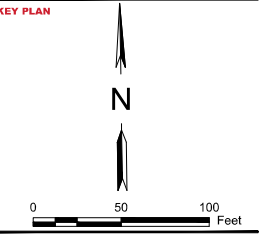




1600 E Sandy Lake Rd
Coppell, TX 75019

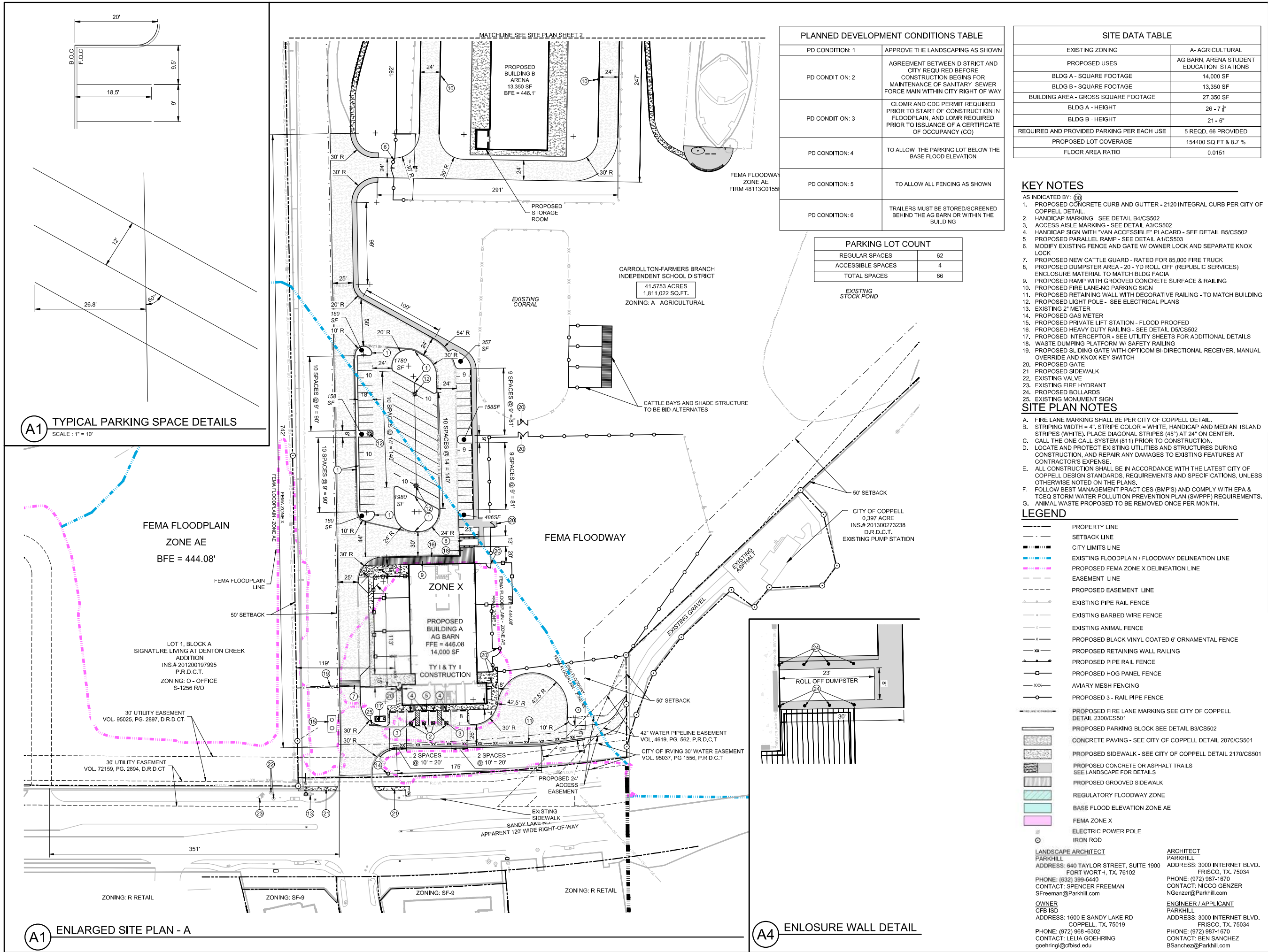
PROJECT NO. 42098.23

KEY PLAN

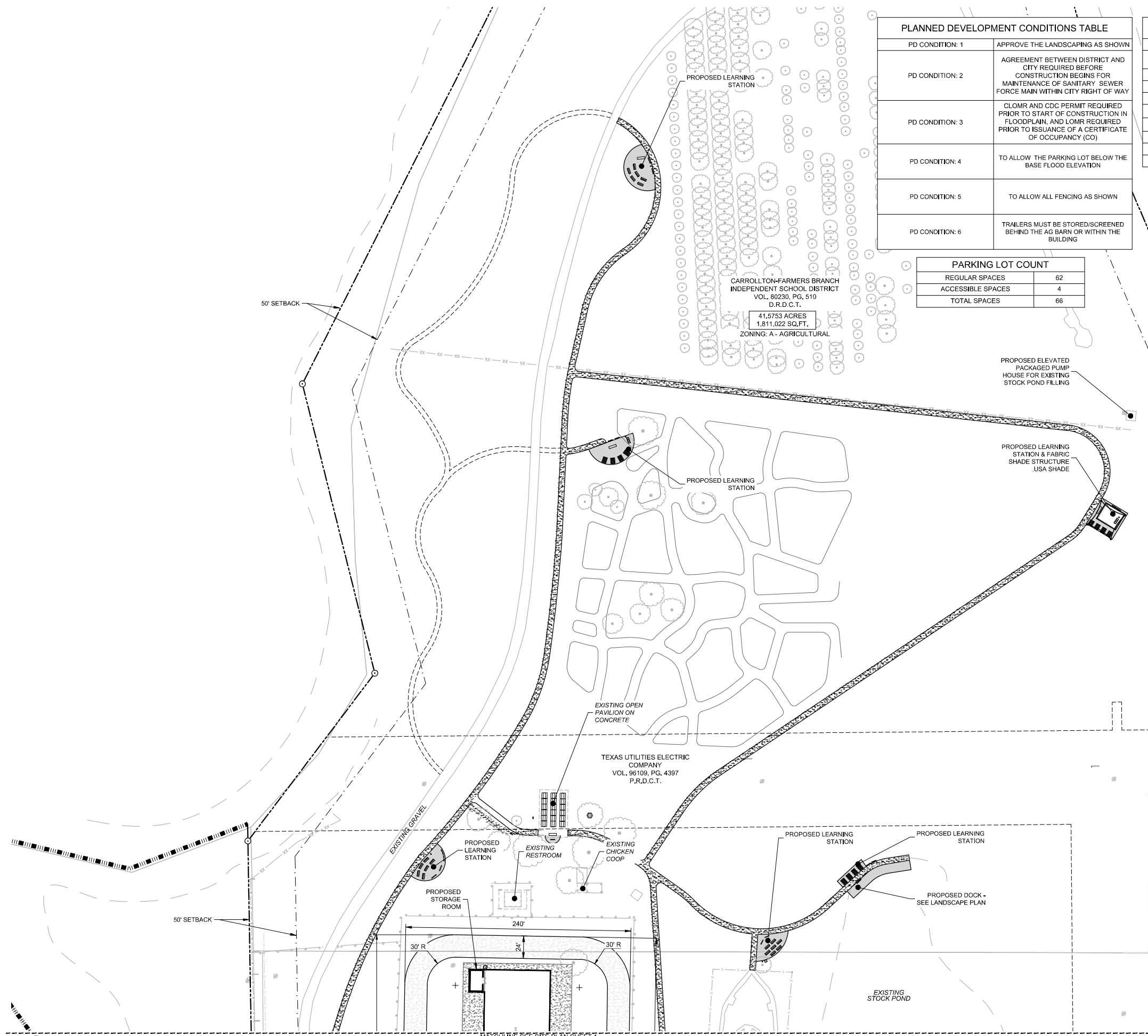


#	DATE	DESCRIPTION
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SITE PLAN
SHEET 1 OF 4
CARROLLTON
FARMERS BRANCH
SD AG BARN
ADDITION
BLOCK A, LOT 1
41.5753 AC
10/07/2025



A:2023\42098.23\03_DSGN01_DWG050_CIVIL03_SHEETS\04_AG-BARN\PLANNED DEVELOPMENT\CS10\A-42098.DWG. 10/10/2025 9:05 AM. agarza



PLANNED DEVELOPMENT CONDITIONS TABLE	
PD CONDITION: 1	APPROVE THE LANDSCAPING AS SHOWN
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PD CONDITION: 4	TO ALLOW THE PARKING LOT BELOW THE BASE FLOOD ELEVATION
PD CONDITION: 5	TO ALLOW ALL FENCING AS SHOWN
PD CONDITION: 6	TRAILERS MUST BE STORED/SCREENED BEHIND THE AG BARN OR WITHIN THE BUILDING

PARKING LOT COUNT	
REGULAR SPACES	62
ACCESSIBLE SPACES	4
