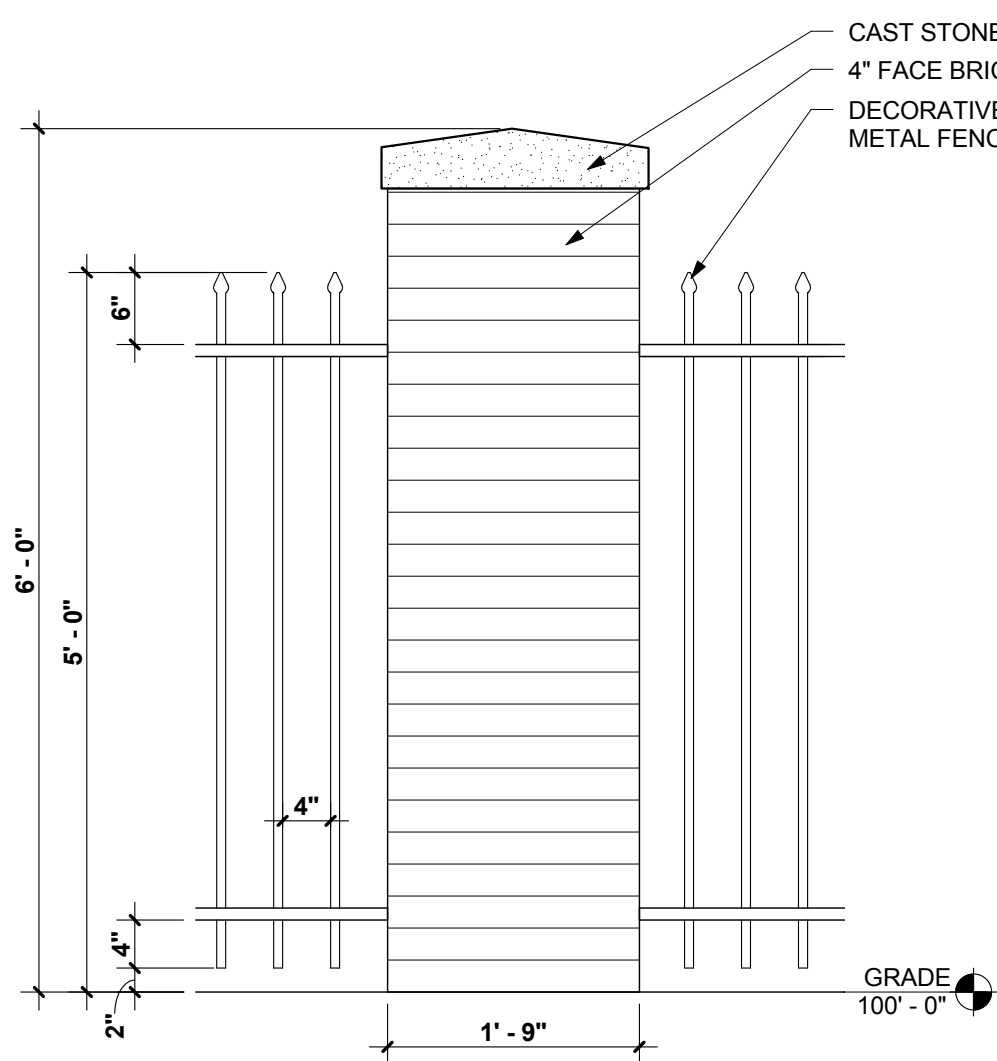


2 SECTION - BRICK PILASTER  
1 1/2" = 1'-0"



3 FENCE/ PILASTER ELEVATION  
3/4" = 1'-0"

SITE ELEMENTS	
SYMBOL	DESCRIPTION
	STREET LIGHT (SHALL MATCH EXISTING SPECIFICATION AT OLD TOWN COPPELL.)
	LIGHT BOLLARD
	RAILROAD CROSSING SIGNALS
	TRAFFIC SIGNAL
	FLAGPOLE
	STONE BENCH
	BRICK PILASTER
	MONUMENT

BURNS STREET

DRIVEWAY

STONE BENCH

ENTRY PLAZA

EDUCATION BUILDING  
FFE = 516.50

MECHANICAL YARD

8' HIGH MECHANICAL SCREEN

20'X20' WATER EASEMENT (TO BE ABANDONED WITH REPLAT)

5' HIGH BLACK DECORATIVE METAL FENCE WITH 6' HIGH BRICK PILASTERS EVERY 30'

STREETLAMP

5' HIGH BLACK DECORATIVE METAL FENCE WITH 6' HIGH BRICK PILASTERS EVERY 30'

BRICK PILASTERS

5'X5' WATER EASEMENT

EXISTING FIRE HYDRANT

FIRE LANE

S. COPPELL RD.

FRONT SETBACK

PUBLIC SAFETY BUILDING  
FFE = 516.75

VEHICLE STORAGE BUILDING  
FFE = 516.00

HOME SAFETY BUILDING  
FFE = 516.00

PICNIC PAVILION

DETAILS OF THE PAVILION WILL BE SUBMITTED TO THE DIRECTOR OF PLANNING FOR ADMINISTRATIVE APPROVAL PRIOR TO PERMITTING

WARNING SIGNAL

S 85° 32' 50" W 285.49'

