

**ZONING AND PLATTING COMMISSION  
SITE PLAN EXTENSION  
REVIEW SHEET**

**CASE NUMBER:** SP-2013-0076DX(XT2) **ZONING AND PLATTING COMMISSION**  
**HEARING DATE:** February 6, 2018

**PROJECT NAME:** RRISD Pearson Ranch High School

**ADDRESS:** 8501 Pearson Ranch Road

**APPLICANT:** Round Rock Independent School District (Barry Sikes)  
16255 Great Oaks Dr.  
Round Rock, TX 78681

**AGENT:** Cunningham-Allen Inc. (Elias Haddad P.E.)  
3103 Bee Cave Road, Suite 202  
Austin, TX 78746

**CASE MANAGER:** Nikki Hoelter Phone: 974-2863  
[nikki.hoelter@austintexas.gov](mailto:nikki.hoelter@austintexas.gov)

**PROPOSED DEVELOPMENT:**

The applicant is requesting a second extension to a previously approved site plan, to extend the permit for an additional 5 years. The plan was originally approved in 2013. A one year administrative extension was granted, which extended the permit until September 9, 2017. If approved, the new expiration date will be September 9, 2022.

The plan proposes a new high school in the Round Rock Independent School District. The improvements include the school building, tennis courts, baseball and softball fields, practice fields, competition track and field, student and staff parking, water quality and detention pond, utilities and other associated improvements on 84.51 acres.

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of the 5 year extension. The school depends on public funding to construct public schools, therefore an extension seems logical since the bond that included the construction funds was not granted. However the school board recently agreed to proceed with design and construction as soon as funding is available.

The Zoning and Platting Commission has the ability to approve the extension based on *LDC Section 25-5-63(C) The Land Use Commission may extend the expiration date of a released site plan beyond the date established by this chapter if the Land Use Commission determines that the request complies with the requirements for extension by the director under Section 25-5-62 (Extension Of Released Site Plan By Director).*

The requirements in Section 25-5-62(C) The director may extend the expiration date of a released administrative site plan one time for a period of one year if the director determines that there is good cause for the requested extension; **AND**

(1) the director determines that:

(a) the site plan substantially complies with the requirements that apply to a new application for site plan approval;

Staff finds that the request meets the intent of having good cause for a five extension and the site plan complies with current code.

There have been not been any improvements to the site. The school site is located in the City of Austin's ETJ.

The commission may approve, deny or grant a different amount of time for the extension request.

The site plan complies with all requirements of the interlocal agreement between the City of Austin and the Round Rock School District and applicable Land Development code requirements.

### **PREVIOUS APPROVALS**

November 8, 2016 – 1 year administrative extension granted to the approved plan from September 9, 2016 to September 9, 2017.

### **PROJECT INFORMATION**

<b>SITE AREA</b>	83.30 acres	
<b>EXISTING ZONING</b>	ETJ (no zoning)	
<b>WATERSHED</b>	Lake Creek (Suburban)	
<b>WATERSHED ORDINANCE</b>	Comprehensive Watershed Ordinance	
<b>TRAFFIC IMPACT ANALYSIS</b>	Not required	
<b>CAPITOL VIEW CORRIDOR</b>	N/A	
<b>PROPOSED ACCESS</b>	Pearson Ranch Road and Neenah Avenue	
	<b>Allowed/Required</b>	<b>Proposed</b>
<b>GROSS FLOOR AREA</b>	Not required	Not Provided
<b>BUILDING COVERAGE</b>	Not required	314,424 SF
<b>IMPERVIOUS COVERAGE</b>	50%	35.03%
<b>PARKING</b>	930	1083 spaces

### **SUMMARY COMMENTS ON SITE PLAN:**

A two story, 374,221 square foot school building is proposed, with associated improvements such as a competition football field with a concession building, 2 practice fields, tennis courts, a baseball field and softball field.

A detention and water quality pond are proposed in addition to a stand-alone water quality pond for the site. The site plan complies with all requirements as set forth in the interlocal agreement between the City of Austin and Round Rock Independent District.

An elementary school and middle school are located north of the site. Single family residences are located to the west and east of the proposed high school. To the south is the Round Rock Independent School District West Transportation facility.

**ENVIRONMENTAL:**

This site is located in the Williamson Creek watershed, a suburban watershed and does not affect development of the project.

