

AS-BUILT, TOPOGRAPHIC AND TREE
LOCATION SURVEY

ATS Job # 19101014s

ITEM03/1

Reference: Wilson Address: 806 West James Street, Austin, Texas
Lot 4, Block 6, SOUTH HEIGHTS, an addition to the City of Austin, Travis County, Texas,
according to the map or plat as recorded in Vol. 1, Pg. 112, Plat Records, Travis County,
Texas.

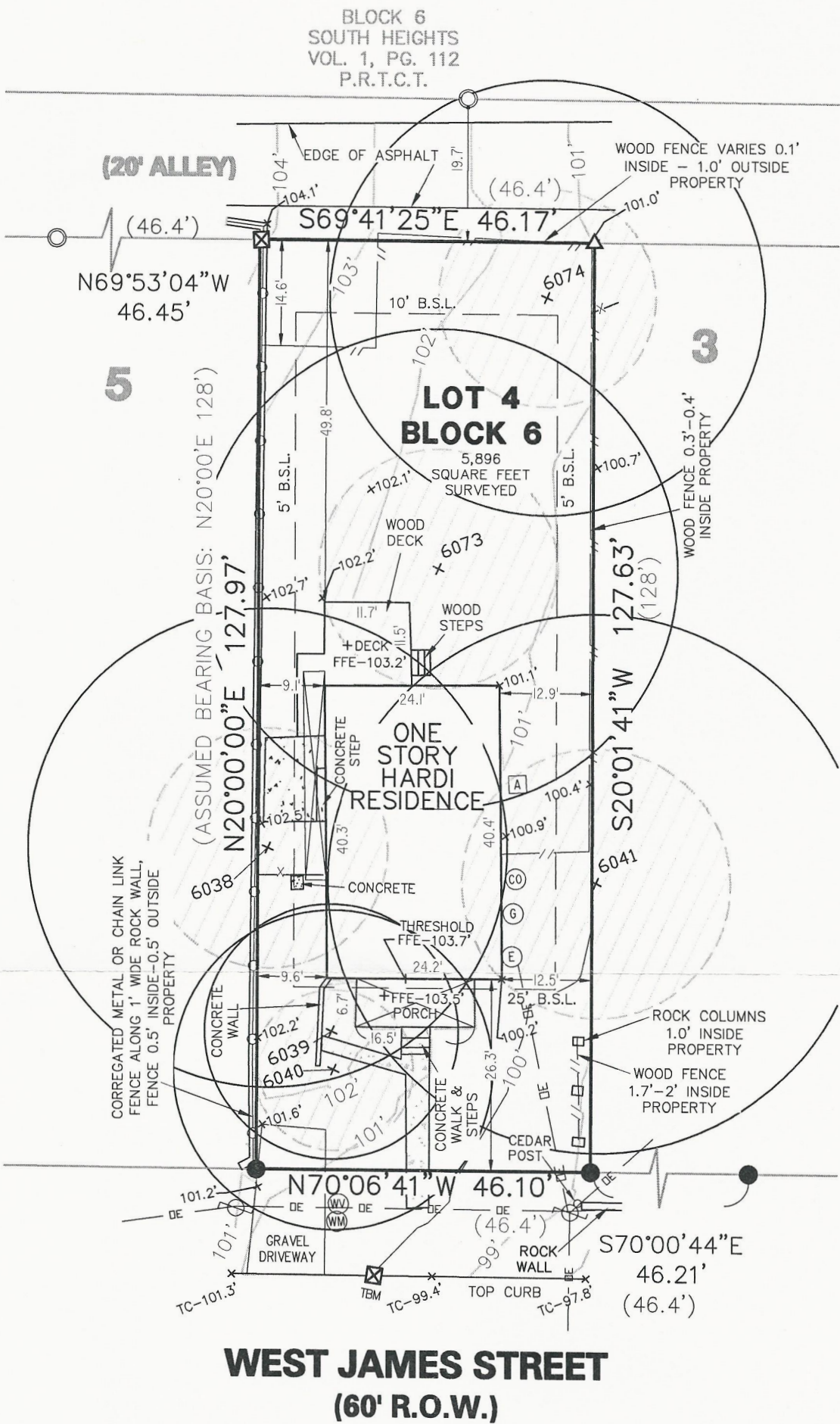
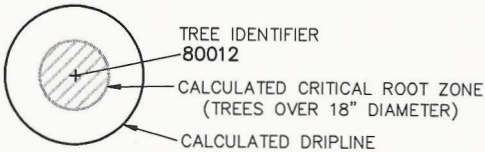


