

Exhibit 'A'

Legal Description

BEING all of Lot 1R2, Block 1, COPPELL SERVICE CENTER ADDITION, an addition to the City of Coppell, Dallas County, Texas, according to the plat recorded in County Clerk's File No. 201400050913, of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:
BEGINNING at a ½" iron rod marked "Brittain & Crawford" set at the Southwest corner of said Lot 1R2, Block 1, and said point also lying at the intersection of the North right-of-way line of Dallas Area Rapid Transit (a 100 foot wide right-of-way) with the East right-of-way line of Coppell Road (a variable width public right-of-way);
THENCE N 01° 48' 01" W 60.05 feet, along the West boundary line of said Lot 1R2, Block 1 and the East right-of-way line of said Coppell Road, to a ½" iron rod marked "Brittain & Crawford" set at the most Southerly Northwest corner of said Lot 1R2, Block 1, and the Southwest corner of Lot 2, Block 1, of said Coppell Service Center Addition;
THENCE continuing along the common boundary line of said Lot 1R2 and Lot 2, as follows:
1. N 85° 32' 50" E 285.47 feet, to a ½" iron rod marked "Brittain & Crawford" set at the Southeast corner of said Lot 2;
2. N 01° 50' 07" W 319.90 feet, to a ½" iron rod marked "Brittain & Crawford" set at the Northeast corner of said Lot 2;
3. S 88° 12' 01" W 69.85 feet, to a ½" iron rod marked "Brittain & Crawford" set;
4. S 75° 31' 12" W 141.68 feet, to a ½" iron rod marked "Brittain & Crawford" set at the beginning of a curve to the right;
5. SOUTHWESTERLY 31.09 feet, along said curve to the right having a radius of 140.50 feet, a central angle of 12° 40' 48", and a chord bearing S 81° 51' 36" W 31.03 feet, to a ½" iron rod marked "Brittain & Crawford" set at the end of said curve;
6. S 88° 12' 01" W 46.06 feet, to a ½" iron rod marked "Brittain & Crawford" set at the Northwest corner of said Lot 2, and said point lying in the East right-of-way line of aforesaid Coppell Road;

THENCE N 01° 48' 01" W 107.88 feet, along the West boundary line of said Lot 1R2 and the East right-of-way line of said Coppel Road, to a ½" iron rod marked "Brittain & Crawford" set at the most Westerly Northwest corner of said Lot 1R2, and said point lying at the Southwest corner of Lot 1, Block "A", Old Town (Main Street) Phase II Addition, to the City of Coppel, Dallas County, Texas, according to the plat recorded in County Clerk's File No. 201300276531, of the Deed

Records of Dallas County, Texas;

THENCE along the common boundary line of said Lot 1R2 and said Old Town (Main Street) Phase II Addition, as follows:

1. N 88° 11' 57" E 284.93 feet, to a ½" iron rod marked "Brittain & Crawford" set at the Southeast corner of Lot 3X, of said Old Town (Main Street) Phase II Addition;
2. N 01° 50' 07" W 183.25 feet, to a ½" iron rod found;
3. N 88° 55' 18" E 15.00 feet, to a ½" iron rod marked "Brittain & Crawford" set;
4. N 01° 48' 49" W 50.02 feet, to a ½" iron rod marked "Brittain & Crawford" set at the most Northerly Northwest corner of said Lot 1R2;

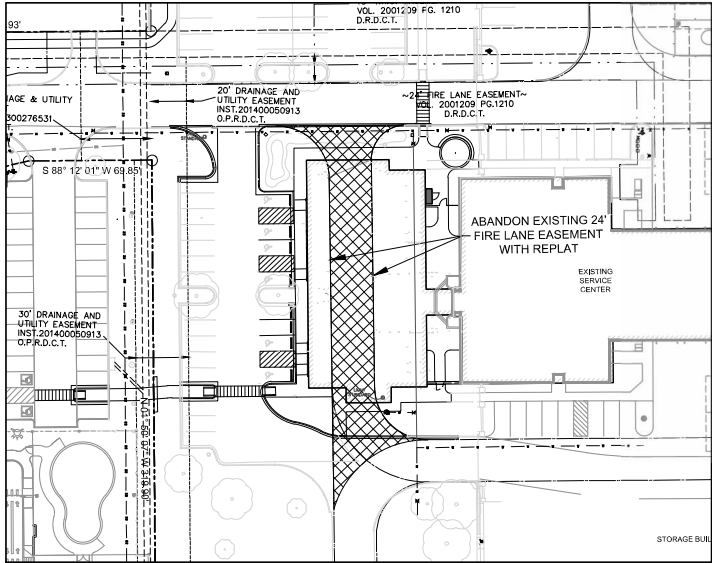
THENCE N 88° 10' 21" E at 70.20 feet passing a ½" iron rod marked "Brittain & Crawford" set at the Southeast corner of Lot 11, Block "D", of said Old Town (Main Street) Phase II Addition, and the most Westerly Southwest corner of Lot 1R, Block A, Grapevine Springs Community Center, an addition to the City of Coppel, Dallas County, Texas, according to the plat recorded in County Clerk's File No. 201400050914, of the Deed Records of Dallas County, Texas, and continuing in all 535.25 feet, to a ½" iron rod found at the most Northerly Northeast corner of said Lot 1R2; THENCE continuing along the common boundary line of said Lot 1R2 and Lot 1R, Block A, as follows:

1. S 01° 44' 07" E 174.66 feet, to a ½" iron rod found marked "BW2";
2. N 88° 09' 47" E 85.01 feet, to a ½" iron rod found marked "BW2";
3. S 01° 50' 13" E 178.46 feet, to a ½" iron rod found marked "BW2";
4. N 88° 31' 41" E 162.24 feet, to a ½" iron rod found marked "BW2";
5. S 01° 29' 53" E 294.97 feet, to a ½" iron rod found marked "BW2", at the most Southerly Southeast corner of said

Lot 1R, Block A, and the southeast corner of said Lot 1R2, and said point also lying in the North right-of-way line of the aforesaid Dallas Area Rapid Transit;

THENCE along the South boundary line of said Lot 1R2 and the North right-of-way line of said Dallas Area Rapid Transit, as follows:

1. S 85° 31' 23" W 796.02 feet, to a ½" iron rod found;
2. S 85° 26' 55" W 285.84 feet, to the POINT OF BEGINNING containing 11.516 acres (501,627 square feet) of land.



DETAIL A



VICINITY MAP

REMAINDER PORTION OF
LOT 1, BLOCK A
GRAPEVINE SPRINGS
COMMUNITY CENTER
20080382276
D.R.D.C.T.

