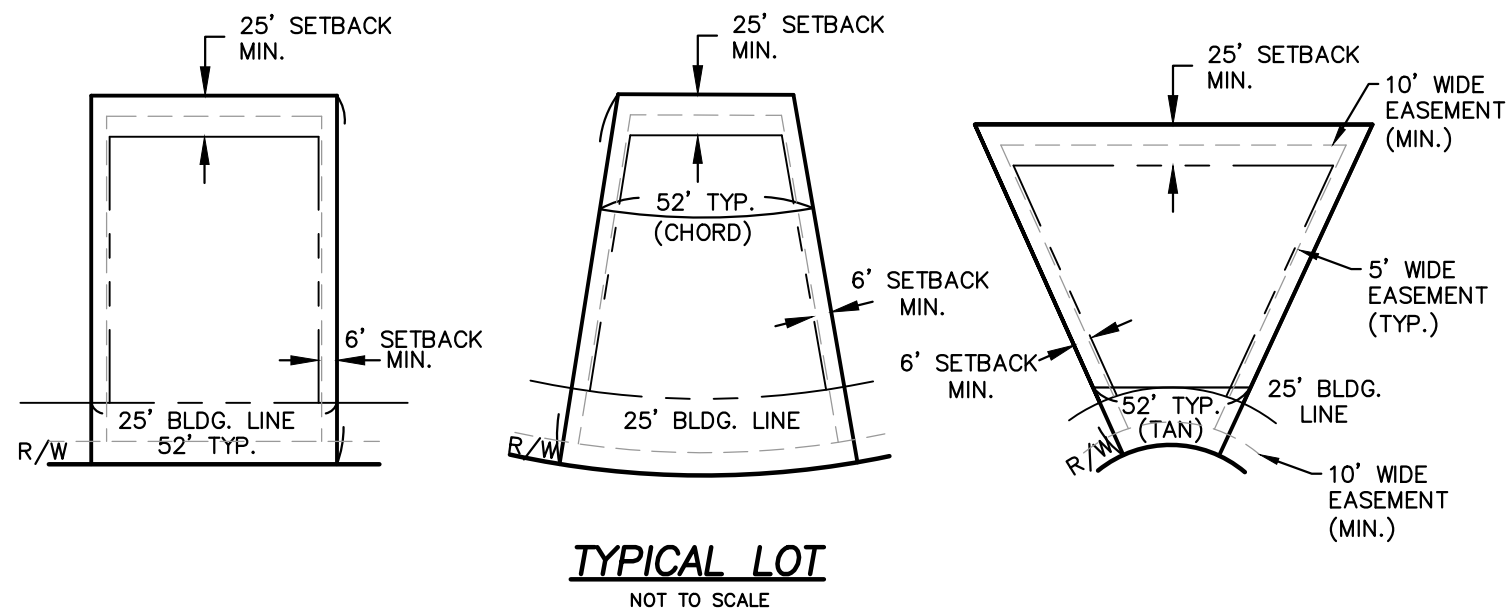
FRONT YARD = 25 FT.
SIDE YARD = 6 FT.
REAR YARD = 25 FT.

