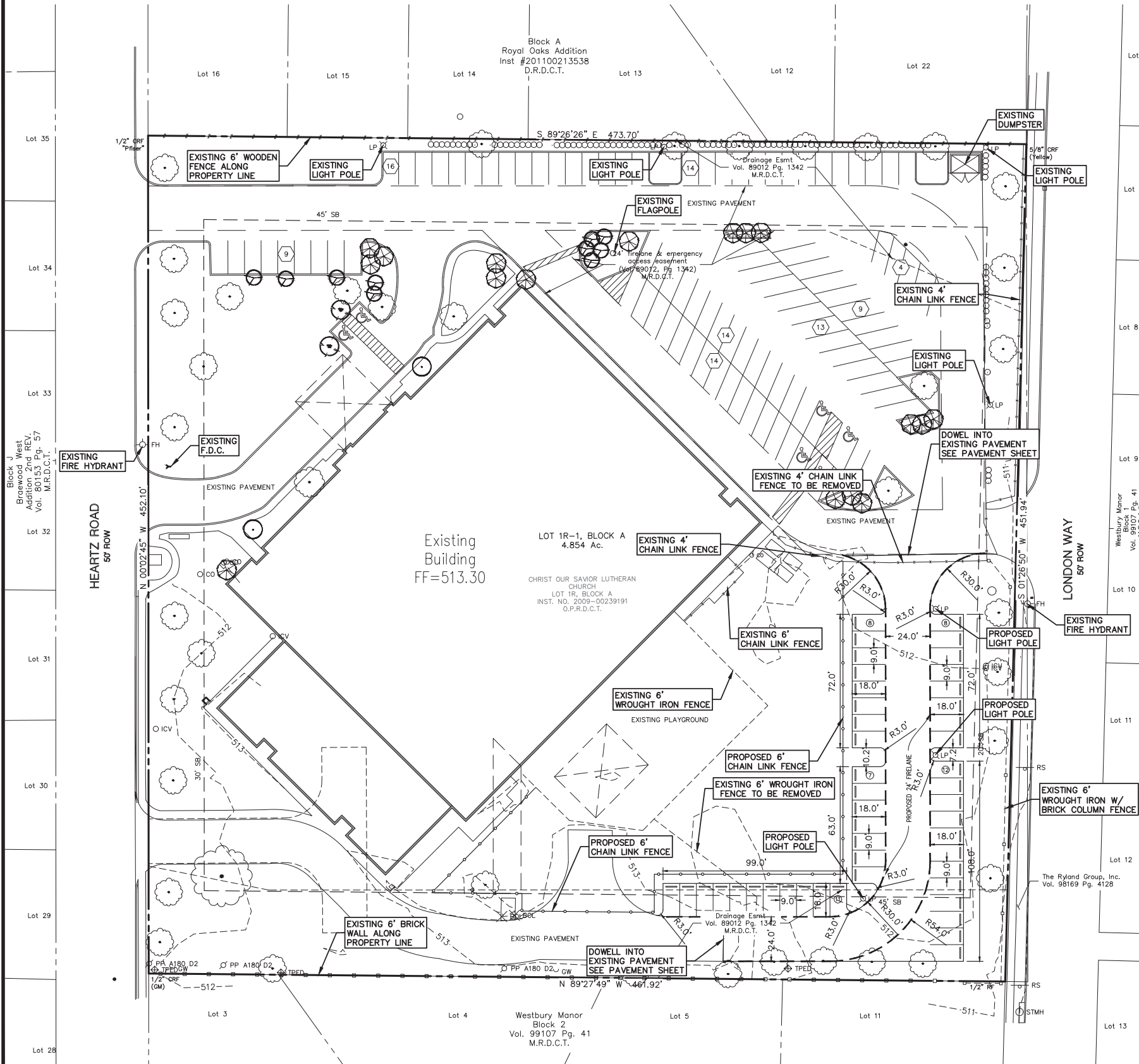


Exhibit "B"



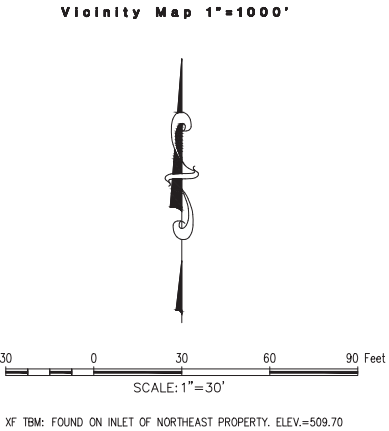
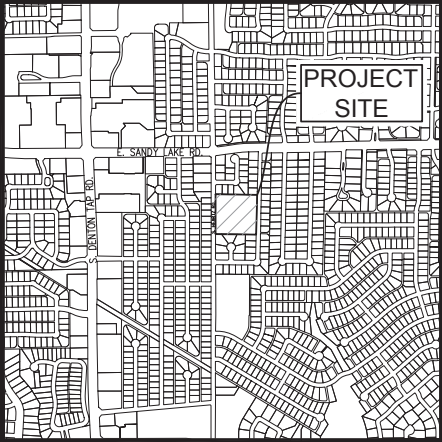
LEGEND

