

CARTER • DESIGN ASSOCIATES

817 WEST ELEVENTH STREET
AUSTIN • TEXAS • 78701
(P) 512.476.1812 (F) 512.476.1819
ARCHITECTURE • PRESERVATION • PLANNING

7304 KNOX LANE

Carter Design Associates (CDA) was retained to review existing research and the residential structure located at 7404 Knox Lane, Austin, Texas. The review was to determine whether the structure met the criteria for historic zoning by the City of Austin. On September 19th, 2024 CDA met on site with the Owner to assess the historic merits of the primary residence and if the criteria were met was there an intact historic structure that could be relocated onsite. The residential structure consists of multiple additions and modifications made by the Knox family throughout their lifetime and ownership of the property.

All findings and hypotheses are based on visual observation and research limited to mapping, photographs (contemporary and historic) and written accounts. The original intent of CDA's review concerned the historic criteria and how, if at all, the structure met the stated criteria. The history of the property suggested that the building had been modified, and there might be an "original" historic building that would better meet the criteria. Our work was to uncover this historic structure and determine how it could be relocated on the site.

Findings

The site visit forced a revision of the working hypotheses

1. The residence had been radically modified over time and what appeared to be the historic features were actually constructed with replica materials.
2. The site/land is just as important as the residential structure
3. The outbuildings better tell the story of the Knox family, based on historic accounts.

Today, the residence is a L-shaped plan with a two-story portion to the East; a curved, wrap around covered porch to the Southeast; enclosed shed-roofed porch to the West; and an early one-room addition to the South. Most of the exterior finishes such as the roof, board and batten siding, doors, windows, screens, siding, shutters and trim are modern construction and/or replacements. The finishes do not reflect an historic photo (See Photo X -) which appears to be the South façade of the residence, nor is there any of the (olive-green) stucco mentioned on page 71 of the *Austin Originals – Chats with Colorful Characters* by Robyn Turner. Many of the interior finishes have been replaced with modern materials chosen for aesthetic reasons by the Owners and intended to reflect an older rustic style. (Exhibit C)

Using historical aerial photos, we can begin to put to piece together the evolution of the residence construction. The 1940, City of Austin aerial photograph shows the L-shaped plan with two perpendicular gable roofs, a rectangular covered porch to the Southeast, a faint shadow of where the fireplace is, and what would be the shed roofed covered porch to the West. In the 1958 aerial photo, we can see a faint outline of the single room addition to the South and a detached structure built to the West of the house. This configuration is visible until the 1984 aerial photograph. This roof line changed in the 1997 aerial photograph, which matches the roof line visible today. (Exhibit A)

Historic photos and building permit records indicate major modifications were made to the residence in the early 90s. A search of Austin's public permits shows several permits were pulled in April of 1990. The permits pulled included mechanical (1990-009682 MP), electrical (1990-009682 EP), water (1990-290755A2W), and waste water (1990-173886 W). These permits coincide with the changes shown between the 1984 and 1997 aerial photos. The East wing of the original L-shaped plan was heavily modified, possibly demolished, to be more than double its original foot print and a second story added. The front porch was replaced with a larger rounded porch. The roof, siding, windows, doors, trim and decorative features reflect this 90s era of construction and replacement. There is little original material or finish left inside or out that reflect the pre-1990 structure.

While the residence consists of an eclectic architectural style, which may be seen as unique and noteworthy, these defining features date to the early 90s and fall outside of the historic criteria. Although some historic materials have been retained, they have not been retained in their original location and have been used based on the Owner's sense of aesthetics and not for historic preservation. Little material remains from the original house that retains its historic context to warrant preserving or relocating.

The outbuildings prove more interesting, especially when viewed in light of the historic accounts of the family's boy's camp and wildlife rescue endeavors. The accessory outbuildings reflect typical utilitarian farm type uses with lean-to shed or simple gabled corrugated metal roofs and metal or board and batten walls. The detached structure and its attached greenhouse just East of the residence is a simple wood framed structure with a flat roof. A small single pen, square hewn, half notch corners, log structure with lean-to sheds on either side of the door sits under a large oak tree just to the Northeast of the residence, likely used for small animals such as chickens. A small wood tack shed set on skids sits to the Northeast of the log structure. Of the structures visible in the 1940s aerial photo, only the log structure, the horse stall shed, the tack shed and an equipment shed remain. Many of the outbuildings built in the 50s to 60s have either been demolished, collapsed, or partially collapsed. (Exhibit B)

The Knox Family utilized the property as a farm for animals including horses, a refuge for small animals, and bee keeping as well as a day camp for boys. The outbuildings reflect the nature of these activities. Thus, the house becomes an accessory to the to the primary historic association of the property.

Request:

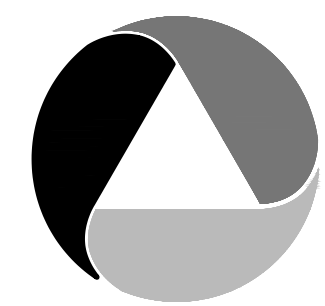
Allow for a full demolition of the primary residence and outbuildings not recommended for relocation.

CDA's Recommendations:

- The property's existing conditions be documented and provided to historic archives for record keeping purposes.
- Relocate the tack shed and log structure to the East side of the proposed extension of Knox Lane. These would be relocated in the environmental protection area noted on the 2016 site plan.
- Provide a historical marker and/or kiosk explaining the site's history and evolutions over time.
- Utilize this as a trailhead for a walking path connecting Knox Lane to Chimney Corners and passing the spring fed pool made by the Knox Family.
- Be aware there may be archeological findings as construction for infrastructure and future residences is performed. We recommend shovel tests to help assess the archeological potential

KNOX PRESERVE

PRELIMINARY PLAN



ATWELL

www.atwell-group.com
3815 S. CAPITAL OF TEXAS HIGHWAY,
SUITE 300
AUSTIN, TX 78704
O: 512-904-0505
F: 512-904-0509
TBP# NO. 12242

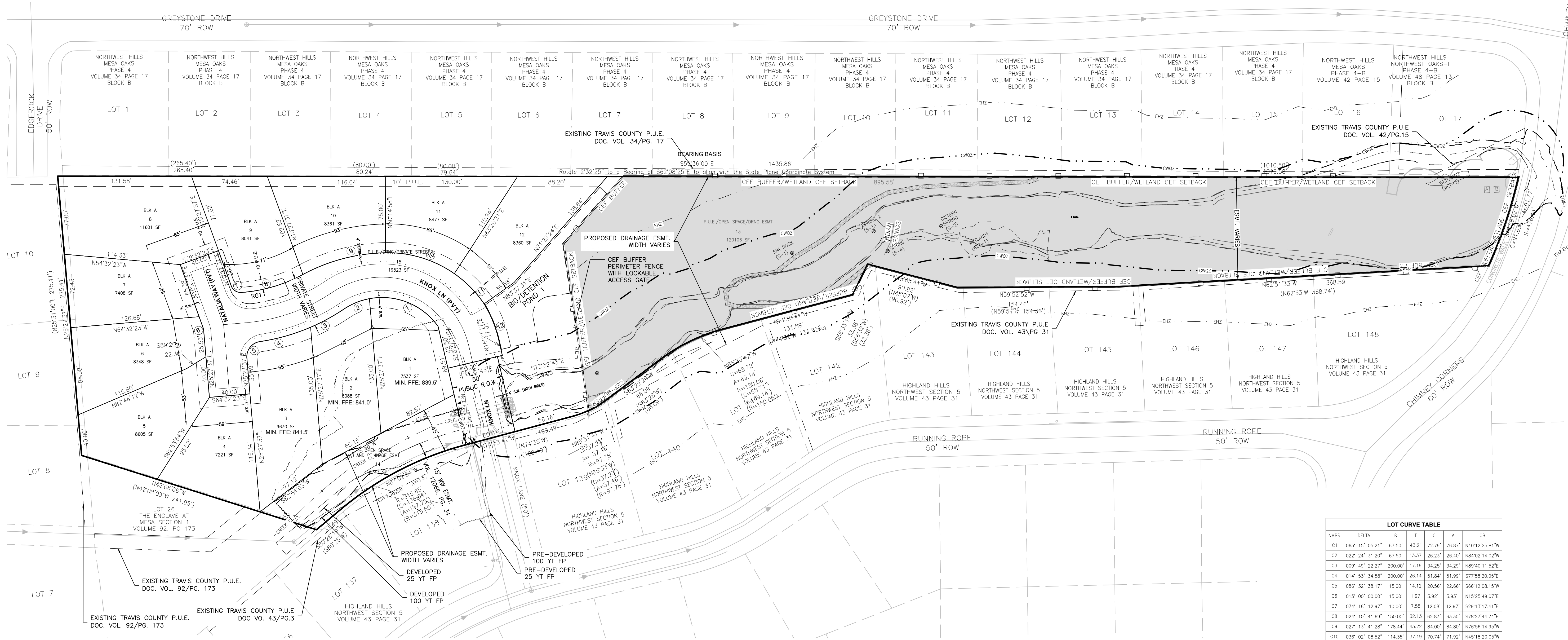
PROJECT DATA

COUNTY: TRAVIS
CITY LIMITS/ETJ: AUSTIN
FINAL PLAT NUMBER: N/A
RELATED CASES: N/A
PROJECT ADDRESS:
7304 KNOX LANE
AUSTIN, TX 78731
GRID NUMBER: H30
MAPSCO PAGE: 524
ZONING: SF-3
USAGE: SINGLE FAMILY
FEMA MAP PANEL: 48453C0435H

OWNER / DEVELOPER

OWNER:
CHASE EQUITIES, INC.
3839 BEE CAVES ROAD, SUITE 200
AUSTIN, TX 78746
DEVELOPER:
JIMMY NASSOUR
KNOX PRESERVE, LLC
1200 SAN ANTONIO
AUSTIN, TX 78701

CONSULTANTS:

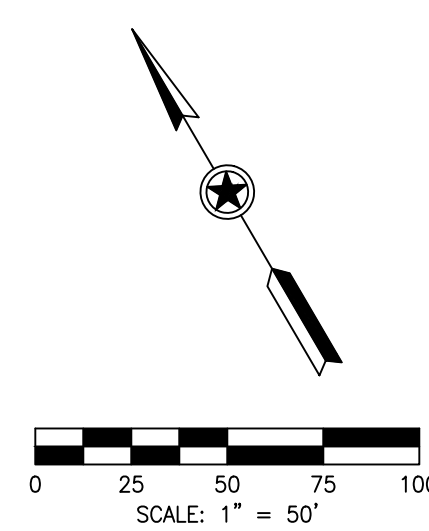


LOT CURVE TABLE						
NMBR	DELTA	R	T	C	A	CB
C1	065° 15' 05.21"	67.50'	43.21'	72.79'	76.87'	N40°12'25.81"W
C2	022° 24' 31.20"	67.50'	13.37'	26.23'	26.40'	N84°02'14.02"W
C3	009° 49' 22.27"	200.00'	17.19'	34.25'	34.29'	N89°40'11.32"E
C4	014° 53' 34.58"	200.00'	26.14'	51.84'	51.99'	S77°58'20.05"E
C5	086° 32' 38.17"	15.00'	14.12'	20.56'	22.66'	S66°12'08.15"W
C6	015° 00' 00.00"	15.00'	1.97'	3.92'	3.93'	N15°25'49.07"E
C7	074° 18' 12.97"	10.00'	7.58'	12.08'	12.97'	S29°15'17.41"E
C8	024° 10' 41.69"	150.00'	32.13'	62.83'	63.30'	S78°27'44.74"E
C9	027° 15' 41.28"	178.44'	43.22'	84.00'	84.80'	N78°56'14.95"W
C10	036° 02' 08.52"	114.35'	37.19'	70.74'	71.92'	N45°18'20.05"W
C11	021° 00' 44.34"	114.35'	21.21'	41.70'	41.94'	N16°46'53.62"W
C12	018° 12' 16.80"	117.50'	18.83'	37.18'	37.33'	N05°30'28.18"E

SHEET INDEX

- COVER PRELIMINARY PLAN
- GENERAL NOTES

NORTH ARROW & SCALE



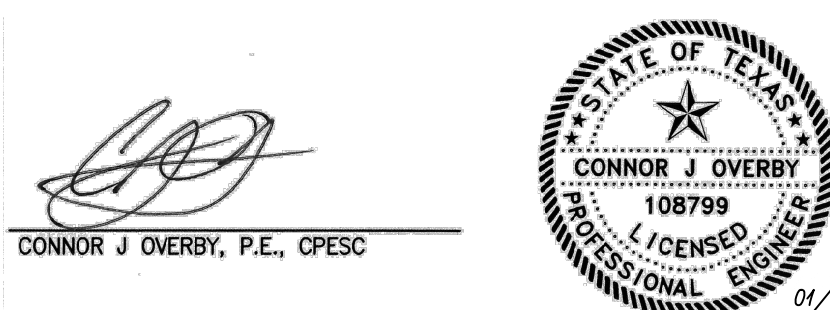
- PROPOSED CONTOURS
- EXISTING CONTOURS
- SITE BOUNDARY
- RIGHT OF WAY
- STREET CENTERLINE
- PROPOSED SIDEWALK
- CURB AND GUTTER
- EXISTING EASEMENT
- CWOZ 50' SETBACK
- EROSION HAZARD ZONE
- CREEK CENTERLINE
- PRE-DEVELOPED 25 YR FLOOD PLAIN
- PRE-DEVELOPED 100 YR FLOOD PLAIN
- DEVELOPED 25 YR FLOOD PLAIN
- DEVELOPED 100 YR FLOOD PLAIN
- CEF BUFFER

LEGAL DESCRIPTION

5.772 ACRES OF ABSTRACT 217, SURVEY 15, G.W. DAVIS, AUSTIN, TRAVIS COUNTY, TEXAS.
0.0326 ACRES OF ABSTRACT 217, SURVEY 15, G.W. DAVIS, AUSTIN, TRAVIS COUNTY, TEXAS.

