



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:

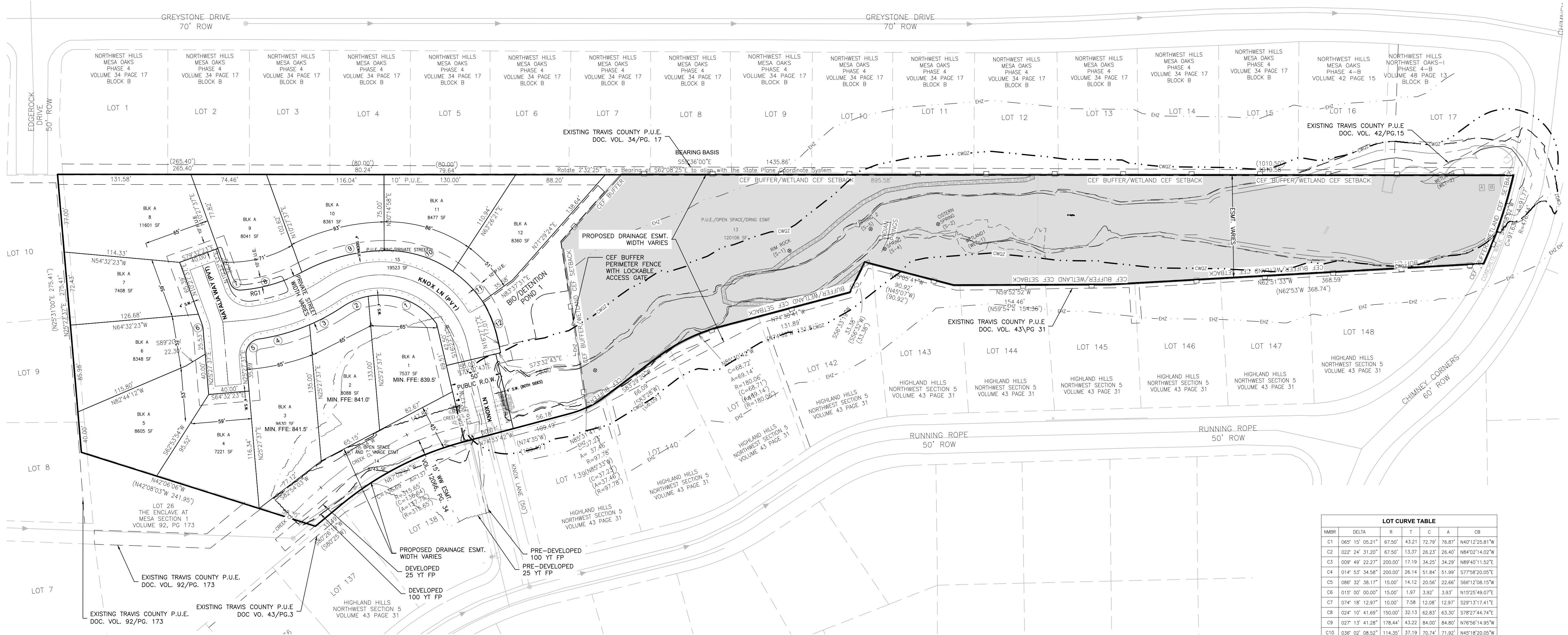
Allow for a full demolition of the primary residence and outbuildings not recommended for relocation.

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

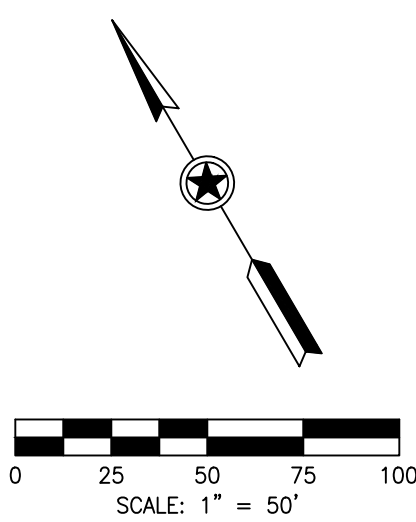
PRELIMINARY PLAN



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
1 COVER PRELIMINARY PLAN
2 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

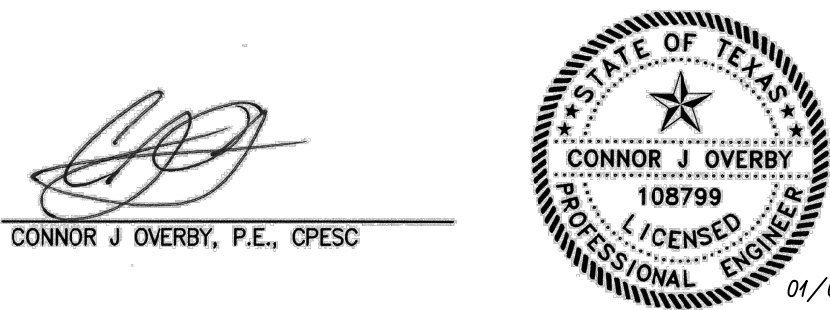
LEGAL DESCRIPTION

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. OVERY, 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

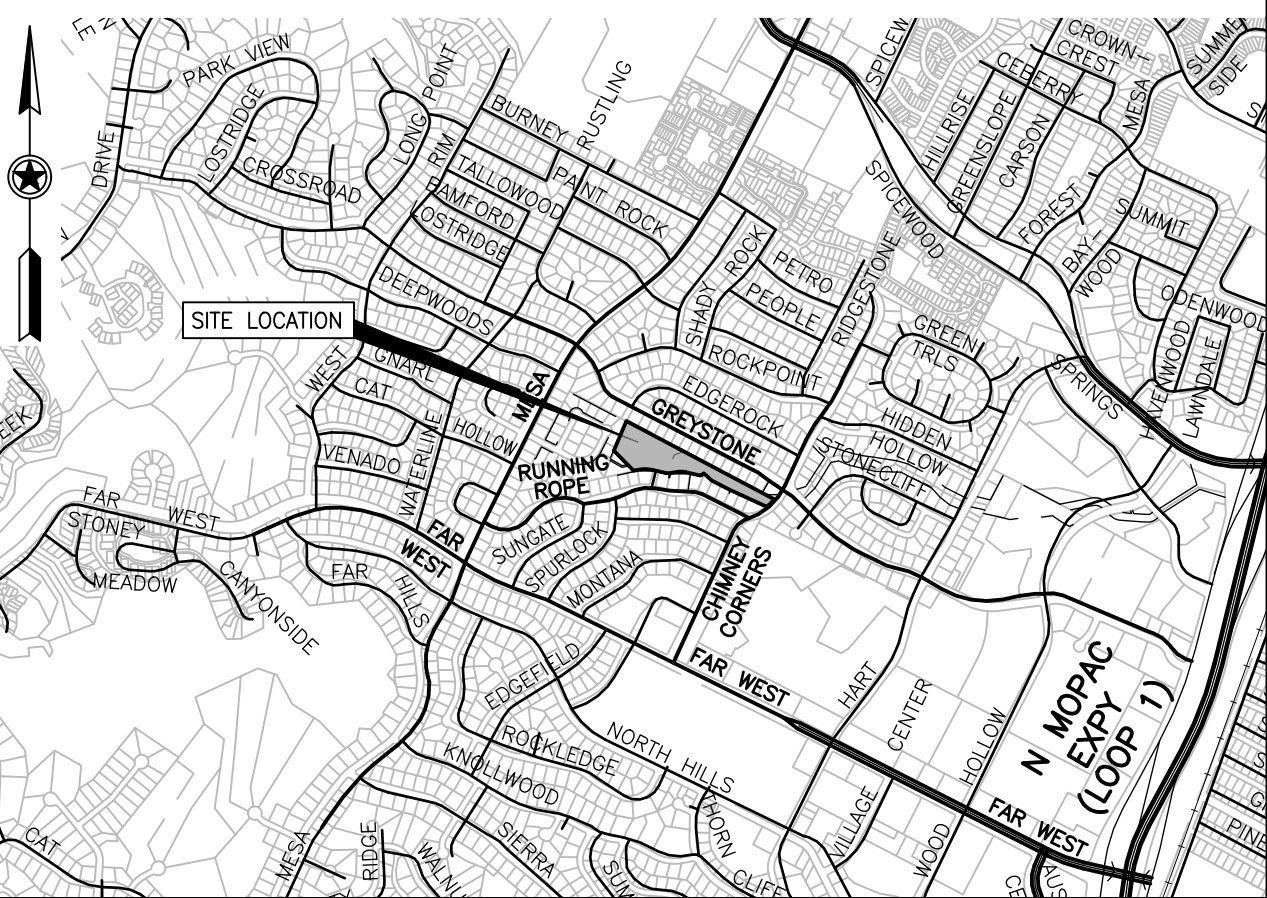
ENGINEER:

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

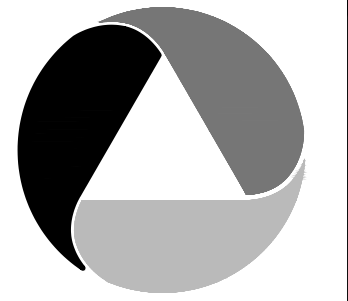


SUBMITTAL DATE: FEBRUARY 26, 2019

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.



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

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AUSTIN, TX 78746
DEVELOPER:
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AUSTIN, TX 78701

CONSULTANTS:

EDITED: November 24, 2023
PLOTTED: January 3, 2024
PLOTTED BY: Corinne Van Vliet

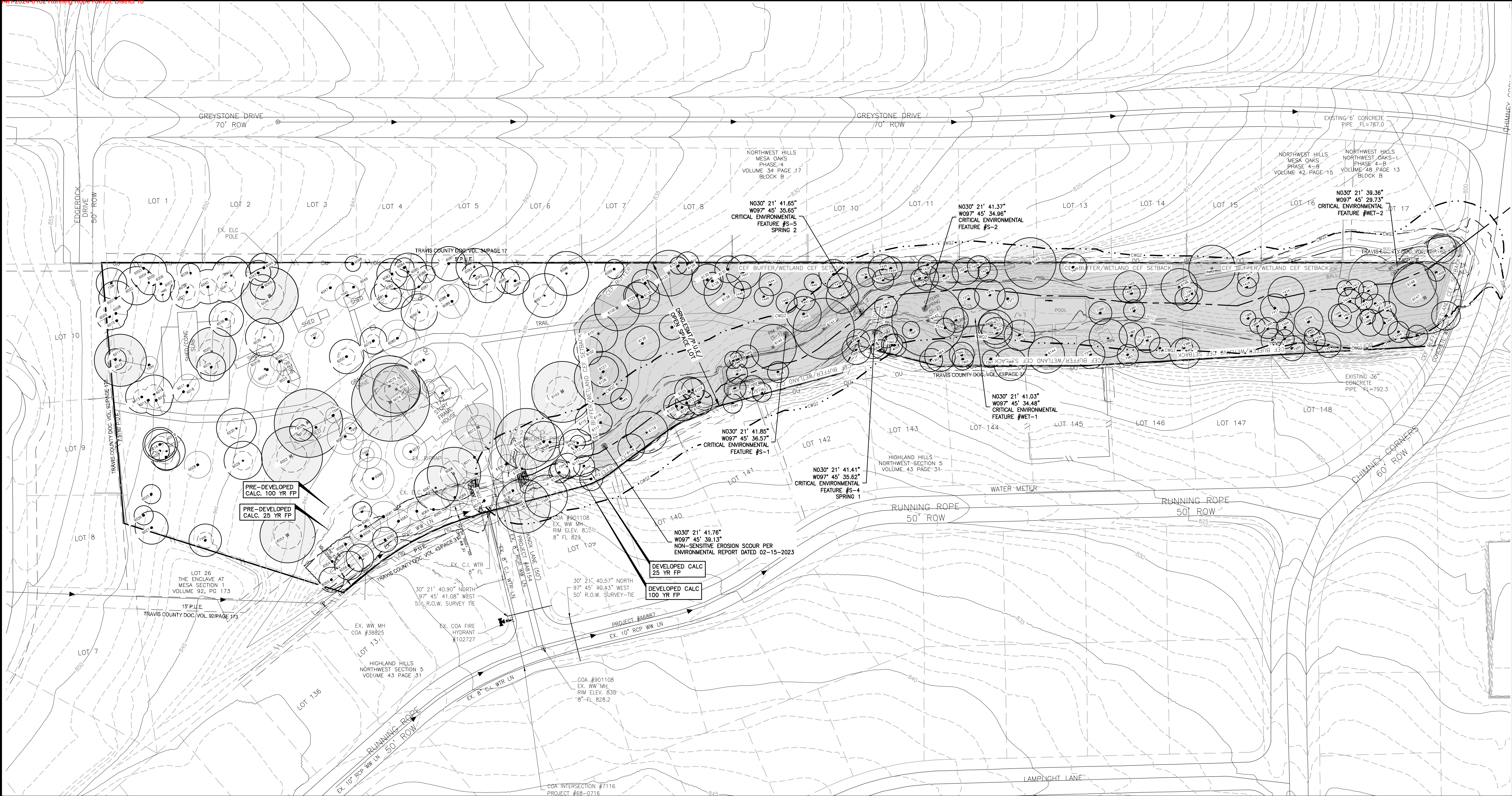
HORIZONTAL SCALE:

VERTICAL SCALE:

KNOX PRESERVE PRELIMINARY PLAN

COVER PRELIMINARY PLAN

1 OF 2



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:
1. 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.

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		

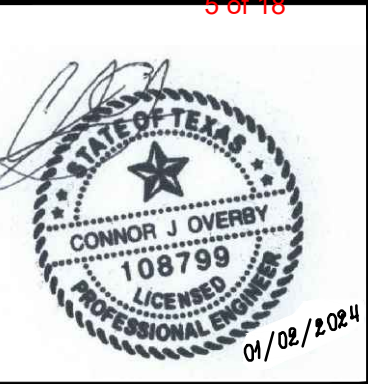
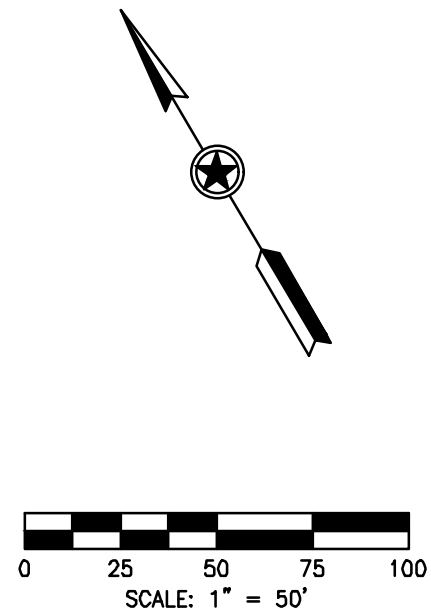
LEGEND

