

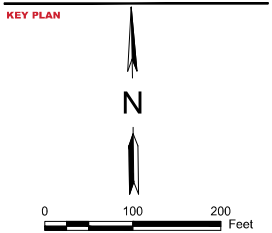


**CLIENT**  
Carrollton Farmers-Branch ISD

1600 E Sandy Lake Rd  
Coppell, TX 75019

**PROJECT NO.**  
42098.23

**KEY PLAN**



# DATE DESCRIPTION

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

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 1/2'
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

PLANNED DEVELOPMENT CONDITIONS TABLE	
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 COUNT	
REGULAR SPACES	62
ACCESSIBLE SPACES	4
TOTAL SPACES	66

### KEY NOTES

- AS INDICATED BY: (1)
- 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
  - PROPOSED HEAVY DUTY RAILING - SEE DETAIL D5/CS502
  - 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
  - PROPOSED GATE
  - PROPOSED SIDEWALK
  - EXISTING VALVE
  - EXISTING FIRE HYDRANT
  - PROPOSED BOLLARDS
  - EXISTING MONUMENT SIGN

### SITE PLAN NOTES

- FIRE LANE MARKING SHALL BE PER CITY OF COPPELL DETAIL.
- STRIPING WIDTH = 4", STRIPE COLOR = WHITE, HANDICAP AND MEDIAN ISLAND STRIPES (WHITE), PLACE DIAGONAL STRIPES (45°) AT 24" ON CENTER.
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- ANIMAL WASTE PROPOSED TO BE REMOVED ONCE PER MONTH.

### LEGEND

- PROPERTY LINE
- - - SETBACK LINE
- CITY LIMITS LINE
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- PROPOSED FEMA FLOODWAY DELINEATION LINE
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**LANDSCAPE ARCHITECT**  
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ADDRESS: 640 TAYLOR STREET, SUITE 1900  
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PHONE: (632) 399-9440  
CONTACT: SPENCER FREEMAN  
SFreeman@Parkhill.com

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goehring@cfbisd.edu

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RIGHT-OF-WAY CALL TABLE		
COURSE	BEARING	DISTANCE
L1	N 00°58'38" W	44.44'
L2	S 89°51'39" W	54.56'
L3	Rad: 2435.00' Chd: S 85°52'44" W	L = 344.29' Δ: 0°08'05" 344.01'
L4	S 00°24'07" E	123.58'

