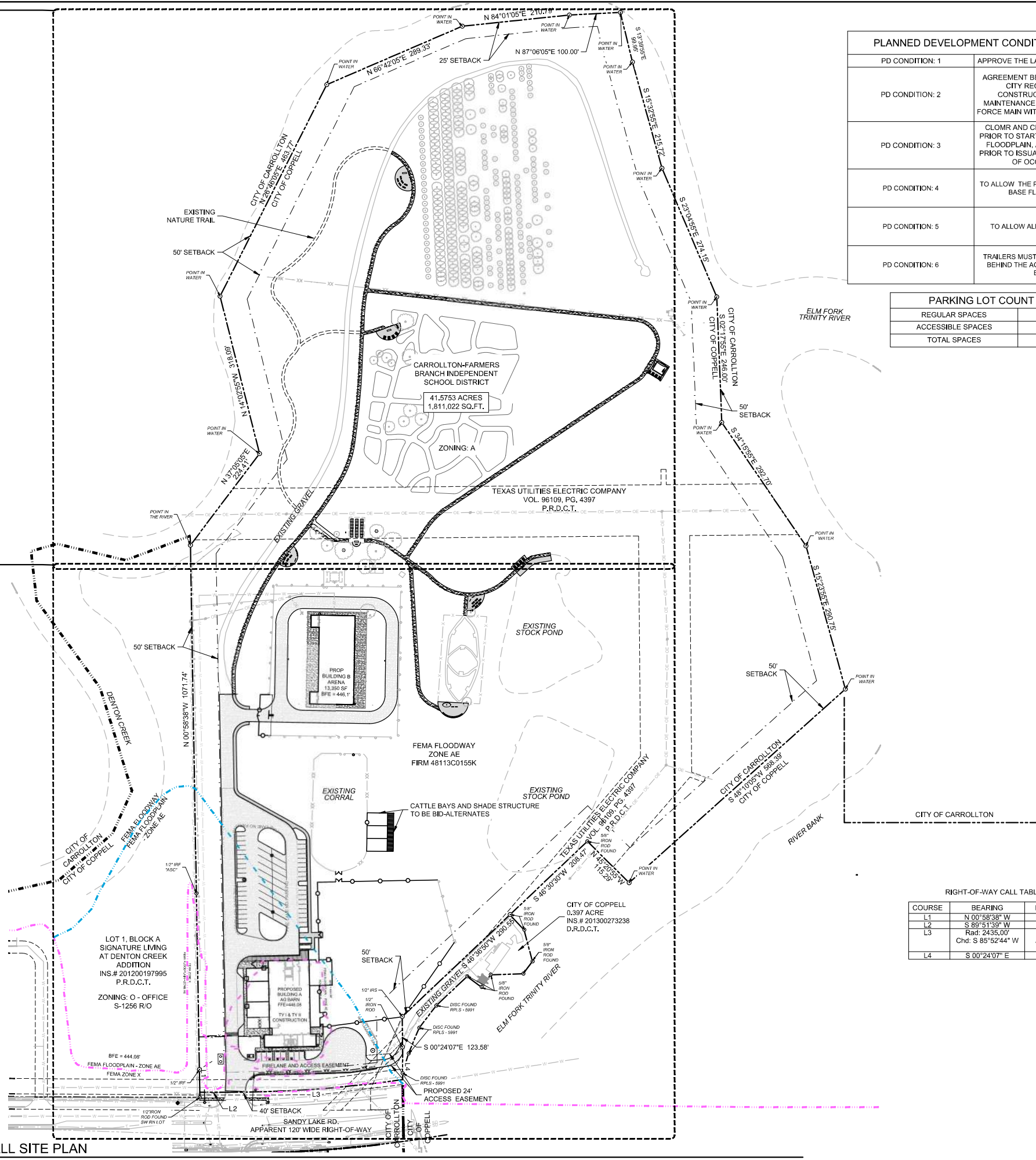


A:\2023\42098.23\03_DSGN\01_CIVIL\03_SHEETS\04_AG-BARN\PLANNED DEVELOPMENT\CS101-42098_DWG_10/10/2025 9:08 AM.agarza

SEE SITE PLAN SHEET 2

SEE SITE PLAN SHEET 1

A1 OVERALL SITE PLAN



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

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: 8°06'05" 344.01'
L4	S 00°24'07" E	123.58'

