

Project Name

CIRCLE T  
RANCH -  
FRONT 44

## Issue Title

## DEVELOPMENT PLAN

### Issue / Addenda / Revisions

[illegible]

Seal

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SALVADOR IMPASTATO  
LANDSCAPE ARCHITECT  
TEXAS LIC. #

XXX/XXX/XXX

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Drawing Title

## SHEET INDEX

Issue Date: 04/01/2025  
Project No: 23119  
Reviewed By: SI  
Drawn By: JP

Sheet No. \_\_\_\_\_

# L000

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Project Name

CIRCLE T  
RANCH -  
FRONT 44

Issue Title

DEVELOPMENT PLAN

Issue / Addenda / Revisions

| # | Date | Description |
|---|------|-------------|
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SALVADOR IMPASTATO  
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03/26/2024

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Drawing Title

GENERAL NOTES &  
MATERIAL LEGEND

Issue Date: 04/01/2025  
Project No: 23119  
Reviewed By: SI  
Drawn By: JP

Sheet No.

L001

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|   |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|---|---|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5 | E | GENERAL NOTES:<br><div>1. Warning!!!!!!! Call before you dig!!!!!! Toll free 811</div> <div>2. Written dimensions prevail over scaled dimensions. Notify landscape architect of any discrepancies.</div> <div>3. The contractor bears all responsibility for verifying all underground utilities, pipes, structures, and line runs in the field prior to construction. Any damage to utilities that are to remain shall be repaired immediately at no expense to the owner. landscape architect assumes no responsibility for any not shown on plans.</div> <div>4. The locations of existing utilities as shown on these plans are approximate. There may be other underground utilities within the project area that are not shown.</div> <div>5. All proposed and finished grades are based on information provided by the owner's survey and/or civil engineer. any discrepancies in actual field measurements are to be reported to the landscape architect immediately.</div> <div>6. Contractor is responsible for all quantities per drawings and specifications. Any quantities provided by landscape architect are provided for convenience only contractors are to bid their own verified quantities. Notify landscape architect of any discrepancies.</div> <div>7. Easements setbacks, building, curb and gutter, underground utilities have been supplied to landscape architect by the project civil engineer. Refer to civil engineers drawings for additional information.</div> <div>8. Studio Outside assumes no responsibility for damages, liabilities, or cost resulting from changes or alterations made to the plan without the express written consent of Studio Outside.</div> <div>9. Prior to commencement of hardscape construction, all piers, footings, and walls are to be surveyed, laid out, and staked in field for review by landscape architect. contractor shall assume responsibility for any demolition, adjustments, or reconstruction resulting from unauthorized construction activities.</div> <div>10. Design-build fountain contractor to provide all design &amp; engineering for pool and fountain to include all MEP and structure design.</div> <div>TREE PROTECTION NOTES:<div>1. All trees which are to remain on site shall be protected with a (4') tall brightly colored plastic fence, or silt fence, placed at the drip line of trees.</div><div>2. Prior to the obtaining a grading permit, all tree markings and protective fencing shall be installed by the owner and shall be inspected by the landscape architect.</div><div>3. No equipment shall be cleaned, or harmful liquids deposited within the limits of the root zone of trees which remain on site.</div><div>4. No signs, wires, or other attachments shall be attached to any tree to remain on site.</div><div>5. Vehicular and construction equipment shall not park or drive within the limits of the drip line.</div><div>6. Grading changes in excess of 3 inches (cut or fill) shall not be allowed within a root zone, unless adequate tree preservation methods are approved by the landscape architect.</div><div>7. No trenching shall be allowed within the drip-line of a tree unless approved by the city.</div><div>8. All removed trees shall be chipped and used for mulch on site of hauled off-site.</div><div>9. All tree maintenance techniques shall be in conformance with American national standards for tree care operations, ansi a300 industry identified standards. improper or malicious pruning techniques are strictly prohibited.</div></div> | D | SYMBOLS LEGEND (CONT'D):<br><div><div>LABELS</div><div><div></div>POINT OF BEGINNING</div><div><div></div>ELEVATION REFERENCE</div><div><div></div>SECTION REFERENCE</div><div><div></div>DETAIL REFERENCE</div><div><div></div>DETAIL REFERENCE</div><div><div></div>MATERIAL MATERIAL REFERENCE</div><div><div></div>SPOT GRADE</div><div><div></div>ENLARGEMENT REFERENCE</div><div><div></div>SLOPE LAWN AREA</div><div><div></div>SLOPE HARDSCAPE AREA</div><div><div>LINE TYPES</div><div></div>CENTER LINE</div><div><div></div>LIMIT OF WORK</div><div><div></div>MATCHLINE</div><div><div></div>EXPANSION JOINT</div><div><div></div>CONTROL JOINT</div><div><div></div>STEEL EDGING</div><div><div></div>GRADE BREAK</div><div><div></div>PERFORATED PIPE</div><div><div></div>SOLID PVC PIPE</div></div> |
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ABBREVIATIONS