ENGINEER'S CERTIFICATION

I, CONNOR J. OVERBY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAN IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF (TITLE 25/TITLE 30) OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



NOTES

- THIS PROJECT IS LOCATED IN THE SHOAL CREEK WATERSHED, WHICH IS CLASSIFIED AS A URBAN WATERSHED.
- THIS PROJECT IS LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
- THIS PROJECT IS SUBJECT TO THE VOID AND WATER FLOW MITIGATION RULE (COA EGM 1.12.0 AND COA ITEM NO. 6585 OF THE SSM) PROVISION THAT ALL TRENCHING GREATER THAN 5 FEET DEEP MUST BE INSPECTED BY A GEOLOGIST (TEXAS P.E.) OR A GEOLOGIST'S REPRESENTATIVE.
- FINISHED FLOORS MUST BE AT OR ABOVE THE IDENTIFIED ELEVATION FOR LOTS 1, 2, AND 3.
- THE PRESENCE OF A CRITICAL ENVIRONMENTAL FEATURE ON OR NEAR A PROPERTY MAY AFFECT DEVELOPMENT. ALL ACTIVITIES WITHIN THE CEF AND CEF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN CODE AND CRITERIA. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.

LAND USE SCHEDULE

	AREA (SF)	AREA (AC)	LOTS
RESIDENTIAL LOTS	101,052	2,320	12
OPEN SPACE	8,743	0.201	1
DRAINAGE/OPEN SPACE/P.U.E.	120,106	2.757	1
ACCESS/DRAINAGE/P.U.E.	20,231	0.464	1
NEW RIGHT-OF-WAY	3,678	0.089	-
TOTAL:	253,872	5.828	15

OWNER

CHASE EQUITIES, INC.
3839 BEE CAVES ROAD, SUITE 200
WEST LAKE HILLS, TX 78746

DEVELOPER

JIMMY NASSOUR
KNOX PRESERVE, LLC
12000 SAN ANTONIO
AUSTIN, TX 78701

CONSULTANTS / CONTRACTORS

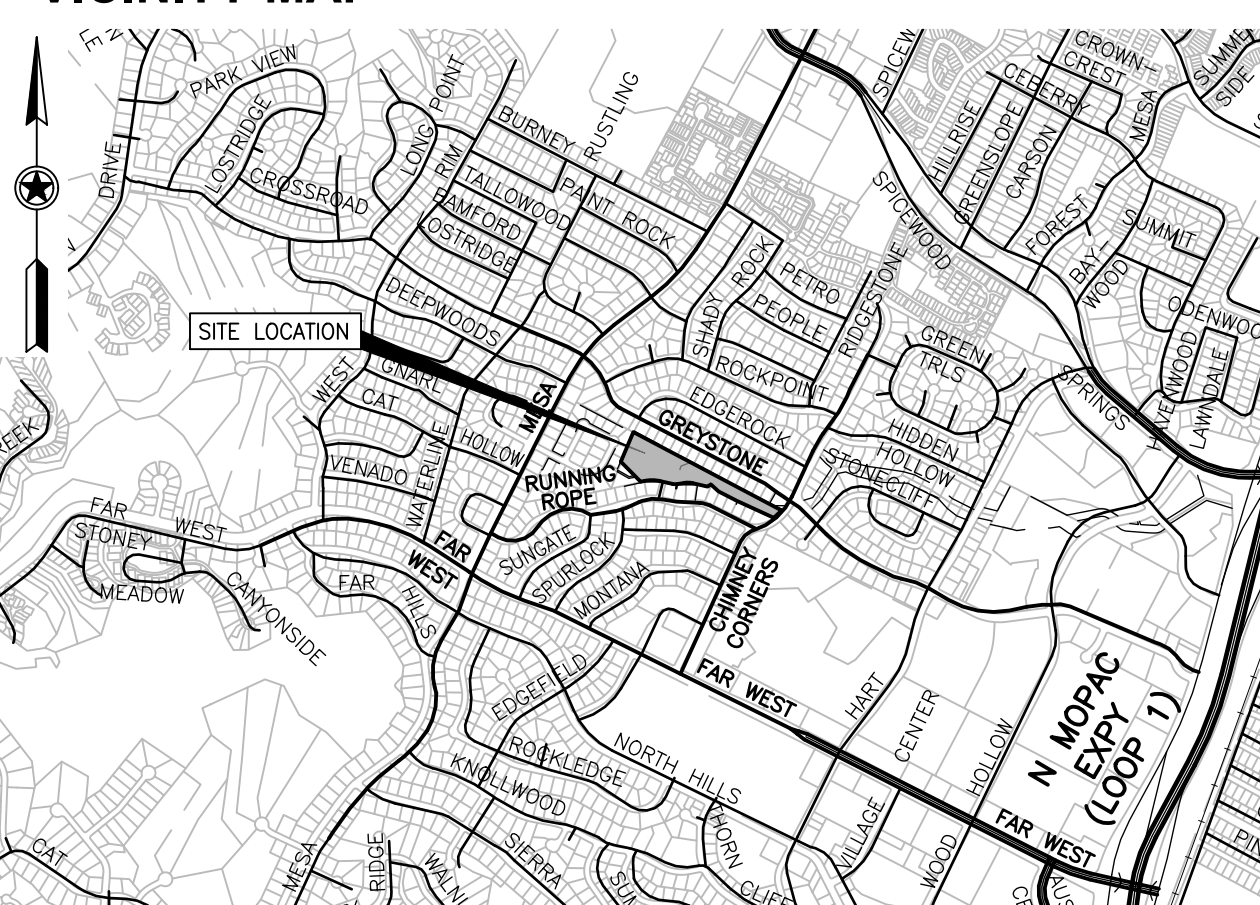
ENGINEER:

ATWELL, LLC
805 LAS CIMAS PARKWAY,
BLDG. 3, SUITE 310
AUSTIN, TEXAS 78746
PHONE: 512.904.0505

SURVEYOR:

HOLT CARSON, INC.
1904 FORTVIEW RD.
AUSTIN, TEXAS 78704
PHONE: 512.442.0990

VICINITY MAP



SUBMITTAL DATE: FEBRUARY 26, 2019

CITY APPROVAL

PRELIMINARY SUBDIVISION APPROVAL Sheet 1 Of 2
FILE NUMBER: C8-2023-0233 APPLICATION DATE: October 9, 2023
APPROVED ADMINISTRATIVELY ON: _____
EXPIRATION DATE (LDC 25-4-65): _____
CASE MANAGER: C. ZAVALA
CESAR ZAVALA FOR:
JOSE ROIG, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

FINAL PLATS MUST BE RECORDED BY THE EXPIRATION DATE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE AT THE TIME OF FILING, AND REQUIRE BUILDING PERMITS OR NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE EXPIRATION DATE.

KNOX PRESERVE PRELIMINARY PLAN

COVER PRELIMINARY PLAN

1 OF 2



ATWELL
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3815 S. CAPITAL OF TEXAS HIGHWAY, SUITE 300
AUSTIN, TX 78704
O: 512-904-0505
F: 512-904-0509
TBPE No. 12242

PROJECT DATA	
COUNTY:	TRAVIS
CITY LIMITS/ETJ:	AUSTIN
FINAL PLAT NUMBER:	N/A
RELATED CASES:	N/A
PROJECT ADDRESS:	7304 KNOX LANE AUSTIN, TX 78731
GRID NUMBER:	H30
MAPSCO PAGE:	524
ZONING:	SF-3
USAGE:	SINGLE FAMILY
FEMA MAP PANEL:	48453C0435H
OWNER / DEVELOPER	
OWNER:	CHASE EQUITIES, INC. 3839 BEE CAVES ROAD, SUITE 200 AUSTIN, TX 78746
DEVELOPER:	JIMMY MASSOUR KNOX PRESERVE, LLC 1200 SAN ANTONIO AUSTIN, TX 78701

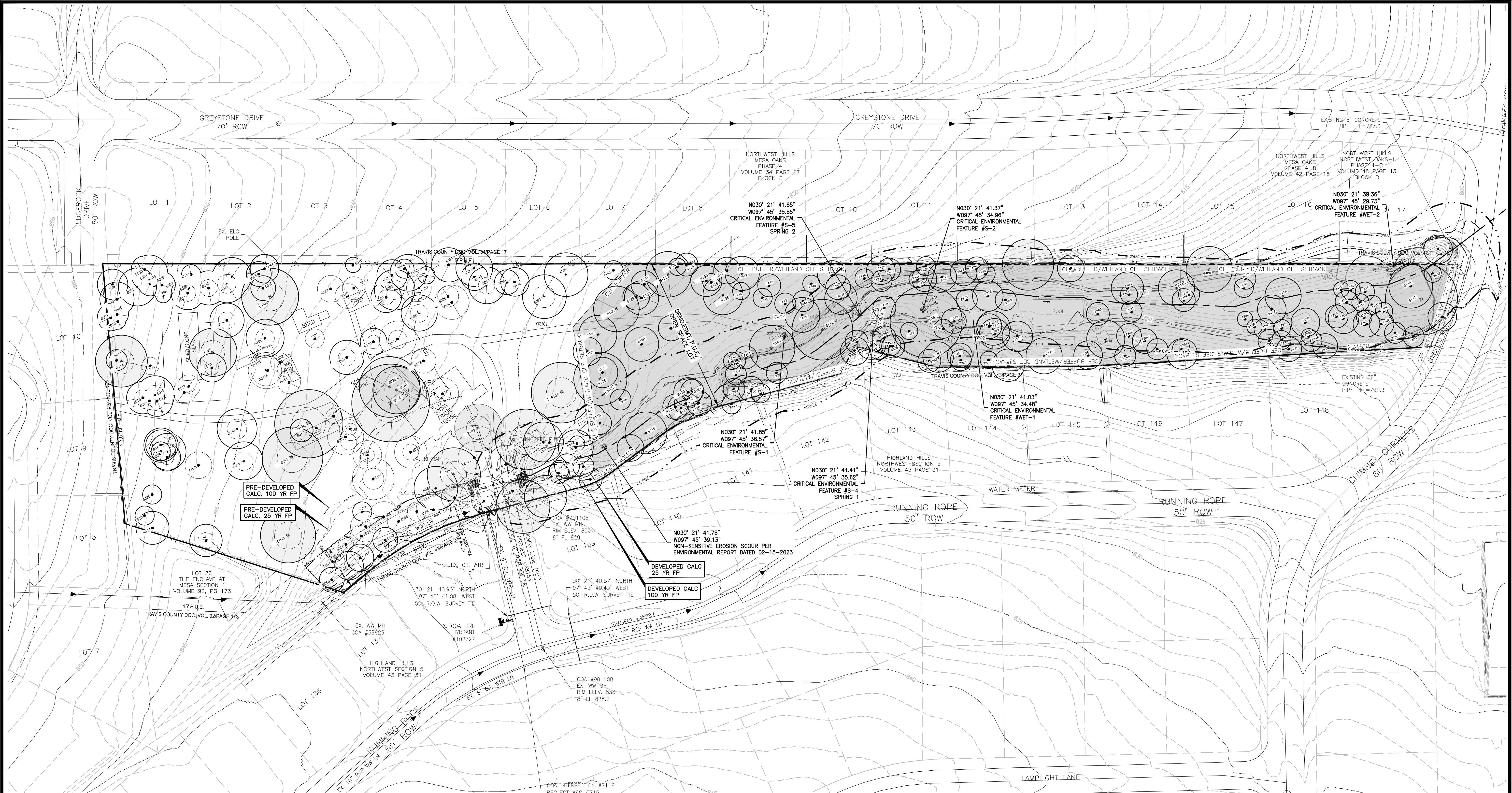
CONSULTANTS:

EDITED: December 19, 2023
PLOTTED: January 3, 2024
PLOTTED BY: Corinne Van Vleet
HORIZONTAL SCALE:
VERTICAL SCALE:

KNOX PRESERVE PRELIMINARY PLAN

EXISTING CONDITIONS

EXH.-A
1 OF 13



LEGEND

- EXISTING WOOD FENCE
- EXISTING OVERHEAD UTILITY LINE
- EXISTING WASTEWATER LINE
- EXISTING WATER LINE
- EXISTING CULVERTS
- EXISTING GUY WIRE
- TEMPORARY BENCHMARK
- FINISHED FLOOR ELEVATION
- FLOWLINE ELEVATION
- EXISTING POWER/TELEPHONE POLE

LEGEND

- EXISTING CONTOURS
- EXISTING EASEMENT
- CWQZ 50' SETBACK
- CREEK CENTERLINE
- PRE-DEVELOPED 25 YR FLOOD PLAIN
- PRE-DEVELOPED 100 YR FLOOD PLAIN
- DEVELOPED 25 YR FLOOD PLAIN
- DEVELOPED 100 YR FLOOD PLAIN
- CEF BUFFER
- ADJACENT PROPERTY BOUNDARIES
- SITE BOUNDARY
- HERITAGE TREE
- PROTECTED TREE
- TREE SURVEYED

NORTH ARROW & SCALE

SCALE: 1" = 50'

Existing Impervious cover		
Buildings/Sheds	8,029	sf
Gravel Road/Sidewalk	11,745	sf
Concrete Driveway	945	sf
Pool/Deck	1,880	sf
Total Impervious	21,999	sf
Cover:	0.51	acres

