



KEY NOTES

- AS INDICATED BY: (ii)

 1. PROPOSED CONCRETE CURB AND GUTTER 2120 INTEGRAL CURB PER CITY OF
- COPPELL DETAIL. HANDICAP MARKING SEE DETAIL B4/CS502

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 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

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 PROPOSED DIMPSTER AREA 20 YD ROLL OFF (REPUBLIC SERVICES)
 ENCLOSURE MATERIAL TO MATCH BLDG FACIA

 PROPOSED RAMP WITH GROOVED CONCRETE SURFACE & RAILING

 PROPOSED REPLANE-NO PARKING SIGN

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 PROPOSED IEGHT POLE SEE ELECTRICAL PLANS

 SEISTING 2" METER

 PROPOSED GAS METER

 PROPOSED BANGTER LIFT STATION FLOOD PROOPED

 PROPOSED HEAVI DUTY RAILING SEE DETAIL D5/CS502

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 PROPOSED HEAVING PLATFORM W/ SAFETY RAILING

 PROPOSED SILDING GATE WITH OPTICOM B-DRECTIONAL RECEIVER, MANUAL

- 19. PROPOSED SLIDING GATE WITH OPTICOM BI-DIRECTIONAL RECEIVER, MANUAL
- OVERRIDE AND KNOX KEY SWITCH OVERRIDE AND KNOX KE'
 20. PROPOSED GATE
 21. PROPOSED SIDEWALK
 22. EXISTING VALVE
 23. EXISTING FIRE HYDRANT
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 25. EVISTING MODILIMENT SIG.

SITE PLAN NOTES

- A. FIRE LANE MARKING SHALL BE PER CITY OF COPPELL DETAIL.

 B. STRIPING WIDTH = 4". STRIPE COLOR = WHITE, HANDICAP AND MEDIAN ISLAND STRIPES (WHITE), PLACE DIAGONAL STRIPES (45") AT 24" ON CENTER.

 C. CALL THE ONE CALL SYSTEM (811) PRIOR TO CONSTRUCTION.

 LOCATE AND PROTECT EXISTING UTILITIES AND STRUCTURES DURING CONSTRUCTION, AND REPAIR ANY DAMAGES TO EXISTING FEATURES AT CONSTRUCTION.
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 F. FOLLOW BEST MANAGEMENT PRACTICES (BMP'S) AND COMPLY WITH EPA &
- TCEQ STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS.

 G. ANIMAL WASTE PROPOSED TO BE REMOVED ONCE PER MONTH.

LEGEND

— xx —

	PROPERTY LINE
_	SETBACK LINE
	CITY LIMITS LINE

----EXISTING FLOODPLAIN / FLOODWAY DELINEATION LINE PROPOSED FEMA ZONE X DELINEATION LINE ____ EASEMENT LINE

EXISTING PIPE RAIL FENCE

EXISTING BARBED WIRE FENCE

EXISTING ANIMAL FENCE PROPOSED BLACK VINYL COATED 6' ORNAMENTAL FENCE PROPOSED RETAINING WALL RAILING

. . . PROPOSED PIPE RAIL FENCE PROPOSED HOG PANEL FENCE AVIARY MESH FENCING

> PROPOSED 3 - RAIL PIPE FENCE PROPOSED FIRE LANE MARKING SEE CITY OF COPPELL DETAIL 2300/CS50

> > PROPOSED SIDEWALK - SEE CITY OF COPPELL DETAIL 2170/CS501

PROPOSED PARKING BLOCK SEE DETAIL B3/CS502 CONCRETE PAVING - SEE CITY OF COPPELL DETAIL 2070/CS501

PROPOSED CONCRETE OR ASPHALT TRAILS SEE LANDSCAPE FOR DETAILS

PROPOSED GROOVED SIDEWALK REGULATORY FLOODWAY ZONE

BASE FLOOD ELEVATION ZONE AE FEMA ZONE X ELECTRIC POWER POLE IRON ROD

LANDSCAPE ARCHITECT PARKHILL ADDRESS: 640 TAYLOR STREET, SUITE 1900 ADDRESS: 3000 INTERNET BLVD. FORT WORTH, TX, 76102

PHONE: (632) 399-6440 CONTACT: SPENCER FREEMAN SFreeman@Parkhill.com

OWNER CFB ISD ADDRESS: 1600 E SANDY LAKE RD COPPELL, TX. 75019 PHONE: (972) 968 -6302 CONTACT: LÉLIA GOEHRING goehringl@cfbisd.edu