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

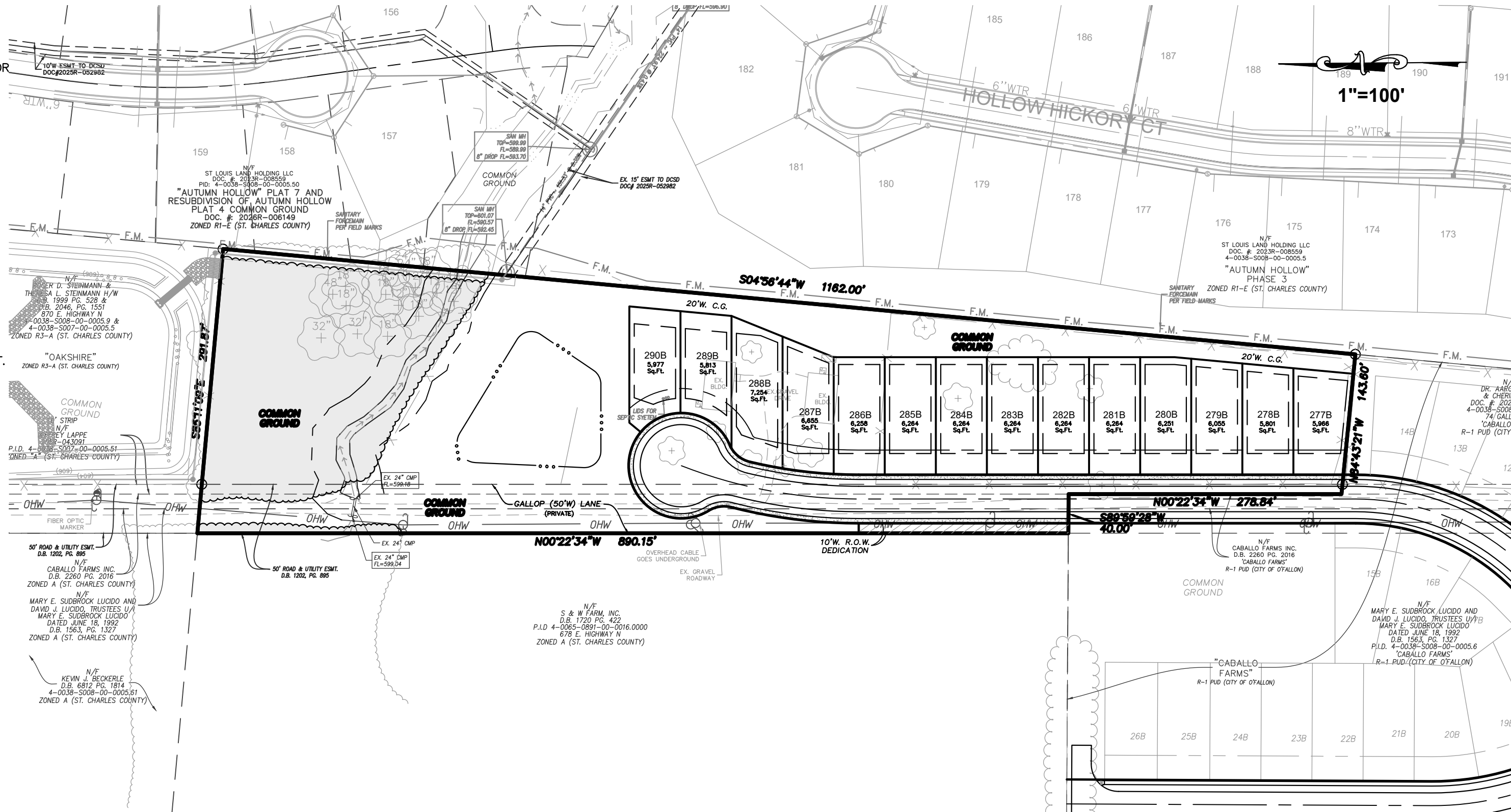
EXISTING TREES = 1.24 ACRES
TREES REMOVED = 0.05 ACRES
TREES SAVED = 1.19 ACRES (95%)
TREES REQUIRED TO BE SAVED = 0.24 ACRES (20%)
NO PLANTING MITIGATION REQUIRED.
COMPLIED WITH CHAPTER 402, SECTION 402.040