SEE SITE PLAN SHEET 2

SEE SITE PLAN SHEET 1

**A1** OVERALL SITE PLAN

**Carrollton Farmers-Branch ISD  
Package 6  
Outdoor Learning Center**

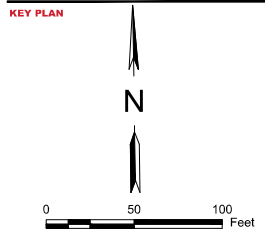


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# DATE DESCRIPTION

**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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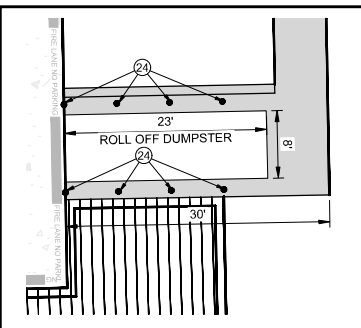
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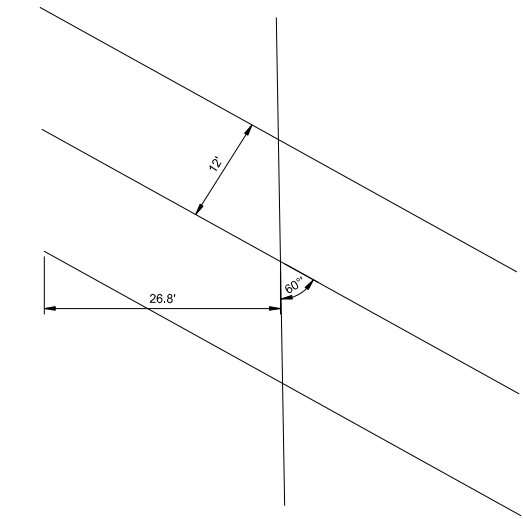
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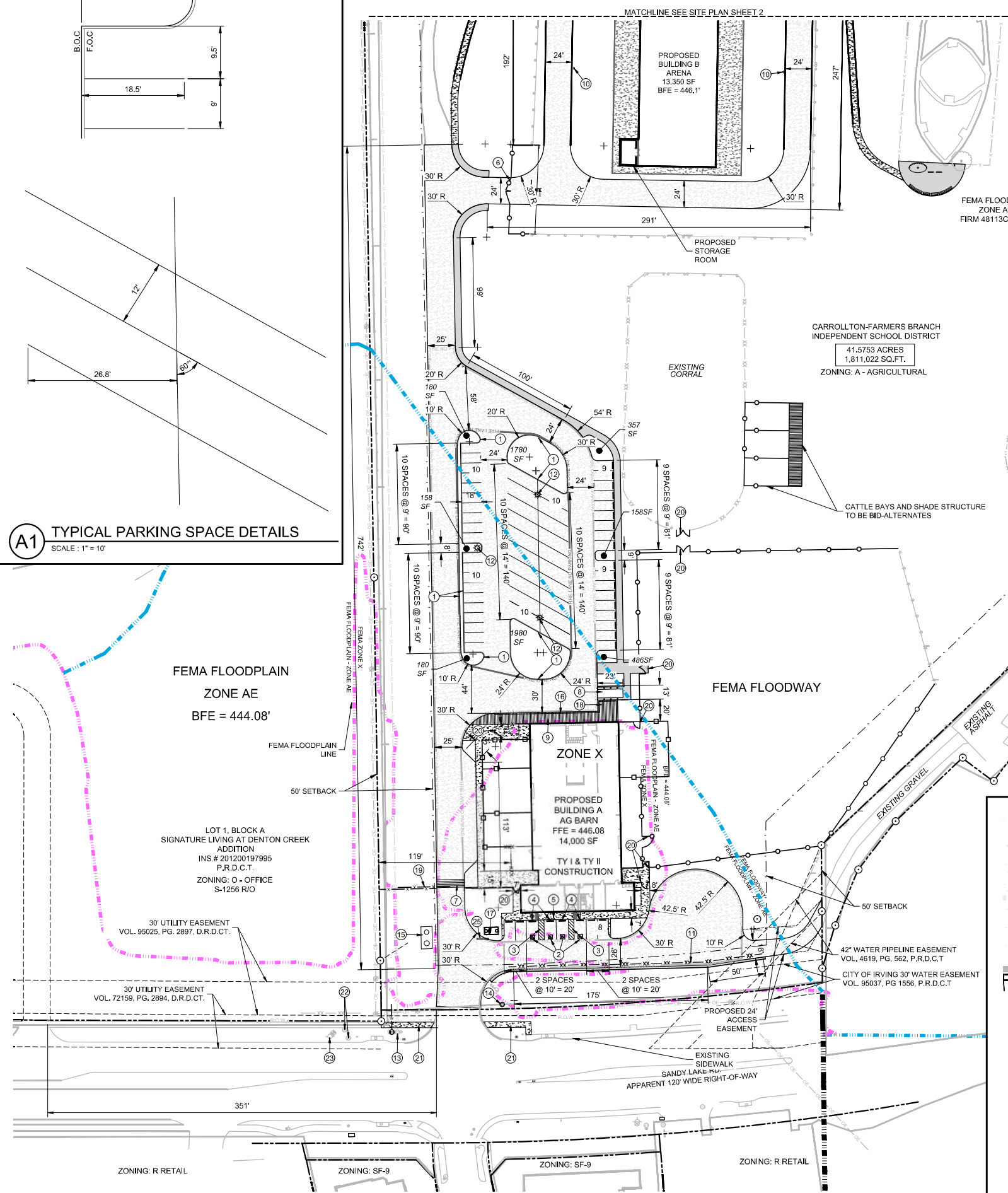
**A4 ENLOSURE WALL DETAIL**