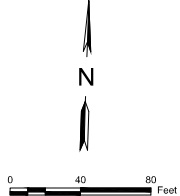
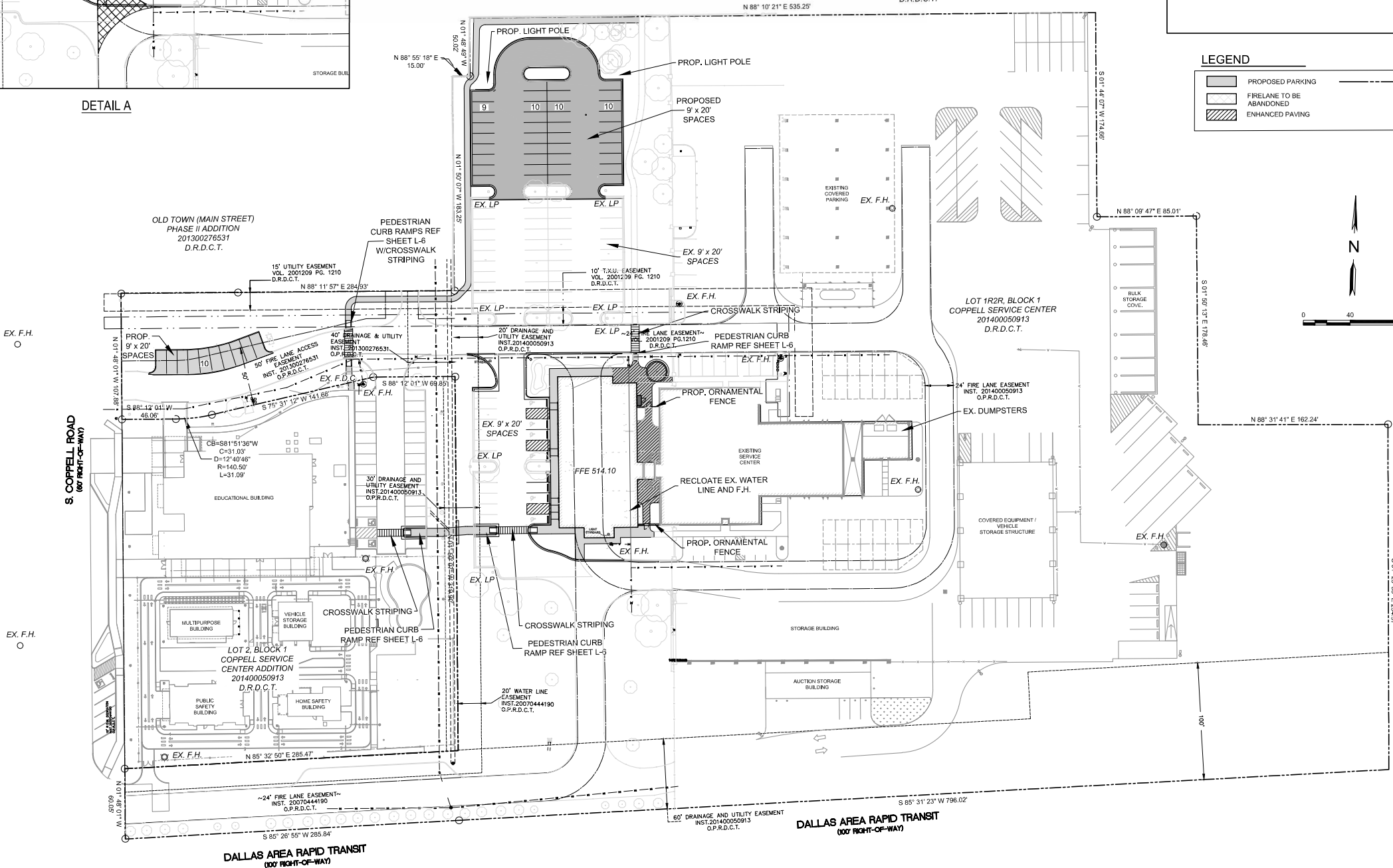
SITE DATA TABLE:

1. ZONING	
A. EXISTING BASE ZONING	- PD-108R5R2-H
B. SITE AREA	- 11.516 ACRES
C. NEW BUILDING ADDITION	- 8,664 SF
D. LOT COVERAGE	- 13.70%
E. IMPERMEABLE AREA	- 8.80 ac
D. EX. BUILDING - BUSINESS OCCUPANCY & STORAGE/MECHANICAL OCCUPANCY	
E. PROP. BUILDING - BUSINESS AND ASSEMBLY OCCUPANCY	
F. BUILDING HEIGHT	- 20 FEET
G. PARKING	
EXISTING SPOTS	- 176 + 6 ADA
PROPOSED PARKING SPOTS	- 193 + 6 ADA
H. BUILDING AREA -	
EX. BUILDING	- 16,804 SF
PROP. BUILDING	- 8,664 SF

¹ADDITIONAL PARKING TO ALSO SERVE LIFE SAFETY CENTER.

LEGEND

	PROPOSED PARKING		PROPERTY LINE
	FIRELANE TO BE ABANDONED		
	ENHANCED PAVING		



LOT 1, BLOCK A
GRAPEVINE SPRINGS
COMMUNITY CENTER
20080382276
D.R.D.C.T.

TREE STATEMENT

REFERENCE THE TREE SURVEY AND TREE PRESERVATION PLAN FOR THE LOCATION OF THE TREES THAT ARE TO REMAIN/TO BE REMOVED.

PD CONDITIONS:

1. Building elevations proposed are conceptual, and detail plan approval, including elevation details and materials may qualify for administrative approval by the Director of Community Development.
2. Landscaping shall be provided as shown on the landscape plan.
3. Site Plan to be approved as submitted.

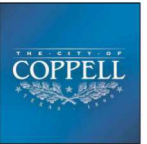
COPPELL SERVICE CENTER
LOT 1R2 AND LOT 2, BLOCK 1

JANUARY 15, 2024

OWNER
CITY OF COPPELL
ADDRESS: 285 E. PARKWAY BOULEVARD
COPPELL, TX 75019
PHONE: (972) 364-8878
CONTACT: JAMIE BRISTON
E-MAIL: JBRISTON@COPPELLTX.GOV

ENGINEER / APPLICANT
PARKHILL
ADDRESS: 3000 INTERNET BLVD.
FRESNO, TX 75044
PHONE: (817) 648-5216
CONTACT: CHRIS SCHMITZER, P.E.
E-MAIL: CSCHMITZER@PARKHILL.COM

Coppel Service Center
50% Design Development Set



CLIENT
City of Coppel
816 S Coppell Rd
Coppell, Texas 75019

PROJECT NO.
40082.22

KEY PLAN

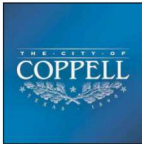
#	DATE	DESCRIPTION
3	02/20/2024	Site Plan Re-Submittal
2	02/15/2024	Site Plan Re-Submittal
1	01/29/2024	Site Plan Submittal

SITE PLAN

SP-01



Coppell Service Center
50% Design Development Set



CLIENT
City of Coppell
816 S Coppell Rd
Coppell, Texas 75019

PROJECT NO.
40092.22

KEY PLAN

#	DATE	DESCRIPTION
1	02/20/2024	100% Design Development Set
2	02/18/2024	75% Design Development Set
3	01/12/2024	50% Design Development Set

