



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 20060381868, 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. 3350 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 20070396621, 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 98126, 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 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 78.18 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 3778, 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°56'17" 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 of 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 southerly 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: 7,620 sf
Proposed Structures: 544 sf
Total Floor Area: 8,164 sf

Height: 30 ft.
Stories: 2
Existing Coverage: 5%
Proposed Coverage: 6%
Required Parking: 15 Spaces
Proposed Parking: 16 Spaces (Inc. 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**

| LANDSCAPE LEGEND | |
|------------------|---|
| | EXISTING TREE TO REMAIN |
| | PROPOSED CANOPY TREE (LIVE OAK, 2" CALIPER) |
| | PROPOSED EVERGREEN SHRUB (7 GAL DWARF WAX MYRTLE, 3'-0" O.C.) |

Robert Reeves & Associates, Inc.
PLANNING AND ZONING CONSULTANTS

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DATE: Revised 9/14/10
Revised 9/21/10
Revised 12/14/12
Revised 1/11/13
Revised 4/29/13

01/10/13

CASE NUMBER: Z090-141 (RB)

APPROVED BY CITY PLANNING COMMISSION
IN ACCORDANCE WITH THE PROVISIONS OF SECTION 51A-4.219 OF THE DALLAS DEVELOPMENT CODE.

DATE: 10/16/13
SPECIFIC USE PERMIT NO. 1811
FILE NO. 200-141

1 SITE PLAN