**A1 TYPICAL PARKING SPACE DETAILS**  
SCALE: 1" = 10'



**A1 ENLARGED SITE PLAN - A**





**Carrollton Farmers-Branch ISD  
Package 6  
Outdoor Learning Center**

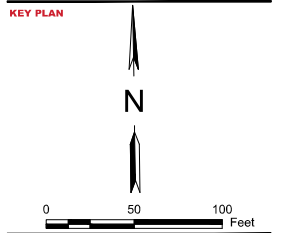


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# DATE DESCRIPTION

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

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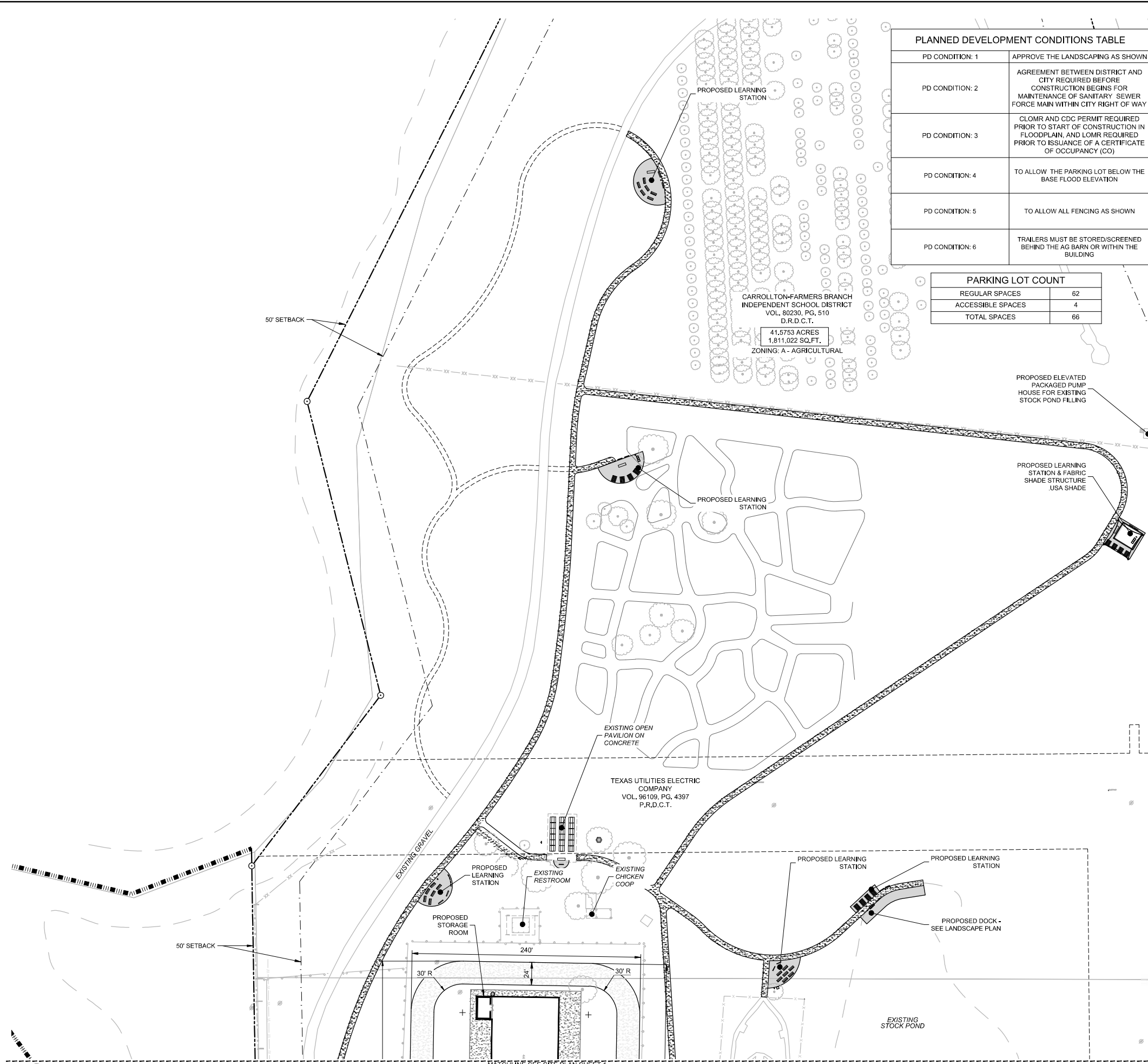
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**A1 ENLARGED SITE PLAN - B**



