



**LEGEND**

--- OVERALL PROPERTY BOUNDARY

**SITE SUMMARY**

32.217 acres to be rezoned, site plan shows 36 acres that will be entire Hospital Site

1. PROJECT ACREAGE = 36
2. HOSPITAL BLDG = ±648,000 SQ.FT.
3. M.O.B. 1 = 80,000 SQ.FT.
4. M.O.B. 2 = 80,000 SQ.FT.
5. SITE INCLUDES A HELIPAD
6. PARKING GARAGE STRUCTURE for a Hospital with a Helistop

**NOTES:**

1. EXISTING ZONING C-2 PROPOSED ZONING C-2S
2. PROPOSED USE - HOSPITAL CAMPUS & MEDICAL OFFICE BUILDINGS
3. THE SITE IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
4. THERE ARE NO BUILDING SETBACKS REQUIRED.
5. DRIVE ISLES ARE 25' MINIMUM.

I, RICK SHELDON, FOR FCS CREAMER LTD., 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.

JOB NO. 7171-25  
 DATE AUGUST 2020  
 DESIGNER DM / JF  
 CHECKED SW/DM DRAWN JF  
 SHEET 1 of 1

**SHAENFIELD RD. / 1604 TRACT**  
 SAN ANTONIO, TEXAS  
 SITE PLAN (FOR ZONING PURPOSES)



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

Date: Aug 21, 2020, 10:00am User: jferniz File: P:\17171\25\Design\Exhibits\200820-REZONING-HOSPITAL-CAMPUS.dwg