



## 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 19<sup>th</sup>, 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



STATE OF TEXAS  
 CONNOR J OVERBY  
 108799  
 LICENSED  
 PROFESSIONAL ENGINEER  
 01/02/2024



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:**  
CHASE EQUITIES, INC.  
3839 BEE CAVES ROAD, SUITE 200  
AUSTIN, TX 78746

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

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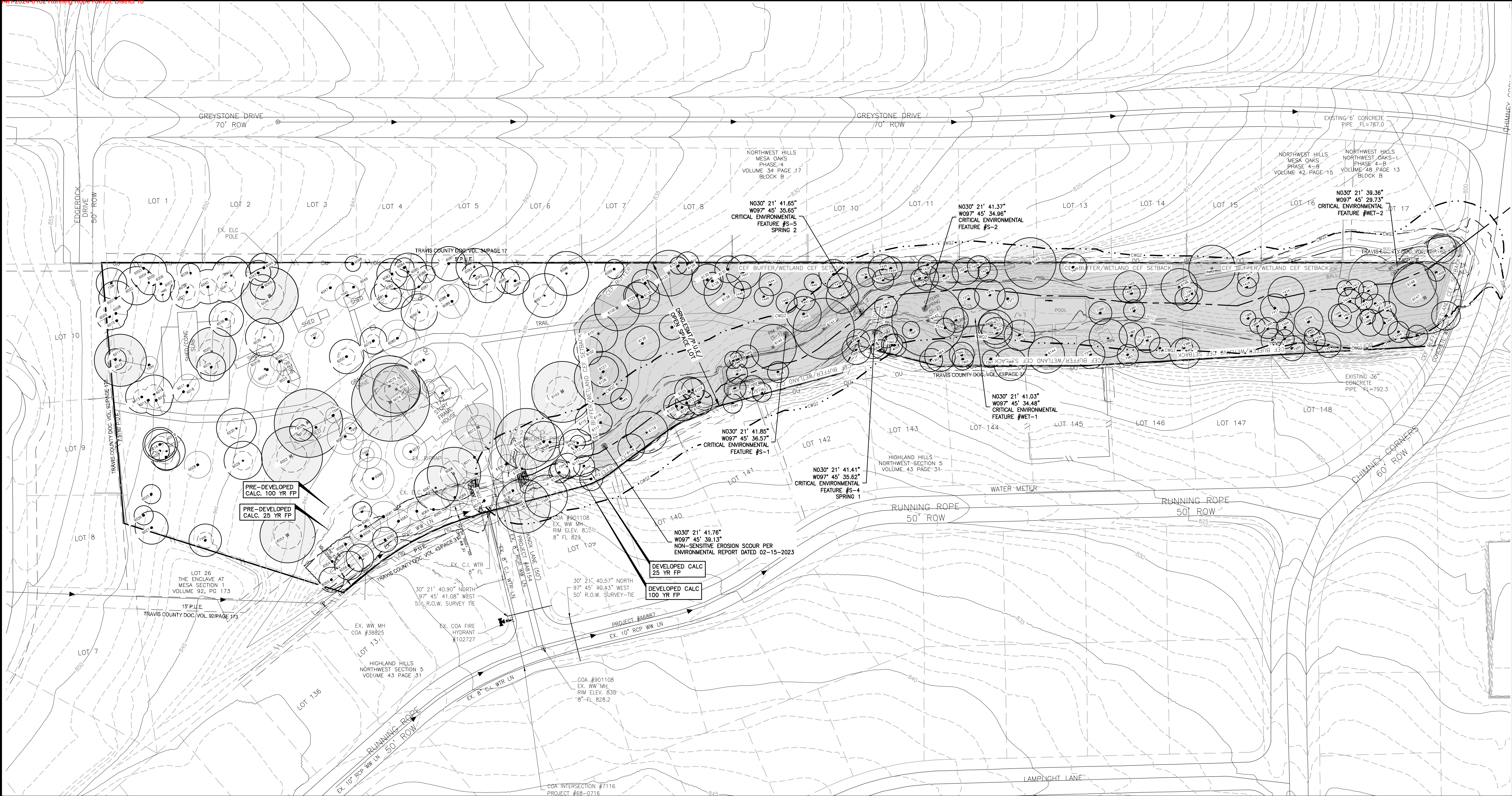
EDITED: November 24, 2023  
 PLOTTED: January 3, 2024  
 PLOTTED BY: Corinne Van Vliet

HORIZONTAL SCALE:  
 VERTICAL SCALE:

1  
OF 2

THE EXPIRATION DATE.





Existing Impervious cover			
Buildings/Sheds	8,029	sf	
Gravel Road/Sidewalk	11,745	sf	
Concrete Driveway	345	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		

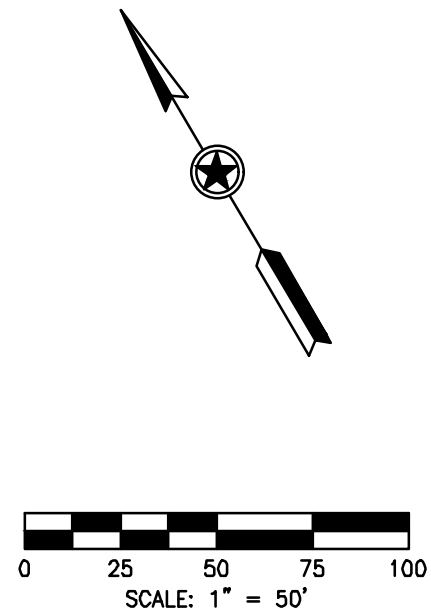
LEGEND

- 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



**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

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DEVELOPER:  
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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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**CONSULTANTS:**

