

REVISED PRELIMINARY PLAT FOR RANCHO SIENNA SECTION 19

SHEET NO.	DESCRIPTION
01	COVER SHEET
02	PHASING PLAN
03	PRELIMINARY PLAT "A"
04	PRELIMINARY PLAT "B"
05	PRELIMINARY PLAT TABLES

OWNER: NASH RANCHO HILLS, LLC
13809 RESEARCH BOULEVARD, SUITE 475
AUSTIN, TEXAS 78750
512-244-6667

ENGINEER: STANTEC CONSULTING SERVICES, INC.
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701
512-328-0011

FLOODPLAIN INFORMATION:

NO LOTS WITHIN THIS SUBDIVISION ARE ENCRoACHED BY A SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS 48491C0275E AND 48491C0455E DATED SEPTEMBER 26, 2008.

LEGAL DESCRIPTION:

37.32 ACRE TRACT OR PARCEL OF LAND, OUT OF THE GREENLEAF FISK A-5 SURVEY, SITUATED IN WILLIAMSON COUNTY, TEXAS, OUT OF THE CERTAIN TRACT OF LAND CONVEYED TO NASH RANCHO HILLS, LLC BY DEED OF RECORD IN DOCUMENT NO. 2013060667 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.

ADDRESS : VIA DE SIENNA BLVD.

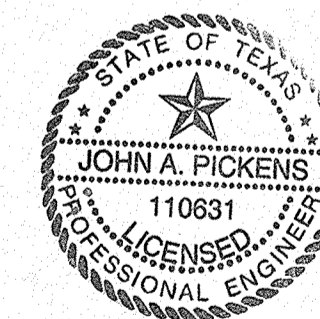
SUBMITTAL DATE : FEBRUARY 2017

SUBMITTED BY :

JOHN A. PICKENS, P.E.
STANTEC CONSULTING SERVICES, INC.
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701
(512) 328-0011

05/10/17

DATE



PLAN SUBMITTALS:

NO.	DATE	COMMENTS

I, JOHN A. PICKENS, P.E., CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

FILE: V:\2220\active\222010744\civil\drawing\10744CVR01.dwg

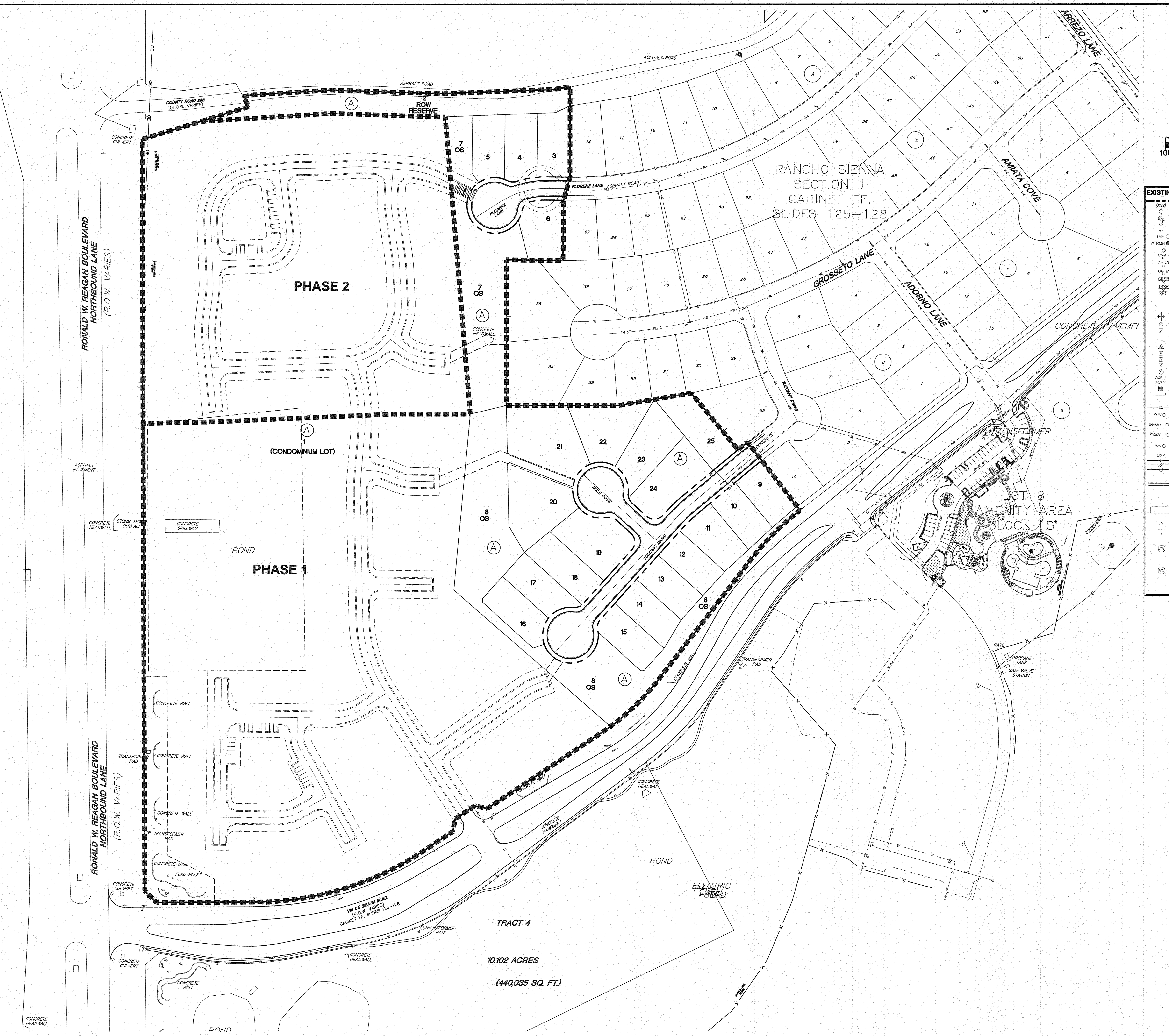
RANCHO SIENNA 19 LOT SUMMARY										
	TOTAL ACREAGE	TOTAL LOTS	SINGLE FAMILY	ACREAGE	OPEN SPACE	ACREAGE	CONDO	ACREAGE	ROW RESERVE	ACREAGE
BLOCK A	37.32 AC	25	21	5.74 AC	2	3.06 AC	1	27.89 AC	1	0.83 AC

