

SUBDIVISION REVIEW SHEET

CASE NO.: C8J-04-0160.3A

Z.A.P. DATE: October 6, 2015

SUBDIVISION NAME: Gilbert Lane Phase Three Final Plat

AREA: 23.0117 Acres

LOT(S): 102

OWNER/APPLICANT: Gilbert Lane Investments, L.P. (John Lloyd)

AGENT: Murfee Engineering COMPANY, INC. (Ronee Gilbert)

ADDRESS OF SUBDIVISION: Gilbert Rd

GRIDS: R21, R22

COUNTY: Travis

WATERSHED: Decker Creek

JURISDICTION: 2-Mile ETJ

EXISTING ZONING: N/A

MUD: N/A

PROPOSED LAND USE: Single-Family, open space, right-of-way

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

SIDEWALKS: Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.

DEPARTMENT COMMENTS: The request is for approval of the Gilbert Lane Phase Three Final Plat. The proposed final plat out of an approved preliminary plan, is composed of 102 lots on 23.0117 acres. The lots will take access via an internal street network with egress to Gilbert Road. Water will be provided by the Manville Water Supply Corporation and wastewater will be provided by the Hornsby Bend Utility Company. Austin Energy will provide electric service. Parkland dedication has been satisfied by payment of fees in lieu of land dedication. The developer will be responsible for all costs associated with any required improvements.

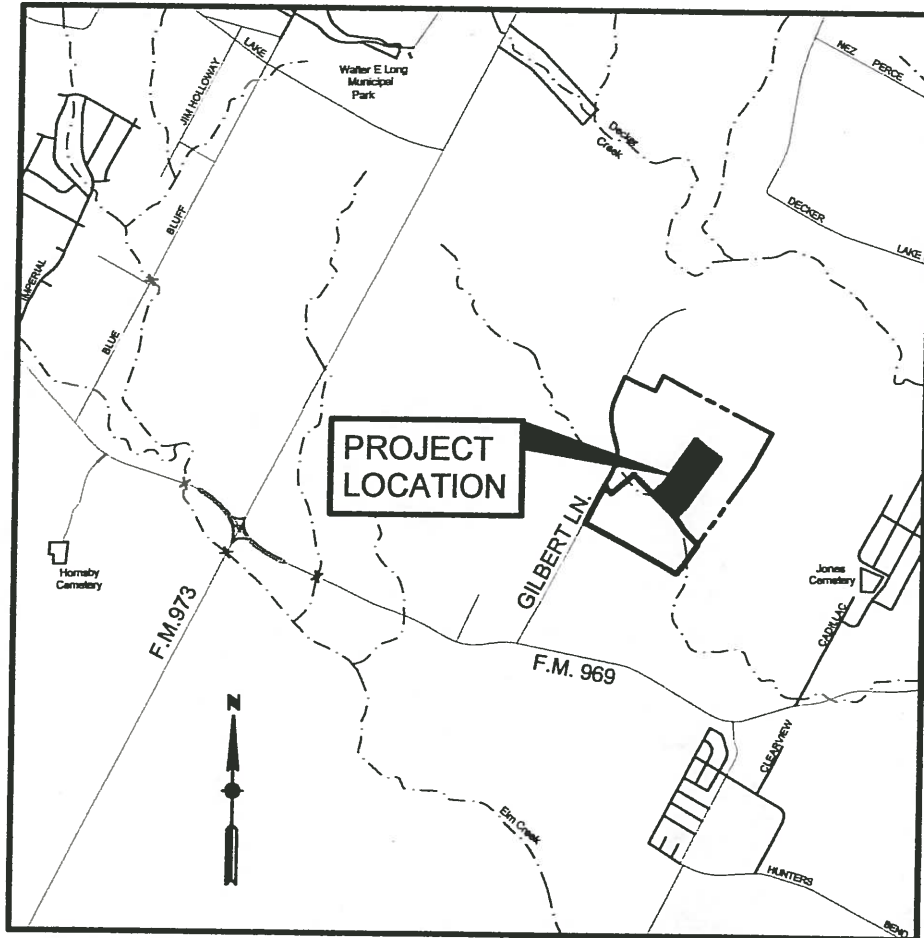
STAFF RECOMMENDATION: The staff recommends approval of the plat. This plat meets all applicable State and City of Austin LDC requirements.

ZONING AND PLATTING ACTION:

CITY STAFF: Don Perryman

PHONE: 512-974-2786

e-mail: don.perryman@austintexas.gov



LOCATION MAP
(N.T.S.)

