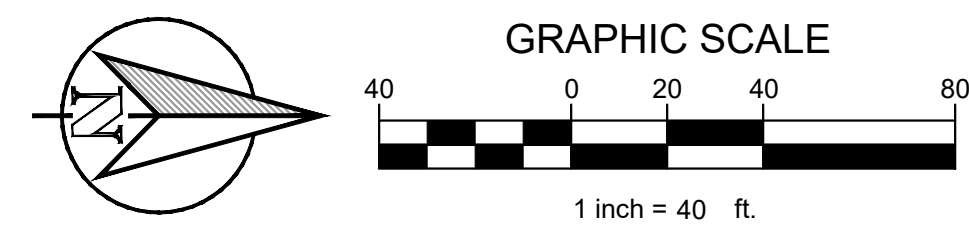
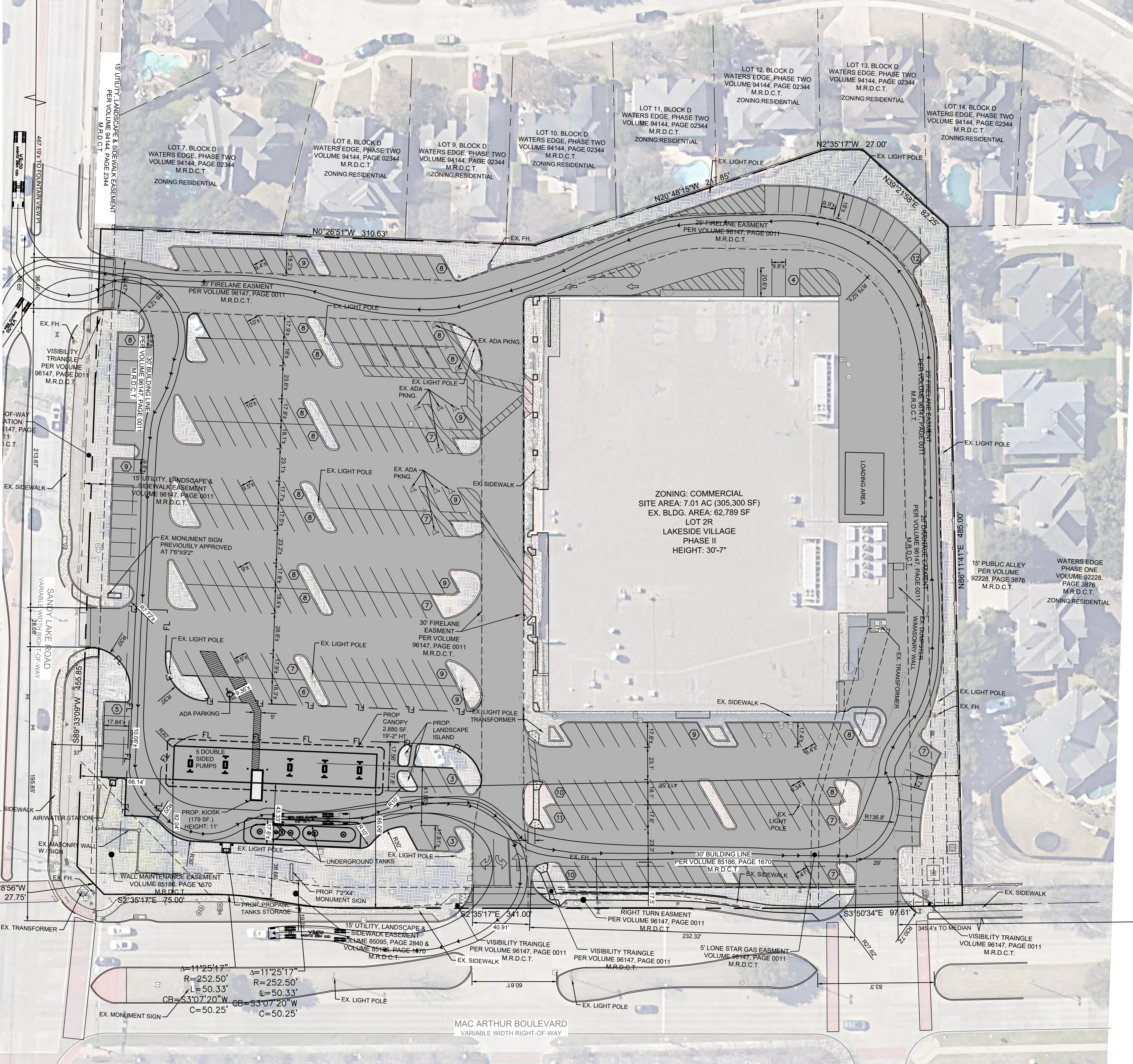


