

From: [Leah Bojo](#)
To: [Contreras, Kalan](#); [McKnight, Kim](#)
Cc: [Temaria Davis](#); [Harden, Joi](#)
Subject: Knox zoning @ ZAP
Date: Friday, January 17, 2025 1:10:48 PM

External Email - Exercise Caution

Hi Kalan and Kim,

I just want to let you know what I sent to commissioners – I'll also keep you posted as far as any feedback I receive. Hope you enjoy your long weekend!

Hello Commissioner,

I am representing item 2 on your Tuesday evening agenda. This is an historic rezoning, initiated by the Historic Landmark Commission, that the owner is opposed to. There is no question that this site was home to the Knox family and the Running Rope Day Camp for Boys for approximately 10 years in the 1950s. Originally, this rezoning was to be initiated for the entire site, including the primary home. In researching the site and working with historic architect and expert Donna Carter we determined that the home does not have historic integrity and, in fact, most of the renovations that occurred in the early 1990s stripped it entirely its historic integrity. At that meeting on November 6th, the HLC initiated historic zoning not for the home but instead only for the small 'tail' of the parcel that runs from the future houses to the Chimney Corners. Our concern with this rezoning is area historic are as follows:

- It is not necessary for protection – the Commissioners themselves acknowledged that this a 'belt and suspenders' approach and that this area is already protected by a series of environmental regulations.
- It would likely cause conflicts with restoration of the environmental features located in this portion of the site.
- We have already committed to honor the historic legacy of the site by
 - documenting the property's existing conditions and providing to historic archives for record keeping purposes;
 - relocating the tack shed and log structure to protect with historic landscape features in environmental protection area;
 - providing a historical marker and/or kiosk explaining the site's history and evolutions over time;
 - creating a trailhead and a walking path connecting Knox Lane to Chimney Corners and passing the spring; and
 - being aware and performing shovel tests to help assess the archeological potential before construction begins.

In discussions with neighbors, I have heard many concerns about the future subdivision and not a lot about the merits of the historic rezoning. Since we are in disagreement with staff, this will be a discussion case. If there are any questions I can answer in advance or information you'd like to discuss before the hearing, I would love to discuss it with you. Please let me know when you are available. I hope to have your vote against historic zoning for this site. Thank you so much!

Leah M. Bojo, AICP, Director of Land Use & Entitlements

2705 Bee Caves Road, Suite 100, Austin, TX 78746

Drenner Group, PC | 512-665-1570 cell | [REDACTED] | www.drennergrouppc.com

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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.

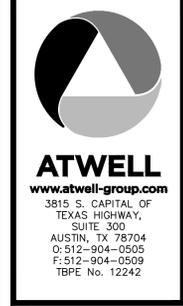
Request:

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

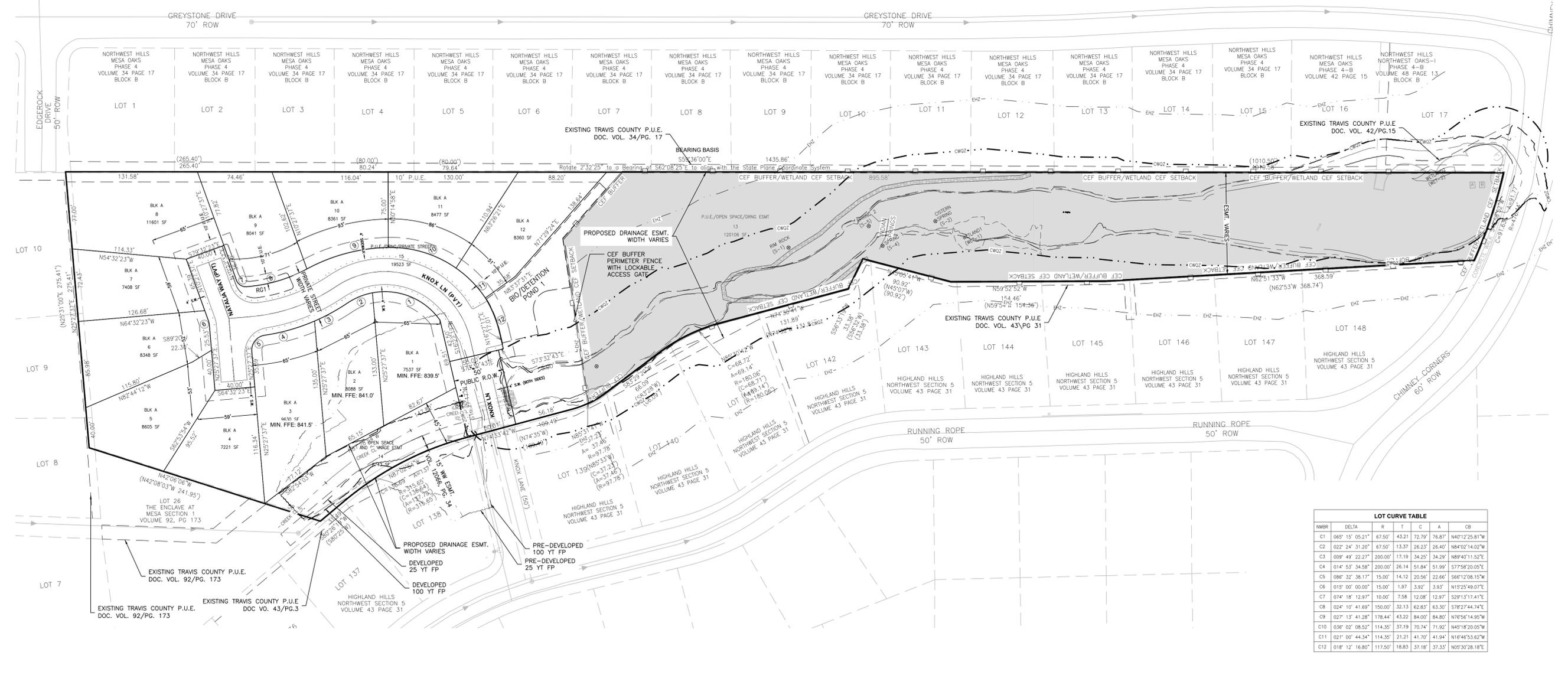
KNOX PRESERVE PRELIMINARY PLAN



PROJECT DATA
 COUNTY: TRAVIS
 CITY LIMITS/ETJ: AUSTIN
 FINAL PLAN 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:
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 3839 BEE CAVES ROAD, SUITE 200
 AUSTIN, TX 78746
 DEVELOPER:
 JIMMY MASSOUR
 KNOX PRESERVE, LLC
 1200 SAN ANTONIO
 AUSTIN, TX 78701

CONSULTANTS:



LOT CURVE TABLE

NUMBR	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°40'11.52"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'	22.86'	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'	12.87'	S29°15'13.41"E
C8	024° 10' 41.69"	150.00'	32.13'	62.83'	63.30'	S78°27'44.74"E
C9	027° 13' 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'	41.84'	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

SCALE: 1" = 50'

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.

Connor J. Overby
 CONNOR J. OVERBY, P.E., CPESC

NOTES

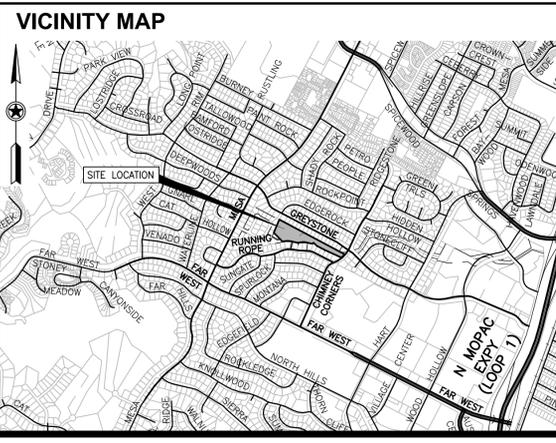
- THIS PROJECT IS LOCATED IN THE SHOAL CREEK WATERSHED, WHICH IS CLASSIFIED AS A URBAN WATERSHED.
- THIS PROJECT IS LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
- THIS PROJECT IS SUBJECT TO THE VOID AND WATER FLOW MITIGATION RULE (COA EGM 1.12.0 AND COA ITEM NO. 6585 OF THE SSM) PROVISION THAT ALL 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	-
NEW RIGHT-OF-WAY	3,678	0.089	-
TOTAL:	253,872	5.828	15

OWNER	DEVELOPER
CHASE EQUITIES, INC. 3839 BEE CAVES ROAD, SUITE 200 WEST LAKE HILLS, TX 78746	JIMMY MASSOUR 12000 SAN ANTONIO AUSTIN, TX 78701

CONSULTANTS / CONTRACTORS	SURVEYOR:
ENGINEER: ATWELL, LLC 805 LAS CIMAS PARKWAY, BLDG. 3, SUITE 310 AUSTIN, TEXAS 78746 PHONE: 512.904.0505	HOLT CARSON, INC. 1904 FORTVIEW RD. AUSTIN, TEXAS 78704 PHONE: 512.442.0990



SUBMITTAL DATE: FEBRUARY 26, 2019

CITY APPROVAL

PRELIMINARY SUBDIVISION APPROVAL Sheet 1 of 2

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.