TOTAL SPACES	66

SITE DATA TABLE	
EXISTING ZONING	A- AGRICULTURAL
PROPOSED USES	AG BARN, ARENA, STUDENT EDUCATION STATIONS
BLDG A - SQUARE FOOTAGE	14,000 SF
BLDG B - SQUARE FOOTAGE	13,350 SF
BUILDING AREA - GROSS SQUARE FOOTAGE	27,350 SF
BLDG A - HEIGHT	26 - 7 ⁵ / ₈ "
BLDG B - HEIGHT	21 - 6" "
REQUIRED AND PROVIDED PARKING PER EACH USE	5 REQD, 66 PROVIDED
PROPOSED LOT COVERAGE	154400 SQ FT & 8.7 %
FLOOR AREA RATIO	0.0151

KEY NOTES

- AS INDICATED BY: (00)
- PROPOSED CONCRETE CURB AND GUTTER - 2120 INTEGRAL CURB PER CITY OF COPPELL DETAIL.
 - HANDICAP MARKING - SEE DETAIL B4/CS502
 - ACCESS AISLE MARKING - SEE DETAIL A3/CS502
 - HANDICAP SIGN WITH "VAN ACCESSIBLE" PLACARD - SEE DETAIL B5/CS502
 - PROPOSED PARALLEL RAMP - SEE DETAIL A1/CS503
 - MODIFY EXISTING FENCE AND GATE W/ OWNER LOCK AND SEPARATE KNOX LOCK
 - PROPOSED NEW CATTLE GUARD - RATED FOR 85,000 FIRE TRUCK
