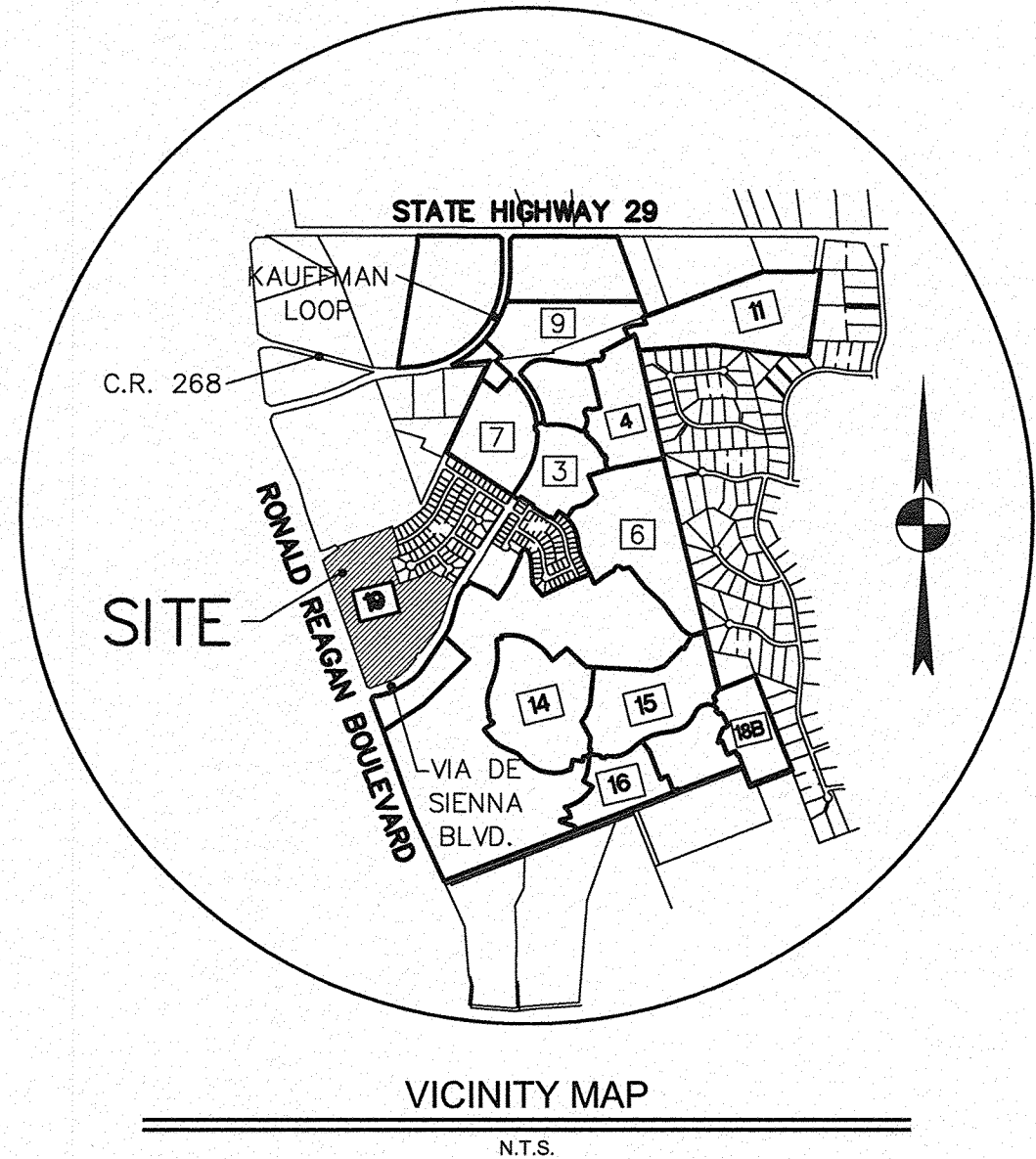




REVISED PRELIMINARY PLAT

FOR

RANCHO SIENNA

SECTION 19

SHEET INDEX	
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:

38.87 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.