**TRANSPORATION:**

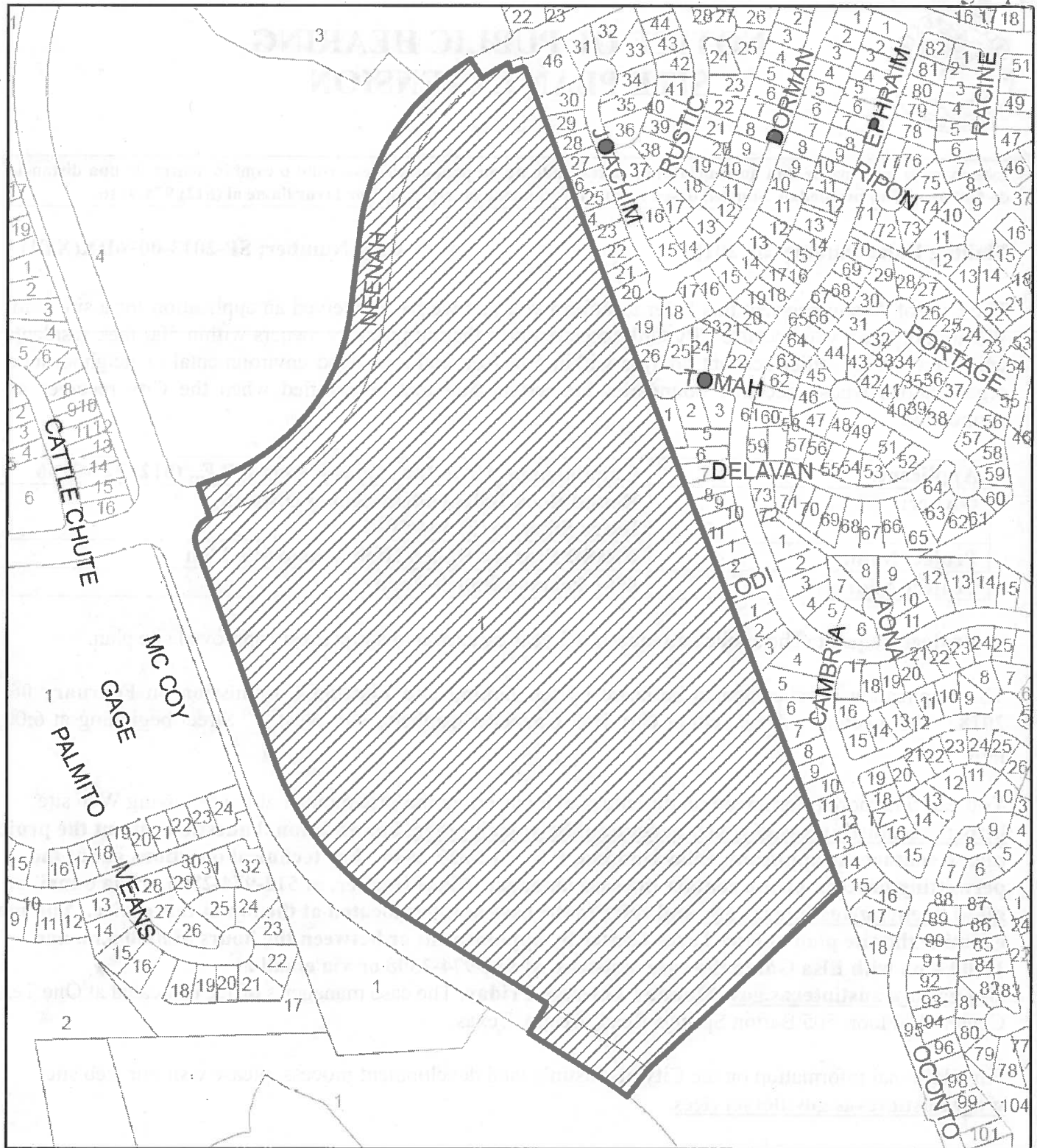
Access will be from Neenah Avenue and Pearson Ranch Road. Adequate parking is provided on site for the high school facility.

**COMPATIBILITY**

Compatibility standards are only applicable in the full purpose zoning jurisdiction of the City of Austin.

**EXISTING ZONING AND LAND USES**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	ETJ	Undeveloped
<i>North</i>	ETJ	Middle school and elementary school
<i>South</i>	ETJ	Transportation facility
<i>East</i>	ETJ	Single family residences
<i>West</i>	ETJ	Single family residences



 Subject Tract

 Base Map

CASE#: SP-2013-0076DX(XT2)  
ADDRESS: 8501 PEARSON RANCH RD

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





August 10, 2017

Mr. Rodney Gonzales, Director  
Development Services Department  
City of Austin  
P.O. Box 1066  
Austin, Texas 78767

**RE: Engineer's Summary Letter  
Round Rock ISD Pearson Ranch High School, SP-2013-0076DX (XT1)  
Request for Land Use Commission Site Plan Extension (5 years)  
CAI No. 057.5607**

Dear Mr. Gonzales:

On behalf of the Round Rock Independent School District (RRISD), we hereby respectfully request a five-year extension for the RRISD Pearson Ranch High School (SP-2013-0076DX XT1) site plan as outlined in the City of Austin (COA) Land Development Code (LDC), 25-5-63, Extension of Released Site Plan by the Land Use Commission. The originally approved site plan permit was extended administratively for one year, with a current expiration date of September 9, 2017.