SCALE: 1"=20'

LEGEND	
	1/2" (IRF) IRON ROD FOUND
	CALCULATED POINT
	1/2" (I.D.) IRON PIPE FOUND
	"X" INSCRIBED IN WALL FOUND
B.S.L.	BUILDING SETBACK LINE
R.O.W.	RIGHT OF WAY
()	RECORD INFORMATION
	COVERED AREA
	CHAINLINK FENCE
	WOOD FENCE
	WIRE FENCE
	CONCRETE
	AIR CONDITIONER ON TEMPORARY PAD
	GAS METER
	ELECTRIC METER
	WASTEWATER CLEANOUT
	WATER METER
	WATER VALVE
	POWER POLE
	OVERHEAD ELECTRIC LINE
	TEMPORARY BENCHMARK: BOX CUT IN TOP CURB, RELATIVE ELEVATION-100.00'
	SPOT ELEVATION- NATURAL GROUND UNLESS NOTED (RELATIVE BASIS)
FFE	FINISHED FLOOR ELEVATION (RELATIVE BASIS)
TC	TOP CURB (RELATIVE BASIS)
103'	1' CONTOUR INTERVALS (RELATIVE BASIS)
P.R.T.C.T.	PLAT RECORDS TRAVIS COUNTY TEXAS

TREE LEGEND	
TREE #	TREE TYPE & DIAMETER SIZE IN INCHES
6038	LIVE OAK 33
6039	LIVE OAK 17.5
6040	LIVE OAK 22
6041	LIVE OAK 37
6073	LIVE OAK 33
6074	LIVE OAK 21-18

GRAPHIC REPRESENTATION OF TREE DRIPLINE:
EXAMPLE: A TRIPLE STEM TREE WITH STEMS
10", 8", 6" SHALL RENDER A GRAPHICAL
RADIUS OF $10 + (8/2) + (6/2) = 17'$ FEET



Notes:

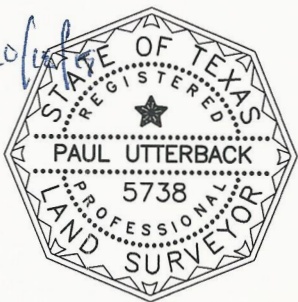
- 1) This map and the survey on which it is based have been prepared without the benefit of a title report and are not intended to reflect all easements, encumbrances or other circumstances affecting the title to the property shown hereon.
- 2) Property is zoned SF-3-NP per City of Austin GIS Development Webmap. Building Setback lines shall be in conformance with City of Austin Zoning requirements.

IMPERVIOUS COVER TABLE	
LOT AREA:	5,896 SQ. FT.
FOUNDATION AREA:	973 SQ. FT. 16.5 %
FLATWORK AREA:	273 SQ. FT. 4.6 %
COVERED OVERHANG AREA:	82 SQ. FT. 1.4 %
UNCOVERED WOOD DECK:	83 SQ. FT. 1.4 %
TOTAL CONCRETE AREA:	1,411 SQ. FT. 23.9 %

I, Paul Utterback, HEREBY CERTIFY that a survey was made on the ground of the property shown hereon; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown; that said property has access to and from a public roadway; and that this plat is an accurate representation of the property to the best of my knowledge.

Paul Utterback, RPLS No. 5738

Client: Wilson, Ross
Date of Field Work: 10/15/19
Field: ECarlson
Tech: MBolton
Date Drawn: 10/16/19
Path: Projects\BULK\S-Z\WestJamesSt806\Production\DWGs\Design_806WestJamesSt_191016.dwg