 - PROPOSED DUMPSTER AREA - 20 - YD ROLL OFF (REPUBLIC SERVICES) ENCLOSURE MATERIAL TO MATCH BLDG FACIA
 - PROPOSED RAMP WITH GROOVED CONCRETE SURFACE & RAILING
 - PROPOSED FIRE LANE-NO PARKING SIGN
 - PROPOSED RETAINING WALL WITH DECORATIVE RAILING - TO MATCH BUILDING
 - PROPOSED LIGHT POLE - SEE ELECTRICAL PLANS
 - EXISTING 2" METER
 - PROPOSED GAS METER
 - PROPOSED PRIVATE LIFT STATION - FLOOD PROOFED
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 - PROPOSED INTERCEPTOR - SEE UTILITY SHEETS FOR ADDITIONAL DETAILS
 - WASTE DUMPING PLATFORM W/ SAFETY RAILING
 - PROPOSED SLIDING GATE WITH OPTICOM BI-DIRECTIONAL RECEIVER, MANUAL OVERRIDE AND KNOX KEY SWITCH
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- PROPOSED PARKING BLOCK SEE DETAIL B3/CS502
- CONCRETE PAVING - SEE CITY OF COPPELL DETAIL 2070/CS501
- PROPOSED SIDEWALK - SEE CITY OF COPPELL DETAIL 2170/CS501
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- IRON ROD