NOTE:
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Feature Type	Feature ID	Feature Longitude (WGS 1984 in meters)		Feature Latitude (WGS 1984 in meters)		Wetland Dimensions (ft)		Rimrock Dimensions (ft)	
		coordinate	notation	coordinate	notation	x	y	length	avg height
Rimrock	S-1	619150.6	E	3359515.3	N			523	4
Well	S-2	619193.7	E	3359501.0	N				
Spring 1 (Indian Springs)	S-4	619176.2	E	3359502.4	N				
Spring 2	S-5	619175.2	E	3359509.5	N				
Wetland 1	WET1	619207.9	E	3359484.8	N	33	88		
Wetland 2	WET2	619335.1	E	3359307.1	N	11	44		



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AUSTIN, TX 78731
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MAPSCO PAGE: 524
ZONING: SF-3
USAGE: SINGLE FAMILY
FEMA MAP PANEL: 48453C0435H

OWNER / DEVELOPER
OWNER:
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3839 BEE CAVES ROAD, SUITE 200
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DEVELOPER:
JIMMY MASSOUR
KNOX PRESERVE, LLC
1200 SAN ANTONIO
AUSTIN, TX 78701

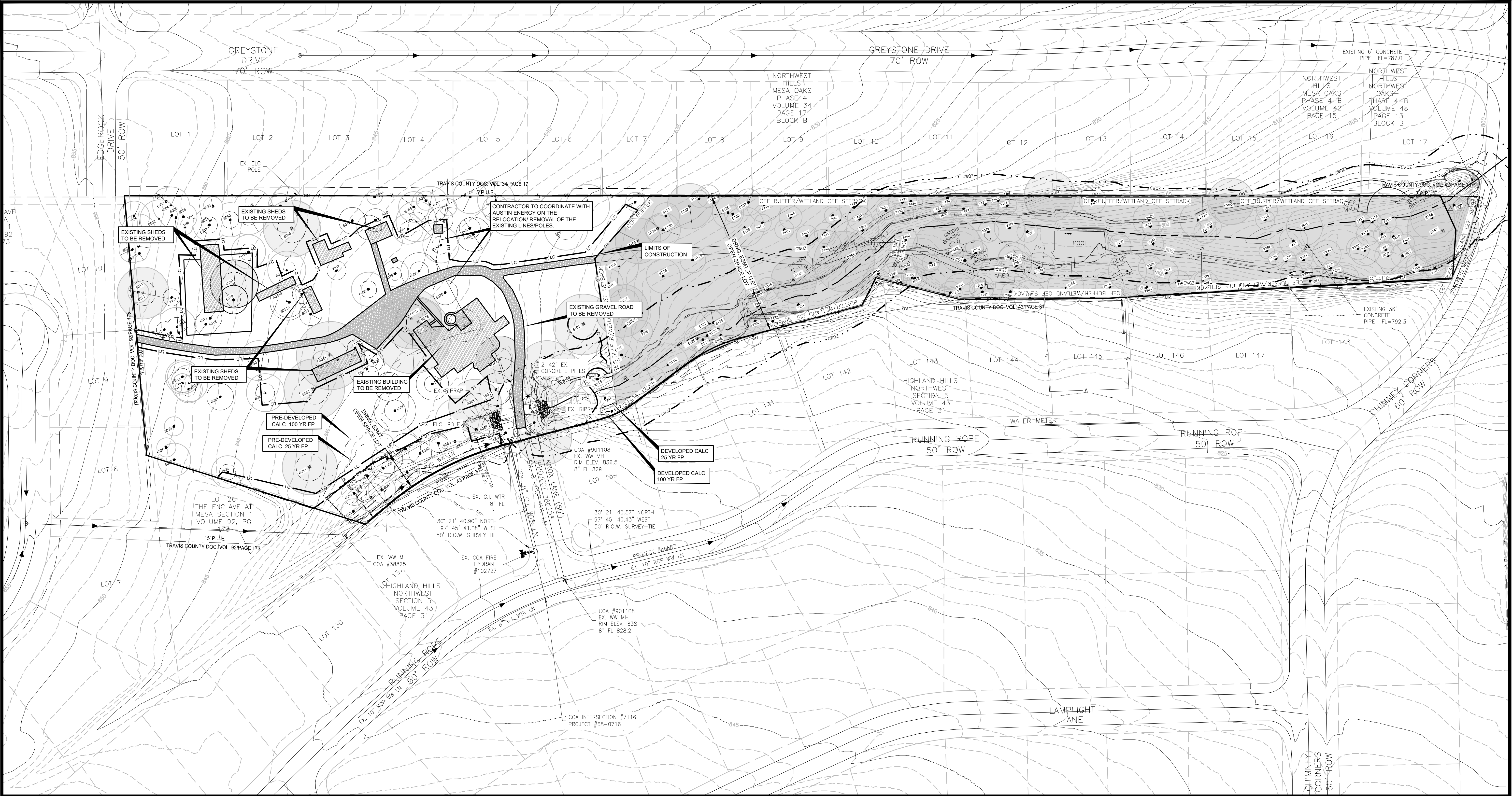
CONSULTANTS:

EDITED: November 15, 2023
PLOTTED: January 3, 2024
PLOTTED BY: Corinne Van Vleet
HORIZONTAL SCALE:
VERTICAL SCALE:

KNOX PRESERVE PRELIMINARY PLAN

DEMOLITION PLAN

EXH.-B
2 OF 13



NOTE:
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NOTES:

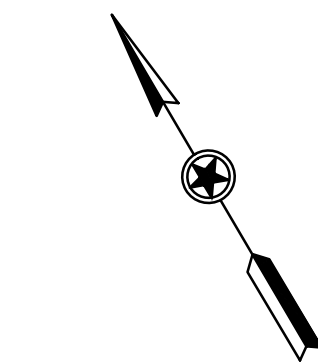
1. ANY DEMOLITION WITHIN THE CRZ OF HERITAGE TREES NEED TO BE DONE WITH HAND TOOLS OR SMALL EQUIPMENT.

- PRE-DEVELOPED 25 YR FLOOD PLAIN
- PRE-DEVELOPED 100 YR FLOOD PLAIN
- DEVELOPED 25 YR FLOOD PLAIN
- DEVELOPED 100 YR FLOOD PLAIN

LEGEND

- EXISTING CONTOURS
- EXISTING EASEMENT
- CREEK CENTERLINE
- CEF BUFFER
- CWQZ 50' SETBACK
- ADJACENT PROPERTY BOUNDARIES
- SITE BOUNDARY
- WOOD FENCE
- OVERHEAD UTILITY LINE
- EXISTING WASTEWATER LINE
- EXISTING WATER LINE
- EXISTING CULVERTS
- GUY WIRE
- TEMPORARY BENCHMARK
- FINISHED FLOOR ELEVATION
- FLOWLINE ELEVATION
- EX POWER/TELEPHONE POLE
- EXISTING BUILDING TO BE REMOVED
- EXISTING PAVEMENT TO BE REMOVED
- EXISTING GRAVEL TO BE REMOVED

NORTH ARROW & SCALE



0 25 50 75 100
SCALE: 1" = 50'



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AUSTIN, TX 78704
O: 512-904-0505
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TBPE No. 12242

PROJECT DATA
COUNTY: TRAVIS
CITY LIMITS/ETJ: AUSTIN
FINAL PLAT NUMBER: N/A
RELATED CASES: N/A
PROJECT ADDRESS:
7304 KNOX LANE
AUSTIN, TX 78731
GRID NUMBER: H30
MAPSCO PAGE: 524
ZONING: SF-3
USAGE: SINGLE FAMILY
FEMA MAP PANEL: 48453C0435H

OWNER / DEVELOPER
OWNER:
CHASE EQUITIES, INC.
3839 BEE CAVES ROAD, SUITE 200
AUSTIN, TX 78746
DEVELOPER:
JIMMY MASSOUR
KNOX PRESERVE, LLC
17200 SAN ANTONIO
AUSTIN, TX 78701

CONSULTANTS:

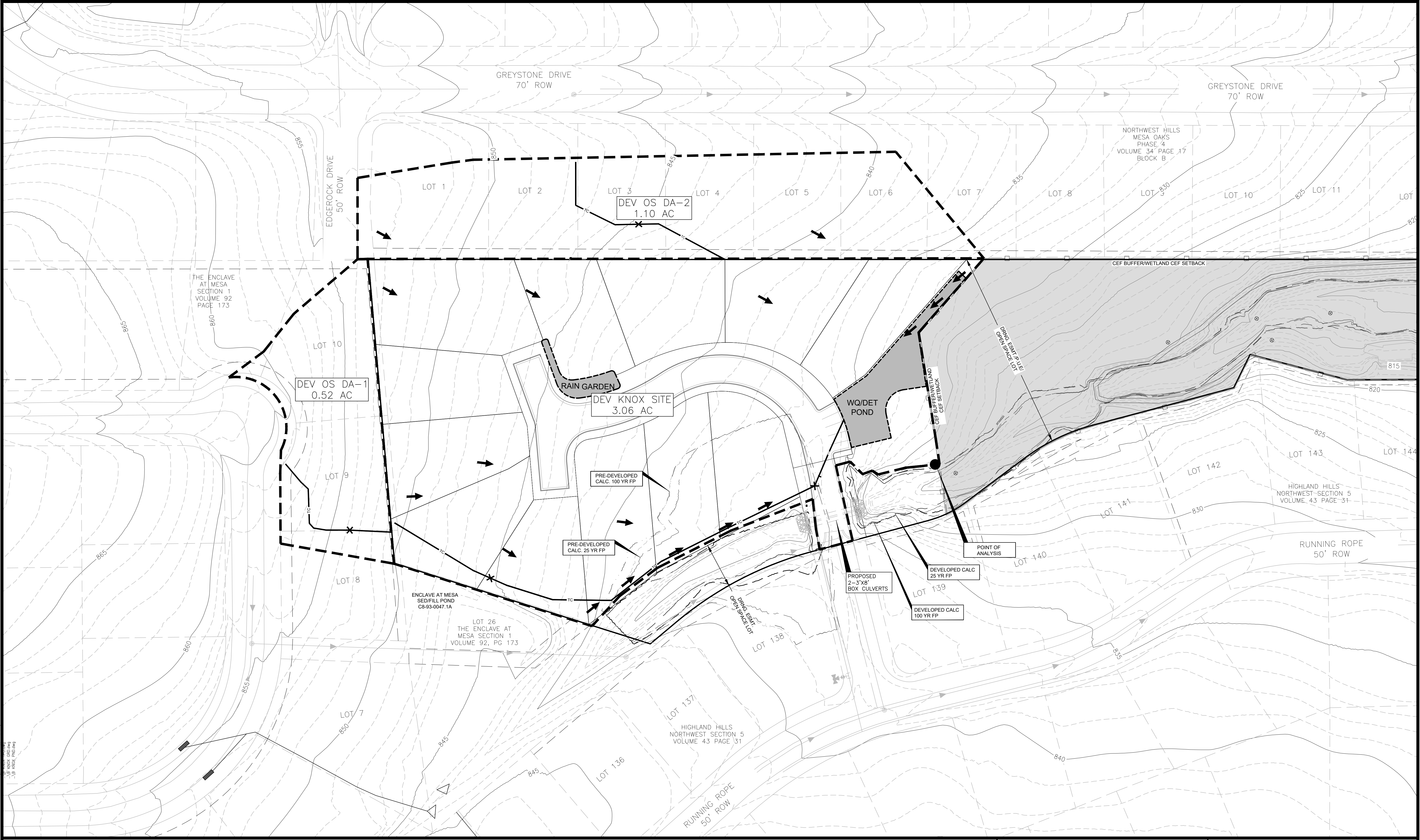
EDITED: December 19, 2023
PLOTTED: January 3, 2024
PLOTTED BY: Corinne Van Vleet

HORIZONTAL SCALE:
VERTICAL SCALE:

KNOX PRESERVE PRELIMINARY PLAN

DEVELOPED DRAINAGE AREA

EXH.-D
4 OF 13





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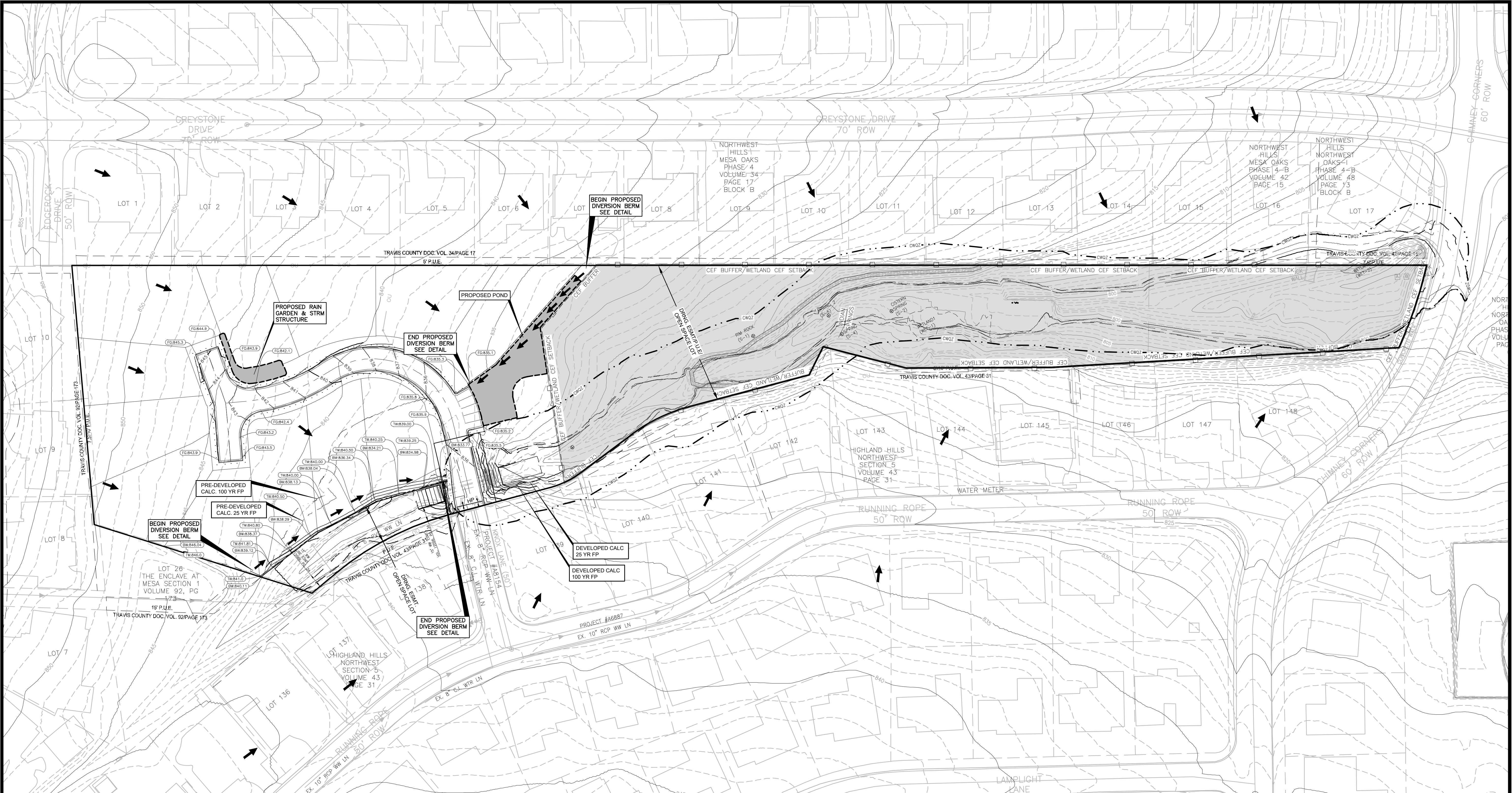
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DEVELOPER:
JIMMY MASSOUR
KNOX PRESERVE, LLC
1200 SAN ANTONIO
AUSTIN, TX 78701

CONSULTANTS:

EDITED: December 4, 2023
PLOTTED: January 3, 2024
PLOTTED BY: Corinne Van Vleet
HORIZONTAL SCALE:
VERTICAL SCALE:

KNOX PRESERVE PRELIMINARY PLAN

GRADING PLAN



NOTES:

1. TOPO SOURCE: CITY OF AUSTIN AERIAL TOPOGRAPHY/ FIELD SURVEY.

2. ALL ACTIVITIES WITHIN THE CEF AND CEF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN CODE AND CRITERIA. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.

LEGEND

	EXISTING CONTOURS
	EXISTING EASEMENT
	CWQZ 50' SETBACK
	CREEK CENTERLINE
	PRE-DEVELOPED 25 YR FLOOD PLAIN
	PRE-DEVELOPED 100 YR FLOOD PLAIN
	DEVELOPED 25 YR FLOOD PLAIN
	DEVELOPED 100 YR FLOOD PLAIN
	CEF BUFFER
	FIRE LANE MARKING
	ADJACENT PROPERTY BOUNDARIES
	SITE BOUNDARY
	WOOD FENCE
	OVERHEAD UTILITY LINE
	EXISTING WASTEWATER LINE
	EXISTING WATER LINE
	EXISTING CULVERTS
	GUY WIRE
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	FINISHED FLOOR ELEVATION
	FLOWLINE ELEVATION
	EX POWER/TELEPHONE POLE

NORTH ARROW & SCALE

SCALE: 1" = 50'



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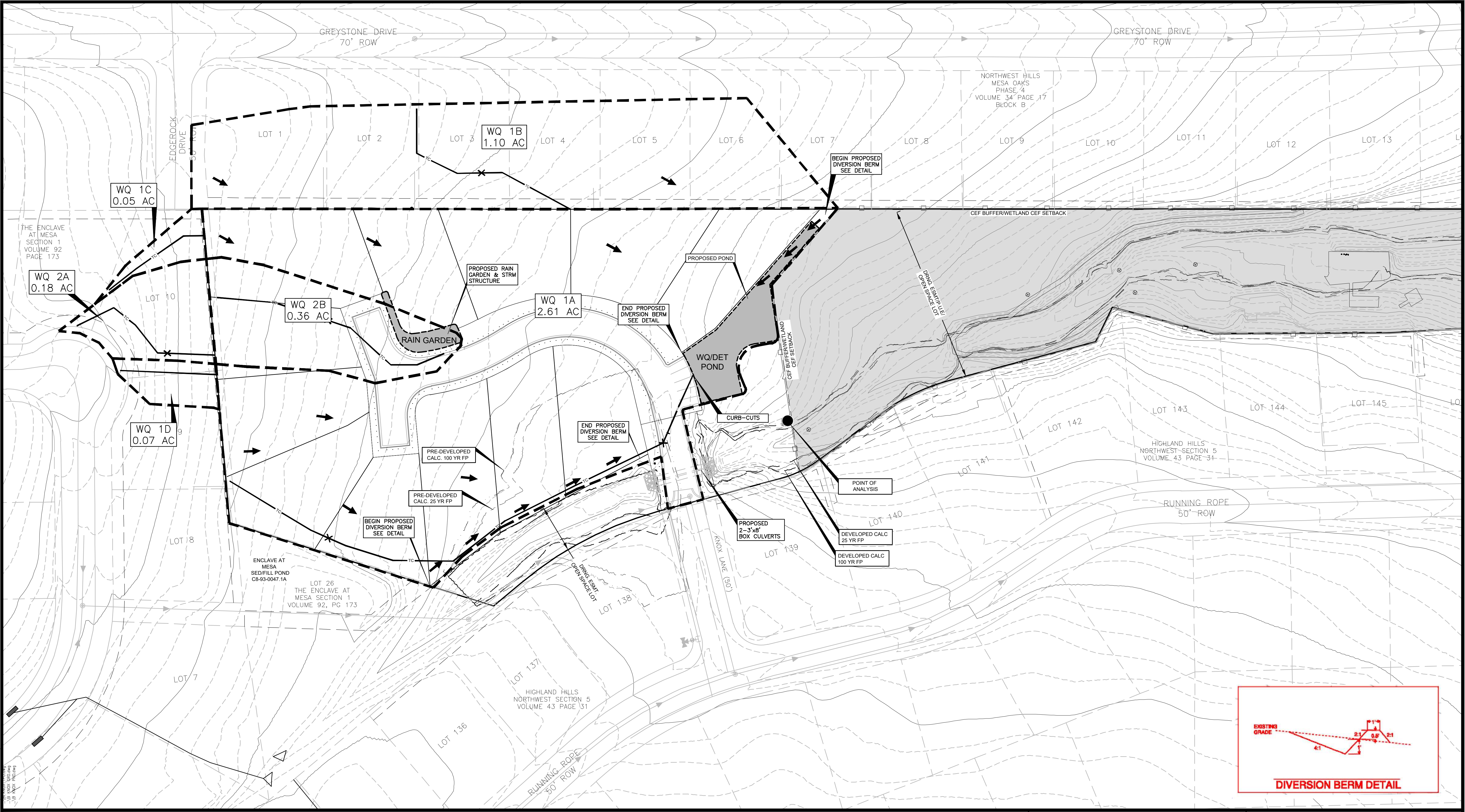
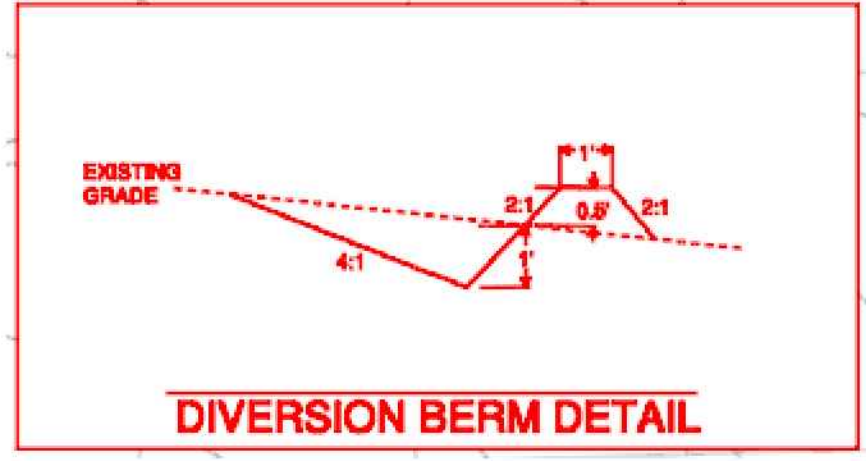
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DEVELOPER:	JIMMY MASSOUR KNOX PRESERVE, LLC 1200 SAN ANTONIO AUSTIN, TX 78701
CONSULTANTS:	

EDITED:	December 19, 2023
PLOTTED:	January 3, 2024
PLOTTED BY:	Corinne Van Vleet
HORIZONTAL SCALE:	
VERTICAL SCALE:	

KNOX PRESERVE PRELIMINARY PLAN

WATER QUALITY PLAN

EXH.-F
6 OF 13



APPENDIX B-11:
RAIN GARDEN #1 CALCULATIONS
FOR DEVELOPMENT PERMITS

DRAINAGE AREA DATA:	
Drainage Area to Control (DA ± 1.0 acre)	0.540 ac.
Drainage Area Impervious Cover	0.230 ac.
Drainage Area Impervious Cover	42.51 %
WATER QUALITY CONTROL CALCULATIONS:	
The Water Quality Control is to be RAIN GARDEN	
100-year Peak Flow Rate to Control (Q100)	4.59 cfs
Filtration Pond Area, A _f = WQV(3.58/day)÷(8hours)÷WQV/T	203.12 sf
Depth of Filtration Media (L)	21.5 ft
Effective Porosity Water Quality Volume (WQV _{eff} = 0.24 * A _f * L)	289.50 sf
Ponded Water Quality Volume (WQV _{pond} = WQV - WQV _{eff})	1209.00 sf
Sedimentation Pond Area (A _{sed} = [2 * (WQV - WQV _{eff}) / 4])	2209.00 sf
Rain Garden Pond Drawdown Time	2.48 hr
Underdrain Orifice Size (diameter)	0.375 in.
Underdrain Orifice Size (area)	0.110 in ²
Water Quality Elevation (WQE)	841.00 ft. msl.
Elevation of Splitter/Overflow Weir	841.00 ft. msl.
Length of Splitter Weir	5.61 ft.
Required Head to Pass Q100	0.45 ft.
Pond Freeboard Provided to Pass Q100	0.35 ft.
Elevation at Top of Rain Garden	841.75 ft. msl.

APPENDIX B-6:
FULL OR PARTIAL BIOFILTRATION POND CALCULATIONS FOR DEVELOPMENT PERMITS

DRAINAGE DATA:	
Drainage Area to Control (DA)	3.840 ac.
Drainage Area Impervious Cover	44.00% %
Capture Depth (CD)=(0.5"÷((IC-20)/100))	0.74 inches
25-year Peak Flow Rate to Control (Q25)	22.07 cfs
100-year Peak Flow Rate to Control (Q100)	32.64 cfs
The Water Quality Control is to be PARTIAL Sedimentation/Biofiltration	
WATER QUALITY CONTROL CALCULATIONS:	
Water Quality Volume (WQV=CD*DA*3630)	10,315.01 cf
Sedimentation Volume (100% WQV for Full Sed/Biofil)	5,082.50 cf
Sedimentation Volume (20% WQV for Partial Sed/Biofil)	2,082.00 cf
Filtration Pond Area (See ECM Section 1.6.7.C)	1,033.05 sf
Maximum Ponding Depth above Filtration Medium	4.50 ft.
Water Quality Elevation	830.75 ft. msl.
Elevation of Splitter Box/Overflow Weir	830.75 ft. msl.
Length of Splitter Weir	10 ft.
Required Head to Pass Q100 (Max. 1ft)	0.99 ft.
Pond Freeboard Provided to Pass Q100 (Min. 0.25ft)	0.26 ft.
BIOLOGICAL ELEMENTS CALCULATIONS:	
Surface Area of Sedimentation Pond (SA)	1,500.00 sf
Sedimentation Pond Plantings (Min. 10% of SA)	150 plants
Filtration Pond Plantings (Min. 20% of Filtration Area)	450 plants

Stage Storage Table - Bio/Retention Pond

Stage (ft msl)	Area (sf)	Storage/Stage (cf)	Total Storage (cf)	Total Storage (ac-ft)
828.25	4,635	-		
829.00	4,635	3,476	3,476	0.0798
830.00	4,635	4,635	8,111	0.1862
WQE: 830.75	4,635	3,476	11,688	0.2680
831.00	4,635	1,159	12,746	0.2926
832.00	4,635	4,635	17,381	0.3990
833.00	4,635	4,635	22,016	0.5054
834.00	4,635	4,635	26,651	0.6118
835.00	4,635	4,635	31,286	0.7182
835.50	4,635	2,318	33,604	0.7714

BIOFILTRATION POND - DRAWDOWN CALCULATIONS

Stage (ft amsl)	Storage (cf)	Head (ft)	Relative Volume (cf)	Time To Drain (hr)	Outflow Velocity (fps)
831.00	8,111.25	3.75	8111	78.22	9.83
828.25	0.00	1.00	0	0.00	0.00

Complete Drawdown Time 78.22

*Elevation of Downstream WSE = 827.25 ft amsl
*Orifice Diameter (inches) = 3/4 in

- NOTES:
1. TOPO SOURCE: CITY OF AUSTIN AERIAL TOPOGRAPHY/ FIELD SURVEY.
  2. ALL ACTIVITIES WITHIN THE CEF AND CEF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN CODE AND CRITERIA. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE. CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
  3. ALL BMPS IN EDWARDS AQUIFER RECHARGE ZONE ARE REQUIRED TO INCLUDE A BASIN LINER.

