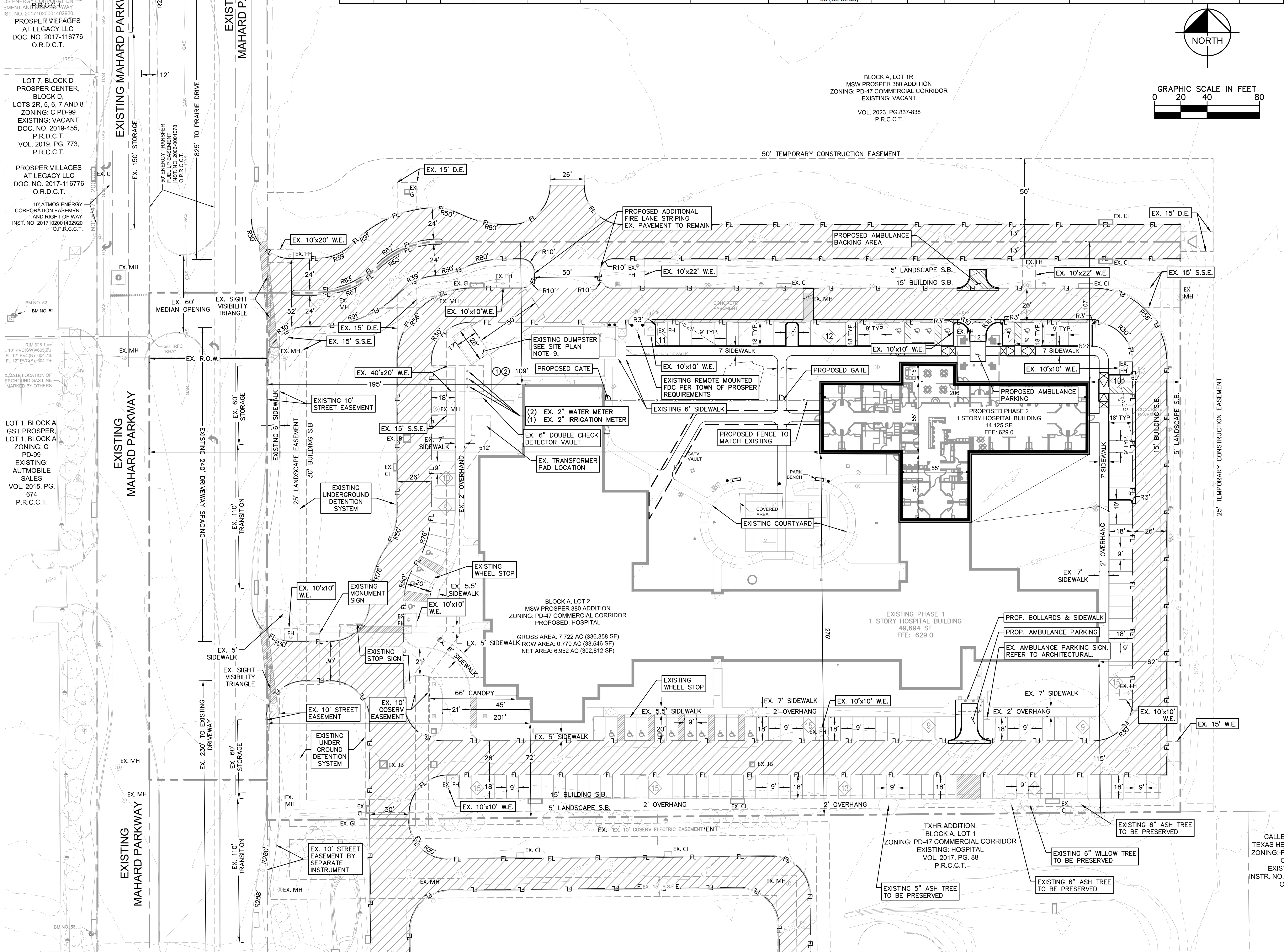
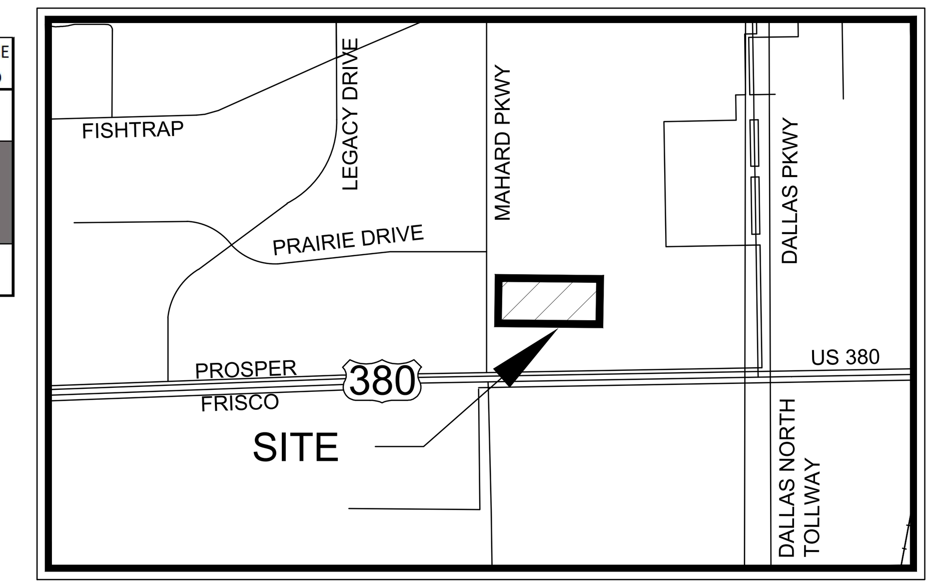
SITE	BLOCK	LOT	ZONING	PROPOSED USE	LOT AREA		TOTAL BUILDING AREA	MAX BUILDING HEIGHT	BUILDING COVERAGE	FLOOR AREA RATIO	PARKING REQUIRED	PARKING PROVIDED	ADA PARKING PROVIDED	INTERIOR LANDSCAPE REQUIRED	INTERIOR LANDSCAPE PROVIDED	IMPERVIOUS AREA	OPEN SPACE REQUIRED	OPEN SPACE PROVIDED
--	--	--	--	--	(SF)	(AC)	(SF)	(FT)	(%)	1:1 (Empolyees) 1:1.5 (Beds)	(SPACES)	(SPACES)	(SPACES)	(SF)	(SF)	(SF)	7% of Lot (SF)	(SF)
EX.							49,694	1-Story, 35'		25 (25 Employees) 60 (40 Beds)	85	120	12					
PROP.							14,125	1-Story, 35'		25 (25 Employees) 60 (20 Beds)	30	40	8					
TOTAL	A	2	PD-47	HOSPITAL	302,812	6.95	63,819	1-Story, 35'	21.29%	25 (25 Employees) 60 (80 Beds)	115	160	20	1,950	3,700	264,220	21,197	77,167