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 8/8"
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
 - 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

- 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.
- D. LOCATE AND PROTECT EXISTING UTILITIES AND STRUCTURES DURING CONSTRUCTION, AND REPAIR ANY DAMAGES TO EXISTING FEATURES AT CONTRACTOR'S EXPENSE.
- E. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF COPPELL DESIGN STANDARDS, REQUIREMENTS AND SPECIFICATIONS, UNLESS OTHERWISE NOTED ON THE PLANS.
- 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

- PROPERTY LINE
- SETBACK LINE
- CITY LIMITS LINE
- EXISTING FLOODPLAIN / FLOODWAY DELINEATION LINE
- PROPOSED FEMA ZONE X DELINEATION LINE
- EASEMENT LINE
- PROPOSED 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/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
- 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
FORT WORTH, TX. 76102
PHONE: (632) 399-6440
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@cbsid.edu

ENGINEER / APPLICANT
PARKHILL
ADDRESS: 3000 INTERNET BLVD.
FRISCO, TX. 75034
PHONE: (972) 987-1670
CONTACT: BEN SANCHEZ
BSanchez@Parkhill.com

Parkhill

THIS DOCUMENT IS RELEASED ON 09/09/25 FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF BENITO SANCHEZ, P.E., TEXAS LICENSE #87889. IT IS NOT TO BE USED FOR REGULATORY APPROVAL, CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
PARKHILL, SMITH & COOPER, INC. F-560

Parkhill.com

Carrollton Farmers-Branch ISD
Package 6
Outdoor Learning Center

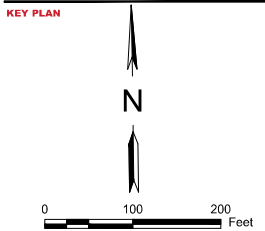


CLIENT
Carrollton Farmers-Branch ISD

1600 E Sandy Lake Rd
Coppell, TX 75019

PROJECT NO.
42098.23

KEY PLAN



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

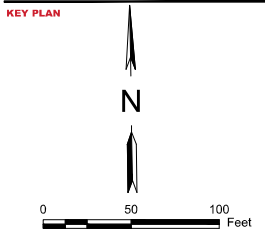


CLIENT
Carrollton Farmers-Branch ISD

1600 E Sandy Lake Rd
Coppell, TX 75019

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

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: (10)
- 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.
 - 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 CONTRACTORS EXPENSE.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF COPPELL DESIGN STANDARDS, REQUIREMENTS AND SPECIFICATIONS, UNLESS OTHERWISE NOTED ON THE PLANS.
 - FOLLOW BEST MANAGEMENT PRACTICES (BMP'S) AND COMPLY WITH EPA & TCEQ STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS.
 - 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
- PROPOSED 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/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
- 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
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: LELIA GOEHRING
goehring@cfdisd.edu

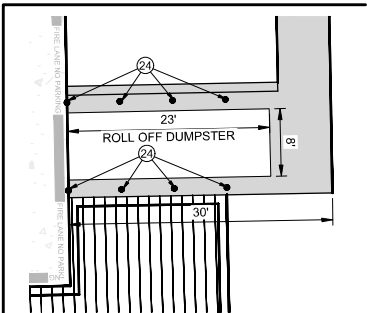
ARCHITECT
PARKHILL
ADDRESS: 3000 INTERNET BLVD.
FRISCO, TX. 75034
PHONE: (972) 987-1670
CONTACT: NICCO GENZER
NGenzer@Parkhill.com

ENGINEER / APPLICANT
PARKHILL
ADDRESS: 3000 INTERNET BLVD.
FRISCO, TX. 75034
PHONE: (972) 987-1670
CONTACT: BEN SANCHEZ
BSanchez@Parkhill.com