5' HIGH BLACK DECORATIVE METAL FENCE WITH 6' HIGH BRICK PILASTERS EVERY 30'

5' HIGH BLACK VINYL COATED CHAIN LINK FENCE

FACADE WALL

FIRE LANE

DRIVEWAY

20' WATER LINE EASEMENT

FIRE LANE

VARIABLE WIDTH FIRE LANE ACCESS EASEMENT

N75° 31' 12" E 141.68'

10' HIGH BRICK VENEER SCREEN WALL

REMOTE FIRE DEPARTMENT CONNECTION

FIRE HYDRANT

N88° 12' 1" E 69.85'

20' WATER LINE EASEMENT

40' DRAINAGE AND UTILITY EASEMENT

EXISTING MONUMENT SIGN TO BE REMOVED BY OWNER

APPROX. LOCATION OF A 24' FIRE LANE AND MUTUAL ACCESS EASEMENT (TO BE ABANDONED WITH REPLAT)

5' HIGH BLACK DECORATIVE METAL FENCE WITH 6' HIGH BRICK PILASTERS EVERY 30'

3' HIGH BLACK DECORATIVE METAL FENCE

5' HIGH BLACK VINYL COATED CHAIN LINK FENCE

15' SANITARY EASEMENT

30' DRAINAGE AND UTILITY EASEMENT

## SITE DATA TABLE

EXISTING ZONING	PD-108R8-H
PROPOSED ZONING	PD-108R12-H
PROPOSED USES	EDUCATION BUILDING AND LIFE SAFETY PARK
EDUCATION BUILDING TOTAL:	11,700 SF
LIFE SAFETY PARK:	
TRAIN DEPOT	1,400 SF
VEHICLE STORAGE BUILDING	2,800 SF
PUBLIC SAFETY BUILDING	2,720 SF
HOME SAFETY BUILDING	1,100 SF
TOTAL:	7,820 SF
EDUCATION BUILDING HEIGHT:	40' - 0"
LIFE SAFETY PARK BUILDING HEIGHTS:	
TRAIN DEPOT	20' - 0"
VEHICLE STORAGE BUILDING	21' - 0"
PUBLIC SAFETY BUILDING	24' - 0"
HOME SAFETY BUILDING	24' - 0"
REQUIRED PARKING	25 SPACES
PROVIDED PARKING	
ON-STREET PARKING	6 SPACES
OFF-STREET PARKING	29 SPACES
PROPOSED LOT COVERAGE	25%
FLOOR AREA RATIO	.25 TO 1
TOTAL ACREAGE	2.03 ACRES
ADJACENT ZONING DISTRICTS	
NORTH	PD-108R11-H
EAST	PD-108R5-H
SOUTH	LI
WEST	LI
NORTHWEST	PD-250-H

## LEGEND

SYMBOL	DESCRIPTION	PATTERN (N.T.S.)
	EXISTING STREET/DRIVE/ SIDEWALK	N/A
	SIDEWALK	N/A
	PARKING / INTERIOR DRIVE PAVING	N/A
	COMPOSITE WOOD DECK	N/A
	CROSSWALK / CURB RAMP LANDING STAMPED CONCRETE: STAINED RED	MATCH OLD TOWN/ CITY STDS
	DECORATIVE PAVING 1 STAMPED CONCRETE: INTERLOCKING PLANK, STAINED BEIGE	
	DECORATIVE PAVING 2 STAMPED CONCRETE: ASHLAR RANDOM, STAINED BEIGE (VARIEGATED)	
	DECORATIVE PAVING 3 STAINED CONCRETE: BEIGE	N/A
	DECORATIVE PAVING 4 STAMPED CONCRETE: RIVER STONE EMBOSSED, STAINED BEIGE	



**BROWN REYNOLDS WATFORD ARCHITECTS**  
3333 TRAVIS STREET  
SUITE 250  
DALLAS, TEXAS 75204  
214-528-8704  
WWW.BRWARCH.COM

PROJ: COPPELL SERVICE CENTER

SUBDIVISION: (LIFE SAFETY PARK)

ADDRESS: 820 S. COPPELL RD.

BLOCK/LOT: LOT 2R/ BLOCK 1

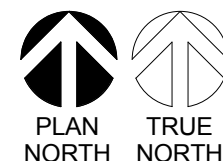
SURVEY/ABSTRACT: 201400050913

ACREAGE: 2.03 ACRES

INTERIM REVIEW DOCUMENTS  
NOT INTENDED FOR BIDDING OR CONSTRUCTION PURPOSES  
GARY DEVRIES  
TX REG. NO. 10212

MARCH 3, 2015

C1.0



## 1 SITE PLAN

1" = 20'-0"

