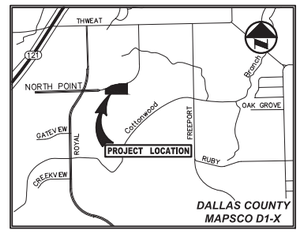
EXHIBIT B - DETAIL SITE PLAN

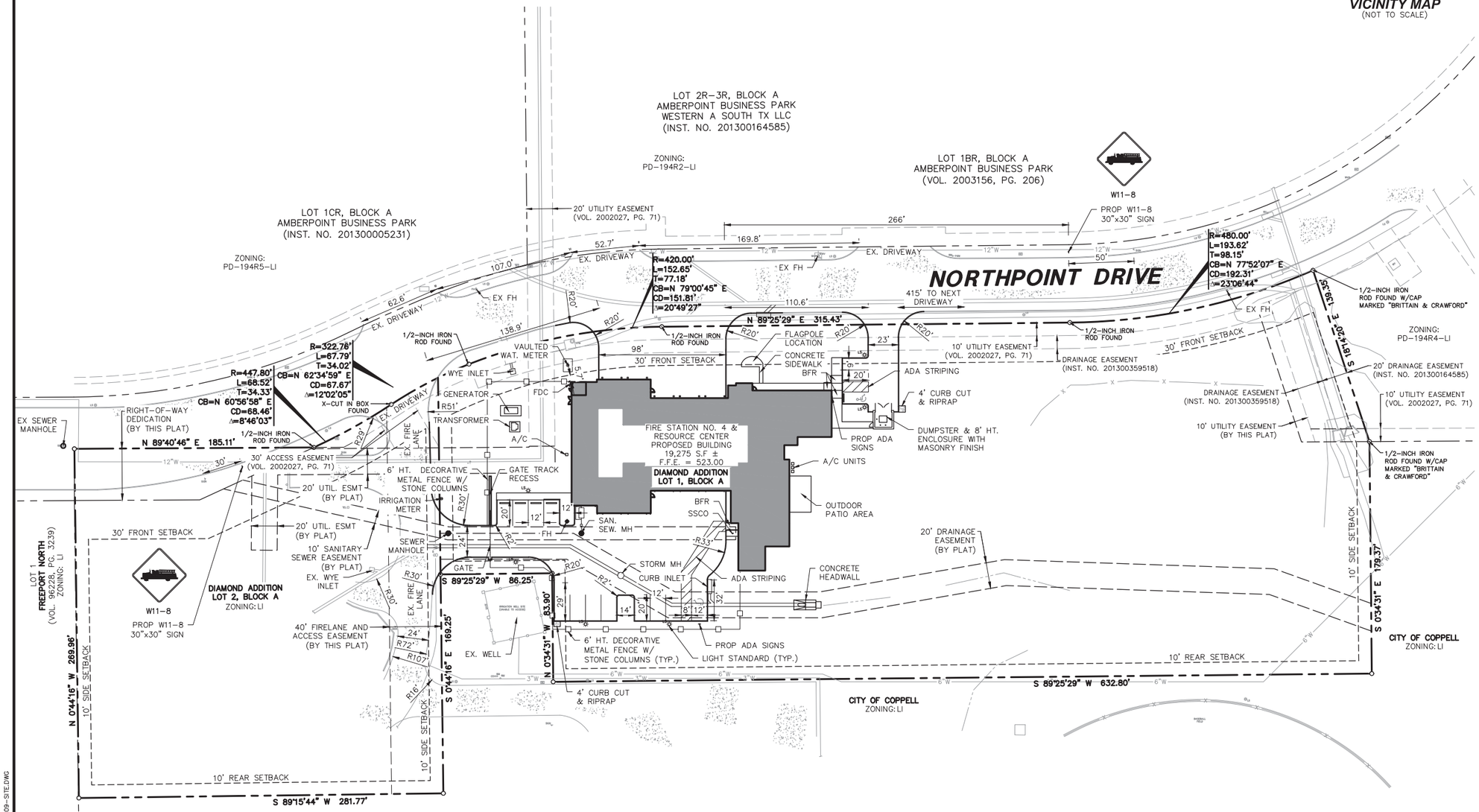


VICINITY MAP
(NOT TO SCALE)

LEGEND

BL	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
FL	FLOOD LIGHT
FP	FLAG POLE
SIGN	TRAFFIC SIGN
IRS	1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET
(C.M.)	CONTROLLING MONUMENT
	PROPERTY LINE
X	FENCE
X	PROPOSED FENCE
	FIRE LANE

ALL DIMENSIONS ARE TO FACE-OF-CURB UNLESS OTHERWISE NOTED.



SITE INFORMATION - COPPELL FIRE STATION 4	
PD#	PD-300-LI
EXISTING ZONING	LI
TOTAL LOT AREA (LOT 1, BLOCK A) (AC)	4.330 AC
TOTAL LOT AREA (LOT 1, BLOCK A) (SF)	188,636 SF
PROPOSED USE	PUBLIC SAFETY
GROSS AREA OF BUILDING (SF)	19,275 SF
NUMBER OF STORIES	1
HEIGHT OF BUILDING (FEET)	33
TOTAL FLOOR AREA RATIO (MAX 2 : 1)	1 : 0.10
SITE COVERAGE (50% MAX)	10%
IMPERVIOUS AREA (SF)	41,852 SF
IMPERVIOUS AREA (SF)	22.2% SF
PARKING REQUIRED	15
PARKING PROVIDED	15
HANDICAP PARKING REQUIRED	2
HANDICAP PARKING PROVIDED	2

VARIANCES
1. PARKING IN FRONT YARD
2. 78% MASONRY LESS THAN 80%

PRELIMINARY
NOT FOR CONSTRUCTION

THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF SCHEMATIC REVIEW ONLY AND IS NOT INTENDED FOR PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

PLANS PREPARED UNDER THE DIRECT SUPERVISION OF DEAN E. VRLA, P.E. TEXAS REGISTRATION NO. 116127
DATE: 07/08/2019

THE PROPOSED BUILDING IS OUTSIDE OF THE FEMA 100-YR FLOODPLAIN ELEVATION
FEMA MAP 48113C0135K
DATED 07/07/2014

OWNER/APPLICANT
CITY OF COPPELL
265 EAST PARKWAY BOULEVARD
COPPELL, TX 75019

SURVEYOR
PACHECO KOCH CONSULTING ENGINEERS
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231
972-235-3031
PERSON OF CONTACT: JONATHAN COOPER, RPLS
CONTACT EMAIL: JCOOPER@PKCE.COM

ENGINEER
PACHECO KOCH CONSULTING ENGINEERS
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231
972-235-3031
PERSON OF CONTACT: DEAN VRLA, PE
CONTACT EMAIL: DVRLA@PKCE.COM

50% CONSTRUCTION DOCUMENTS

NO.	DATE	REVISION

Pacheco Koch
118 N. OHIO STREET
CELINA, TX 75009 214.451.2765
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

SITE PLAN

FIRE STATION NO. 4 & RESOURCE CENTER

DIAMOND ADDITION - LOTS 1 & 2, BLOCK A

PD-300-LI - 6.128 ACRES

CITY OF COPPELL, DALLAS COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
DEV	DMG	JULY 2019	1"=40'			SP

COPPELL FIRE STATION NO. 4 & RESOURCE CENTER

JHUNEYCUTT
7/8/2019 4:28 PM
M:\DWG-4\4167-18.409\DWG\CIVIL C3D 2016\4167-18.409-SITE.DWG

PK FILE: 4167-18.409

PK-4167-18.409-SITE.DWG