- 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



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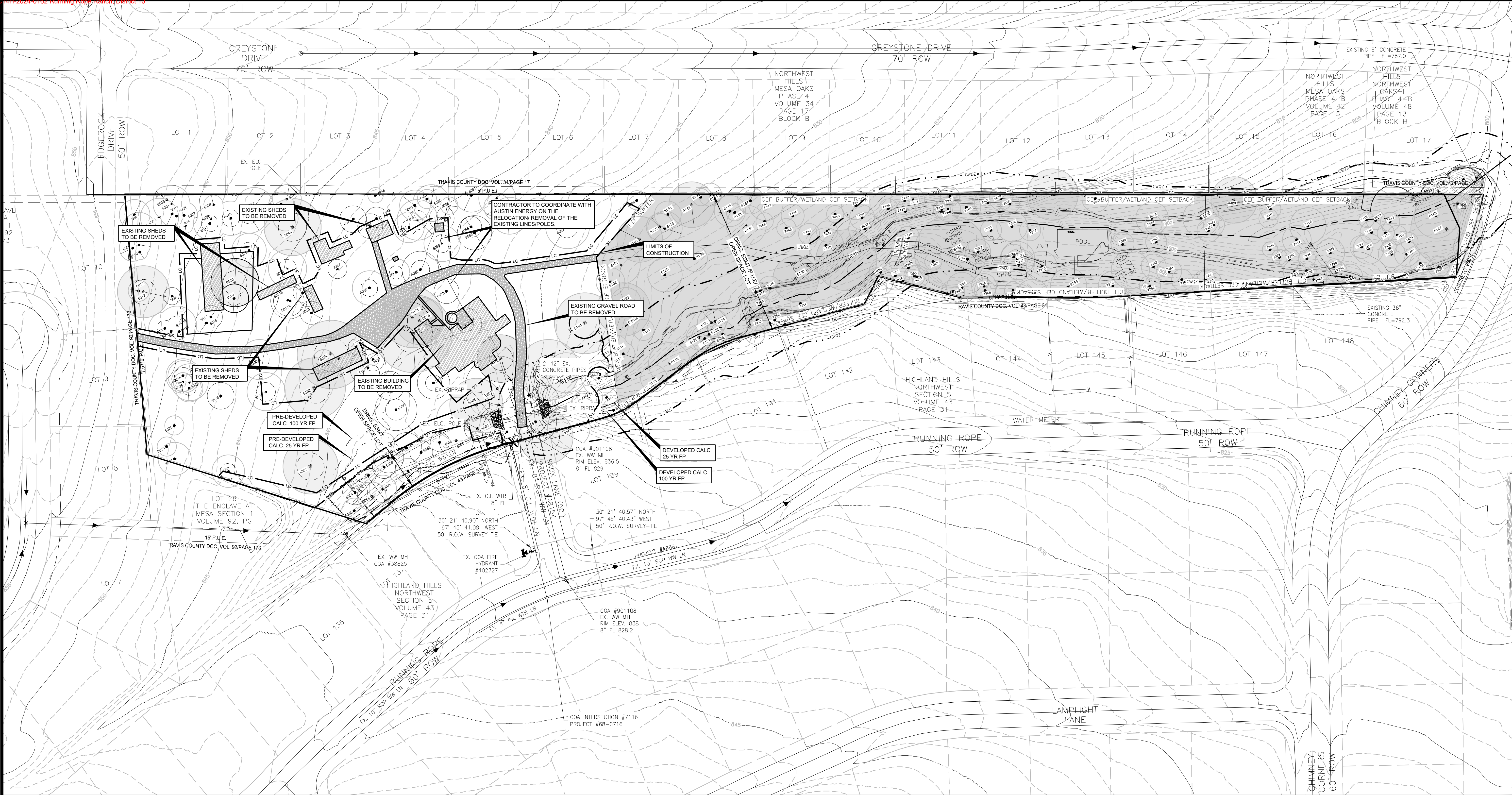
PROJECT DATA
COUNTY: TRAVIS
CITY LIMITS/ETJ: AUSTIN
FINAL PLAT NUMBER: N/A
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DEVELOPER:
JIMMY MASSOUR
KNOX PRESERVE, LLC
1200 SAN ANTONIO
AUSTIN, TX 78701

CONSULTANTS:

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

KNOX PRESERVE PRELIMINARY PLAN

EXISTING CONDITIONS



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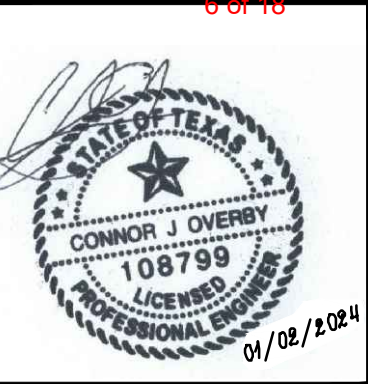
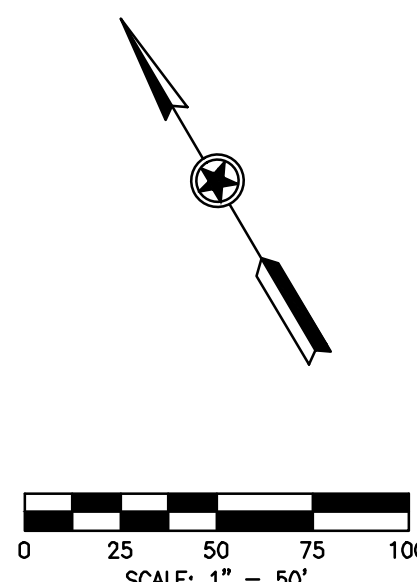
1. ANY DEMOLITION WITHIN THE CRZ OF HERITAGE TREES NEED TO BE DONE WITH HAND TOOLS OR SMALL EQUIPMENT.

- 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



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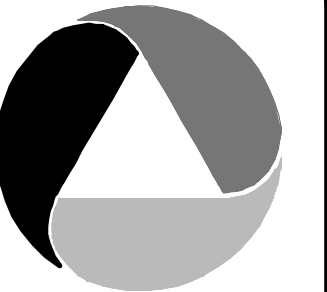
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CONSULTANTS:

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HORIZONTAL SCALE:
VERTICAL SCALE:

KNOX PRESERVE PRELIMINARY PLAN

DEMOLITION PLAN



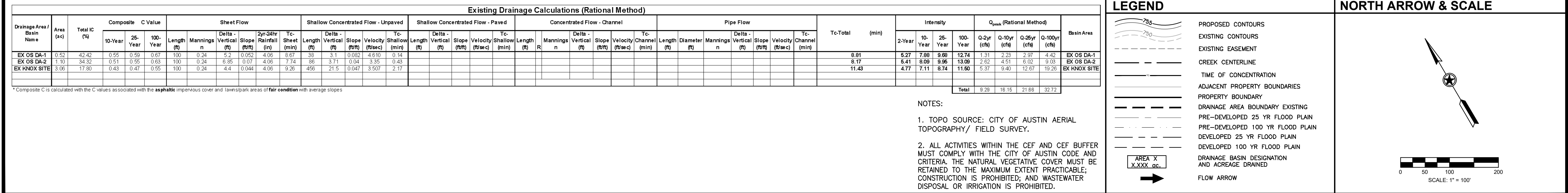
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CONSULTANTS:

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VERTICAL SCALE:

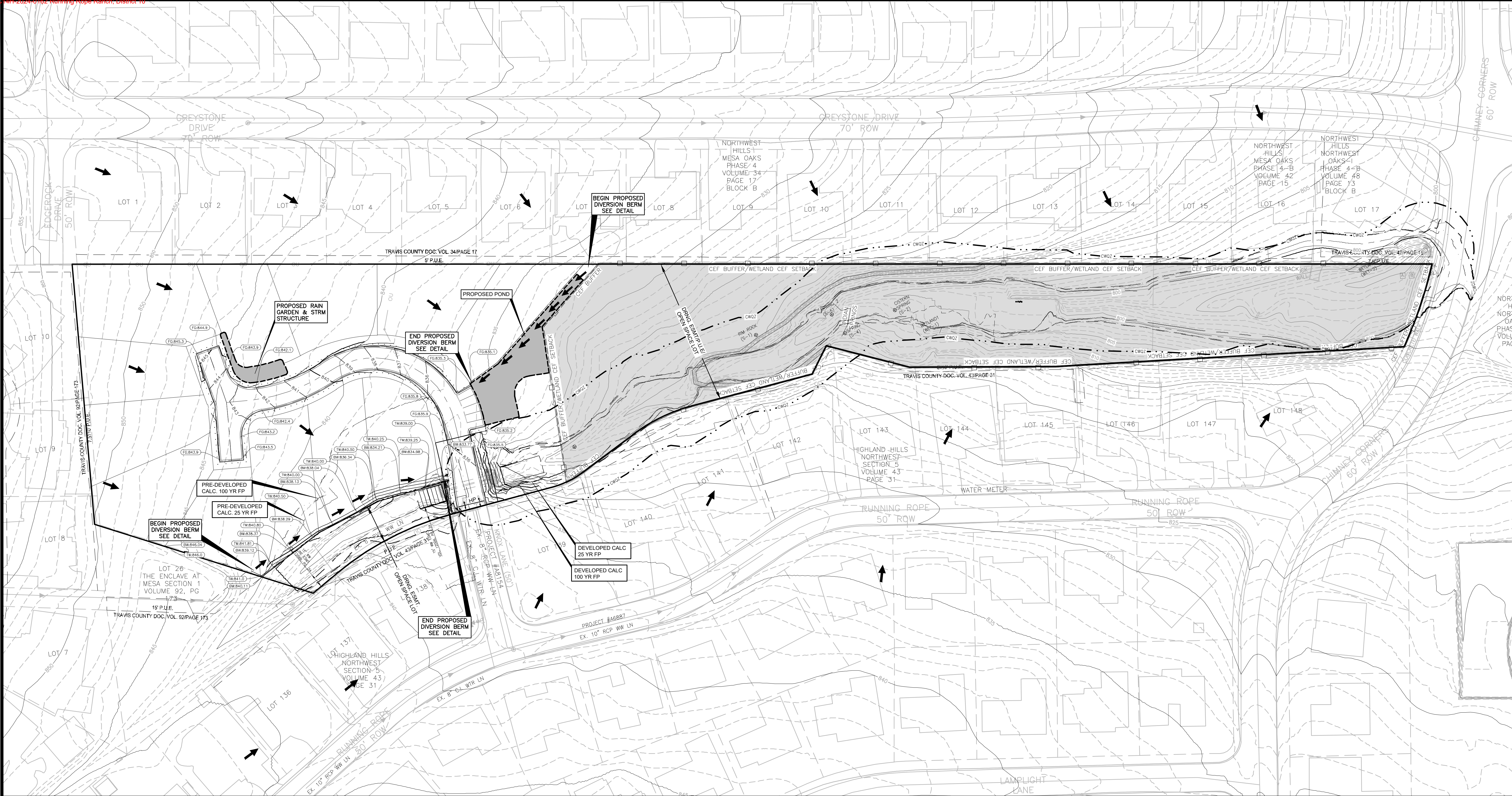
REDEVELOPED DRAINAGE AREA MAP

COA CASE NO: C8-2023-0233



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.

PROPOSED CONTOURS
EXISTING CONTOURS
EXISTING EASEMENT
CREEK CENTERLINE
TIME OF CONCENTRATION
ADJACENT PROPERTY
PROPERTY BOUNDARY
DRAINAGE AREA BOUNDARY
PRE-DEVELOPED 25 YEAR
PRE-DEVELOPED 100 YEAR
DEVELOPED 25 YEAR FLOOD
DEVELOPED 100 YEAR FLOOD
DRAINAGE BASIN DIVIDE
DRAINAGE AND ACREAGE DATA
FLOW ARROW



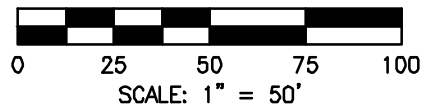
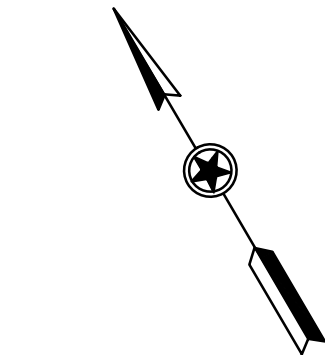
NOTES:

1. TOPO SOURCE: CITY OF AUSTIN AERIAL TOPOGRAPHY/ FIELD SURVEY.
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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
- TEMPORARY BENCHMARK
- FINISHED FLOOR ELEVATION
- FLOWLINE ELEVATION
- EX POWER/TELEPHONE POLE

NORTH ARROW & SCALE



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CONSULTANTS:

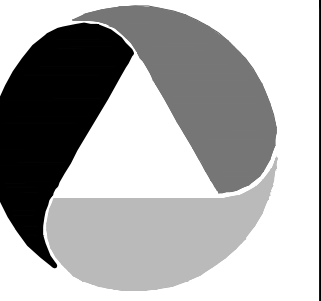
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PLOTTED BY: Corinne Van Vleet

HORIZONTAL SCALE:
VERTICAL SCALE:

KNOX
PRESERVE
PRELIMINARY
PLAN

GRADING
PLAN

EXH.-E
5 OF 13



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

CONSULTANTS:

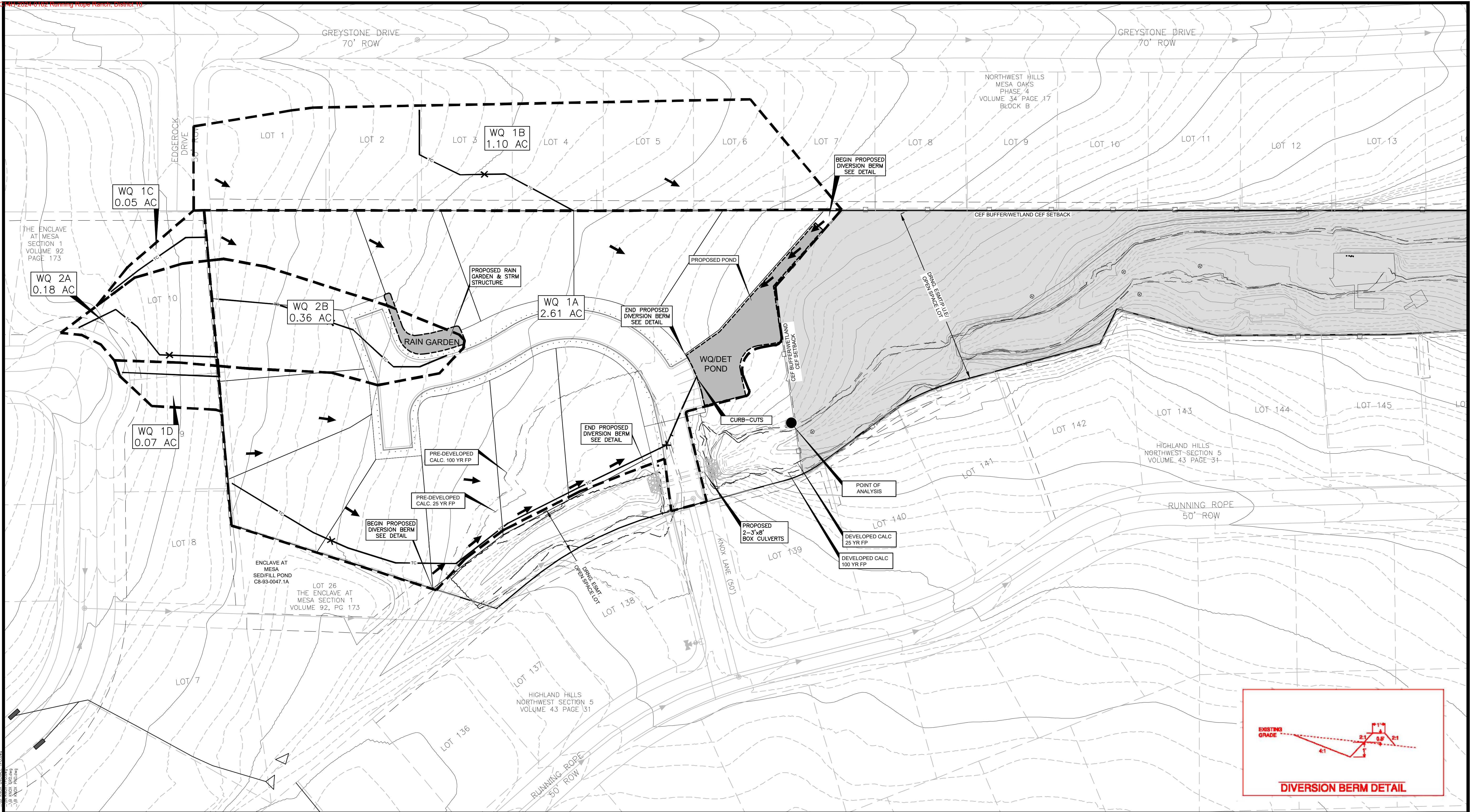
EDITED: December 19, 2023
PLOTTED: January 3, 2024
PLOTTED BY: Corinne Van Vleet