AD = AREA DRAIN  
BS = BOTTOM STEP  
BR = BOTTOM OF RAMP  
BW = BOTTOM OF WALL  
CB = CATCH BASIN  
CJ = CONTROL JOINT  
CL = CENTER LINE  
EJ = EXPANSION JOINT  
GB = GRADE BREAK  
HP = HIGH POINT  
LP = LOW POINT  
LOW = LIMIT OF WORK  
PA = PLANTING AREA  
PD = AREA DRAIN (PLANTING)  
POB = POINT OF BEGINNING  
TC = TOP OF CURB  
TF = TOP OF FOOTING  
TR = TOP OF RAMP  
TS = TOP STEP  
TW = TOP OF WALL  
WS = WATER SURFACE ELEVATION

\* THE ABOVE LIST IS PROVIDED FOR REFERENCE AND MAY NOT BE COMPLETE. (REF. TO SPECS. FOR ALL SUBMITTAL REQUIREMENTS.)

SHOP DRAWING, SAMPLES, MOCK-UPS:

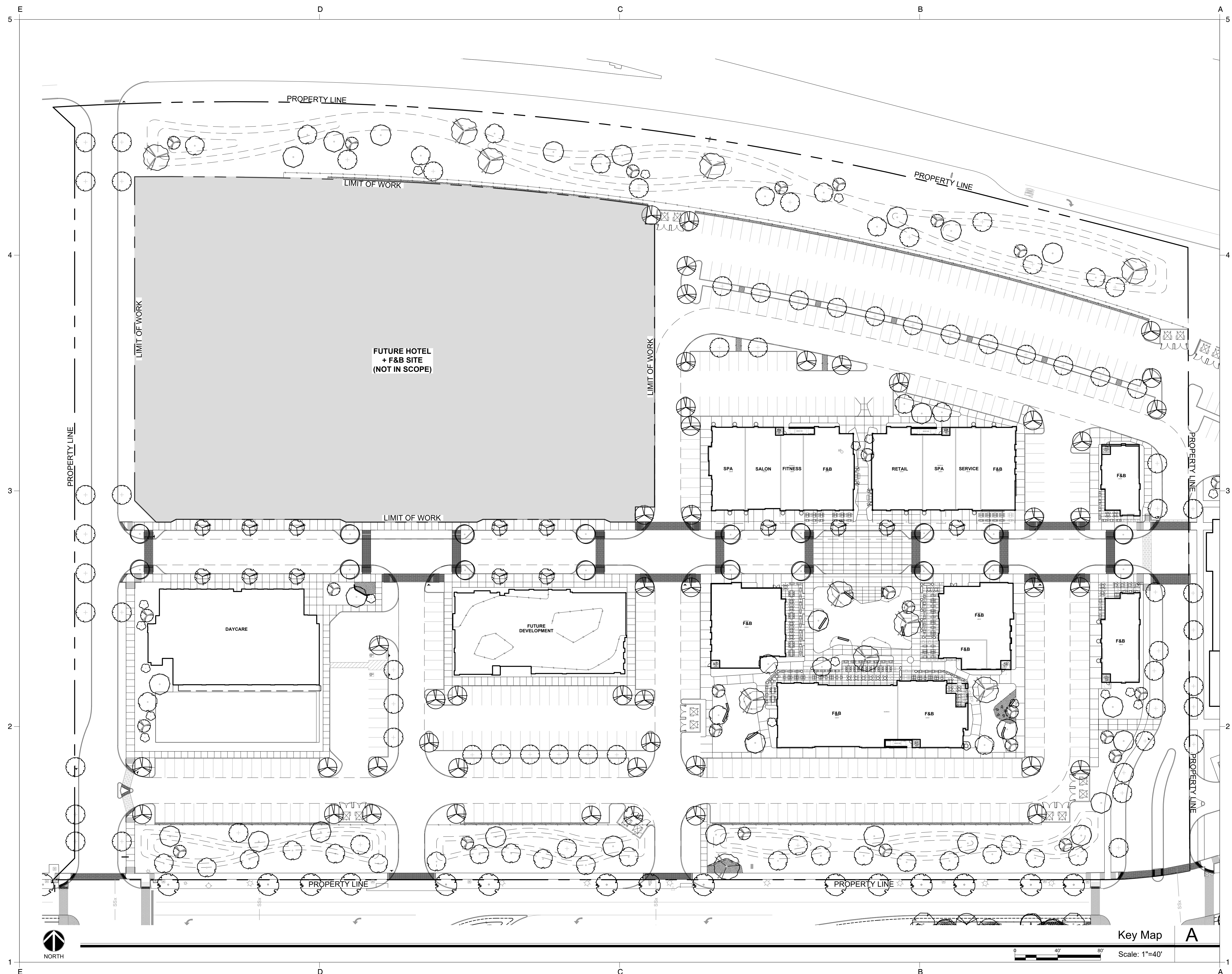
|                                       | CUT SHEETS | PHOTOS | SHOP DRAWINGS | SAMPLE | MOCK-UP |
|---------------------------------------|------------|--------|---------------|--------|---------|
| CONCRETE PAVING (ALL COLORS/FINISHES) | ●          |        |               | ●      | ●       |
| CONCRETE PAVERS (ALL TYPES/COLORS)    | ●          |        |               | ●      | ●       |
| CONCRETE WALLS & SEATING              |            |        | ●             | ●      | ●       |
| STONE PAVERS (ALL TYPES/FINISHES)     |            |        |               | ●      | ●       |
| STONE WALLS (ALL TYPES/FINISHES)      |            |        | ●             | ●      | ●       |
| METAL                                 | ●          |        | ●             | ●      |         |
| SITE FURNISHINGS (ALL TYPES)          | ●          | ●      |               |        |         |
| BIKE RACK                             | ●          |        |               |        | ●       |
| TREES & PLANTS                        |            | ●      |               |        |         |
| IRRIGATION SYSTEM & EQUIPMENT         | ●          |        | ●             |        |         |
| TRENCH & AREA DRAIN GRATES            | ●          | ●      |               | ●      |         |
| EXPANSION JOINT SEALANT               | ●          |        |               | ●      | ●       |



