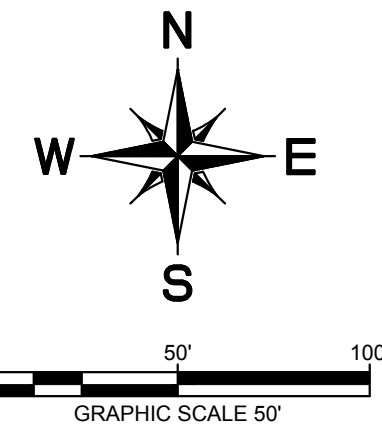
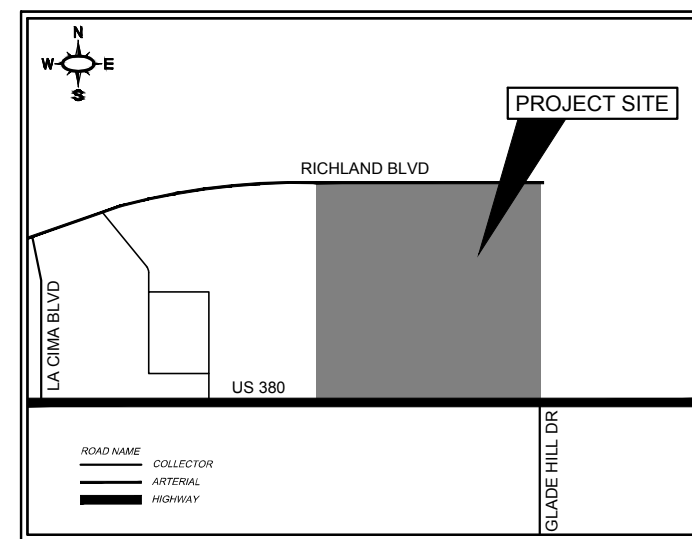


Approved Preliminary Site Plan (DEVAPP-24-0172)



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
TYP	TYPICAL
SSE	SANITARY SEWER EASEMENT
WE	WATER EASEMENT
DE	DRAINAGE EASEMENT
BFR	BARRIER FREE RAMP
SW	SIDEWALK
BL	BUILDING LINE/SETBACK
CI	CURB INLET
GI	GRATE INLET
WI	WYE INLET
JB	JUNCTION BOX
MH	MANHOLE
EX	EXISTING
PROP.	PROPOSED

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: 50,819 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)		18.10%
TOTAL PARKING REQUIRED:		
BUILDING 1 SHOWROOM(1,500) = 5,766 SF : 12 SPACES SERVICE AUTOMOBILE(1 PER BAY + 1 PER EMPLOYEE) = 86 SPACES		BUILDING 1: 98 SPACES
BUILDING 2 SHOWROOM(1,500) = 3,707 SF : 8 SPACES SERVICE AUTOMOBILE(1 PER BAY + 1 PER EMPLOYEE) = 59 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 REQUIRED		8,520 SQ. FT.
INTERIOR LANDSCAPING PROVIDED		16,538 SQ. FT.
IMPERVIOUS SURFACE		343,633 SQ. FT.
USABLE OPEN SPACE PROVIDED		32,271 SQ. FT. (7%)
USABLE OPEN SPACE REQUIRED		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
TOTAL PARKING REQUIRED 1.75 SF	44 SPACES
TOTAL PARKING PROVIDED	44 SURFACE 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%)

STAMPED/STAINED CONCRETE TO BE PROVIDED ALONG FIRE
SECTION FORM RICHLAND BOULEVARD TO US 380. "NO
"FFIC" SIGNAGE TO BE PROVIDED AT EACH ENTRANCE

NOTES

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

1. ALL DEVELOPING STANDARDS SHALL FOLLOW TOWN STANDARDS.
2. LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN OF PROSPER.
3. ALL DEVELOPMENT STANDARDS SHALL FOLLOW FIRE REQUIREMENTS PER THE TOWN OF PROSPER.
4. 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.
5. ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
6. IMPACT FEES WILL BE ASSESSED IN ACCORDANCE WITH THE LAND USE AND ZONING ORDINANCE AND 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.
7. 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 TWO (2) YEAR PERIOD, THE PRELIMINARY SITE PLAN APPROVAL SHALL BE NULL AND VOID. AN APPLICATION FOR REVIEW FOR A PORTION OF THE PROPERTY, THE APPROVAL OF THE PRELIMINARY SITE PLAN FOR THE REMAINING PROPERTY SHALL BE NULL AND VOID.
8. OPEN SPACE REQUIREMENTS SHALL FOLLOW THE ZONING ORDINANCE, PER TRACT. OPEN SPACE SHALL NOT INCLUDE VEHICULAR PAVING, REQUIRED PARKING LOT LANDSCAPE ISLANDS, BUILDING FOOTPRINTS, DRIVEWAYS, PATIOS, REQUIRED LANDSCAPE SETBACKS, SIDEWALKS, AND DETENTION POND.
9. THE BUILDINGS SHALL COMPLY WITH THE REQUIREMENTS FOR RECESSES AND PROJECTIONS WHEN 200 FEET OR GREATER IN LENGTH.

PRELIMINARY SITE PLAN
HUNTER GATEWAY CENTRE
BLOCK A, LOT 10, 14, 15
DEVAPP-24-0172
Being 12.86 AC of

Being 12.00 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 9453
Contact: Bobby Ke
Phone: (205)-821-

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

[illegible]

Kimley»»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2580 FAX: 972-239-3820

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

PRELIMINARY SITE PLAN

SHEET NUMBER
PSP - 1

SITE DATA SUMMARY TABLE BLOCK A, LOT 14

ZONING/PROPOSED USE	PD.2 RESTAURANT W/ DRIVE-THRU
LOT AREA/ AC. 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	24 SPACES
TOTAL PARKING PROVIDED	24 SURFACE SPACES
TOTAL HANDICAP REQUIRED	2 SPACES
TOTAL HANDICAP PROVIDED	2 SPACES
INTERIOR LANDSCAPING REQUIRED	380 SQ. FT.
INTERIOR LANDSCAPING PROVIDED	764 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%)

*HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH TAS STANDARD

IMAGES
 EPSG:22776, Date:2024/10/02, Lat:3.220243, Lon:-86.778146, Mpp:140
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 DWG PATH
 K:\MKN_CVIL\053244\104\PROJECT SWIFT\CAD\PLANS\SHEETS
 DWG NAME
 SITE PLAN DWG. [24 x 36]