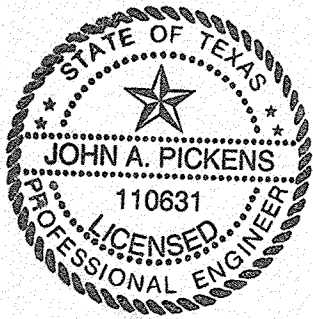
SUBMITTAL DATE : FEBRUARY 2017

SUBMITTED BY :

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

05/12/17
DATE

RANCHO SIENNA 19 LOT SUMMARY											
	TOTAL ACREAGE	TOTAL LOTS	SINGLE FAMILY	ACREAGE	OPEN SPACE	ACREAGE	CONDO	ACREAGE	ROW RESERVE	ACREAGE	ROW
BLOCK A	38.87 AC	28	23	6.07 AC	3	2.79 AC	1	27.69 AC	1	0.83 AC	1.49 AC



PLAN SUBMITTALS:

NO.	DATE	COMMENTS

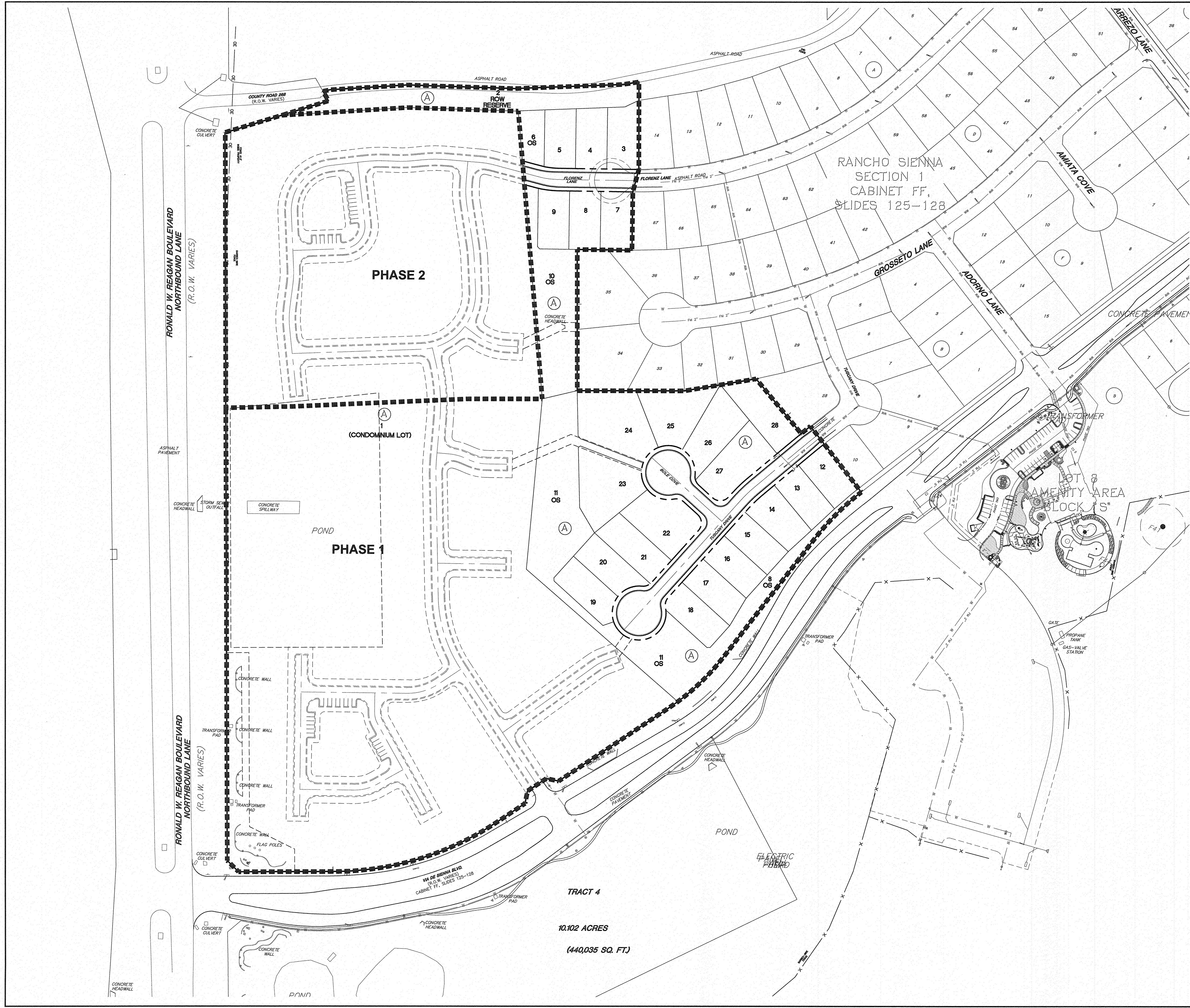
I, JOHN A. PICKENS, P.E., CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

