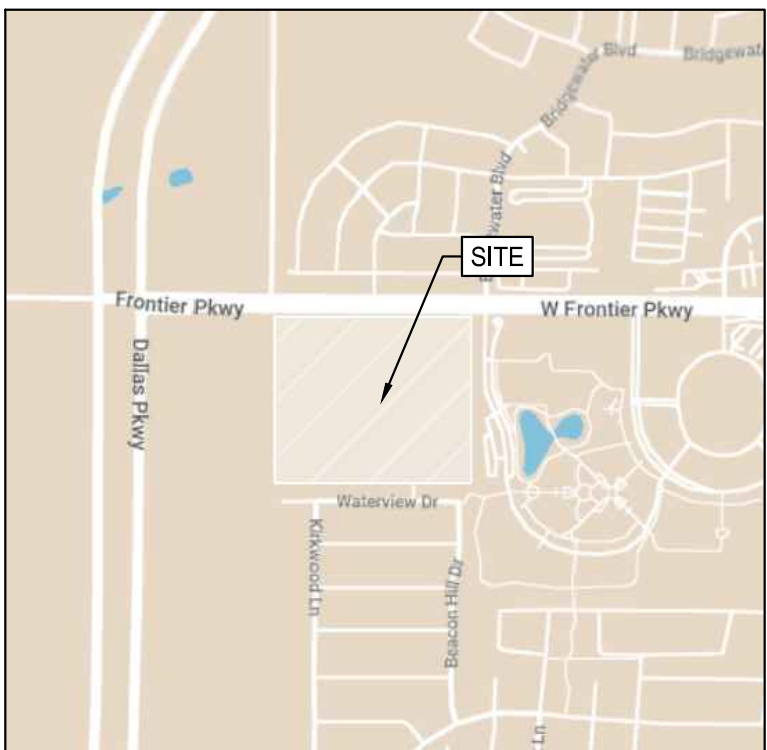


Drawn By: JEL
Checked By: JOK
Approved By: JRL



VICINITY MAP
NOT TO SCALE

FIRE APPARATUS ACCESS ROADS IDENTIFICATION:
503.3 MARKING, STRIPING, SIGNS, OR OTHER MARKINGS, WHEN APPROVED BY THE FIRE CODE OFFICIAL, SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS TO IDENTIFY SUCH ROADS OR PROHIBIT THE OBSTRUCTION THEREOF. STRIPING, SIGNS, AND OTHER MARKINGS SHALL BE MAINTAINED IN A CLEAN AND LEGIBLE CONDITION AT ALL TIMES AND SHALL BE REPLACED OR REPAIRED WHEN NECESSARY TO PROVIDE ADEQUATE VISIBILITY.

PUBLIC ART REQUIREMENT FOR FUTURE DEVELOPMENT:
PUBLIC ART WILL BE REQUIRED FOR FUTURE DEVELOPMENT. THE TYPE, NUMBER AND SPECIFIC LOCATIONS OF PUBLIC ART FOR FUTURE DEVELOPMENT WILL BE DETERMINED AT THE TIME OF A SITE PLAN FOR THE FUTURE DEVELOPMENT.

APPLICANT:
FULMER LUCAS ENGINEERING, LLC
(TEXAS REGISTRATION FIRM #19356)
2002 RICHARD JONES RD, SUITE B200
NASHVILLE, TN 37215
CONTACT: H. ROSS LUCAS
615.345.3771

