



TOTAL SITE: 2.00 ACRES
 30,362.37 SQ. FT. OF IMPERVIOUS COVER
 44,237.37 SQ. FT. OF IMPERVIOUS COVER W/FUTURE IMP.

22,662.37 SQ. FT. OF ALL PAVED OR HARD SURFACE
 STREETS, PARKING FACILITIES, INCLUDING CURB AND
 GUTTERS, WALLS, SIDEWALK, LOADING AREAS AND ASPHALT.
 INTENDED USE: AUTO AND TRUCK PARTS/ACCESSORY
 INSTALLATION

TOTAL ACCESSIBLE PARKING: 2
 TOTAL PROPOSED PARKING: 16
 TOTAL FUTURE PARKING: 17

PROPERTY ADDRESS: 8265 IH-10 E.

LEGAL DESCRIPTION:
 2 ACRES OUT OF PARCEL 18, NCB 17990
 CURRENT ZONING: C2 & NP10
 REQUESTED ZONING: C2-CD

"I, DIANA CARRAUTERS, INDEPENDENT EXECUTOR OF THE ESTATE OF PABLO J. VARGAS,
 THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE
 PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE
 PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT
 CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE
 DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY-ADOPTED CODES AT THE
 TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS."

PROJECT NO.
DATE: 6/26/14
DRAWN BY: JM DESIGNED BY: JN
SCALE: 1" = 100'

EMPIRE CHROME
 8265 IH-10 E.
 CONVERSE, TEXAS

SITE EXHIBIT

K Love
ENGINEERING
 Site Development Engineering Services
 Firm No. 11042
 www.kloveengineering.com (214) 485-5683

Date: 06/27/2014 11:47:00
 File: K:\Projects\Empire Chrome\Exhibit\020 Site Plan.dwg