SITE LOCATION MAP
(NOT TO SCALE)

LEGEND

- PROPERTY LINE
- PROPOSED FIRE LANE / FIRE ACCESS, DRAINAGE, AND UTILITY EASEMENT (F.A.D.U.E.)
- EXISTING FIRE LANE / FIRE ACCESS, DRAINAGE, AND UTILITY EASEMENT (F.A.D.U.E.)
- EASEMENT LINE
- SETBACK LINE
- EXISTING CONTOUR
- PROPOSED FENCE
- EXISTING FENCE
- PROPOSED PHASE II BUILDING
- PROPOSED FIRE HYDRANT
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE DEPT. CONNECTION
- PROPOSED RETAINING WALL
- EX. LIGHT POLE
- EX.WATER METER
- EX. FIRE HYDRANT (FH)
- EX. STORM MANHOLE
- EX. STORM INLET
- EX. SAN. SWR. MANHOLE
- EXISTING PHASE I BUILDING

TOWN OF PROSPER SITE PLAN NOTES

ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.

1. DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
2. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
3. OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.
4. LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
5. ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
6. BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
7. OCCUPANT NOTIFICATION PER THIS SECTION AND 907.5 SHALL BE REQUIRED FOR ALL NEW CONSTRUCTION, OR EXISTING CONSTRUCTION COMPLYING WITH THE INTERNATIONAL BUILDING CODE, FOR RENOVATIONS TO EXISTING BUILDINGS, TENANT SPACES, CHANGES IN OCCUPANCY, REPLACEMENT OR MODIFICATION OF THE EXISTING FIRE ALARM SYSTEM, OR AS REQUIRED BY THE FIRE CODE OFFICIAL, FOR ALL BUILDINGS OR SPACES PROVIDED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM.
8. FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
9. TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
10. SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
11. FIRE LANES SHALL BE PROVIDED WITHIN 150 FEET OF ALL EXTERIOR WALLS OF ANY BUILDING FOR HOSE LAY REQUIREMENTS. AMENDMENT 503.1.1
12. THE FIRE LANE SHALL BE A MINIMUM OF 24 FEET WIDE. AMENDMENT 503.2.1
13. BUILDINGS MORE THAN 30 FEET IN HEIGHT ARE REQUIRED TO HAVE A MINIMUM OF A 26-FOOT WIDE FIRE LANE IN THE IMMEDIATE VICINITY FOR FIREFIGHTING OPERATIONS OF THE BUILDING. ONE OF THE 26-FOOT WIDE FIRE LANES SHALL BE LOCATED A MINIMUM OF 15 FEET FROM THE BUILDING AND NO MORE THAN 30 FEET. APPENDIX D105
14. THE INSIDE TURNING RADIUS OF THE 24-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET. AMENDMENT 503.2.4
15. THE INSIDE TURNING RADIUS OF THE 26-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET. AMENDMENT 503.2.4
16. DEAD-END FIRE LANES ARE ONLY PERMITTED WITH APPROVED HAMMERHEADS.
17. FIRE HYDRANTS SHALL BE PROVIDED AT THE ENTRANCES AND INTERSECTIONS. AMENDMENT 507.5.1
18. AS PROPERTIES DEVELOP, FIRE HYDRANTS SHALL BE LOCATED AT ALL INTERSECTING STREETS AND THE MAXIMUM SPACING SHALL BE EVERY 300 FEET (300') FOR ALL DEVELOPMENTS, AND FACILITIES OTHER THAN R3. R-3 DEVELOPMENTS SHALL BE EVERY 500 FEET (500'). DISTANCES BETWEEN HYDRANTS SHALL BE MEASURED ALONG THE ROUTE THAT FIRE HOSE IS LAID BY A FIRE APPARATUS FROM HYDRANT–TO-HYDRANT, NOT AS THE "CROW FLIES." AMENDMENT 507.5.1