OVERALL
LANDSCAPE PLAN

LP-01

LANDSCAPE COMPUTATIONS TABLE		
INTERIOR LANDSCAPE		
Ord. No. 91500-A-109 A MINIMUM OF 10% OF THE GROSS NON-EXEMPT AREA UTILIZED FOR OFF-STREET PARKING AND LOADING SHALL BE DEVOTED TO LANDSCAPING.	10% OF 74,531 SQ. FT.	= 7,453 SQ. FT.
Ord. No. 91500-A-105 A MINIMUM OF 1 TREE PLANTED FOR EACH 400 SQ. FT. OR FRACTION THEREOF OF REQUIRED INTERIOR LANDSCAPE AREA	7,453 SQ. FT. / 400 SQ. FT = 19 TREES	9 PROVIDED 10 EXISTING
NON-VEHICULAR OPEN SPACE		
Ord. No. 91500-A-105 AREA SHALL EQUAL AT LEAST 15% OF THAT PORTION OF THE LOT NOT COVERED BY A BUILDING OR BY BUILDINGS.	TOTAL SITE AREA = 157,900 SQ. FT. TOTAL OPEN SPACE = 74,607 SQ. FT.	74,607 SQ. FT. = 47.25% OF 157,900 SQ. FT.
Ord. No. 91500-A-105 30% TO 49% PERCENTAGE OF SITE IN NON-VEHICULAR OPEN SPACE EQUALS 1 TREE PER 3,000 SQ. FT.	74,607 SQ. FT./3,000 SQ. FT = 25 TREES	2 PROVIDED 23 EXISTING
PERIMETER REQUIREMENTS		
Ord. No. 91500-A-105 LARGE TREE, 3" CALIPER MINIMUM PER 50 LINEAR FEET OF ROADWAY FRONTAGE**	ONE NORTH PROPERTY LINE A 15' UTILITY EASEMENT & 10' ELECTRICAL EASEMENT NORTH PROPERTY LINE B 155 LINEAR FEET / 50 = 3 TREES REQUIRED WEST PROPERTY LINE A 102 LINEAR FEET / 50 = 2 TREES REQUIRED WEST PROPERTY LINE B 233 LINEAR FEET / 50 = 5 TREES REQUIRED SOUTH PROPERTY LINE A 164 LINEAR FEET / 50 = 3 TREES REQUIRED SOUTH PROPERTY LINE B 460 LINEAR FEET / 50 = 9 TREES REQUIRED	NO TREES PROVIDED 8 EXISTING 2 TREES PROVIDED 5 TREES PROVIDED 1 TREES PROVIDED 2 EXISTING 3 TREES PROVIDED 25 EXISTING
TOTAL		66 TREES REQUIRED 90 TREES PROVIDED

TREE PROTECTION NOTES

- PRIOR TO CONSTRUCTION OR LAND DEVELOPMENT, THE DEVELOPER OR BUILDER MUST CLEARLY MARK ALL PROTECTED TREES WITHIN 50 FEET OF ALL PUBLIC RIGHTS-OF-WAY, PUBLIC EASEMENTS, OR CONSTRUCTION AREAS. THE PROTECTED TREES WILL BE FLAGGED WITH BRIGHT, FLUORESCENT SURVEY RIBBON WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR FEET FROM NATURAL GRADE SUCH THAT THE TAPE IS VERY VISIBLE TO CONSTRUCTION WORKERS AND EQUIPMENT OPERATORS.
- PRIOR TO CONSTRUCTION OR LAND DEVELOPMENT, THE DEVELOPER OR BUILDER SHALL ESTABLISH DESIGNATED PARKING AREAS FOR THE PARKING AND MAINTENANCE OF ALL VEHICLES, TRAILERS, CONSTRUCTION EQUIPMENT, AND RELATED ITEMS, AS WELL AS STOCKPILE AREAS FOR THE STORAGE OF CONSTRUCTION SUPPLIES AND MATERIALS. AFTER APPROVAL BY THE CITY MANAGER OR DESIGNER, THE LOCATION AND DIMENSIONS OF SAID DESIGNATED AREAS SHALL BE CLEARLY IDENTIFIED ON CONSTRUCTION AND SITE PLANS AND AT THE CONSTRUCTION SITE.
- IN THOSE SITUATIONS WHERE THE DRIP LINE OF A PROTECTED TREE IS NOT DIRECTLY AFFECTED BY CONSTRUCTION BUT CONSTRUCTION RELATED ACTIVITIES MAY INFRINGE ON SAID DRIP-LINE, PROTECTIVE FENCING SHALL BE INSTALLED AT MINIMUM AROUND THE DRIP-LINE DESIGNATING A TREE PROTECTION ZONE. THE FENCING MUST BE A MINIMUM OF FOUR FEET IN HEIGHT WITH SILT FENCING ATTACHED TO THE BASE OF THE FENCE. BRIGHT, FLUORESCENT SURVEY RIBBON MUST BE ATTACHED TO THE PROTECTIVE FENCING AT TEN-FOOT INTERVALS. (APPENDICES D AND E).
- BILINGUAL (ENGLISH AND SPANISH) SIGNAGE WILL BE CONSPICUOUSLY LOCATED ON ALL PROTECTIVE FENCING DESIGNATING A TREE PROTECTION ZONE. (APPENDIX F)
- EVERY EFFORT WILL BE MADE TO RETAIN UNDERSTORY VEGETATION AND LEAF LITTER DURING ALL PHASES OF DEVELOPMENT AND CONSTRUCTION. IF UNDERSTORY VEGETATION AND/OR LEAF LITTER IS REMOVED, THE CRITICAL ROOT ZONE WITHIN THE TREE PROTECTION ZONE WILL BE MULCHED WITH THREE TO SIX INCHES OF ORGANIC MATERIAL TO AID IN KEEPING SOIL TEMPERATURES DOWN AND IN THE RETENTION OF SOIL MOISTURE.
- UNDERGROUND UTILITIES MAY BE BORED IF THE LINE OF THE UTILITY PASSES WITHIN A TREE PROTECTION OR CRITICAL ROOT ZONE. (APPENDIX G).
- GRADE CHANGES IN EXCESS OF FOUR INCHES CUT OR FILL WITHIN A TREE PROTECTION OR CRITICAL ROOT ZONE WILL REQUIRE A RETAINING WALL OR TREE WELL, MADE OF ROCK OR BRICK, TO BE CONSTRUCTED AROUND THE PROTECTED TREE NO CLOSER THAN 75 PERCENT OF THE DISTANCE BETWEEN THE TRUNK AND THE DRIP LINE. THE TOP OF THE RETAINING WALL SHOULD BE CONSTRUCTED AT THE NEW GRADE. ADDITIONAL MEASURES TO MAINTAIN PROPER OXYGEN AND WATER EXCHANGE WITH THE PROTECTED TREE ROOTS MAY ALSO BE REQUIRED. (APPENDIX H).
- ALL PROTECTED TREES SHALL BE PROVIDED WITH A PERMEABLE SURFACE UNDER A MINIMUM OF 75 PERCENT OF THE EXISTING DRIP LINE OF THE TREE(S).