OWNER:
LIBERTY LARCHMONT HOLDINGS LLC
PO BOX 1504
NASHVILLE, TN 37202-1504
CONTACT: TODD MAXWELL
615-344-2211

SITE DATA TABLE

PROPERTY INFORMATION	
ADDRESS:	SE OF INTERSECTION OF FRONTIER PKWY & DALLAS PKWY
PROPERTY ID:	2562827
LOT AREA:	1,840,462 SF (42.25 AC.)
BUILDING AREA:	FSR: 11,000 SF HOSPITAL: 442,300 SF MOB: 60,000 SF MOB: 60,000 SF TOTAL: 314,405 SF FSR: 29' - 84' MOB 1: 60' MOB 2: 60' MOB 2: 0.03 FSR: 0.01 HOSPITAL: 0.24 MOB 1: 0.03 MOB 2: 0.03 18,285 SF (0.42 AC.)
BUILDING HEIGHT:	128,829 SF (7%) REQUIRED / 552,648 SF (30%) PROVIDED
LOT COVERAGE:	PD-69, R
FAR:	FREE-STANDING EMERGENCY ROOM / HOSPITAL / MOB
ISR:	
OPEN SPACE:	
TOWN:	TOWN OF PROSPER
COUNTY:	COLLIN
STATE:	TEXAS
ZONING CLASSIFICATION	
JUSTIFICATION:	
ZONING:	
PROPOSED USE:	
PARKING SUMMARY	
PARKING REQUIRED:	
- FREE STANDING EMERGENCY ROOM (1 PER 250 SF)	44 SPACES (11,000 SF)
- HOSPITAL (1 SP/EMPLOYEE (LARGEST SHIFT)	200 SPACES (200 EMPLOYEES AT LARGEST SHIFT)
- 15.30 PER BED/EXAM ROOM	180 SPACES (120 BEDS)
- MEDICAL OFFICE BUILDING (1 PER 250 SF)	480 SPACES (120,000 SF OF MOB)
STANDARD PARKING SPACES PROVIDED:	
ADA PARKING SPACES:	1,083 STANDARD SPACES
TOTAL SPACES PROVIDED:	22 REQUIRED / 32 PROVIDED 1,116 SPACES
PARKING LOT LANDSCAPING REQUIRED:	15 SF * 1,116 SPACES = 16,740 SF
PARKING LOT LANDSCAPING PROVIDED:	23,353 SF

PROSPER NOTES:

- ALL DEVELOPMENT STANDARDS SHALL FOLLOW TOWN STANDARDS.
- LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN OF PROSPER.
- ALL DEVELOPMENT STANDARDS SHALL FOLLOW FIRE REQUIREMENTS PER THE TOWN OF PROSPER.
- HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENTLY ADOPTED BUILDING CODE.
- ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
- IMPACT FEES WILL BE ASSESSED IN ACCORDANCE WITH THE LAND USE CLASSIFICATION(S) IDENTIFIED ON THE SITE DATA SUMMARY TABLE; HOWEVER, CHANGES TO THE PROPOSED LAND USE AT THE TIME OF CO AND/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.
- THE APPROVAL OF A PRELIMINARY SITE PLAN SHALL BE EFFECTIVE FOR A PERIOD OF TWO (2) YEARS FROM THE DATE THAT THE PRELIMINARY SITE PLAN IS PROVIDED BY THE PLANNING & ZONING COMMISSION. AT THE END OF WHICH TIME THE APPLICANT MUST HAVE SUBMITTED AND RECEIVED THE APPROVAL OF A SITE PLAN BY THE PLANNING & ZONING COMMISSION. IF A SITE PLAN IS NOT APPROVED WITHIN SUCH TWO (2) YEAR PERIOD, THE PRELIMINARY SITE PLAN APPROVAL IS NULL AND VOID. IF SITE PLAN APPROVAL IS ONLY FOR A PORTION OF THE PROPERTY, THE APPROVAL OF THE PRELIMINARY SITE PLAN FOR THE REMAINING PORTION SHALL BE NULL AND VOID.
- OPEN SPACE REQUIREMENTS SHALL FOLLOW THE ZONING ORDINANCE. PER TRACT, OPEN SPACE SHALL NOT INCLUDE VEHICULAR PAVING, REQUIRED PARKING LOT LANDSCAPE ISLANDS, BUILDING FOOTPRINT, UTILITY YARDS, REQUIRED LANDSCAPE SETBACKS, SIDEWALKS, AND DETENTION POND.