- C-S-1098R CONDITIONS (DATED JANUARY 9, 1996)
1. THE PROPERTY SHALL BE DEVELOPER AND USED ONLY IN ACCORDANCE WITH THE SITE PLAN, LANDSCAPE PLAN, MOMUMENT SIGN PLAN, AND ELEVATION PLANS.
 2. THE APPLICANT SHALL CONFER WITH CITY STAFF TO DETERMINE THE APPROPRIATE NUMBER AND TYPE OF TREES NEEDED TO BUFFER NOISE AND LIGHT ON THE NORTH AND WEST SIDES OF THE PROPOSED BUILDING.
 3. THE TRASH COMPACTOR AREA SHALL BE SCREENED WITH APPROPRIATE PLANTS IN ACCORDANCE WITH THE LANDSCAPE PLAN. THE PROPERTY SHALL BE DEVELOPED, USED, AND ANY BUSINESS OPERATIONS ON THE PROPERTY SHALL LIMIT DELIVERY HOURS TO NO EARLIER THAN 6 AM AND NO LATER THAN 10 PM DAILY.

- C-2-1098R2 CONDITIONS (DATED MAY 11TH, 2004)
5. LIGHTING ASSOCIATED WITH THE PHARMACY DRIVE THRU WILL BE TIMED TO COINCIDE WITH THE DRIVE-THRU PHARMACY HOURS. MORE SPECIFICALLY, LIGHTING UNDER CANOPY WILL BE TURNED OFF AT CLOSING TIME OF THE PHARMACY. REFER TO CANOPY DETAILS FOR ADDITIONAL INFORMATION ON RECESSED CAN LIGHT FIXTURE.
 6. PHARMACY SPEAKER ON WALL WILL HAVE FULL VOLUME ADJUSTMENT CAPABILITY WHICH WILL MEET CITY SPECIFICATIONS. THE HOURS OF OPERATION FOR THIS PHARMACY DRIVE THRU SHALL NOT EXCEED:
 - 9 a.m. to 9 p.m. - MONDAY through FRIDAY,
 - 9 a.m. to 7 p.m. - SATURDAY, and
 - 10 a.m. to 4 p.m. - SUNDAY.
 8. CANOPY WILL HAVE AN EXTERIOR INSULATING FINISHING SYSTEM (EIFS) AND WILL BE COLOR #6050 WHITE LINEN FROM S.T.O. CORPORATION.
 9. THE EXISTING EXTERNAL LIGHTS ON THE NORTH AND WEST SIDE OF THE BUILDING ARE NEVER ON. THIS TIMING WILL NOT BE MODIFIED. SIGNAGE WILL BE PROVIDED TO DISCOURAGE CIRCULATION AROUND THE REAR OF THE BUILDING.

- PD-306-C CONDITIONS (DATED JULY 11, 2023)
1. NO OUTSIDE STORAGE OF MATERIALS OR GOODS WILL BE PERMITTED UNDER THE FUEL STATION CANOPY.
 2. AN ADDITIONAL 40 SQUARE-FOOT MONUMENT SIGN FOR FUEL PRICING SHALL BE ALLOWED AS SHOWN ON THE SITE PLAN AND SIGNAGE PLANS.
 3. A PARKING DEFICIENCY OF 11 PARKING SPACES SHALL BE ALLOWED AS NOTED ON THE SITE PLAN.
 4. THE HOURS OF OPERATION OF THE GAS PUMPS SHALL BE 6 A.M. TO 12 A.M. DAILY. LIGHTS SHALL BE DIMMED TO MINIMUM ACCEPTABLE CITY STANDARDS BETWEEN 12 A.M. AND 6 A.M.
 5. ENSURE THE PROPOSED TREES ARE PLANTED TO MITIGATE ANY GAPS IN SCREENING. STUMPS/ROOTS ON THE WEST SIDE WILL NEED TO BE REMOVED PRIOR TO PLANTING. (INDICATED ON LANDSCAPE PLAN)
 6. LIGHTS ON THE NORTH AND WEST PERIMETER BE ALLOWED TO BE TURNED ON AND MAINTAINED IN ACCORDANCE WITH THE GLARE AND LIGHTING STANDARDS OF THE ZONING ORDINANCE. (REVISED ABOVE)
 7. MODIFY THE PREVIOUS PHARMACY SUP CONDITION TO INCLUDE THE WORD "DRIVE THRU" FOR CLARIFICATION PURPOSES (REVISED ABOVE)
 8. INCREASE SUNDAY PHARMACY DRIVE THRU HOURS FROM "10 A.M. TO 4 P.M." TO "10 A.M. TO 6 P.M." (REVISED ABOVE)
 9. ADDRESS LIGHT SCREENING TOWARDS THE RESIDENTIAL AREAS AND LANDSCAPING DEFICIENCIES. (INDICATED ON PHOTOMETRIC PLAN AND LANDSCAPE PLAN, RESPECTIVELY)
 10. FUEL DELIVERIES ARE RESTRICTED BETWEEN THE HOURS OF 3 P.M. - 4 P.M., MONDAY THROUGH FRIDAY.
 11. IF WARRANTED AFTER THE INSTALLATION OF THE GAS PUMPS, KROGER SHALL FUND ITS SHARE OF THE COST TO INSTALL A TRAFFIC SIGNAL AT THE INTERSECTION OF VILLAGE PARKWAY AND MACARTHUR.
- PD-XXX-X CONDITIONS (DATED SEPTEMBER 12, 2023)
1. A PARKING DEFICIENCY OF 20 PARKING SPACES SHALL BE ALLOWED AS NOTED ON THE SITE PLAN.



