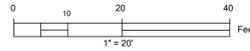


**LEGAL DESCRIPTION**

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  
 P.E. NO. E-19197



PROJECT LOCATION:  
 104 GRIFFIN AVENUE  
 SAN ANTONIO, TX 78211

DATE

REVISIONS

OVERALL SITE PLAN

PLAT NO.: 183  
 V. 368, P. 183  
 DRAWN: CV  
 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**, REPRESENTATIVE, 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