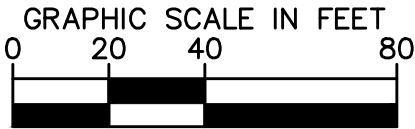
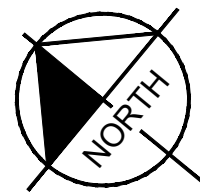


Z-2024-10700138 S



LEGEND

- PROPERTY BOUNDARY
- PROPOSED PARKING COUNT
- PROPOSED ACCESSIBLE PARKING SPACE

NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL CONSTRUCTION DRAWINGS FOR EXACT BUILDING DIMENSIONS. REFER TO LANDSCAPE ARCHITECT'S PLANS FOR DIMENSIONS AND DETAIL OF HARDSCAPE.
- BUILDING, MECHANICAL EQUIPMENT AND SIGNS ARE SHOWN HEREON FOR REFERENCE ONLY. REFER TO CONSTRUCTION PLANS OF THOSE ITEMS FOR LOCATIONS AND DIMENSIONS.
- ALL CONSTRUCTION SPECIFICATIONS WITHIN CITY RIGHT-OF-WAY AND EASEMENTS SHALL COMPLY WITH CITY OF SAN ANTONIO STANDARDS. PRIOR APPROVAL TO USE ANY NON-STANDARD MATERIAL IS REQUIRED.

SITE DATA TABLE

GENERAL SITE DATA	
CURRENT ZONING	C-1 AND C-3
PROPOSED ZONING	C-2 S FOR A HOSPITAL USE (UNDER 35')
SITE ACREAGE	7.081 ACRES
TOTAL PARKING SPACES	160
TOTAL IMPERVIOUS COVER	277,603 SQ. FT. (90%)
ADDRESS	N OF MILITARY DRIVE AND ROGERS RD INTERSECTION
BUILDING DATA	
BUILDING SQUARE FOOTAGE	63,575 SF
BUILDING HEIGHT ALLOWED (MAXIMUM)	25'
BUILDING HEIGHT PROPOSED	25'
BUILDING REAR SETBACK (MINIMUM)	30'
BUILDING FRONT SETBACK (MINIMUM)	N/A
BUILDING SIDE SETBACK (MINIMUM)	N/A
LANDSCAPE DATA	
BUFFER ALONG STREET R.O.W. (MINIMUM)	10'
BUFFER ALONG ADJACENT SUBDIVISION (MINIMUM)	15'
BUFFER ALONG ADJACENT GOLF COURSE	N/A

**Proposed Zoning Request**  
From: C-1 & C-3  
To: C-2 S for a Hospital

I, Encompass Health Texas Real Estate, LLC c/o Edmund H. Ball (Vice President), the applicant, acknowledge that this site plan 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.

BENCHMARK LIST

TBM #10  
LOCATED ON THE EAST SIDE OF SOUTH SYCAMORE STREET, APPROX. ±175 NORTH OF THE INTERSECTION OF SOUTH SYCAMORE STREET AND STATE HIGHWAY LOOP NO. 256  
ELEVATION: 569.91'



Know what's below.  
Call before you dig.

CAUTION!!

EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

EXISTING RESIDENTIAL SUBDIVISION

THERAPY COURTYARD

PROPOSED BUILDING PHASE 1: 59,350 SF

FUTURE EXPANSION PHASE 2: 4,225 SF

PROPOSED DETENTION POND

EXISTING PUBLIC SEWER TIE IN POINT (STORM WATER DRAINAGE)

23' DRAINAGE EASEMENT

FENCE AROUND DETENTION POND. PROPOSED DETENTION POND LOCATION WILL BE DETERMINED DURING DESIGN.

EXISTING GOLF COURSE

EXISTING ELECTRIC TIE IN POINT

EXISTING PUBLIC SEWER TIE IN POINT (WASTE WATER)

RETAINING WALL LOCATION

MILITARY DRIVE  
(86-FOOT RIGHT-OF-WAY)  
VOL. 9524, PG. 156  
DPRBC

WATER TIE IN AVAILABLE ALONG MILITARY DRIVE

ROGERS ROAD  
(86-FOOT RIGHT-OF-WAY)  
VOL. 9524, PG. 153  
DPRBC

Plotted: B:\Villaverde, Julio - September 24, 2024, 01:59:59pm. K:\SMA\_Civil\063248707 - Encompass Health\AUG Exhibit\AUG Site Plan.dwg  
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ENCOMPASS HEALTH

SHEET NUMBER

811

Know what's below.  
Call before you dig.

FOR REVIEW ONLY

KHA PROJECT  
063248707

DATE  
AUGUST 2024

SCALE  
AS SHOWN

DESIGNED BY  
NRP

DRAWN BY  
NRP

CHECKED BY  
BLC

Kimley»Horn

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10101 REUNION PLACE, SUITE 400, SAN ANTONIO, TX 78216  
WWW.KIMLEY-HORN.COM TBE FIRM NO. 928

REVISIONS

DATE

BY