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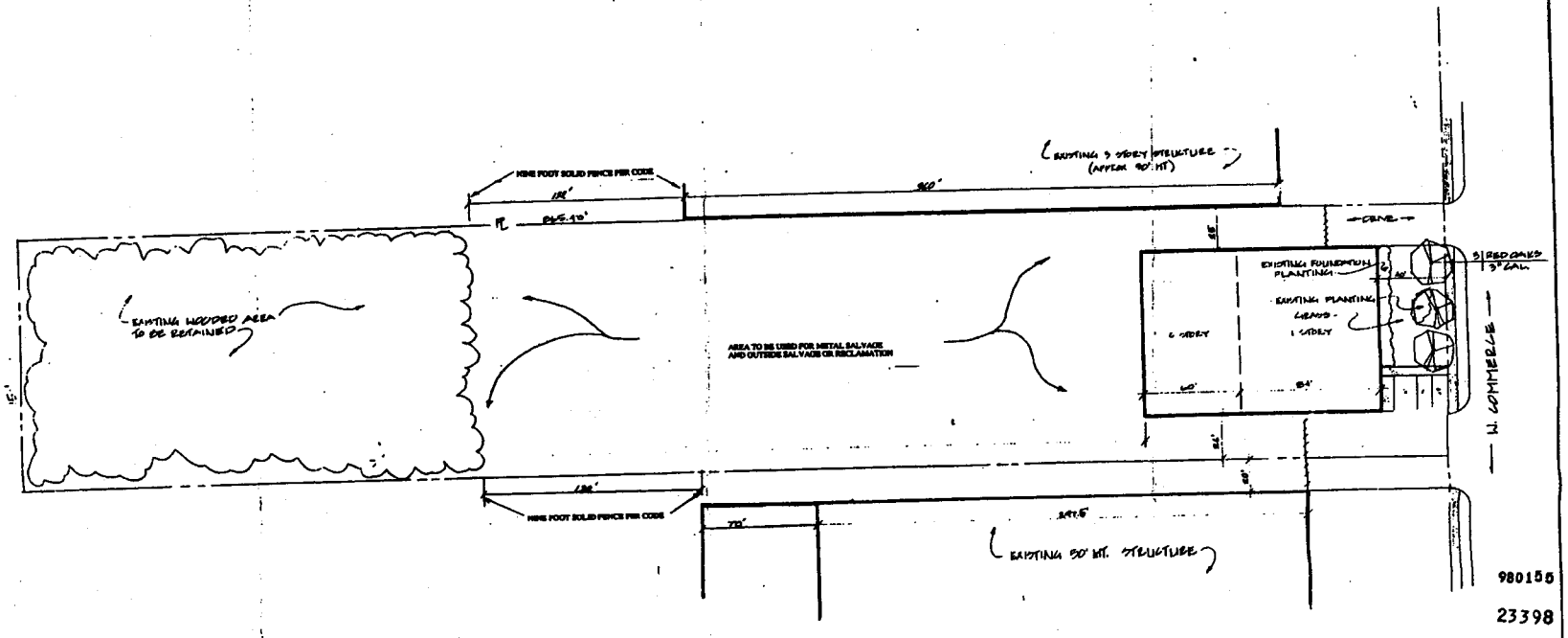
26042

EXHIBIT 495A



980156

23398

APPROVED BY
CITY COUNCIL
JAN 1998
City Secretary

PLANNED DEVELOPMENT DISTRICT
For
Industrial Manufacturing Uses, Metal Salvage Facility, and Outside Salvage or Reclamation

DETAILED DEVELOPMENT PLAN

SITE AREA: 3.0 Acres

LAND USES: IM uses, Metal Salvage Facility, and Outside Salvage or Reclamation.

GENERAL GUIDELINES: IM District Standards

LANDSCAPE NOTES:

SITE TREES: 33 REQUIRED
APPROX. 150 PROVIDED (RETAINED IN EXISTING WOODED AREA)
STREET TREES: 3 REQUIRED
3 PROVIDED
DESIGN STANDARDS:
FOUNDATION PLANTING
UNDERSTORY PRESERVATION: 1,864 SF REQUIRED
32,466 SF RETAINED

Approved
City Plan Commission
11-20-97

NORTH

PLANNED DEVELOPMENT DISTRICT NO. 495

3967-299/10376-NWCKW

DPM designs
LANDSCAPE ARCHITECTURE
3310 Harlanson Suite 314
Dallas, TX 75220
(214) 358-5594

YONACK IRON
5010 W. COMMERCE
DALLAS, TX

SCALE: 1" = 30'
DATE: 6-20-97
DRAWN BY: DPM

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