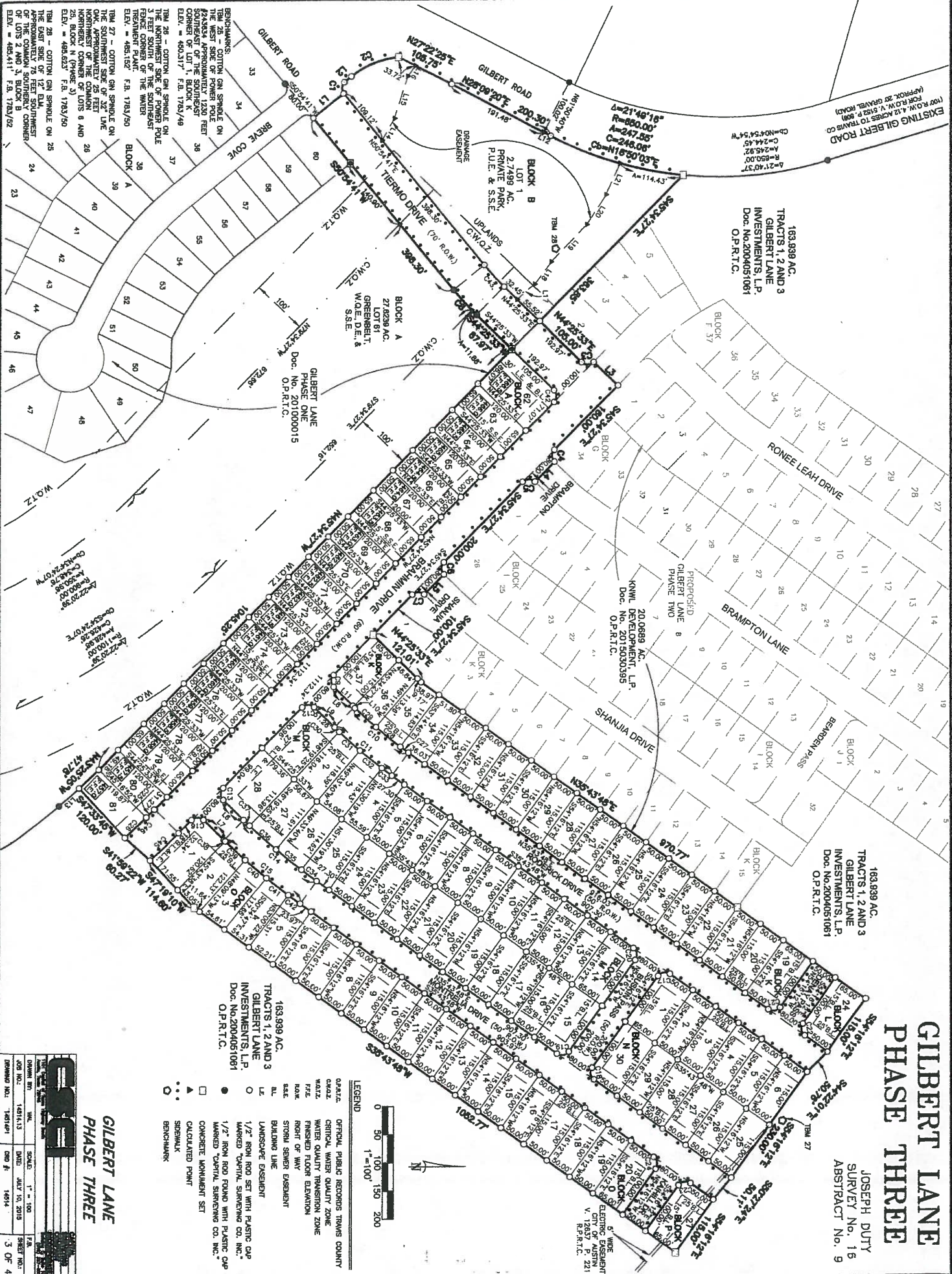
GILBERT LANE PHASE THREE

JOSEPH DUTY
SURVEY No. 16
ABSTRACT No. 9

183,939 AC.
TRACTS 1, 2 AND 3
GILBERT LANE
INVESTMENTS, L.P.
Doc. No. 2004051061
O.P.R.T.C.

183,939 AC.
TRACTS 1, 2 AND 3
GILBERT LANE
INVESTMENTS, L.P.
Doc. No. 2004051061
O.P.R.T.C.

20,089 AC.
KNNL DEVELOPMENT, L.P.
Doc. No. 2015030395
O.P.R.T.C.



- LEGEND**
- 0 50 100 150 200
1" = 100'
 - OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
 - CITRUS WATER QUALITY ZONE
 - WATER QUALITY TRANSPORT ZONE
 - FINISHED FLOOR ELEVATION
 - RIGHT OF WAY
 - STORM SEWER EASEMENT
 - BUILDING LINE
 - LANDSCAPE EASEMENT
 - 1/2" IRON ROD SET WITH PLASTIC CAP MARKED "VERTICAL SURVEYING CO. INC."
 - 1/2" IRON ROD FOUND WITH PLASTIC CAP MARKED "VERTICAL SURVEYING CO. INC."
 - CONCRETE MONUMENT SET
 - CALCULATED POINT
 - SIDEWALK
 - BENCHMARK

GILBERT LANE PHASE THREE

DATE	SCALE	SHEET NO.
14/16/13	1" = 100'	3 OF 4
DRAWN BY	DATE	DRAWN NO.
14/16/13	JULY 10, 2013	14914
DESIGNED BY	DATE	DESIGNED NO.
14/16/13	JULY 10, 2013	14914

CSJ-04-0160.5A