KNOX PRESERVE PRELIMINARY PLAN

COVER PRELIMINARY PLAN

1 OF 2



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TBPE No. 12242

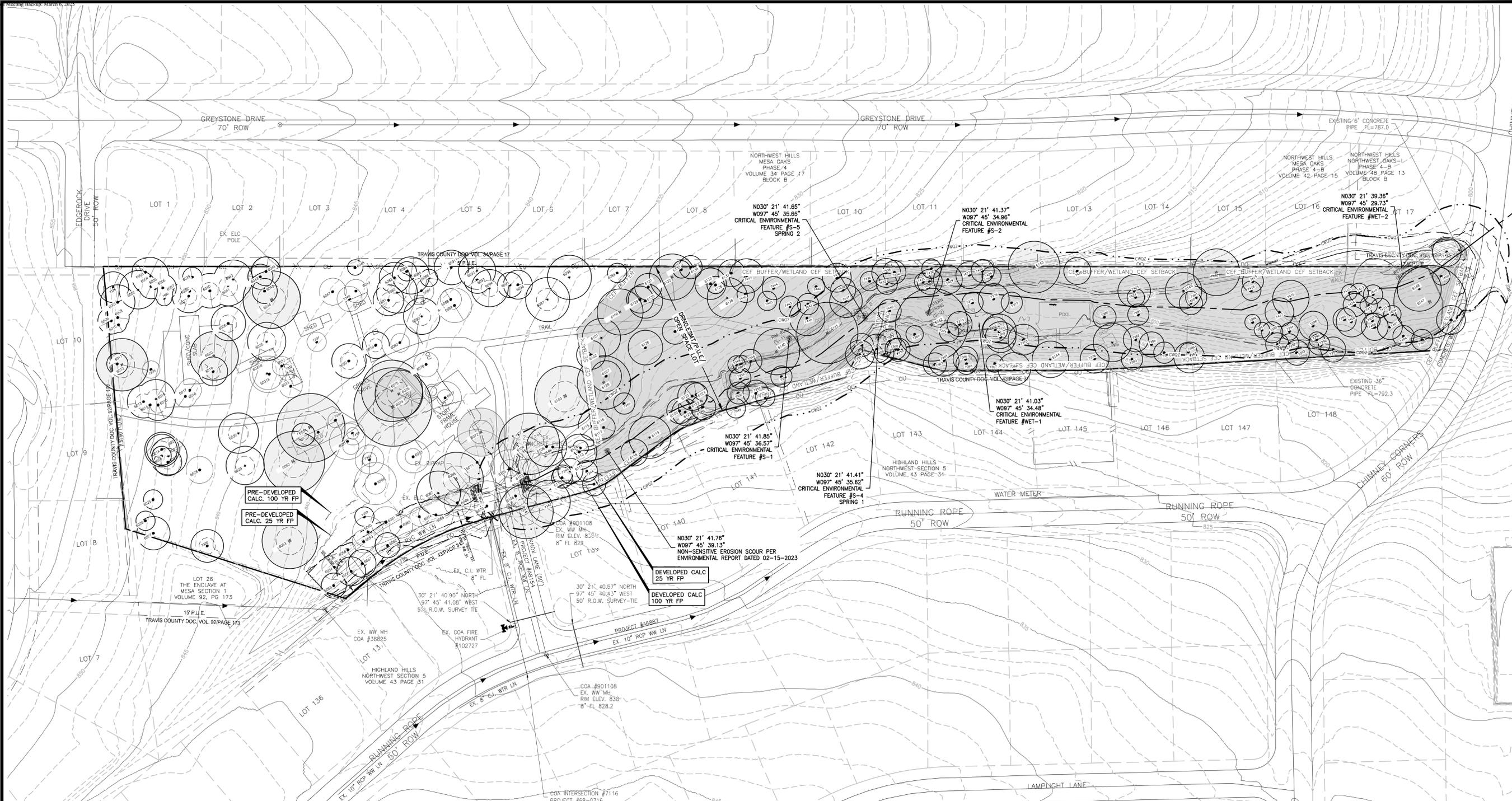
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CONSULTANTS:



NOTE:
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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

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	3359484.6	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
- TBM TEMPORARY BENCHMARK
- FFE FINISHED FLOOR ELEVATION
- FL FLOWLINE ELEVATION
- EXISTING POWER/TELEPHONE POLE

LEGEND

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

NORTH ARROW & SCALE

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

KNOX PRESERVE PRELIMINARY PLAN

EXISTING CONDITIONS

EXH.-A
1 OF 13



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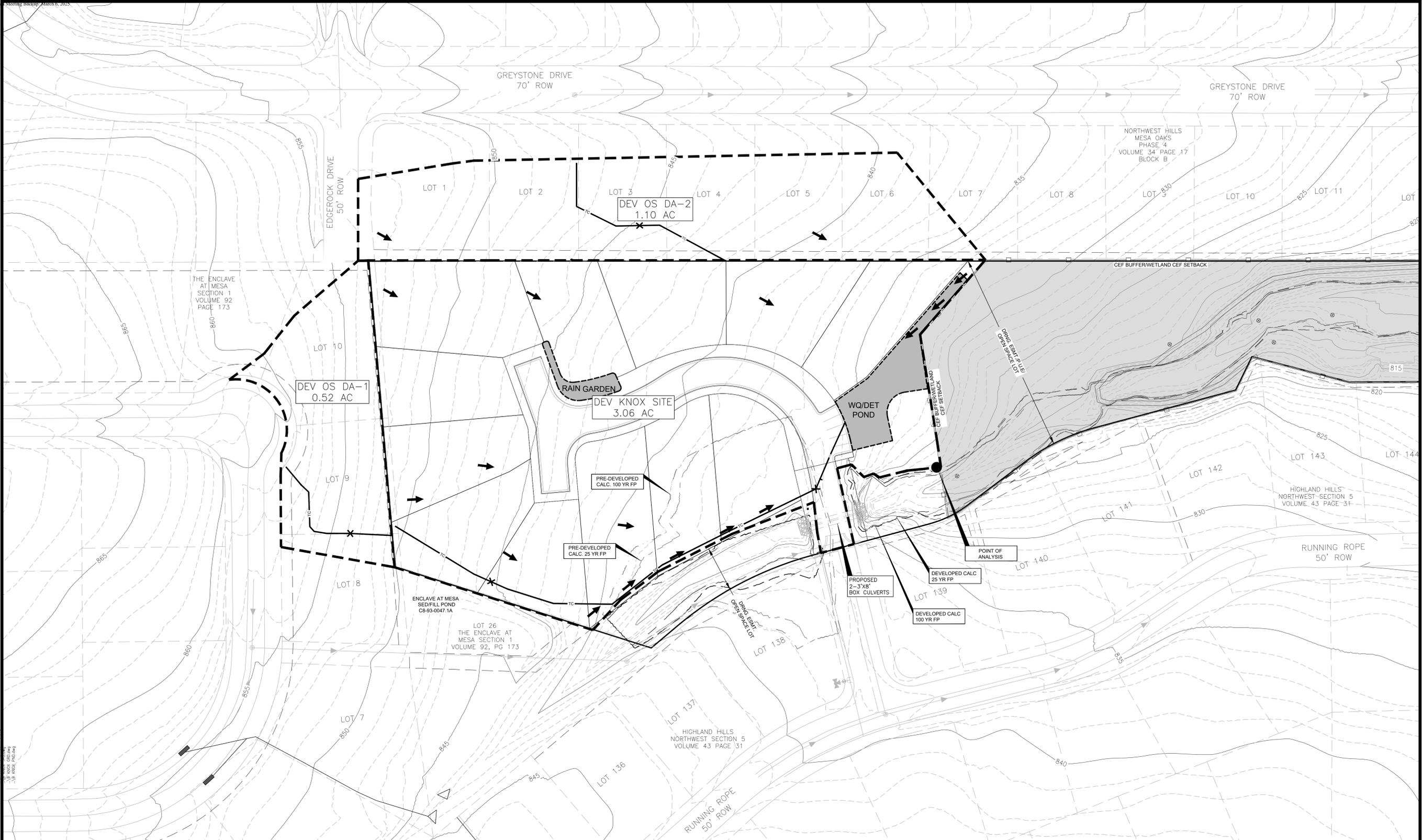
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HORIZONTAL SCALE:
 VERTICAL SCALE:

KNOX PRESERVE PRELIMINARY PLAN

DEVELOPED DRAINAGE AREA

**EXH.-D
 4 OF 13**



Developed Drainage Calculations (Rational Method)

Drainage Area / Basin Name	Area (ac)	Total IC (%)	Composite C Value			Sheet Flow				Shallow Concentrated Flow - Unpaved				Shallow Concentrated Flow - Paved				Concentrated Flow - Channel				Pipe Flow				Tc-Total (min)	Basin Area			
			10-Year	25-Year	100-Year	Length (ft)	Mannings n	Delta - Vertical (ft)	Slope (ft/ft)	Rainfall (in/hr)	Tc-Sheet (min)	Length (ft)	Delta - Vertical (ft)	Slope (ft/ft)	Velocity (ft/sec)	Tc-Shallow (min)	Length (ft)	Delta - Vertical (ft)	Slope (ft/ft)	Velocity (ft/sec)	Tc-Channel (min)	Length (ft)	Diameter (ft)	Mannings n	Delta - Vertical (ft)			Slope (ft/ft)	Velocity (ft/sec)	Tc-Channel (min)
DEV OS DA-1	0.52	42.42	0.55	0.59	0.67	100	0.24	5.2	0.052	4.06	0.67	38	3.1	0.062	4.510	0.14	-	-	-	-	-	-	-	-	-	-	-	-	8.81	DEV OS DA-1
DEV OS DA-2	1.10	34.32	0.51	0.55	0.63	100	0.24	6.8	0.068	4.06	0.74	88	3.7	0.043	3.351	0.43	-	-	-	-	-	-	-	-	-	-	-	8.17	DEV OS DA-2	
DEV KNOX SITE	3.06	61.00	0.63	0.68	0.76	100	0.24	5.4	0.054	4.06	0.54	324	9.3	0.029	2.732	1.98	65	0.1	0.002	0.911	1.19	-	-	-	-	-	-	11.70	DEV KNOX SITE	
																						Total		11.99 20.34 26.91 39.91						

* Composite C is calculated with the C values as associated with the asphaltic impervious cover and lawns/bark areas off fair condition with average slopes

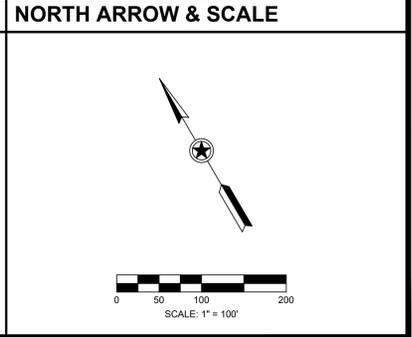
NOTES:

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LEGEND

- PROPOSED CONTOURS
- EXISTING CONTOURS
- EXISTING EASEMENT
- CREEK CENTERLINE
- TIME OF CONCENTRATION
- ADJACENT PROPERTY BOUNDARIES
- PROPERTY BOUNDARY
- DEVELOPED DRAINAGE AREA
- DRAINAGE AREA BOUNDARY EXISTING
- PRE-DEVELOPED 25 YR FLOOD PLAIN
- PRE-DEVELOPED 100 YR FLOOD PLAIN
- DEVELOPED 25 YR FLOOD PLAIN
- DEVELOPED 100 YR FLOOD PLAIN
- DRAINAGE BASIN DESIGNATION AND ACREAGE DRAINED

AREA X
 X.XXX ac.