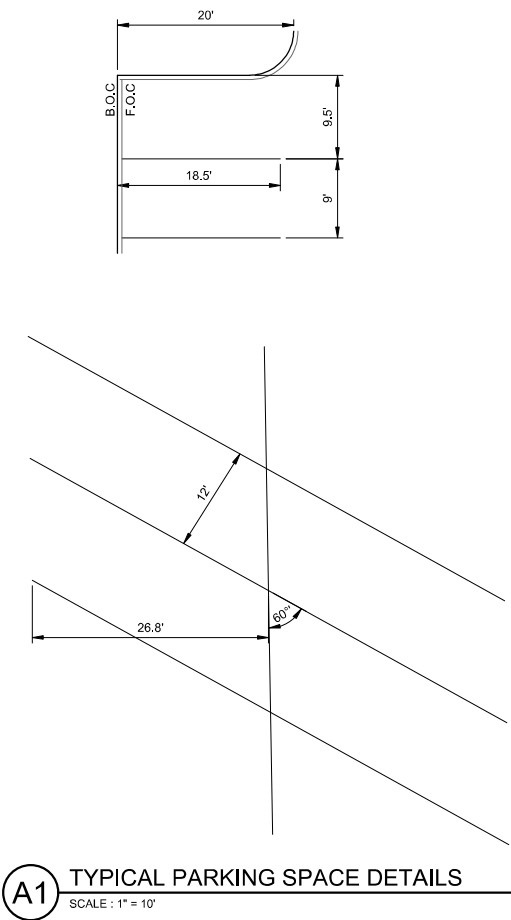
PLANNED DEVELOPMENT CONDITIONS TABLE	
PD CONDITION: 1	APPROVE THE LANDSCAPING AS SHOWN
PD CONDITION: 2	AGREEMENT BETWEEN DISTRICT AND CITY REQUIRED BEFORE CONSTRUCTION BEGINS FOR MAINTENANCE OF SANITARY SEWER FORCE MAIN WITHIN CITY RIGHT OF WAY
PD CONDITION: 3	CLOMR AND CDC PERMIT REQUIRED PRIOR TO START 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