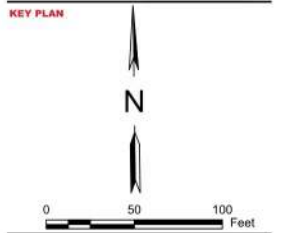


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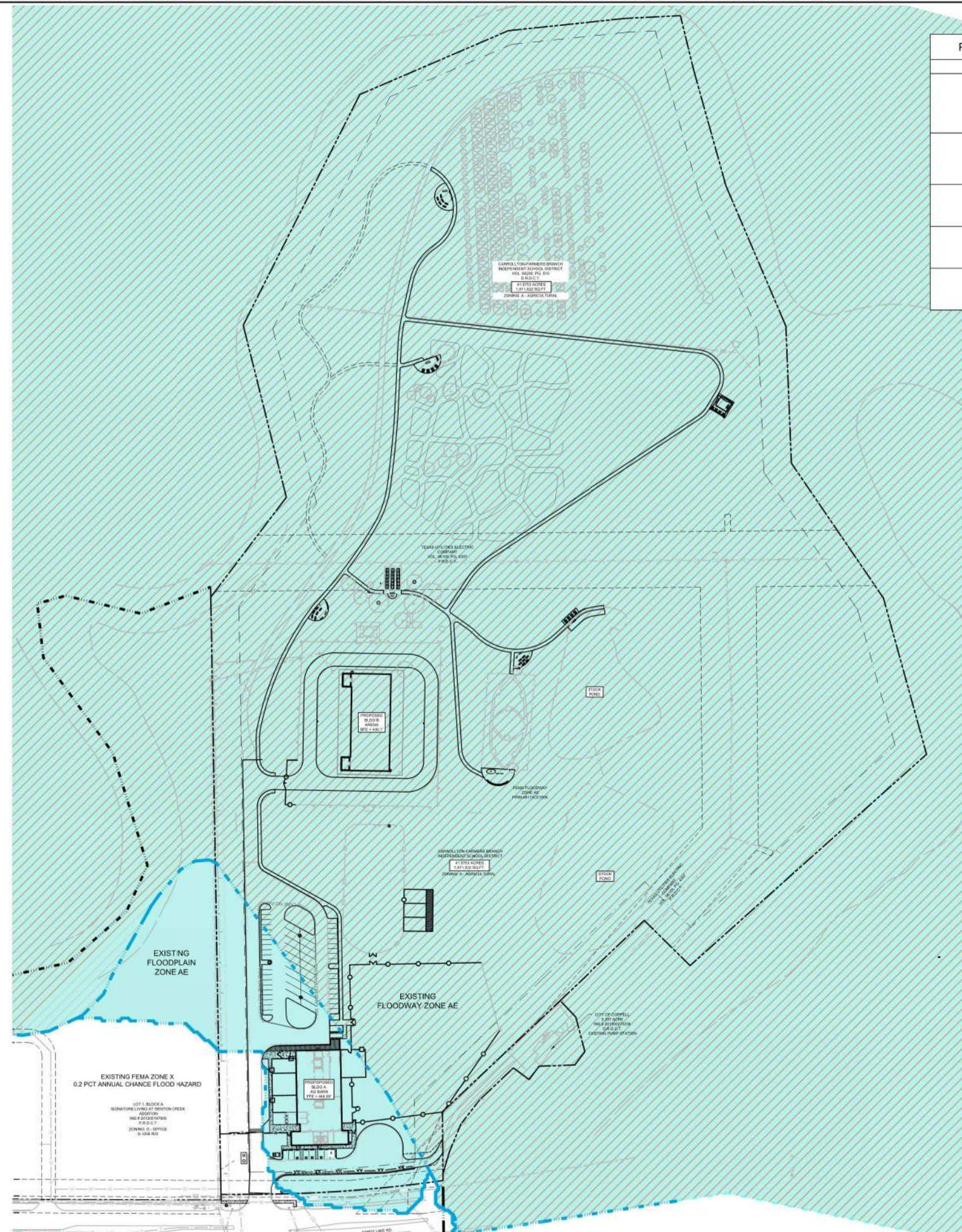
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**SITE PLAN NOTES**