CIRCLE T  
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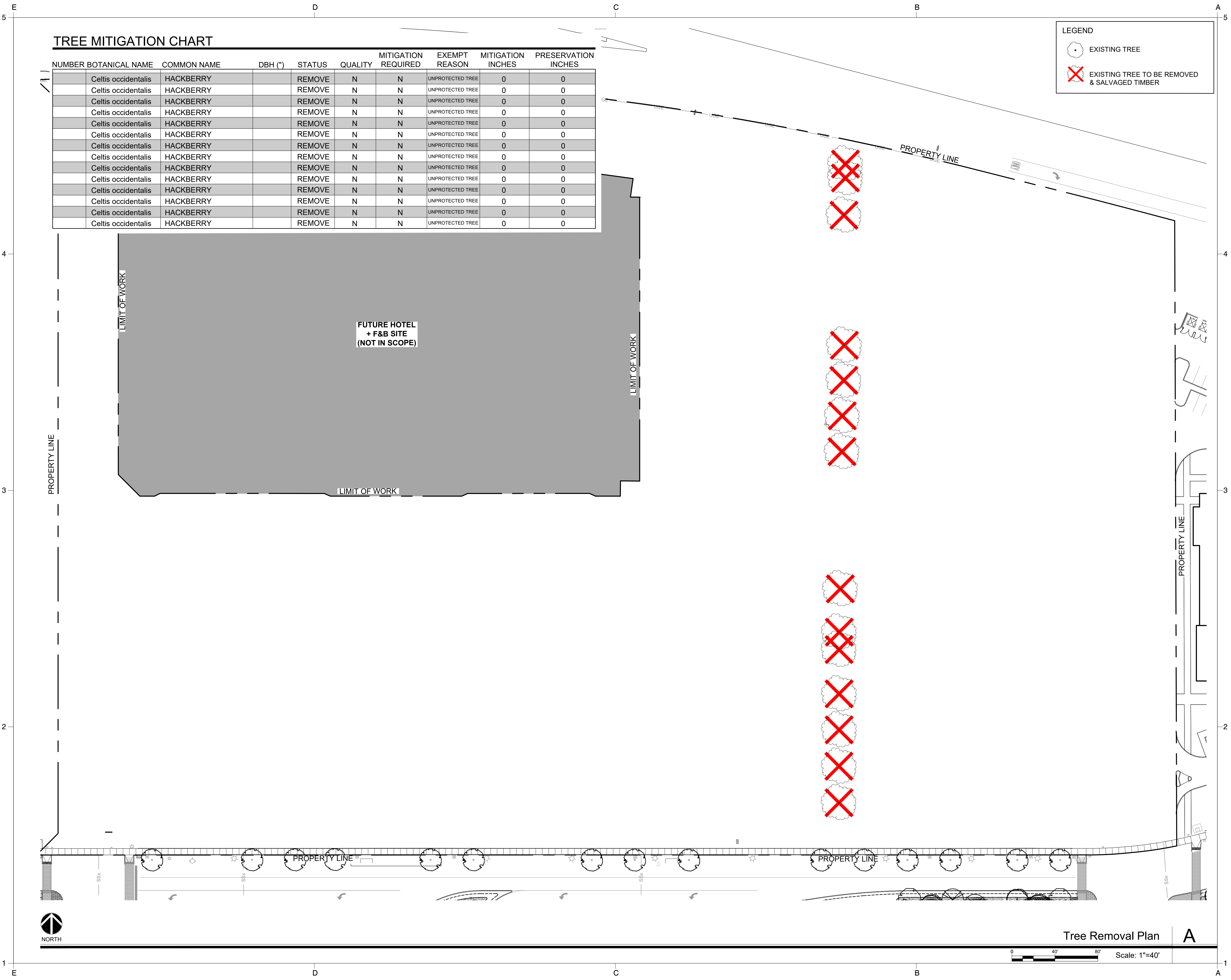
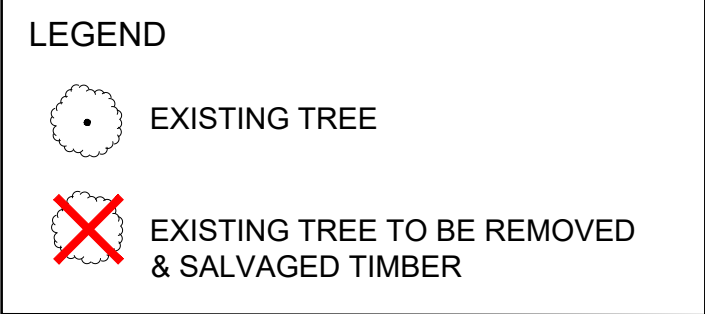
CIRCLE T  
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[illegible]

3/26/2024

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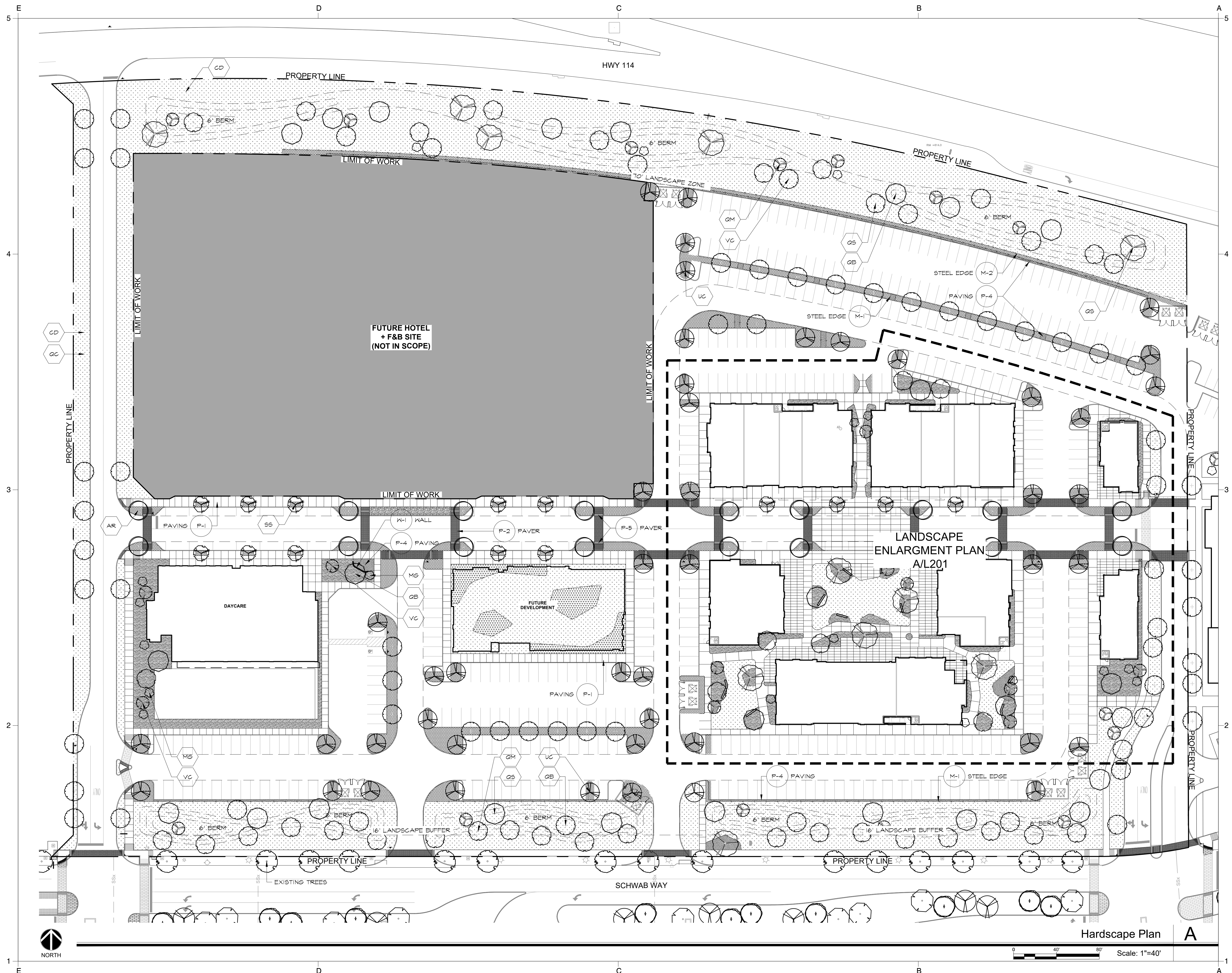
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