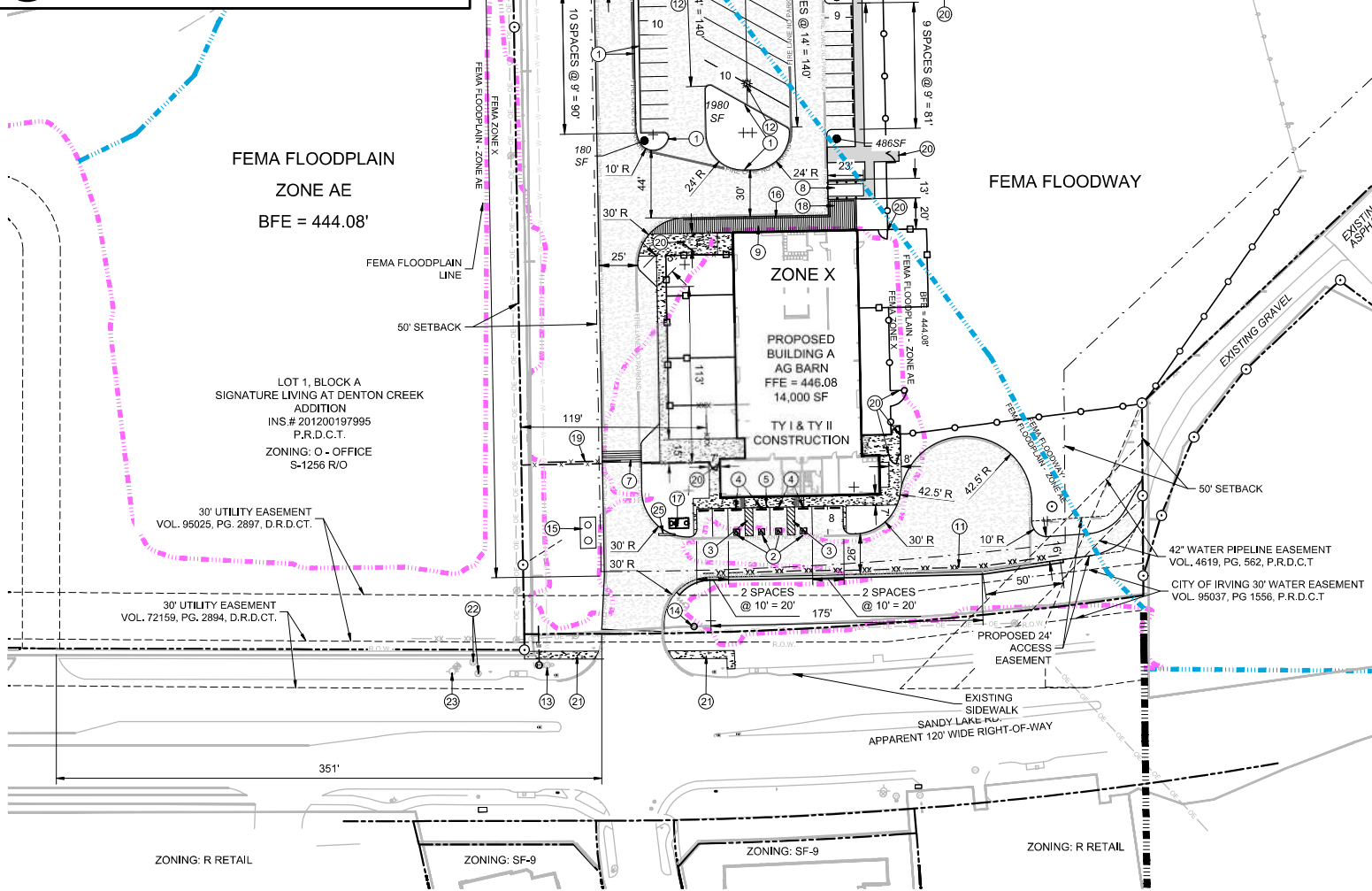
EXISTING STOCK POND



A4 ENLOSURE WALL DETAIL

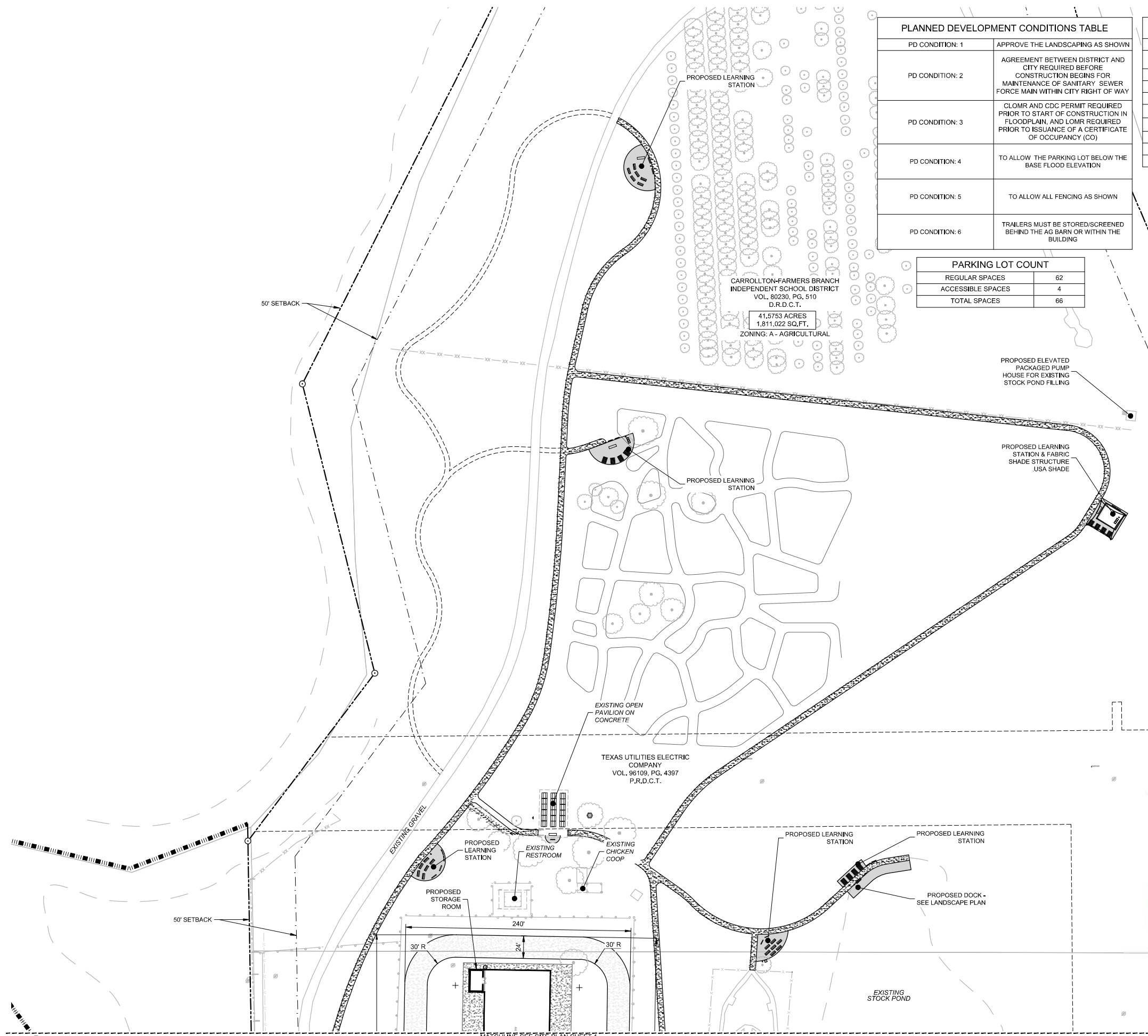


A1 TYPICAL PARKING SPACE DETAILS
SCALE: 1" = 10'



A1 ENLARGED SITE PLAN - A

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
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

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 8/8"
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
 - 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

- 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.
- D. LOCATE AND PROTECT EXISTING UTILITIES AND STRUCTURES DURING CONSTRUCTION, AND REPAIR ANY DAMAGES TO EXISTING FEATURES AT CONTRACTORS EXPENSE.
- E. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF COPPELL DESIGN STANDARDS, REQUIREMENTS AND SPECIFICATIONS, UNLESS OTHERWISE NOTED ON THE PLANS.
- 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

- PROPERTY LINE
- - - SETBACK LINE
- CITY LIMITS LINE
- EXISTING FLOODPLAIN / FLOODWAY DELINEATION LINE
- PROPOSED FEMA ZONE X DELINEATION LINE
- EASEMENT LINE
- PROPOSED 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/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
- 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
FORT WORTH, TX. 76102
PHONE: (632) 399-9440
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
goehringl@cfbisd.edu

ENGINEER / APPLICANT
PARKHILL
ADDRESS: 3000 INTERNET BLVD.
FRISCO, TX. 75034
PHONE: (972) 987-1670
CONTACT: BEN SANCHEZ
BSanchez@Parkhill.com



THIS DOCUMENT IS RELEASED ON 09/09/25 FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF BENITO SANCHEZ, P.E., TEXAS LICENSE #87889. IT IS NOT TO BE USED FOR REGULATORY APPROVAL, CONSTRUCTION, BIDDING OR PERMIT PURPOSES. PARKHILL, SMITH & COOPER, INC. F-560