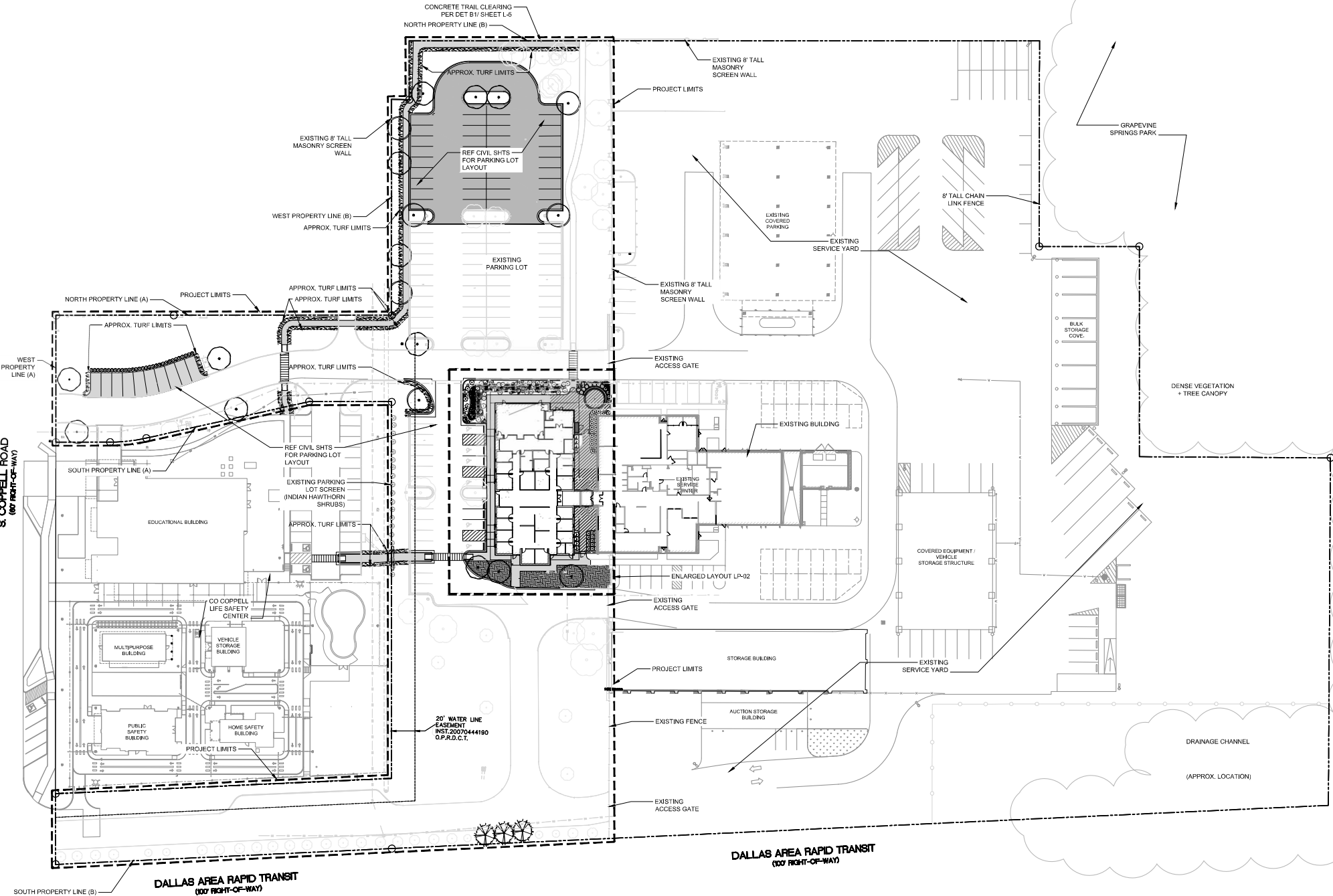
TREE PROTECTION NOTES - PROHIBITED ACTIVITIES

- NO CONSTRUCTION VEHICLE OR EQUIPMENT TRAFFIC OR PARKING SHALL TAKE PLACE.
- NO MATERIALS INTENDED FOR USE IN DEVELOPMENT OR CONSTRUCTION, OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION, SHALL BE PLACED OR STORED.
- NO EQUIPMENT SHALL BE CLEANED OR LIQUIDS DEPOSITED OR ALLOWED TO FLOW OVERLAND. THIS INCLUDES, BUT IS NOT LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, AND SIMILAR MATERIALS.
- GRADE CHANGES IN EXCESS OF FOUR INCHES SHALL NOT BE MADE UNLESS PROPERLY PROTECTED BY A RETAINING WALL OR TREE WELL AS DESCRIBED IN SECTION 12-34-2.9.
- NO WATER, WHICH ACCUMULATES DUE TO CONSTRUCTION-RELATED ACTIVITIES, SHALL BE PERMITTED TO REMAIN AROUND ANY PROTECTED TREE.
- NO SIGNS, WIRES, OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.
- EXCEPT FOR THESE AFORESAID EXEMPTIONS IN SECTION 12-34-2.6, UNDER NO CIRCUMSTANCES SHALL THERE BE A CLEAR CUTTING OF TREES ON A PROPERTY FOR ANY PURPOSE AT ANY TIME.
- NO PERSON, DIRECTLY OR INDIRECTLY, SHALL CUT DOWN, DESTROY, EFFECTIVELY DESTROY THROUGH DAMAGING, REMOVE, OR MOVE ANY TREE, PROTECTED TREE, SPECIMEN TREE, OR HISTORIC TREE WITHOUT A TREE REMOVAL PERMIT AT ANY TIME UNLESS EXEMPTED BY SECTION 12-34-2.6.
- NO PERSON, DIRECTLY OR INDIRECTLY, SHALL ACT IN CONCERT WITH AN OWNER, OCCUPANT, LESSOR, LESSEE OR ANY PERSON CLAIMING AN INTEREST IN PROPERTY TO ENTER INTO ANY AGREEMENT, CONTRACT, NEGOTIATION, LETTER OF INTENT OR ANY OTHER TYPE OF ARRANGEMENT TO CIRCUMVENT THE PROHIBITIONS CONTAINED HEREIN OR TO OTHERWISE QUALIFY FOR AN EXEMPTION FROM THE PROVISIONS OF THIS ORDINANCE.

LANDSCAPE MAINTENANCE NOTES

- THE LANDSCAPE WILL BE MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM.
- DEAD MATERIAL WILL BE REPLACED AND MAINTAINED UNTIL ESTABLISHED.
- TURF AREAS WILL BE MOWED ON A REGULAR BASIS.
- SHRUBS, GROUND COVER AND ORNAMENTAL GRASSES WILL BE TRIMMED, PRUNED ETC., AS NEEDED.

