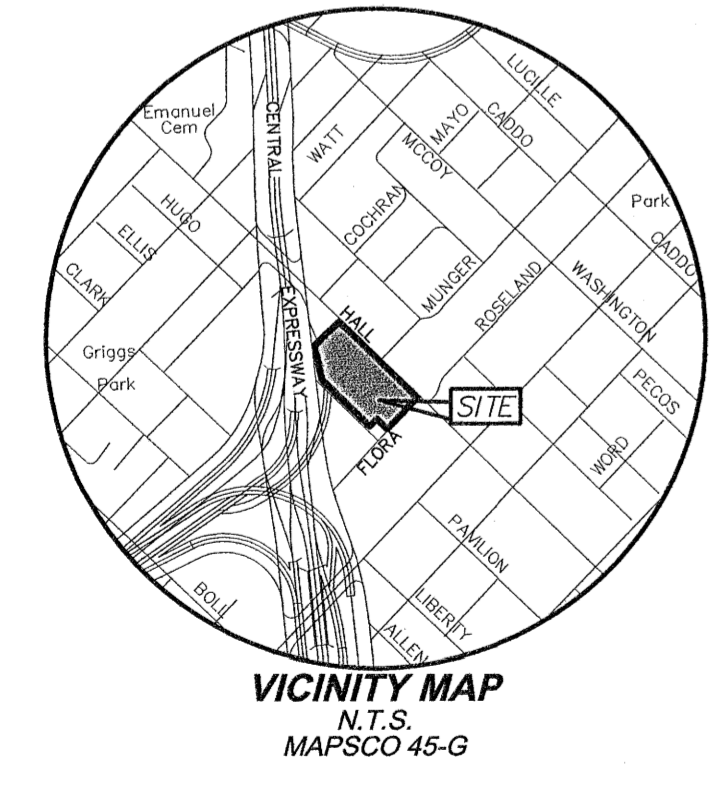


- NOTES:**
1. THERE IS NO FLOODPLAIN.
 2. REFER TO SHT. 2 OF 3 FOR EXISTING TREES.
 3. REFER TO SHT. 3 OF 3 FOR LANDSCAPE PLAN.
 4. ALL DIMENSIONS ARE TO FACE OF CURB.
 5. TSN - TRAFFIC SIGN

SITE DATA TABLE	
BUILDING AREA	KROGER LOT GROSS - 78,464 SF NET - 74,391 SF
BUILDING HEIGHT	MAX. 54'-0" PROPOSED 47'-9"
PARKING REQUIRED (GROSS)	262 SPACES
REQUIRED PARKING RATIO	1/300
PARKING PROVIDED	282 SPACES
PROVIDED PARKING RATIO	3.6:1
BICYCLE PARKING SPACES REQUIRED (1:25)	12 SPACES
BICYCLE PARKING SPACES PROVIDED	12 SPACES
LAND AREA	5.126 ACRES
HANDICAP REQUIRED	7 SPACES
HANDICAP PROVIDED	12 SPACES
USE	GROCERY
COVERAGE	35.14%
* PARKING PROVIDED TOTAL INCLUDES HC PARKING	
TSN - TRAFFIC SIGN	



DEVELOPMENT PARTNERS
THE KROGER COMPANY
ADDITON
BLOCK 1/594
NO. 201100308310

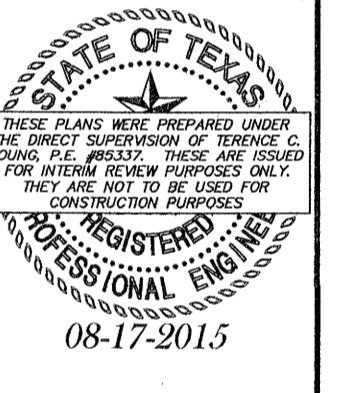
DEVELOPMENT PLAN
KROGER HALL ADDITION
BLOCK 1/594, LOT 1
5.216 ACRES

OWNER:
THE KROGER COMPANY
1331 E. AIRPORT FREEWAY
IRVING, TEXAS 75062
(972) 785-6015

ENGINEER / SURVEYOR:
WINKELMANN & ASSOCIATES, INC.
8750 HILLCREST PLAZA DRIVE, SUITE 325
DALLAS, TEXAS 75230
(972) 490-7090
(972) 490-7099 FAX

No.	DATE	REVISION	APPROV.
4	09/28/15	CITY COMMENTS	M.C.B.
3	07/28/15	CITY RESUBMITTAL	M.C.B.
2	07/07/15	ADD SIGNAGE	M.C.B.
1	06/23/15	KROGER REVIEW	M.C.B.

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
6750 HILLCREST PLAZA, SUITE 325
DALLAS, TEXAS 75230
(972) 490-7090
REGISTRATION NO. 89
TRAFFIC ENGINEERS REGISTRATION NO. 89
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PRELIMINARY - NOT FOR CONSTRUCTION

DEVELOPMENT PLAN
KROGER SW524-HALL ST. AND FLORA ST.
DALLAS, TEXAS

1/3