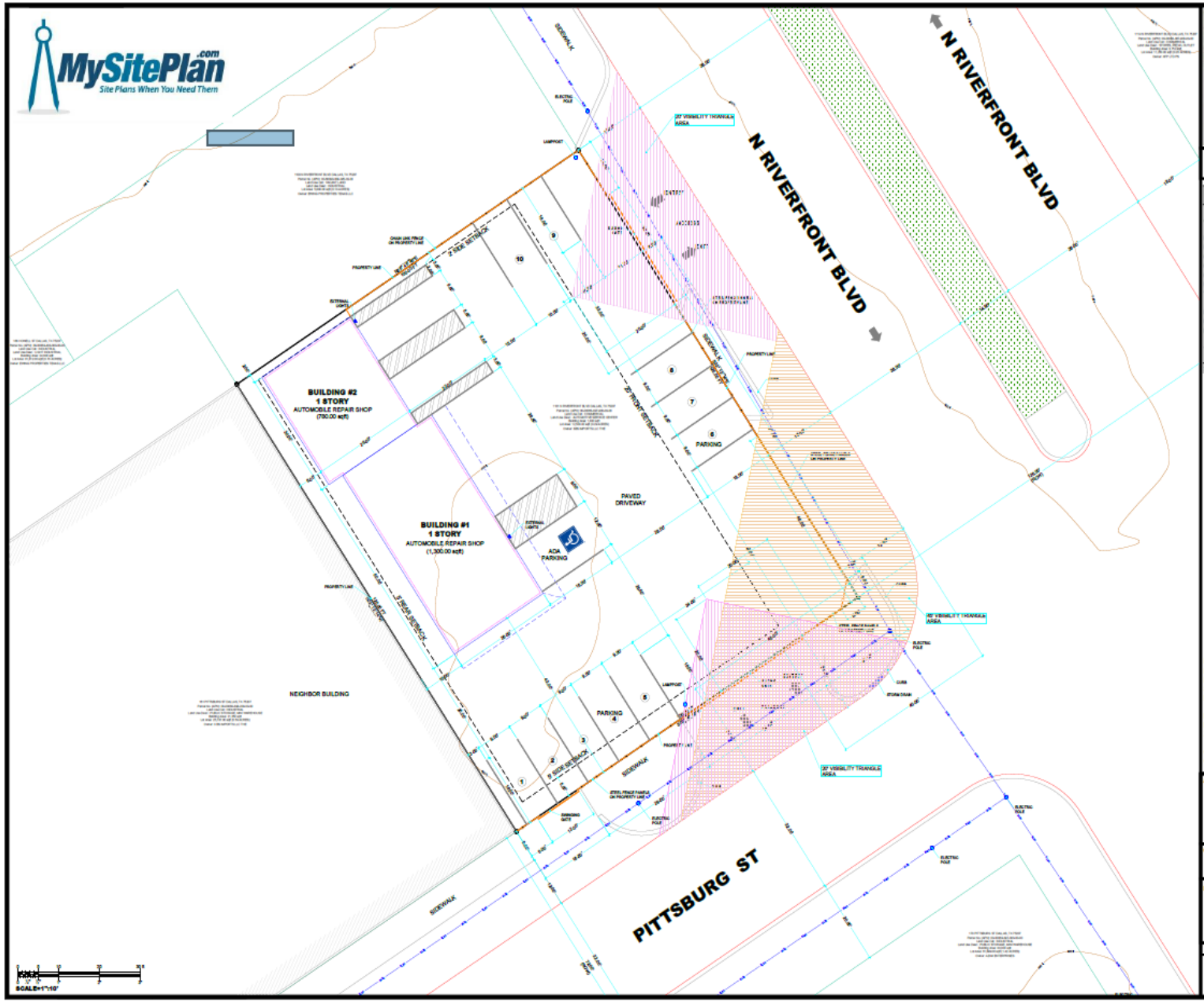

VICINITY MAP

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%	
(1) ADA Parking Stall (12' x 18')	216.00 sqft	0.005 acres	1.73%	
(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	8,166.00 sqft	0.187 acres	65.33%	
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	10

NOTE:
AREA WITH REDUCED FLOOD RISK DUE TO LEVEE

LEGAL INFORMATION: TRINITY INDUSTRIAL DISTRICT
BLK 9/8839 LOT 1 2 & E10FT 3 PITTSBURG & INDUSTRIAL
NO 11073 INT20170000S683 DD12312016 CO-DC
SUBDIVISION: TRINITY INDUSTRIAL DISTRICT
LEGAL LOT: 1 LEGAL BLOCK: 8839

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

OWNER NAME: 3B8 IMPORTS LLC THE
OWNER ADDRESS: 101 PITTSBURG ST DALLAS, TX 76207

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:		
MySitePlan			
SCALE:	**DATE:**	**REVISION #:**	**SHEET #:**
1":10'	DECEMBER 13 2019	3	1