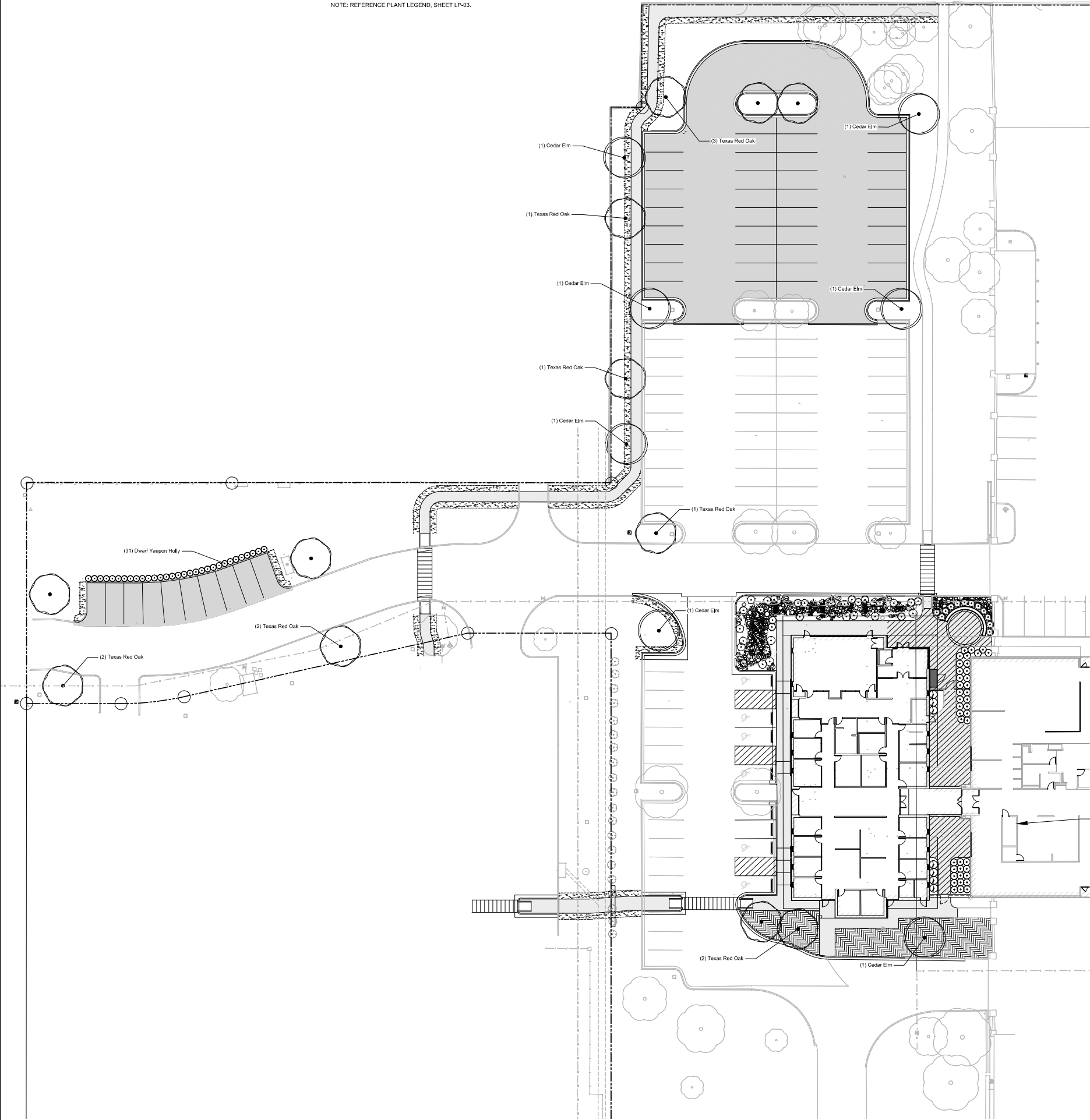
NOTE: REFERENCE PLANT LEGEND, SHEET LP-03.



PD CONDITIONS:
1. Building elevations proposed are conceptual, and detail plan approval, including elevation details and materials may qualify for administrative approval by the Director of Planning.
2. Perimeter landscaping shall be provided as shown on the landscape plan.

COPPELL SERVICE CENTER
LOT 1R2, BLOCK 1
JANUARY 15, 2024
OWNER
CITY OF COPPELL
ADDRESS: 255 E. PARKWAY BOULEVARD
COPPELL, TX, 75019
PHONE: (817) XXX-XXXX
CONTACT: JAMIE BRIERTON
E-MAIL: JBRIERTON@COPPELLTX.GOV
ENGINEER / APPLICANT
PARKHILL
ADDRESS: 3000 INTERNET BLVD.
FRIECO, TX, 75004
PHONE: (817) 648-3218
CONTACT: GRISE SCHNITGER, P.E.
E-MAIL: CSCHNITGER@PARKHILL.COM

NOTE: REFERENCE PLANT LEGEND, SHEET LP-03.



KEY NOTES

1. 5" THK CONC PAVING
2. OVERFLOW
3. 8' TALL ORNAMENTAL FENCE
4. 4' W x 8' TALL ORNAMENTAL GATE
5. 35' TALL FLAGPOLE
6. QUARRY BLOCK SEAT WALL
7. CURB RAMP
8. ACCESSIBLE PARKING
9. BOULDER
10. STEEL EDGING
11. 24" DIA. CONC. CUVERT & HEADWALLS
12. PACKAGE DELIVERY ENCLOSURE

LEGEND

- 5" THK CONC PAVING
- ENHANCED 5" THICK CONC PAVING

PLANTING
ENLARGEMENT AT
BUILDING, REF
SHEET LP-03

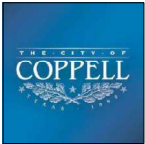
COPPELL SERVICE CENTER
LOT 1R2, BLOCK 1
JANUARY 15, 2024

OWNER CITY OF COPPELL ADDRESS: 255 E. PARKWAY BOULEVARD COPPELL, TX 75019 PHONE: (817) XXX-XXXX CONTACT: JAMIE BRIERTON E-MAIL: JBRIERTON@COPPELLTX.GOV	ENGINEER / APPLICANT PARKHILL ADDRESS: 3000 INTERNET BLVD. FRIEBERG, TX 75034 PHONE: (817) 649-3216 CONTACT: CHRIS SCHNITGER, P.E. E-MAIL: CSCHNITGER@PARKHILL.COM
---	--

- PD CONDITIONS:
1. Building elevations proposed are conceptual, and detail plan approval, including elevation details and materials may qualify for administrative approval by the Director of Planning.
 2. Perimeter landscaping shall be provided as shown on the landscape plan.



