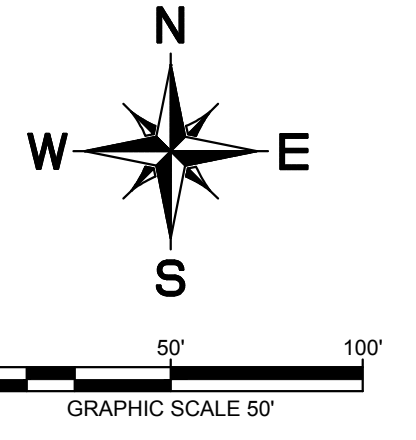
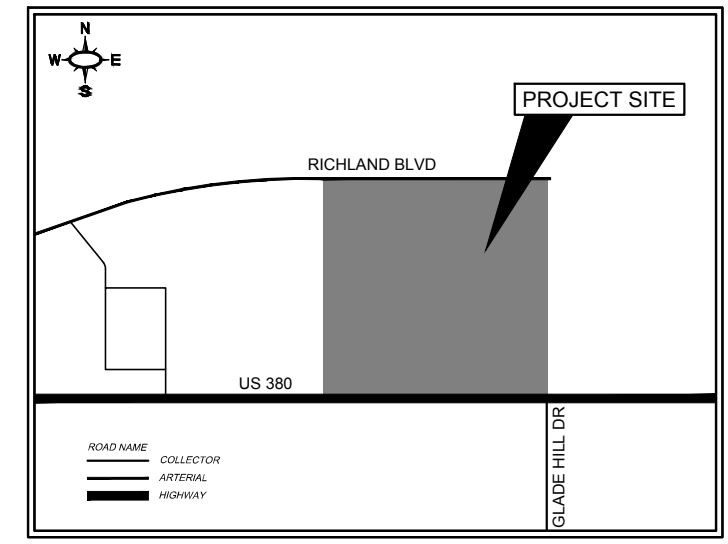


LOT 8, BLOCK A
HUNTER GATEWAY CENTRE
(VOL. 2020, PG. 309)
PD-2
RETAIL/COMMERCIAL

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

RICHLAND BLVD
90' ROW



SITE DATA SUMMARY TABLE BLOCK A, LOT 10

ZONING/PROPOSED USE	P.D-2 AUTOMOBILE SALES, SERVICE AND LEASING
LOT AREA/ SQ. FT. AND AC	481,022 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 BAY + 1 PER EMPLOYEE) = 68 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: 156
TOTAL PARKING PROVIDED	526 SURFACE SPACES **
TOTAL HANDICAP REQUIRED	10 SPACES
TOTAL HANDICAP PROVIDED	13 SPACES
INTERIOR LANDSCAPING PROVIDED	8,520 SQ. FT.
IMPERVIOUS SURFACE	16,536 SQ. FT.
USABLE OPEN SPACE REQUIRED	343,633 SQ. FT.
USABLE OPEN SPACE PROVIDED	32,271 SQ. FT. (7%)
	47,919 SQ. FT. (10%)

**HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH T&S STANDARDS
**ADDITIONAL PARKING ABOVE REQUIRED MAY BE USED FOR
STORAGE/DISPLAY VEHICLES

LEGEND

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

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

TRACT 2
HUB 380 P II, LP
(INST. NO. 2023000023495)
PD-2
RETAIL/COMMERCIAL

SITE DATA SUMMARY TABLE BLOCK A, LOT 15

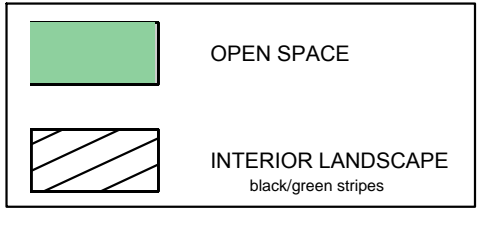
ZONING/PROPOSED USE	P.D-2 RESTAURANT
LOT AREA/ SQ. FT. AND AC	52,578 SF, 1.21 AC
BUILDING AREA (gross square footage)	3,925 GSF (REST.)
BUILDING HEIGHT MAX HEIGHT = 40'	30' (1 STORY)
LOT COVERAGE	6.27%
FLOOR AREA RATIO (for non-residential zoning)	06:1
TOTAL PARKING REQUIRED	175 SF
	39 SPACES
TOTAL PARKING PROVIDED	40 SURFACE SPACES
TOTAL HANDICAP REQUIRED	2 SPACES
TOTAL HANDICAP PROVIDED	2 SPACES
INTERIOR LANDSCAPING PROVIDED	600 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%)

SITE DATA SUMMARY TABLE BLOCK A, LOT 14

ZONING/PROPOSED USE	P.D-2 RESTAURANT 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)	05:1:1
TOTAL PARKING REQUIRED (DRIVE THRU)	1,100 SF
	24 SPACES
TOTAL PARKING PROVIDED	24 SURFACE SPACES
TOTAL HANDICAP REQUIRED	2 SPACES
TOTAL HANDICAP PROVIDED	2 SPACES
INTERIOR LANDSCAPING PROVIDED	360 SQ. FT.
IMPERVIOUS SURFACE	17,964 SQ. FT.
USABLE OPEN SPACE REQUIRED	3,261 SQ. FT. (7%)
USABLE OPEN SPACE PROVIDED	10,224 SQ. FT. (22%)

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.



KHA PROJECT
063244101
DATE
OCTOBER 2024
SCALE
AS SHOWN
DESIGNED BY
RAK
DRAWN BY
EM
CHECKED BY
JCR

TESLA SSD FACILITY

OPEN SPACE PLAN

**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 901 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. 280 East Davis Street Suite 100 McKinney, Texas 75069 Contact: Rachel Korus, P.E. Phone: (469)-301-2594
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SHEET NUMBER
OS - 1