LANDSCAPE ARCHITECT
PARKHILL
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CONTACT: SPENCER FREEMAN
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Parkhill

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Carrollton Farmers-Branch ISD
Package 6
Outdoor Learning Center

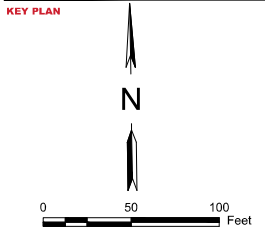


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Carrollton Farmers-Branch ISD

1600 E Sandy Lake Rd
Coppell, TX 75019

PROJECT NO.
42098.23

KEY PLAN

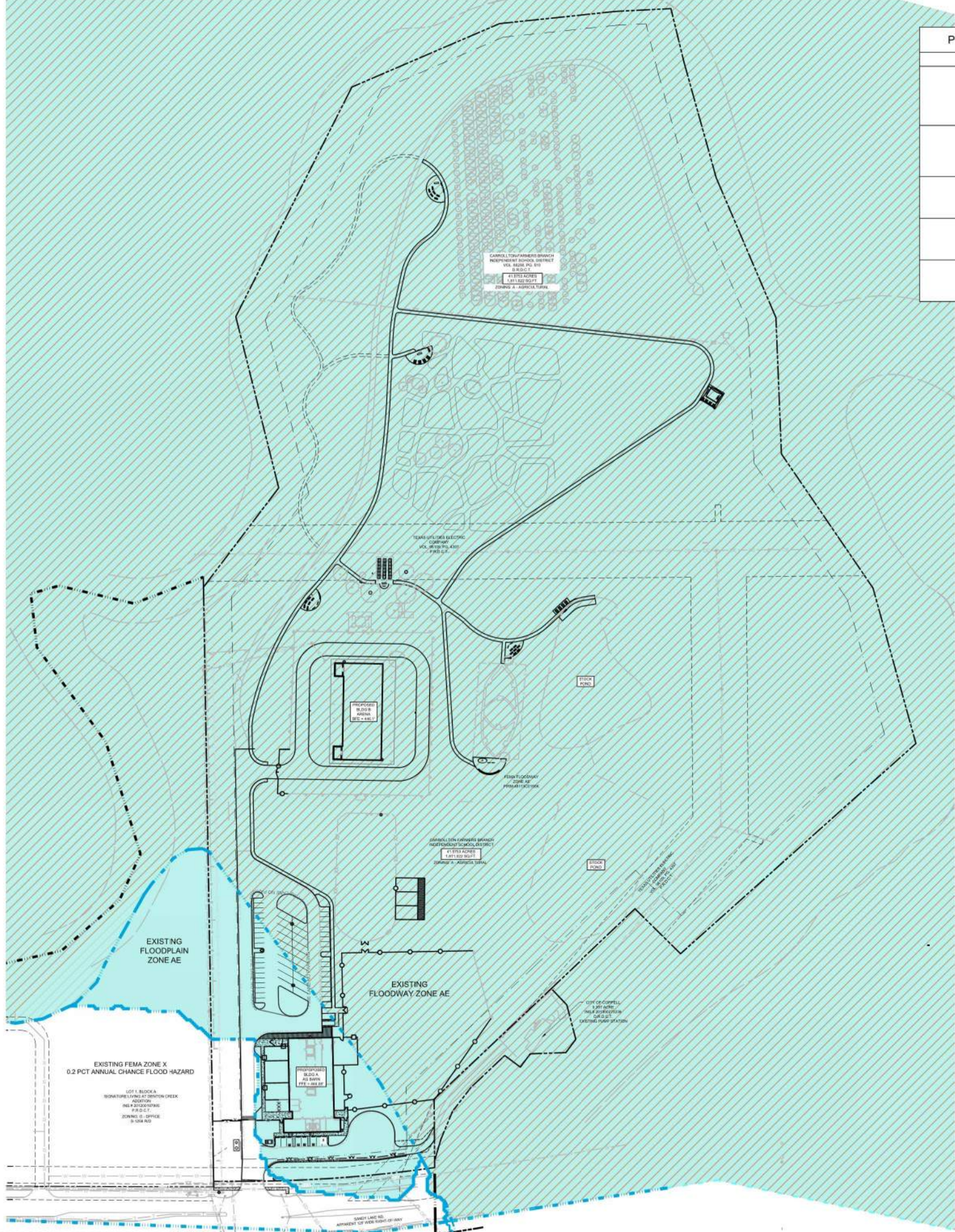


DATE DESCRIPTION

SITE PLAN
SHEET 2 OF 4
CARROLLTON
FARMERS BRANCH
ISD AG BARN
ADDITION
BLOCK A, LOT 1
41.5753 AC
10/07/2025

A:2023-42098 23-03_DSGN01.DWG050_CIVIL03_SHEETS04_Ag-BARNPLANNED DEVELOPMENTCS10TD-42098 DWG. 10/10/2025 9:11 AM. agarza

A1 EXSISTING FLOODPLAIN/FLOODWAY CONDITIONS



PLANNED DEVELOPMENT CONDITIONS TABLE	
PD CONDITION: 1	APPROVE THE LANDSCAPING AS SHOWN
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LANDSCAPE ARCHITECT
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ADDRESS: 640 TAYLOR STREET, SUITE 1900
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BSanchez@Parkhill.com

Parkhill

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Carrollton Farmers-Branch ISD
Package 6
Outdoor Learning Center