NOTES:

- CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSION IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
- PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF FINAL PAVEMENT.
- CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH. ALL CONCRETE SHALL BE CLASS "A" (4,000 PSI) UNLESS OTHERWISE NOTED.
- ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN WHICH RESULTS FROM NEW CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.
- DIMENSIONS ARE TO THE FACE OF CURBS, EDGE OF CONCRETE, OR TO THE FACE OF BUILDING, UNLESS OTHERWISE NOTED.
- ALL CURB TURNOUT, EDGE OF PAVEMENT, AND STRIPING RADII ARE FOUR FEET (4') UNLESS OTHERWISE NOTED.
- CONTRACTOR TO VERIFY ALL REQUIRED CLEARANCES FROM OVERHEAD POWER LINES PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD OR UNDERGROUND ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE NOTED WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES MUST BE TAKEN.
- IN EASEMENTS AND RIGHTS-OF-WAYS, CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION, EXCEPT AS NOTED.
- THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AGC OF AMERICA, INC. AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF LABOR.
- TRAFFIC CONTROL, IF REQUIRED, SHALL BE PROVIDED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- IN THE EVENT OF ANY DISCREPANCY AND/OR ERROR FOUND IN THE DRAWINGS, OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO NOTIFY THE ENGINEER IN WRITING BEFORE PROCEEDING WITH THE WORK. IF THE ENGINEER IS NOT NOTIFIED, THE CONTRACTOR SHALL TAKE RESPONSIBILITY FOR THE COST OF ANY REVISION.
- BUILDING CONTROL POINTS, GRADE AND OFFSET STAKES ARE TO BE SET BY THE CONTRACTOR.
- PROVIDE 24" TAPER ON ENDS OF ALL CURBS THAT TERMINATE.
- ALL CURB RAMPS IN THE PUBLIC ROW ARE TO RECEIVE DETECTABLE WARNINGS PER LOCAL MUNICIPALITY.
- ALL BUILDINGS WITHIN 10' OF THE BIOTERRORISM AREA ARE TO BE WATERPROOFED. SEE ARCHITECTURAL PLANS.
- ALL SITE RETAINING WALLS SHALL BE DESIGNED BY OTHERS.
- INSTALL CONCRETE JOINTS WHERE SHOWN ON DETAILS. ALIGN ON WALLS, BUILDINGS, RADII, ETC. EVENLY SPACE BETWEEN ELEMENTS AS SHOWN. PROVIDE EXPANSION JOINTS BETWEEN CONCRETE PAVEMENT AND ALL VERTICAL ELEMENTS SUCH AS WALLS, CURBS, ETC.
- ALL LANDSCAPE ISLANDS SHALL BE MOUND WITH TOPSOIL 4" ABOVE THE CURB LINE TO PROMOTE POSITIVE DRAINAGE.
- SAW CUT LINES SHALL BE DONE IN A STRAIGHT NEAT LINE A MINIMUM OF 18" FROM THE EXISTING EDGE OF PAVEMENT.
- ALL PAVEMENT MARKINGS SHALL BE 4" WIDE UNLESS OTHERWISE NOTED. ALL PAVEMENT MARKINGS WITHIN THE RIGHT-OF-WAY SHALL BE THERMOPLASTIC AND COMPLY WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) LATEST EDITION. RIGHT-OF-WAY SIGNAGE TO ALSO COMPLY WITH M.U.T.C.D. ON SITE PAVEMENT MARKINGS SHALL BE WHITE PAINT UNLESS NOTED OTHERWISE.