FRISCO, TX. 75034 PHONE: (972) 987-1670 CONTACT: NÍCCO GENZER NGenzer@Parkhill.com ENGINEER / APPLICANT

ADDRESS: 3000 INTERNET BLVD. FRISCO, TX. 75034 PHONE: (972) 987-1670 CONTACT: BEN SANCHEZ

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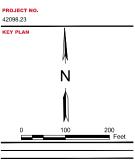
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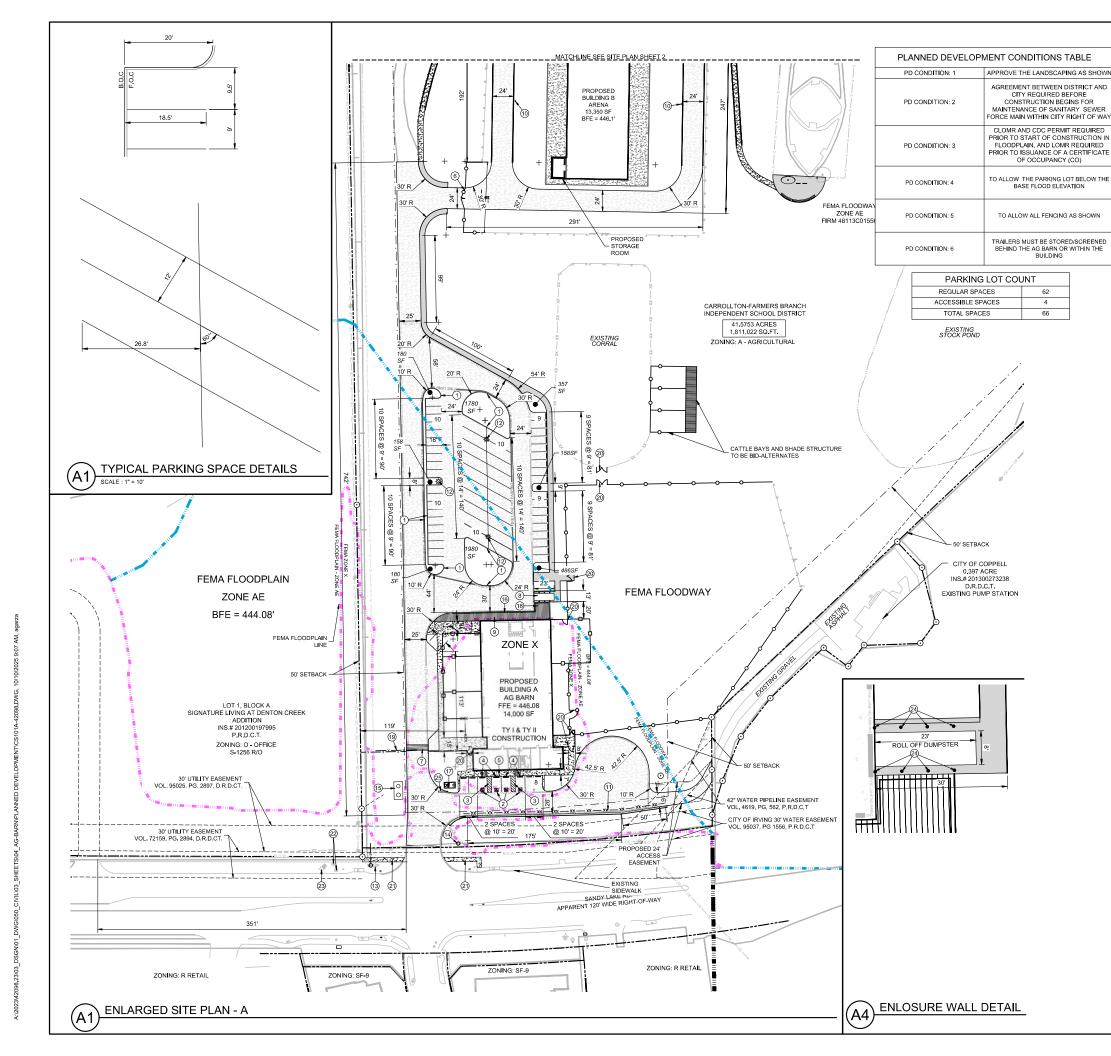
Carrollton Farmers-Branch ISD