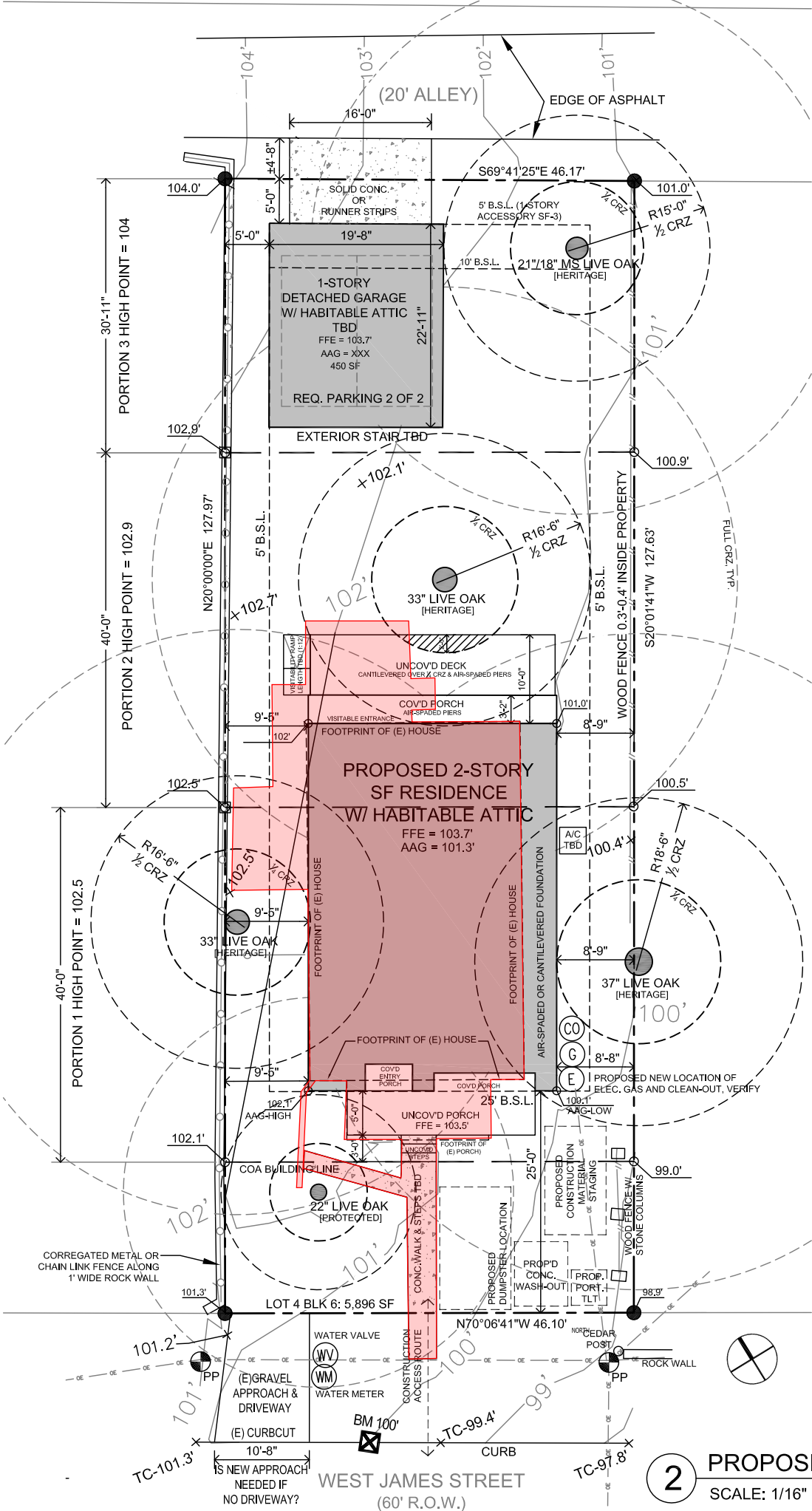
ATS Engineers
Inspectors
& Surveyors
www.ats-engineers.com
TBPLS FIRM REG. #10126000
4910 West Hwy 290
AUSTIN, TEXAS 78735
(512) 328-6995
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806 W. James St

Lot Size: 5,896 SF
Lot Width: 46.1'

PROPOSED			
Building Coverage:	1,698 SF	28.8%	(40%)
Impervious Coverage:	2,253 SF	38.2%	(45%)
FAR:	2,345 SF	39.8%	(40%)

EXISTING			
Building Coverage:	1,081 SF	18.3%	
Impervious Coverage:	1,320 SF	22.3%	



