

TANTOR ROAD

LOT 2A
BLOCK A/8380

EXISTING PAVED AREA

EXISTING PAVED AREA

STORAGE

OFFICE/
STORAGE

TANTOR ROAD

C.R.I.&P. RAILROAD

1 SITE PLAN

N 00°00'00" E 263.00'

SHEET METAL FENCE, 9' HT

STORAGE

N 90°00'00" E 149.94'

SHEET METAL FENCE, 9' HT

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1 SITE PLAN



VICINITY MAP
NOT TO SCALE

Whereas Green Roof Recycling, L.L.C. is the sole owner of a 2.1124 acre tract of land situated in Thomas C. Williams Survey, Abstract Number 1573, City of Dallas, Dallas County, Texas according to the Special Warranty Deed recorded in Instrument Number 20080381868, Deed Records of Dallas County, Texas, and being all of Lot 2, Block A/8380, Allied Recycling Addition, an addition to the City of Dallas according to the plat recorded in Volume 67105, P. 3550 and all of Tract 1 recorded in said Special Warranty Deed, City of Dallas, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 3 1/2" aluminum disk stamped "Raymond L. Goodson, Jr., Inc." and "VM Recycling" set on a 1/2" iron rod in the north line of Tantor Road (60' right-of-way), said disk also being the southwest corner of said Green Roof tract and the southeast corner of a tract conveyed to Lacy Mathis, LTD. by Special Warranty Deed recorded in Instrument Number 20070596621, Deed Records, Dallas County, Texas;

THENCE North 00°00'00" East along the common line between said Green Roof tract and said Lacy Mathis, LTD. tract a distance of 263.00 feet to a 3 1/2" aluminum disk stamped "Raymond L. Goodson, Jr., Inc." and "VM Recycling" set on a 1/2" iron rod for corner, said rod being the common corner between said Green Roof tract, said Lacy Mathis, LTD. tract and a tract conveyed to Rockbrook Realty, LTD. by Contribution Deed recorded in Volume 98128, Page 5944, Deed Records, Dallas County, Texas;

THENCE North 90°00'00" East departing the common line between said Green Roof Recycling tract and said Lacy Mathis, LTD. tract and along the common line between said Green Roof Recycling tract and said Rockbrook Realty, LTD. tract a distance of 149.84 feet to a 3 1/2" aluminum disk stamped "Raymond L. Goodson, Jr., Inc." and "VM Recycling" set on a 1/2" iron rod for corner, said disk being the southeast corner of said Lot 2;

THENCE North 00°11'31" West continuing along the common line between said Green Roof Recycling tract and said Rockbrook Realty, LTD. tract a distance of 78.16 feet to a 3 1/2" aluminum disk stamped "Raymond L. Goodson, Jr., Inc." and "VM Recycling" set on a 1/2" iron rod for corner, said disk being a common corner between said Rockbrook Realty, LTD. tract, said Lot 2, and being in the south line of Lot 1, Block A/8380. See Fin Dev Co. Addition, an addition to the City of Dallas according to the plat recorded in Volume 84226, Page 3779, Deed Records, Dallas County, Texas;

THENCE South 88°58'18" East departing the common line between said Rockbrook Realty, LTD. tract and said Lot 2, and along the common line between said Lot 1 and said Lot 2 a distance of 35.82 feet to a 3 1/2" aluminum disk stamped "Raymond L. Goodson, Jr., Inc." and "VM Recycling" set on a 1/2" iron rod for corner;

THENCE South 88°58'17" East along the common line between said Lot 1 and said Lot 2 a distance of 139.19 feet to a 1/2" iron rod found for corner in the west line Tantor Road (56' right-of-way at this point), said rod being the east common corner between said Lot 1 and said Lot 2;

THENCE South 08°54'00" West along the west line of said Tantor Road a distance of 75.87 feet to a 3 1/2" aluminum disk stamped "Raymond L. Goodson, Jr., Inc." and "VM Recycling" set on a 1/2" iron rod for corner, said disk being the southeast corner of said Lot 1;