This project is associated with the RRISD Pearson Ranch educational complex consisting of a High School, a Middle School, an Elementary School, and a Transportation Facility. The district constructed approximately 1.5 miles of a major arterial roadway and a 24" water line along with the associated drainage and wastewater infrastructure to serve this complex. The Elementary School and the Transportation Center have been completed and are currently operational. The Middle School is currently under construction and will be ready for the 2017-2018 school year. Construction of the High School did not start immediately because the bond that was proposed to include the construction funds did not pass. However, the recently completed demographic studies confirmed the need for the High School at this location and the School Board decided to proceed with finalizing the design and starting the construction of this project as soon as funds are available.

RRISD Pearson Ranch High School will be located on Lot 1, Block D, of the Pearson Ranch Section Two Final Plat. The property is outside the Corporate Limits of the City of Austin, but within Austin's Extra Territorial Jurisdiction (ETJ), and Williamson County. The High School site abuts Pearson Ranch Road and Neenah Avenue.

The RRISD Pearson Ranch High School site is located in the Lake Creek watershed and is classified as a suburban watershed by the City of Austin. The development is located within the North Edwards Aquifer Recharge Zone.

The maximum allowable impervious cover is 50% of NSA per the Land Development Agreement between the City of Austin and RRISD. The proposed impervious cover is 34% of NSA.

Domestic water service and fire flow will be supplied by the City of Austin via an existing 24" water line located on the east side of Pearson Ranch Road. Wastewater service will be supplied by the City of Austin via an existing 12" wastewater line located on the east side of Pearson Ranch Road.

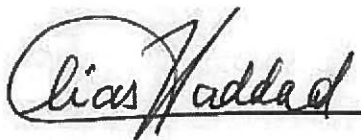
Two storm water detention ponds will mitigate developed storm water impacts to downstream properties resulting from this development. Detention is provided for the 2-year, 10-year, 25-year, and 100-year storms such that the resulting flow will be less than or equal to the pre-development flow rate for each design storm.

Water quality ponds for the project will be partial sedimentation/filtration ponds designed to treat the water quality volume in accordance with the water quality provisions of the City of Austin *Environmental Criteria Manual*.

If you have any questions regarding this project, or if you require any additional information to assist you in your review of this request, please contact me at 327-2946.

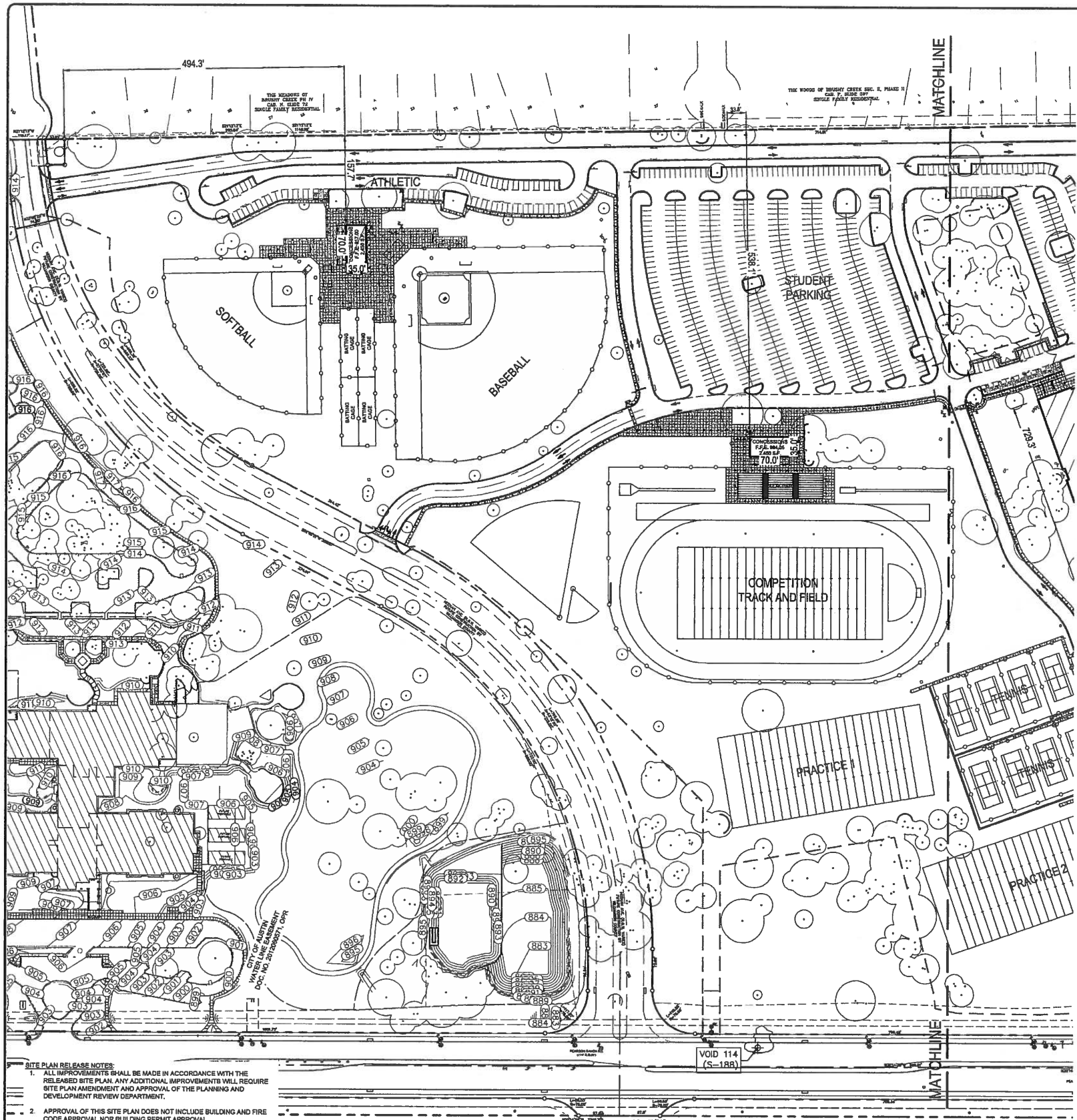
Sincerely,

CUNNINGHAM-ALLEN, INC.

A handwritten signature in black ink, reading "Elias Haddad", written over a horizontal line.

Elias Haddad, P.E.,  
Associate





**SITE IMPERVIOUS COVER CALCULATIONS**

	AREA	% NSA
TOTAL NET SITE AREA:	83.303 Ac.	
TOTAL ALLOWABLE IMPERVIOUS COVER:	41.651 Ac.	50.00%
BUILDINGS:		
School	309524 sf	
Concession (Football)	2450 sf	
Concession (Baseball)	2450 sf	
Bldg. Subtotal	314424 sf	7.216 Ac.
PARKING/DRIVEABLES:		
MISC:		
Sidewalks/Flatwork	111608 sf	
Track/Competition Field	185989 sf	
Tennis Courts	57800 sf	
Walls	8558 sf	
Misc. Subtotal	341855 sf	7.848 Ac.
TOTAL PROPOSED IMPERVIOUS COVER:	1270968 sf	29.178 Ac.
		35.03%

All building awnings and covered flatwork areas are included in building gross area. Bleachers are included in the flatwork area. HC Ramps are included in the sidewalk area. Pond components are not included in impervious cover calculations.

**PARKING TABLE**

LOCATION	PROVIDED	REQUIRED
Visitor	80 Reg	8 ADA
Faculty	214 Reg	8 ADA
Student	695 Reg	18 ADA 78 Bicycle
Athletic	77 Reg	2 ADA
Seneca Yd.	7 Reg	0 ADA 3 Trailer
TOTAL	1083 Reg 34 ADA	930 Reg. 19 ADA

**APPENDIX Q-1  
NET SITE AREA**

Pearson Ranch High School tract (Gross Area) = 84.511 Acres

Site Deductions:

Critical water quality zone (CWQZ) =	0.000 Acres
Water quality transition zone (WQTZ) =	0.000 Acres
Wastewater irrigation areas =	0.000 Acres
Deduction subtotal =	0.000 Acres

Uplands area (Gross area minus total deductions) = 84.511 Acres

Net Site Area Calculations:

Area of Uplands with Slopes 0-15%	82.927 x 100%	82.927 Acres
Area of Uplands with Slopes 15-25%	0.339 x 40%	0.136 Acres
Area of Uplands with Slopes 25-35%	1.201 x 20%	0.240 Acres
Area of Uplands with Slopes over 35%	0.044 x 0%	0.000 Acres
Subtotal:		84.511 Acres

TOTAL NET SITE AREA = 83.303 Acres

**APPENDIX Q-2  
IMPERVIOUS COVER**

**ALLOWABLE IMPERVIOUS COVER:**

Impervious Cover within the WQTZ allowed at:	0 % x WQTZ	= 0.000 Ac.
Impervious Cover within the Uplands Zone allowed at:	50 % x NSA	= 41.651 Ac.

**ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY:**

Total Acreage 15% - 25% =	0.339 Acres x 10%	= 0.034 Ac.
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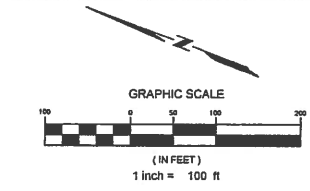
**PROPOSED IMPERVIOUS COVER:**

Impervious Cover in CWQZ (Shoreline) =	0.000 Ac.	= 0.00%
Impervious cover in WQTZ =	0.000 Ac.	= 0.00%
Impervious cover in Uplands =	29.178 Ac.	= 35.03%
Total proposed impervious cover =	29.178 Ac.	= 34.53%

**PROPOSED IMPERVIOUS COVER ON SLOPES:**

Slope Category	Gross Site Area	Buildings/Misc. Impervious Cover		Driveways/Parking Impervious Cover		Total I.C.
		Area	%	Area	%	
0-15%	82.927 Ac.	15.066 Ac.	18.17%	14.013 Ac.	16.90%	29.079 Ac.
15-25%	0.339 Ac.	0.000 Ac.	0.00%	0.099 Ac.	29.20%	0.099 Ac.
25-35%	1.201 Ac.	0.000 Ac.	0.00%	0.000 Ac.	0.00%	0.000 Ac.
Over 35%	0.044 Ac.	0.000 Ac.	0.00%	0.000 Ac.	0.00%	0.000 Ac.
Total:	84.511 Ac.	15.066 Ac.	17.83%	14.112 Ac.	16.70%	29.178 Ac.

NOTE: According to Section 5.3 of the "R.R.I.S.D. Interlocal Land Development Agreement", the project's impervious cover calculations are not required to include the abutting roadway's impervious cover.



**LEGEND**

---	PROPERTY LINE
---	PROPERTY LINE (ADJACENT)
---	EXISTING EASEMENT
---	EXISTING ELECTRICAL
---	EXISTING UNDERGROUND ELEC.
---	EXISTING OVERHEAD ELEC.
---	EXISTING GAS
---	EXISTING CONTOURS
---	EXISTING TREE (TO REMAIN)
---	EXISTING TREE (REMOVAL)
---	PROPOSED ACCESSIBLE ROUTE
---	PROPOSED CURB & GUTTER
---	PROPOSED FIRE LANE (PAINTED-TYPE LANE NO PARKING AND STOPPING OF CURBS AND/OR GUTTER AS SPECIFIED & SHOWN)
---	PROPOSED SIDEWALK
---	L.O.C. (PARTS OF CONSTRUCTION)
---	REGULAR PARKING SPACE
---	COMPACT PARKING SPACE
---	ACCESSIBLE PARKING SPACE
---	TANDEM PARKING SPACE
---	PROPOSED CONCRETE SIDEWALK (SHOWING EXPANSION & CONTRACTION JOINTS)
---	PROPOSED STRIPING TO BE PAINTED ON AREA
---	PROPOSED CONCRETE AREAS
---	PROPOSED CRUSHED GRANITE PATHS

- NOTES:**
- DIMENSIONS SHOWN ARE FROM FACE OF CURB TO FACE OF CURB
  - ALL CURB RADI ARE 3.0' UNLESS OTHERWISE NOTED.
  - FIRE LANE CURBS SHALL BE PAINTED RED AND SHALL BEAR THE MARKING "FIRE LANE - TOW AWAY ZONE" EVERY 25 FEET. LETTERING SHALL BE WHITE ON THE RED BACKGROUND AND SHALL HAVE A STROKE OF 1-INCH WIDE BY 6-INCHES HIGH. FIRE LANE MARKINGS SHALL BE APPLIED TO PAVEMENT IN AREAS WHERE CURB IS NOT CONSTRUCTED.
  - PAVEMENT STRIPING SHALL BE WHITE PAINT, 4" WIDE.
  - ALL BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED. IF A STANDARD 6" CURB AND GUTTER IS NOT PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, COMPLY WITH ECA, SECTION 2.4.7, "PROTECTION OF LANDSCAPE AREAS"
  - SCHOOL BUILDING IS TWO STORIES AND IS 40' HIGH.
  - APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY

**VOID 140 MITIGATION:**  
PRIOR TO CONSTRUCTION WITHIN 250 FEET OF THE CAVEVOID 140 FOOTPRINT AS SHOWN ON THIS PLAN, A GEOTECHNICAL INVESTIGATION (BY A LICENSED GEOLOGIST) AND STRUCTURAL VOID MITIGATION PLAN (BY A LICENSED STRUCTURAL ENGINEER) IS REQUIRED TO BE COORDINATED WITH AND APPROVED BY THE CITY OF AUSTIN (WPD, ERM AT 512-974-2550), TCEQ AUSTIN REGION OFFICE (512-339-2929) AND THE CITY OF AUSTIN STREET AND BRIDGE DEPT (512-974-8774). STRUCTURAL INVESTIGATION, ANALYSIS, DESIGN AND REVIEW MAY TAKE 2 MONTHS OR MORE. REFER TO THE CITY OF AUSTIN ERM SECTION 1.12.0 FOR ADDITIONAL REQUIREMENTS. UPON APPROVAL OF LISTED PARTIES, A CORRECTION IS TO BE PROCESSED THROUGH THE CITY OF AUSTIN PRIOR TO CONSTRUCTION OF MITIGATION PLAN OR ANY OTHER IMPROVEMENTS WITHIN 250 FEET OF CAVEVOID 140. REFER TO SHEET 104 OF THIS PLAN SET FOR RELATED CAVEVOID 140 INFORMATION FROM THE RELATED PEARSON RANCH ROAD PROJECT (C&J-2010-0058.1B)

**!!! CAUTION !!!**  
EXISTING OVERHEAD UTILITIES IN VICINITY CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING NEAR ELECTRIC FACILITIES

**!!! WARNING !!!**  
THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND AVOIDING ALL EXISTING UTILITIES BY CALLING THE "ONE CALL" LOCATOR SERVICE AT (800) 344-8377 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

**SITE PLAN APPROVAL**

SHEET \_\_\_\_ OF \_\_\_\_

FILE NUMBER \_\_\_\_\_ APPLICATION DATE \_\_\_\_\_

APPROVED BY COMMISSION ON \_\_\_\_\_ UNDER SECTION \_\_\_\_\_ OF CHAPTER \_\_\_\_\_ OF THE CITY OF AUSTIN CODE.

EXPIRATION DATE (25-S-81, LDC) \_\_\_\_\_ CASE MANAGER \_\_\_\_\_

PROJECT EXPIRATION DATE (ORD #970905-A) \_\_\_\_\_

DWPZ \_\_\_\_\_ DDZ \_\_\_\_\_

Planning and Development Review Department

RELEASED FOR GENERAL COMPLIANCE \_\_\_\_\_ ZONING \_\_\_\_\_

Rev. 1 \_\_\_\_\_ Correction 1 \_\_\_\_\_

Rev. 2 \_\_\_\_\_ Correction 2 \_\_\_\_\_

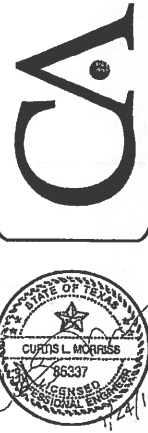
Rev. 3 \_\_\_\_\_ Correction 3 \_\_\_\_\_

Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

"RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HISHER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS"

