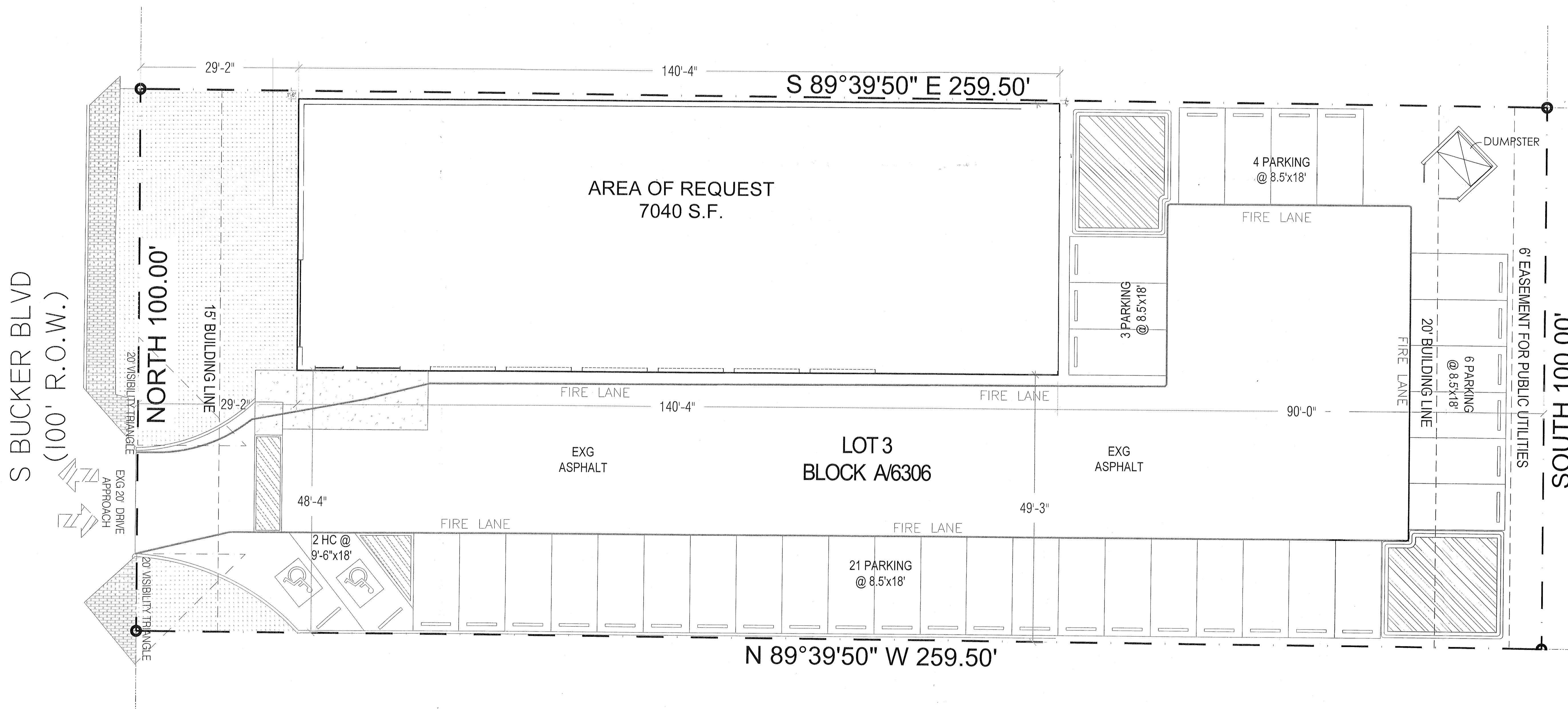


VICINITY MAP

