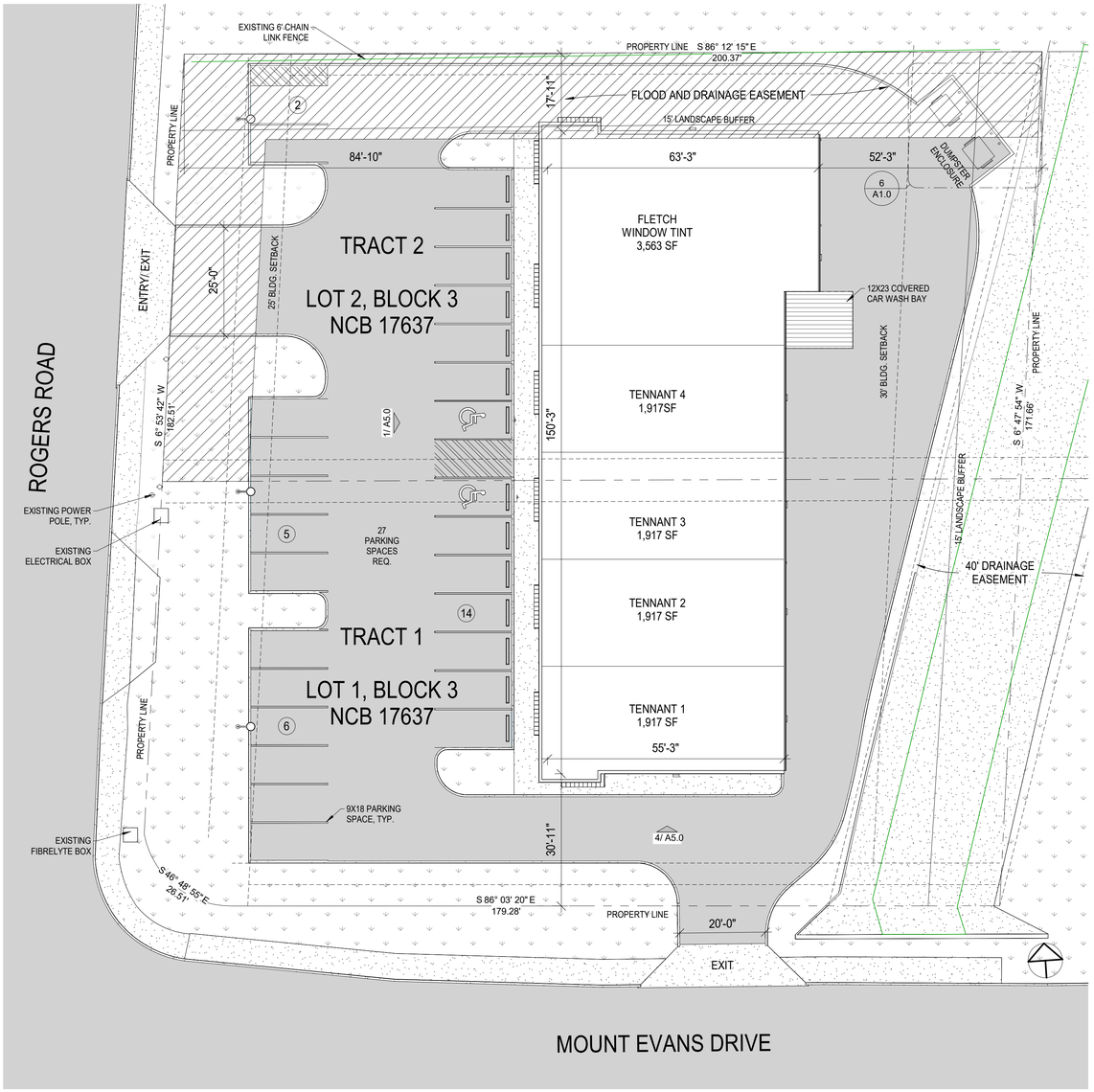

1 **SITE PLAN**
SCALE: 1/16" = 1'-0"

Total Acreage: 0.9182 Acres
Legal Description: Tract 1 Lot 1, Block 3 NCB 17637
Tract 2 Lot 2, Block 3 NCB 17637

Open Space Square Footage: 10,222.65 SF

Total Building Square Footage: 11,229 SF

Unit/ Individual Use Square Footage: Fletcher Window Tint- 3,563 SQFT (Window Tint)
Tennant 4- 1,917 SF
(Tennant undefined Consult w/ Fletchers for future potential uses)
Tennant 3- 1,917 SF
(Tennant undefined Consult w/ Fletchers for future potential uses)
Tennant 2- 1,917 SF
(Tennant undefined Consult w/ Fletchers for future potential uses)
Tennant 1- 1,917 SF
(Tennant undefined Consult w/ Fletchers for future potential uses)

Impervious Coverage Square Footage: Currently approximated - 29,642.35 SF

Dimensions of Parking Spaces: Standard Parking Stall – 9 x18
ADA Spaces- Per Code

Maximum Height: Allowable Building HT. – 25'
Allowable Building Stories – 3 Stories
Actual Building Stories – 2 Stories

GENERAL SITE NOTES

1. REFER TO CIVIL PLANS FOR CONSTRUCTION INFORMATION. THIS PLAN IS FOR REFERENCE ONLY.
2. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS PROVIDED BY OTHERS.
3. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICT BEFORE CONSTRUCTION COMMENCE. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
4. REFER TO LANDSCAPE PLANS FOR ADDITIONAL PLANTING REQUIREMENTS. THIS PLAN IS FOR REFERENCE ONLY.

SITE PLAN LEGENDS

- PROPERTY LINE
- ASPHALT PAVING; RE:CIVIL
- SODDED AREA; RE:LANDSCAPE
- CONCRETE; RE:CIVIL

PARKING SCHEDULE		
COUNT	TYPE	COMMENTS
32	<varies>	

Z-2025-10700013 CD

A request for a change in zoning from "R-6" Residential Single-Family District to "C-2 CD" Commercial District with a Conditional Use for Construction Trades Contractors

I, 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.

ARCHITECTURE DESIGN

FLETCHER DEVELOPMENT
5306 & 5308 ROGERS ROAD AT MT. EVANS DRIVE
SAN ANTONIO, TEXAS 78251

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

Date: **4-30-2025**
Dwn: **RRJ** Chk: **JHS**
Project No.: **2446**
Issue:

ARCH. SITE PLAN

A1.0

4/30/2025 3:08:24 PM

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