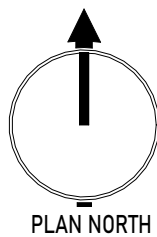
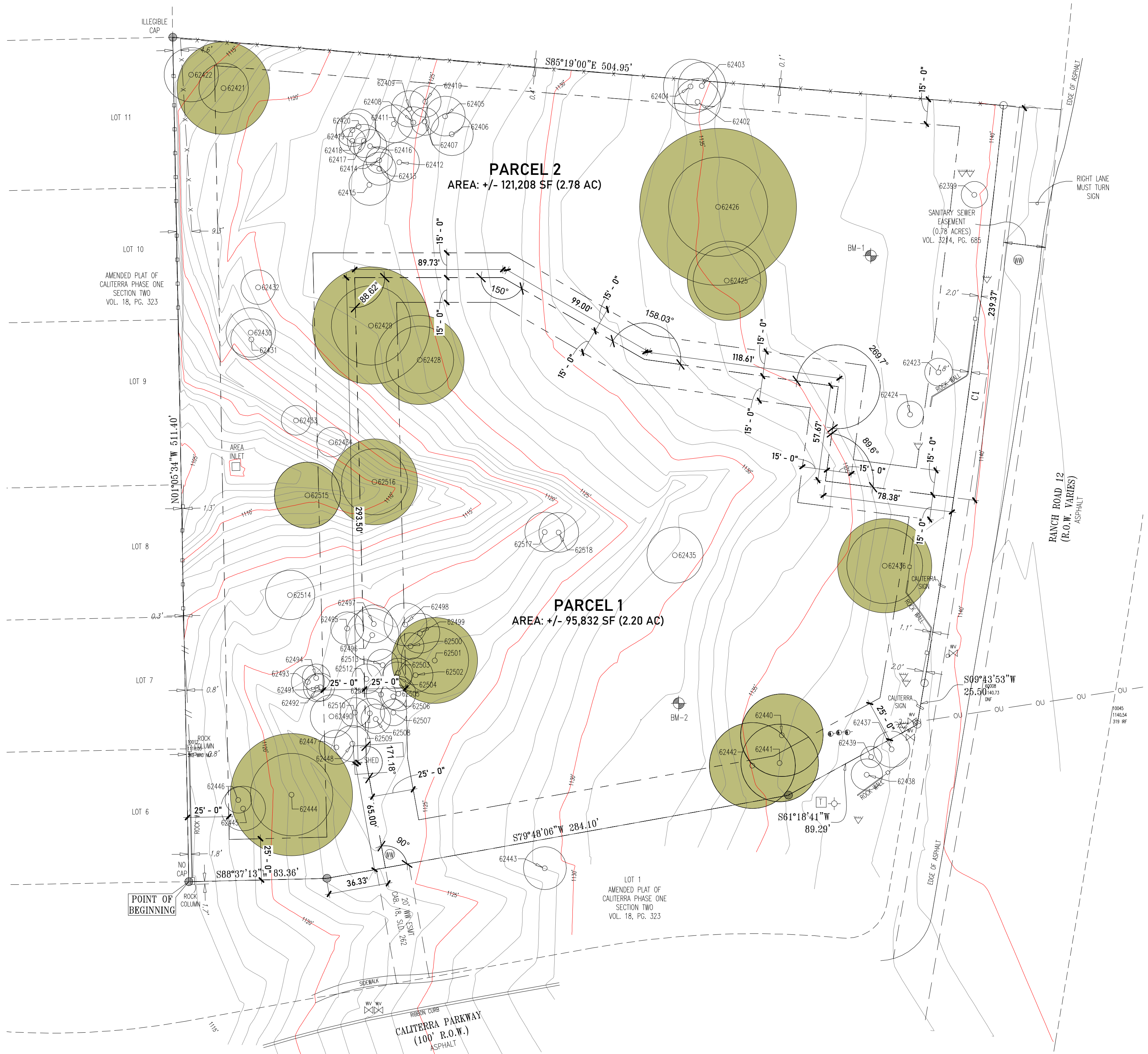


F1

PROPERTY PLAN
1" = 40'-0"