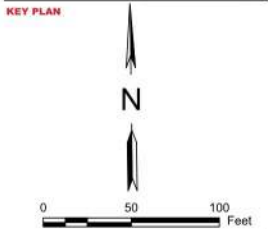


CLIENT
Carrollton Farmers-Branch ISD

1600 E Sandy Lake Rd
Coppell, TX 75019

PROJECT NO.
42098.23

KEY PLAN

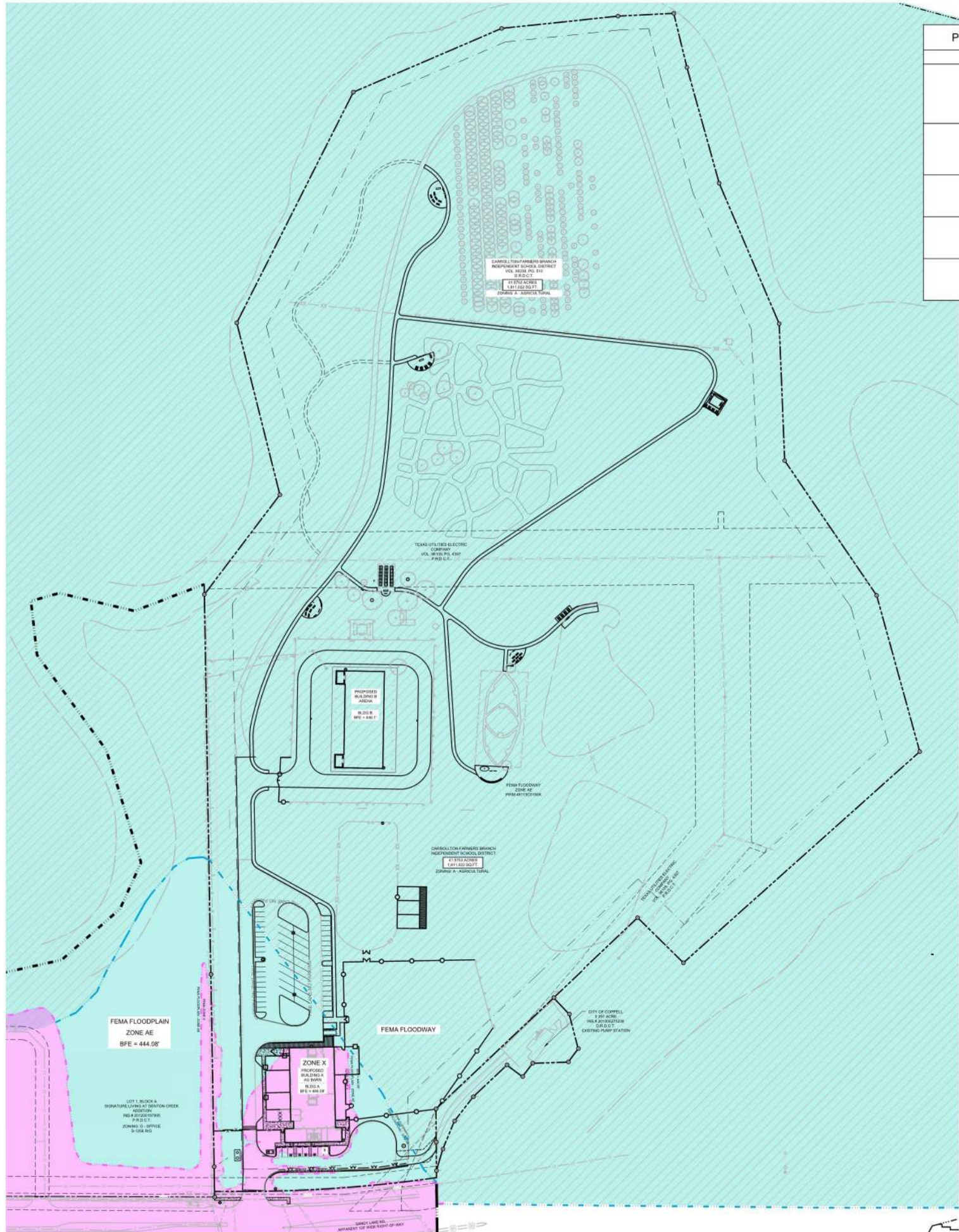


DATE DESCRIPTION

EXISTING FLOODPLAIN/FLOODWAY CONDITIONS
SHEET 3 OF 4
CARROLLTON FARMERS BRANCH ISD AG BARN ADDITION
BLOCK A, LOT 1
41.5753 AC
10/07/2025

A:102342088 2303_DSGN01.DWG050_CIVIL03_SHEETS04_Ag-BARNPLANNED DEVELOPMENTCS101A-42088.DWG, 10/10/2025 9:02 AM, agarza

A1 PROPOSED FLOODPLAIN/FLOODWAY CONDITIONS



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PD CONDITION: 1	APPROVE THE LANDSCAPING AS SHOWN
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Carrollton Farmers-Branch ISD
Package 6
Outdoor Learning Center

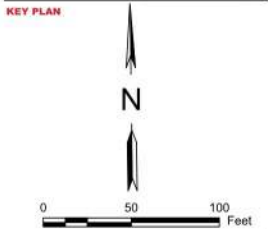


CLIENT
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1600 E Sandy Lake Rd
Coppell, TX 75019

PROJECT NO.
42098.23

KEY PLAN



DATE DESCRIPTION
PROPOSED FLOODPLAIN / FLOODWAY CONDITIONS
SHEET 4 OF 4

CARROLLTON FARMERS BRANCH ISD AG BARN ADDITION
BLOCK A, LOT 1
41.5753 AC
10/07/2025