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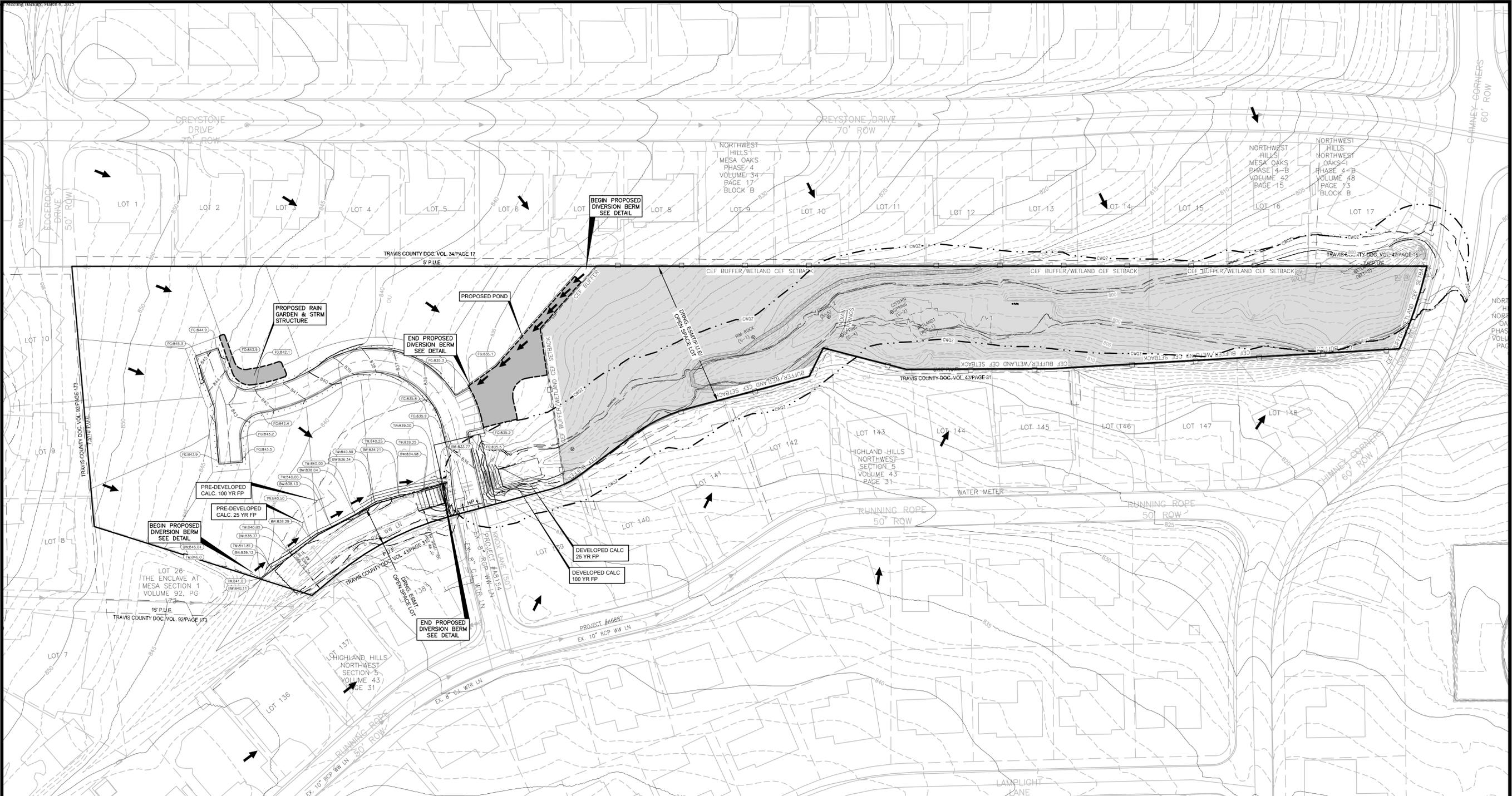
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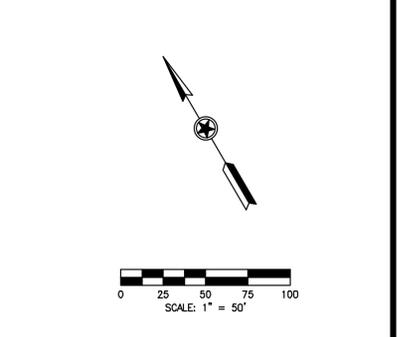
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- EXISTING CONTOURS
- EXISTING EASEMENT
- CWOZ 50' SETBACK
- CREEK CENTERLINE
- PRE-DEVELOPED 25 YR FLOOD PLAIN
- PRE-DEVELOPED 100 YR FLOOD PLAIN
- DEVELOPED 25 YR FLOOD PLAIN
- DEVELOPED 100 YR FLOOD PLAIN
- CEF BUFFER
- FIRE LANE MARKING
- ADJACENT 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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HORIZONTAL SCALE:
VERTICAL SCALE:

KNOX PRESERVE PRELIMINARY PLAN

GRADING PLAN

EXH.-E
5 OF 13



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CONSULTANTS:

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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.

TABLE

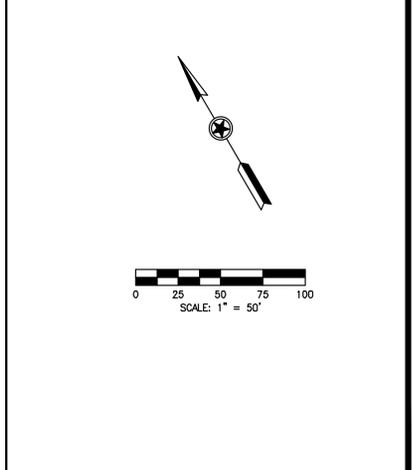
Slopes Table

Number	Minimum Slope	Maximum Slope	ACRES	COLOR
1	0%	15%	4.280	White
2	15%	25%	0.832	Light Gray
3	25%	35%	0.298	Medium Gray
4	35%	1000%	0.418	Dark Gray

LEGEND

- EXISTING CONTOURS
- EXISTING EASEMENT
- CW02 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
- TBM
- FFE
- FL
- EX POWER/TELEPHONE POLE

NORTH ARROW & SCALE



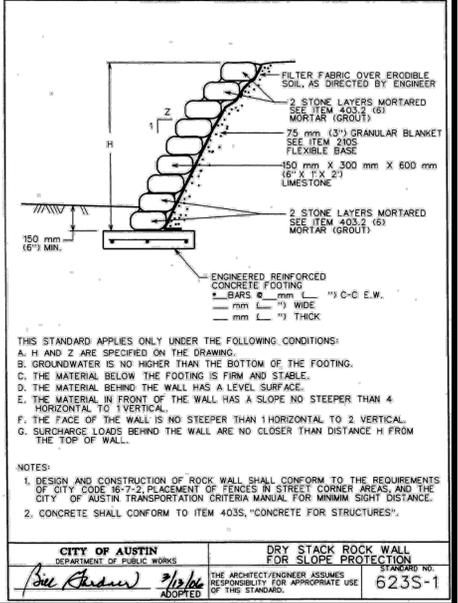
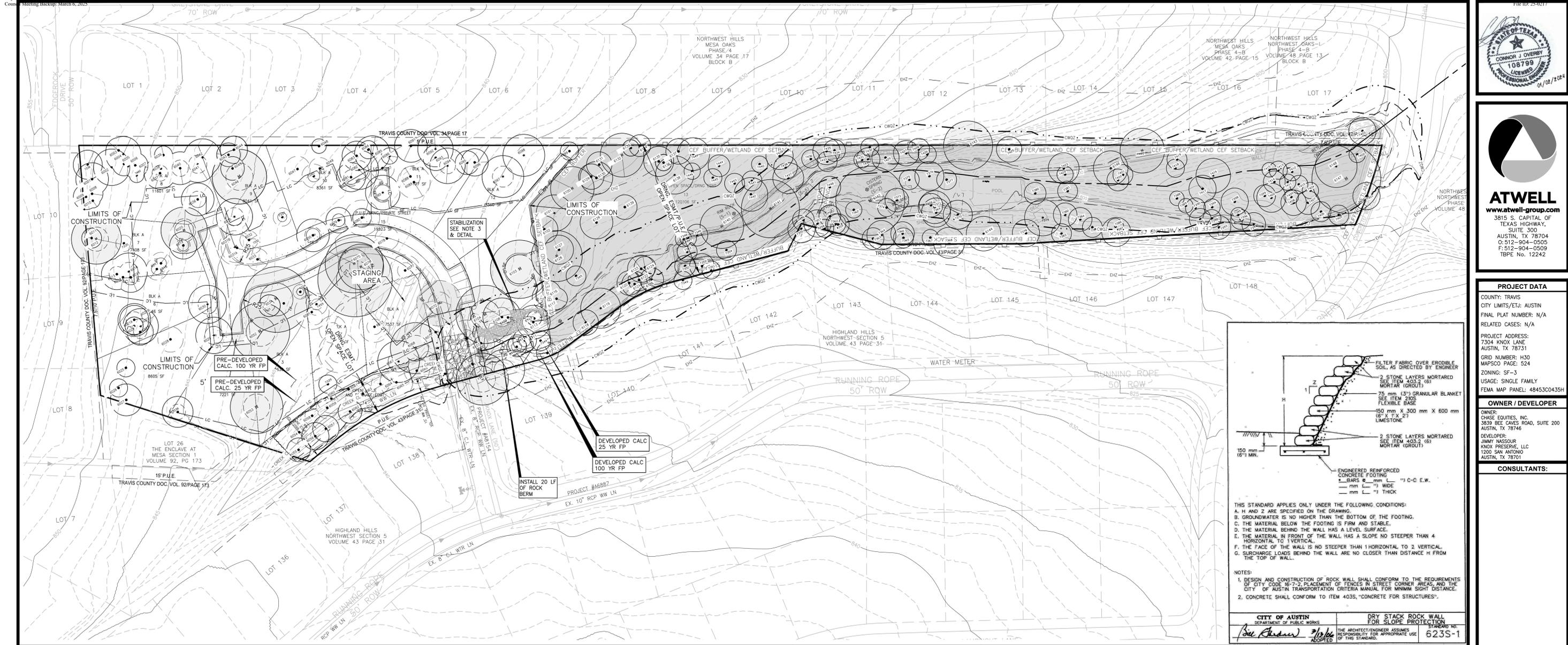
EDITED: August 7, 2019
 PLOTTED: January 3, 2024
 PLOTTED BY: Corinne Van Vleet

HORIZONTAL SCALE:
 VERTICAL SCALE:

KNOX PRESERVE PRELIMINARY PLAN

SLOPE MAP

EXH.-G
 7 OF 13



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 <i>Bruce Adams</i>	DRY STACK ROCK WALL FOR SLOPE PROTECTION APPROVED 2/2/24	STANDARD NO. 623S-1
--	--	------------------------

Tree Number	Tree Description														
0001	12" LIVE OAK	0002	12" LIVE OAK	0003	12" LIVE OAK	0004	12" LIVE OAK	0005	12" LIVE OAK	0006	12" LIVE OAK	0007	12" LIVE OAK	0008	12" LIVE OAK

Symbol	Description
---750---	PROPOSED CONTOURS
---	EXISTING CONTOURS
---	SITE BOUNDARY
---	RIGHT OF WAY
---	EXISTING EASEMENT
---	FWL LANE MARKING
---	CW02 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
---	CW02 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
H	HERITAGE TREE
★	PROTECTED TREE
●	TREE SURVEYED

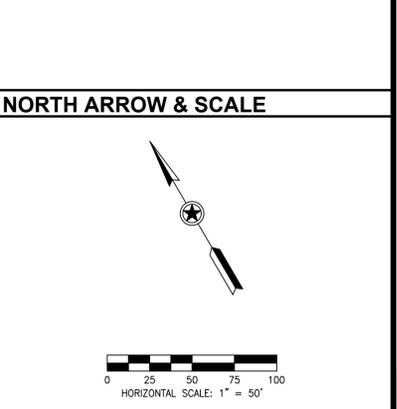
NOTES

- THE TOPOGRAPHY SHOWN ON THESE PLANS HAS BEEN DERIVED FROM TWO SOURCES: THE TOPOGRAPHY INSIDE THE PROPERTY BOUNDARY WAS SURVEYED BY C. FAULKNER ENGINEERING SURVEY AND MERGED WITH OFF-SITE TOPOGRAPHY CREATED FROM CITY OF AUSTIN 2003 PLANIMETRIC DATA.
- THE ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROL ON SITE TO KEEP PROJECT IN-COMPLIANCE WITH THE CITY OF AUSTIN RULES AND REGULATIONS.
- LIMITS OF CONSTRUCTION: 1.576 ACRES.
- THE CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES DURING ALL SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING CONSISTENT WITH ECM 1.4.5(D) OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
- SILT FENCE TYPE AND INSTALLATION SHALL COMPLY WITH ECM 1.4.2(G).
- 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 SHALL OBTAIN DE-WATERING PLAN APPROVAL PRIOR TO CONSTRUCTION. SANDBAGS, 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.
- ALL REVEGETATION SHALL CONFORM TO CITY OF AUSTIN SPECIFICATIONS.
- CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL, SECTION 3.5.4 TREE AND NATURAL PRESERVATION:
 - 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 ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE ROOT DAMAGE.
 - 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 ORGANIC MULCH OR GRAVEL TO MINIMIZE SOIL COMPACTION.
 - PERFORM ALL GRADING WITHIN CRITICAL ROOT ZONE AREAS BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE.
 - 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.
 - WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.
- 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.
- THE TOTAL IMPERVIOUS COVER CALCULATED FOR THIS SITE IS 1.03 ACRES.
- THE ROW SHALL BE REVEGETATED AS PRESCRIBED BY THE CITY OF AUSTIN AT THE COMPLETION OF CONSTRUCTION.

