

# MASTER PLAN DATA

<b>BUILDING 1</b>		
ZONING	WAREHOUSE (RACK STORAGE W/ CLASS IV COMMODITIES)	PD
PROPOSED USE	WAREHOUSE (RACK STORAGE W/ CLASS IV COMMODITIES)	PD
LAND AREA	312,290 S.F./7.2 AC.	
BUILDING AREA	108,360 S.F.	
LOT COVERAGE	34.5%	
FLOOR AREA RATIO (F.A.R.)	34.5%	
BUILDING HEIGHT	40'-5"	
PARKING REQUIRED		
OFFICE - 5% @ 1:300 S.F.		18 SPACES
WAREHOUSE - 95% @ 1:2,500 S.F.		42 SPACES
TOTAL PARKING REQUIRED		60 SPACES
PARKING PROVIDED		160 SPACES
<b>BUILDING 2</b>		
ZONING	WAREHOUSE (RACK STORAGE W/ CLASS IV COMMODITIES)	PD
PROPOSED USE	WAREHOUSE (RACK STORAGE W/ CLASS IV COMMODITIES)	PD
LAND AREA	466,112 S.F./10.7 AC.	
BUILDING AREA	142,080 S.F.	
LOT COVERAGE	30.4%	
FLOOR AREA RATIO (F.A.R.)	30.4%	
BUILDING HEIGHT	41'-10"	
PARKING REQUIRED		
OFFICE - 5% @ 1:300 S.F.		24 SPACES
WAREHOUSE - 95% @ 1:2,500 S.F.		54 SPACES
TOTAL PARKING REQUIRED		78 SPACES
PARKING PROVIDED		204 SPACES
<b>BUILDING 3</b>		
ZONING	WAREHOUSE (RACK STORAGE W/ CLASS IV COMMODITIES)	PD
PROPOSED USE	WAREHOUSE (RACK STORAGE W/ CLASS IV COMMODITIES)	PD
LAND AREA	1,292,904 S.F./29.68 AC.	
BUILDING AREA	423,720 S.F.	
LOT COVERAGE	32.7%	
FLOOR AREA RATIO (F.A.R.)	32.7%	
BUILDING HEIGHT	40'-10"	
PARKING REQUIRED		
OFFICE - 5% @ 1:300 S.F.		71 SPACES
WAREHOUSE - 95% @ 1:2,500 S.F.		161 SPACES
TOTAL PARKING REQUIRED		232 SPACES
PARKING PROVIDED		384 SPACES
<b>BUILDING 4 - SUBARU BTS</b>		
ZONING	WAREHOUSE (RACK STORAGE W/ CLASS IV COMMODITIES)	PD
PROPOSED USE	WAREHOUSE (RACK STORAGE W/ CLASS IV COMMODITIES)	PD
LAND AREA	1,120,672 S.F./25.72 AC.	
BUILDING AREA		
OFFICE	7,056 S.F.	
TRAINING CENTER	6,171 S.F.	
SHOP AREA	7,025 S.F.	
WAREHOUSE	280,108 S.F.	
BUILDING AREA	300,360 S.F.	
EXPANSION AREA	200,240 S.F.	
TOTAL BUILDING AREA	500,600 S.F.	
LOT COVERAGE (W/ EXPANSION)	44.6%	
FLOOR AREA RATIO (W/ EXPANSION)	44.6%	
BUILDING HEIGHT	50'-1"	
PARKING REQUIRED		
OFFICE - 1:300 S.F.		23.52 SPACES
TRAINING CENTER - 1:300 S.F.		20.57 SPACES
SHOP AREA - 1:1,000 S.F.		7 SPACES
WAREHOUSE - 1:2,500 S.F.		112 SPACES
TOTAL PARKING REQUIRED		164 SPACES
PARKING PROVIDED		175 SPACES
TRAILER STORAGE		40 STALLS
<b>BUILDING 5</b>		
ZONING	WAREHOUSE (RACK STORAGE W/ CLASS IV COMMODITIES)	PD
PROPOSED USE	WAREHOUSE (RACK STORAGE W/ CLASS IV COMMODITIES)	PD
LAND AREA	582,129 S.F./13.36 AC.	
BUILDING AREA	193,500 S.F.	
LOT COVERAGE	33.2%	
FLOOR AREA RATIO (F.A.R.)	33.2%	
BUILDING HEIGHT	44'-11"	
PARKING REQUIRED		
OFFICE - 5% @ 1:300 S.F.		33 SPACES
WAREHOUSE - 95% @ 1:2,500 S.F.		74 SPACES
TOTAL PARKING REQUIRED		107 SPACES
PARKING PROVIDED		180 SPACES
<b>BUILDING 6</b>		
ZONING	WAREHOUSE (RACK STORAGE W/ CLASS IV COMMODITIES)	PD
PROPOSED USE	WAREHOUSE (RACK STORAGE W/ CLASS IV COMMODITIES)	PD
LAND AREA	521,863 S.F./12.0 AC.	
BUILDING AREA	153,340 S.F.	
LOT COVERAGE	29.3%	
FLOOR AREA RATIO (F.A.R.)	29.3%	
BUILDING HEIGHT	43'-0"	
PARKING REQUIRED		
OFFICE - 5% @ 1:300 S.F.		26 SPACES
WAREHOUSE - 95% @ 1:2,500 S.F.		59 SPACES
TOTAL PARKING REQUIRED		85 SPACES
PARKING PROVIDED		171 SPACES
TRAILER STORAGE		30 STALLS
TOTAL BUILDING AREA	1,321,360 S.F.	
FREEPORT R.O.W. AREA	343,690 S.F./7.9 AC.	
CHANNEL/DETENTION AREA	197,834 S.F./4.5 AC.	
UNUSED LAND	161,160 S.F./3.7 AC.	
GROSS LAND AREA	4,799,962 S.F./110.2 AC.	
GROSS COVERAGE	27.5%	
NET LAND AREA	4,097,278 S.F./94.1 AC.	
NET COVERAGE	32.2%	