GENERAL SHEET NOTES

- ALL SITE INFORMATION INCLUDING, BUT NOT LIMITED TO, PROPERTY LINES, METES & BOUNDS, CONTOURS, EXISTING BUILDINGS, EASEMENTS, TREES, WALKS, DRIVES, FENCES, ETC., TAKEN FROM SURVEY BY:

CARLSON, BRIGANCE & DOERING, INC.
5501 West William Cannon
Austin, Texas 78749
512-280-5160
- IF THE CONTRACTOR FINDS ANY DISCREPANCY BETWEEN EXISTING CONDITIONS AND THOSE WHICH ARE SHOWN ON THE PLANS, HE SHALL IMMEDIATELY CONTACT THE ARCHITECT.
- THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH ALL UTILITY ENTITIES TO LOCATE AND MARK ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS.
- MAKE ALL SLOPES OF WALKS AND DRIVES COMPLY WITH FINISH ELEVATION SHOWN ON CIVIL DRAWINGS. THE LINE OF SLOPE SHALL FORM STRAIGHT LINES BETWEEN FINISH ELEVATIONS WHEN POSSIBLE AND GRADING CONTOURS WHEN STRAIGHT LINES ARE NOT POSSIBLE. VERIFY ALL ELEVATIONS AND DIMENSIONS WITH DESIGNER ON JOB. REF. CIVIL.
- ALL WALKS AND PLAZAS SHALL BE REINFORCED CONCRETE -REF. CIVIL FOR DETAILS. PROVIDE 1/2" EXPANSION JOINT AS SHOWN BY CIVIL OR AT 25'-0" O.C. MAX. AND AT ALL INSIDE CORNERS. PROVIDE TOOLED CONTROL JOINTS AT 5'-0" O.C.B.W. MAX OR AS SHOWN. SEE CIVIL FOR TYPICAL WALK AND JOINT DETAILS.
- PROVIDE 1/2" EXPANSION JOINT ALONG BUILDING FOUNDATION OR BRICK WHERE CONCRETE WALK IS PRESENT. REF. CIVIL DRAWINGS FOR TYPICAL DETAIL.
- PROVIDE 1/2" EXPANSION JOINT ALONG BACK OF CONCRETE CURB WHERE WALK IS PRESENT. REFER TO CIVIL DRAWINGS FOR CURB DETAILS.
- CONTRACTOR SHALL REMOVE ALL EXISTING OBSTRUCTIONS TO NEW CONSTRUCTION, PAVING, WALKS, AND ALL OTHER SITE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO EXISTING TREES, FENCES, CONCRETE, ROCKS, DEBRIS, POSTS, VEGETATION, UTILITIES (AS NOTED), AND OTHER ITEMS AS NOTED FOR CONSTRUCTION.
- REFER TO ELECTRICAL DRAWINGS FOR OUTDOOR LIGHTING REQUIREMENTS.
- REFER TO CIVIL DRAWINGS FOR SITE GRADINGS PLAN, SITE UTILITY PLAN (INCLUDING FIRE HYDRANT LOCATIONS), EROSION CONTROL PLANS, AND CURB AND PAVING REQUIREMENTS AND DETAILS.
- REFER TO CIVIL SHEETS FOR SITE GRADING CONTOURS. CONTRACTOR SHALL MAKE ALL CUTS AND FILLS REQUIRED TO ACCOMPLISH WORK SHOWN.
- REFER TO CIVIL DRAWINGS FOR THICKNESS AND LOCATIONS OF ALL TYPES OF PAVING.
- FIRE LANE STRIPING SHALL COMPLY WITH AHJ REQUIREMENTS AND NFPA.
- PROVIDE DEDICATED STRUCTURAL 3000 PSI CONCRETE FOUNDATION PAD FOR ALL ON-SITE ELECTRICAL TRANSFORMERS OR EQUIPMENT. IF THE SERVICE PROVIDER HAS SPECIFIC REQUIREMENTS AND/OR SPECIFICATIONS, THEY MUST BE FOLLOWED.
- PROVIDE DEDICATED STRUCTURAL 3000 PSI CONCRETE FOUNDATION PAD FOR ALL ON-SITE GENERATORS INCLUDING ASSOCIATED ENCLOSURES. ALSO PROVIDE FOR ANY OTHER MEP OR MISC. EQUIPMENT.