SPECIAL NOTES

NOTES:

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



ATWELL
 www.atwell-group.com
 3815 S. CAPITAL OF TEXAS HIGHWAY, SUITE 300
 AUSTIN, TX 78704
 P: 512-904-0505
 F: 512-904-0506
 TBPE No. 12242

PROJECT DATA

COUNTY: TRAVIS
 CITY LIMITS/ETI: AUSTIN
 FINAL PLAN 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:

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS <i>Bruce Adams</i>	DRY STACK ROCK WALL FOR SLOPE PROTECTION APPROVED 2/2/24	STANDARD NO. 623S-1
--	--	------------------------

EDITION: January 2, 2024
PLOTTED BY: Corinne Van Vliet

HORIZONTAL SCALE:
 VERTICAL SCALE:

KNOX PRESERVE PRELIMINARY PLAN

ENVIRONMENTAL PROTECTION PLAN

EXH.-H
8 OF 13

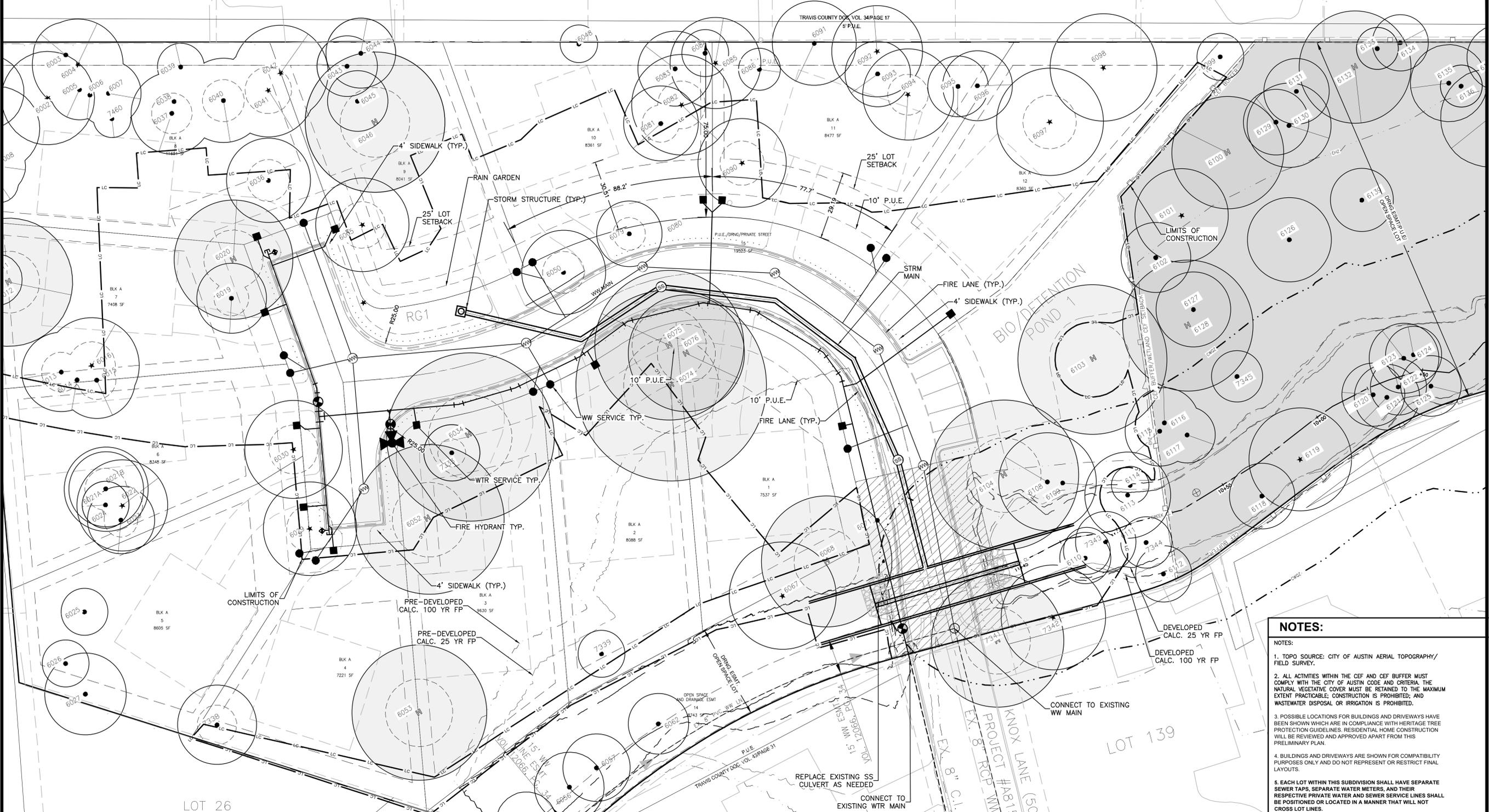


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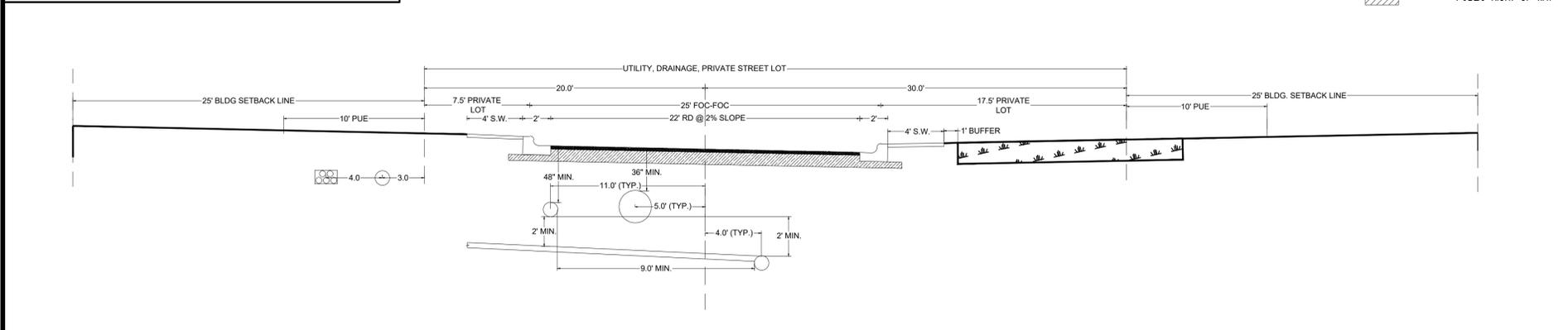
CONSULTANTS:



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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.

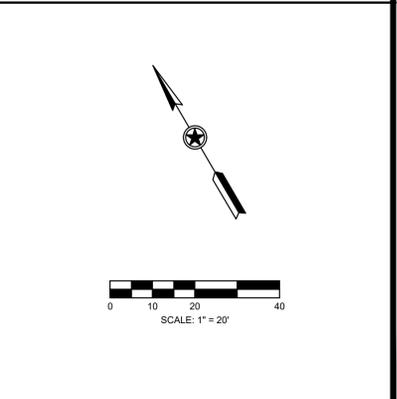
TYPICAL PRIVATE STREET CROSS SECTION



LEGEND

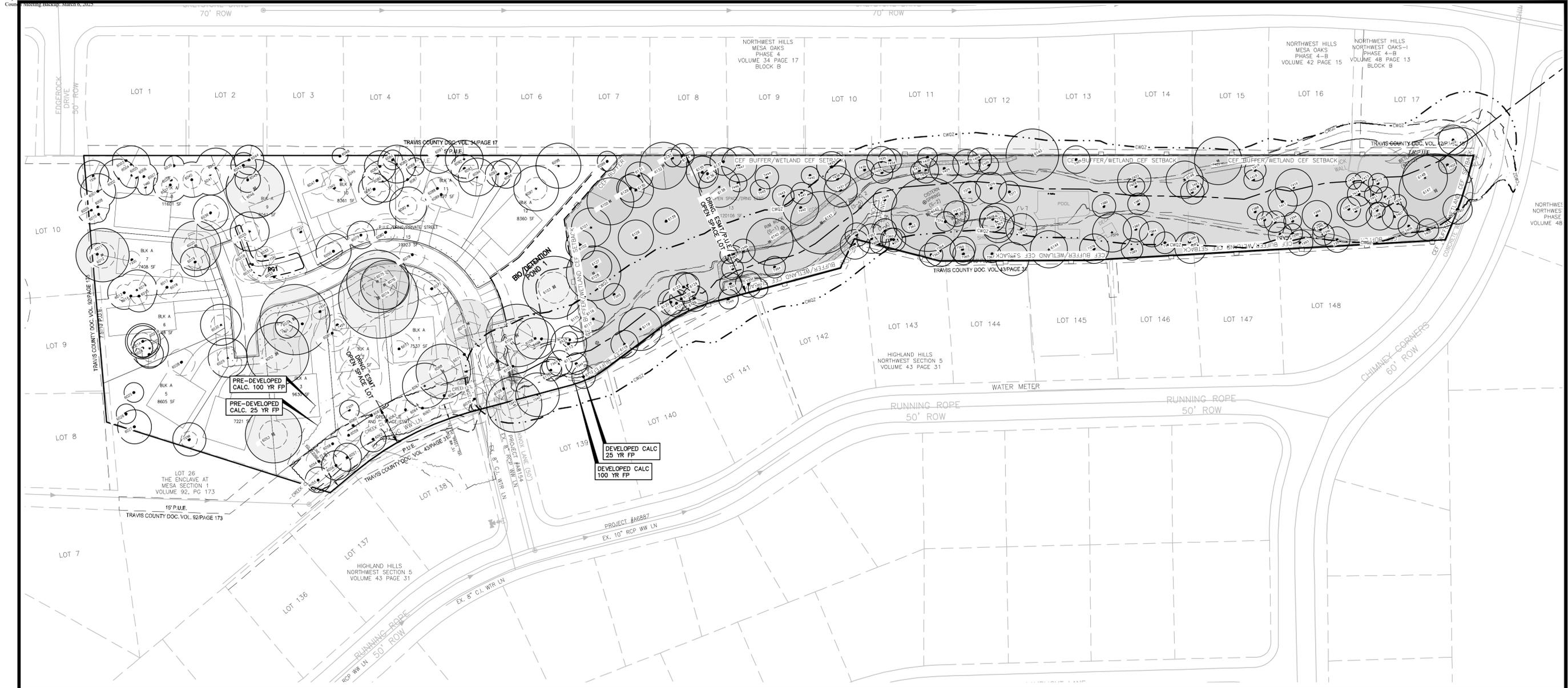
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- PRE-DEVELOPED 100 YR FLOOD PLAIN
- DEVELOPED 25 YR FLOOD PLAIN
- DEVELOPED 100 YR FLOOD PLAIN
- CEF BUFFER
- FIRE LANE MARKING
- RIGHT OF WAY LINE
- LOT LINE
- ADJACENT PROPERTY BOUNDARIES
- SITE BOUNDARY
- 8" WATER PIPE
- WASTEWATER PIPE
- FIRE LANE