REQUIRED: (2.0 SPACES/UNIT)x 14 UNITS= 28 SPACES

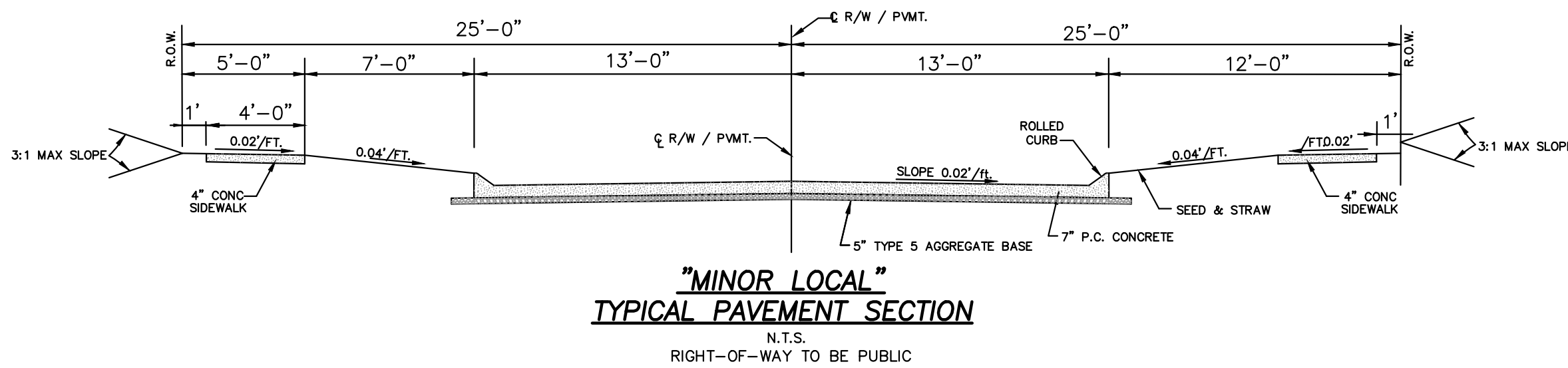
SPACES PROVIDED: 28 GARAGE SPACES
 28 DRIVEWAY SPACES
 56 TOTAL SPACES PROVIDED



Final Plan



A TRACT OF LAND BEING SITUATED IN PART OF FRACTIONAL SECTION 8, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

SANITARY SEWER
DUCKETT CREEK
3550 HWY K
O'FALLON, MO 63368
CONTACT:

WATER
PWS #2
100 WATER DR.
O'FALLON, MO 63368
CONTACT:

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

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

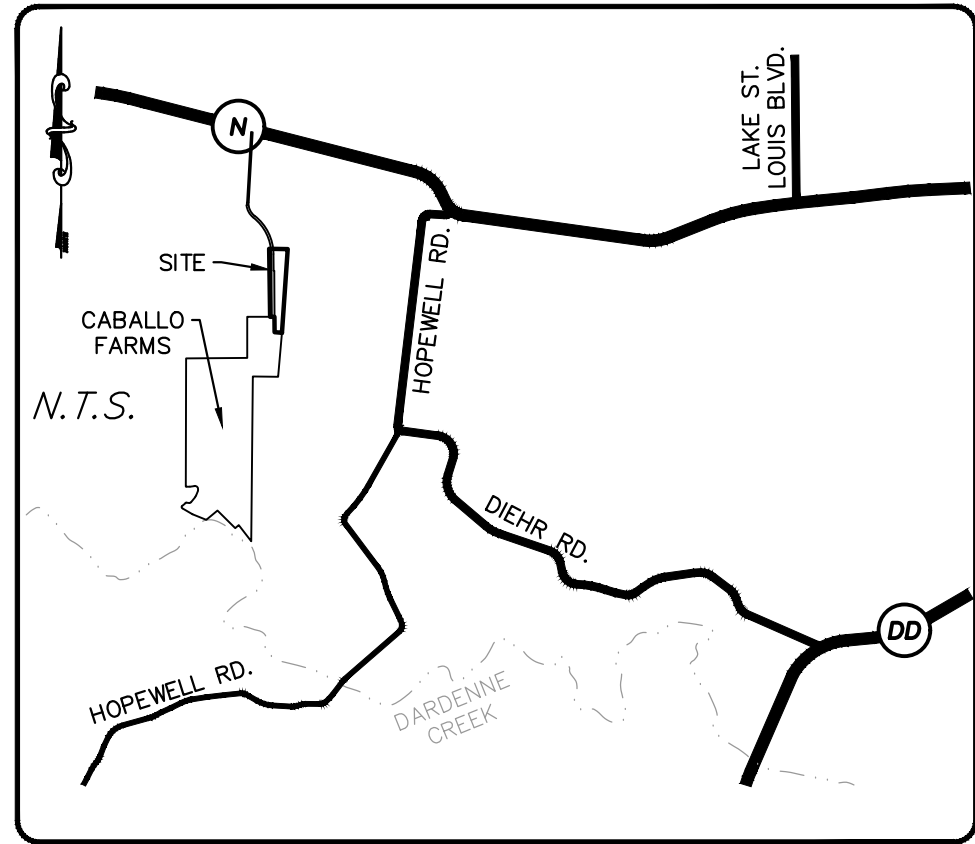
CENTRAL ELECTRIC POWER
COOPERATIVE
2106 JEFFERSON STREET
JEFFERSON CITY MO 65102
573-761-2860