LEGEND

PROPOSED CONTOURS

EXISTING CONTOURS

EXISTING EASEMENT

CREEK CENTERLINE

RIGHT OF WAY LINE

LOT LINE

ADJACENT PROPERTY BOUNDARIES

SITE BOUNDARY

WATER QUALITY BOUNDARY

PRE-DEVELOPED 25 YR FLOOD PLAIN

PRE-DEVELOPED 100 YR FLOOD PLAIN

DEVELOPED 25 YR FLOOD PLAIN

DEVELOPED 100 YR FLOOD PLAIN

TIME OF CONCENTRATION

STORM SEWER STRUCTURE

RAIN GARDEN

NORTH ARROW & SCALE

SCALE: 1" = 40'



ATWELL
www.atwell-group.com
3815 S. CAPITAL OF TEXAS HIGHWAY, SUITE 300
AUSTIN, TX 78704
O: 512-904-0505
F: 512-904-0509
TBPE No. 12242

PROJECT DATA
COUNTY: TRAVIS
CITY LIMITS/ETJ: AUSTIN
FINAL PLAT NUMBER: N/A
RELATED CASES: N/A
PROJECT ADDRESS:
7304 KNOX LANE
AUSTIN, TX 78731
GRID NUMBER: H30
MAPSCO PAGE: 524
ZONING: SF-3
USAGE: SINGLE FAMILY
FEMA MAP PANEL: 48453C0435H

OWNER / DEVELOPER
OWNER:
CHASE EQUITIES, INC.
3839 BEE CAVES ROAD, SUITE 200
AUSTIN, TX 78746
DEVELOPER:
JIMMY MASSOUR
KNOX PRESERVE, LLC
1201 SAN ANTONIO
AUSTIN, TX 78701

CONSULTANTS:

EDITED: August 7, 2019
PLOTTED: January 3, 2024
PLOTTED BY: Corinne Van Vleet

HORIZONTAL SCALE:
VERTICAL SCALE:

KNOX PRESERVE PRELIMINARY PLAN

SLOPE MAP

EXH.-G
7 OF 13



NOTES:
1. TOPO SOURCE: CITY OF AUSTIN AERIAL TOPOGRAPHY/ FIELD SURVEY.
2. ALL ACTIVITIES WITHIN THE CEP AND CEP BUFFER MUST COMPLY WITH THE CITY OF AUSTIN CODE AND CRITERIA. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.

TABLE

Slopes Table				
Number	Minimum Slope	Maximum Slope	ACRES	COLOR
1	0%	15%	4.280	
2	15%	25%	0.832	
3	25%	35%	0.298	
4	35%	1000%	0.418	

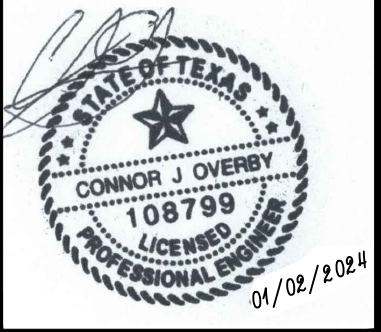
LEGEND

- EXISTING CONTOURS
- EXISTING EASEMENT
- CWQZ 50' SETBACK
- CREEK CENTERLINE
- PRE-DEVELOPED 25 YR FLOOD PLAIN
- PRE-DEVELOPED 100 YR FLOOD PLAIN
- DEVELOPED 25 YR FLOOD PLAIN
- DEVELOPED 100 YR FLOOD PLAIN
- CEP BUFFER
- FIRE LANE MARKING
- ADJACENT PROPERTY BOUNDARIES
- SITE BOUNDARY
- WOOD FENCE
- OVERHEAD UTILITY LINE
- EXISTING WASTEWATER LINE
- EXISTING WATER LINE
- EXISTING CULVERTS
- GUY WIRE
- TEMPORARY BENCHMARK
- FINISHED FLOOR ELEVATION
- FLOWLINE ELEVATION
- EX POWER/TELEPHONE POLE

NORTH ARROW & SCALE

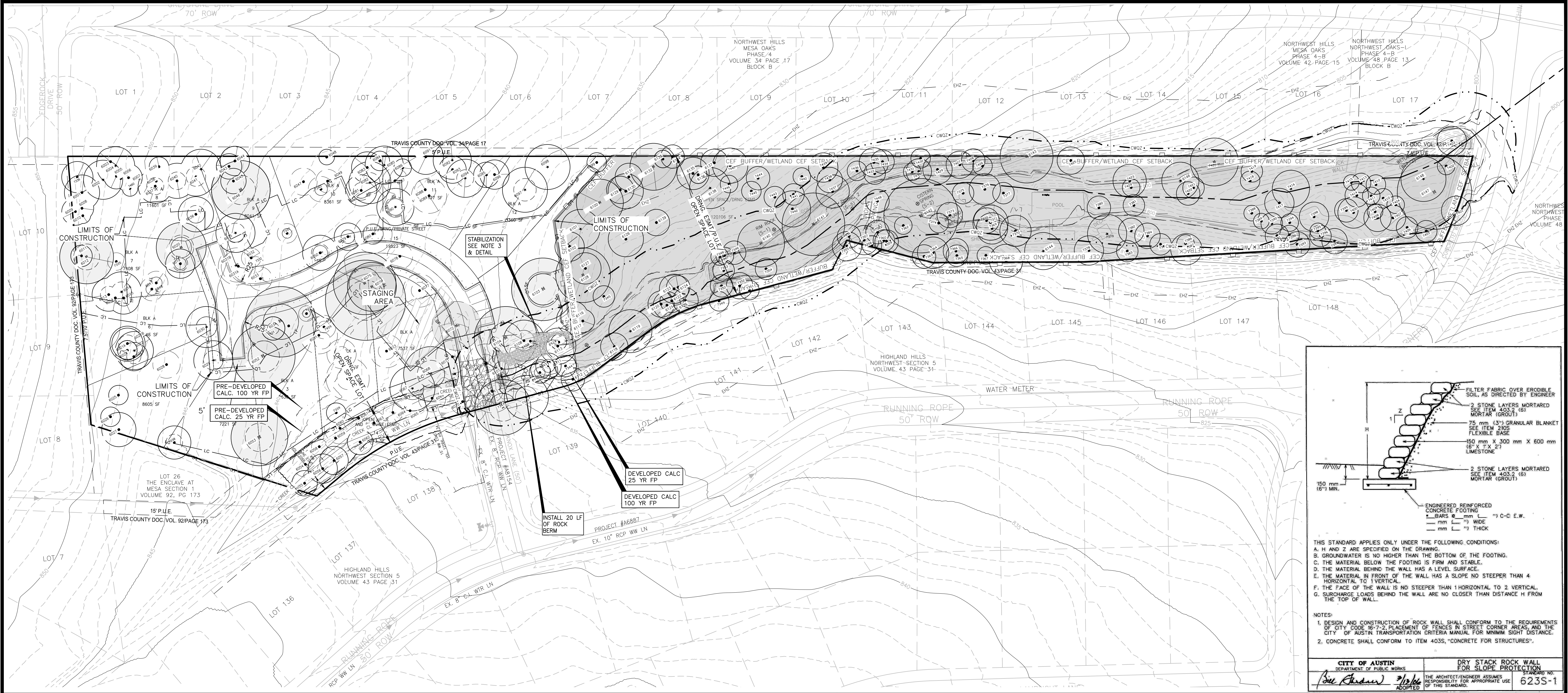
SCALE: 1" = 50'

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DEVELOPER:
JIMMY MASSOUR
KNOX PRESERVE, LLC
1200 SAN ANTONIO
AUSTIN, TX 78701
CONSULTANTS:



THIS STANDARD APPLIES ONLY UNDER THE FOLLOWING CONDITIONS:

- A. H AND Z ARE SPECIFIED ON THE DRAWING.
- B. GROUNDWATER IS NO HIGHER THAN THE BOTTOM OF THE FOOTING.
- C. THE MATERIAL BELOW THE FOOTING IS FIRM AND STABLE.
- D. THE MATERIAL BEHIND THE WALL HAS A LEVEL SURFACE.
- E. THE MATERIAL IN FRONT OF THE WALL HAS A SLOPE NO STEEPER THAN 4 HORIZONTAL TO 1 VERTICAL.
- F. THE FACE OF THE WALL IS NO STEEPER THAN 1 HORIZONTAL TO 2 VERTICAL.
- G. SURCHARGE LOADS BEHIND THE WALL ARE NO CLOSER THAN DISTANCE H FROM THE TOP OF WALL.

NOTES:

- 1. DESIGN AND CONSTRUCTION OF ROCK WALL SHALL CONFORM TO THE REQUIREMENTS OF CITY CODE 16-7-2, PLACEMENT OF FENCES IN STREET CORNER AREAS, AND THE CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL FOR MINIMUM SIGHT DISTANCE.
- 2. CONCRETE SHALL CONFORM TO ITEM 403S, "CONCRETE FOR STRUCTURES".

CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS
Ben Adams 2/16/26
ADOPTED