- FIRE LANE MARKING SHALL BE PER CITY OF COPPELL DETAIL
- STRIPING WIDTH = 4", STRIPE COLOR = WHITE, HANDICAP AND MEDIAN ISLAND STRIPES (WHITE), PLACE DIAGONAL STRIPES (45°) AT 24" ON CENTER.
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- ANIMAL WASTE PROPOSED TO BE REMOVED ONCE PER MONTH.

**LEGEND**

- PROPERTY LINE
  - SETBACK LINE
  - CITY LIMITS LINE
  - EXISTING FLOODPLAIN / FLOODWAY DELINEATION LINE
  - PROPOSED FEMA ZONE X DELINEATION LINE
  - EASEMENT LINE
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  - EXISTING PIPE RAIL FENCE
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  - PROPOSED HOG PANEL FENCE
  - AVIARY MESH FENCING
  - PROPOSED 3 - RAIL PIPE FENCE
  - PROPOSED FIRE LANE MARKING SEE CITY OF COPPELL DETAIL 2300/CS501
  - 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
  - PROPOSED CONCRETE OR ASPHALT TRAILS SEE LANDSCAPE FOR DETAILS
  - PROPOSED GROOVED SIDEWALK
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  - BASE FLOOD ELEVATION ZONE AE
  - FEMA ZONE X
  - ELECTRIC POWER POLE
  - IRON ROD
- LANDSCAPE ARCHITECT**  
PARKHILL  
ADDRESS: 640 TAYLOR STREET, SUITE 1900  
FORT WORTH, TX 76102  
PHONE: (632) 399-8440  
CONTACT: SPENCER FREEMAN  
SFreeman@Parkhill.com
- ARCHITECT**  
PARKHILL  
ADDRESS: 3000 INTERNET BLVD.  
FRISCO, TX 75034  
PHONE: (972) 987-1670  
CONTACT: NICCO GENZER  
NGenzer@Parkhill.com
- OWNER**  
CFB ISD  
ADDRESS: 1600 E SANDY LAKE RD  
COPPELL, TX 75019  
PHONE: (972) 968-6302  
CONTACT: LELIA GOEHRING  
goehring@cfbisd.edu
- ENGINEER / APPLICANT**  
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BSanchez@Parkhill.com



**A1** EXSITING FLOODPLAIN/FLOODWAY CONDITIONS

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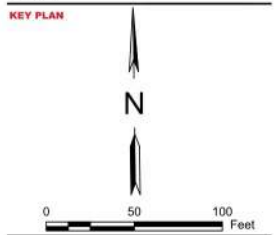


**CLIENT**  
Carrollton Farmers-Branch ISD

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**

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 1/2'
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

PLANNED DEVELOPMENT CONDITIONS TABLE	
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 COUNT	
REGULAR SPACES	62
ACCESSIBLE SPACES	4
TOTAL SPACES	66