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 LEUTKENHAUS BLVD.
WENTZVILLE, MO 63385
636-327-6239



N.T.S.

EXISTING		LEGEND		PROPOSED	
542		CONTOURS		(542)	
X.536		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			
		WATER MAIN & SIZE			
		TELEPHONE			
		ELECTRIC (U) UNDERGROUND			
		ELECTRIC (O) OVERHEAD			
		FLOW LINE			
		TO BE REMOVED			
		TOP OF CURB			
		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 "★" WITH THE LOT NUMBER INDICATES A LOT WHICH IS MORE
SUSCEPTIBLE TO STREET MOVEMENT.

1.1 COVER SHEET
2.1 PRELIMINARY SITE / GRADING PLAN
L-1 LANDSCAPE PLAN

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF ST. CHARLES COUNTY, MISSOURI, UNINCORPORATED AREAS (COMMUNITY PANEL NUMBERS 29183C0215G, DATED JANUARY 20, 2016), THIS PROPERTY LIES OUTSIDE THE SPECIAL FLOOD HAZARD AREA.

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF JUNE, 2026, AT THE REQUEST
MCBRIDE LAND GROWING, LLC, PREPARED A FINAL 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

MSD Base Map
MSD P #
Highway & Traffic #[illegible]

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

THE STERLING CO.
ENGINEERS & SURVEYORS

St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com
Corporate Certificate of Authority #0013