## DRC PLAN COMMENT RESPONSES:

- BUILDING INSPECTION:**
1. TYPICAL CONSTRUCTION TYPE: TYPE II-B
  2. FIRE PROTECTION TYPE: ESFR
  3. OCCUPANCY TYPE: GROUP S1
  4. OCCUPANCY LOAD: OFFICE-100 SF/PERSON  
WAREHOUSE-500 SF/PERSON
  5. EXIT WIDTH: TOTAL OCCUPANTS X 0.15"= MINIMUM EXIT WIDTH REQUIRED

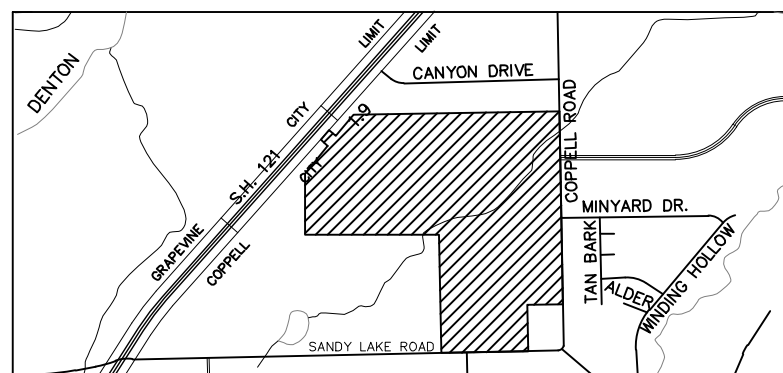
- FIRE DEPARTMENT**
1. FIRE HYDRANTS SHALL BE SPACED AT 300' (MAX.) ALONG FIRE LANE EASEMENTS.
  2. FIRE HYDRANTS SHALL BE LOCATED BETWEEN 3' AND 6' FROM FIRE LANE EASEMENT.
  3. FIRE DEPARTMENT CONNECTION (FDC) SHALL BE LOCATED ADJACENT (3') FROM FIRE HYDRANT.
  4. EACH BUILDING SHALL BE EQUIPPED WITH A FIRE PUMP (BASED ON HYDRAULIC CALCULATIONS)
  5. ANY FUTURE GATES CROSSING FIRE LANE EASEMENTS SHALL BE EQUIPPED WITH BI-DIRECTIONAL CITY OPTICOM RECEIVERS AND KNOX PADLOCK OVERRIDES FOR EMERGENCY ACCESS.
  6. USE OF ANY TRAFFIC CALMING DEVICES MUST BE APPROVED BY THE FIRE DEPARTMENT PRIOR TO INSTALLATION.

**DEVELOPER**  
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## LOCATION MAP

NO SCALE

**LEGEND**  
PP - POWER POLE (APPRX. LOCATION)

## PROLOGIS PARK ONE TWENTY ONE

TEXAS

3200 AND 3202 STATE HIGHWAY , COPPELL,



PROJECT NO.

SHEET TITLE:

DRAWN BY:

CHECKED BY:



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**A1.00**

DATE: 02-25-15 SHEET