City of Austin  
Reviewed for General Compliance  
SEP 09 2013

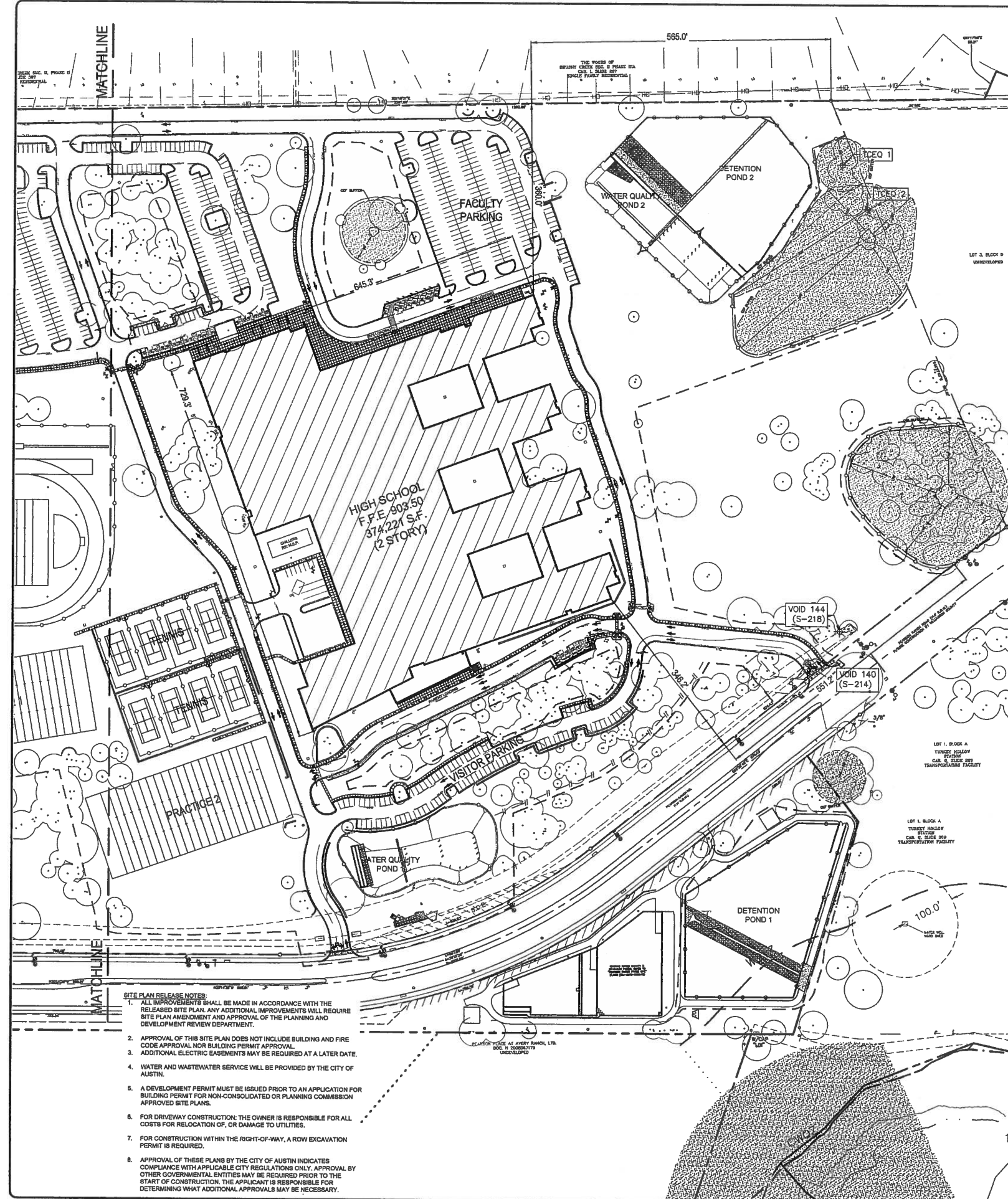
Cunningham | Allen, Inc.  
Engineers • Surveyors • Planners  
Tel: (512) 327-2946  
www.cunningham-allen.com  
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**R.R.I.S.D. PEARSON RANCH HIGH SCHOOL**  
8501 PEARSON RANCH ROAD  
AUSTIN, TEXAS  
OVERALL SITE PLAN (1 OF 2)

PROJECT No.: 057.5605  
DESIGN: C.L.M.  
TECHNICIAN: C.S.  
ISSUED: ID  
**SHEET 35**  
FOR CITY OF AUSTIN USE  
35 OF 114





## SITE IMPERVIOUS COVER CALCULATIONS

	AREA	% NSA
TOTAL NET SITE AREA:	83.303 Ac.	
TOTAL ALLOWABLE IMPERVIOUS COVER:	41.651 Ac.	50.00%
BUILDINGS:		
Concession (Football)	309524 sf	
Concession (Baseball)	2450 sf	
Bldg. Subtotal	314424 sf	7.218 Ac.
PARKING/DRIVEABLES:	614710 sf	14.112 Ac.
MISC:		
Sidewalks/Flatwork	111608 sf	
Track/Competition Field	165989 sf	
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Walls	6858 sf	
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TOTAL PROPOSED IMPERVIOUS COVER:	1270989 sf	29.178 Ac.

All building eavings and covered flatwork areas are included in building gross area. Bleachers are included in the flatwork area. HC Ramps are included in the sidewalk area. Pond components are not included in impervious cover calculations.

## PARKING TABLE

LOCATION	PROVIDED	REQUIRED
Visitor	90 Reg	6 ADA
Faculty	214 Reg	8 ADA
Student	695 Reg	18 ADA 78 Bicycle
Athletic	77 Reg	2 ADA
Service Yd.	7 Reg	0 ADA 3 Trailer
TOTAL	1083 Reg 34 ADA	930 Reg. 19 ADA

Parking Requirements is based on 10 spaces/classroom x 93 Classrooms

## APPENDIX Q-1

## NET SITE AREA

Pearson Ranch High School tract (Gross Area) = 84,511 Acres

## Site Deductions:

Critical water quality zone (CWQZ) =	0.000 Acres
Water quality transition zone (WQTZ) =	0.000 Acres
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## Net Site Area Calculations:

Area of Uplands with Slopes 0-15%	82,927 x 100%	82,927 Acres
Area of Uplands with Slopes 15-25%	0.339 x 40%	0.136 Acres
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Subtotal:	84,511 Acres	

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## APPENDIX Q-2

## IMPERVIOUS COVER

## ALLOWABLE IMPERVIOUS COVER:

Impervious Cover within the WQTZ allowed at:	0 % x WQTZ	= 0.000 Ac.
Impervious Cover within the Uplands Zone allowed at:	50 % x NSA	= 41.651 Ac.

## ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY:

Total Acreage 15% - 25% =	0.339 Acres x 10%	= 0.034 Ac.
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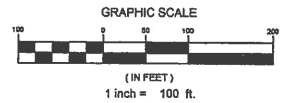
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Note:

According to Section 5.3 of the 'R.R.I.S.D. Interlocal Land Development Agreement', The project's impervious cover calculations are not required to include the abutting roadway's impervious cover.

City of Austin  
Reviewed for General Compliance  
SEP 09 2013

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## LEGEND

---	PROPERTY LINE
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---	EXISTING EASEMENT
---	EXISTING ELECTRICAL
---	EXISTING UNDERGROUND ELEC.
---	EXISTING OVERHEAD ELEC.
---	EXISTING GAS
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---	EXISTING TREE (TO REMAIN)
---	EXISTING TREE (REMOVAL)
---	PROPOSED ACCESSIBLE ROUTE
---	PROPOSED CURB & GUTTER
---	PROPOSED FIRE LANE (PAINTED "FIRE LANE NO PARKING" AND STOPPING ON CURB AND/OR GUTTER AS SPECIFIED AND SHOWN)
---	PROPOSED SIDEWALK
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- APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.

## VOID 140 MITIGATION:

PRIOR TO CONSTRUCTION WITHIN 250 FEET OF THE CAVEVOID 140 FOOTPRINT AS SHOWN ON THIS PLAN, A GEOTECHNICAL INVESTIGATION (BY A LICENSED GEOLOGIST) AND STRUCTURAL VOID MITIGATION PLAN (BY A LICENSED STRUCTURAL ENGINEER) IS REQUIRED TO BE COORDINATED WITH AND APPROVED BY THE CITY OF AUSTIN (WPD, ERM AT 512-974-2550), TCEQ AUSTIN REGION OFFICE (512-339-2929) AND THE CITY OF AUSTIN STREET AND BRIDGE DEPT. (512-974-8774). STRUCTURAL INVESTIGATION, ANALYSIS, DESIGN AND REVIEW MAY TAKE UP TO 2 MONTHS. REFER TO THE CITY OF AUSTIN ECM SECTION 1.12.6 FOR ADDITIONAL REQUIREMENTS. UPON APPROVAL OF LISTED PARTIES, A CORRECTION IS TO BE PROCESSED THROUGH THE CITY OF AUSTIN PRIOR TO CONSTRUCTION OF MITIGATION PLAN OR ANY OTHER IMPROVEMENTS WITHIN 250 FEET OF CAVEVOID 140. REFER TO SHEET 104 OF THIS PLAN SET FOR RELATED CAVEVOID 140 INFORMATION FROM THE RELATED PEARSON RANCH ROAD PROJECT (C&J-2010-0058.1B).

## !!! CAUTION !!!

EXISTING OVERHEAD UTILITIES IN VICINITY CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING NEAR ELECTRIC FACILITIES

## !!! WARNING !!!

THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND AVOIDING ALL EXISTING UTILITIES BY CALLING THE "ONE CALL" LOCATOR SERVICE AT (800) 344-8377 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

SITE PLAN APPROVAL	SHEET ____ OF ____
FILE NUMBER	APPLICATION DATE
APPROVED BY COMMISSION ON	UNDER SECTION
OF CHAPTER	OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81, LDC)	CASE MANAGER
PROJECT EXPIRATION DATE (ORD.#970905-A)	DWPZ
DWPZ	DDZ
Planning and Development Review Department	
RELEASED FOR GENERAL COMPLIANCE:	ZONING
Rev. 1	Correction 1
Rev. 2	Correction 2
Rev. 3	Correction 3

Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

Cunningham Allen, Inc.  
Engineers • Surveyors • Planners  
Tel: (512) 327-2946  
www.cunningham-allen.com  
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R.R.I.S.D. PEARSON RANCH HIGH SCHOOL  
8501 PEARSON RANCH ROAD  
AUSTIN, TEXAS  
OVERALL SITE PLAN (2 OF 2)

PROJECT No.	057-2603
DESIGN:	C.L.M.
TECHNICIAN:	C.S.
ISSUED:	ID
SHEET	36
FOR CITY OF AUSTIN USE	36 OF 114