Parkhill.com

Carrollton Farmers-Branch ISD
Package 6
Outdoor Learning Center

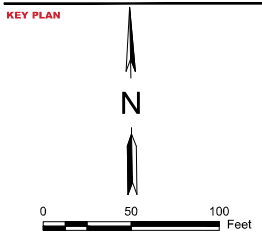


CLIENT
Carrollton Farmers-Branch ISD

1600 E Sandy Lake Rd
Coppell, TX 75019

PROJECT NO.
42098.23

KEY PLAN

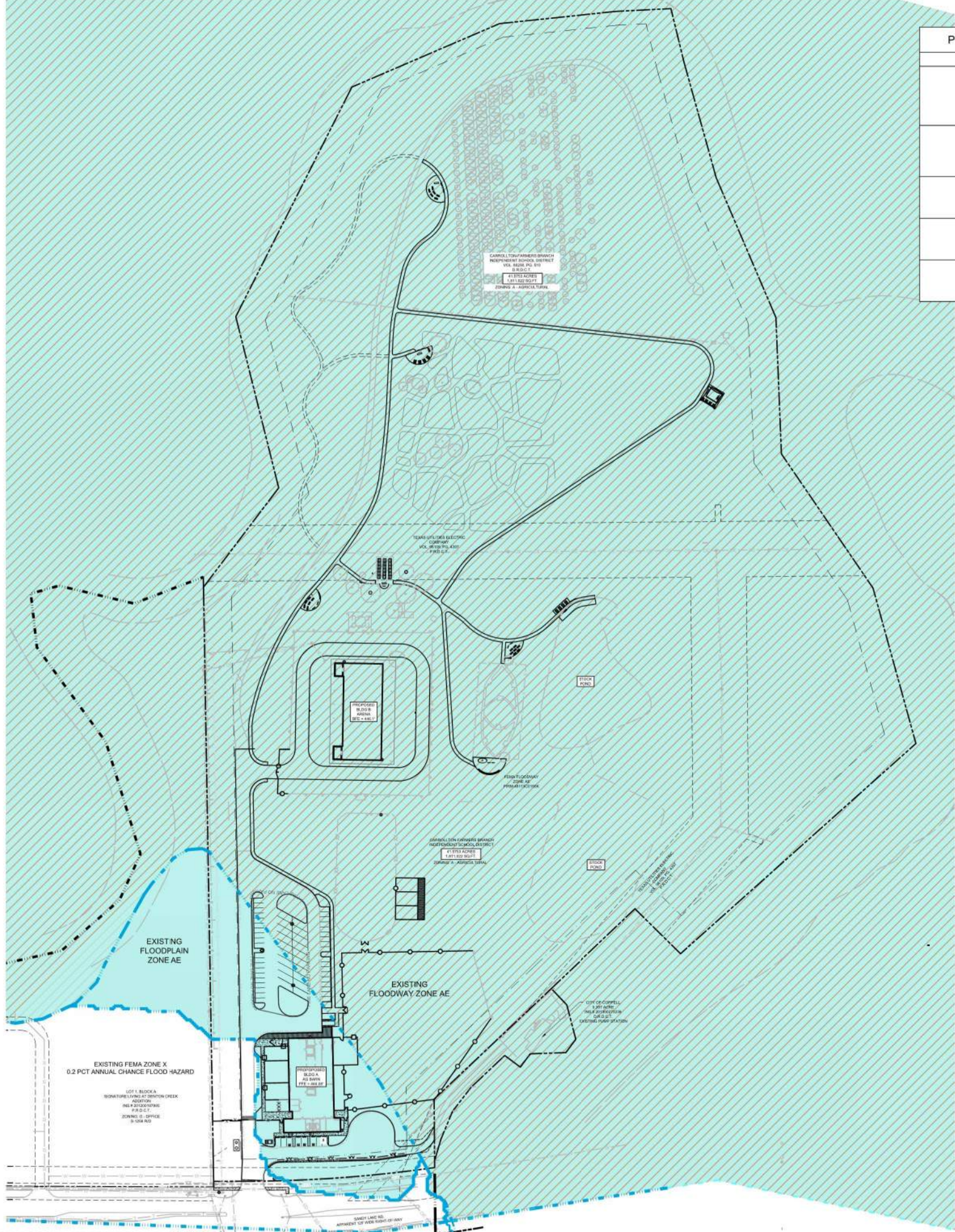


DATE DESCRIPTION

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-BARN\PLANNED DEVELOPMENT\CS101D-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
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

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

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
 - 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