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 %
Capture Depth (CD)	0.725 ft.
Water Quality Volume (WQV = CD * DA * 3630)	1421.86 cf.
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/48hours)/WQV/T	203.12 sf.
Depth of Filtration Media (L)	±1.5 ft.
Effective Porosity Water Quality Volume (WQV _{eff} = 0.24 * A _f * L)	289.50 cf.
Ponded Water Quality Volume (WQV _{pond} = WQV - WQV _{eff})	1200.00 cf.
Sedimentation Pond Area (A _{sed} = [2 * (WQV - WQV _{eff})] / A)	±20% of WQV Pond Area
Rain Garden Pond Drawdown Time	± 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	± WQE
Length of Splitter Weir	5.61 ft.
Required Head to Pass Q100	±0.5 ft.
Pond Freeboard Provided to Pass Q100	±0.25 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/Detention 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	

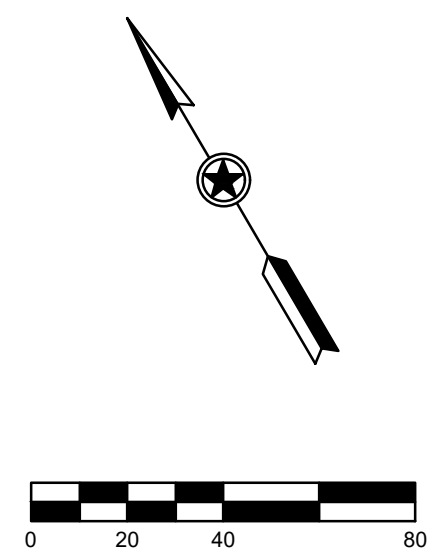
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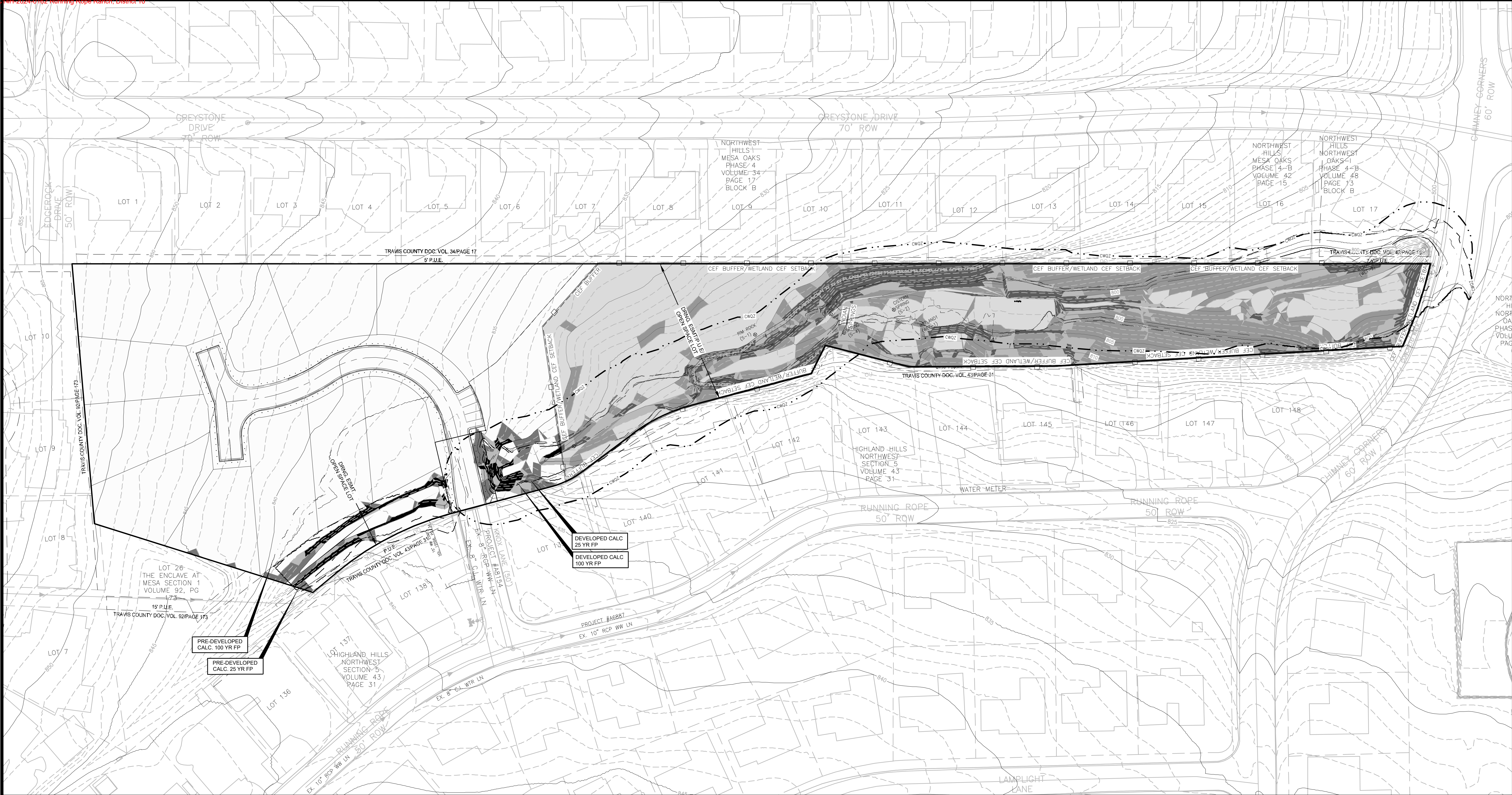
1. TOPO SOURCE: CITY OF AUSTIN AERIAL TOPOGRAPHY/ FIELD SURVEY.
2. ALL ACTIVITIES WITHIN THE CEF AND CEF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN CODE AND CRITERIA. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE. CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR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





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.

