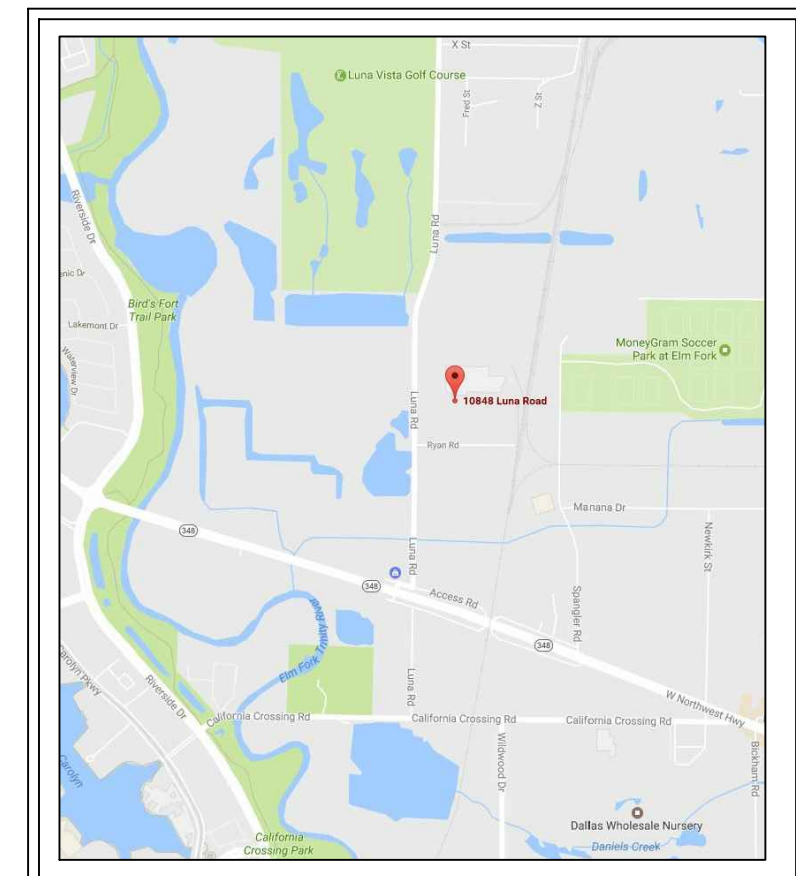


09/01/2020

BALDWIN ASSOCIATES
 3904 Elm Street, Suite B
 Dallas, Texas 75226
 MOBILE: 214.729.7949
 OFFICE: 214.824.7949
 rob@baldwinplanning.com

