



1 SITE PLAN  
SCALE: 1/8" = 1'-0"

LEGEND:

- HARD SURFACE - CONCRETE
- GREEN AREA - GRASS
- EXISTING TREES
- DIVISION
- EXISTING BUILDING 1
- 6' WOOD FENCE
- 4' WOOD FENCE
- WOOD CORRIDOR
- GRAVEL DRIVEWAY

GENERAL NOTES:

"I, Golden Lion Trading LLC , 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 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.

METRICS:

- A. TOTAL LAND AREA: 0.148 ACRES
- B. SQUARE FOOTAGE OF EXISTING STRUCTURE: 4374.92 SQFT
- C. HEIGHT BUILDING (TWO STORY ) : 18-20 FT APROX
- D. BUILDING WIDTH 38' - 3 - 9/16" LENGTH 50' - 2"
- E. TOTAL UNITS COUNT: 8 UNITS WITHIN ONE STRUCTURE
- F. PARKING PROVIDED: 8 SPOTS
- G. PARKING SIZE: 9'-0" X 17'-11 7/8"
- H. SQUARE FOOTAGE OF EXISTING STRUCTURES ( TWO STORY HOUSE): 3781.56 SQFT
- I. SQUARE FOOTAGE OF EXISTING STRUCTURES ( COVER CORRIDOR): 593.36 SQFT
- J. SQUARE FOOTAGE OF IMPERVIOUS COVERAGE: 3616.03 SQFT
- K. OPEN SPACE SQUARE FOOTAGE: 8956.04 (hard surfaces: sqft - green area: sqft)
- L. SQUARE FOOTAGE OF GREEN AREA: 671.75 SQFT

NOTES:

- ZONING CASE #: Z-2024-10700083
- PROPERTY ADDRESS : 608 S PARK BLVD , 78204
- LEGAL DESCRIPTION: LOT 3, BLK 38 ,NCB 6281
- FROM: "R-5 CD MLOD-2 MLR-2 AHOD" RESIDENTIAL SINGLE-FAMILY LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT WITH A CONDITIONAL USE FOR A DUPLEX TO: "IDZ-3 MLOD-2 MLR-2 AHOD" HIGH INTENSITY INFILL DEVELOPMENT ZONE LACKLAND MILITARY LIGHTING OVERLAY MILITARY LIGHTING REGION 2 AIRPORT HAZARD OVERLAY DISTRICT
- ALL ARE PRE-EXISTING BUILDINGS