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

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

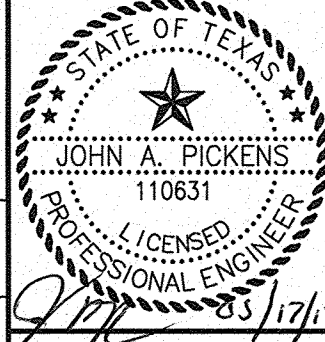
Stantec
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512) 328-0011 Fax (512) 328-0325
TBPE # F-6324 TBPLS # F-10194230
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SHEET
01
OF 5



EXISTING	PROPOSED	DESCRIPTION
(000)		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
○		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

DATE	NO.	REVISION	APPROVAL



PHASING PLAN

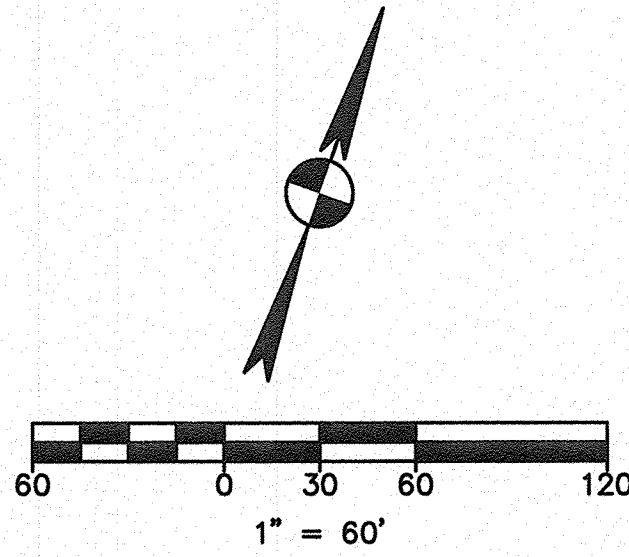
RANCHO SIENNA SECTION 19
VIA DE SIENNA BLVD.
NASH RANCHO HILLS, LLC

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

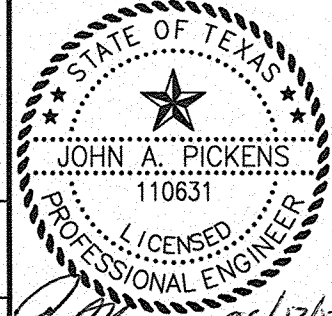
SHEET
02
OF 5



LEGEND	
EXISTING	PROPOSED
0000	PROPERTY LINE / (R.O.W.) LINE
0001	RECORD INFORMATION
0002	LIGHT POLE
0003	GROUND LIGHT
0004	POWER POLE
0005	DOWN GUY
0006	TELEPHONE MANHOLE
0007	WATER MANHOLE
0008	WATER LINE MARKER
0009	UNDERGROUND CABLE MARKER
0010	UNDERGROUND GAS LINE MARKER
0011	UNDERGROUND TELEPHONE MARKER
0012	GAS RISER
0013	TELEPHONE RISER
0014	SPRINKLER CONTROL BOX
0015	SWITCH GEAR & PAD
0016	TRANSFORMER (SIZE VARIES)
0017	FIRE HYDRANT
0018	WATER VALVE
0019	WATER METER
0020	WATER METER VAULT (SIZE VARIES)
0021	CABLE TV RISER
0022	ELECTRIC BOX
0023	ELECTRIC METER
0024	GAS METER
0025	GAS VALVE
0026	TRAFFIC CONTROL BOX
0027	TRAFFIC SIGNAL POST
0028	GRATE INLET
0029	CURB INLET (SIZE VARIES)
0030	GREASE TRAP (SIZE VARIES)
0031	OVERHEAD ELECTRIC
0032	ELECTRIC MANHOLE (SIZE VARIES)
0033	WASTEWATER MANHOLE (SIZE VARIES)
0034	STORMSEWER MANHOLE (SIZE VARIES)
0035	TELEPHONE MANHOLE (SIZE VARIES)
0036	WASTEWATER CLEANOUT
0037	WIRE FENCE
0038	WOOD FENCE
0039	CHAIN LINK FENCE
0040	DUMPSTER
0041	CURB & GUTTER
0042	EDGE OF PAVEMENT
0043	FIRE LANE DESIGNATION
0044	HANDICAP ACCESS ROUTE
0045	CONCRETE SIDEWALKS
0046	WALL
0047	WHEELSTOP
0048	BOLLARD
0049	FINISH FLOOR ELEVATION
0050	PARKING COUNT (REGULAR SPACES)
0051	PARKING COUNT (HANDICAP SPACES)
0052	PARKING COUNT (PARALLEL SPACES)
0053	HANDICAP SPACE
0054	BIKE PARKING
0055	BARRICADE