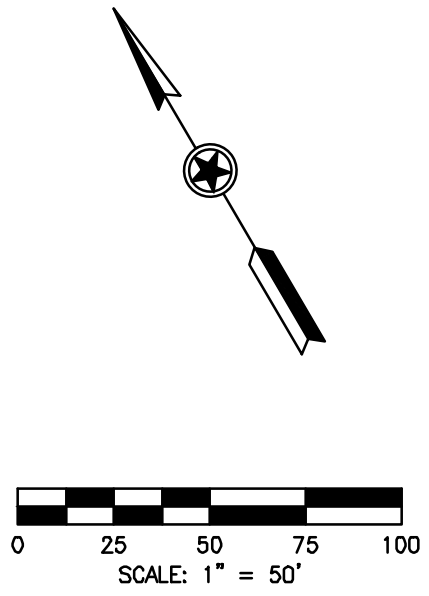
TABLE

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
- 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
- TEMPORARY BENCHMARK
- FINISHED FLOOR ELEVATION
- FLOWLINE ELEVATION
- EX POWER/TELEPHONE POLE

NORTH ARROW & SCALE



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

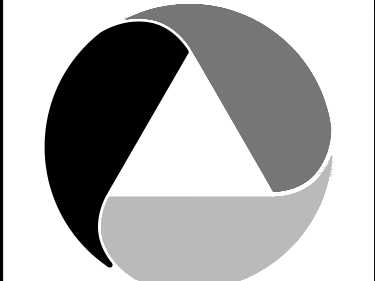
CONSULTANTS:

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

KNOX
PRESERVE
PRELIMINARY
PLAN

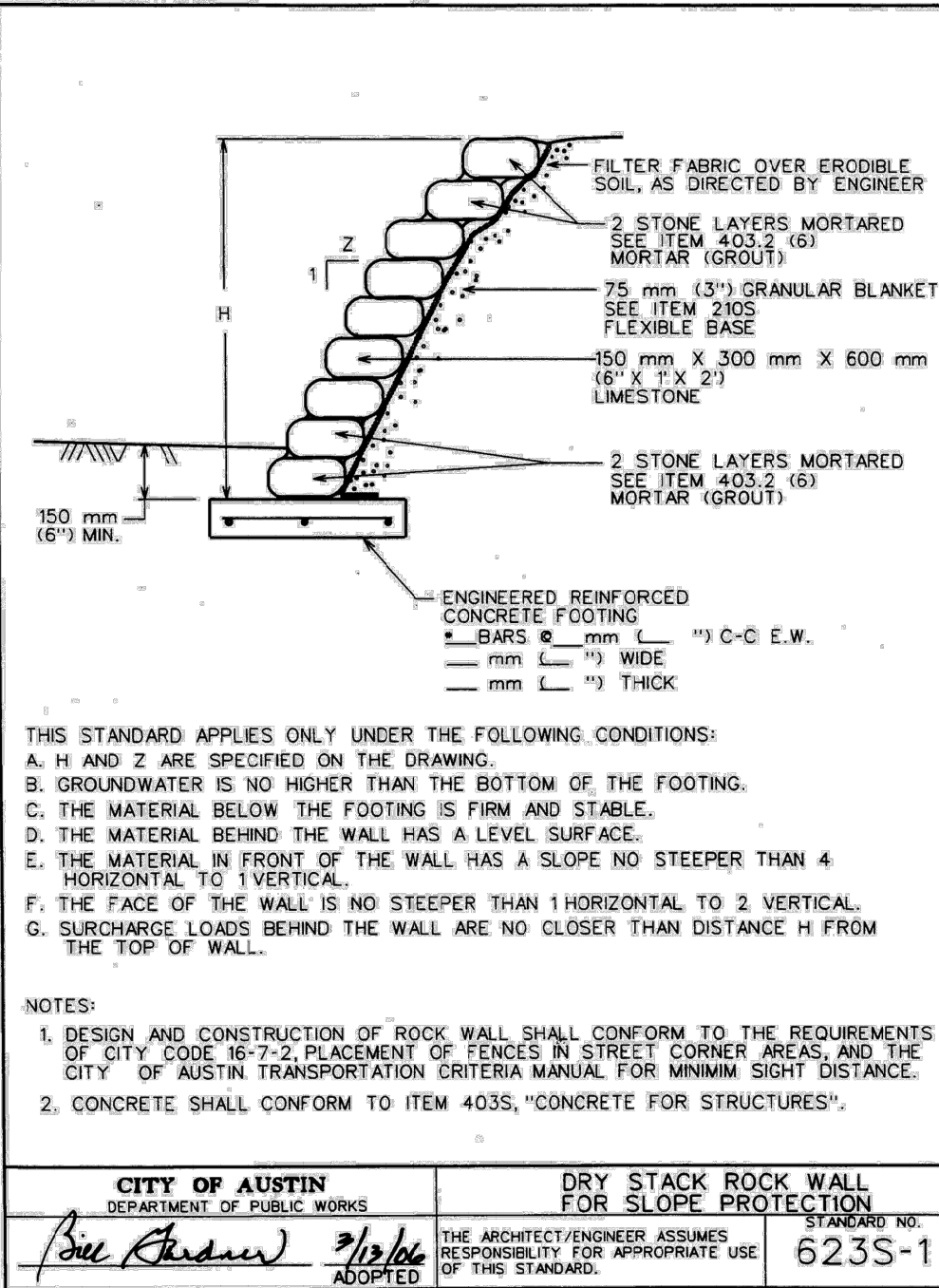
SLOPE MAP

EXH.-G
7 OF 13



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

CONSULTANTS:



755

-  HERITAGE TREE
 PROTECTED TREE
 TREE SURVEYED

1. THE TOPOGRAPHY SHOWN ON THESE PLANS HAS BEEN DERIVED FROM TWO SOURCES: THE TOPOGRAPHY INSIDE THE PROPERTY BOUNDARY WAS SURVEYED BY C. FAULKNER ENGINEERING SURVEYORS AND MERGED WITH OFF-SITE TOPOGRAPHY CREATED FROM CITY OF AUSTIN 2003 PLANIMETRIC DATA.
2. THE ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEEDMENTATION CONTROL ON SITE TO KEEP PROJECT IN COMPLIANCE WITH THE CITY OF AUSTIN RULES AND REGULATIONS.
3. LIMITS OF CONSTRUCTION: 1.576 ACRES.
4. THE CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES DURING ALL SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING CONSISTENT WITH ECM 1.4.3(D) OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
5. SILT FENCE TYPE AND INSTALLATION SHALL COMPLY WITH ECM 1.4.2(G).
6. THE CONTRACTOR SHALL SUBMIT A DE-WATERING PLAN WHICH MAY INCLUDE A TEMPORARY DIVERSION CHANNEL, DIVERSION PIPE, PUMPS, COFFER DAM, OR OTHER APPROVED METHODS AND AN INSTANT DE-WATERING PLAN APPLICABLE PRIOR TO CONSTRUCTION. SANDBARS, EARTHEN DIKES OR OTHER ERODIBLE MATERIALS ARE NOT ACCEPTABLE. THE CONTRACTOR SHALL MAINTAIN DE-WATERING SYSTEM AS NECESSARY TO ENSURE PROPER PERFORMANCE. IF THE DE-WATERING SYSTEM IS NOT PERFORMING, THE CONTRACTOR MUST FOLLOW THE ENVIRONMENTAL INSPECTOR'S DIRECTIONS TO ENSURE ADEQUATE SYSTEM PERFORMANCE.
7. ALL REVEGETATION SHALL CONFORM TO CITY OF AUSTIN SPECIFICATIONS.
8. CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL, SECTION 3.5.4 TREE AND NATURAL PRESERVATION:
 - a. PRIOR TO EXCAVATION WITHIN TREE DRILINES OR THE REMOVAL OF TREES ADJACENT TO OTHER TREES THAT ARE TO REMAIN, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROADS ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE ROOT DAMAGE.
 - b. IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION WITH FENCING AND WHERE HEAVY VEHICULAR TRAFFIC IS ANTICIPATED, COVER THOSE AREAS WITH FOUR (4) INCHES OF COMPOST OR GEOTEXTILE TO MINIMIZE SOIL COMPACTION.
 1. PERFORM ALL GRADING WITHIN CRITICAL ROOT ZONE AREAS BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE.
 - c. WATER ALL TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
 - d. WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BETWEEN THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.
9. IF NO CONSTRUCTION IS SCHEDULED IN A DISTURBED AREA FOR MORE THAN 14 DAYS, THE DISTURBED AREA MUST BE STABILIZED BY REVEGETATION, MULCH, TARP OR REVEGETATION MATTING.
10. THE TOTAL IMPERVIOUS COVER CALCULATED FOR THIS SITE IS 1.03 ACRES.
11. THE ROW SHALL BE REVEGETATED AS PRESCRIBED BY THE CITY OF AUSTIN AT THE COMPLETION OF CONSTRUCTION.