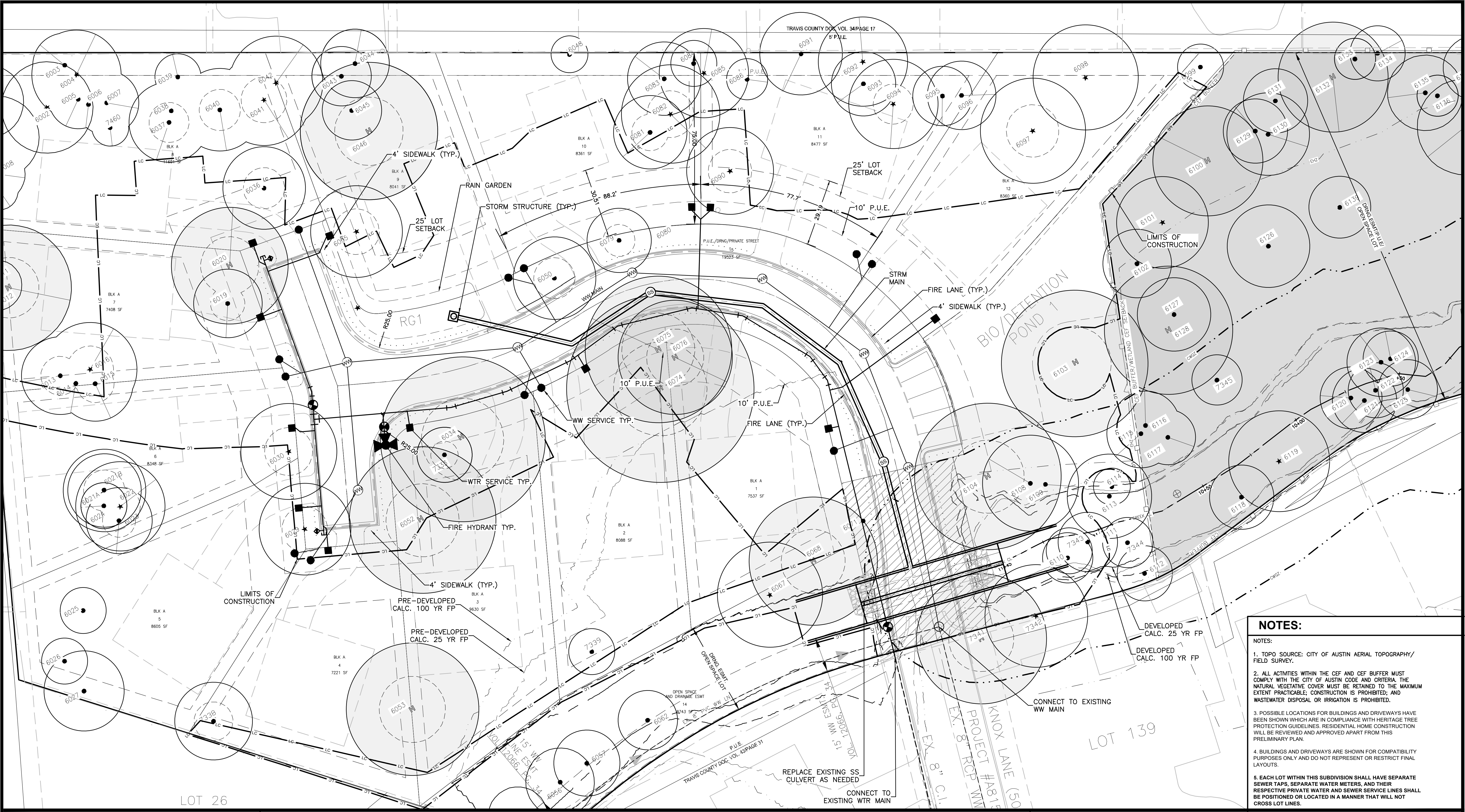
DRY STACK ROCK WALL FOR SLOPE PROTECTION
STANDARD NO. 623S-1

TREE LEGEND (TREE SURVEY DATE: NOVEMBER 2018)																			
Tree Number	Tree Description	Tree Number	Tree Description	Tree Number	Tree Description	Tree Number	Tree Description	Tree Number	Tree Description	Tree Number	Tree Description	Tree Number	Tree Description	Tree Number	Tree Description	Tree Number	Tree Description	Tree Number	Tree Description
0001	18" LIVE OAK	4006	18" LIVE OAK	4051	18" HACKBERRY	4096	18" CEDAR	4351	20" CEDAR	4396	18" CEDAR	7361	8" HACKBERRY	7806	10" FRAXINUS OAK	7846	10" HACKBERRY	7896	8" CEDAR ELM
0002	20" CEDAR	4007	11 & 12" LIVE OAK	4052	18" CEDAR	4097	18" CEDAR	4352	18" CEDAR	4397	18" CEDAR	7362	8" LIVE OAK	7807	10" HACKBERRY	7847	10" HACKBERRY	7897	10" HACKBERRY
0003	18" CEDAR ELM	4008	18" LIVE OAK	4053	18" LIVE OAK	4098	18" LIVE OAK	4353	18" CATALPA	4398	18" LIVE OAK	7363	10" CEDAR	7808	10" HACKBERRY	7848	10" HACKBERRY	7898	10" HACKBERRY
0004	8" LIVE OAK	4009	18" LIVE OAK	4054	18" HACKBERRY	4099	18" CEDAR	4354	18" CEDAR	4399	18" LIVE OAK	7364	10" CEDAR	7809	10" HACKBERRY	7849	10" HACKBERRY	7899	10" HACKBERRY
0005	18" LIVE OAK	4010	18" LIVE OAK	4055	18" LIVE OAK	4100	18" LIVE OAK	4355	18" LIVE OAK	4400	18" LIVE OAK	7365	10" LIVE OAK	7810	10" HACKBERRY	7850	10" HACKBERRY	7900	10" HACKBERRY
0006	18" LIVE OAK	4011	18" LIVE OAK	4056	18" LIVE OAK	4101	18" LIVE OAK	4356	18" LIVE OAK	4401	18" LIVE OAK	7366	10" LIVE OAK	7811	10" HACKBERRY	7851	10" HACKBERRY	7901	10" HACKBERRY
0007	18" LIVE OAK	4012	18" LIVE OAK	4057	18" LIVE OAK	4102	18" LIVE OAK	4357	18" LIVE OAK	4402	18" LIVE OAK	7367	10" LIVE OAK	7812	10" HACKBERRY	7852	10" HACKBERRY	7902	10" HACKBERRY
0008	18" LIVE OAK	4013	18" LIVE OAK	4058	18" LIVE OAK	4103	18" LIVE OAK	4358	18" LIVE OAK	4403	18" LIVE OAK	7368	10" LIVE OAK	7813	10" HACKBERRY	7853	10" HACKBERRY	7903	10" HACKBERRY
0009	18" LIVE OAK	4014	18" LIVE OAK	4059	18" LIVE OAK	4104	18" LIVE OAK	4359	18" LIVE OAK	4404	18" LIVE OAK	7369	10" LIVE OAK	7814	10" HACKBERRY	7854	10" HACKBERRY	7904	10" HACKBERRY
0010	18" LIVE OAK	4015	18" LIVE OAK	4060	18" LIVE OAK	4105	18" LIVE OAK	4360	18" LIVE OAK	4405	18" LIVE OAK	7370	10" LIVE OAK	7815	10" HACKBERRY	7855	10" HACKBERRY	7905	10" HACKBERRY
0011	18" LIVE OAK	4016	18" LIVE OAK	4061	18" LIVE OAK	4106	18" LIVE OAK	4361	18" LIVE OAK	4406	18" LIVE OAK	7371	10" LIVE OAK	7816	10" HACKBERRY	7856	10" HACKBERRY	7906	10" HACKBERRY
0012	18" LIVE OAK	4017	18" LIVE OAK	4062	18" LIVE OAK	4107	18" LIVE OAK	4362	18" LIVE OAK	4407	18" LIVE OAK	7372	10" LIVE OAK	7817	10" HACKBERRY	7857	10" HACKBERRY	7907	10" HACKBERRY
0013	18" LIVE OAK	4018	18" LIVE OAK	4063	18" LIVE OAK	4108	18" LIVE OAK	4363	18" LIVE OAK	4408	18" LIVE OAK	7373	10" LIVE OAK	7818	10" HACKBERRY	7858	10" HACKBERRY	7908	10" HACKBERRY
0014	18" LIVE OAK	4019	18" LIVE OAK	4064	18" LIVE OAK	4109	18" LIVE OAK	4364	18" LIVE OAK	4409	18" LIVE OAK	7374	10" LIVE OAK	7819	10" HACKBERRY	7859	10" HACKBERRY	7909	10" HACKBERRY
0015	18" LIVE OAK	4020	18" LIVE OAK	4065	18" LIVE OAK	4110	18" LIVE OAK	4365	18" LIVE OAK	4410	18" LIVE OAK	7375	10" LIVE OAK	7820	10" HACKBERRY	7860	10" HACKBERRY	7910	10" HACKBERRY
0016	18" LIVE OAK	4021	18" LIVE OAK	4066	18" LIVE OAK	4111	18" LIVE OAK	4366	18" LIVE OAK	4411	18" LIVE OAK	7376	10" LIVE OAK	7821	10" HACKBERRY	7861	10" HACKBERRY	7911	10" HACKBERRY
0017	18" LIVE OAK	4022	18" LIVE OAK	4067	18" LIVE OAK	4112	18" LIVE OAK	4367	18" LIVE OAK	4412	18" LIVE OAK	7377	10" LIVE OAK	7822	10" HACKBERRY	7862	10" HACKBERRY	7912	10" HACKBERRY
0018	18" LIVE OAK	4023	18" LIVE OAK	4068	18" LIVE OAK	4113	18" LIVE OAK	4368	18" LIVE OAK	4413	18" LIVE OAK	7378	10" LIVE OAK	7823	10" HACKBERRY	7863	10" HACKBERRY	7913	10" HACKBERRY
0019	18" LIVE OAK	4024	18" LIVE OAK	4069	18" LIVE OAK	4114	18" LIVE OAK	4369	18" LIVE OAK	4414	18" LIVE OAK	7379	10" LIVE OAK	7824	10" HACKBERRY	7864	10" HACKBERRY	7914	10" HACKBERRY
0020	18" LIVE OAK	4025	18" LIVE OAK	4070	18" LIVE OAK	4115	18" LIVE OAK	4370	18" LIVE OAK	4415	18" LIVE OAK	7380	10" LIVE OAK	7825	10" HACKBERRY	7865	10" HACKBERRY	7915	10" HACKBERRY
0021	18" LIVE OAK	4026	18" LIVE OAK	4071	18" LIVE OAK	4116	18" LIVE OAK	4371	18" LIVE OAK	4416	18" LIVE OAK	7381	10" LIVE OAK	7826	10" HACKBERRY	7866	10" HACKBERRY	7916	10" HACKBERRY
0022	18" LIVE OAK	4027	18" LIVE OAK	4072	18" LIVE OAK	4117	18" LIVE OAK	4372	18" LIVE OAK	4417	18" LIVE OAK	7382	10" LIVE OAK	7827	10" HACKBERRY	7867	10" HACKBERRY	7917	10" HACKBERRY
0023	18" LIVE OAK	4028	18" LIVE OAK	4073	18" LIVE OAK	4118	18" LIVE OAK	4373	18" LIVE OAK	4418	18" LIVE OAK	7383	10" LIVE OAK	7828	10" HACKBERRY	7868	10" HACKBERRY	7918	10" HACKBERRY
0024	18" LIVE OAK	4029	18" LIVE OAK	4074	18" LIVE OAK	4119	18" LIVE OAK	4374	18" LIVE OAK	4419	18" LIVE OAK	7384	10" LIVE OAK	7829	10" HACKBERRY	7869	10" HACKBERRY	7919	10" HACKBERRY
0025	18" LIVE OAK	4030	18" LIVE OAK	4075	18" LIVE OAK	4120	18" LIVE OAK	4375	18" LIVE OAK	4420	18" LIVE OAK	7385	10" LIVE OAK	7830	10" HACKBERRY	7870	10" HACKBERRY	7920	10" HACKBERRY
0026	18" LIVE OAK	4031	18" LIVE OAK	4076	18" LIVE OAK	4121	18" LIVE OAK	4376	18" LIVE OAK	4421	18" LIVE OAK	7386	10" LIVE OAK	7831	10" HACKBERRY	7871	10" HACKBERRY	7921	10" HACKBERRY
0027	18" LIVE OAK	4032	18" LIVE OAK	4077	18" LIVE OAK	4122	18" LIVE OAK	4377	18" LIVE OAK	4422	18" LIVE OAK	7387	10" LIVE OAK	7832	10" HACKBERRY	7872	10" HACKBERRY	7922	10" HACKBERRY
0028	18" LIVE OAK	4033	18" LIVE OAK	4078	18" LIVE OAK	4123	18" LIVE OAK	4378	18" LIVE OAK	4423	18" LIVE OAK	7388	10" LIVE OAK	7833	10" HACKBERRY	7873	10" HACKBERRY	7923	10" HACKBERRY
0029	18" LIVE OAK	4034	18" LIVE OAK	4079	18" LIVE OAK	4124	18" LIVE OAK	4379	18" LIVE OAK	4424	18" LIVE OAK	7389	10" LIVE OAK	7834	10" HACKBERRY	7874	10" HACKBERRY	7924	10" HACKBERRY
0030	18" LIVE OAK	4035	18" LIVE OAK	4080	18" LIVE OAK	4125	18" LIVE OAK	4380	18" LIVE OAK	4425	18" LIVE OAK	7390	10" LIVE OAK	7835	10" HACKBERRY	7875	10" HACKBERRY	7925	10" HACKBERRY
0031	18" LIVE OAK	4036	18" LIVE OAK	4081	18" LIVE OAK	4126	18" LIVE OAK	4381	18" LIVE OAK	4426	18" LIVE OAK	7391	10" LIVE OAK	7836	10" HACKBERRY	7876	10" HACKBERRY	7926	10" HACKBERRY
0032	18" LIVE OAK	4037	18" LIVE OAK	4082	18" LIVE OAK	4127	18" LIVE OAK	4382	18" LIVE OAK	4427	18" LIVE OAK	7392	10" LIVE OAK	7837	10" HACKBERRY	7877	10" HACKBERRY	7927	10" HACKBERRY
0033	18" LIVE OAK	4038	18" LIVE OAK	4083	18" LIVE OAK	4128	18" LIVE OAK	4383	18" LIVE OAK	4428	18" LIVE OAK	7393	10" LIVE OAK	7838	10" HACKBERRY	7878	10" HACKBERRY	7928	10" HACKBERRY
0034	18" LIVE OAK	4039	18" LIVE OAK	4084	18" LIVE OAK	4129	18" LIVE OAK	4384	18" LIVE OAK	4429	18" LIVE OAK	7394	10" LIVE OAK	7839	10" HACKBERRY	7879	10" HACKBERRY	7929	10" HACKBERRY
0035	18" LIVE OAK	4040	18" LIVE OAK	4085	18" LIVE OAK	4130	18" LIVE OAK	4385	18" LIVE OAK	4430	18" LIVE OAK	7395	10" LIVE OAK	7840	10" HACKBERRY	7880	10" HACKBERRY	7930	10" HACKBERRY
0036	18" LIVE OAK	4041	18" LIVE OAK	4086	18" LIVE OAK	4131	18" LIVE OAK	4386	18" LIVE OAK	4431	18" LIVE OAK	7396	10" LIVE OAK	7841	10" HACKBERRY	7881	10" HACKBERRY	7931	10" HACKBERRY
0037	18" LIVE OAK	4042	18" LIVE OAK	4087	18" LIVE OAK	4132	18" LIVE OAK	4387	18" LIVE OAK	4432	18" LIVE OAK	7397	10" LIVE OAK	7842	10" HACKBERRY	7882	10" HACKBERRY	7932	10" HACKBERRY
0038	18" LIVE OAK	4043	18" LIVE OAK	4088	18" LIVE OAK	4133	18" LIVE OAK	4388	18" LIVE OAK	4433	18" LIVE OAK	7398	10" LIVE OAK	7843	10" HACKBERRY	7883	10" HACKBERRY	7933	10" HACKBERRY
0039	18" LIVE OAK	4044	18" LIVE OAK	4089	18" LIVE OAK	4134	18" LIVE OAK	4389	18" LIVE OAK	4434	18" LIVE OAK	7399	10" LIVE OAK	7844	10" HACKBERRY	7884	10" HACKBERRY	7934	10" HACKBERRY
0040	18" LIVE OAK	4045	18" LIVE OAK	4090	18" LIVE OAK	4135	18" LIVE OAK	4390	18" LIVE OAK	4435	18" LIVE OAK	7400	10" LIVE OAK	7845	10" HACKBERRY	7885	10" HACKBERRY	7935	10" HACKBERRY
0041	18" LIVE OAK	4046	18" LIVE OAK	4091	18" LIVE OAK	4136	18" LIVE OAK	4391	18" LIVE OAK	4436	18" LIVE OAK	7401	10" LIVE OAK	7846	10" HACKBERRY	7886	10" HACKBERRY	7936	10" HACKBERRY
0042	18" LIVE OAK	4047	18" LIVE OAK	4092	18" LIVE OAK	4137	18" LIVE OAK	4392	18" LIVE OAK	4437	18" LIVE OAK	7402	10" LIVE OAK	7847	10" HACKBERRY	7887	10" HACKBERRY	7937	10" HACKBERRY
0043	18" LIVE OAK	4048	18" LIVE OAK	4093	18" LIVE OAK	4138	18" LIVE OAK	4393	18" LIVE OAK	4438	18" LIVE OAK	7403	10" LIVE OAK	7848	10" HACKBERRY	7888	10" HACKBERRY	7938	10" HACKBERRY
0044	18" LIVE OAK	4049	18" LIVE OAK	4094	18" LIVE OAK	4139	18" LIVE OAK	4394	18" LIVE OAK	4439	18" LIVE OAK	7404	10" LIVE OAK	7849	10" HACKBERRY	7889	10" HACKBERRY	7939	10" HACKBERRY
0045	18" LIVE OAK	4050	18" LIVE OAK	4095	18" LIVE OAK	4140	18" LIVE OAK	4395	18" LIVE OAK	4440	18" LIVE OAK	7405	10" LIVE OAK	7850	10" HACKBERRY	7890	10" HACKBERRY	7940	10" HACKBERRY
0046	18" LIVE OAK	4051	18" LIVE OAK	4096	18" LIVE OAK	4141	18" LIVE OAK	4396	18" LIVE OAK	4441	18" LIVE OAK	7406	10" LIVE OAK	7851	10" HACKBERRY	7891	10" HACKBERRY	7941	10" HACKBERRY
0047	18" LIVE OAK	4052	18" LIVE OAK	4097	18" LIVE OAK	4142	18" LIVE OAK	4397	18" LIVE OAK	4442	18" LIVE OAK	7407	10" LIVE OAK	7852	10" HACKBERRY	7892	10" HACKBERRY	7942	10" HACKBERRY
0048	18" LIVE OAK	4053	18" LIVE OAK	4098	18" LIVE OAK	4143	18" LIVE OAK	4398	18" LIVE OAK	4443	18" LIVE OAK	7408	10" LIVE OAK	7853	10" HACKBERRY	7893	10" HACKBERRY	7943	10" HACKBERRY
0049	18" LIVE OAK	4054	18" LIVE OAK	4099	18" LIVE OAK	4144	18" LIVE OAK	4399	18" LIVE OAK	4444	18" LIVE OAK	7409	10" LIVE OAK	7854	10" HACKBERRY	7894	10" HACKBERRY	7944	10" HACKBERRY
0050	18" LIVE OAK	4055	18" LIVE OAK	4100	18" LIVE OAK	4145	18" LIVE OAK	4400	18" LIVE OAK	4445	18" LIVE OAK	7410	10" LIVE OAK	7855	10" HACKBERRY	7895	10" HACKBERRY	7945	10" HACKBERRY
0051	18" LIVE OAK	4056	18" LIVE OAK	4101	18" LIVE OAK	4146	18" LIVE OAK	4401	18" LIVE OAK	4446	18" LIVE OAK	7411	10" LIVE OAK	7856	10" HACKBERRY	7896	10" HACKBERRY	7946	10" HACKBERRY
0052	18" LIVE OAK	4057	18" LIVE OAK	4102	18" LIVE OAK	4147	18" LIVE OAK	4402	18" LIVE OAK	4447	18" LIVE OAK	7412	10" LIVE OAK	7857	10" HACKBERRY	7897	10" HACKBERRY	7947	10" HACKBERRY
0053	18" LIVE OAK	4058	18" LIVE OAK	4103	18" LIVE OAK	4148	18" LIVE OAK	4403	18" LIVE OAK	4448	18" LIVE OAK	7413	10" LIVE OAK	7858	10" HACKBERRY	7898	10" HACKBERRY	7948	10" HACKBERRY
0054	18" LIVE OAK	4059	18" LIVE OAK	4104	18" LIVE OAK	4149	18" LIVE OAK	4404	18" LIVE OAK	4449	18" LIVE OAK	7414	10" LIVE OAK	7859	10" HACKBERRY	7899	10" HACKBERRY	7949	10" HACKBERRY
0055	18" LIVE OAK	4060	18" LIVE OAK	4105	18" LIVE OAK	4150	18" LIVE OAK	4405	18" LIVE OAK	4450	18" LIVE OAK	7415	10" LIVE OAK	7860	10" HACKBERRY	7900	10" HACKBERRY	7950	10" HACKBERRY
0056	18" LIVE OAK	4061	18" LIVE OAK	4106	18" LIVE OAK	4151	18" LIVE OAK	4406	18" LIVE OAK	4451	18" LIVE OAK	7416	10" LIVE OAK	7861	10" HACKBERRY	7901	10" HACKBERRY	7951	10" HACKBERRY
0057	18" LIVE OAK	4062	18" LIVE OAK	4107	18" LIVE OAK	4152	18" LIVE OAK	4407	18" LIVE OAK	4452	18" LIVE OAK	7417	10" LIVE OAK	7862	10" HACKBERRY	7902	10" HACKBERRY	7952	10" HACKBERRY
0058	18" LIVE OAK	4063	18" LIVE OAK	4108	18" LIVE OAK	4153	18" LIVE OAK	4408	18" LIVE OAK	4453	18" LIVE OAK	7418	10" LIVE OAK	7863	10" HACKBERRY	7903	10" HACKBERRY	7953	10" HACKBERRY
0059	18" LIVE OAK	4064	18" LIVE OAK	4109	18" LIVE OAK	4154	18" LIVE OAK	4409	18" LIVE OAK	4454	18" LIVE OAK	7419	10" LIVE OAK	7864	10" HACKBERRY	7904	10" HACKBERRY	7954	10" HACKBERRY
0060	18" LIVE OAK	4065	18"																