- 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.
- D. LOCATE AND PROTECT EXISTING UTILITIES AND STRUCTURES DURING CONSTRUCTION, AND REPAIR ANY DAMAGES TO EXISTING FEATURES AT CONTRACTORS EXPENSE.
- E. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF COPPELL DESIGN STANDARDS, REQUIREMENTS AND SPECIFICATIONS, UNLESS OTHERWISE NOTED ON THE PLANS.
- 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

- PROPERTY LINE
- SETBACK LINE
- CITY LIMITS LINE
- EXISTING FLOODPLAIN / FLOODWAY DELINEATION LINE
- PROPOSED FEMA ZONE X DELINEATION LINE
- EASEMENT LINE
- PROPOSED 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/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
- 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
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: LELIA GOEHRING
goehringl@cfbisd.edu

ARCHITECT
PARKHILL
ADDRESS: 3000 INTERNET BLVD.
FRISCO, TX. 75034
PHONE: (972) 987-1670
CONTACT: NICCO GENZER
NGenzer@Parkhill.com

ENGINEER / APPLICANT
PARKHILL
ADDRESS: 3000 INTERNET BLVD.
FRISCO, TX. 75034
PHONE: (972) 987-1670
CONTACT: BEN SANCHEZ
BSanchez@Parkhill.com

Parkhill

THIS DOCUMENT IS RELEASED ON 09/09/25 FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF BENITO SANCHEZ, P.E., TEXAS LICENSE #87889. IT IS NOT TO BE USED FOR REGULATORY APPROVAL, CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
PARKHILL, SMITH & COOPER, INC. F-560