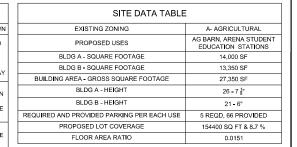
1600 E Sandy Lake Rd

PROJECT NO



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





KEY NOTES

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 16. PROPOSED HEAVY DUTY RAILING SEE DETAIL D5/CS502
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LEGEND

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PROPOSED FEMA ZONE X DELINEATION LINE EASEMENT LINE

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EXISTING PIPE RAIL FENCE EXISTING BARBED WIRE FENCE

EXISTING ANIMAL FENCE PROPOSED BLACK VINYL COATED 6' ORNAMENTAL FENCE

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PROPOSED GROOVED SIDEWALK REGULATORY FLOODWAY ZONE BASE FLOOD ELEVATION ZONE AE

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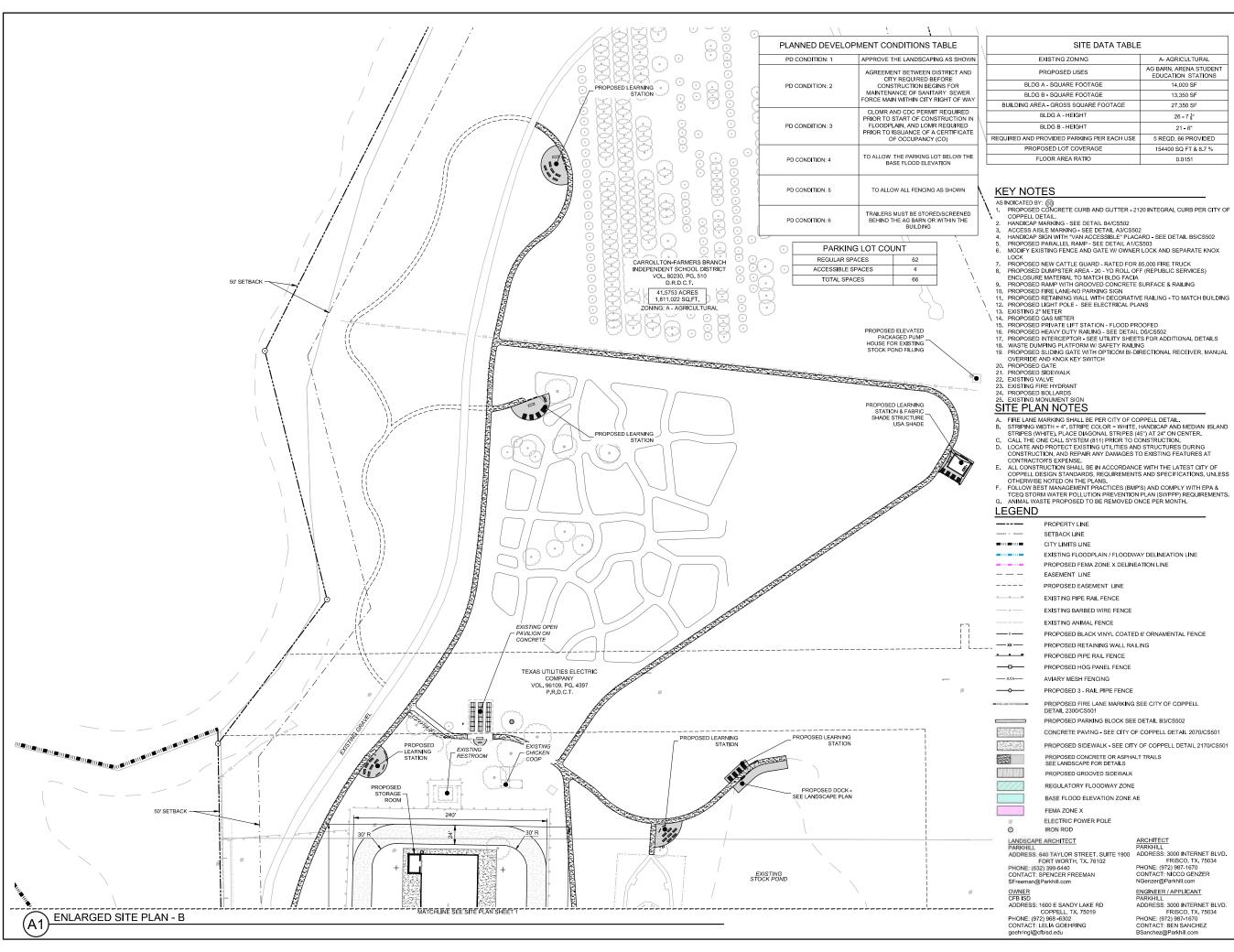


Carrollton Farmers-Branch ISD

1600 E Sandy Lake Rd

PROJECT NO 42098.23 KEY PLAN

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





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PARKHILL, SMITH & COOPER, INC. F-560

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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

PROJECT NO.

42098.23

KEY PLAN

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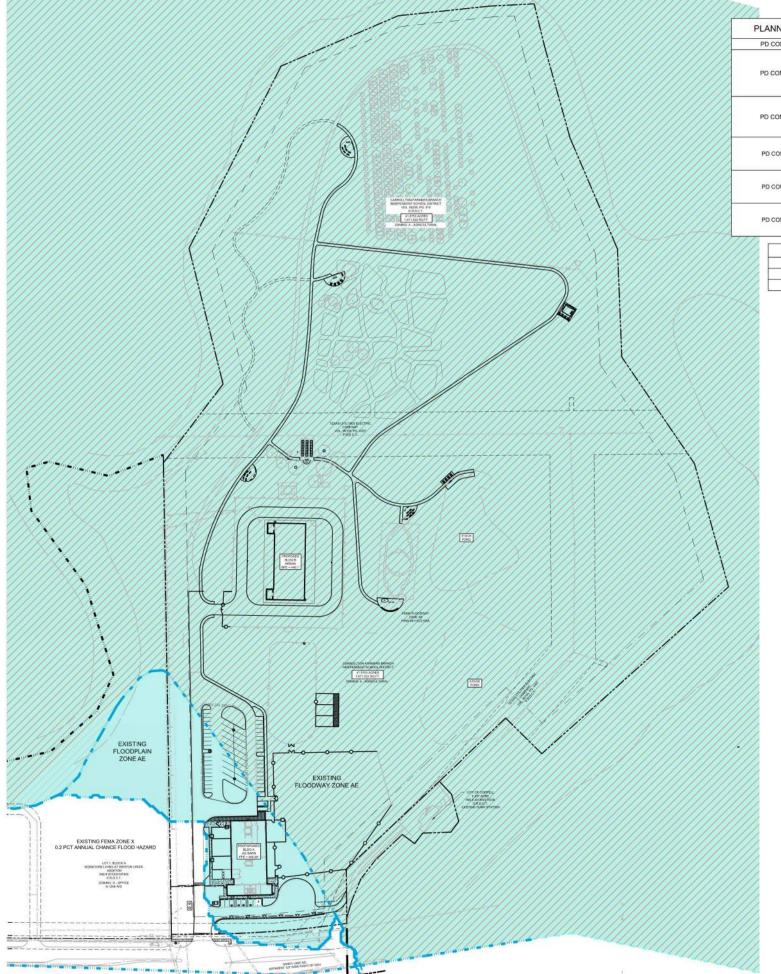
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Feet

DATE DESCRIPTION

SHEET 2 OF 4
CARROLLTON
FARMERS BRA

41.5753 AC 10/07/2025

FARMERS BRANCH ISD AG BARN ADDITION BLOCK A, LOT 1



EXSITING FLOODPLAIN/FLOODWAY CONDITIONS

PD CONDITION: 1	APPROVE THE LANDSCAPING AS SHOWN
PD CONDITION: 2	AGREEMENT BETWEEN DISTRICT AND CITY REQUIRED BEFORE CONSTRUCTION BEGINS FOR MAINTENANCE OF SANITARY SEWER FORCE MAIN WITHIN CITY RIGHT OF WAY
PD CONDITION: 3	CLOMR AND CDC PERMIT REQUIRED PRIOR TO START OF CONSTRUCTION IN FLOODPLAIN, AND LOMR REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY (CO)
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 CO	UNT
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 1"
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