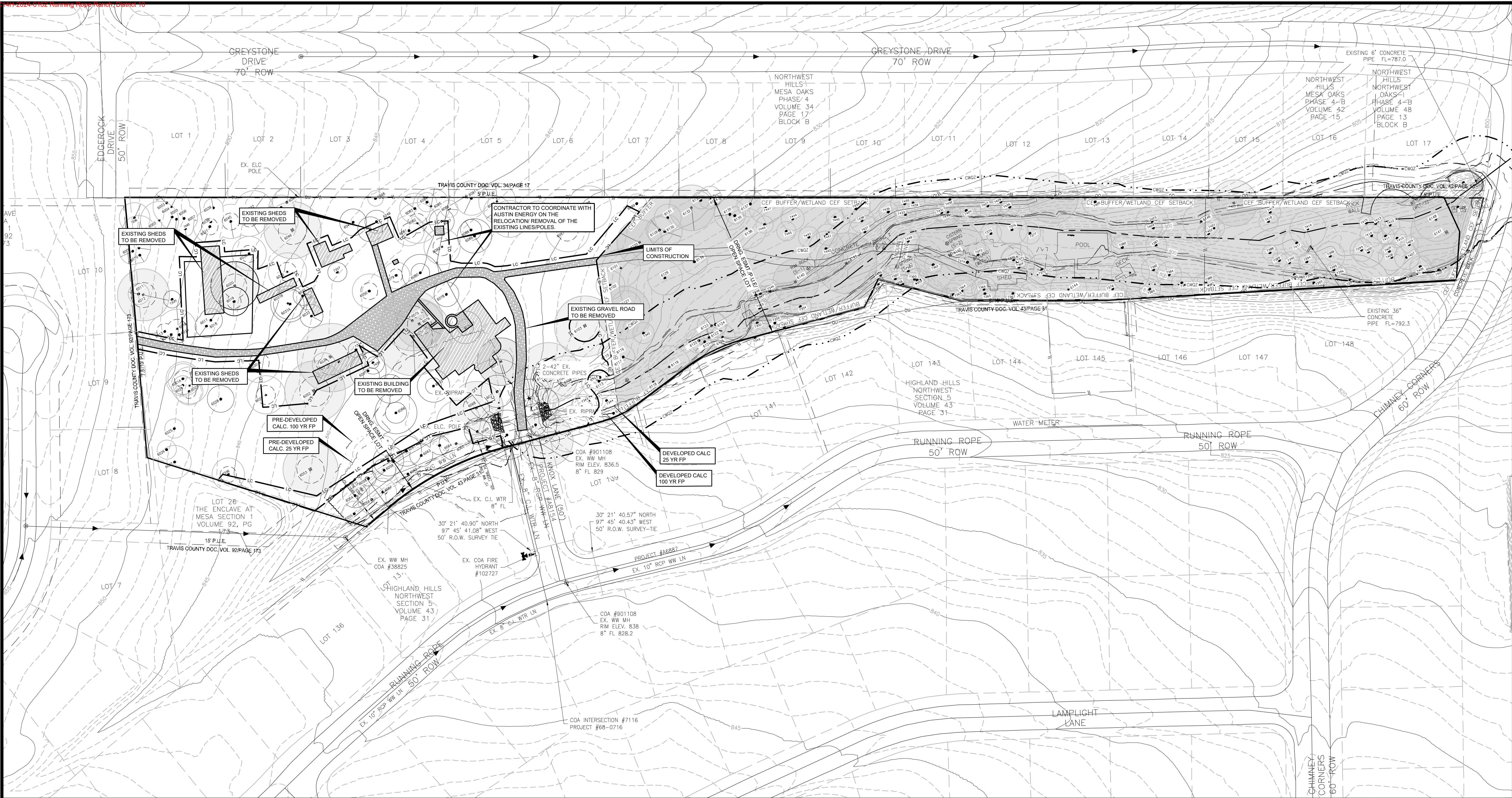
EDITED: November 15, 2023  
PLOTTED: January 3, 2024  
PLOTTED BY: Corinne Van Vleet

HORIZONTAL SCALE:  
VERTICAL SCALE:

**KNOX PRESERVE PRELIMINARY PLAN**

**DEMOLITION PLAN**

**EXH.-B**  
2 OF 13



NOTE:  
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**NOTES:**

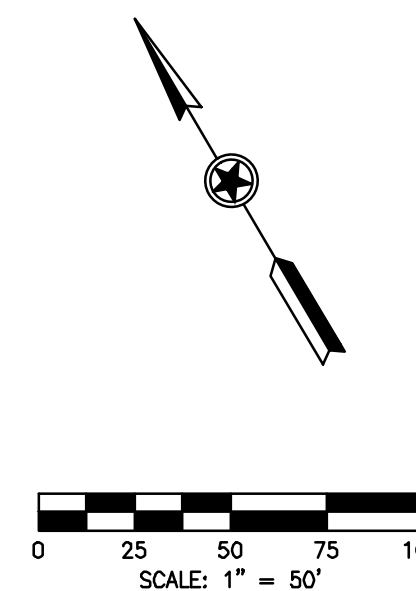
1. ANY DEMOLITION WITHIN THE CRZ OF HERITAGE TREES NEED TO BE DONE WITH HAND TOOLS OR SMALL EQUIPMENT.