Coppel Service Center
50% Design Development Set



CLIENT
City of Coppel
816 S Coppel Rd
Coppell, Texas 75019

PROJECT NO.
40092.22

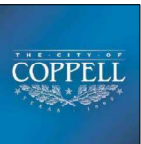
KEY PLAN

#	DATE	DESCRIPTION
02/20/2024	100% Design Development Set	
02/16/2024	75% Design Development Set	
01/12/2024	50% Design Development Set	

LANDSCAPE PLAN
ENLARGEMENT
LP-02



Coppell Service Center
50% Design Development Set



CLIENT
City of Coppell
816 S Coppell Rd
Coppell, Texas 75019

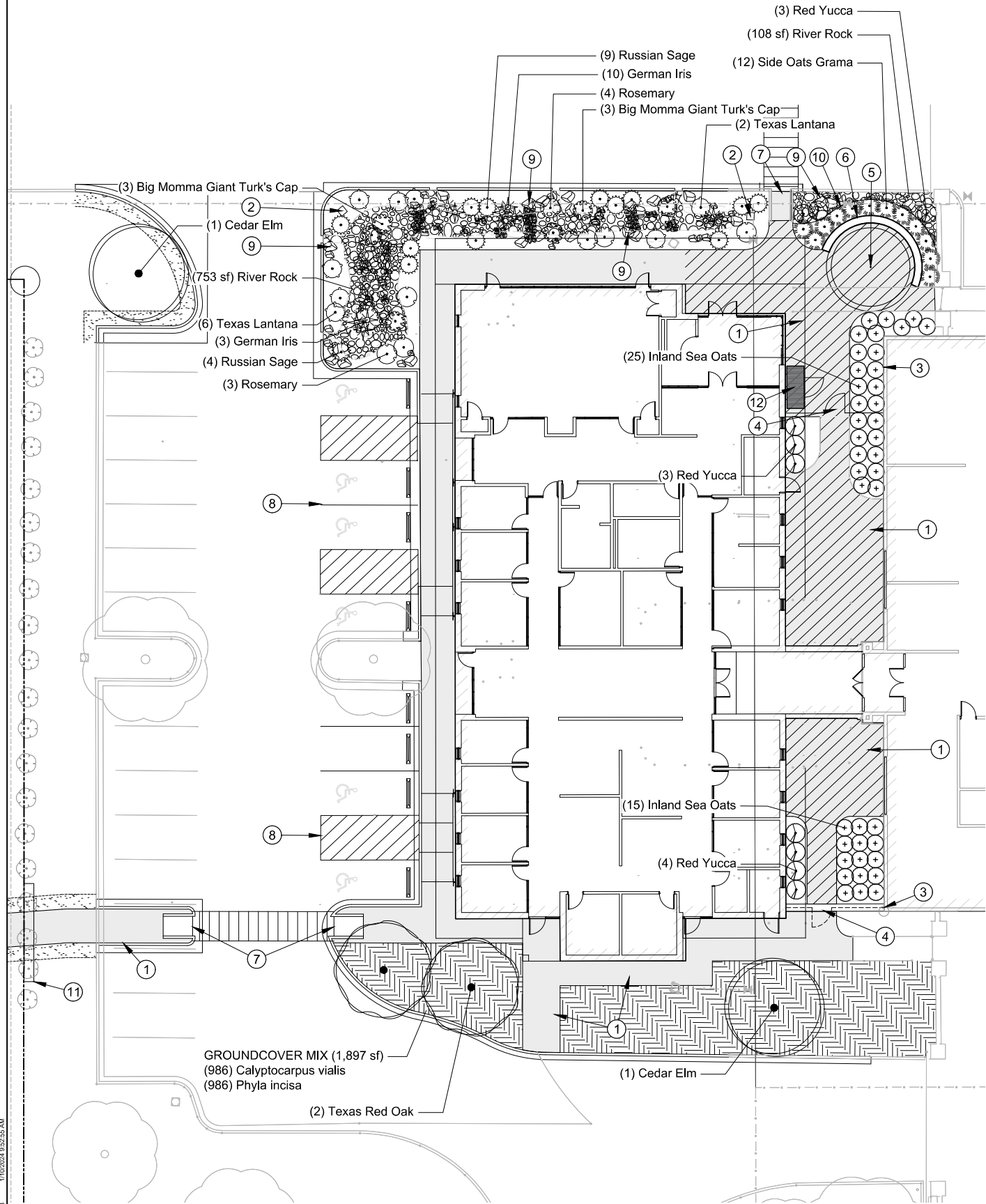
PROJECT NO.
40092.22

KEY PLAN

#	DATE	DESCRIPTION
02/20/2024	100% Design Development Set	
02/16/2024	75% Design Development Set	
01/12/2024	50% Design Development Set	

LANDSCAPE PLAN
ENLARGEMENT

LP-03



SYMBOL	QTY	BOTANICAL / COMMON NAME	CONTAINER	HEIGHT	
TREES					
	3	PINUS ELDARICA AFGHAN PINE	3" CALIPER	12' MIN	
	12	QUERCUS BUCKLEYI TEXAS RED OAK	3" CALIPER	12' MIN	
	7	ULMUS CRASSIFOLIA CEDAR ELM	3" CALIPER	12' MIN	
SHRUBS					
	31	-N ILEX VOMITORIA 'NANA' DWARF YAUPON HOLLY	3 GAL		
	8	LANTANA HORRIDA TEXAS LANTANA	3 GAL		
	6	MALVAVISCUS ARBOREUS DRUMMONDII 'BIG MOMMA' BIG MOMMA GIANT TURK'S CAP	3 GAL		
	7	ROSMARINUS OFFICINALIS ROSEMARY	3 GAL		
	22	YUCCA DESMETIANA SOFT-LEAF YUCCA	3 GAL		
GRASSES					
	12	BOUTELOUA CURTIPENDULA SIDE OATS GRAMA	3 GAL		
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS					
	40	CHASMANTHIUM LATIFOLIUM INLAND SEA OATS	3 GAL		
	13	IRIS X GERMANICA GERMAN IRIS	3 GAL		
	13	PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE	3 GAL		
	10	YUCCA PARVIFLORA RED YUCCA	5 GAL		
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONTAINER		SPACING
GROUND COVERS					
	862 SF	-N RIVER ROCK RIVER ROCK			
	1,897 SF	50% FROG FRUIT 50% HORSEHERB	1,971 POTS 1,971 POTS	4" POT	1'-0"
TURF					
	2,556 SF	CYNODON DACTYLON 'CELEBRATION' BERMUDA GRASS	SOD		

- KEY NOTES
- 5" THK CONC PAVING
 - OVERFLOW
 - 8" TALL ORNAMENTAL FENCE
 - 4' W x 8' TALL ORNAMENTAL GATE
 - 35' TALL FLAGPOLE
 - QUARRY BLOCK SEAT WALL
 - CURB RAMP
 - ACCESSIBLE PARKING
 - BOULDER
 - STEEL EDGING
 - 24" DIA. CONC. CUVERT & HEADWALLS
 - PACKAGE DELIVERY ENCLOSURE

LEGEND	
	5" THK CONC PAVING
	ENHANCED 5" THICK CONC PAVING

0 10 20 Feet

N

COPPELL SERVICE CENTER
LOT 1R2, BLOCK 1
JANUARY 15, 2024

OWNER
CITY OF COPPELL
ADDRESS: 255 E. PARKWAY BOULEVARD
COPPELL, TX 75019
PHONE: (817) 300-2000
CONTACT: JAMIE BRERTON
E-MAIL: JBRERTON@COPPELLTX.GOV

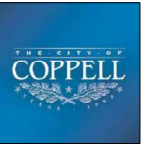
ENGINEER / APPLICANT
PARKHILL
ADDRESS: 3000 INTERNET BLVD.
FRIESCO, TX 75034
PHONE: (817) 649-3216
CONTACT: CHRIS SCHNITZER, P.E.
E-MAIL: CSCHNITZER@PARKHILL.COM

PD CONDITIONS:

- Building elevations proposed are conceptual, and detail plan approval, including elevation details and materials may qualify for administrative approval by the Director of Planning.
- Perimeter landscaping shall be provided as shown on the landscape plan.