HERITAGE TREE LIST

NO.	SIZE	TYPE	HERITAGE
62403	11" x 7" MS	LIVE OAK	Y
62421	12" x 7" x 6" MS	LIVE OAK	Y
62425	17" x 7" MS	LIVE OAK	Y
62426	13" x 12" x 12" x 10.5" MS	LIVE OAK	Y
62428	14" x 13" MS	LIVE OAK	Y
62429	13" x 12" x 10.5" MS	LIVE OAK	Y
62436	17" x 11.5" MS	LIVE OAK	Y
62437	11"	PERSIMMON	Y
62440	25"	LIVE OAK	Y
62441	23.5"	LIVE OAK	Y
62442	26"	LIVE OAK	Y
62444	13" x 13" x 11" MS	LIVE OAK	Y
62501	14.5" x 11.5" MS	LIVE OAK	Y
62514	11.5" x 8" MS	LIVE OAK	Y
62515	20"	LIVE OAK	Y
62516	15" x 10" MS	LIVE OAK	Y

Sunland GROUP
505 E. Huntland Dr., Suite 485
Austin | Texas | 78752
T: 512.494.0208
F: 512.494.0406

www.sunlandgrp.com

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PURPOSES

Owner Project No.: 2025 0916

THE PREP SCHOOL OF CALITERRA RANCH

RR 12 & CALITERRA PARKWAY

NO: DATE:

ISSUE DESCRIPTION:

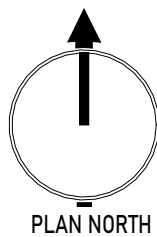
ZONING EXHIBIT - PROPERTY PLAN

DESIGNED	DRAWN	CHECKED
JB	TS	JB
ORIGINAL SHEET SIZE ANSI D22X34	ISSUED FOR CONSTRUCTION DATE	REVISION NO.
PROJECT STATUS ZONING		
2024-XX		
PROJECT NUMBER		SHEET NUMBER

C-1



F1 SITE PLAN
1" = 40'-0"



SITE LAYOUT NOTES

PARCEL 1:

PARCEL AREA = +/- 95,832 SF (2.20 ACRES)
IMPERVIOUS COVER AREA = +/- 52,832 SF
IMPERVIOUS COVER PERCENTAGE = +/- 55.1%
BUILDING FOOTPRINT = +/- 13,818 SF
TOTAL PARKING SPACES = 44
ADA PARKING SPACES = 2

PARCEL 2:

PARCEL AREA = +/- 121,208 SF (2.78 ACRES)
IMPERVIOUS COVER AREA = +/- 21,849 SF
IMPERVIOUS COVER PERCENTAGE = +/- 18.0%
BUILDING FOOTPRINT = +/- 4,876 SF
TOTAL PARKING SPACES = 18
ADA PARKING SPACES = 2



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THE PREP SCHOOL OF CALITERRA RANCH

RR 12 & CALITERRA PARKWAY

NO: DATE:

ISSUE DESCRIPTION:

ZONING EXHIBIT - SITE PLAN

DESIGNED JB	DRAWN TS	CHECKED JB
ORIGINAL SHEET SIZE ANSID22X34	ISSUED FOR CONSTRUCTION DATE	REVISION NO.
PROJECT STATUS ZONING		
2024-XX		
PROJECT NUMBER		

C-2
SHEET NUMBER



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PURPOSES

Owner Project No.:2025 0916

THE PREP SCHOOL OF CALITERRA RANCH

RR 12 & CALITERRA PARKWAY

NO:	DATE:
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ISSUE DESCRIPTION:

ZONING EXHIBIT - RENDERINGS

DESIGNED	DRAWN	CHECKED
JB	TS	JB
ORIGINAL SHEET SIZE	ISSUED FOR CONSTRUCTION DATE	REVISION NO.
ANSID22X34		
PROJECT STATUS		
ZONING		

C-3

PROJECT NUMBER

SHEET NUMBER

2024-XX