

**KROGER  
STORE #473**

2013 UNIVERSITY AVENUE  
OXFORD, MISSISSIPPI  
38655

A DEVELOPMENT OF  
THE KROGER COMPANY

**naos**  
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ARCHITECT OF RECORD

**HATCH LEGEND**

[Hatch Pattern]	EXISTING CONCRETE
[Hatch Pattern]	EXISTING UTILITY EASEMENT
[Hatch Pattern]	RELOCATED UTILITY EASEMENT
[Hatch Pattern]	ACCESS EASEMENT
[Hatch Pattern]	FRONT SIDEWALK (SEE ARCHITECTURAL PLANS FOR DETAILS)

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**ZONING - UCN**

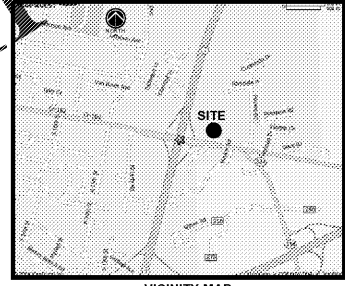
**MINIMUM SETBACKS:**  
FRONT = 0'  
SIDE = 0'  
REAR = 50'

**BUILDING DATA:**  
EXISTING BUILDING AREA = 57,162 SF  
PROPOSED BUILDING AREA = 32,116 SF  
TOTAL BUILDING AREA = 109,278 SF

**PARKING DATA:**  
19,934 SF WAREHOUSE 20 STALLS (1/1000 g/s)  
2,308 SF RESTAURANT 24 STALLS (1/1000 g/s)  
2,104 SF OUTDOOR SALES 9 STALLS (1/300 g/s)  
87,168 SF FOOD SALES 291 STALLS (1/300 g/s)  
111,514 TOTAL 344 STALLS (1/7348 g/s)

**PROPOSED PARKING PROVIDED =** 395 STALLS (1/282 g/s)  
**GROCERY PICKUP STALLS =** 10 STALLS

**IMPERVIOUS/PERVIOUS AREA:**  
IMPERVIOUS = 381,875 SF (52.9%)  
PERVIOUS = 346,819 SF (47.1%)



VICINITY MAP

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**FLOOD HAZARD STATEMENT**

BY GRAPHIC DETERMINATION, THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A DESIGNATED FLOOD HAZARD AREA PER FEMA \ FIRM MAP NUMBER 2807100257C. EFFECTIVE DATE NOVEMBER 26, 2010.

THE SUBJECT PROPERTY LIES WITHIN DESIGNATED ZONE UNSHADED "X", OUTSIDE OF THE 0.2% CHANCE ANNUAL FLOOD.

**PROJECT BENCHMARK**  
TOP DRAIN MANHOLE LOCATED AS SHOWN.  
ELEV: 478.40 (NAD83)

**ISSUE LOG**

NO.	REV.	DESCRIPTION	DATE
1	-	PERMIT SET	12/06/18
2	-	BID SET	03/21/19

JOB: 2018041 SCALE: 1" = 40'

SHEET NO.

**C1.1**

SITE PLAN

1A SITE PLAN