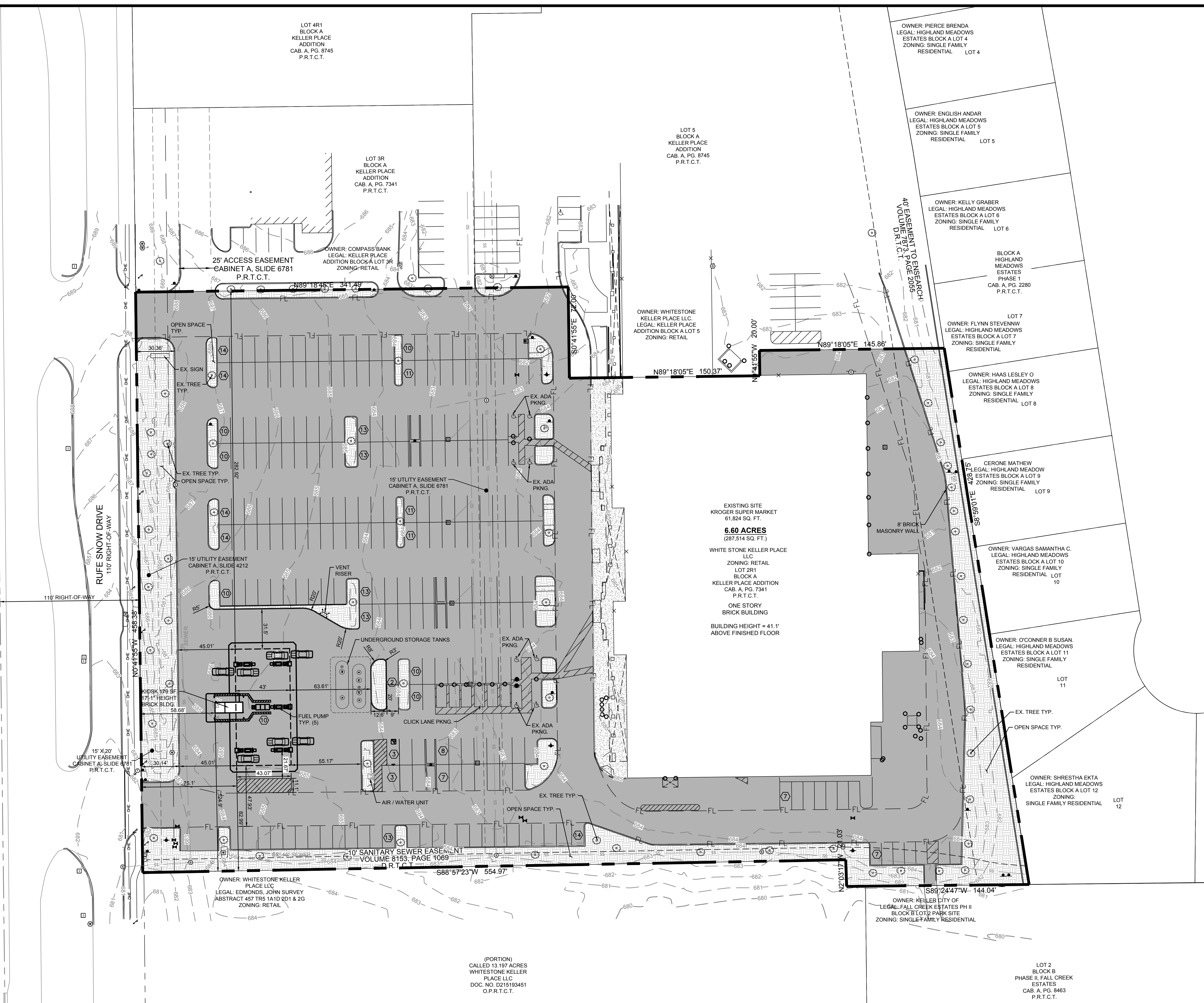
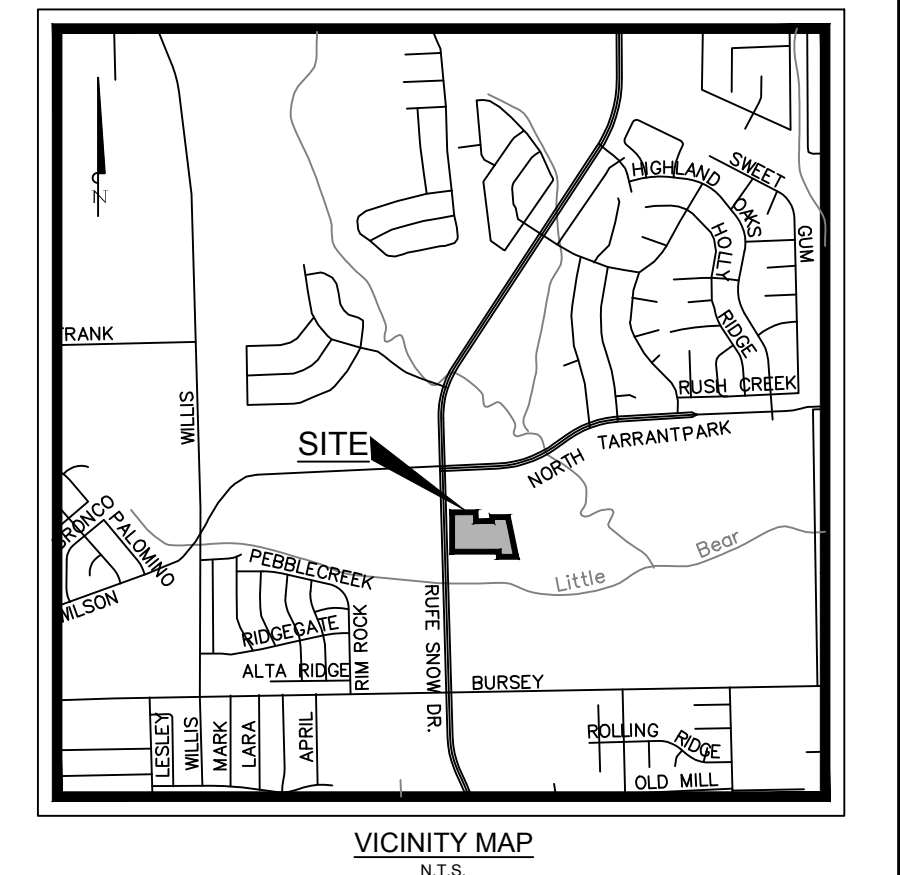
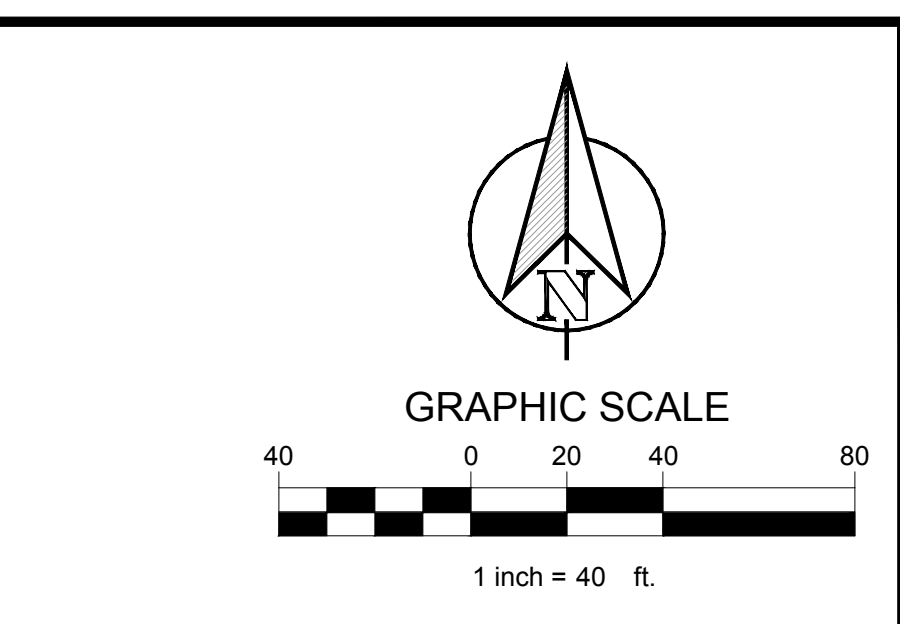