- 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**



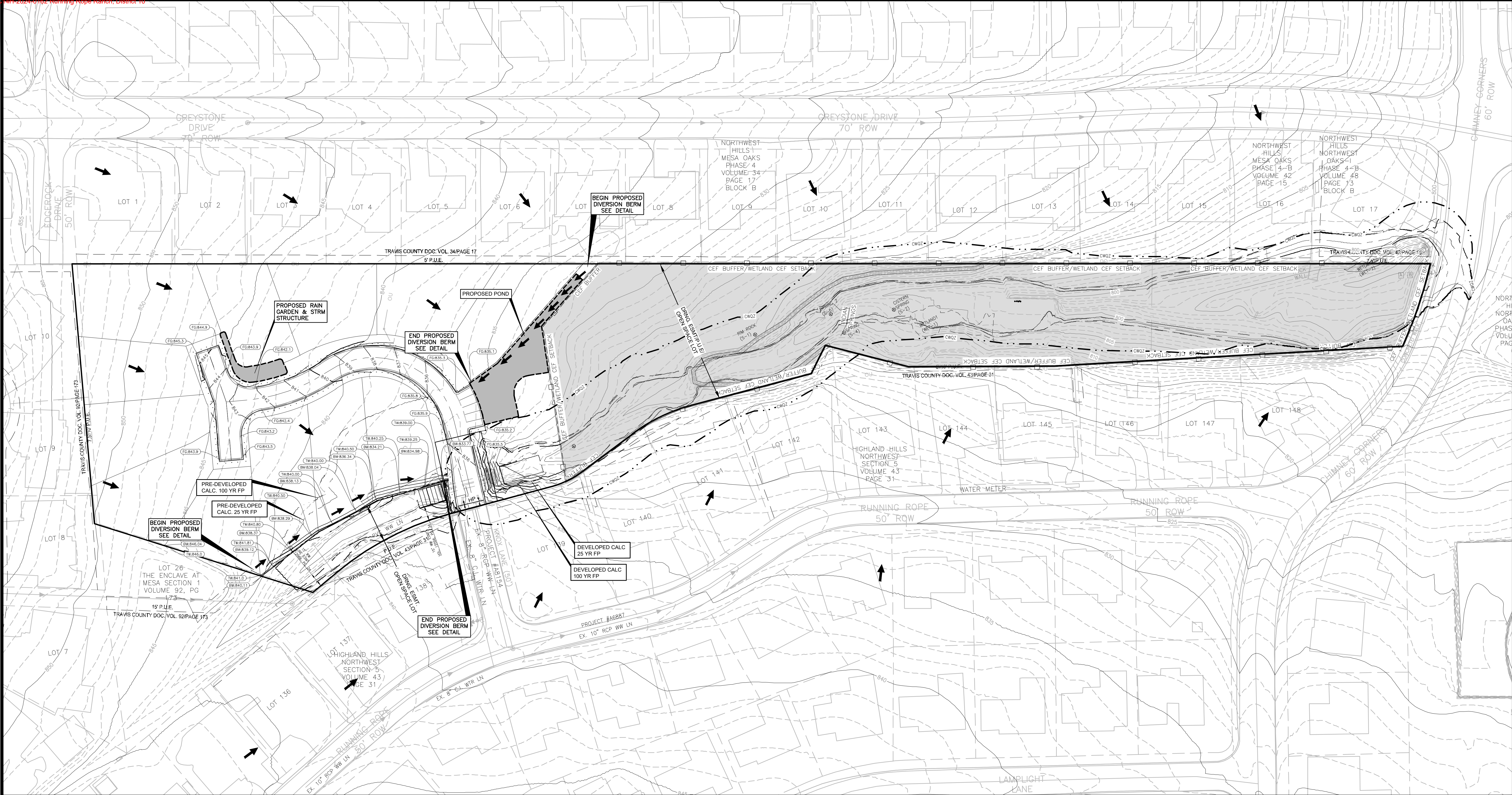












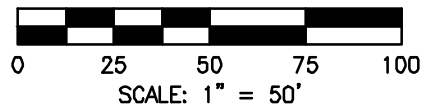
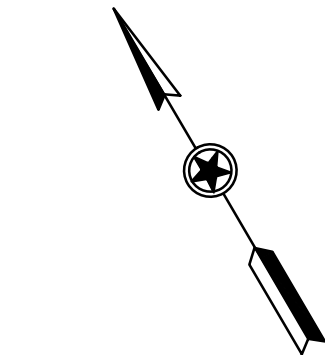
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- DEVELOPED 100 YR FLOOD PLAIN
- CEF BUFFER
- FIRE LANE MARKING
- ADJACENT PROPERTY BOUNDARIES
- SITE BOUNDARY
- WOOD FENCE
- OVERHEAD UTILITY LINE
- EXISTING WASTEWATER LINE
- EXISTING WATER LINE
- EXISTING CULVERTS
- GUY WIRE
- TEMPORARY BENCHMARK
- FINISHED FLOOR ELEVATION
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NORTH ARROW & SCALE



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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

EXH.-E  
5 OF 13





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**CONSULTANTS:**

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EDITED: December 19, 2023  
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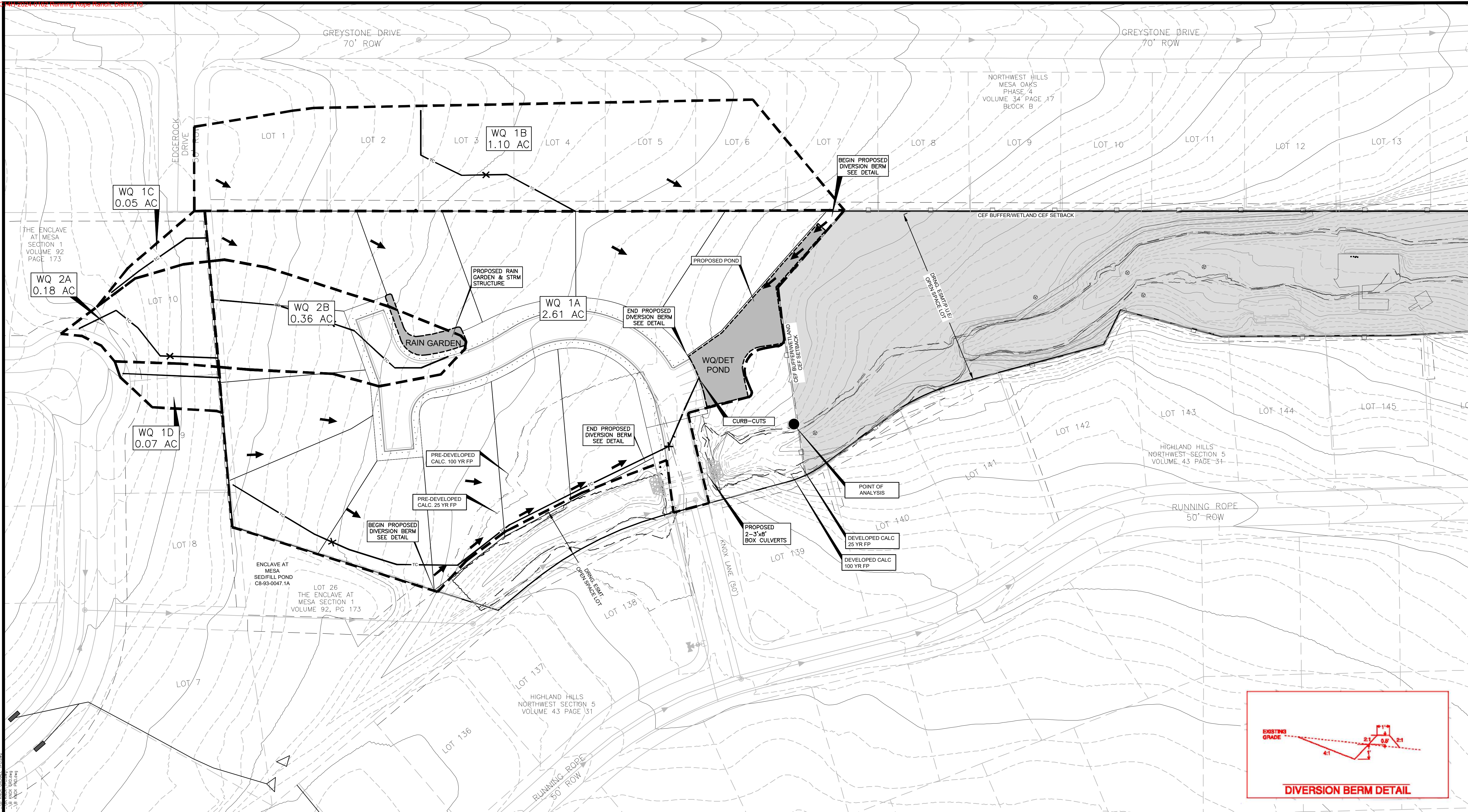
HORIZONTAL SCALE:

VERTICAL SCALE:

**KNOX PRESERVE PRELIMINARY PLAN**

**WATER QUALITY PLAN**

**EXH.-F**  
6 OF 13



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

<b>DRAINAGE AREA DATA:</b>	
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)	1,421.88 cf.
<b>WATER QUALITY CONTROL CALCULATIONS:</b>	
The Water Quality Control is to be RAIN GARDEN	
100-year Peak Flow Rate to Control (Q100)	4.59 cfs.
Filtration Pond Area, A <sub>f</sub> = WQV(3.58/day/48hours) * WQV/7	203.12 sf.
Depth of Filtration Media (L)	±1.5 ft.
Effective Porosity Water Quality Volume (WQV <sub>eff</sub> = 0.24 * A <sub>f</sub> * L)	288.00 cf.
Ponded Water Quality Volume (WQV <sub>pond</sub> = WQV - WQV <sub>eff</sub> )	1,200.00 cf.
Sedimentation Pond Area (A <sub>sed</sub> = [2 * (WQV - WQV <sub>eff</sub> ) / 4])	400.00 sf.
Rain Garden Pond Drawdown Time	± 48 hr.
Underdrain Orifice Size (diameter)	0.375 in.
Underdrain Orifice Size (area)	0.110 in <sup>2</sup>
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	±0.25 ft.
Elevation at Top of Rain Garden	841.75 ft. msl.