19. FIRE DEPARTMENT CONNECTION (FDC) FOR THE FIRE SPRINKLER SYSTEM SHALL BE LOCATED WITHIN 50 FEET OF A FIRE HYDRANT AND 50 FEET OF A FIRE LANE. 5" STORZ, 30-DEGREE DOWNWARD TURN WITH LOCKING CAP. AMENDMENT 507.5.1
20. FIRE HYDRANTS SHALL BE LOCATED 2 FOOT (2') TO 6 FOOT (6') BACK FROM THE CURB OR FIRE LANE AND SHALL NOT BE LOCATED IN THE BULB OF A CUL-DE-SAC. AMENDMENT 507.5.1
21. THERE SHALL BE A MINIMUM OF TWO (2) FIRE HYDRANTS SERVING EACH PROPERTY WITHIN THE PRESCRIBED DISTANCES LISTED ABOVE. A MINIMUM OF ONE FIRE HYDRANT SHALL BE LOCATED ON EACH LOT. AMENDMENT 507.5.1
22. A MINIMUM 10-FOOT UNOBSTRUCTED WIDTH SHALL BE PROVIDED AROUND A BUILDING FOR ADEQUATE FIRE DEPARTMENT ACCESS. A CONTINUOUS ROW OF PARKING AND LANDSCAPING SHALL BE CONSIDERED A BARRIER. AMENDMENT 503.1.1
23. THE MAXIMUM DEAD- END CUL-DE-SAC LENGTH SHALL NOT EXCEED SIX HUNDRED FEET (600') AS MEASURED FROM THE CENTERLINE OF THE INTERSECTION STREET TO THE CENTER POINT OF THE RADIUS. AMENDMENT 503.1.5
24. ONE-AND TWO-FAMILY DWELLINGS AUTOMATIC FIRE SYSTEMS. AUTOMATIC FIRE PROTECTION SYSTEMS PER NFPA 13D OR NFPA 13R SHALL BE PROVIDED IN ALL ONE-AND TWO-FAMILY DWELLINGS WITH A CONDITIONED FLOOR AREA OF 5,500 SQUARE FEET (511 M2) OR GREATER, DWELLINGS THREE (3) STORIES OR GREATER, OR DWELLINGS WITH ROOF HEIGHTS EXCEEDING THIRTY-FIVE FEET (35') FROM GRADE. IRC-2015 AMENDMENT R313.2
25. HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
26. ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
27. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE PRELIMINARY SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
28. ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FAÇADE PLAN.
29. SIDEWALKS OF NOT LESS THAN SIX (6) FEET IN WIDTH ALONG THOROUGHFARES AND COLLECTORS AND FIVE (5) FEET IN WIDTH ALONG RESIDENTIAL STREETS AND BARRIER-FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
30. ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
31. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
32. ALL LANDSCAPE EASEMENTS MUST BE EXCLUSIVE OF ANY OTHER TYPE OF EASEMENT.
33. 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.
34. THE APPROVAL OF A SITE PLAN SHALL BE EFFECTIVE FOR EIGHTEEN (18) MONTHS FROM THE DATE OF APPROVAL BY THE PLANNING & ZONING COMMISSION, AT THE END OF WHICH TIME THE APPLICANT MUST HAVE SUBMITTED AND RECEIVED THE APPROVAL OF ENGINEERING PLANS AND BUILDING PERMITS. IF THE ENGINEERING PLANS AND BUILDING PERMITS ARE NOT APPROVED, THE SITE PLAN APPROVAL, TOGETHER WITH ANY PRELIMINARY SITE PLAN FOR THE PROPERTY, IS NULL AND VOID.

NOTES

1. NO FLOODPLAIN EXISTS ON THE SITE.
2. ALL DIMENSIONS ARE SHOWN TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. FIRE LANES SHALL BE A MINIMUM OF 26' IN WIDTH WITH A 30' TURNING RADIUS.
4. FDCS SHALL BE PROVIDED IN ACCORDANCE WITH THE TOWN OF PROSPER STANDARDS
5. TREES SHALL NOT BE LOCATED WITHIN PUBLIC EASEMENTS IN ACCORDANCE WITH TOWN STANDARDS.
6. FOUNDATION PLANTINGS TO BE PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE.
7. ALL PROPOSED OPEN STORAGE SHALL BE SCREENED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE.
8. NO TREES ARE TO BE REMOVED.
9. THE DUMPSTER ENCLOSURE WILL BE MINIMUM 15' X 23' X 10'-4" HIGH BRICK ENCLOSURE WITH METAL GATES. COLOR TO BE CONSISTENT WITH THE COLOR OF PRIMARY BUILDING.

BENCHMARKS

-TOWN OF PROSPER GEODETIC CONTROL MONUMENT NO. 2
BRONZE DISK STAMPED "TOWN OF PROSPER SURVEY MONUMENT" LOCATED ON THE NORTHEAST CORNER OF A CURB INLET LYING ON THE EAST SIDE OF S. TEEL PARKWAY, ±75' NORTH OF THE INTERSECTION OF S. TEEL PARKWAY AND GOVERNORS ISLAND WAY.
ELEV:584.10'

BM 50: "☒" SET ON SOUTHEAST CORNER OF CONCRETE HEADWALL LOCATED 42'± NORTH OF INTERSECTION PRAIRIE DRIVE AND LEGACY DRIVE
ELEV. = 605.37'

BM 51: "☒" SET ON NORTHEAST CORNER OF CONCRETE CURB INLET ON EAST SIDE OF LEGACY DRIVE AND 425'± SOUTH OF PRAIRIE DRIVE.
ELEV. = 603.12'

BM 52: "☒" SET ON THE NORTH EAST CORNER OF A DROP INLET, LOCATED +/- 1000' NORTH OF HIGHWAY 380 (UNIVERSITY DRIVE) AND ±75' WEST OF THE WEST CURB LINE OF MAHARD PARKWAY.
ELEV. = 630.84'

BM 53: "☒" SET ON THE SOUTHWEST CORNER OF A CURB INLET, LOCATED ON THE WEST SIDE OF MAHARD PARKWAY, AND ±550' NORTH OF HIGHWAY 380 (UNIVERSITY DRIVE).
ELEV. = 624.24'

WATER METER SCHEDULE

I.D.	TYPE	SIZE	NO.	SAN. SEW.	REMARKS
1	DOMESTIC	2"	2	2-6"	EXISTING
2	IRRIGATION	2"	1		EXISTING

Kimley»Horn

REVISED SITE PLAN

MSW PROSPER 380 ADDITION
BLOCK A, LOT 2

CASE # - DEVAPP-26-0010
6.95 ACRES
COLLIN COUNTY SCHOOL AND LAND SURVEY, ABSTRACT NO. 147
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
PREPARATION DATE: FEBRUARY 13, 2026

ENGINEER / SURVEYOR
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OWNER / APPLICANT
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9001 LIBERTY PARKWAY
BIRMINGHAM, AL 35242
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ENCOMPASS HEALTH
REHABILITATION HOSPITAL OF PROSPER

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GA PROJECT No: 25BA03

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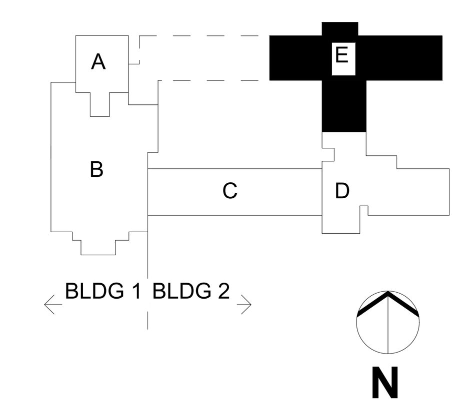
02/24/2026
STATE OF TEXAS
MACKENZIE M. MATTKE
140083
LICENSED PROFESSIONAL ENGINEER



REVISIONS & PREVIOUS DRAWING SETS

Rev. No	Description	Date
1	ADDENDUM #1	02/13/2026
2	ADDENDUM #2	02/24/2026

CURRENT DRAWING SET

CONSTRUCTION DOCUMENTS
02/24/2026

REVISED SITE PLAN