CIRCLE T  
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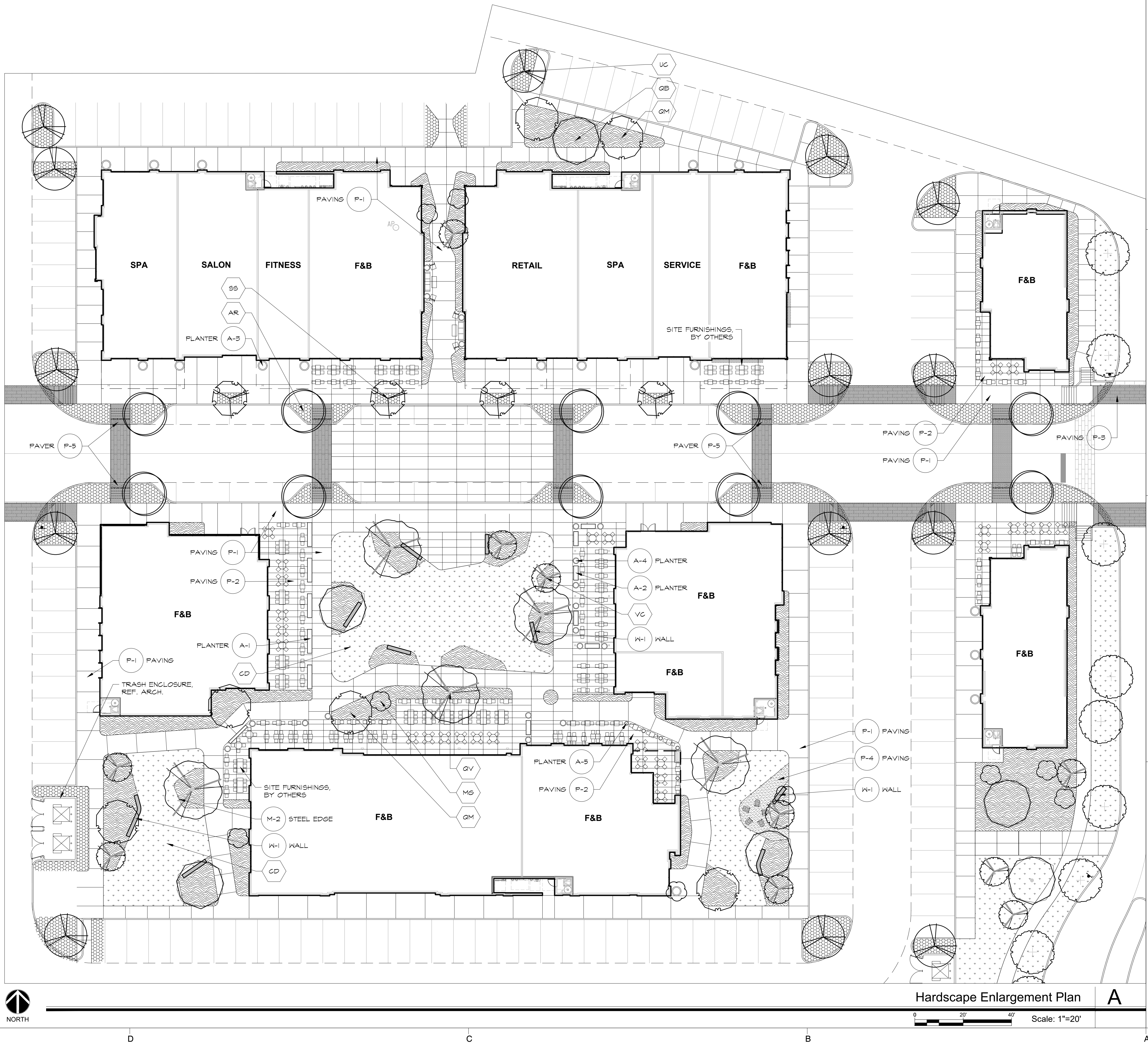




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[illegible]

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03/26/2024

Drawing Title

## PLANT LEGEND, CALCULATIONS & DETAILS

# L500

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| PLANT LEGEND:                                                                         |             |                                                                         |              |                |                |                 |                                                                           |
|---------------------------------------------------------------------------------------|-------------|-------------------------------------------------------------------------|--------------|----------------|----------------|-----------------|---------------------------------------------------------------------------|
| PLANT SYM.                                                                            | PLANT ABBR. | BOTANICAL NAME<br>COMMON NAME                                           | MINIMUM SIZE | MINIMUM HEIGHT | MINIMUM SPREAD | MINIMUM SPACING | COMMENTS                                                                  |
| TREES                                                                                 |             |                                                                         |              |                |                |                 |                                                                           |
|    | AR          | ACER RUBRUM<br>RED MAPLE                                                | 4"<br>CAL.   | 16'-0"         | 6'-0"          | -               | NURSERY GROWN, MULTI-TRUNK (3MIN.), WELL BRANCHED, FULL ON ALL SIDES      |
|    | MG          | MAGNOLIA GRANDIFLORA 'LITTLE GEM'<br>LITTLE GEM DWARF SOUTHERN MAGNOLIA | 3"<br>CAL.   | 6'-0"          | 3'-0"          | -               | NURSERY GROWN, STANDARD, CENTRAL LEADER, WELL BRANCHED, FULL ON ALL SIDES |
|    | QB          | QUERCUS BUCKLEYI<br>TEXAS RED OAK                                       | 5"<br>CAL.   | 18'-0"         | 6'-0"          | -               | NURSERY GROWN, MULTI-TRUNK (3MIN.), WELL BRANCHED, FULL ON ALL SIDES      |
|   | QM          | QUERCUS MACROCARPA<br>BUR OAK                                           | 3"<br>CAL.   | 15'-0"         | 5'-0"          | -               | NURSERY GROWN, STANDARD, CENTRAL LEADER, WELL BRANCHED, FULL ON ALL SIDES |
|  | QV          | QUERCUS VIRGINIANA<br>SOUTHERN LIVE OAK                                 | 7"<br>CAL.   | 20'-0"         | 10'-0"         | -               | NURSERY GROWN, STANDARD, CENTRAL LEADER, WELL BRANCHED, FULL ON ALL SIDES |
|  | QS          | QUERCUS VIRGINIANA 'SOLN'<br>CATHEDRAL LIVE OAK                         | 3"<br>CAL.   | 15'-0"         | 5'-0"          | -               | NURSERY GROWN, STANDARD, CENTRAL LEADER, WELL BRANCHED, FULL ON ALL SIDES |
|  | SS          | SOPHORA SECUNDIFLORA<br>TEXAS MOUNTAIN LAUREL                           | 45<br>GAL.   | 10'-0"         | 5'-0"          | -               | NURSERY GROWN, MATCHED, WELL BRANCHED, FULL STRONG CENTRAL LEADER         |
|  | UC          | ULMUS CRASSIFOLIA<br>CEDAR ELM                                          | 3"<br>CAL.   | 15'-0"         | 5'-0"          | -               | NURSERY GROWN, STANDARD, CENTRAL LEADER, WELL BRANCHED, FULL ON ALL SIDES |
|  | VC          | VITEX AGRUS-CASTUS<br>CHASTE TREE                                       | 45<br>GAL.   | 8'-0"          | 3'-0"          | -               | NURSERY GROWN, MATCHED, WELL BRANCHED, FULL STRONG CENTRAL LEADER         |
| SHRUBS, GRASSES, GROUND COVERS                                                        |             |                                                                         |              |                |                |                 |                                                                           |
|  |             | ENHANCED PLANTING MIX                                                   |              |                |                |                 | CONTAINER GROWN, WELL ROOTED                                              |
|  |             | ANDROPOGON GERARDII<br>BIG BLUESTEM                                     |              |                |                |                 | CONTAINER GROWN, WELL ROOTED                                              |
|  |             | BOUQUET OF FLOWERS<br>SIDE OATS GRAMA                                   |              |                |                |                 | CONTAINER GROWN, WELL ROOTED                                              |