LEGEND

FIRE LANE

TRAFFIC CALMING NOTE:

PIGMENTED, STAINED CONCRETE IS DEPICTED ON THIS PRELIMINARY SITE PLAN FOR TRAFFIC CALMING PER E-MAIL AND PHONE CORRESPONDENCE WITH THE PROSPER ENGINEERING DEPARTMENT. IN ADDITION TO THE PIGMENTED, STAINED CONCRETE, A VARIETY OF OTHER TRAFFIC CALMING MEASURES WILL BE UTILIZED FOR THE PROJECT. TRAFFIC CALMING MEASURES MAY INCLUDE CHAINERS, STOP SIGNS, OR SPEED TABLES. TRAFFIC CALMING WILL BE ADDRESSED WITH THE FINAL SITE PLAN.

FIRE PSP PLAN NOTE FOR HOSPITAL COMPLEX:

PSP DOES NOT INCLUDE COMPLIANCE WITH THE TOWN FIRE CODE, NOR DOES IT INCLUDE FIRE ACCESS, FIRE HYDRANTS, AND FIRE LANE ARRANGEMENTS. REVIEW OF THE PSP DOES NOT GRANT OR OTHERWISE PROVIDE SAID APPROVAL TO THE TOWN FIRE CODE. FULL COMPLIANCE WILL BE REVIEWED DURING THE SUBMITTAL AND MAY REQUIRE THE SITE IS RECONFIGURED AND MODIFIED FROM THAT SHOWN IN THE PSP.

LEGAL DESCRIPTION:

BEING ALL THAT CERTAIN TRACT OF LAND CONVEYED BY DEED FROM DNT FRONTIER, L.P. TO LIBERTY LARCHMONT, HOLDINGS, LLC RECORDED UNDER NUMBER 2022000000000, OFFICIAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CAPPED IRON ROD MARKED RPLS 4561 SET FOR CORNER IN THE SOUTH LINE OF FRONTIER PARKWAY TO A CAPPED IRON ROD MARKED RPLS 4561 SET FOR CORNER, THENCE S 84° 18' 30" E, 100.00 FEET WITH SAID SOUTH LINE OF SAID FRONTIER PARKWAY TO A CAPPED IRON ROD MARKED RPLS 4561 SET FOR CORNER, THENCE N 89° 23' E, 29.95 FEET WITH SAID SOUTH LINE OF SAID FRONTIER PARKWAY TO A CAPPED IRON ROD SET FOR CORNER IN THE WEST LINE OF LOT 2, BLOCK A OF PROSPER SPORTS COMPLEX AN ADDITION TO THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2012, PAGE 344, PLAT RECORDS, COLLIN COUNTY, TEXAS, THENCE S 07° 22' 00" W, 124.05 FEET WITH SAID WEST LINE OF SAID LOT 2, BLOCK A OF SAID PROSPER SPORTS COMPLEX TO A CAPPED IRON ROD MARKED SPARKS FOUND FOR CORNER, SAID POINT BEING THE NORTHWEST CORNER OF LOT 4, BLOCK X, LAKES OF PROSPER NORTH, PHASE 2, AN ADDITION TO THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2015, PAGE 675, PLAT RECORDS, COLLIN COUNTY, TEXAS, THENCE S 89° 16' 34" W, 140.00 FEET WITH THE NORTH LINE OF SAID LAKES OF PROSPER NORTH, PHASE 2 TO A CAPPED IRON ROD MARKED RPLS 4561 SET FOR CORNER IN THE EAST LINE OF SAID UNNAMED STREET FOR CORNER, THENCE N 00° 20' 30" W, 87.91 FEET WITH SAID EAST LINE OF SAID UNNAMED STREET TO A CAPPED IRON ROD MARKED RPLS 4561 SET FOR CORNER, THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90° 00' 00" W, A RADIUS OF 330.00 FEET, AN ARC LENGTH OF 72.43 FEET, WHOSE CHORD BEARS N 00° 20' 30" W, 72.41 FEET WITH SAID EAST LINE OF SAID UNNAMED STREET TO A CAPPED IRON ROD MARKED RPLS 4561 SET FOR CORNER, THENCE S 07° 22' 00" W, 124.05 FEET WITH SAID EAST LINE OF SAID UNNAMED STREET TO A CAPPED IRON ROD MARKED RPLS 4561 SET FOR CORNER, THENCE N 00° 20' 30" W, 87.91 FEET WITH SAID EAST LINE OF SAID UNNAMED STREET TO A CAPPED IRON ROD MARKED RPLS 4561 SET FOR CORNER, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90° 00' 30" W, A RADIUS OF 770.00 FEET, AN ARC LENGTH OF 16.66 FEET, WHOSE CHORD BEARS N 02° 47' 30" W, 68.66 FEET WITH SAID EAST LINE OF SAID UNNAMED STREET TO A CAPPED IRON ROD MARKED RPLS 4561 SET FOR CORNER, THENCE N 00° 14' 00" W, 94.41 FEET WITH SAID EAST LINE OF SAID UNNAMED STREET TO THE PLACE OF BEGINNING AND CONTAINING 42.25 ACRES OF LAND.