### KEY NOTES

- AS INDICATED BY: (01)
- 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
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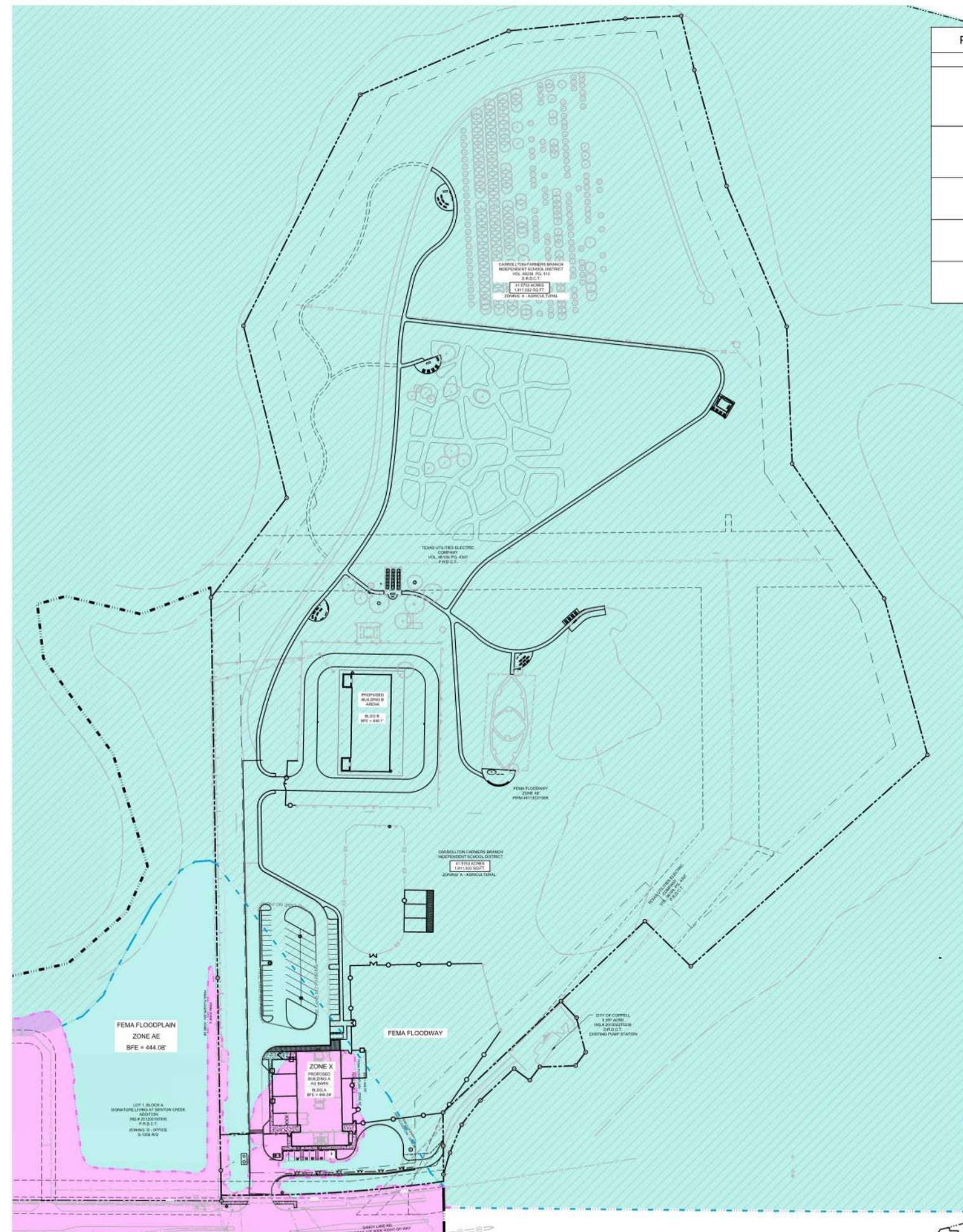
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PARKHILL  
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FRISCO, TX 75034  
PHONE: (972) 987-1670  
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**A1 PROPOSED FLOODPLAIN/FLOODWAY CONDITIONS**