Coppell Service Center
50% Design Development Set

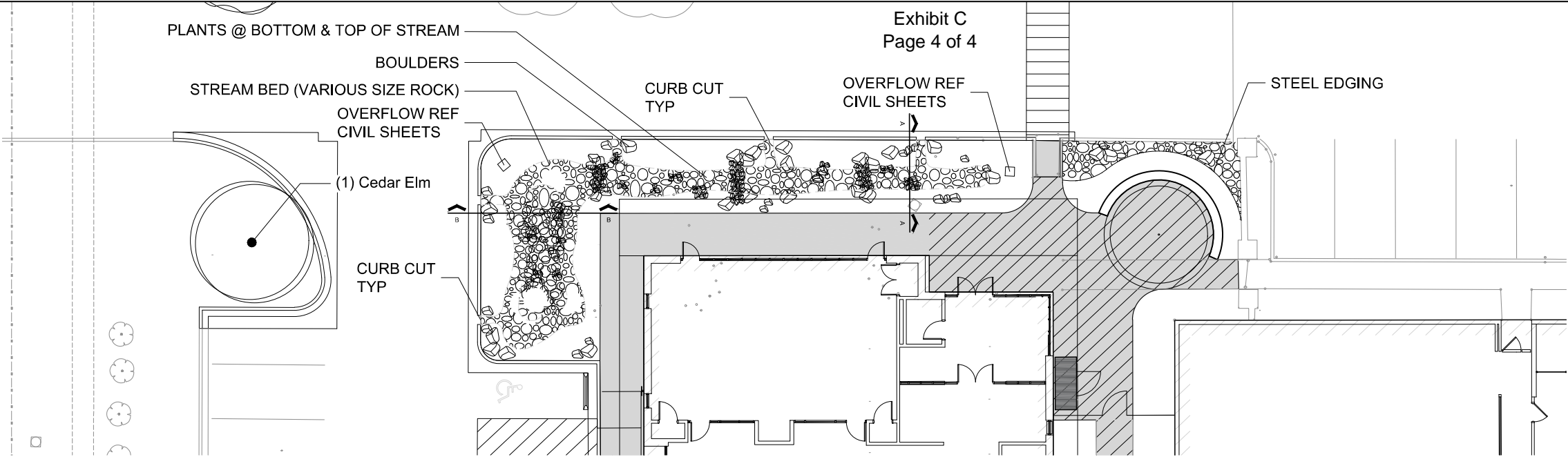


CLIENT
City of Coppell
816 S Coppell Rd
Coppell, Texas 75019

PROJECT NO.
40092.22

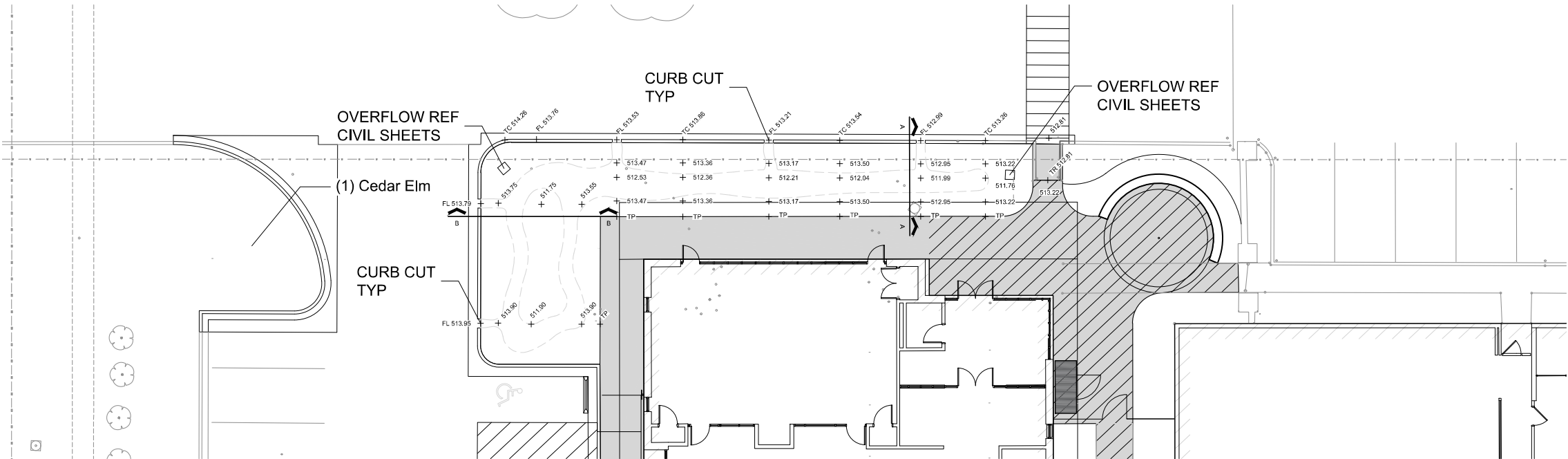
KEY PLAN

02/20/2024	100% Design Development Set	
02/16/2024	75% Design Development Set	
- 01/12/2024	50% Design Development Set	
#	DATE	DESCRIPTION



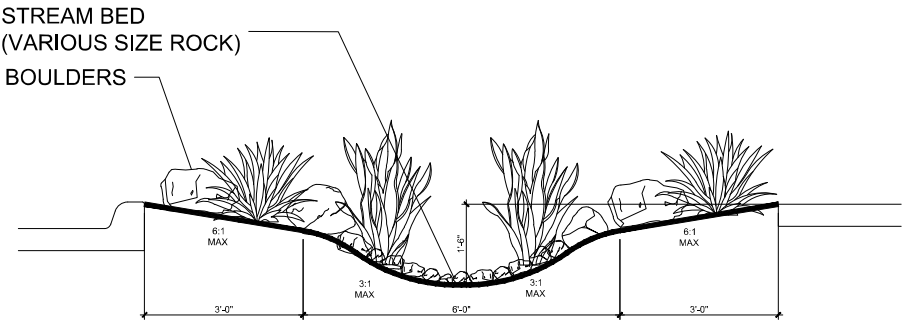
C1 BIOSWALE ENLARGEMENT
1" = 8'-0"