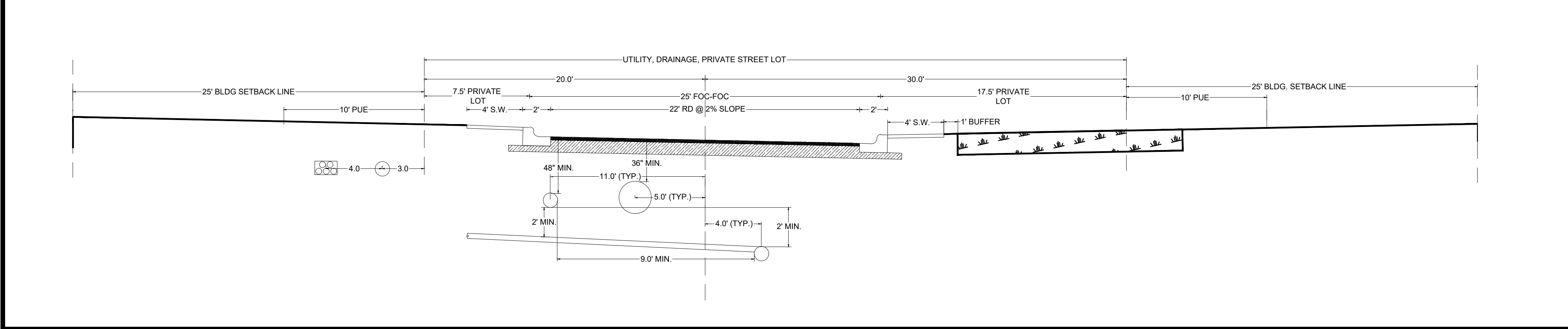
ATWELL
www.atwell-group.com
3815 S. CAPITAL OF TEXAS HIGHWAY, SUITE 300
AUSTIN, TX 78704
O: 512-904-0505
F: 512-904-0509
TBPE No. 12242

PROJECT DATA	
COUNTY:	TRAVIS
CITY LIMITS/ETJ:	AUSTIN
FINAL PLAT NUMBER:	N/A
RELATED CASES:	N/A
PROJECT ADDRESS:	7304 KNOX LANE AUSTIN, TX 78731
GRID NUMBER:	H30
MAPSCO PAGE:	524
ZONING:	SF-3
USAGE:	SINGLE FAMILY
FEMA MAP PANEL:	48453C0435H
OWNER / DEVELOPER	
OWNER:	CHASE EQUITIES, INC. 3839 BEE CAVES ROAD, SUITE 200 AUSTIN, TX 78746
DEVELOPER:	JIMMY MASSOUR KNOX PRESERVE, LLC 1200 SAN ANTONIO AUSTIN, TX 78701
CONSULTANTS:	



- NOTES:**
1. TOPO. SOURCE: CITY OF AUSTIN AERIAL TOPOGRAPHY/ FIELD SURVEY.
2. ALL ACTIVITIES WITHIN THE CEF AND CEF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN CODE AND CRITERIA. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
3. POSSIBLE LOCATIONS FOR BUILDINGS AND DRIVEWAYS HAVE BEEN SHOWN WHICH ARE IN COMPLIANCE WITH HERITAGE TREE PROTECTION GUIDELINES. RESIDENTIAL HOME CONSTRUCTION WILL BE REVIEWED AND APPROVED APART FROM THIS PRELIMINARY PLAN.
4. BUILDINGS AND DRIVEWAYS ARE SHOWN FOR COMPATIBILITY PURPOSES ONLY AND DO NOT REPRESENT OR RESTRICT FINAL LAYOUTS.
5. EACH LOT WITHIN THIS SUBDIVISION SHALL HAVE SEPARATE SEWER TAPS, SEPARATE WATER METERS, AND THEIR RESPECTIVE PRIVATE WATER AND SEWER SERVICE LINES SHALL BE POSITIONED OR LOCATED IN A MANNER THAT WILL NOT CROSS LOT LINES.

TYPICAL PRIVATE STREET CROSS SECTION



LEGEND	
	PROPOSED CONTOURS
	EXISTING CONTOURS
	EXISTING EASEMENT
	EROSION HAZARD ZONE
	CREEK CENTERLINE
	PRE-DEVELOPED 25 YR FLOOD PLAIN
	PRE-DEVELOPED 100 YR FLOOD PLAIN
	DEVELOPED 25 YR FLOOD PLAIN
	DEVELOPED 100 YR FLOOD PLAIN
	CEF BUFFER
	FIRE LANE MARKING
	RIGHT OF WAY LINE
	LOT LINE
	ADJACENT PROPERTY BOUNDARIES
	SITE BOUNDARY
	8" WATER PIPE
	WASTEWATER PIPE
	FIRE LANE

NORTH ARROW & SCALE

SCALE: 1" = 20'

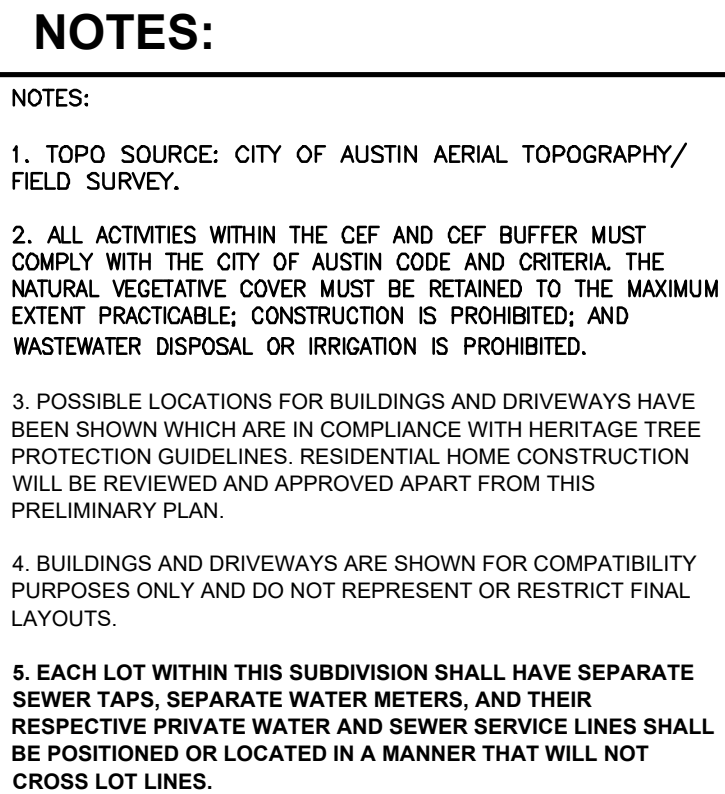
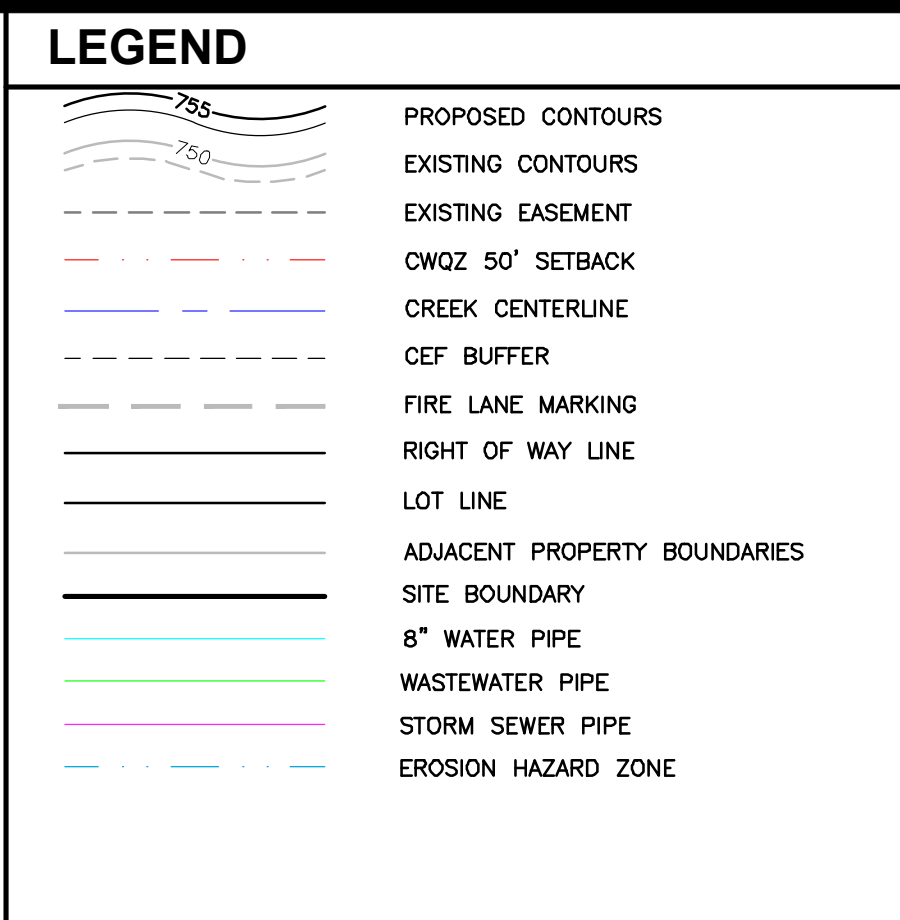
KNOX PRESERVE PRELIMINARY PLAN

OVERALL UTILITY PLAN



EDITED:	November 30, 2023
PLOTTED:	January 3, 2024
PLOTTED BY:	Corinne Van Vleet
HORIZONTAL SCALE:	
VERTICAL SCALE:	
KNOX PRESERVE PRELIMINARY PLAN	
HERITAGE TREE COMPLIANCE	
EXH.-J	
10 OF 13	

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CITY APPROVAL

PRELIMINARY SUBDIVISION APPLICATION   Sheet _____ Of _____

FILE NUMBER: C8-2023-0233   APPLICATION DATE: October 9, 2023

APPROVED ADMINISTRATIVELY ON: _____

EXPIRATION DATE (LDC 25 - 4 - 65) : _____

CASE MANAGER: C. ZAWALA

CESAR ZAWALA FOR:

JOSE ROIG, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

FINAL PLANS MUST BE RECORDED BY THE EXPIRATION DATE. SUBSEQUENT SITE PLATS WHICH DO NOT COMPLY WITH THE CODE AT THE TIME OF FILING, AND REQUIRE BUILDING PERMITS OR NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE EXPIRATION DATE.



