

PARKING REQUIREMENTS	
9TH GRADE CENTER	
8 PER CLASSROOM (9'x18')	8 X 36 = 288 TOTAL REQUIRED
1 PER 4 IN AUDITORIUM (9'x18')	800/4 = 200 TOTAL REQUIRED
BASEBALL / SOFTBALL COMPLEX	
1 PER 3 STADIUM SEATS (9'x18')	1000/3 = 334 TOTAL REQUIRED
500 SEATS FOR BASEBALL - 500 SEATS FOR SOFTBALL	
SERVICE CENTER	
OFFICE SPACE 1 PER 300 SF	15000/300 = 50 TOTAL REQUIRED
WAREHOUSE 1 PER 1000 SF	32700/1000 = 33 TOTAL REQUIRED

BUILDING SQUARE FOOTAGE	
EXISTING FOR 9TH GRADE CENTER	186,809 SF
LESLIE FIELD CONCESSIONS BUILDING	2,200 SF
BASEBALL / SOFTBALL COMPLEX	
CONCESSIONS BUILDING	1,650 SF
AUX. BUILDINGS	1,661 SF
NEW LOCKER ROOM BUILDING	2,800 SF
SERVICE CENTER	47,700 SF

PARKING TABULATIONS	
PARKING PROVIDED = VISITOR/STAFF REGULAR (9.0' X 18.0')	288
9TH GRADE CENTER VISITOR/STAFF HANDICAP (9.0' X 18.0' WITH STRIPED ACCESS)	11
PARKING PROVIDED = VISITOR/STAFF REGULAR (9.0' X 18.0')	70
BASEBALL/ SOFTBALL VISITOR/STAFF HANDICAP (9.0' X 18.0' WITH STRIPED ACCESS)	4
PARKING PROVIDED = VISITOR/STAFF REGULAR (9.0' X 18.0')	245
SERVICE CENTER VISITOR/STAFF HANDICAP (9.0' X 18.0' WITH STRIPED ACCESS)	11
TOTAL PARKING PROVIDED	629
MAINTENANCE VEHICLES (12.0' X 50.0') 34	
BUS PARKING AND MAINTENANCE PARKING NOT INCLUDED IN THESE CALCULATIONS (10.0' X 20.0') 34	

- GENERAL NOTES**
- PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS INCLUDING ALL NOTES, THE CITY OF COPPELL SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
 - CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON-SITE AT ALL TIMES.
 - ALL WORK SHALL CONFORM TO THE CITY OF COPPELL SPECIFICATIONS, STANDARDS, AND DETAILS.
 - IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
 - IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.
 - CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
 - TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR.
 - ALL GATES ACROSS FIRE LANES TO BE EQUIPPED WITH OPTICUM SYSTEM WITH KNOX OVERRIDE.
 - NO NEW LANDSCAPING PROPOSED. NO TREES TO BE REMOVED.
 - ALL SIGNAGE AS SHOWN.

SITE DATA SUMMARY TABLE	
EXISTING ZONING	PD-288-C
PROPOSED ZONING	PD-289-C
SPECIAL CONDITIONS	
USE	HIGH SCHOOL (9TH GRADE CENTER)
LOT AREA	51,5871 ACRES OR 2,247,134 SF
REQUIRED SETBACK	FRONT YARD SETBACK 60'
	SIDE YARD SETBACK 30' STREET
	REAR YARD SETBACK 20' SETBACK
BUILDING AREA (NEW TOTAL)	
EXISTING 9TH GRADE CENTER	186,809 SF
EXISTING LESLIE FIELD CONCESSIONS	2,200 SF
BB/BS CONCESSIONS	1,650 SF
BB/BS AUX. BUILDINGS	1,661 SF
EX. SERVICE CENTER	47,700 SF
NEW LOCKER ROOM BUILDING	2,800 SF
TOTAL BUILDING AREA	
BUILDING COVERAGE (FAR)	242,820 SF
	10.65%
EXISTING BUILDING HEIGHT	29'-0" (1 STORY) "MEASURED TO PEAK"
EX. KITCHEN ADDITION HEIGHT	17'-4" (1 STORY) "MEASURED TO PEAK"
EX. FINE ARTS HEIGHT	28'-0" (1 STORY) "MEASURED TO PEAK"
EX. ATHLETICS BUILDING	35'-4" (1 STORY) "MEASURED TO PEAK"
NEW LOCKER ROOM BUILDING	18'-10" (1 STORY) "MEASURED TO PEAK"

BASEBALL & SOFTBALL COMPLEX
LOCKER ROOM BUILDING
COPPELL 9TH GRADE CENTER

LOT 1, BLOCK A - 51.7285 ACRES
AN ADDITION TO THE CITY OF COPPELL, DALLAS COUNTY, TEXAS
SITUATED IN THE CORDELIA BOWEN SURVEY - ABSTRACT NO. 56



CORGAN
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DALLAS, TX 75202
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ISSUES

01	12/07/2021	100% FOR CONSTRUCTION
02	03/07/2022	3rd CITY SUBMISSION
REVISIONS		
1	01/04/2022	ADDENDUM #01
2		
3		
4		
5		
6		
7		



The seal appearing on this document was authorized by Mike Glenn, P.E. 35059, on March 7, 2022.



T.B.P.E. FIRM REGISTRATION NO. F - 303
PHONE 972-717-5151 FAX 972-717-2176
4500 FULLER DRIVE - SUITE 220 IRVING, TEXAS 75038

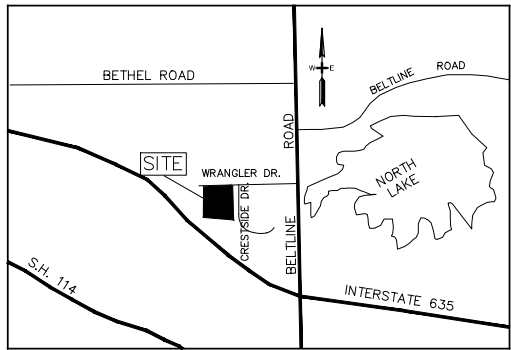
BASEBALL & SOFTBALL COMPLEX
LOCKER ROOM BUILDING

FOR:
COPPELL INDEPENDENT SCHOOL DISTRICT
1301 WRANGLER CIRCLE, COPPELL, TX 75019

OVERALL SITE
PLAN

JOB 21391.0000
DATE 03.07.2022
SHEET

C03.00



VICINITY MAP
N.T.S.

OWNER

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