|  |             | HESPERALOE PARVIFLORA 'CORAL GLOW'<br>CORAL GLOW RED YUCCA              |              |                |                |                 | CONTAINER GROWN, WELL ROOTED                                              |
|  |             | HYMENOCALLIS LIRIOSME<br>SPIDER LILY                                    |              |                |                |                 | CONTAINER GROWN, WELL ROOTED                                              |
|  |             | LEUCOPHYLLUM FRUTESCENS 'BERSTAR DWARF'<br>BERSTAR DWARF TEXAS SAGE     |              |                |                |                 | CONTAINER GROWN, WELL ROOTED                                              |
|  |             | LIRIOPE MUSCARI 'SILVER DRAGON'<br>SILVER DRAGON LILYTURF               |              |                |                |                 | CONTAINER GROWN, WELL ROOTED                                              |
|  |             | MALVAVISCUS ARBOREUS<br>GIANT TURK'S CAP                                |              |                |                |                 | CONTAINER GROWN, WELL ROOTED                                              |
|  |             | MULLENBERGIA CAPILLARIS<br>PINK MUHLY GRASS                             |              |                |                |                 | CONTAINER GROWN, WELL ROOTED                                              |
|  |             | MYRTICA CERIFERA 'PUMILA'<br>DWARF WAX MYRTLE                           |              |                |                |                 | CONTAINER GROWN, WELL ROOTED                                              |
|  |             | OPUNTIA ELLISIANA<br>SPINELESS PRICKLY PEAR                             |              |                |                |                 | CONTAINER GROWN, WELL ROOTED                                              |
|  |             | OPHIOPOGON JAPONICUS<br>MONDO GRASS                                     |              |                |                |                 | CONTAINER GROWN, WELL ROOTED                                              |
|  |             | PARKING LOT ISLAND MIX                                                  |              |                |                |                 | CONTAINER GROWN, WELL ROOTED                                              |
|  |             | AGAVE OVATIFOLIA 'FROSTY BLUE'<br>FROSTY BLUE WHALE'S TONGUE AGAVE      |              |                |                |                 | CONTAINER GROWN, WELL ROOTED                                              |
|  |             | BOUQUET OF FLOWERS<br>SIDE OATS GRAMA                                   |              |                |                |                 | CONTAINER GROWN, WELL ROOTED                                              |
|  |             | ILEX CORNUTA 'BURFORDII NAN'<br>DWARF BURFORD HOLLY                     |              |                |                |                 | CONTAINER GROWN, WELL ROOTED                                              |
|  |             | OPUNTIA ELLISIANA<br>SPINELESS PRICKLY PEAR                             |              |                |                |                 | CONTAINER GROWN, WELL ROOTED                                              |
|  |             | ROSMARINUS OFFICINALIS 'PROSTRATUS'<br>DWARF ROSEMARY                   |              |                |                |                 | CONTAINER GROWN, WELL ROOTED                                              |
|  |             | YUCCA PALLIDA<br>PALE-LEAF YUCCA                                        |              |                |                |                 | CONTAINER GROWN, WELL ROOTED                                              |
|  |             | YUCCA RECURVIFOLIA<br>SOFT LEAF YUCCA                                   |              |                |                |                 | CONTAINER GROWN, WELL ROOTED                                              |
|  |             | WILDFLOWER MIX                                                          |              |                |                |                 | CONTAINER GROWN, WELL ROOTED                                              |
|  | CD          | CYNODON DACTYLON<br>COMMON BERMUDA GRASS                                |              |                |                |                 | WEED & PEST FREE, REFER. SPECS                                            |