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0 IRON ROD LANDSCAPE ARCHITECT PARKHILL

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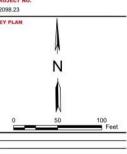
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Carrollton Farmers-Branch ISD 1600 E Sandy Lake Rd Coppell, TX 75019

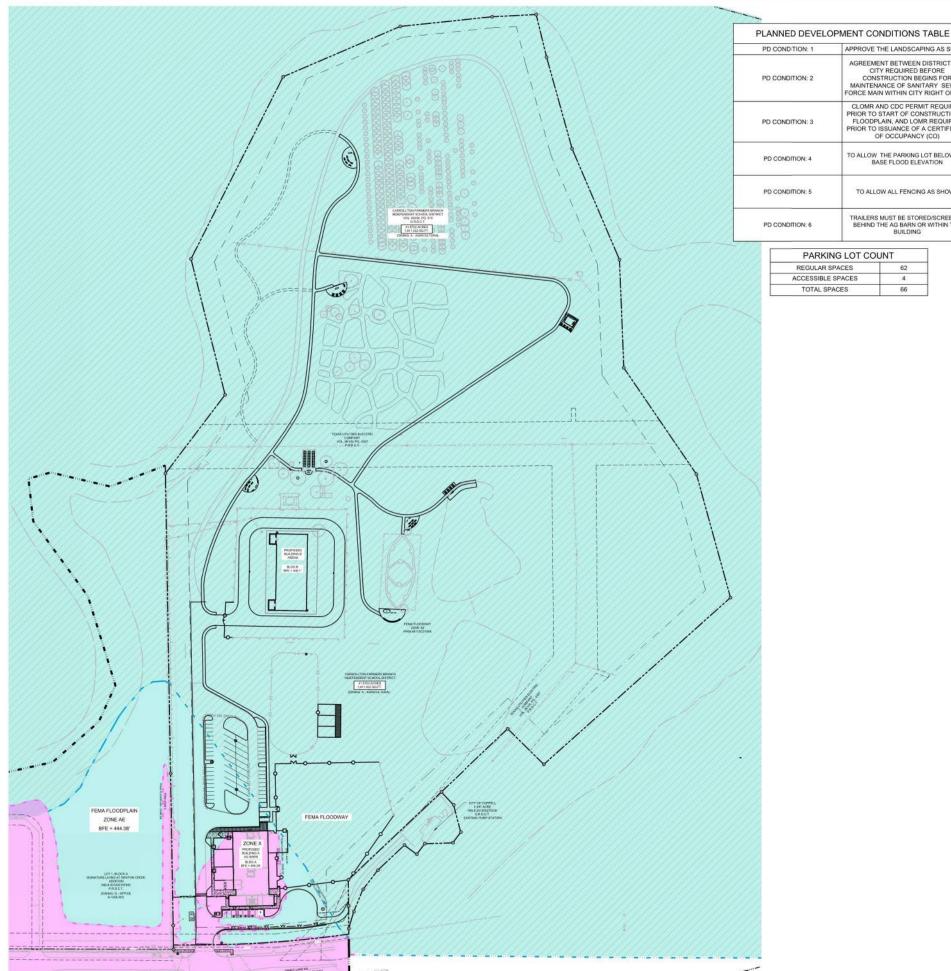
PROJECT NO. 42098.23



EXISTING FLOODPLAIN/FLOODWAY CONDITIONS SHEET 3 OF 4 CARROLLTON **FARMERS BRANCH**

10/07/2025

ISD AG BARN ADDITION BLOCK A, LOT 1 41.5753 AC



EXISTING ZONING	A- AGRICULTURAL
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PARKHILL, SMITH & COOPER, INC. F-560

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ers-Branch Center Learning arm Ľ Carrollton I Package 6 Outdoor Le



Carrollton Farmers-Branch ISD

1600 E Sandy Lake Rd Coppell, TX 75019 PROJECT NO

42098.23

PROPOSED FLOODPLAIN /

41.5753 AC 10/07/2025

FLOODWAY CONDITIONS SHEET 4 OF 4 CARROLLTON **FARMERS BRANCH ISD AG BARN ADDITION BLOCK A, LOT 1**

PROPOSED FLOODPLAIN/FLOODWAY CONDITIONS