Caballo Farms Addition

FINAL PLAN
COVER SHEET

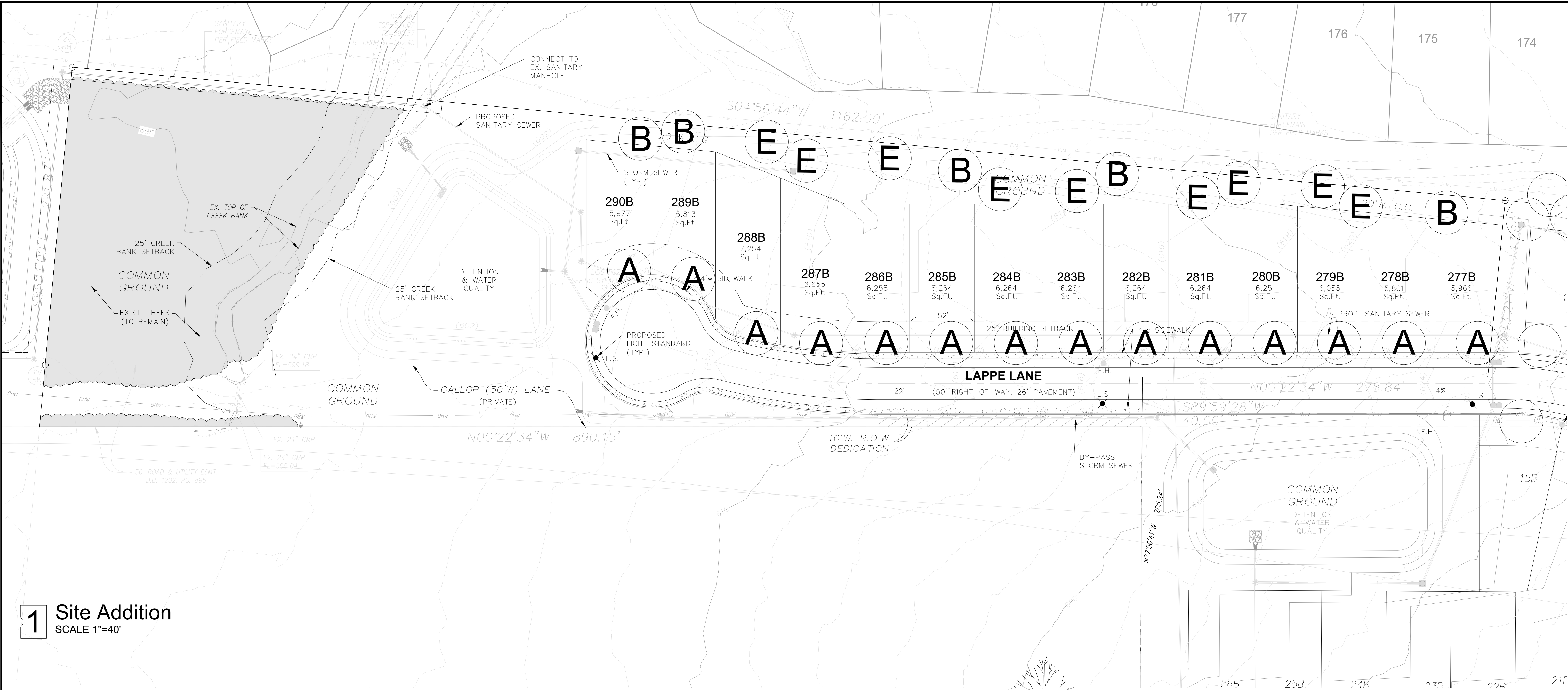


PRELIMINARY PLAN
Date: 7-21-2026
MICHAEL G. BOERDING
License No. E-28643
Professional Engineer