NORTH ARROW & SCALE



KNOX PRESERVE PRELIMINARY PLAN

OVERALL UTILITY PLAN



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

CONSULTANTS:

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
6001	18" LIVE OAK	6026	18" LIVE OAK	6051	20" LIVE OAK	6076	20" LIVE OAK	6101	20" LIVE OAK	6126	18" CEDAR	6151	18" CEDAR	6176	18" CEDAR	6201	18" CEDAR	6226	18" CEDAR
6002	20" CEDAR	6027	18" & 18" LIVE OAK	6052	18" LIVE OAK	6077	18" LIVE OAK	6102	18" LIVE OAK	6127	18" CEDAR	6152	18" CEDAR	6177	18" CEDAR	6202	18" CEDAR	6227	18" CEDAR
6003	14" CEDAR ELM	6028	14" LIVE OAK	6053	20" LIVE OAK	6078	18" GALAPAGA	6103	18" LIVE OAK	6128	TRIPLE P. 11" 18" LIVE OAKS	6153	18" CHINA BERRY	6178	18" CHINA BERRY	6203	18" CHINA BERRY	6228	18" CHINA BERRY
6004	9" 18" LIVE OAKS	6029	20" LIVE OAK	6054	18" CHINA BERRY	6079	18" PECAN	6104	18" LIVE OAK	6129	18" LIVE OAK	6154	18" LIVE OAK	6179	18" LIVE OAK	6204	18" CHINA BERRY	6229	18" CHINA BERRY
6005	18" LIVE OAK	6030	18" LIVE OAK	6055	18" CHINA BERRY	6080	9" 18" & 18" LIVE OAKS	6105	22" CHINA BERRY	6130	18" LIVE OAK	6155	18" CHINA BERRY	6180	18" CHINA BERRY	6205	18" CHINA BERRY	6230	18" CHINA BERRY
6006	18" LIVE OAK	6031A	18" LIVE OAK	6056	TWIN 18" CHINA BERRY TREES	6081	18" LIVE OAK	6106	22" CHINA BERRY	6131	18" CHINA BERRY	6156	18" CHINA BERRY	6181	18" CHINA BERRY	6206	18" CHINA BERRY	6231	18" CHINA BERRY
6007	18" LIVE OAK	6031B	18" LIVE OAK	6057	TWO 9" & 10" CHINA BERRY TREES	6082	18" & 18" LIVE OAKS	6107	18" CHINA BERRY	6132	18" & 18" LIVE OAKS	6157	18" CHINA BERRY	6182	18" CHINA BERRY	6207	18" CHINA BERRY	6232	18" CHINA BERRY
6008	12" LIVE OAK	6032	18" CHINA BERRY	6058	9" CHINA BERRY	6083	18" LIVE OAK	6108	12" & 15" LIVE OAKS RADIIUS 1'	6133	9" ELM	6158	18" CHINA BERRY	6183	18" CHINA BERRY	6208	18" CHINA BERRY	6233	18" CHINA BERRY
6009	18" LIVE OAK	6033	TWIN 18" CHINA BERRY TREES	6059	18" CHINA BERRY	6084	18" LIVE OAK	6109	8" & 10" LIVE OAKS RADIIUS 1'	6134	18" LIVE OAK	6159	18" CHINA BERRY	6184	18" CHINA BERRY	6209	18" CHINA BERRY	6234	18" CHINA BERRY
6010	8" LIVE OAK	6034	30" LIVE OAK	6060	18" FALLOVY	6085	TWIN 18" LIVE OAKS	6110	18" CHINA BERRY	6135	TWO 12" LIVE OAKS	6160	18" CHINA BERRY	6185	18" CHINA BERRY	6210	18" CHINA BERRY	6235	18" CHINA BERRY
6011	18" LIVE OAK	6035	20" LIVE OAK	6061	TWIN 9" AND 12" CHINA BERRY TREES	6086	18" LIVE OAK	6111	18" CHINA BERRY	6136	9" LIVE OAK	6161	18" CHINA BERRY	6186	18" CHINA BERRY	6211	18" CHINA BERRY	6236	18" CHINA BERRY
6012	6" & 8" 18" LIVE OAKS	6036	18" LIVE OAK	6062	18" CHINA BERRY	6087	18" CEDAR	6112	18" LIVE OAKS	6137	18" LIVE OAKS	6162	18" CHINA BERRY	6187	18" CHINA BERRY	6212	18" CHINA BERRY	6237	18" CHINA BERRY
6013	10" & 12" LIVE OAKS	6037	11" 18" LIVE OAK	6063	18" RED BUD	6088	18" LIVE OAK	6113	11" 18" LIVE OAKS RADIIUS 2'	6138	TWIN 8" & 12" LIVE OAKS	6163	18" LIVE OAK	6188	18" LIVE OAK	6213	18" CHINA BERRY	6238	18" CHINA BERRY
6014	18" LIVE OAK	6038	9" LIVE OAK	6064	18" FALLOVY	6089	18" LIVE OAK	6114	18" LIVE OAK	6139	TWIN 9" LIVE OAKS	6164	18" LIVE OAK	6189	18" LIVE OAK	6214	18" CHINA BERRY	6239	18" CHINA BERRY
6015	TWO 18" LIVE OAKS	6039	18" LIVE OAK	6065	18" RED BUD	6090	12" & 18" LIVE OAKS	6115	8" & 10" LIVE OAKS	6140	TWO 12" LIVE OAKS	6165	18" LIVE OAK	6190	18" LIVE OAK	6215	18" CHINA BERRY	6240	18" CHINA BERRY
6016	11" 18" LIVE OAKS	6040	18" ELM	6066	20" CHINA BERRY	6091	18" LIVE OAK	6116	18" LIVE OAK	6141	8" ELM	6166	18" CEDAR ELM	6191	18" CEDAR ELM	6216	18" CHINA BERRY	6241	18" CHINA BERRY
6017	18" LIVE OAK	6041	TWIN 18" 18" LIVE OAKS	6067	20" SYCAMORE	6092	18" LIVE OAK	6117	8" & 11" LIVE OAKS	6142	TWIN 18" LIVE OAKS	6167	18" CEDAR ELM	6192	18" CEDAR ELM	6217	18" CHINA BERRY	6242	18" CHINA BERRY
6018	18" LIVE OAK	6042	8" & 18" LIVE OAKS	6068	20" ASH	6093	8" & 10" LIVE OAKS	6118	8" & 10" LIVE OAKS	6143	18" CEDAR ELM	6168	18" CEDAR ELM	6193	18" CEDAR ELM	6218	18" CHINA BERRY	6243	18" CHINA BERRY
6019	18" ELM	6043	18" LIVE OAK	6069	18" ASH	6094	11" & 14" LIVE OAKS	6119	14" CHINA BERRY & 18" CEDAR	6144	18" LIVE OAK	6169	TWO 9" CEDAR ELM	6194	18" CEDAR ELM	6219	18" CHINA BERRY	6244	18" CHINA BERRY
6020	10" 18" AND 12" LIVE OAKS	6044	8" & 18" LIVE OAKS	6070	20" CHINA BERRY	6095	18" LIVE OAK	6120	TWIN 18" CHINA BERRY TREES	6145	18" LIVE OAK	6170	18" CEDAR ELM	6195	18" CEDAR ELM	6220	18" CHINA BERRY	6245	18" CHINA BERRY
6021A	THREE 8" LIVE OAKS	6045	18" LIVE OAK	6071	18" GALAPAGA	6096	18" LIVE OAK	6121	18" LIVE OAK	6146	22" & 22" LIVE OAKS	6171	8" 18" & 18" LIVE OAK	6196	18" CEDAR ELM	6221	18" CHINA BERRY	6246	18" CHINA BERRY
6021B	THREE 8" LIVE OAKS	6046	30" LIVE OAK	6072	20" SPANISH OAK	6097	18" LIVE OAK	6122	18" LIVE OAK	6147	20" ELM	6172	18" CEDAR ELM	6197	18" CEDAR ELM	6222	18" CHINA BERRY	6247	18" CHINA BERRY
6022	10" 18" AND 12" LIVE OAKS	6047	18" LIVE OAK	6073	18" SYCAMORE	6098	TWO 10" & 18" LIVE OAKS	6123	18" CEDAR	6148	8" WIND 11" TREE OF HEAVEN	6173	18" CEDAR ELM	6198	18" CEDAR ELM	6223	18" CHINA BERRY	6248	18" CHINA BERRY
6023	9" & 10" LIVE OAKS	6048	8" LIVE OAK	6074	TWIN 20" & 18" LIVE OAKS	6099	18" ELM	6124	18" ELM	6149	18" CEDAR ELM	6174	18" CEDAR ELM	6199	18" CEDAR ELM	6224	18" CHINA BERRY	6249	18" CHINA BERRY
6024	18" LIVE OAK	6049	18" LIVE OAK	6075	TWO 20" & 22" LIVE OAKS	6100	TRIPLE 12" LIVE OAKS	6125	18" LIVE OAK	6150	18" CHINA BERRY	6175	18" CEDAR ELM	6200	18" CEDAR ELM	6225	18" CHINA BERRY	6250	18" CHINA BERRY

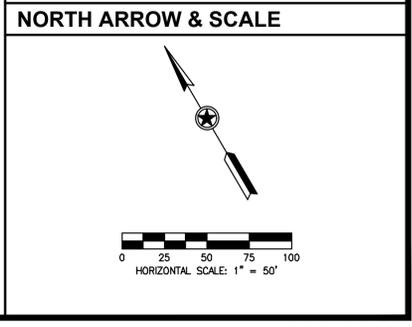
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	EXISTING CONTOURS
	SITE BOUNDARY
	RIGHT OF WAY
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	SIDEWALK
	CURB AND GUTTER
	EXISTING EASEMENT
	FIRE LANE MARKING
	CURB & SETBACK
	CREEK CENTERLINE
	PRE-DEVELOPED 25 YR FLOOD PLAN
	PRE-DEVELOPED 100 YR FLOOD PLAN
	DEVELOPED 25 YR FLOOD PLAN
	DEVELOPED 100 YR FLOOD PLAN
	CEF BUFFER
	SITE BOUNDARY

TREE LEGEND

	HERITAGE TREE
	PROTECTED TREE
	TREE SURVEYED



EDTED: November 30, 2023
PLOTED: January 3, 2024
PLOTED BY: Corinne Van Wiet

HORIZONTAL SCALE:
VERTICAL SCALE:

KNOX PRESERVE PRELIMINARY PLAN

HERITAGE TREE COMPLIANCE

EXH.-J
10 OF 13



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

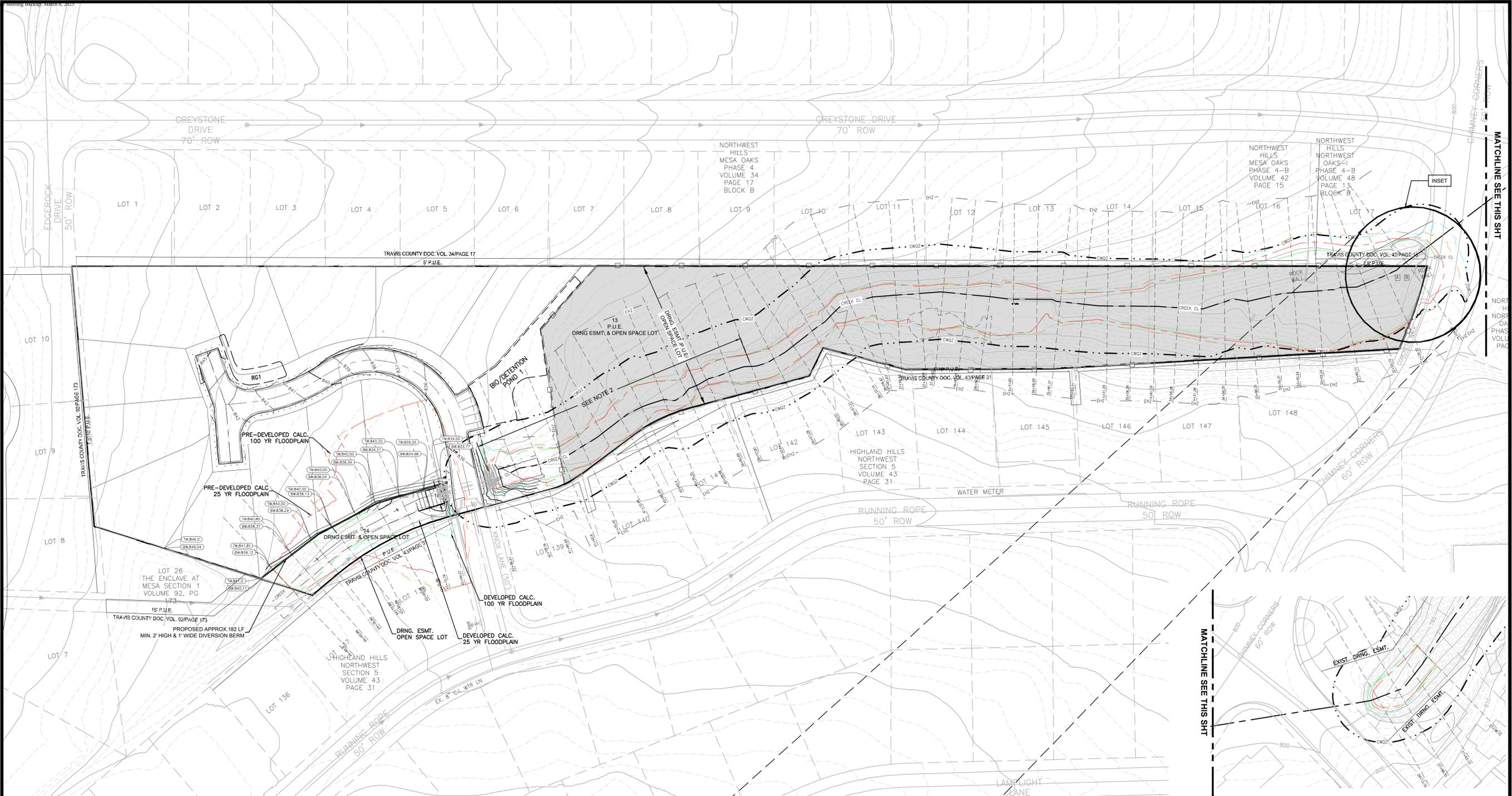
PROJECT DATA

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
 ZONING: SF-3
 USAGE: SINGLE FAMILY
 FEMA MAP PANEL: 48453C0435H

OWNER / DEVELOPER

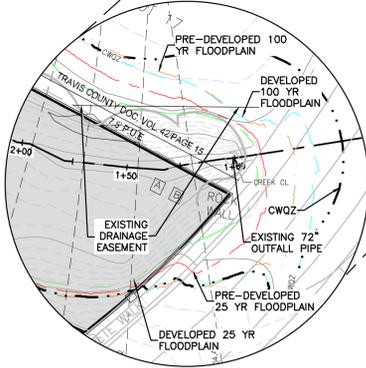
OWNER:
 CHASE ESTATES, INC.
 3839 BEE CAVES ROAD, SUITE 200
 AUSTIN, TX 78746
 DEVELOPER:
 JIMMY MASSOUR
 KNOX PRESERVE, LLC
 1200 SAN ANTONIO
 AUSTIN, TX 78701

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.



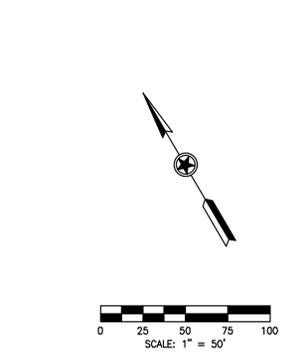
INSET
 NTS

Basin	HMS RAS Correlation Table - Peak Discharge				Station	RAS			
	Existing		Developed			Existing		Developed	
	25 YR Q (cfs)	100 YR Q (cfs)	25 YR Q (cfs)	100 YR Q (cfs)		25 YR Q (cfs)	100 YR Q (cfs)	25 YR Q (cfs)	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
- TBM
- FFE
- FL
- 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

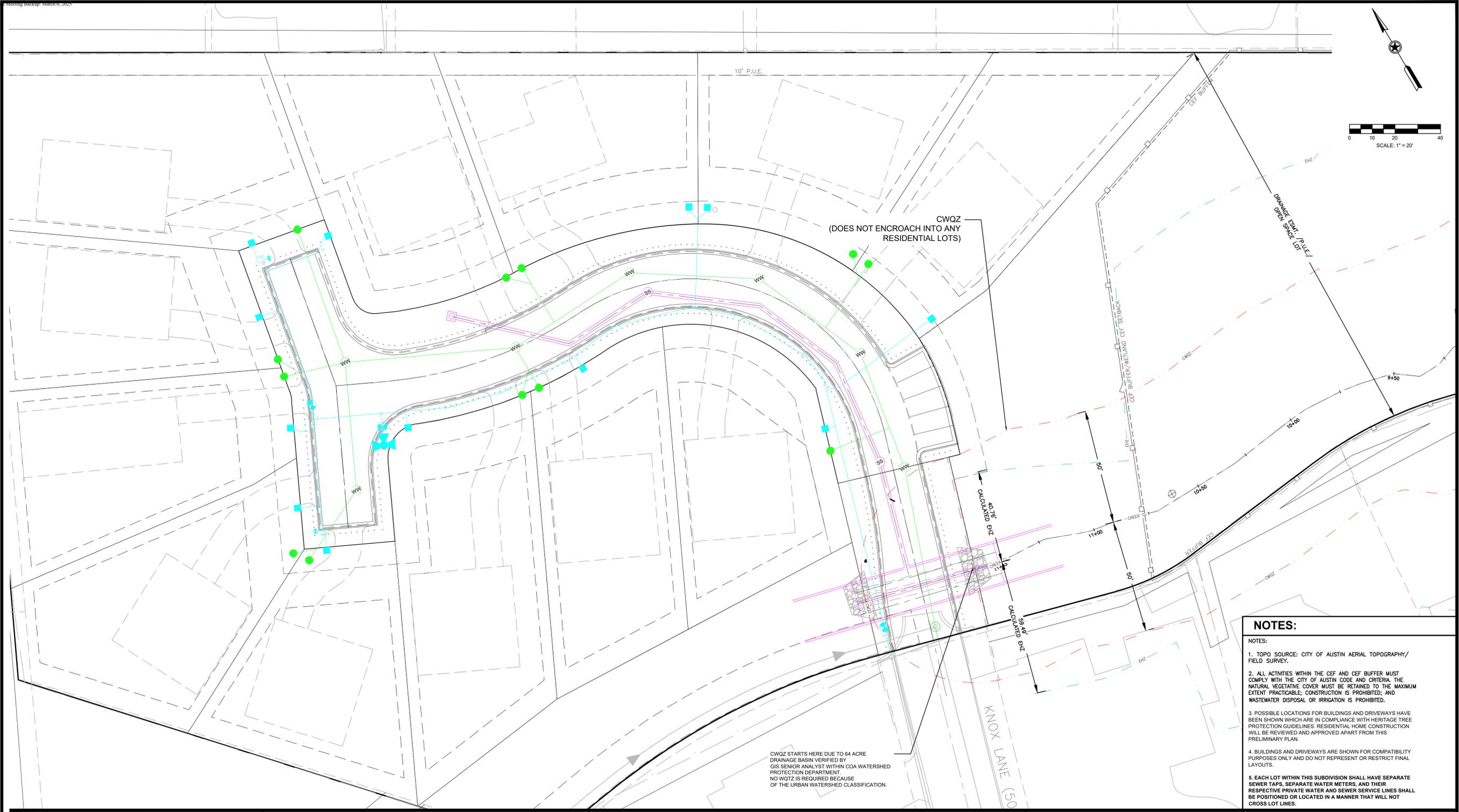


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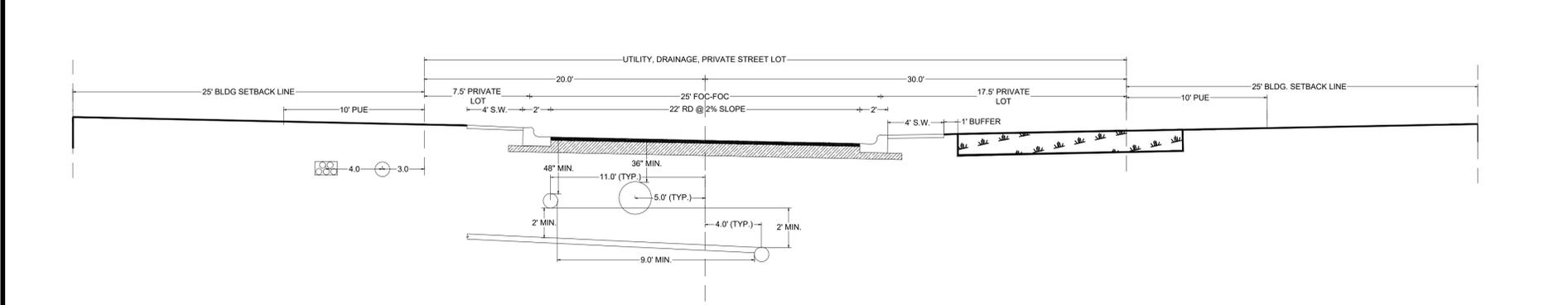
OWNER / DEVELOPER
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 3839 BEE CAVES ROAD, SUITE 200
 AUSTIN, TX 78746
 DEVELOPER:
 JIMMY MASSOUR
 KNOX PRESERVE, LLC
 1200 SAN ANTONIO
 AUSTIN, TX 78701

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
- CWQZ 50' SETBACK
- CREEK CENTERLINE
- CEF BUFFER
- FIRE LANE MARKING
- RIGHT OF WAY LINE
- LOT LINE
- ADJACENT PROPERTY BOUNDARIES
- SITE BOUNDARY
- 8" WATER PIPE
- WASTEWATER PIPE
- STORM SEWER PIPE
- EROSION HAZARD ZONE

CITY APPROVAL

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.