DETAIL-FILE

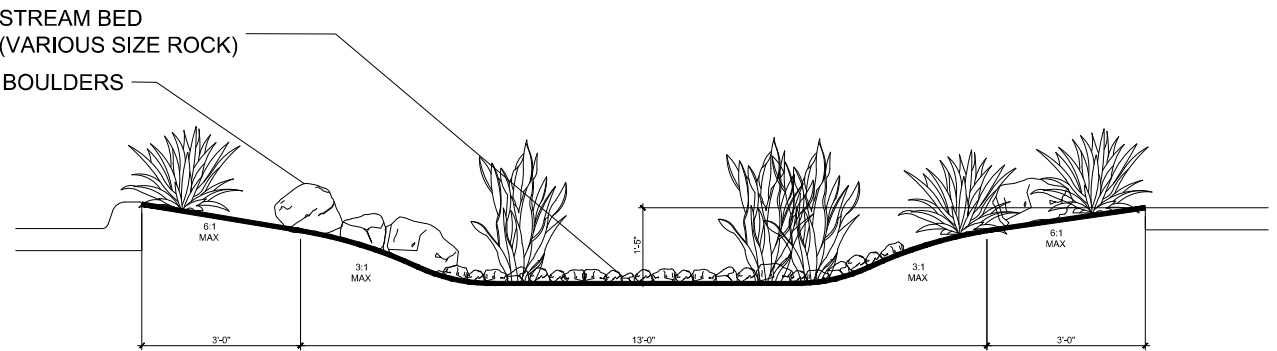


B1 BIOSWALE SPOT ELEVATIONS
1" = 8'-0"

DETAIL-FILE



SECTION A-A



SECTION B-B

A1 BIOSWALE DETAILS
3/4" = 1'-0"

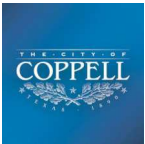
DETAIL-FILE

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JAMES NUJUNA, P.E., TEXAS LICENSE #25011. IT IS NOT TO BE USED FOR REGULATORY APPROVAL, CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

02/22/2024

Parkhill.com

Coppell Service Center
75% Design Development Set



CLIENT
City of Coppell
816 S Coppell Rd
Coppell, Texas 75019

PROJECT NO.
40092.22

KEY PLAN

Exterior
Elevations
A-201

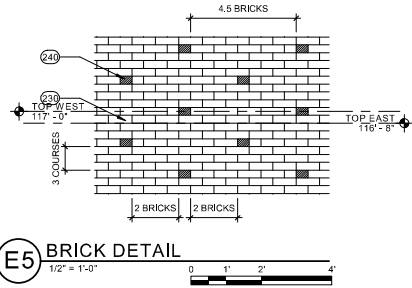
GENERAL NOTES

- A. CONTRACTOR TO VERIFY ALL DIMENSIONS. REFER TO GLAZING SCHEDULE AND FLOOR PLAN FOR ADDITIONAL DIMENSIONS.
B. REFER TO MPE DRAWINGS FOR ADDITIONAL WORK AT EQUIPMENT LOCATIONS.
C. PROVIDE BLOCKING WHERE UPPER MILLWORK CABINETS ARE INDICATED.
D. LOCATION OF OUTLETS ARE GENERIC. INSTALL OUTLETS LEVEL TO EACH OTHER UNLESS NOTED OTHERWISE.
E. REFER TO ACCESSIBILITY STANDARDS SHEETS FOR TYPICAL MOUNTING HEIGHTS/LOCATIONS FOR ACCESSORIES.
F. PROVIDE BLOCKING FOR ALL RESTROOM ACCESSORIES. GC COORDINATE LOCATIONS TO MEET ADA/AS REQUIREMENTS.

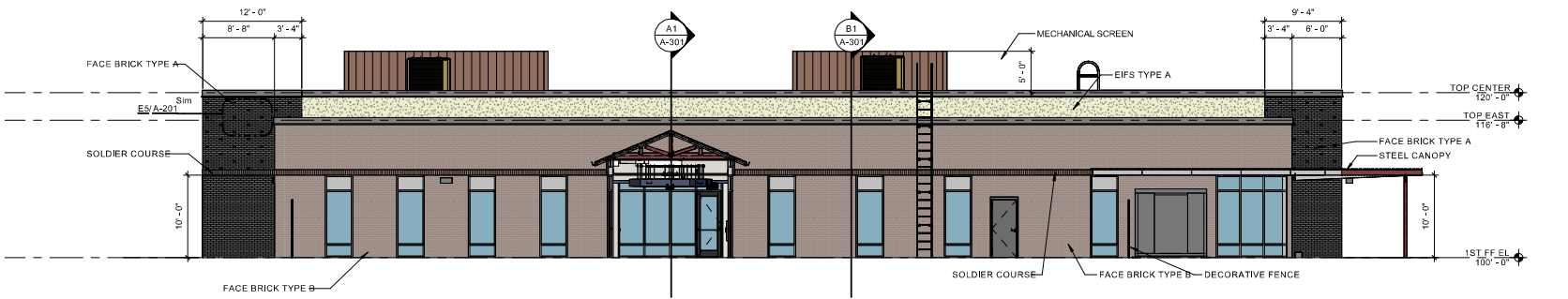
KEY NOTES

AS INDICATED BY #

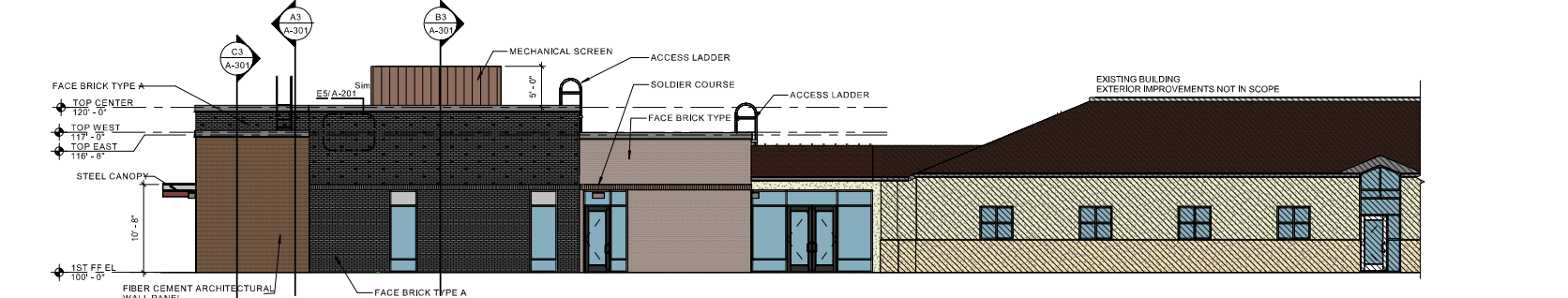
- 103 STEEL CANOPY
106 MECHANICAL SCREEN
107 DECORATIVE FENCE
108 EXISTING WALL, REPAIR AND PATCH AS REQUIRED
109 EXISTING ROOF, REPAIR AND PATCH AS REQUIRED
230 FACE BRICK TYPE A
231 FACE BRICK TYPE B
238 SOLDIER COURSE
240 PROJECTED BRICK HEADER COURSE - BRICK TYPE A
270 MTL PANEL SYSTEM TYPE A
280 EIFS TYPE A
291 FIBER CEMENT ARCHITECTURAL WALL PANEL
410 GLAZING, AS SCHED
412 ALUM STORE FRONT & GLAZING, AS SCHED
445 ACCESS LADDER
461 STEEL CANOPY



D3 NORTH ELEVATION
1/8" = 1'-0"



C3 EAST ELEVATION
1/8" = 1'-0"



B3 SOUTH ELEVATION
1/8" = 1'-0"



A3 WEST ELEVATION
1/8" = 1'-0"



Parkhill