Job Number
26-02-028

Date July 21, 2026

Designed:	Sheet 1.1
Drawn:	
Checked:	FINAL

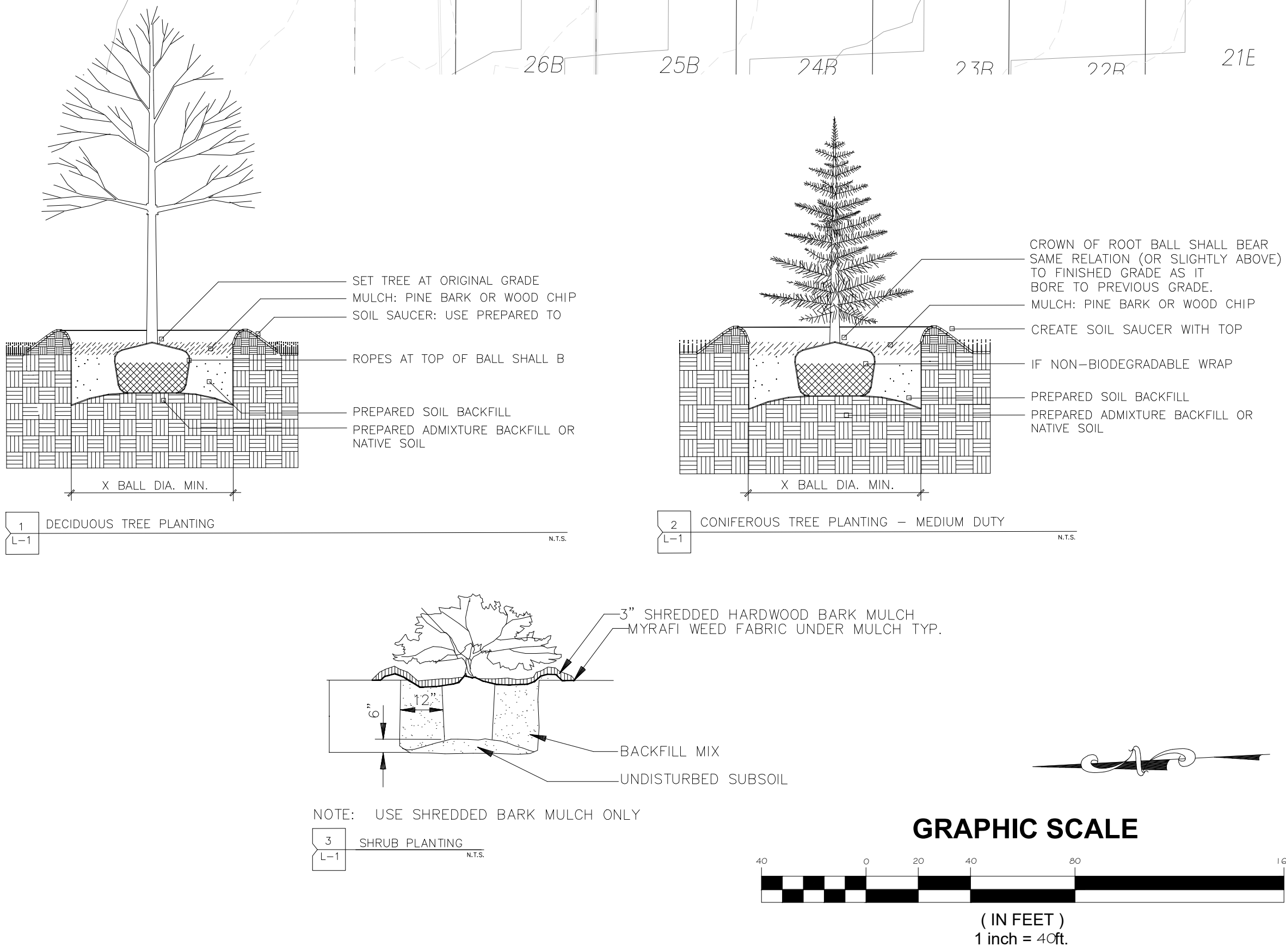


1 Site Addition
SCALE 1"=40'

PLANTING LEGEND					
ID	QTY	COMMON NAME	BOTANICAL NAME	SIZE	MATURE HEIGHT
TREES					
A	14	Street Tree	Maple, Locust, London Plane, Zelkova	2" Caliper	45 feet or taller
B	5	Shade Tree	Maple, Oak, London Plane	2" Caliper	45 feet or taller
E	9	Evergreen Tree	Green Giant Arborvitae, Pine, Spruce	6' Height	45 feet or taller

- Landscape Notes : City of O'Fallon, Section 402.110. Tree Standards Along A Roadway.**
- A. Minor Residential/Local Access Road.
 - 1. One (1) tree shall be located in the front yard of every lot, unless on a corner lot in which case a tree shall be located on the frontage of each side as required per the zoning district.
 - 2. No trees are to be located within the right-of-way, following the standards set forth in this Chapter.
 - 3. Unless otherwise approved as part of a development plan, trees are to be no closer than fifteen (15) feet to the back of curb and not within five (5) feet of an underground utility or lateral line.

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.



PROJECT # 979

Caballo Farms Addition

McBride Homes

895-4589

A. WALDBART AND SONS

SA Nursery

Established 1872

Landscape Designers, Landscape Contractors & Nurserymen

1420 Teson Rd., Hazelwood, MO 63042

Date	04/20/26	Revised	04/21/26	Sheet	L-2.00
Scale	1"=40'	Approved	06/29/26	Drawn By	NNB