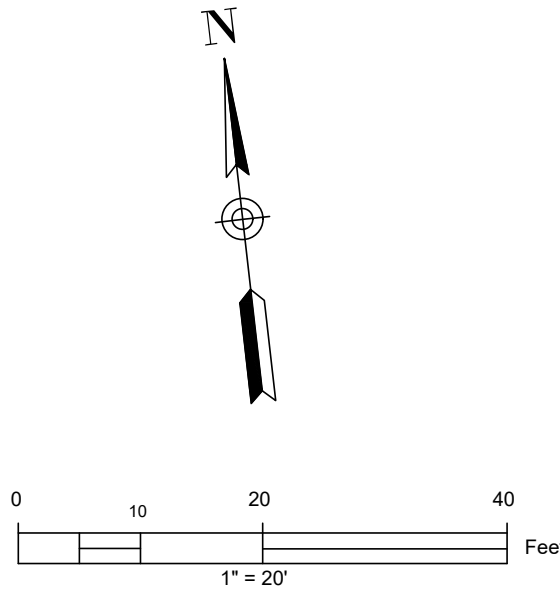


LEGAL DESCRIPTION

LOT 10 & 11
BLK 27
N.C.B. 8791
SOUTH SAN ANTONIO SECOND FILING
(VOL. 368, PG. 183)

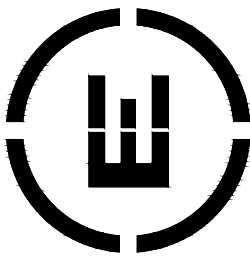


104 GRIFFIN AVENUE



LOCATION MAP
NOT-TO-SCALE

EVER ENGINEERING, LLC
ADVANCED ENGINEERING SERVICES
3201 CHERRY RIDGE DRIVE, SUITE A-106,
SAN ANTONIO, TX 78230
OFFICE (210) 572-9340 FAX (210) 572-9344
WWW.EVERENC.COM
FIRM NO. E-1997



PROJECT LOCATION:
104 GRIFFIN AVENUE
SAN ANTONIO, TX 78211

DATE

REVISIONS

OVERALL SITE PLAN

PLAT NO.:
V. 368, P. 183

DRAWN: GV

CHECKED: RDM

JOB NO.: 25-0012

DATE: JAN 2025



SHEET:

C100

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED PAVEMENT
- EXISTING PAVEMENT
- PARKING COUNT

IMPERVIOUS COVER CALCULATION
PROPERTY AREA = 14,000sf

EXISTING IC TO REMAIN = 5,255sf
PROPOSED IC = 3,215sf

TOTAL IC = 8,470sf
% IC = 60.5%

— CASE NUMBER: Z-2025-10700020

— ZONING REQUEST: FROM "R-6 MLOD-2 MLR-1 AHOD" RESIDENTIAL SINGLE-FAMILY LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 1 AIRPORT HAZARD OVERLAY DISTRICT TO "R-6 CD MLOD-2 MLR-AHOD" RESIDENTIAL SINGLE-FAMILY LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 1 AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR A NONCOMMERCIAL PARKING LOT

FENCE NOTE:
— 6' SOLID SCREEN FENCE AROUND PERIMETER
— FENCE HEIGHTS NOT TO EXCEED THE FOLLOWING
SIDE YARD (6' HT.)
REAR YARD (6' HT.)

"I, JORGE DURAN, THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT THE CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS