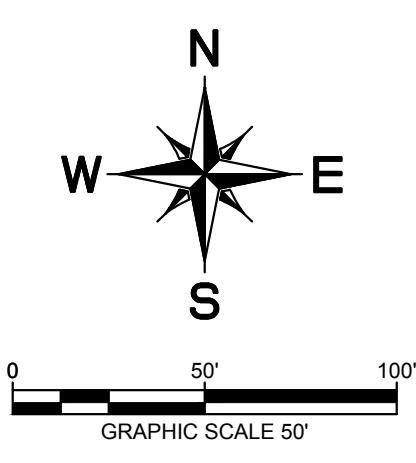
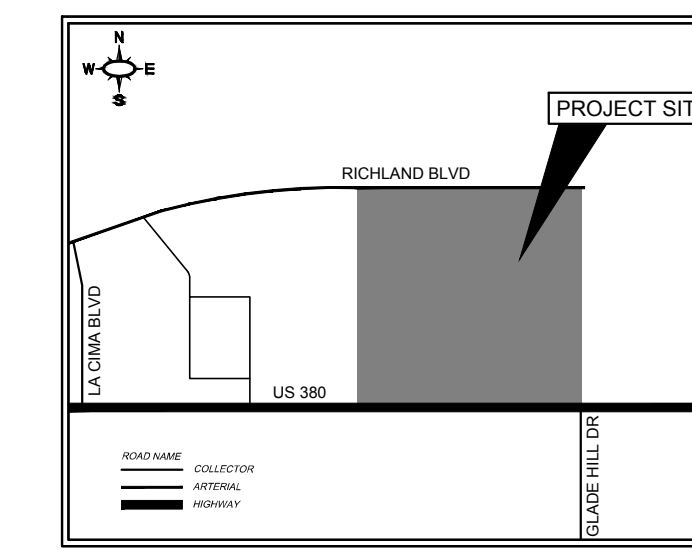


LOT 13, BLOCK A  
HUNTER GATEWAY CENTRE  
(VOL. 2020, PG. 309)  
PD-2  
RETAIL/COMMERCIAL

LOT 11, BLOCK A  
HUNTER GATEWAY CENTRE  
(VOL. 2019, PG. 12)  
PD-2  
MIXED USE

LOT 8, BLOCK A  
HUNTER GATEWAY CENTRE  
(VOL. 2020, PG. 307)  
PD-2  
RETAIL/COMMERCIAL



**SITE DATA SUMMARY TABLE  
BLOCK A, LOT 10**

ZONING/PROPOSED USE	PD-2 AUTOMOBILE SALES, SERVICE AND LEASING
LOT AREA/ SQ. FT. AND AC	461,022 SF; 10.58 AC
BUILDING AREA (gross square footage)	BUILDING 1: 50,818 GSF BUILDING 2: 32,667 GSF
BUILDING HEIGHT MAX HEIGHT = 40'	BUILDING 1 & 2: 30' (1 STORY)
LOT COVERAGE	18.10%
FLOOR AREA RATIO (for non-residential zoning)	.18:1
TOTAL PARKING REQUIRED:	
BUILDING 1: SHOWROOM(1,500)= 5,766 SF; 12 SPACES SERVICE AUTOMOBILE(1 PER DAY + 1 PER EMPLOYEE) = 66 SPACES	BUILDING 1: 98 SPACES
BUILDING 2: SHOWROOM(1,500)= 3,707 SF; 8 SPACES SERVICE AUTOMOBILE(1 PER BAY + 1 PER EMPLOYEE) = 50 SPACES	BUILDING 2: 58 SPACES
TOTAL PARKING PROVIDED	526 SURFACE SPACES **
TOTAL HANDICAP REQUIRED	10 SPACES
TOTAL HANDICAP PROVIDED	13 SPACES
INTERIOR LANDSCAPING REQUIRED	8,520 SQ. FT.
INTERIOR LANDSCAPING PROVIDED	16,536 SQ. FT.
IMPERVIOUS SURFACE	343,633 SQ. FT.
USABLE OPEN SPACE REQUIRED	32,271 SQ. FT. (7%)
USABLE OPEN SPACE PROVIDED	47,919 SQ. FT. (10%)

**SITE DATA SUMMARY TABLE  
BLOCK A, LOT 15**

ZONING/PROPOSED USE	PD-2 RESTAURANT
LOT AREA/ SQ. FT. AND AC	52,578 SF; 1.21 AC
BUILDING AREA (gross square footage)	3,300 GSF (REST.)
BUILDING HEIGHT MAX HEIGHT = 40'	30' (1 STORY)
LOT COVERAGE	6.28%
FLOOR AREA RATIO (for non-residential zoning)	.06:1
TOTAL PARKING REQUIRED 175 SF	
TOTAL PARKING PROVIDED	44 SPACES
TOTAL HANDICAP REQUIRED	2 SPACES
TOTAL HANDICAP PROVIDED	2 SPACES
INTERIOR LANDSCAPING REQUIRED	600 SQ. FT.
INTERIOR LANDSCAPING PROVIDED	1,739 SQ. FT.
IMPERVIOUS SURFACE	18,954 SQ. FT.
USABLE OPEN SPACE REQUIRED	3,680 SQ. FT. (7%)
USABLE OPEN SPACE PROVIDED	12,012 SQ. FT. (22%)

**LEGEND**

	PROPOSED FIRE LANE
	EXISTING PAVEMENT
	PROPOSED BUILDING
	PROPOSED CONTOUR - MAJOR
	PROPOSED CONTOUR - MINOR
	EXISTING CONTOUR - MAJOR
	EXISTING CONTOUR - MINOR
	BARRIER FREE RAMP (BFR)
	ACCESSIBLE PARKING SYMBOL
	NUMBER OF PARKING SPACES
	WATER METER (AND VAULT)
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	SANITARY SEWER MANHOLE
	TRANSFORMER PAD
	CURB INLET
	GRATE INLET
	JUNCTION BOX OR WYE INLET
	HEADWALK
	TYPICAL
	SANITARY SEWER EASEMENT
	WATER EASEMENT
	DRAINAGE EASEMENT
	BARRIER FREE RAMP
	SIDEWALK
	BUILDING LINE/SETBACK
	CURB INLET
	GRATE INLET
	WYE INLET
	JUNCTION BOX
	MANHOLE
	EXISTING
	PROPOSED

**NOTES**

- ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
- 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 CURRENT, 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 APPROVED 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 PROPERTY 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.
- THE BUILDINGS SHALL COMPLY WITH THE REQUIREMENTS FOR RECESSES AND PROJECTIONS WHEN 200 FEET OR GREATER IN LENGTH.

**SITE DATA SUMMARY TABLE  
BLOCK A, LOT 14**

ZONING/PROPOSED USE	PD-2 RESTAURANT W/ DRIVE-THRU
LOT AREA/ SQ. FT. AND AC	46,587 SF; 1.07 AC
BUILDING AREA (gross square footage)	2,400 GSF (REST.)
BUILDING HEIGHT MAX HEIGHT = 40'	30' (1 STORY)
LOT COVERAGE	5.15%
FLOOR AREA RATIO (for non-residential zoning)	.051:1
TOTAL PARKING REQUIRED (DRIVE THRU) 1,100 SF	
TOTAL PARKING PROVIDED	24 SPACES
TOTAL HANDICAP REQUIRED	2 SPACES
TOTAL HANDICAP PROVIDED	2 SPACES
INTERIOR LANDSCAPING REQUIRED	360 SQ. FT.
INTERIOR LANDSCAPING PROVIDED	784 SQ. FT.
IMPERVIOUS SURFACE	17,964 SQ. FT.
USABLE OPEN SPACE REQUIRED	3,281 SQ. FT. (7%)
USABLE OPEN SPACE PROVIDED	10,224 SQ. FT. (22%)

PERIODIC STAMPED/STAINED CONCRETE TO BE PROVIDED ALONG FIRE LANE CONNECTION FROM RICHLAND BOULEVARD TO US 380. "NO THRU-TRAFFIC" SIGNAGE TO BE PROVIDED AT EACH ENTRANCE

US HIGHWAY NO. 380  
VARIABLE WIDTH ROW  
US 380 W  
E UNIVERSITY DR

**PRELIMINARY SITE PLAN  
HUNTER GATEWAY CENTRE  
BLOCK A, LOT 10, 14, 15  
DEVAPP-24-0172  
Being 12.86 AC of  
H. JAMISON SURVEY  
ABSTRACT NO. 480,  
Town of Prosper, Collin County, Texas  
Submitted: March 18, 2025**

**Developer:**  
Tesla  
301 Page Avenue  
Fremont, CA 94538  
Contact: Bobby Keim  
Phone: (205)-821-7220

**Property Owner:**  
Hub 380 LP  
5 Cowboys Way Ste 300  
Frisco, TX 75034  
Contact: Jaya S Donepudi  
Phone: (205)-821-7220

**Engineer:**  
Kimley-Horn and Associates, Inc.  
260 East Davis Street Suite 100  
McKinney, Texas 75069  
Contact: Rachel Korus, P.E.  
Phone: (469)-301-2594

**Kimley»Horn**  
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.  
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069  
PHONE: 469-301-2590 FAX: 972-239-8320  
WWW.KIMLEY-HORN.COM TX F-928

**TESLA SSD FACILITY**

**PRELIMINARY SITE PLAN**

**PSP - 1**

NO.	REVISIONS	DATE	BY

KHA PROJECT: 063244101  
DATE: OCTOBER 2024  
SCALE: AS SHOWN  
DESIGNED BY: RAK  
DRAWN BY: EMI  
CHECKED BY: JCR  
PROSPER, TEXAS