ITEM03/2

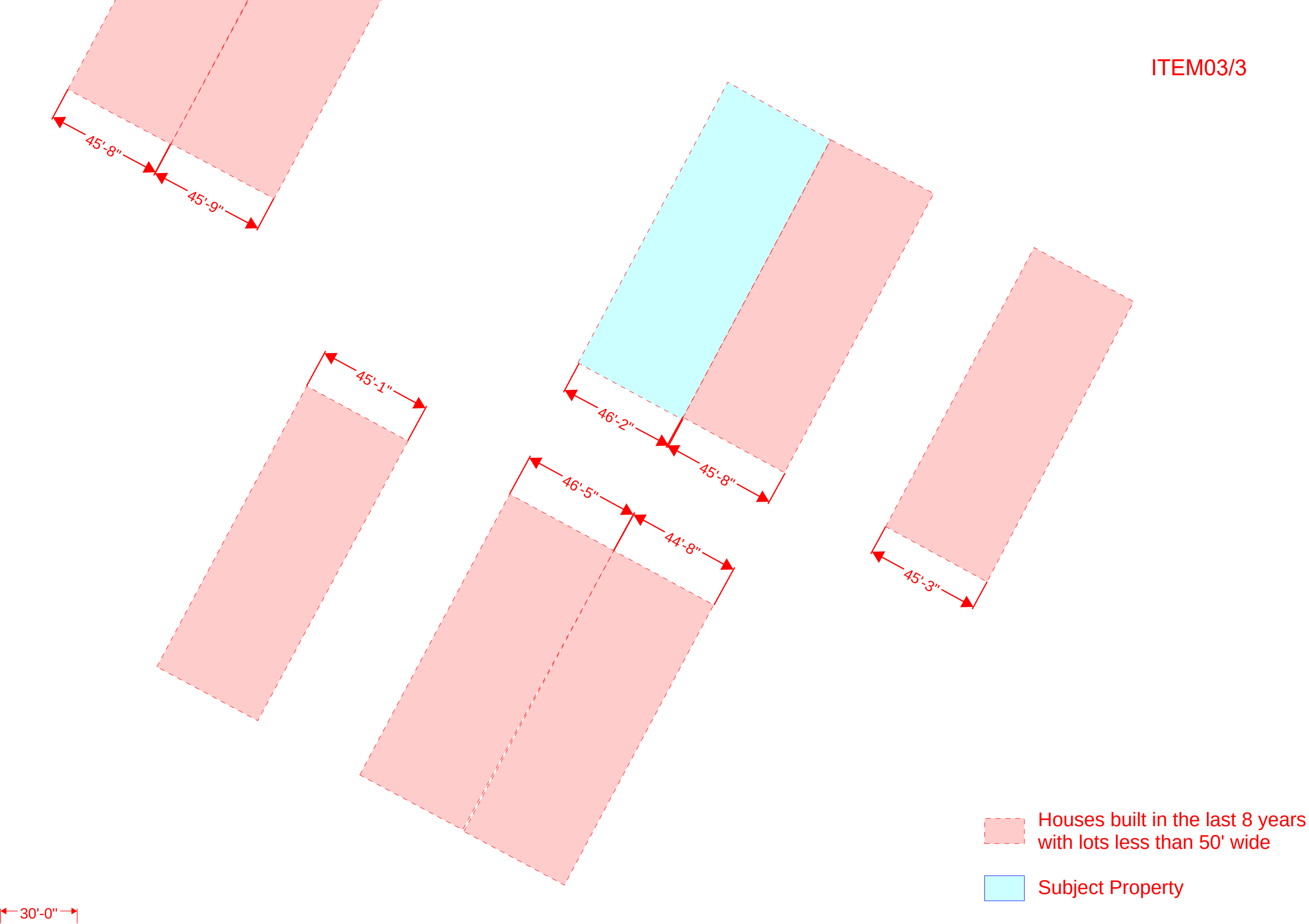
AUSTIN, TEXAS
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608 W. JAMES STREET, AUSTIN, TX
DESIGN DEVELOPMENT

ISSUED FOR PROGRESS - NOT FOR CONSTRUCTION, REGULATORY USE, OR PERMITTING

09.15.2021

2 PROPOSED PLOT PLAN
SCALE: 1/16" = 1'-0" @ 11X17 (1/8" = 1'-0" @ 22x34)





ITEM03/4

August 14, 2023

To the Board of Adjustment:

The Bouldin Creek Neighborhood Association (BCNA) supports the applicant's variance request at 806 W. James St., Case #C15-2023-0036.

We are satisfied that the applicant has reached out to adjacent neighbors, as well as the neighborhood zoning committee with their plans.

The BCNA has considered the applicant's case and supports this variance request.

Sincerely,

A handwritten signature in black ink, appearing to read "Thom Parker", is written over a horizontal line.

Thom Parker
President

Bouldin Creek Neighborhood Association, P.O. Box 3683, Austin, Texas 78764