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. ENGINEERED STRUCTURAL STREAM BANK STABILIZATION AS APPROVED WITH SUBDIVISION CONSTRUCTION PLANS. SEE DETAIL 623S-1 THIS SHEET.

A hand-drawn map of a road intersection. A road runs vertically, with a road sign at the top. A road branches off to the right. A scale bar at the bottom indicates 0 to 100 feet, with 1 inch equal to 50 feet.

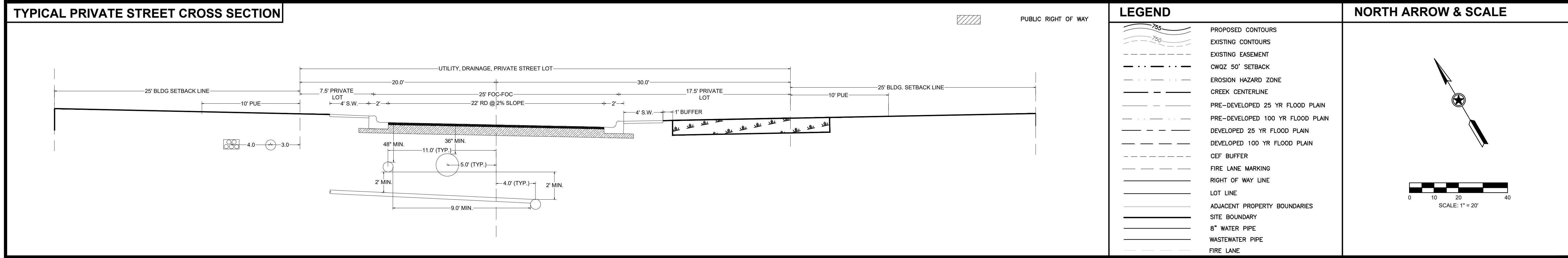
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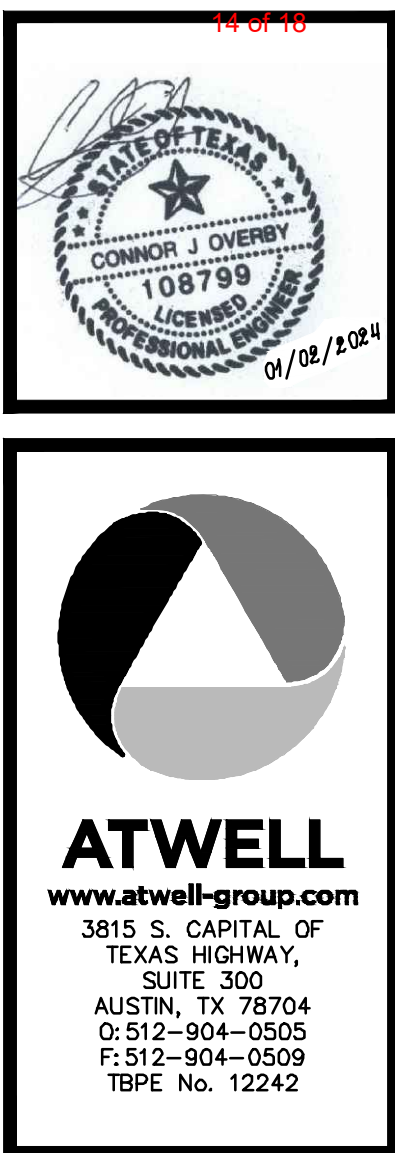


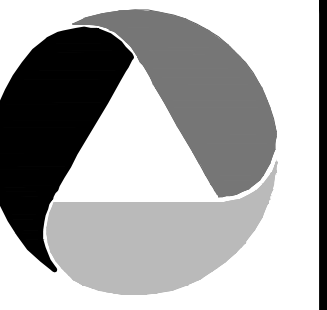
**KNOX
PRESERVE
PRELIMINARY
PLAN**

**OVERALL
UTILITY PLAN**

EXH.-I
9 OF 13



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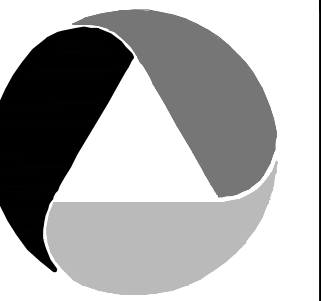


PROJECT DATA

OWNER / DEVELOPER

CONSULTANTS:

COA CASE NO: C8-2023-0233



PROJECT DATA	
NTY: TRAVIS	
LIMITS/ETJ: AUSTIN	
L PLAT NUMBER: N/A	
ATED CASES: N/A	
JECT ADDRESS:	
4 KNOX LANE	
TIN, TX 78731	
NUMBER: H30	
SCO PAGE: 524	
ING: SF-3	
GE: SINGLE FAMILY	
A MAP PANEL: 48453C0435H	

CONSULTANTS:

HORIZONTAL SCALE:
VERTICAL SCALE:

COLOR UTILITY MAP

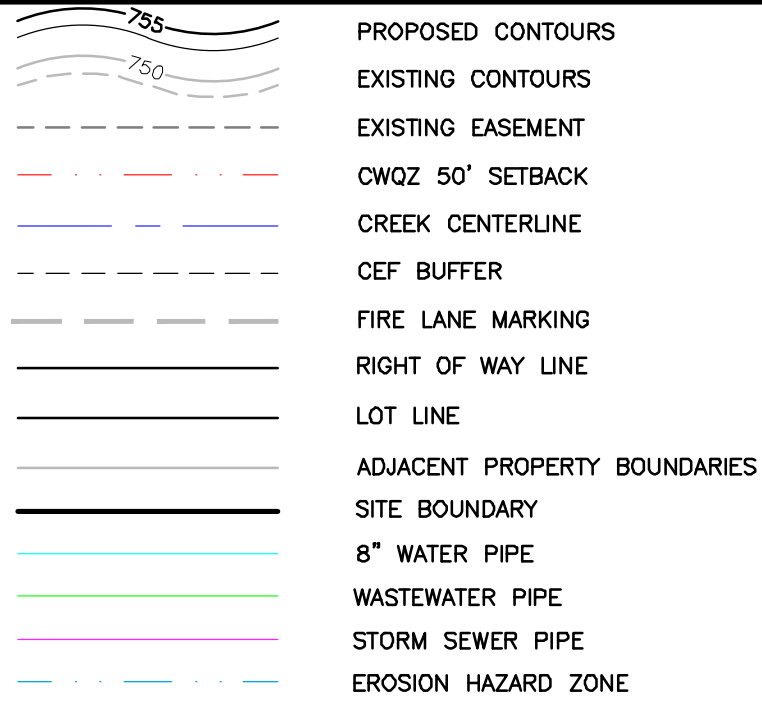
EXH.-L
12 OF 13



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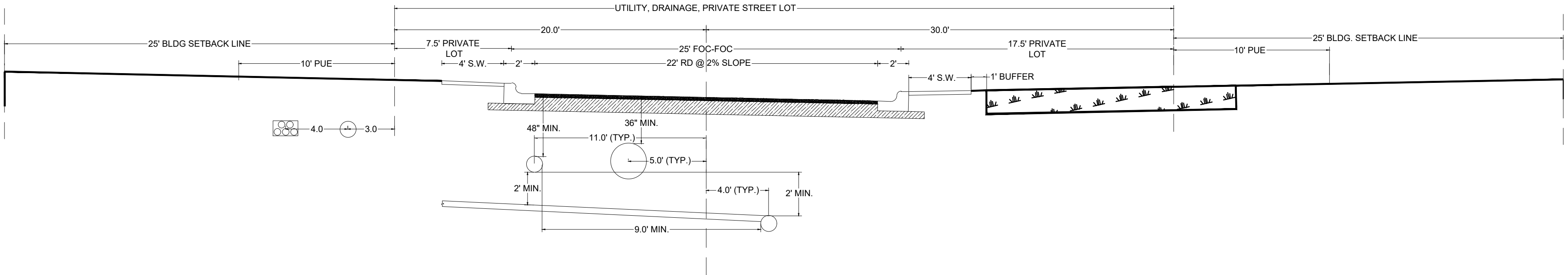
- TOPO SOURCE: CITY OF AUSTIN AERIAL TOPOGRAPHY/
FIELD SURVEY.
- ALL ACTIVITIES WITHIN THE CEF AND CEF BUFFER MUST
COMPLY WITH THE CITY OF AUSTIN CODE AND CRITERIA.
THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM
EXTENT POSSIBLE. CONSTRUCTION IS PROHIBITED, AND
WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
- 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.
- BUILDINGS AND DRIVEWAYS ARE SHOWN FOR COMPATIBILITY
PURPOSES ONLY AND DO NOT REPRESENT OR RESTRICT FINAL
AYOUTS.
- EACH LOT WITHIN THIS SUBDIVISION SHALL HAVE SEPARATE
SEWER TAPS, SEPARATE WATER METERS, AND THEIR
RESPECTIVE PRIVATE WATER AND SEWER SERVICE LINES SHALL
BE SEPARATELY LOCATED IN A MANNER THAT WILL NOT
CROSS LOT LINES.

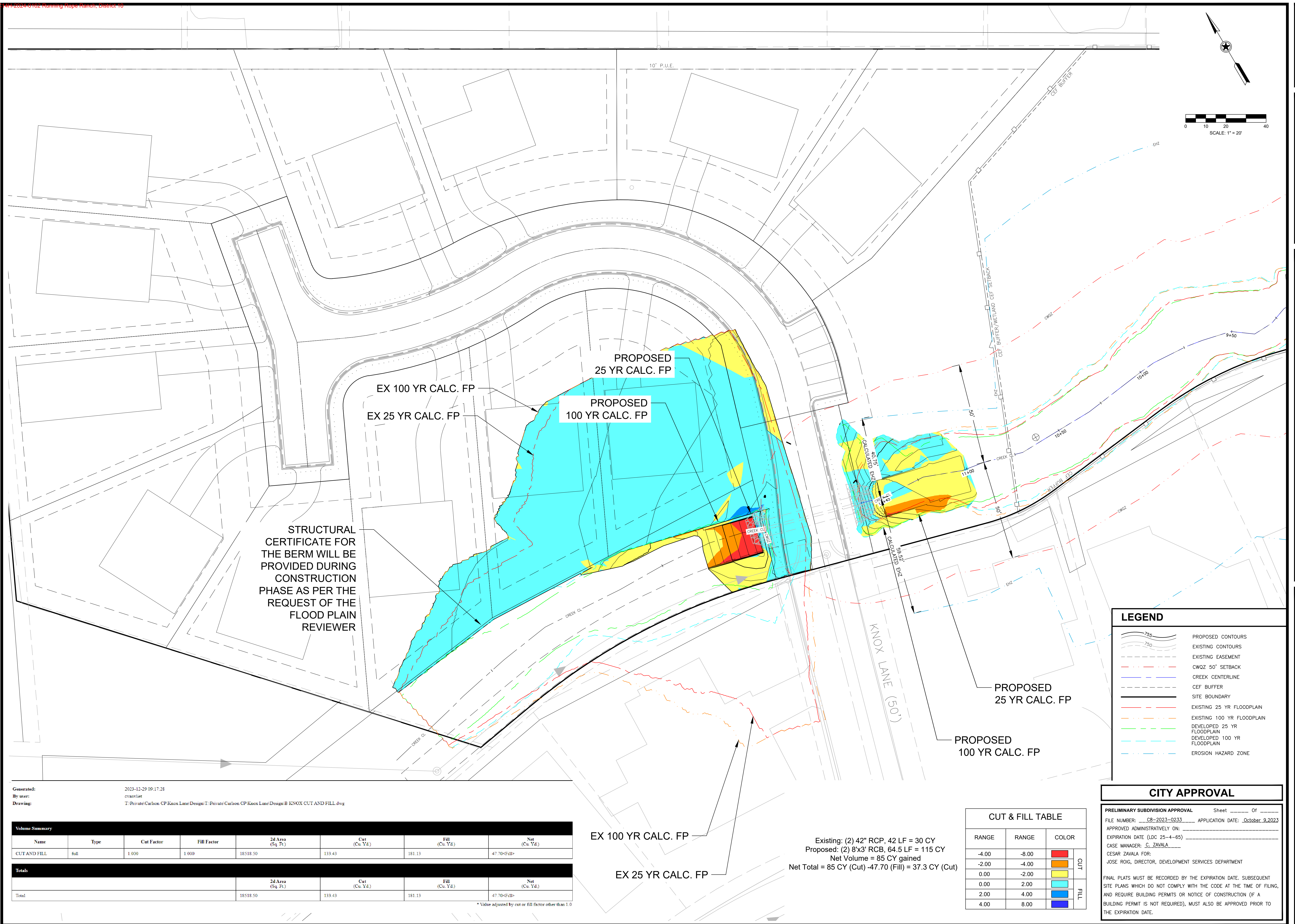
LEGEND



PRELIMINARY SUBDIVISION APPROVAL Sheet _____ Of _____
FILE NUMBER: CB-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.





PROJECT DATA	
NTY:	TRAVIS
LIMITS/ETJ:	AUSTIN
L PLAT NUMBER:	N/A
TESTED CASES:	N/A
PROJECT ADDRESS:	
	4 KNOX LANE
	WATKINS, TX 78731
UTILITY NUMBER:	H30
SCOPE PAGE:	524
ENGINEERING:	SP-3
PROJECT TYPE:	SINGLE FAMILY
MAP PANEL:	48453C0435H

OWNER / DEVELOPER
OWNER:
 GE EQUITIES, INC.
 BEE CAVES ROAD, SUITE 200
 IN, TX 78746
DEVELOPER:
 Y NASSOUR
 X PRESERVE, LLC
 SAN ANTONIO
 IN, TX 78701

CONSULTANTS:

ED: December 29, 2023
TTED: January 3, 2024
TTED BY: Corinne Van Vliet

HORIZONTAL SCALE:
VERTICAL SCALE:

**KNOX
PRESERVE
RELIMINARY
PLAN**

**CUT AND
FILL EXHIBIT**

EXH.-M
13 OF 13