THENCE North 90°00'00" East along the west line of said Tantor Road a distance of 16.19 feet to a 3 1/2" aluminum disk stamped "Raymond L. Goodson, Jr., Inc." and "VM Recycling" set on a 1/2" iron rod for corner;

THENCE South 08°54'00" West continuing along the west line of said Tantor Road a distance of 191.93 feet to a 3 1/2" aluminum disk stamped "Raymond L. Goodson, Jr., Inc." and "VM Recycling" set on a 1/2" iron rod for corner;

THENCE North 76°00'00" West continuing along the west line of Tantor Road a distance of 10.06 feet to a 3 1/2" aluminum disk stamped "Raymond L. Goodson, Jr., Inc." and "VM Recycling" set on a 1/2" iron rod for corner, said disk being the beginning of non-tangent curve to the right;

THENCE in a southwesterly direction along said Tantor Road and along said non-tangent curve to the right whose chord bears South 52°00'00" West a distance of 123.13 feet, having a radius of 100.00 feet, a central angle of 76°00'00", and an arc length of 132.65 feet to a 3 1/2" aluminum disk stamped "Raymond L. Goodson, Jr., Inc." and "VM Recycling" set on a 1/2" iron rod for corner in the north line of said Tantor Road;

THENCE North 90°00'00" West continuing along the north line of said Tantor Road a distance of 193.06 feet to the POINT OF BEGINNING and containing 92,018 square feet or 2.1124 acres, more or less.

LANDSCAPE REQUIREMENTS

SITE TREE REQUIREMENTS
One 2" cal. Tree per 6,000 sq. ft.

92,018 sq. ft. = 15 (2" trees) required
103" retained tree credit = 36 (2" trees) provided

STREET TREE REQUIREMENTS
One Large Tree per 50' of frontage

594' of frontage on site = 12 (2" trees) required
5 retained trees = 5 tree credits
7 new street trees proposed

DESIGN STANDARDS

(1) Screening of off-street parking
9' perimeter fence

(2) Foundation planting strip
Large evergreen shrub planting

Site Area: 92,018 sq. ft.

DEVELOPMENT STANDARDS:
Existing Structures: 8,164 sq. ft.
Proposed Structures: 408 sq. ft.
Total Floor Area: 8,572 sq. ft.

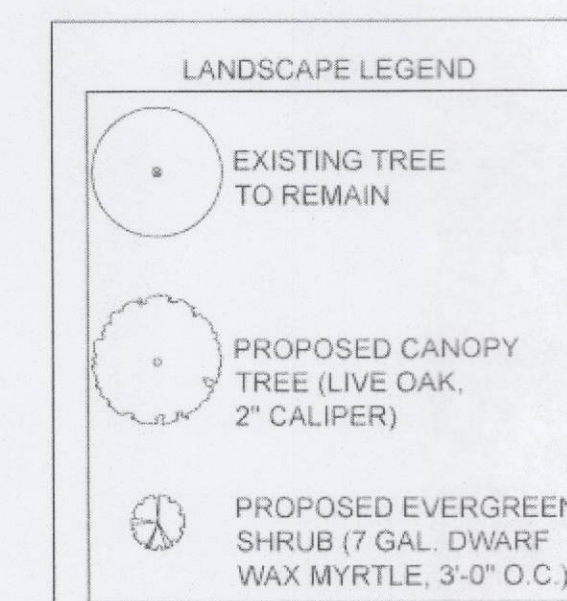
Height: 30 ft.
Stories: 2
Existing Coverage: 8.9%
Proposed Coverage: 9.3%
Required Parking: 15 spaces
Parking Provided: 16 spaces (1 HC space)

SITE PLAN
SUP No. 1811

VENTURE METALS
11221 TANTOR ROAD
DALLAS, TEXAS 75229

SPECIFIC USE PERMIT No. 1811
FOR METAL SALVAGE FACILITY

Date: 12-1-15



Robert Reeves & Associates, Inc.
LANDSCAPE ARCHITECTS

ROBERT REEVES & ASSOCIATES INC.

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