APPENDIX B-12:  
RAIN GARDEN #2 CALCULATIONS  
FOR DEVELOPMENT PERMITS

<b>DRAINAGE AREA DATA:</b>	
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	
<b>WATER QUALITY CONTROL CALCULATIONS:</b>	
Water Quality Volume (WQV=CD*DA*3630)	10,315.01 cf.
Sedimentation Volume (100% WQV for Full Sed/Biofil)	5,082.50 cf.
<b>Sedimentation Volume (20% WQV for Partial Sed/Biofil)</b>	<b>2,082.00 cf.</b>
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.
<b>BIOLOGICAL ELEMENTS CALCULATIONS:</b>	
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

<u>BIOFILTRATION POND - DRAWDOWN CALCULATIONS</u>					
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 in
*Orifice Diameter (inches) =				3/4	

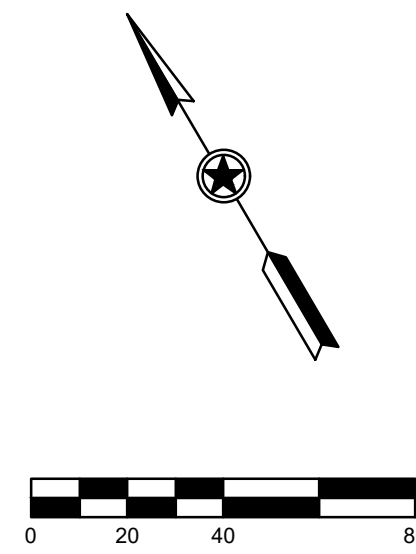
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3. ALL BMPS IN EDWARDS AQUIFER RECHARGE ZONE ARE REQUIRED TO INCLUDE A BASIN LINER.

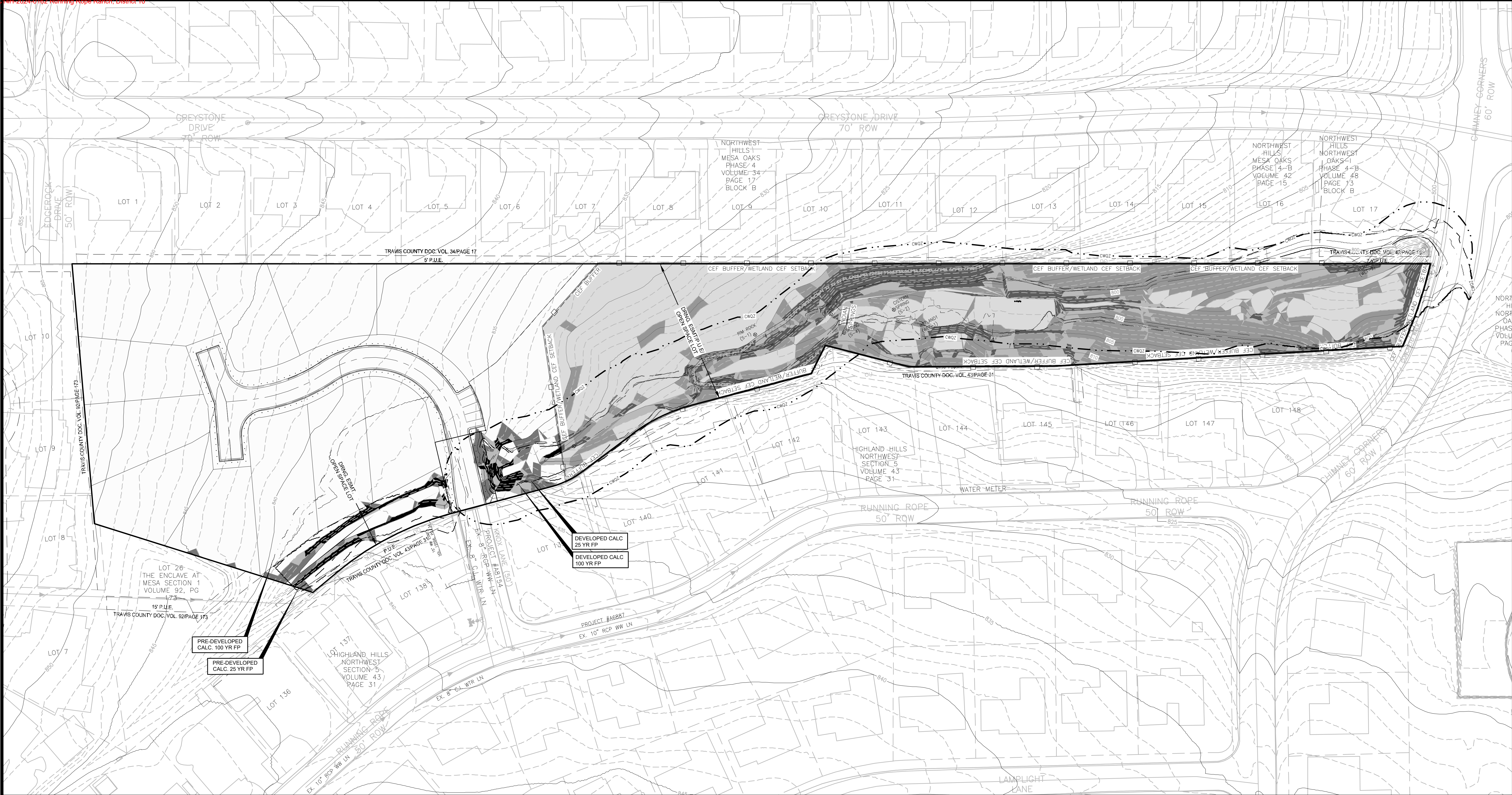
LEGEND

- 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 PLAN
- PRE-DEVELOPED 100 YR FLOOD PLAN
- DEVELOPED 25 YR FLOOD PLAN
- DEVELOPED 100 YR FLOOD PLAN
- TIME OF CONCENTRATION
- STORM SEWER STRUCTURE
- RAIN GARDEN

NORTH ARROW & SCALE







NOTES:

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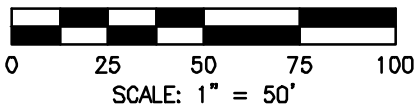
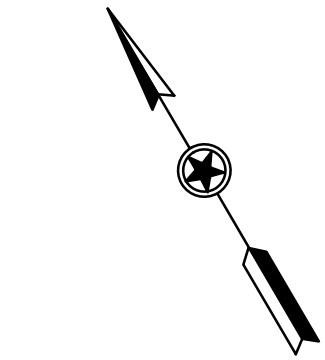
TABLE

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

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NORTH ARROW & SCALE



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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

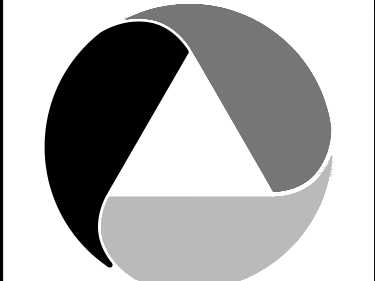
HORIZONTAL SCALE:  
VERTICAL SCALE:

KNOX  
PRESERVE  
PRELIMINARY  
PLAN

SLOPE MAP

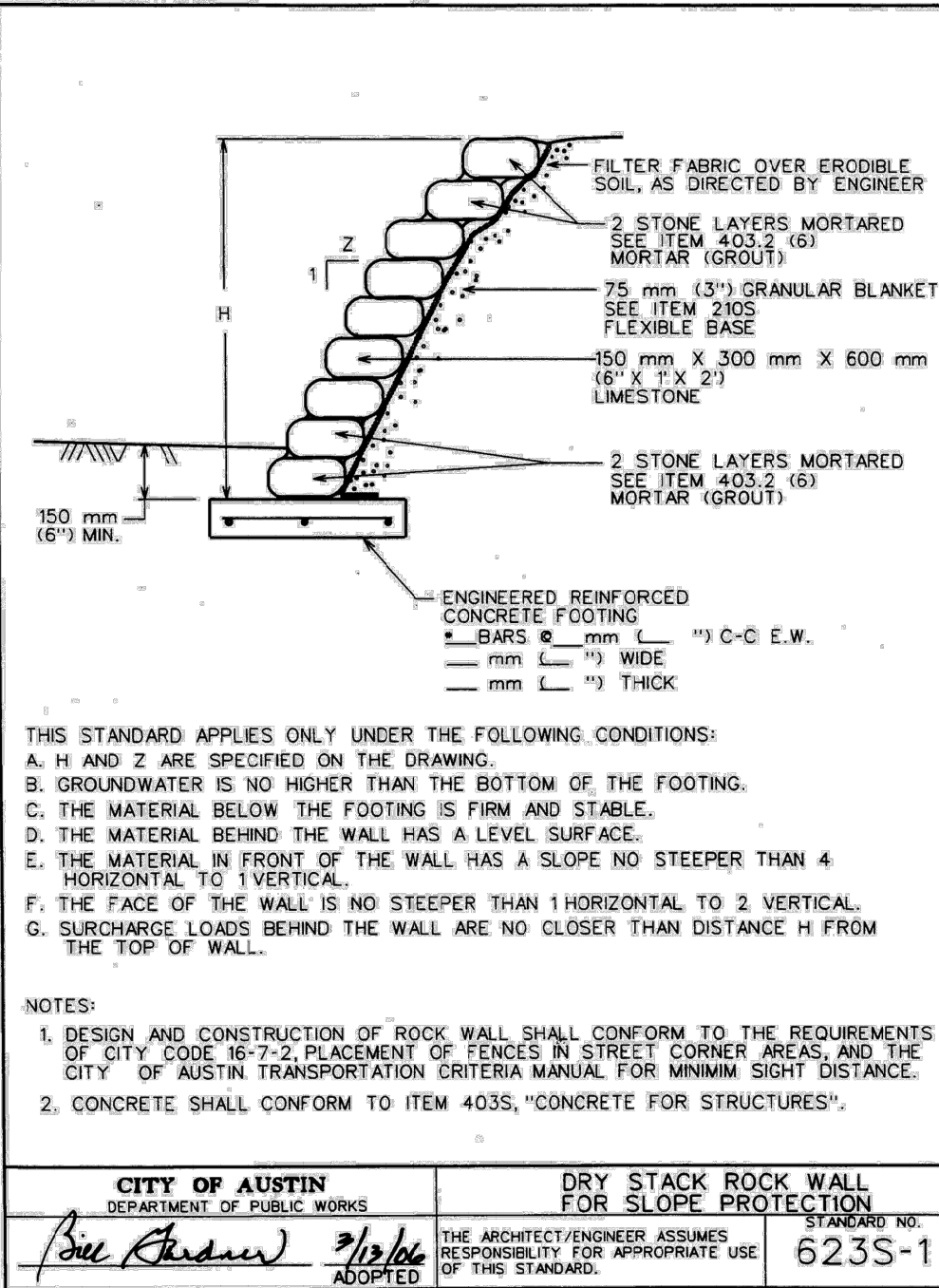
EXH.-G  
7 OF 13





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:



LEGEND	
	PROPOSED CONTOURS
	EXISTING CONTOURS
	SITE BOUNDARY
	RIGHT OF WAY
	EXISTING EASEMENT
	FIRE LANE MARKING
	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
	CWOZ 50' SETBACK
	CEF BUFFER
	LIMITS OF CONSTRUCTION
	SILT FENCE
	TREE FENCE PROTECTION
	STREAM BANK STABILIZATION
	TEMPORARY ROCK BERM
	STABILIZED CONSTR. ENTRANCE
	STAGING AND SPOILS
	VEGETATIVE FILTER STRIPS
	HERITAGE TREE
	PROTECTED TREE
	TREE SURVEYED

SPECIAL NOTES	
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.	

# NORTH ARROW & SCALE

A north arrow pointing towards the top-left and a horizontal scale bar from 0 to 100.

**KNOX  
PRESERVE  
PRELIMINARY  
PLAN**

# ENVIRONMENTAL PROTECTION PLAN

EXH.-H  
8 OF 13

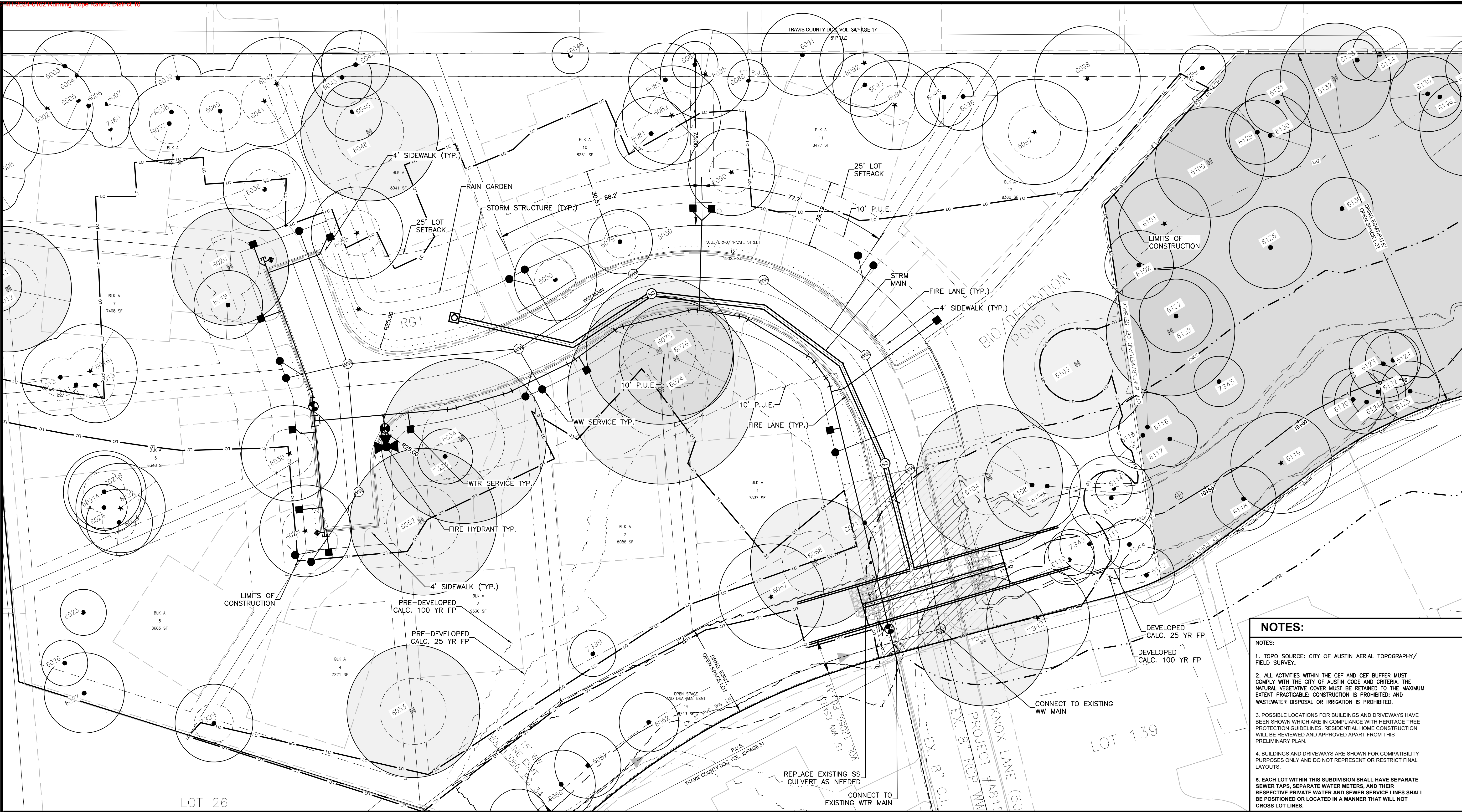
T:\Private\Carlson CP\Knox Lane\Design\Shfts Preliminary\P\_KNOX\_ESC.dwg