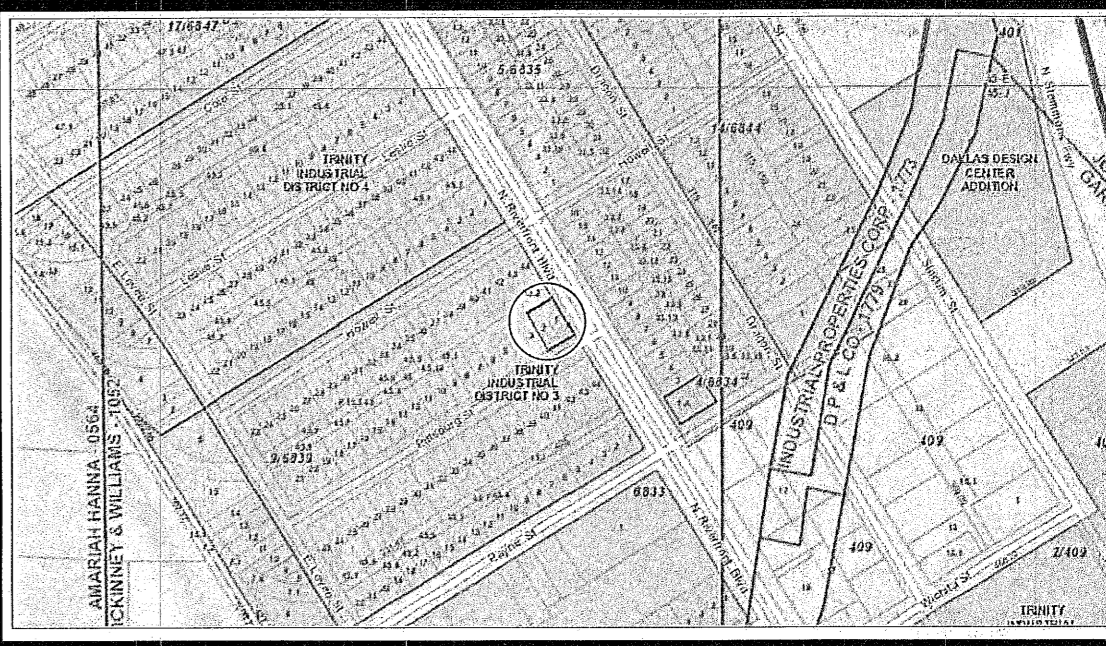
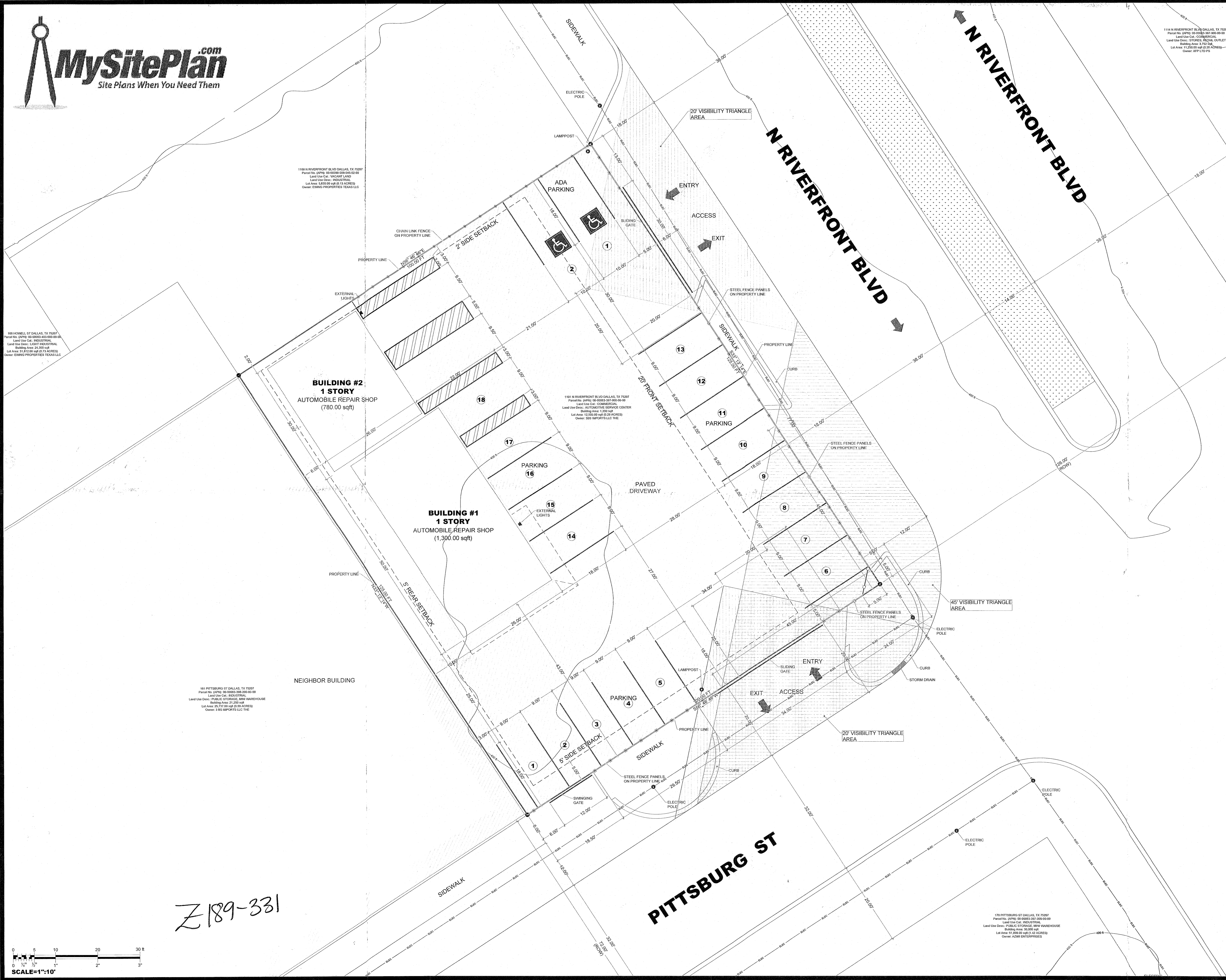