KNOX PRESERVE PRELIMINARY PLAN

COLOR UTILITY MAP

EXH.-L
 12 OF 13

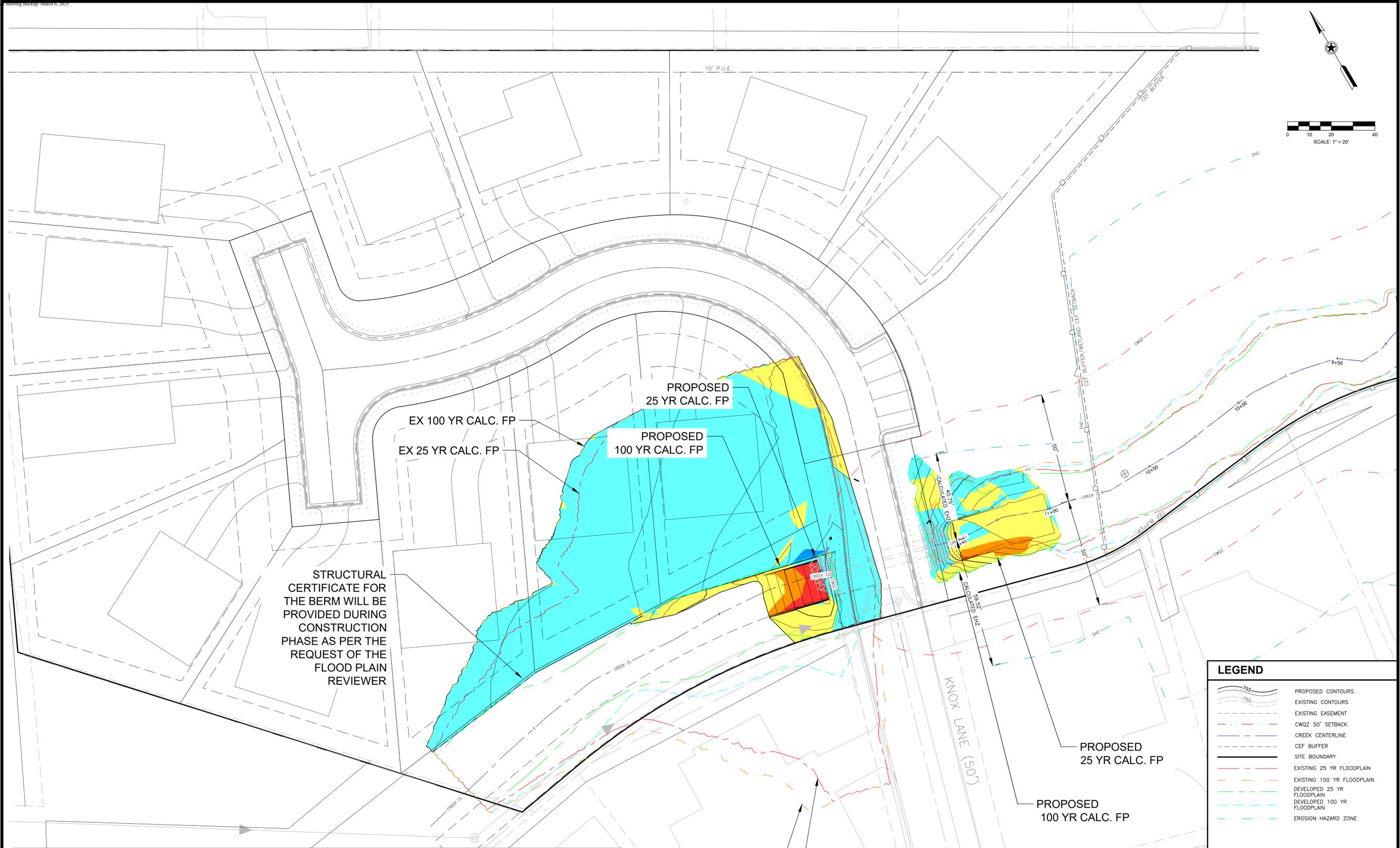
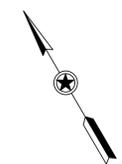


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 3839 BEE CAVES ROAD, SUITE 200
 AUSTIN, TX 78746
 DEVELOPER:
 JIMMY MASSOUR
 KNOX PRESERVE, LLC
 1700 SAN ANTONIO
 AUSTIN, TX 78701

CONSULTANTS:



STRUCTURAL CERTIFICATE FOR THE BERM WILL BE PROVIDED DURING CONSTRUCTION PHASE AS PER THE REQUEST OF THE FLOOD PLAIN REVIEWER

LEGEND

- PROPOSED CONTOURS
- EXISTING CONTOURS
- EXISTING EASEMENT
- CWOZ 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 _____
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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		

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)

Generated: 2023-12-29 09:17:28
 By user: cvasquez
 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	fill	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

KNOX PRESERVE PRELIMINARY PLAN

CUT AND FILL EXHIBIT

EXH.-M
 13 OF 13



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

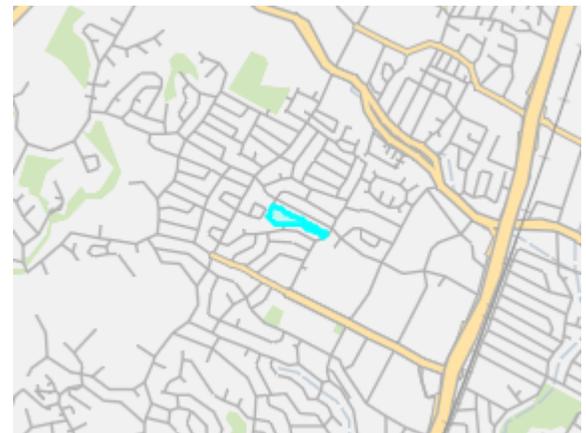
Jurisdiction: **AUSTIN FULL PURPOSE**
 Council District: **10**
 County: **TRAVIS**
 School District: **Austin ISD**
 Community Registry: **Austin Independent School District, Austin Lost and Found Pets,
 Austin Neighborhoods Council, Friends of Austin Neighborhoods,
 NW Austin Neighbors, Neighborhood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



Zoning Map

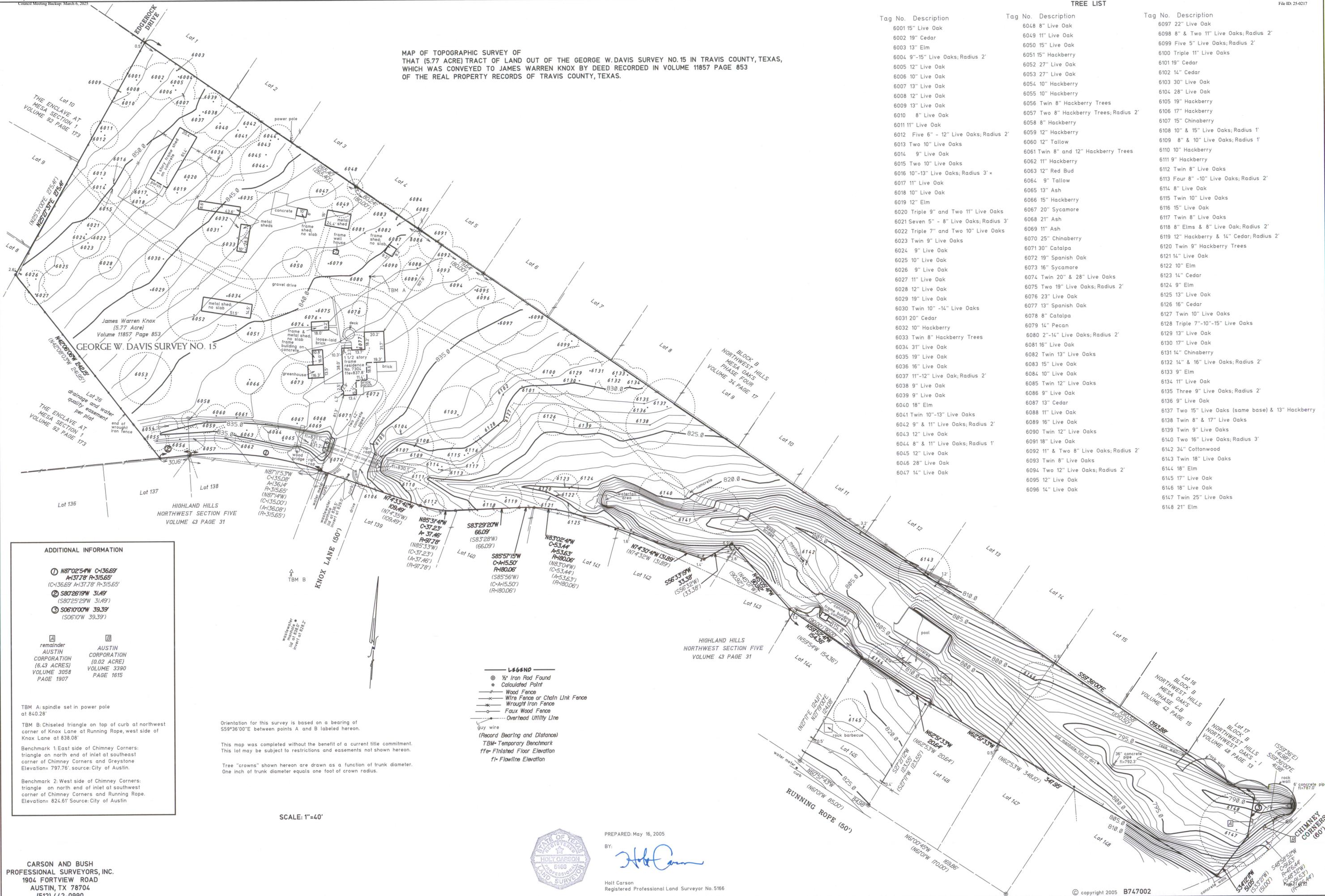


Imagery Map



Vicinity Map

MAP OF TOPOGRAPHIC SURVEY OF THAT (5.77 ACRE) TRACT OF LAND OUT OF THE GEORGE W. DAVIS SURVEY NO. 15 IN TRAVIS COUNTY, TEXAS, WHICH WAS CONVEYED TO JAMES WARREN KNOX BY DEED RECORDED IN VOLUME 11857 PAGE 853 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.



