



SITE DATA TABLE	
SITE AREA (SF)	43,500 SF / 1.0 Acres
EXISTING ZONING	SF-12
PROPOSED USES	CITY FIRE STATION
BUILDING FOOTPRINT (SF)	510 SF
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	24,304 SF / 0.555 Acres
IMPERVIOUS AREA	24,304 SF / 0.555 Acres
FLOOR AREA RATIO	0.28

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

	MAXIMUM REQUIRED	PROVIDED
PARKING	50%	55%
SETBACK	10'	10'
LOT SIZE	10,000 SF MIN.	43,500 SF
CITY CHARTER	20'	20'
RETAINERS	REQUIRED	PROVIDED
FENCES	REQUIRED	PROVIDED
LANDSCAPE	REQUIRED	PROVIDED
SCREENS	REQUIRED	PROVIDED

OWNER:
TM JAMES
104 TEAS COPPELL TX, COV
(972) 304-7052
263 PARKWAY BOULEVARD

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

ENGINEER:
MACEY TAYLOR, P.E.
MTA@RLGCONSULTING.COM
(972) 739-8100
12001 N. CENTRAL EXPY #200

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

RLG CONSULTING ENGINEERS
12001 N. CENTRAL EXPRESSWAY #300 DALLAS, TX 75243
5001 BRIDGE STREET #400 FORT WORTH, TX 76112
WWW.RLG.COM TRPE FROM REG. #493

PROGRESS SET
FOR REVIEW ONLY
ISSUED 03/07/24
THESE DOCUMENTS ARE FOR REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION. BEFORE OR AFTER APPROVAL, THEY ARE TO BE USED BY THE OWNER AT HIS/HER OWN RISK.

REVISIONS:
01: CITY OF COPPELL ALFRED LOGSDON
SITE FOUND IN THE NORTH SIDE OF A 6' SIDE ALLEY ON THE WEST SIDE OF SOUTH MOORE ROAD AS SHOWN. ELEV: 508.41'
02: SQUARE CITY SET ON THE SOUTH SIDE OF A SIDE ALLEY ON THE WEST SIDE OF SOUTH MOORE ROAD AS SHOWN. ELEV: 508.67'

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