SITE SUMMARY
ZONING: PDD 366 District 2
USE: Auto service center
LOT COVERAGE: 27%
BUILDING AREA: 7040 s.f.
REQUIRED PARKING: 14
PROVIDED PARKING: 36

01 site plan

1'-00"=10'-00"

Z181-329



VICINITY MAP

1101 N RIVERFRONT BLVD DALLAS, TX 75207
COVERAGE TABLE

Area	12,500.00 sqft	0.287 acres	100%
Building #1 (50' x 26')	1,300.00 sqft	0.030 acres	10.40%
Building #2 (30' x 26')	780.00 sqft	0.018 acres	6.24%
(2) ADA Parking Stall (10' x 18')	360.00 sqft	0.008 acres	2.88%
(18) Parking Stall (9' x 18')	2,916.00 sqft	0.067 acres	23.33%
(2) Parking Stall (9.50' x 22')	418.00 sqft	0.010 acres	3.34%
Paved Driveway	6,726.00 sqft	0.154 acres	53.81%
Total Area	12,500.00 sqft	0.287 acres	100.00%
Impervious area			
Building w/eaves	2,080.00 sqft	0.048 acres	16.64%
Paved Driveway/ Paved Parkings	10,420.00 sqft	0.239 acres	83.36%
Total Impervious area	12,500.00 sqft	0.287 acres	100.00%

Scale 1" = 10'

Parking Stall Required
1 Parking stall for each 500 sqft

Building	Area (sqft)
1	1,300.00
2	780.00
Total	2,080.00
Required	5
Existing	18

NOTE:
AREA WITH REDUCED FLOOD RISK DUE TO LEVEE

LEGAL INFORMATION: TRINITY INDUSTRIAL DISTRICT
BLK 9/6839 LOT 1 2 & E10FT 3 PITTSBURG & INDUSTRIAL
NO 11073 INT201700003583 DD12312016 CO-DC
SUBDIVISION: TRINITY INDUSTRIAL DISTRICT
LEGAL LOT: 1 LEGAL BLOCK: 6839

LAND USE CATEGORY: COMMERCIAL
LAND USE DESCRIPTION: AUTOMOTIVE SERVICE CENTER
ZONING: INDUSTRIAL/RESEARCH DISTRICT

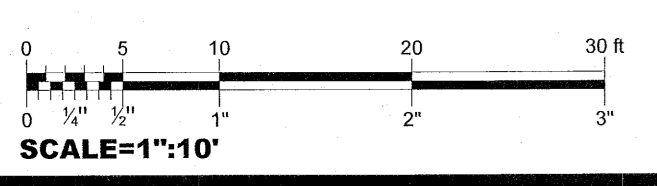
OWNER NAME: 3BS IMPORTS LLC THE
OWNER ADDRESS: 161 PITTSBURG ST DALLAS, TX 75207

ADDRESS:
1101 N RIVERFRONT BLVD DALLAS, TX 75207
PARCEL #: 00-00063-397-900-00-00
AREA: 12,500.00 sqft (0.287 acres)

EXISTING SITE PLAN

PREPARED BY: 	NORTH:
SCALE: 1" = 10'	DATE: AUGUST 09 2.019
REVISION #: 1	SHEET #: 1

Z189-331



170 PITTSBURG ST DALLAS, TX 75207
Parcel No. (APN): 00-00063-397-900-00-00
Land Use Desc: PUBLIC STORAGE, MINI WAREHOUSE
Building Area: 30,000 sqft
Lot Area: 91,000.00 sqft (2.08 ACRES)
Owner: AZAM ENTERPRISES