LEGEND

[Symbol]	CONCRETE PAVEMENT
[Symbol]	SIDEWALK CONCRETE PAVEMENT
[Symbol]	LANDSCAPE AREAS
[Symbol]	EXISTING TREES
[Symbol]	PROPOSED CONCRETE CURB AND GUTTER
[Symbol]	PARKING COUNT
[Symbol]	FULL-DEPTH SAWCUT
[Symbol]	PROPOSED FIRE LANE STRIPPING

- NOTES:**
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. ALL ADDITIONAL SITE LIGHTING WILL BE IN ACCORDANCE WITH CITY STANDARDS.
 3. FUEL VENTS WILL BE LOCATED ON CANOPY STRUCTURE.

FLOODPLAIN NOTE

ACCORDING TO MAP NO. 4813C0156K, DATED 07/17/2014 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF DALLAS COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN NON-SHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN). IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

ZONING DESCRIPTION:

C - COMMERCIAL

OWNER:
KROGER TX LP
7TH FLOOR ATTN PROPERTY
CINCINNATI, OHIO 45202

CONTACT NAME:

APPLICANT:
CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DR. STE. 406
BEDFORD, TX 76021
PH: 817.281.0572

CONTACT NAME: CLAY CRISTY

SURVEYOR:
EAGLE SURVEYING, LLC
210 S. ELM ST. SUITE #104
DENTON, TX 76201
PH: 940.222.3009

CONTACT NAME: TYLER RANK

LEGAL DESCRIPTION:
LOT 2R, OF LAKESIDE VILLAGE PHASE II,
AN ADDITION TO CITY OF COPPELL.

CITY: DALLAS **STATE:** TX

COUNTY: DALLAS **SURVEY:** B.B.B. & C.R.R. **ABSTRACT NO.:** 199

SITE DATA SUMMARY

LOT	ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	FUEL CENTER (SQ. FT.)	GROCERY BLDG. (SQ. FT.)	GROCERY BLDG. HGT. (FT)	FUEL CENTER HGT. (FT)	# OF STORIES	EXIST. LOT COVERAGE		PROP. LOT COVERAGE		EXIST. FLR AREA RATIO		PROP. FLR AREA RATIO		PARKING				HANDICAP SP.		TOTAL IMPERVIOUS	TOTAL PERVIOUS				
										REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	REQ. RATIO	REQ.	REQ. RATIO	REQ.	TOTAL REQ.	TOTAL PROV.	REQ.	PROV.	(SQ FT)	(%)	(SQ FT)	(%)
PROPOSED LOT 1	COMMERCIAL	SUPERMARKET W/ FUEL STATION	7.01	305,300	179	62,789	30'-7"	19'-0"	1	40% MAX	20.6%	40% MAX	22.3%	1:1 MAX	0.21	1:1 MAX	0.21	GAS STATION (MINIMUM 6 SPACES)	6	SUPER MARKET (1 PER 200 SQ FT)	314	320	300	8	10	260,637	85%	44,663	15%

PLOTTED BY: CLAY CRISTY
 PLOT DATE: 9/12/2023 11:58 AM
 LOCATION: Z:\PROJECTS\PROJECTS\2022-194_KROGER_448 COPPELL FUEL\CADD\SHEETS\SUP.DWG
 LAST SAVED: 9/28/2023 11:55 AM

TEXAS REGISTRATION #14199

CLAYMOORE ENGINEERING

1903 CENTRAL DR. SUITE 406
BEDFORD, TX 76021
WWW.CLAYMOOREENR.COM

PRELIMINARY

FOR REVIEW ONLY
Not for construction purposes.

CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANTS

Engineer: CLAY CRISTY
P.E. No. 109800 Date: 9/12/2023

KROGER 448
950 E. SANDY LAKERD.
COPELL, TX

SUP SITE PLAN

DESIGN:	CLC
DRAWN:	CLC
CHECKED:	CLC
DATE:	9/12/23
SHEET	
SUP	
File No. 2022-194	