ABBREVIATIONS:

CRF	Capped Rebar Found	FG	Finished Grade
CRS	Capped Rebar Set	FF	Finished Floor
CP	Control Point	FP	Finished Pad
Mon.	Monument	FL	Flowline
BM	Benchmark	UE	Utility Easement
Ex TC	Existing Top of Curb	DE	Drainage Easement
Ex TP	Existing Top of Pavement	BL	Building Line
TC	Top of Curb	R.O.W.	Right-of-Way
G	Gutter	DR	Deed Records
PG	Proposed Grade	PR	Plot Records
TP	Grade at Top of Pavement	PAE	Pedestrian Access Easement
TA	Grade at Top of Asphalt	SB	Setback line
TW	Grade at Top of Wall	WLE	Waterline Easement
RW	Grade at Retaining Wall	MAE	Mutual Access Easement
TC	Grade at Top of Grate		

LINE & SYMBOLS:

Existing:	Proposed:
---500---501---	---500---501---
Contours	Contours
Asphalt Pavement	Asphalt Pavement
Wood Fence	Wood Fence
Wrought Iron Fence	Wrought Iron Fence
Wrought Iron w/ Brick Column	Wrought Iron w/ Brick Column
Chain Link Fence	Chain Link Fence
Brick Wall	Brick Wall
Centerline of Creek, Swale, or Waterway	Centerline of Creek, Swale, or Waterway
Waterline	Waterline
Sanitary Sewer	Sanitary Sewer
Storm Sewer	Storm Sewer
Overhead Power	Overhead Power
Buried Power	Buried Power
Gas Line	Gas Line
Fire Hydrant	Fire Hydrant
Water Valve	Water Valve
Water Meter	Water Meter
Sanitary Sewer Manhole	Sanitary Sewer Manhole
Guy Wire	Guy Wire
Light Pole	Light Pole
Power Pole	Power Pole
Tree	Tree
Benchmark	Benchmark



GENERAL NOTES

1. ALL PROPOSED LIGHT POLES SHALL BE DOWNWARD FACING WITH SHIELDS. PHOTO METRICS SHALL BE DESIGNED PER CITY OF COPPELL REQUIREMENTS.

SITE DATA TABLE	
PHYSICAL ADDRESS	140 S. HEARTZ
PROPOSED IMPERVIOUS LOT COVERAGE	60.00%
PROPOSED PERVIOUS LOT COVERAGE	40.00%
EXISTING FLOOR AREA RATIO	0.15 TO 1
SITE AREA	4.854 AC. OR 211,440.8280 SQ. FT.
BUILDING HEIGHT	1-STORY, 32 FT.
BUILDING SIZE	
EX. BUILDING SIZE (19 CLASSROOMS)	32,687 SQ. FT.
ADDITION (6 CLASSROOMS)	6,537 SQ. FT.
TOTAL BUILDING SIZE	39,224 SQ. FT.
EXISTING BUILDING	
EXISTING ZONING	S-1033R5-SF-12 (MAX 500 STUDENTS)
EXISTING USE	CHARTER SCHOOL (K-8TH)
EXISTING PARKING REQUIRED	
CHARTER SCHOOL USE: 1 SPACE PER CLASSROOM + 6	19 CLASSROOMS = 25 SPACES
ADDITION: 1 SPACE PER CLASSROOM + 6	6 CLASSROOMS = 12 SPACES
TOTAL REQUIRED	37 SPACES
EXISTING PARKING PROVIDED	
REGULAR PARKING	95 SPACES
ACCESSIBLE PARKING	6 SPACES
TOTAL PARKING	101 SPACES
PROPOSED PARKING PROVIDED	
REGULAR PARKING	46 SPACES
TOTAL EXISTING AND PROPOSED PARKING	147 SPACES

COPPELL CLASSICAL ACADEMY
Lot 1R, Block A
ZONED: SF-12 W/SUP
in the
4.864 Acres
S. HENDERSON SURVEY, ABSTRACT NO. 629
CITY OF COPPELL
DALLAS COUNTY, TEXAS

SITE PLAN

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
G&A I MCADAMS,
TBP: 19762
JOSHUA M. BARTON,
P.E. #129227
DATE 3/12/2019

Drawn By: ASC
Date: 02/15/2019
Scale: 1"=30'
Revisions:

WGA-19000

C3