FLOODPLAIN INFORMATION:

ACCORDING TO MAP(S) NO. 48085C0115J AND 48085C0120J, DATED 6/22/2009 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF COLLIN COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN).

0 40 80 160 240
SCALE: 1" = 80'



ARCHITECT, INTERIOR DESIGN, GRAPHICS:
Gresham Smith
222 2nd Avenue South, Suite 1400
Nashville, TN 37201-2308

CIVIL & LANDSCAPE:
Fulmer Lucas (Texas Registration Firm #19356)
2002 Richard Jones Road, Suite B200
Nashville, TN 37215

STRUCTURAL:
Structural Design Group
220 Great Circle Road, Suite 106
Nashville, TN 37228

MECHANICAL, ELECTRICAL, PLUMBING/FP & TECHNOLOGY:
I.C. Thomason Associates
2850 Kraft Drive, Suite 500
Nashville, TN 37204

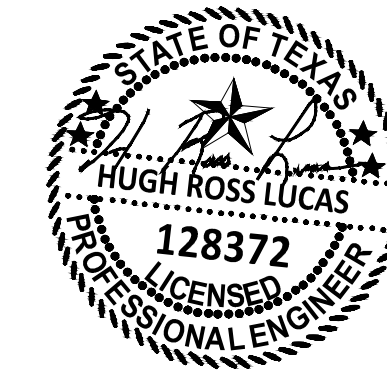
VENDORS:
TVs - Remar (Darrell Leftwich)
Cabinets/Trackers - Bailey Hill (Taylor Bailey)
Security Cameras - NTT (Nicole Wylgoe)
IT Deployment - DST (Joe Martinez)
Plyas - BD (Ryan Hill)
Modular Casework - MillerKnoll (Donna Doss)



HCA Design & Construction
One Park Plaza, PO Box 550
Bldg. II, East 3rd Floor
Nashville, TN 37203
HCA Design Mgr.: Kristen Vaughn
Contract Mgr.: David Carter (Limbach)

GENERAL CONTRACTORS:
BRASFIELD & GORRIE, L.L.C.
8350 North Central Expressway, Suite 1000
Dallas, TX 75206
214.642.5500
Project Executive: Lindsay Lauderdale
Project Manager: Lindsay Lauderdale

PRELIMINARY PLANS FOR:
HCA MEDICAL CITY
Prospier, TX



NOTE: THIS PRELIMINARY SITE PLAN DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF HUGH ROSS LUCAS, P.E. 128372 ON 5/XX/2025. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
TEXAS REGISTRATION FIRM #19356

Revision
No. Date Description

PRELIMINARY
SITE LAYOUT PLAN

C1.0

48941.00
07/29/2025

HCA MEDICAL CITY ADDITION | BLOCK A, LOT 1 (42.25 AC.) | CASE #: DEVAPP-25-0024 | PREPARED: 07/29/2025

This Line is 3 Inches When Printed Full Size
Full Sheet Size = 30"x42"