PROJECT DATA
COUNTY: TRAVIS
CITY LIMITS/ETJ: AUSTIN
FINAL PLAT NUMBER: N/A
RELATED CASES: N/A
PROJECT ADDRESS: 7304 KNOX LANE AUSTIN, TX 78731
GRID NUMBER: H30 MAPSCO PAGE: 524
ZONING: SF-3
USAGE: SINGLE FAMILY
FEMA MAP PANEL: 48453C0435H
OWNER / DEVELOPER
CEASER EQUITIES, INC. 3839 BEE CAVES ROAD, SUITE 200 AUSTIN, TX 78746
DEVELOPER: JIMMY NASSOUR KNOX PRESERVE, LLC 1200 SAN ANTONIO AUSTIN, TX 78701
CONSULTANTS:

EDITED: November 30, 2023
 PLOTTED: January 3, 2024
 PLOTTED BY: Corinne Van Vliet
 HORIZONTAL SCALE:
 VERTICAL SCALE:

**KNOX
PRESERVE
PRELIMINARY
PLAN**

COLOR UTILITY MAP

EXH.-L
12 OF 13



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AUSTIN, TX 78704
O: 512-904-0505
F: 512-904-0509
TBPE No. 12242

PROJECT DATA

COUNTY: TRAVIS
CITY LIMITS/ETJ: AUSTIN
FINAL PLAT NUMBER: N/A
RELATED CASES: N/A
PROJECT ADDRESS:
7304 KNOX LANE
AUSTIN, TX 78731
GRID NUMBER: H30
MAPSCO PAGE: 524
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USAGE: SINGLE FAMILY
FEMA MAP PANEL: 48453C0435H

OWNER / DEVELOPER

OWNER:
CHASE EQUITIES, INC.
3839 BEE CAVES ROAD, SUITE 200
AUSTIN, TX 78746
DEVELOPER:
JIMMY NASSOUR
KNOX PRESERVE, LLC
17200 SAN ANTONIO
AUSTIN, TX 78701

CONSULTANTS:

KNOX PRESERVE PRELIMINARY PLAN

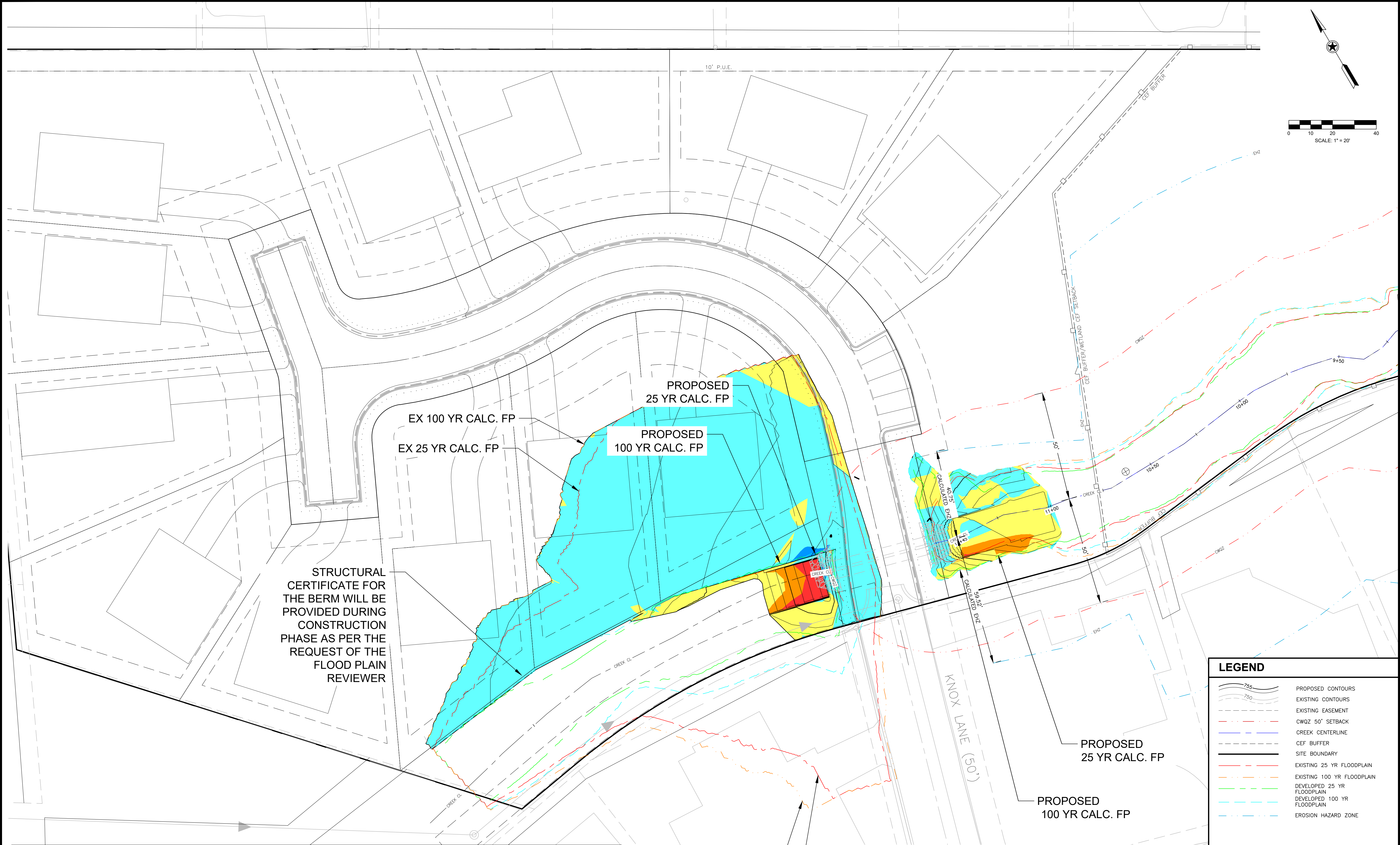
EDITED: December 29, 2023
PLOTTED BY: Corinne Van Vleet

HORIZONTAL SCALE:
VERTICAL SCALE:

KNOX PRESERVE PRELIMINARY PLAN

CUT AND FILL EXHIBIT

EXH.-M
13 OF 13



Generated: 2023-12-29 09:17:28
By user: cvasvlet
Drawing: T:\Private\Carlson CP Knox Lane\Design\B KNOX CUT AND FILL.dwg

Volume Summary							
Name	Type	Cut Factor	Fill Factor	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
CUT AND FILL	full	1.000	1.000	18518.30	133.43	181.13	47.70<Fill>
Totals							
				2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
Total				18518.30	133.43	181.13	47.70<Fill>

* Value adjusted by cut or fill factor other than 1.0

Existing: (2) 42" RCP, 42 LF = 30 CY
Proposed: (2) 8"x3' RCB, 64.5 LF = 115 CY
Net Volume = 85 CY gained
Net Total = 85 CY (Cut) -47.70 (Fill) = 37.3 CY (Cut)

CUT & FILL TABLE		
RANGE	RANGE	COLOR
-4.00	-8.00	CUT
-2.00	-4.00	
0.00	-2.00	FILL
0.00	2.00	
2.00	4.00	
4.00	8.00	

CITY APPROVAL

PRELIMINARY SUBDIVISION APPROVAL

Sheet _____ Of _____

FILE NUMBER: 08-2023-0233 APPLICATION DATE: October 9, 2023

APPROVED ADMINISTRATIVELY ON:

EXPIRATION DATE (LDC 25-4-65):

CASE MANAGER: C. ZAVALA

CESAR ZAVALA FOR:

JOSE ROIG, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

FINAL PLATS MUST BE RECORDED BY THE EXPIRATION DATE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE AT THE TIME OF FILING, AND REQUIRE BUILDING PERMITS OR NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE EXPIRATION DATE.

Property Profile Report

General Information

Location: **7304 KNOX LN**
Parcel ID: **0140030611**
Grid: **MH30**

Planning & Zoning

*Right click [hyperlinks](#) to open in a new window.

Future Land Use (FLUM): **No Future Land Use Map**

Regulating Plan: **No Regulating Plan**

Zoning: **SF-3**

Zoning Cases: **None:**

Zoning Ordinances: **19990225-070b**

Zoning Overlays: **Residential Design Standards: LDC/25-2-Subchapter F
Wildland Urban Interface:
Proximity Class - Within 1.5 miles of a Wildland Area**

Infill Options: **--**

Neighborhood Restricted Parking Areas: **Northwest Austin Civic Association, Parmer/
Avery Island Neighborhood Assn.**

Mobile Food Vendors: **Northwest Austin CA**

Historic Landmark: **--**

Urban Roadways: **Yes**

Zoning Guide

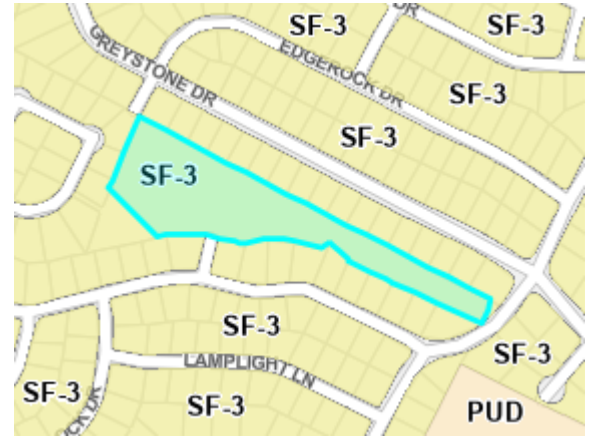
The [Guide to Zoning](#) provides a quick explanation of the above Zoning codes, however, the [Land Development Information Services](#) provides general zoning assistance and can advise you on the type of development allowed on a property. Visit [Zoning](#) for the description of each Base Zoning District. For official verification of the zoning of a property, please order a [Zoning Verification Letter](#). General information on the [Neighborhood Planning Areas](#) is available from Neighborhood Planning.

Environmental

Fully Developed Floodplain: **No**
FEMA Floodplain: **No**
Austin Watershed Regulation Areas: **URBAN**
Watershed Boundaries: **Shoal Creek**
Creek Buffers: **CWQZ**
Edwards Aquifer Recharge Zone: **NORTH**
Edwards Aquifer Recharge Verification Zone: **No**
Erosion Hazard Zone Review Buffer: **Yes**

Political Boundaries

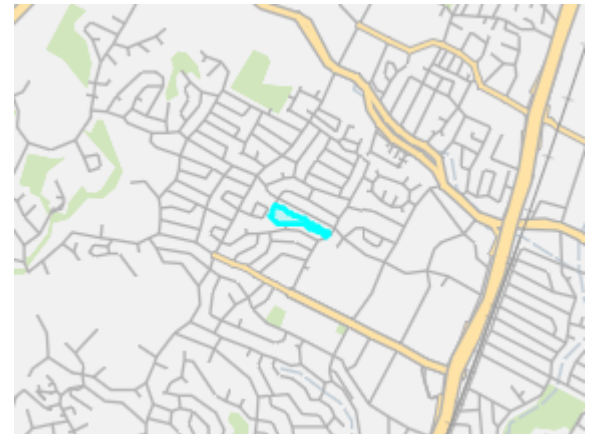
Jurisdiction: **AUSTIN FULL PURPOSE**
Council District: **10**
County: **TRAVIS**
School District: **Austin ISD**
Community Registry: **Austin Independent School District, Austin Lost and Found Pets,
Austin Neighborhoods Council, Friends of Austin Neighborhoods,
NW Austin Neighbors, Neighborhood Empowerment Foundation,
Northwest Austin Civic Association, SELTexas, Sierra Club, Austin
Regional Group, TNR BCP - Travis County Natural Resources**



Zoning Map



Imagery Map



Vicinity Map