Tag No.	Description	Tag No.	Description	Tag No.	Description
6001	15" Live Oak	6048	8" Live Oak	6097	22" Live Oak
6002	19" Cedar	6049	11" Live Oak	6098	8" & Two 11" Live Oaks; Radius 2'
6003	13" Elm	6050	15" Live Oak	6099	Five 5" Live Oaks; Radius 2'
6004	9"-15" Live Oaks; Radius 2'	6051	15" Hackberry	6100	Triple 11" Live Oaks
6005	12" Live Oak	6052	27" Live Oak	6101	19" Cedar
6006	10" Live Oak	6053	27" Live Oak	6102	14" Cedar
6007	13" Live Oak	6054	10" Hackberry	6103	30" Live Oak
6008	12" Live Oak	6055	10" Hackberry	6104	28" Live Oak
6009	13" Live Oak	6056	Twin 8" Hackberry Trees	6105	19" Hackberry
6010	8" Live Oak	6057	Two 8" Hackberry Trees; Radius 2'	6106	17" Hackberry
6011	11" Live Oak	6058	8" Hackberry	6107	15" Chinaberry
6012	Five 6" - 12" Live Oaks; Radius 2'	6059	12" Hackberry	6108	10" & 15" Live Oaks; Radius 1'
6013	Two 10" Live Oaks	6060	12" Tallow	6109	8" & 10" Live Oaks; Radius 1'
6014	9" Live Oak	6061	Twin 8" and 12" Hackberry Trees	6110	10" Hackberry
6015	Two 10" Live Oaks	6062	11" Hackberry	6111	9" Hackberry
6016	10"-13" Live Oaks; Radius 3' x	6063	12" Red Bud	6112	Twin 8" Live Oaks
6017	11" Live Oak	6064	9" Tallow	6113	Four 8" - 10" Live Oaks; Radius 2'
6018	10" Live Oak	6065	13" Ash	6114	8" Live Oak
6019	12" Elm	6066	15" Hackberry	6115	Twin 10" Live Oaks
6020	Triple 9" and Two 11" Live Oaks	6067	20" Sycamore	6116	15" Live Oak
6021	Seven 5" - 8" Live Oaks; Radius 3'	6068	21" Ash	6117	Twin 8" Live Oaks
6022	Triple 7" and Two 10" Live Oaks	6069	11" Ash	6118	8" Elms & 8" Live Oak; Radius 2'
6023	Twin 9" Live Oaks	6070	25" Chinaberry	6119	12" Hackberry & 14" Cedar; Radius 2'
6024	9" Live Oak	6071	30" Catalpa	6120	Twin 9" Hackberry Trees
6025	10" Live Oak	6072	19" Spanish Oak	6121	14" Live Oak
6026	9" Live Oak	6073	16" Sycamore	6122	10" Elm
6027	11" Live Oak	6074	Twin 20" & 28" Live Oaks	6123	14" Cedar
6028	12" Live Oak	6075	Two 19" Live Oaks; Radius 2'	6124	9" Elm
6029	19" Live Oak	6076	23" Live Oak	6125	13" Live Oak
6030	Twin 10" - 14" Live Oaks	6077	13" Spanish Oak	6126	16" Cedar
6031	20" Cedar	6078	8" Catalpa	6127	Twin 10" Live Oaks
6032	10" Hackberry	6079	14" Pecan	6128	Triple 7"-10"-15" Live Oaks
6033	Twin 8" Hackberry Trees	6080	2"-14" Live Oaks; Radius 2'	6129	13" Live Oak
6034	31" Live Oak	6081	16" Live Oak	6130	17" Live Oak
6035	19" Live Oak	6082	Twin 13" Live Oaks	6131	14" Chinaberry
6036	16" Live Oak	6083	15" Live Oak	6132	14" & 16" Live Oaks; Radius 2'
6037	11"-12" Live Oak; Radius 2'	6084	10" Live Oak	6133	9" Elm
6038	9" Live Oak	6085	Twin 12" Live Oaks	6134	11" Live Oak
6039	9" Live Oak	6086	9" Live Oak	6135	Three 9" Live Oaks; Radius 2'
6040	18" Elm	6087	13" Cedar	6136	9" Live Oak
6041	Twin 10"-13" Live Oaks	6088	11" Live Oak	6137	Two 15" Live Oaks (same base) & 13" Hackberry
6042	9" & 11" Live Oaks; Radius 2'	6089	16" Live Oak	6138	Twin 8" & 17" Live Oaks
6043	12" Live Oak	6090	Twin 12" Live Oaks	6139	Twin 9" Live Oaks
6044	8" & 11" Live Oaks; Radius 1'	6091	18" Live Oak	6140	Two 16" Live Oaks; Radius 3'
6045	12" Live Oak	6092	11" & Two 8" Live Oaks; Radius 2'	6141	34" Cottonwood
6046	28" Live Oak	6093	Twin 8" Live Oaks	6142	Twin 18" Live Oaks
6047	14" Live Oak	6094	Two 12" Live Oaks; Radius 2'	6143	18" Elm
		6095	12" Live Oak	6144	17" Live Oak
		6096	14" Live Oak	6145	18" Live Oak
				6146	18" Live Oak
				6147	Twin 25" Live Oaks
				6148	21" Elm

ADDITIONAL INFORMATION

1 N87°02'54"W C=136.69' A=137.78' R=315.65' (C=136.69' A=137.78' R=315.65')

2 S80°28'19"W 31.49' (S80°28'19"W 31.49')

3 S06°10'00"W 39.39' (S06°10'00"W 39.39')

4 remainder AUSTIN CORPORATION 16.43 ACRES VOLUME 3058 PAGE 1907

5 AUSTIN CORPORATION (0.02 ACRE) VOLUME 3390 PAGE 1615

TBM A: spindle set in power pole at 840.28'

TBM B: Chiseled triangle on top of curb at northwest corner of Knox Lane at Running Rope, west side of Knox Lane at 838.08'

Benchmark 1: East side of Chimney Corners: triangle on north end of inlet at southeast corner of Chimney Corners and Greystone Elevations= 797.76' source: City of Austin.

Benchmark 2: West side of Chimney Corners: triangle on north end of inlet at southwest corner of Chimney Corners and Running Rope. Elevations= 824.61' Source: City of Austin

Orientation for this survey is based on a bearing of S59°36'00"E between points A and B labeled herein.

This map was completed without the benefit of a current title commitment. This lot may be subject to restrictions and easements not shown herein.

Tree "crowns" shown hereon are drawn as a function of trunk diameter. One inch of trunk diameter equals one foot of crown radius.

- LEGEND**
- 1/2" Iron Rod Found
 - Calculated Point
 - Wood Fence
 - Wire Fence or Chain Link Fence
 - Wrought Iron Fence
 - Faux Wood Fence
 - Overhead Utility Line
 - guy wire
 - (Record Bearing and Distance)
 - TBM= Temporary Benchmark
 - ff= Finished Floor Elevation
 - f1= Flowline Elevation

SCALE: 1"=40'

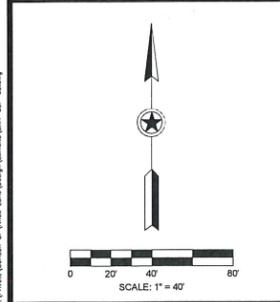
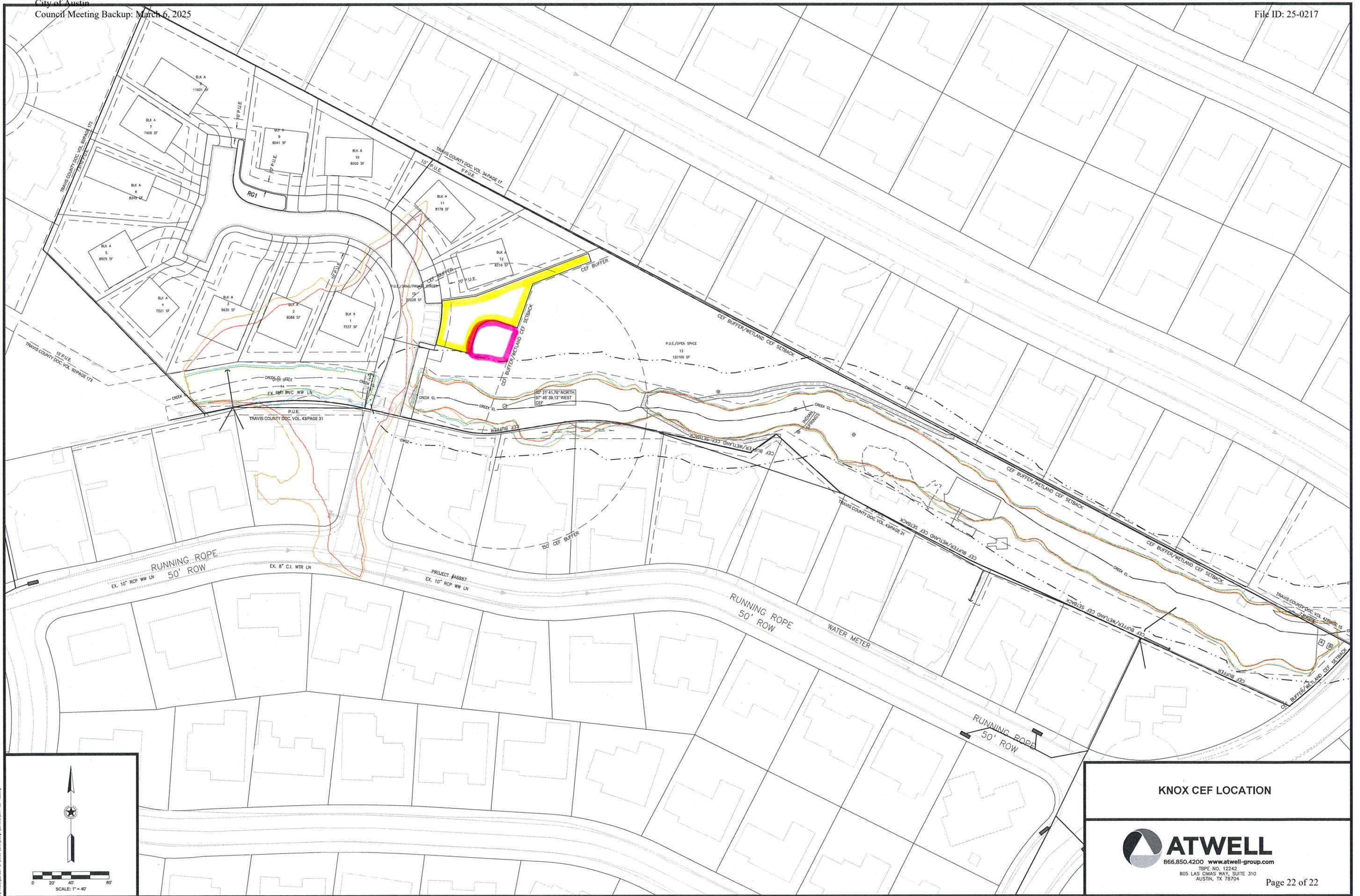


PREPARED: May 16, 2005

BY: *Holt Carson*

Holt Carson
Registered Professional Land Surveyor No. 5166

CARSON AND BUSH
PROFESSIONAL SURVEYORS, INC.
1904 FORTVIEW ROAD
AUSTIN, TX 78704
(512) 442-0990



KNOX CEF LOCATION

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AUSTIN, TX 78704