STANTEC CONSULTING SERVICES, INC. DATE
QA/QC REVIEW APPROVAL

Stantec
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512) 328-0011 Fax (512) 328-0325
TBPE # F-6324 TBPLS # F-10194230
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SHEET
01
OF 5

RANCHO SIENNA SECTION 19



RANCHO SIENNA
SECTION 1
CABINET FF,
SLIDES 125-128

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE / (R.O.W.) LINE
---	---	RECORD INFORMATION
○	○	LIGHT POLE
○	○	GROUND LIGHT
○	○	POWER POLE
○	○	DOWN GUY
○	○	TELEPHONE MANHOLE
○	○	WATER MANHOLE
○	○	WATER LINE MARKER
○	○	UNDERGROUND CABLE MARKER
○	○	UNDERGROUND GAS LINE MARKER
○	○	UNDERGROUND TELEPHONE MARKER
○	○	GAS RISER
○	○	TELEPHONE RISER
○	○	SPRINKLER CONTROL BOX
○	○	SWITCH GEAR & PAD
○	○	TRANSFORMER (SIZE VARIES)
○	○	FIRE HYDRANT
○	○	WATER VALVE
○	○	WATER METER
○	○	WATER METER VAULT (SIZE VARIES)
○	○	CABLE TV RISER
○	○	ELECTRIC BOX
○	○	ELECTRIC METER
○	○	GAS METER
○	○	GAS VALVE
○	○	TRAFFIC CONTROL BOX
○	○	TRAFFIC SIGNAL POST
○	○	GRATE INLET
○	○	CURB INLET (SIZE VARIES)
○	○	GREASE TRAP (SIZE VARIES)
○	○	OVERHEAD ELECTRIC
○	○	ELECTRIC MANHOLE (SIZE VARIES)
○	○	WASTEWATER MANHOLE (SIZE VARIES)
○	○	STORMSEWER MANHOLE (SIZE VARIES)
○	○	TELEPHONE MANHOLE (SIZE VARIES)
○	○	WASTEWATER CLEANOUT
○	○	WIRE FENCE
○	○	WOOD FENCE
○	○	CHAIN LINK FENCE
○	○	DUMPSTER
○	○	CURB & GUTTER
○	○	EDGE OF PAVEMENT
○	○	FIRE LANE DESIGNATION
○	○	HANDICAP ACCESS ROUTE
○	○	CONCRETE SIDEWALKS
○	○	WALL
○	○	WHEELSTOP
○	○	BOLLARD
○	○	FINISH FLOOR ELEVATION
○	○	PARKING COUNT (REGULAR SPACES)
○	○	PARKING COUNT (HANDICAP SPACES)
○	○	PARKING COUNT (PARALLEL SPACES)
○	○	HANDICAP SPACE
○	○	BIKE PARKING
○	○	BARRICADE

APPROVAL

REVISION

DATE

NO.

DATE

NO.

DATE

NO.

Stantec

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Austin, TX 78701
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STATE OF TEXAS

JOHN A. PICKENS
110631
LICENSED PROFESSIONAL ENGINEER

PHASING PLAN

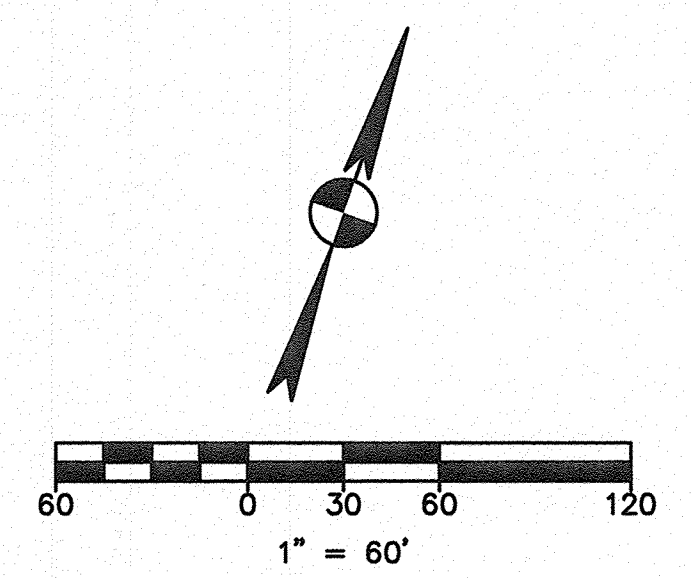
RANCHO SIENNA SECTION 19
VIA DE SIENNA BLVD.
NASH RANCHO HILLS, LLC

DRAWN BY: PSD
DESIGNED BY: JAP
QA / QC: JAI
PROJECT NO.: 222010744

SHEET
02
OF 5

TRACT 4
10.102 ACRES
(440,035 SQ. FT.)

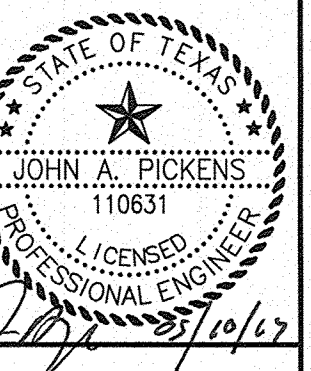
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LEGEND

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○	○	UNDERGROUND CABLE MARKER
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○	○	DUMPSTER
○	○	CURB & GUTTER
○	○	EDGE OF PAVEMENT
○	○	FIRE LANE DESIGNATION
○	○	HANDICAP ACCESS ROUTE
○	○	CONCRETE SIDEWALKS
○	○	WALL
○	○	SIGN
○	○	WHEELSTOP
○	○	BOLLARD
○	○	FINISH FLOOR ELEVATION
○	○	PARKING COUNT (REGULAR SPACES)
○	○	PARKING COUNT (HANDICAP SPACES)
○	○	PARKING COUNT (PARALLEL SPACES)
○	○	HANDICAP SPACE
○	○	BIKE PARKING
○	○	BARRICADE