Parkhill.com

Carrollton Farmers-Branch ISD
Package 6
Outdoor Learning Center

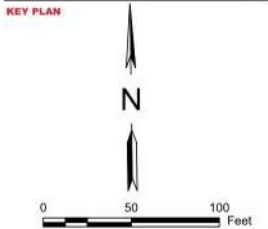


CLIENT
Carrollton Farmers-Branch ISD

1600 E Sandy Lake Rd
Coppell, TX 75019

PROJECT NO.
42098.23

KEY PLAN

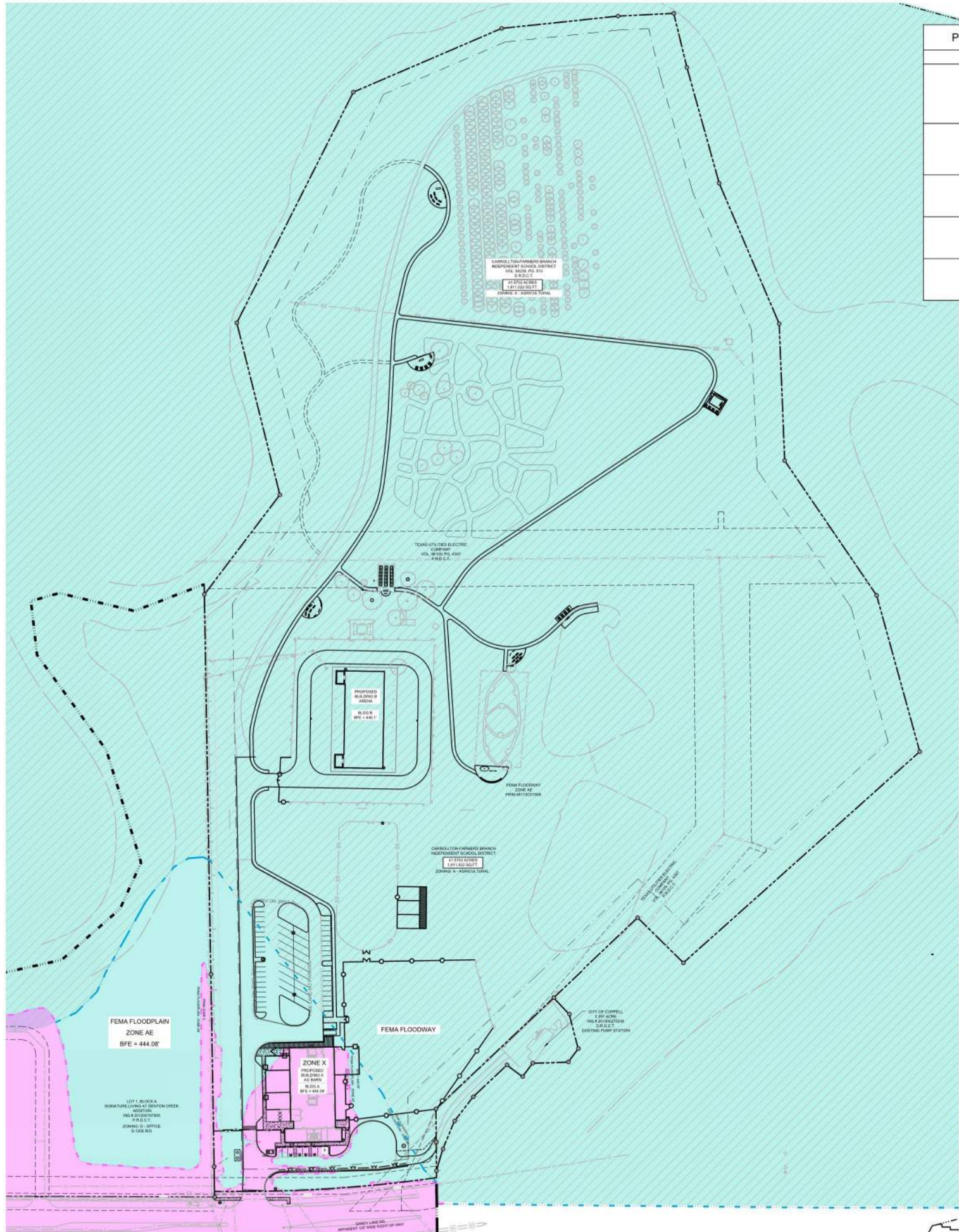


DATE DESCRIPTION

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:\2023\42098 23\03_DSGN01.DWG050_CIVIL\03_SHEETS\04_Ag-BARN\PLANNED DEVELOPMENT\CS101A-42098.DWG, 10/10/2025 9:02 AM, agarza

A1 PROPOSED FLOODPLAIN/FLOODWAY CONDITIONS



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

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

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
 - 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.
- 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 CONTRACTORS EXPENSE.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF COPPELL DESIGN STANDARDS, REQUIREMENTS AND SPECIFICATIONS, UNLESS OTHERWISE NOTED ON THE PLANS.
- FOLLOW BEST MANAGEMENT PRACTICES (BMP'S) AND COMPLY WITH EPA & TCEQ STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS.
- 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
- PROPOSED 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/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
- 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
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: LELIA GOEHRING
goehringl@cfbisd.edu

ARCHITECT
PARKHILL
ADDRESS: 3000 INTERNET BLVD.
FRISCO, TX. 75034
PHONE: (972) 987-1670
CONTACT: NICCO GENZER
NGenzer@Parkhill.com

ENGINEER / APPLICANT
PARKHILL
ADDRESS: 3000 INTERNET BLVD.
FRISCO, TX. 75034
PHONE: (972) 987-1670
CONTACT: BEN SANCHEZ
BSanchez@Parkhill.com

Parkhill

THIS DOCUMENT IS RELEASED ON 09/09/25 FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF BENITO SANCHEZ, P.E., TEXAS LICENSE #87889. IT IS NOT TO BE USED FOR REGULATORY APPROVAL, CONSTRUCTION, BIDDING OR PERMIT PURPOSES. PARKHILL, SMITH & COOPER, INC. F-560

Parkhill.com

Carrollton Farmers-Branch ISD
Package 6
Outdoor Learning Center

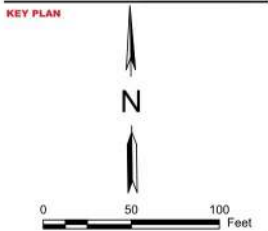


CLIENT
Carrollton Farmers-Branch ISD

1600 E Sandy Lake Rd
Coppell, TX 75019

PROJECT NO.
42098.23

KEY PLAN



DATE DESCRIPTION

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