

**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 (12' x 18')	432.00 sqft	0.010 acres	3.46%
(10) Parking Stall (9' x 18')	1,620.00 sqft	0.037 acres	12.96%
(2) Parking Stall (9.50' x 22')	418.00 sqft	0.010 acres	3.34%
Paved Driveway	7,950.00 sqft	0.183 acres	63.60%
<b>Total Area</b>	<b>12,500.00 sqft</b>	<b>0.287 acres</b>	<b>100.00%</b>
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%
<b>Total Impervious area</b>	<b>12,500.00 sqft</b>	<b>0.287 acres</b>	<b>100.00%</b>

Scale 1" = 10'

Parking Stall Required	
Building	Area (sqft)
1	1,300.00
2	780.00
<b>Total</b>	<b>2,080.00</b>
Required	5
Existing	10

**NOTE:**  
AREA WITH REDUCED FLOOD RISK DUE TO LEVEE


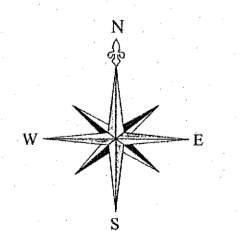
**LEGAL INFORMATION:** TRINITY INDUSTRIAL DISTRICT  
BLK 9/6839 LOT 1 2 & E10FT 3 PITTSBURG & INDUSTRIAL  
NO 11073 INT201700003583 DD12312016 CO-DC  
SUBDIVISION: TRINITY INDUSTRIAL DISTRICT  
LEGAL LOT: 1 LEGAL BLOCK: 6839

**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)

**CONTENT:**  
**EXISTING SITE PLAN**

PREPARED BY: 	NORTH: 
SCALE: 1" = 10'	DATE: SEPTEMBER 19 2019
REVISION #: <b>2</b>	SHEET #: <b>1</b>