REVISION	NO.	DATE

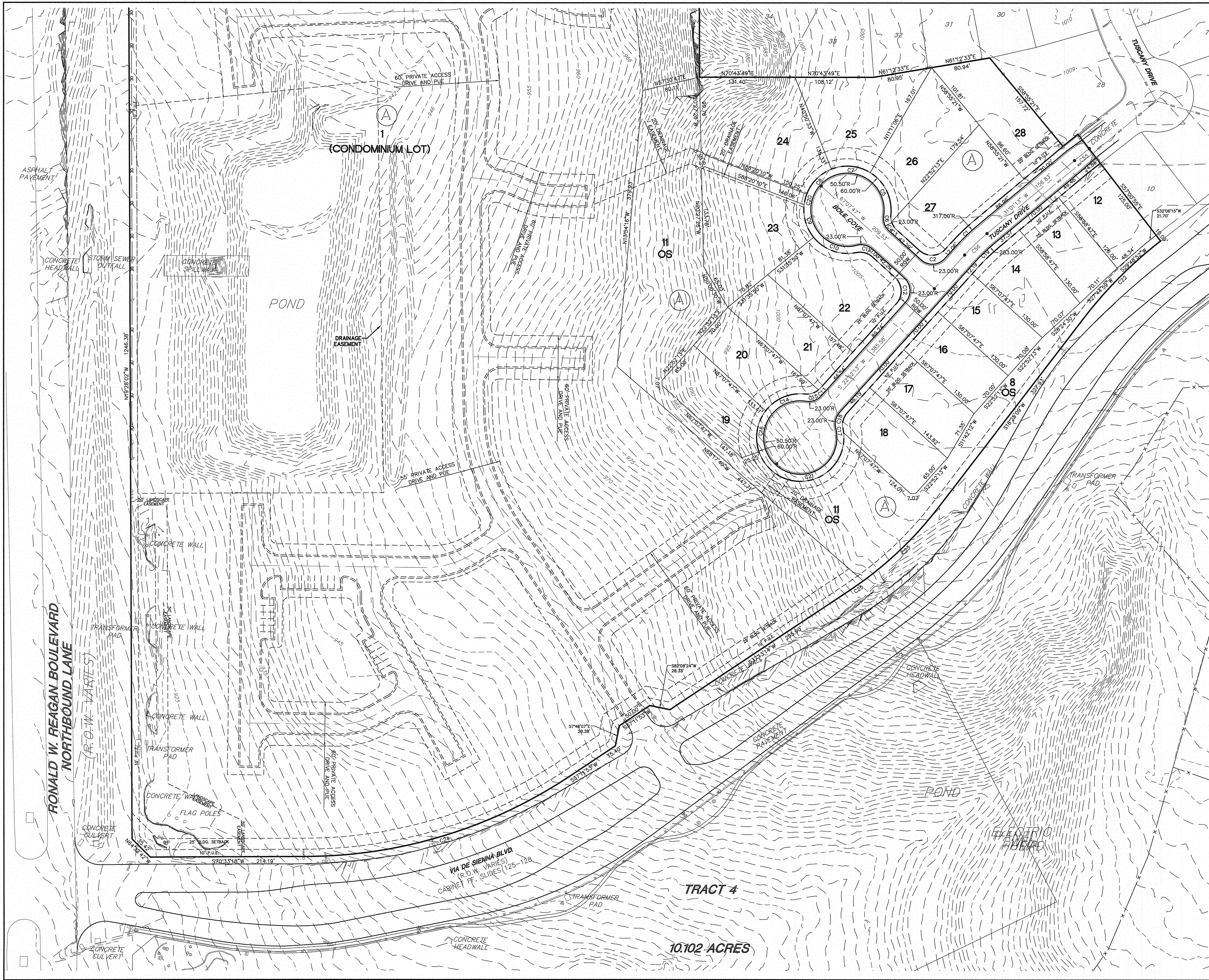


PRELIMINARY PLAT "A"

RANCHO SIENNA SECTION 19
VIA DE SIENNA BLVD.

NASH RANCHO HILLS, LLC

DRAWN BY: PSD	SHEET
DESIGNED BY: JAP	03
QA / QC: JAI	OF
PROJECT NO.: 222010744	5



60 0 30 60 120

1" = 60'

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 (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
		SIGN
		WHEELSTOP
		BOLLARD
		FINISH FLOOR ELEVATION
		PARKING COUNT (REGULAR SPACES)
		PARKING COUNT (HANDICAP SPACES)
		PARKING COUNT (PARALLEL SPACES)
		HANDICAP SPACE
		BIKE PARKING
		BARRICADE

REVISION

DATE

NO.

APPROVAL

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Austin, Texas 78701
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TBP# F-6324, TBP# F-10194230
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STATE OF TEXAS

JOHN A. PICKENS

110631

PROFESSIONAL ENGINEER

John A. Pickens

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

SHEET

04

OF

5

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	384.24'	659.98'	33°21'26"	378.83'	S53° 52' 16.09"W
C25	23.23'	510.00'	2°36'35"	23.23'	S35° 52' 13.23"W
C26	32.08'	155.00'	11°51'25"	32.02'	N77° 27' 12.52"E
C27	44.47'	205.00'	12°25'49"	44.39'	N77° 44' 24.49"E
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
C62	44.09'	180.00'	14°02'08"	43.98'	N78° 32' 34.24"E

BLOCK A		
LOT #	AREA (SF)	AREA (AC)
1	1206292.38 SF	27.69 AC
2	36053.20 SF	0.83 AC
3	9983.31 SF	0.23 AC
4	9430.46 SF	0.22 AC
5	9138.40 SF	0.21 AC
6	6365.57 SF	0.15 AC
7	9094.27 SF	0.21 AC
8	9224.19 SF	0.21 AC
9	9152.12 SF	0.21 AC
10	33200.54 SF	0.76 AC
11	82300.08 SF	1.89 AC
12	9045.17 SF	0.21 AC
13	8960.00 SF	0.21 AC
14	10400.63 SF	0.24 AC
15	9100.00 SF	0.21 AC
16	9100.00 SF	0.21 AC
17	9583.65 SF	0.22 AC
18	9946.52 SF	0.23 AC
19	10339.54 SF	0.24 AC
20	10210.37 SF	0.23 AC
21	11399.65 SF	0.26 AC
22	15297.72 SF	0.35 AC
23	18085.58 SF	0.42 AC
24	20875.62 SF	0.48 AC
25	15261.02 SF	0.35 AC
26	13493.54 SF	0.31 AC
27	14912.05 SF	0.34 AC
28	12464.57 SF	0.29 AC
ROW	64,904.40 SF	1.49 AC

DATE

NO.

REVISION

APPROVAL

DRAWN BY: PSD

DESIGNED BY: JAP

QA / QC: JAI

PROJECT NO.: 222010744

SHEET

05

OF 5

RANCHO SIENNA SECTION 19

VIA DE SIENNA BLVD.

NASH RANCHO HILLS, LLC

Stantec

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Austin, Texas 78701
Tel. (512) 328-0011 Fax (512) 328-0325
TBPE # F-6324 TBPLS # F-10194230
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STATE OF TEXAS

JOHN A. PICKENS

110631

LICENSED PROFESSIONAL ENGINEER

05/17

05/17

PRELIMINARY PLAT TABLES

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