NO.	DATE	REVISION	APPROVAL



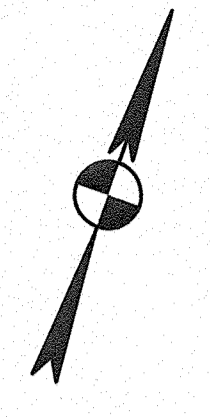
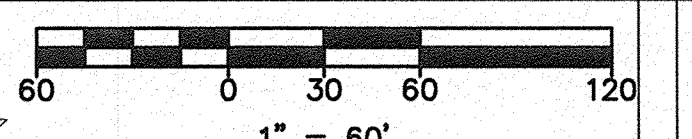
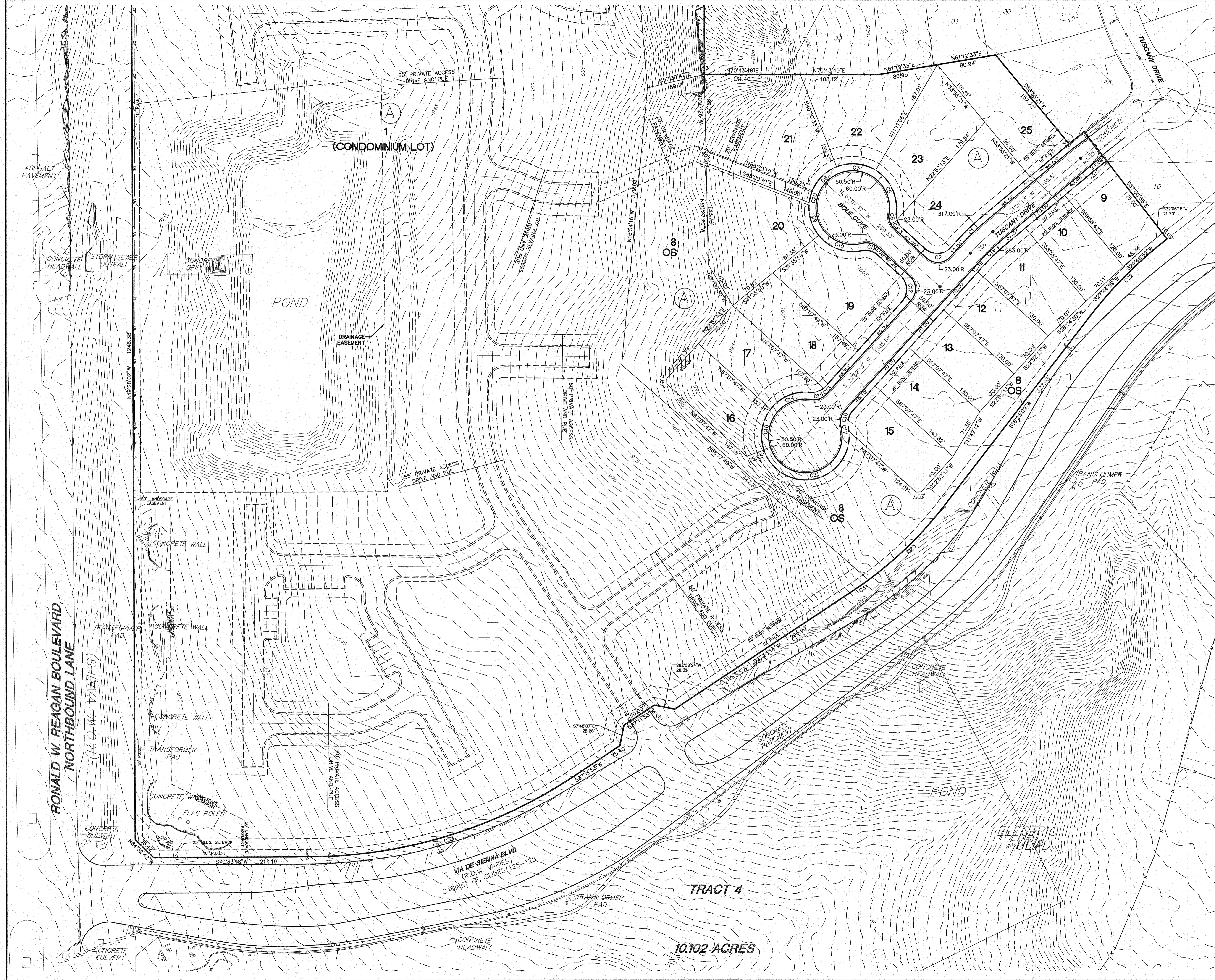
PRELIMINARY PLAT "A"

RANCHO SIENNA SECTION 19
VIA DE SIENNA BLVD.
NASH RANCHO HILLS, LLC

DRAWN BY: PSD
DESIGNED BY: JAP
QA/QC: JAI
PROJECT NO.: 222010744

SHEET
03
OF 5

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EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE (R.O.W.) LINE
---	---	RECORD INFORMATION
○	○	LIGHT POLE
○	○	GROUND LIGHT
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○	○	TRAFFIC SIGNAL POST
○	○	GRATE INLET
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○	○	BIKE PARKING
○	○	BARRICADE

DATE: _____ NO. _____

REVISION: _____

APPROVAL: _____

PRELIMINARY PLAT "B"