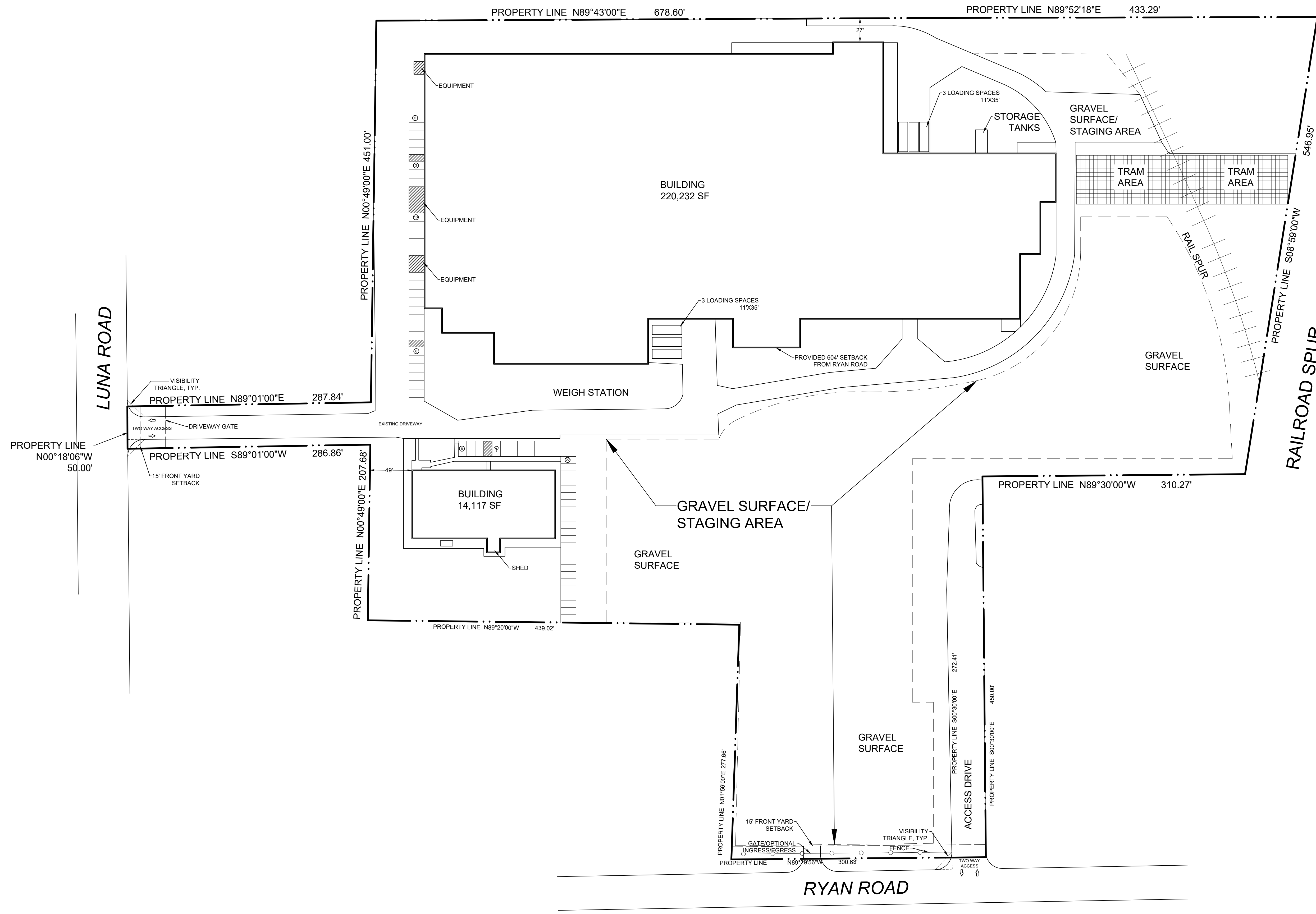
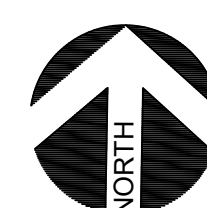
Baldwin Associates

10848 LUNA ROAD
 CITY OF DALLAS, TEXAS



VICINITY MAP

NTS



SITE DATA TABLE
 10848 LUNA ROAD
 SUP FOR METAL SALVAGE FACILITY
 IM INDUSTRIAL MANUFACTURING DISTRICT

TOTAL SITE AREA	18.407 AC	
LAND USE	METAL SALVAGE FACILITY	
TOTAL FLOOR AREA	234,349 SF	
YARD, LOT, SPACE		
	REQUIRED	PROVIDED
FRONT SETBACK	0 FT	604 FT FROM RYAN ROAD
SIDE SETBACK	0 FT	27 FT
SIDE SETBACK	0 FT	49 FT
REAR SETBACK	0 FT	0 FT
	MAX.	PROVIDED
FLOOR AREA RATIO	2:1	0.3:1
BUILDING HEIGHT	110 FT	50 FT
BUILDING STORIES	8	2
LOT COVERAGE	80%	30%
PARKING		
MINIMUM REQUIRED	5	
PARKING PROVIDED	35	

NOTE: OUTSIDE STORAGE AREAS AND OUTSIDE ACTIVITY AREAS MUST BE SCREENED IN ACCORDANCE WITH SEC. 51A-4.203(3), SUBJECT TO FLOODPLAIN APPROVAL. OUTSIDE STORAGE AREAS MUST COMPLY WITH THE HEIGHT RESTRICTIONS WITHIN 40 FT OF A REQUIRED SCREENING FENCE.