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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
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:

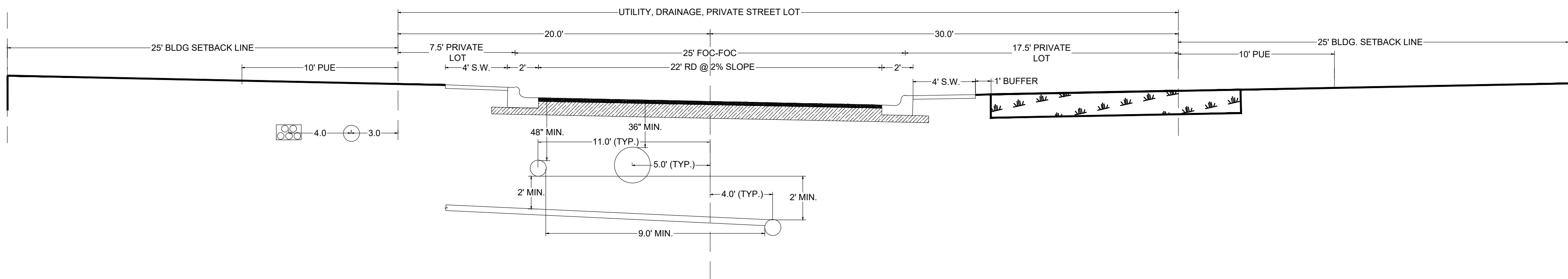


NOTES:

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.

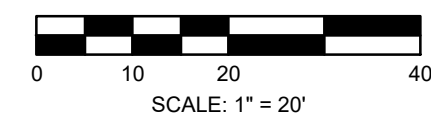
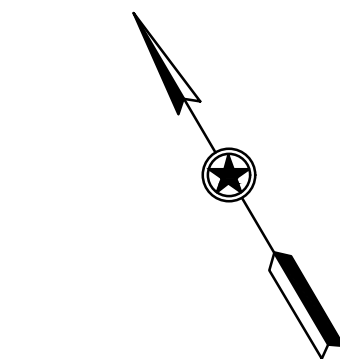
TYPICAL PRIVATE STREET CROSS SECTION



LEGEND

- PROPOSED CONTOURS
- EXISTING CONTOURS
- EXISTING EASEMENT
- OWQZ 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
- FIRE LANE MARKING
- RIGHT OF WAY LINE
- LOT LINE
- ADJACENT PROPERTY BOUNDARIES
- SITE BOUNDARY
- 8" WATER PIPE
- WASTEWATER PIPE
- FIRE LANE

NORTH ARROW & SCALE



KNOX  
PRESERVE  
PRELIMINARY  
PLAN

OVERALL  
UTILITY PLAN

EXH.-I  
9 OF 13



CONSULTANTS:

## NOTES

1. 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.
2. BUILDINGS AND DRIVEWAYS ARE SHOWN FOR COMPATIBILITY PURPOSES ONLY AND DO NOT REPRESENT OR RESTRICT FINAL LAYOUTS.
3. FIRE LANE MARKINGS SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL FIRE CODE.
4. 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.

### NORTH ARROW & SCALE

HORIZONTAL SCALE:  
VERTICAL SCALE:

**HERITAGE  
TREE  
COMPLIANCE**

**COA CASE NO: C8-2023-0233**



STATE OF TEXAS  
CONOR J. OVERBY  
108799  
LICENSED PROFESSIONAL ENGINEER  
01/08/2024

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TBPE NO. 12242

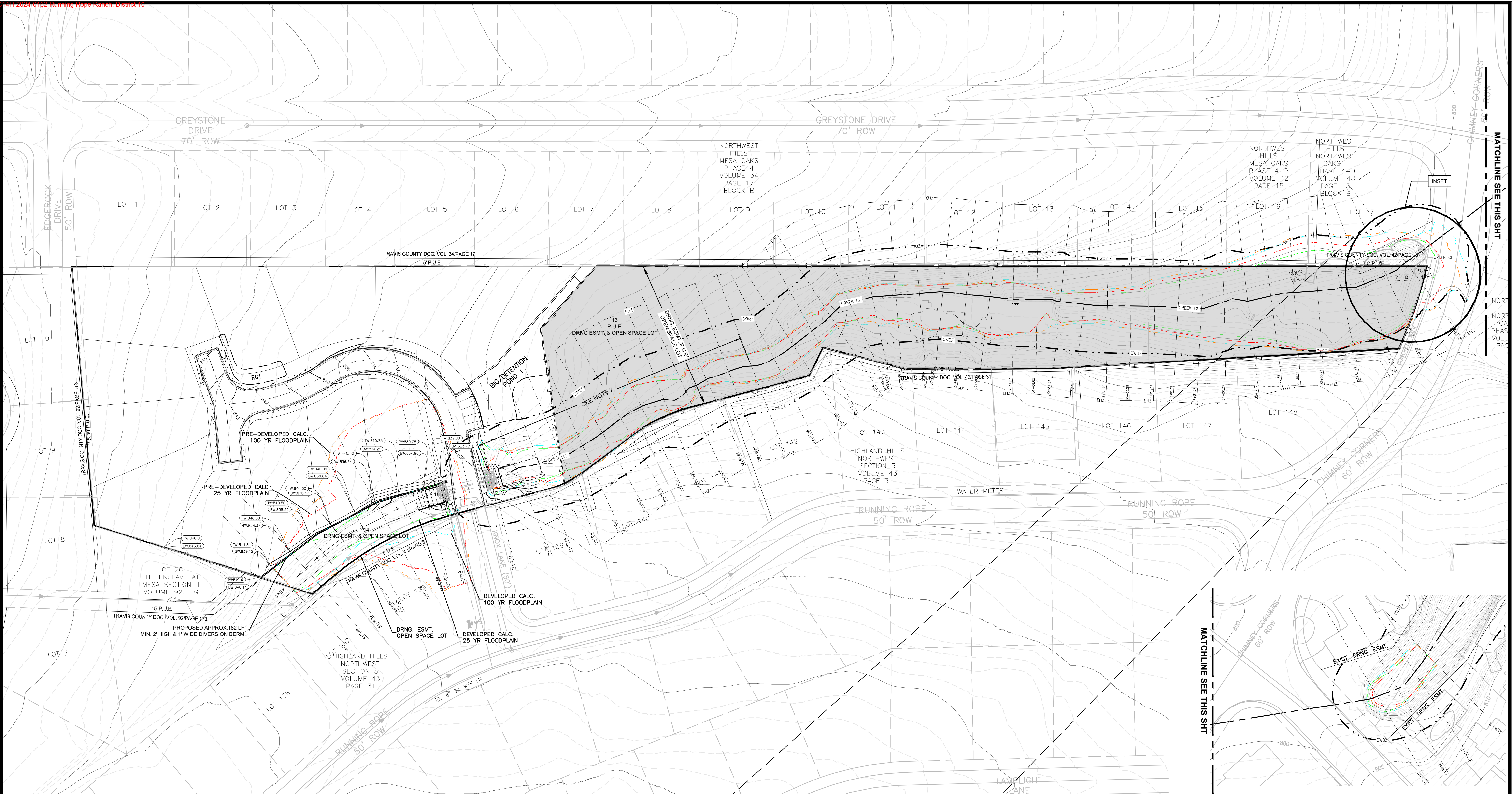
PROJECT DATA

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  
1200 SAN ANTONIO  
AUSTIN, TX 78701

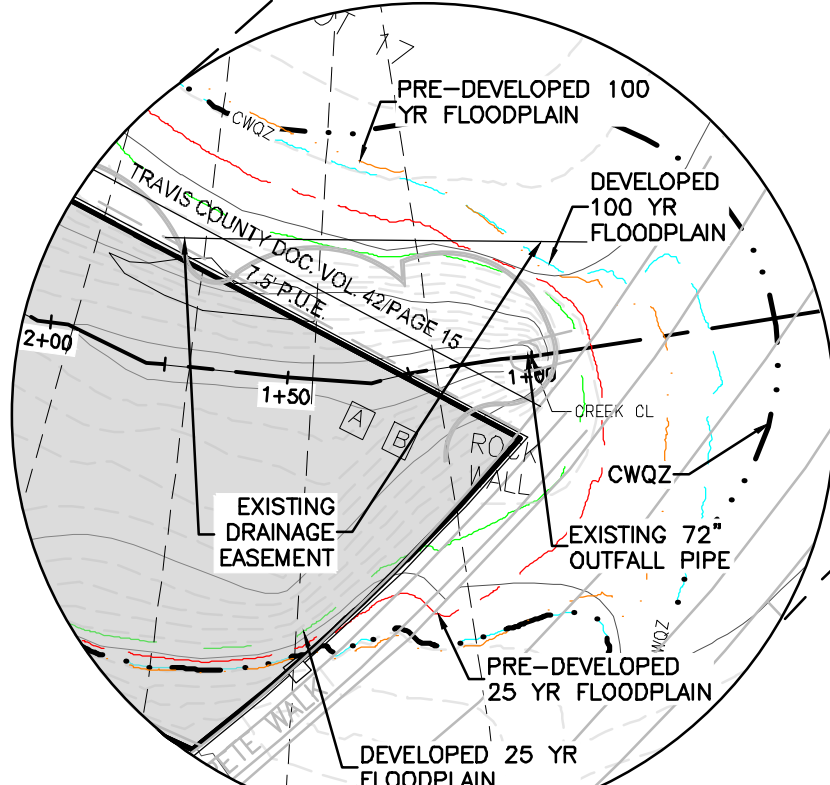
CONSULTANTS:



NOTE:

- 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.
- FROM STA 42+38.47 TO STA 39+32.64 BOULDERS, LOGS, TRASH AND OTHER DEBRIS TO BE REMOVED FROM THE CHANNEL.

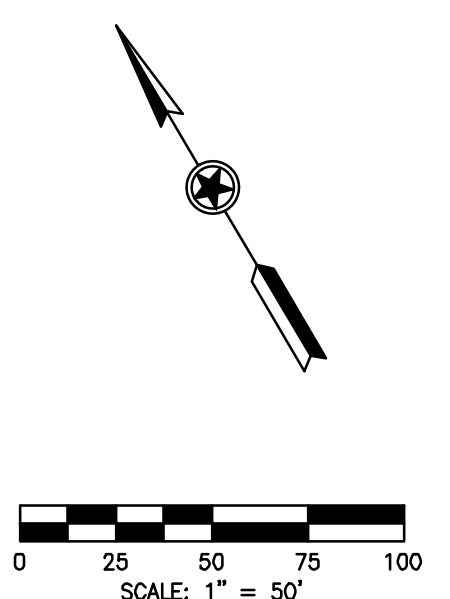
HMS RAS Correlation Table - Peak Discharge									
Basin	HMS				Station	RAS			
	Existing 25 YR Q (cfs)	Existing 100 YR Q (cfs)	Developed 25 YR Q (cfs)	Developed 100 YR Q (cfs)		Existing 25 YR Q (cfs)	Existing 100 YR Q (cfs)	Developed 25 YR Q (cfs)	Developed 100 YR Q (cfs)
FOB_02a1	244.60	365.80	244.60	365.80	4485.90	244.60	365.80	244.60	365.80
KNOX CULVERT	244.60	365.80	244.60	365.80	4284.47	244.60	365.80	244.60	365.80
KNOX SITE	270.40	407.80	272.80	410.90	4160.60	270.40	407.80	272.80	410.90
FOB_02a3	290.50	437.80	292.90	440.90	3681.65	290.50	437.80	290.50	440.90
FOB_02a2	314.20	473.20	316.60	476.30	3656.61	314.20	473.20	316.60	476.30
FOB_02a4	461.30	693.10	463.70	696.20	3380.31	461.30	693.10	463.70	696.20
J1/ CULVERT	461.30	693.10	463.70	696.20	3178.46	461.30	693.10	463.70	696.20



LEGEND

- EXISTING CONTOURS
- EXISTING EASEMENT
- CWQZ 50' SETBACK
- EROSION HAZARD ZONE
- CREEK CENTERLINE
- EXISTING 25 YR FLOODPLAIN
- EXISTING 100 YR FLOODPLAIN
- DEVELOPED 25 YR FLOODPLAIN
- DEVELOPED 100 YR FLOODPLAIN
- CEF BUFFER
- ADJACENT PROPERTY BOUNDARIES
- FIRE LANE MARKING
- SITE BOUNDARY
- WOOD FENCE
- OVERHEAD UTILITY LINE
- EXISTING WASTEWATER LINE
- EXISTING WATER LINE
- EXISTING CULVERTS
- GUY WIRE
- TEMPORARY BENCHMARK
- FINISHED FLOOR ELEVATION
- FLOWLINE ELEVATION

NORTH ARROW & SCALE



EDITED: December 22, 2023  
PLOTTED: January 3, 2024  
PLOTTED BY: Corinne Van Vleet  
HORIZONTAL SCALE:  
VERTICAL SCALE:

KNOX  
PRESERVE  
PRELIMINARY  
PLAN

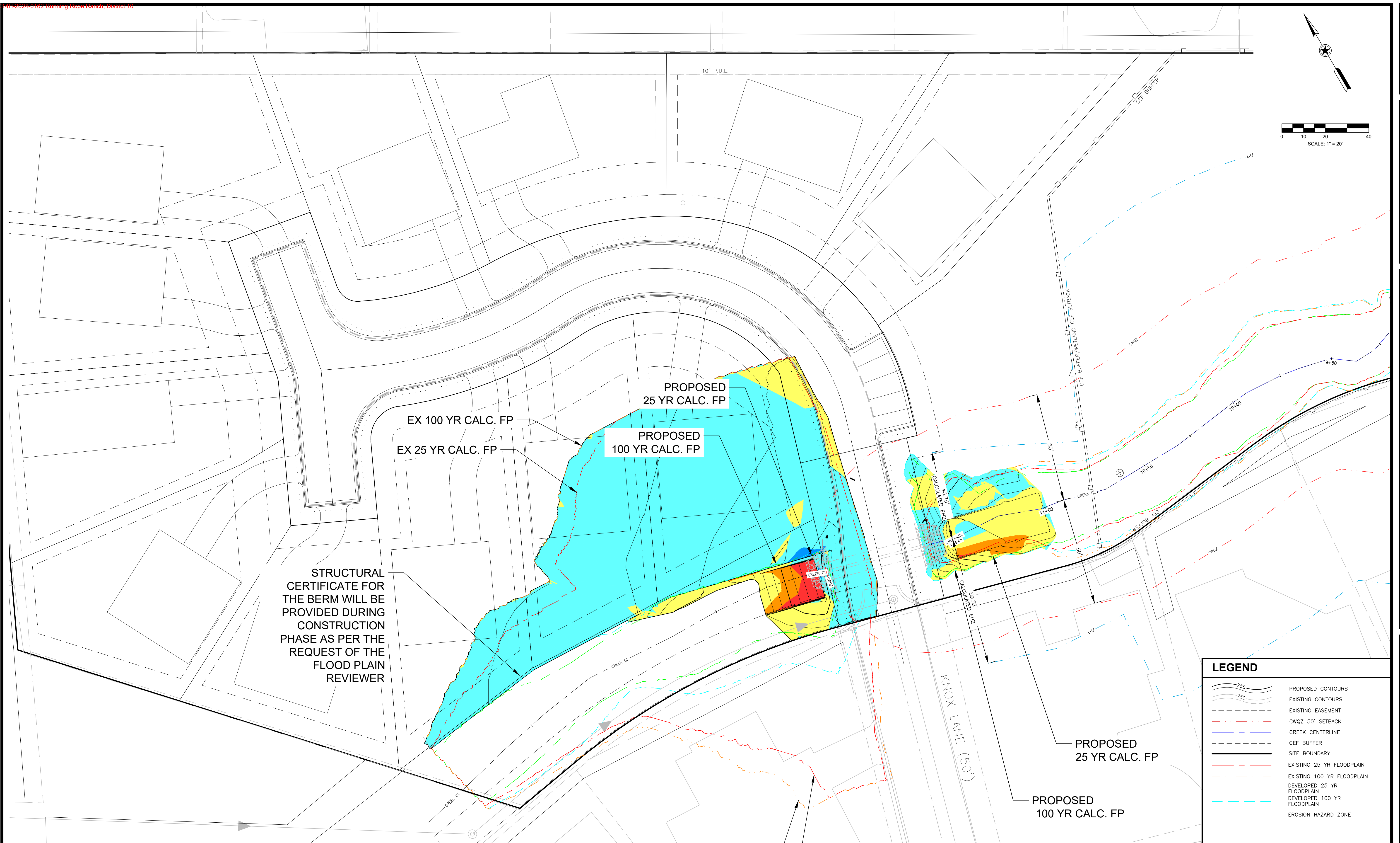
FLOODPLAIN  
ANALYSIS

EXH.-K  
11 OF 13















Generated: 2023-12-29 09:17:28  
By user: cvanvliet  
Drawing: T:\Private\Carlson CP Knox Lane\Design\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	18518.50	133.43	181.13	47.70<Fill>
Totals							
				2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
Total				18518.50	133.43	181.13	47.70<Fill>

\* Value adjusted by cut or fill factor other than 1.0

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

### LEGEND

755

750

PROPOSED CONTOURS

EXISTING CONTOURS

EXISTING EASEMENT

CWQZ 50' SETBACK

CREEK CENTERLINE

CEF BUFFER

SITE BOUNDARY

EXISTING 25 YR FLOODPLAIN

EXISTING 100 YR FLOODPLAIN

DEVELOPED 25 YR FLOODPLAIN

DEVELOPED 100 YR FLOODPLAIN

EROSION HAZARD ZONE

**CITY APPROVAL**

PRELIMINARY SUBDIVISION APPROVAL Sheet \_\_\_\_\_ Of \_\_\_\_\_

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

APPROVED ADMINISTRATIVELY ON: \_\_\_\_\_

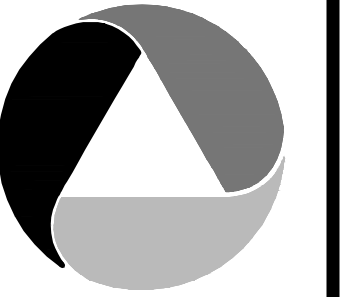
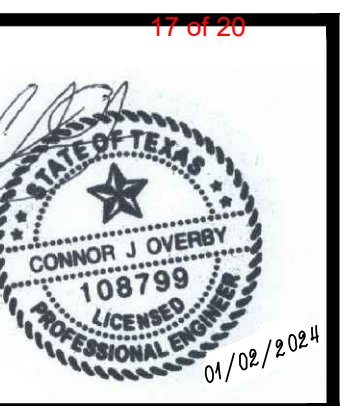
EXPIRATION DATE (LDC 25-4-65) \_\_\_\_\_

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.



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SUITE 300  
AUSTIN, TX 78704  
O: 512-904-0505  
F: 512-904-0509  
TBPE No. 12242

## PROJECT DATA

COUNTY: TRAVIS  
 CITY LIMITS/ETJ: AUSTIN  
 PARCEL PLAT NUMBER: N/A  
 ADJACENT CASES: N/A  
 PROJECT ADDRESS:  
 14 KNOX LANE  
 AUSTIN, TX 78731  
 PARCEL NUMBER: H30  
 MAPS PAGE: 524  
 ZONING: SF-3  
 LOT TYPE: SINGLE FAMILY  
 MAP PANEL: 48453C0435H

## OWNER / DEVELOPER

IER:  
 SE EQUITIES, INC.  
 9 BEE CAVES ROAD, SUITE 200  
 TTN, TX 78746  
 ELOPER:  
 MY NASSOUR  
 X PRESERVE, LLC  
 O SAN ANTONIO  
 TTN, TX 78701

## CONSULTANTS:

**KNOX  
PRESERVE  
RELIMINARY  
PLAN**

**CUT AND  
FILL EXHIBIT**

EXH.-M  
13 OF 13