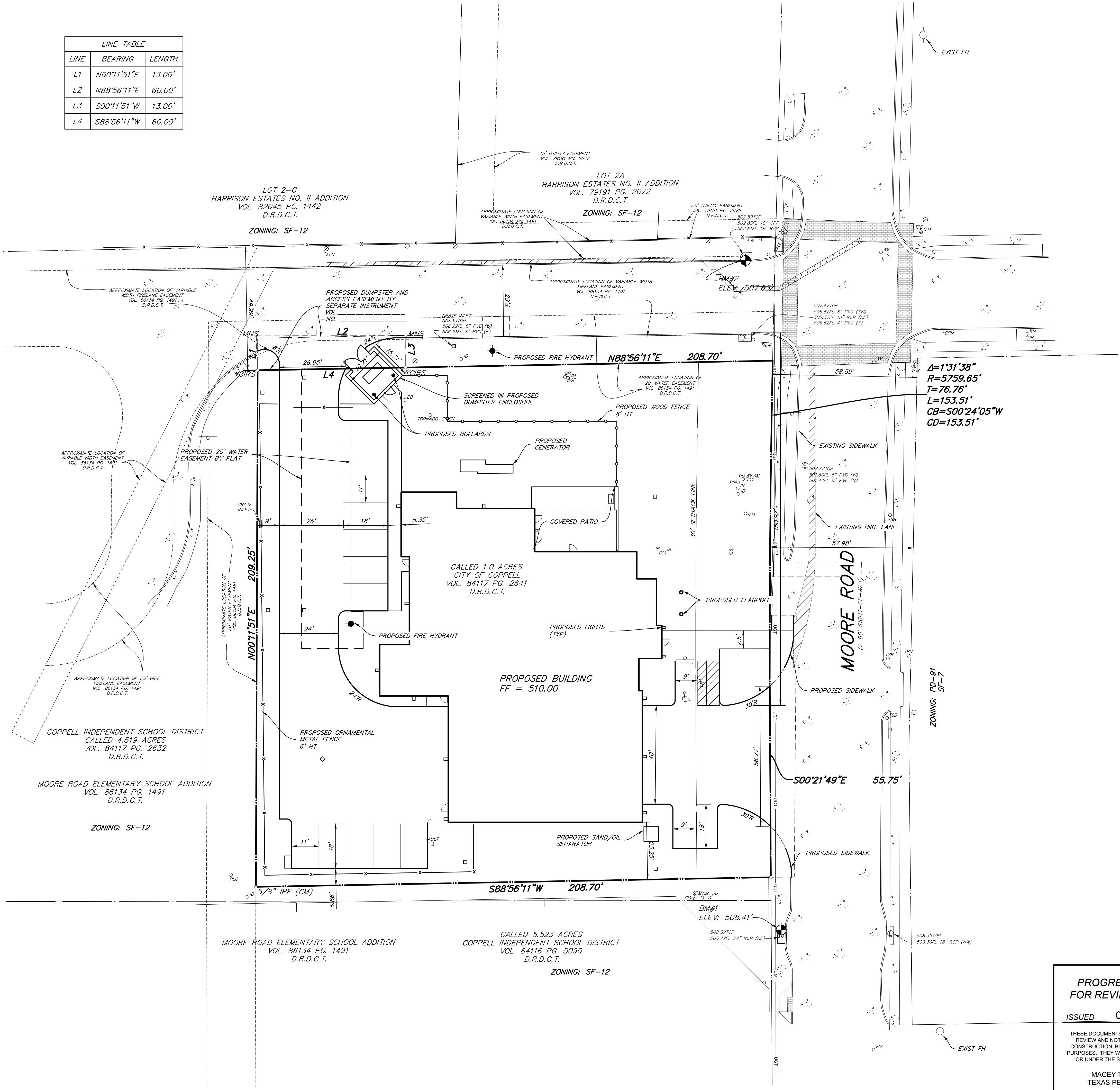
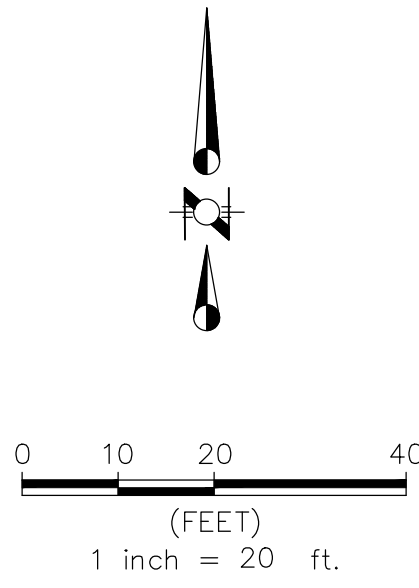




LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°11'51"E	13.00'
L2	N88°56'11"E	60.00'
L3	S00°11'51"W	13.00'
L4	S88°56'11"W	60.00'



Tables for 157 S. Moore Road Site Plan	
SITE DATA TABLE	
SITE AREA (SF)	43,560 SF / 1.0 Acres
EXISTING ZONING	SF-12
PROPOSED USES	CITY FIRE STATION
BUILDING FOOTPRINT (SF)	10,976
BUILDING AREA - GROSS SQUARE FOOTAGE (SF)	11,994
SQUARE FOOTAGE OF EACH USE	1 USE - 11,994 SF
BUILDING HEIGHT	27'-0"
PROPOSED LOT COVERAGE	0.25
IMPERVIOUS AREA	24,104 SF / 0.55 Acres
FLOOR AREA RATIO	0.28

PLANNED DEVELOPMENT CONDITIONS TABLE	
1.	TO ALLOW PARKING IN THE FRONT YARD
2.	TO ALLOW LANDSCAPE BUFFER AS PRESENTED
3.	TO ALLOW 2-FT ENCROACHMENT OF BUILDING IN SIDE YARD SETBACK

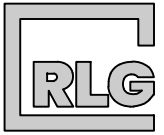
ZONING SF-12 STANDARDS		
	MAX/MIN REQUIRED	PROVIDED
PARKING	N/A	15
HEIGHT	35' MAX	27'
LOT SIZE	12,000 SF MIN	44,330.45 SF
LOT COVERAGE	50%	25.00%
SETBACKS	REQUIRED	PROVIDED
FRONT YARD	30'	30'
SIDE	25'	25'
REAR	20'	20'

ACCESS EASEMENT 02/26/2024
CITY OF COPPELL TO ALFRED LOGSDON
SURVEY, ABSTRACT NO. 783
STREET ADDRESS: 157 S. MOORE RD
INSTRUMENT NUMBER
VOLUME

OWNER:
TIM OATES
TOATES@COPPELLTX.GOV
(972)304-7055
265 PARKWAY BOULEVARD

ARCHITECT:
KEN POPE, AIA
KPOPE@PGAL.COM
(972)871-2225
14135 MIDWAY ROAD SUITE G-200

ENGINEER:
MACEY TAYLOR, P.E.
MTAYLOR@RLGINC.COM
(214)739-8100
12001 N CENTRAL EXPY #300

**RLG CONSULTING ENGINEERS**
12001 N. CENTRAL EXPRESSWAY #300 DALLAS, TX 75243
5601 BRIDGE STREET #420 FORT WORTH, TX 76112
WWW.RLGINC.COM TBPE FIRM REG. F-493

SITE PLAN
COPPELL FIRE STATION #5
CALLED 1.0 ACRES - CITY OF COPPELL
157 S MOORE ROAD
CITY OF COPPELL, DALLAS COUNTY, TEXAS

REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
RLG	RLG	03/07/2024	2313	063	C01.01

**PROGRESS SET
FOR REVIEW ONLY**

ISSUED 03/07/24

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CONSTRUCTION, BIDDING OR PERMIT
PURPOSES. THEY WERE PREPARED BY,
OR UNDER THE SUPERVISION OF:

MACEY TAYLOR
TEXAS PE #138385

BENCHMARKS:
BM#1: CITY OF COPPELL ALUMINUM
DISK FOUND IN THE NORTH SIDE OF
A CURB INLET ON THE WEST SIDE
OF SOUTH MOORE ROAD, AS SHOWN.
ELEV: 508.41'
BM#2: SQUARE CUT SET ON THE
SOUTH SIDE OF A CURB INLET ON
THE WEST SIDE OF SOUTH MOORE
ROAD, AS SHOWN.
ELEV: 507.63'

DRAWING HISTORY		
NO.	DATE	DESCRIPTION