RANCHO SIENNA SECTION 19
VIA DE SIENNA BLVD.
NASH RANCHO HILLS, LLC

DRAWN BY: PSD
DESIGNED BY: JAP
QA / QC: JAI
PROJECT NO.: 222010744

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PARCEL CURVE DATA					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	46.23'	325.00'	8'09"00"	46.19'	S26° 56' 42.91"W
C2	39.27'	25.00'	90'00"00"	35.36'	S67° 52' 13.10"W
C3	0.00'	20.15'	0'00"04"	0.00'	N67° 07' 44.68"W
C4	13.33'	25.00'	30'32"38"	13.17'	N51° 51' 24.36"W
C5	67.49'	60.00'	64'26"54"	63.99'	N45° 23' 08.78"W
C6	10.22'	25.00'	23'25"24"	10.15'	N24° 52' 23.53"W
C7	55.74'	60.00'	53'13"57"	53.76'	S75° 46' 25.71"W
C8	49.74'	60.00'	47'29"37"	48.32'	S25° 24' 38.59"W
C9	47.74'	60.00'	45'35"21"	46.49'	S35° 36' 29.70"E
C10	65.65'	60.00'	62'41"42"	62.43'	S89° 45' 01.17"E
C11	23.55'	25.00'	53'58"04"	22.69'	N85° 53' 09.98"E
C12	39.27'	25.00'	90'00"00"	35.36'	S22° 07' 46.90"E
C13	3.47'	25.00'	7'56"41"	3.46'	S26° 50' 33.57"W
C14	61.24'	60.00'	58'28"37"	58.61'	S47° 35' 59.76"W
C15	20.08'	25.00'	46'01"24"	19.55'	S53° 49' 36.18"W
C16	59.38'	60.00'	56'42"25"	56.99'	S09° 59' 31.14"E
C17	5.80'	60.00'	5'32"11"	5.80'	N28° 19' 46.45"W
C18	23.55'	25.00'	53'58"05"	22.69'	N04° 06' 49.52"W
C19	39.12'	275.00'	8'09"00"	39.08'	N26° 56' 42.91"E
C20	15.16'	60.00'	14'28"39"	15.12'	S05° 34' 29.67"E

PARCEL CURVE DATA					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C21	175.11'	60.00'	167'12"57"	119.25'	N58° 02' 47.88"E
C22	150.43'	590.00'	14'36"29"	150.02'	S25° 43' 17.84"W
C23	143.89'	510.00'	16'09"53"	143.41'	S26° 28' 59.04"W
C24	212.73'	60.00'	203'08"48"	117.56'	S65° 53' 09.54"E
C25	21.90'	60.00'	20'54"30"	21.77'	N02° 05' 11.36"E
C26	29.32'	25.00'	67'11"45"	27.67'	N25° 13' 48.83"E
C27	34.35'	155.00'	12'41"49"	34.28'	N65° 10' 35.84"E
C28	22.06'	205.00'	6'09"59"	22.05'	S68° 26' 30.48"W
C29	45.23'	205.00'	12'38"29"	45.14'	S59° 02' 16.29"W
C30	19.83'	25.00'	45'26"26"	19.31'	S75° 26' 14.90"W
C31	7.25'	60.00'	6'55"30"	7.25'	N85° 18' 17.22"W
C32	58.17'	60.00'	55'32"43"	55.92'	S63° 27' 35.99"W
C33	384.24'	659.98'	33'21"26"	378.83'	S53° 52' 16.09"W
C34	23.23'	510.00'	2'36"35"	23.23'	S35° 52' 13.23"W
C55	26.11'	750.00'	1'59"41"	26.11'	S32° 01' 03.22"W
C56	42.67'	300.00'	8'09"00"	42.64'	S26° 56' 42.91"W

BLOCK A		
LOT #	AREA (SF)	AREA (AC)
1	1206292.38 SF	27.69 AC
2	36053.20 SF	0.83 AC
3	9992.01 SF	0.23 AC
4	9937.78 SF	0.23 AC
5	9570.61 SF	0.22 AC
6	11189.69 SF	0.26 AC
7	50878.48 SF	1.17 AC
8	82300.08 SF	1.89 AC
9	9045.17 SF	0.21 AC
10	8960.00 SF	0.21 AC
11	10400.63 SF	0.24 AC
12	9100.00 SF	0.21 AC
13	9100.00 SF	0.21 AC
14	9583.65 SF	0.22 AC
15	9946.52 SF	0.23 AC
16	10339.54 SF	0.24 AC
17	10210.37 SF	0.23 AC
18	11399.65 SF	0.26 AC
19	15297.72 SF	0.35 AC
20	18085.58 SF	0.42 AC
21	20875.62 SF	0.48 AC
22	15261.02 SF	0.35 AC
23	13493.54 SF	0.31 AC
24	14912.05 SF	0.34 AC
25	12464.57 SF	0.29 AC

DATE	NO.	REVISION	APPROVAL

Stantec
 221 West Sixth Street, Suite 800
 Dallas, TX 75202-3891 | Fax: (214) 238-0325
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PRELIMINARY PLAT TABLES

RANCHO SIENNA SECTION 19
 VIA DE SIENNA BLVD.
 NASH RANCHO HILLS, LLC

DRAWN BY: PSD
 DESIGNED BY: JAP
 QA / QC: JAI
 PROJECT NO.: 222010744

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