PLOTTED BY: CLAY CRISTY
PLOT DATE: 2/27/2023 2:50 PM
LOCATION: Z:\PROJECTS\2022-201 KROGER KELLER FUEL 537\CADD\SP-1 SITE PLAN.DWG
LAST SAVED: 2/14/2023 1:36 PM



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 CANOPY HGT. (FT)	# OF STORIES	LOT COVERAGE		PARKING					HANDICAP SP.		TOTAL IMPERVIOUS	TOTAL PERVIOUS					
										REQ.	PROV.	REQ. RATIO	REQ.	REQ. RATIO	REQ.	TOTAL REQ.	TOTAL PROV.	REQ.	PROV.	(SQ FT)	(%)	(SQ FT)	(%)		
PROPOSED LOT 1	RETAIL	SUPERMARKET W/ FUEL STATION	6.60	287,514	179	61,824	41'-1"	19'-0"	1	50% MAX	21.6%	STORE W / FUEL PUMPS (1 PER 140 SQ FT + 1 PER 3 PUMPS)		5	SUPER MARKET (3.8 PER 1000 SQ FT)		235	240	275	7	9	240,566	84%	46,948	16%



LEGEND	
	CONCRETE PAVEMENT
	SIDEWALK CONCRETE PAVEMENT
	LANDSCAPE AREAS
	EXISTING TREES
	PROPOSED CONCRETE CURB AND GUTTER
	PARKING COUNT
	FULL-DEPTH SAWCUT
	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.

OWNER: WHITESTONE KELLER PLACE LLC 2600 S GESSNER RD STE 500 C/O WHITESTONE REIT OPERATING PARTNERSHIP LP HOUSTON, TX. 77063		
CONTACT NAME: DAVID C. SPAGNOLO		
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: MASON DECKER		
LEGAL DESCRIPTION: LOT 2R1 BLOCK A KELLER PLACE ADDITION		
CITY: KELLER	STATE: TX.	
COUNTY: TARRANT	SURVEY: J. EDMONDS	ABSTRACT NO. 457

TEXAS REGISTRATION #141599

CLAYMOORE ENGINEERING

PHONE 817.281.0572
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. 199802 Date 2/27/2023

**KROGER - 537
FUEL CENTER
2061 RUFÉ SNOW DR
KELLER, TX**

NO.	DATE	REVISION	BY

SITE PLAN

DESIGN: ASD
DRAWN: SDC
CHECKED: MAM
DATE: 2/27/2023

**SHEET
SP-1**

File No: 2022-201