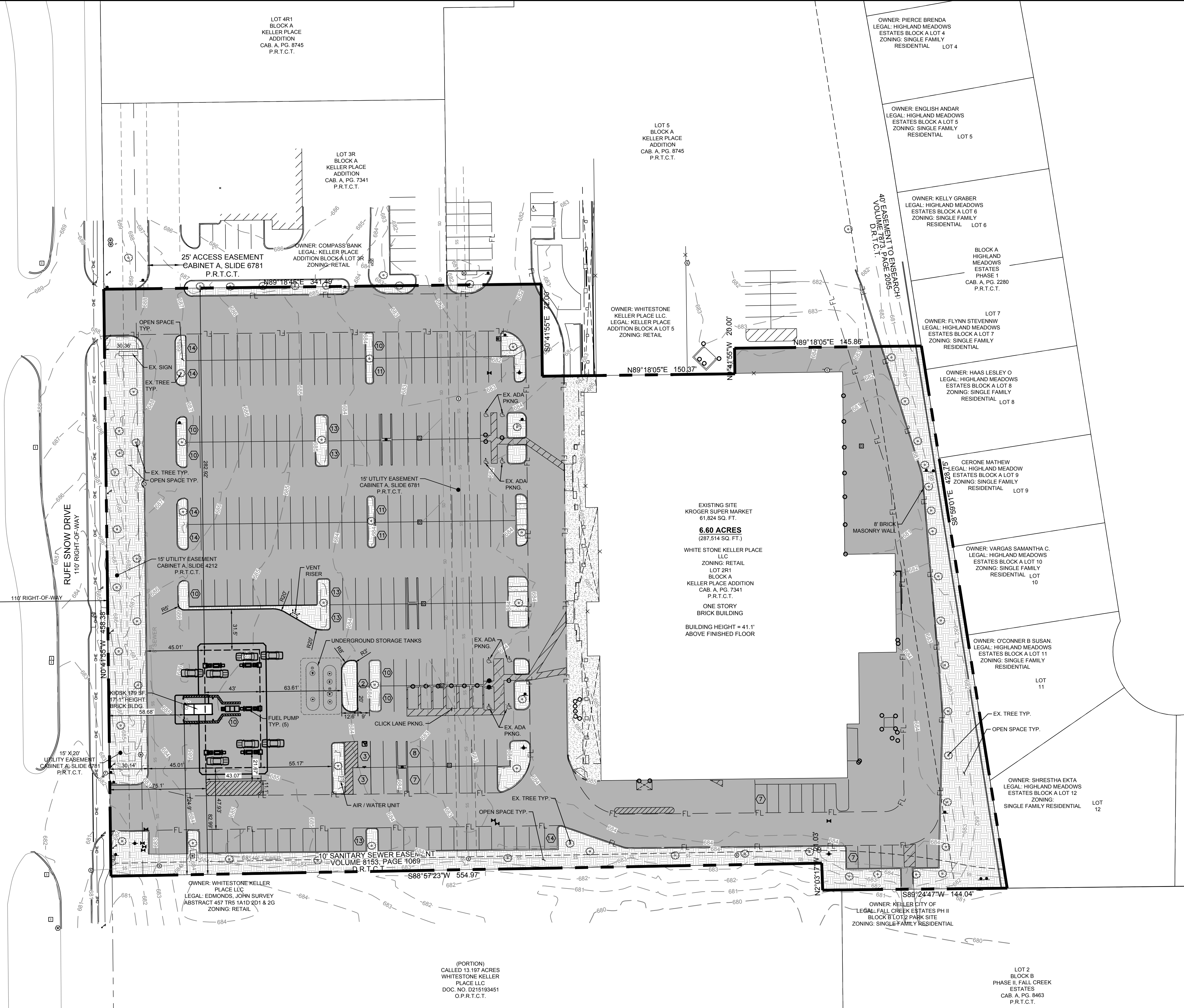


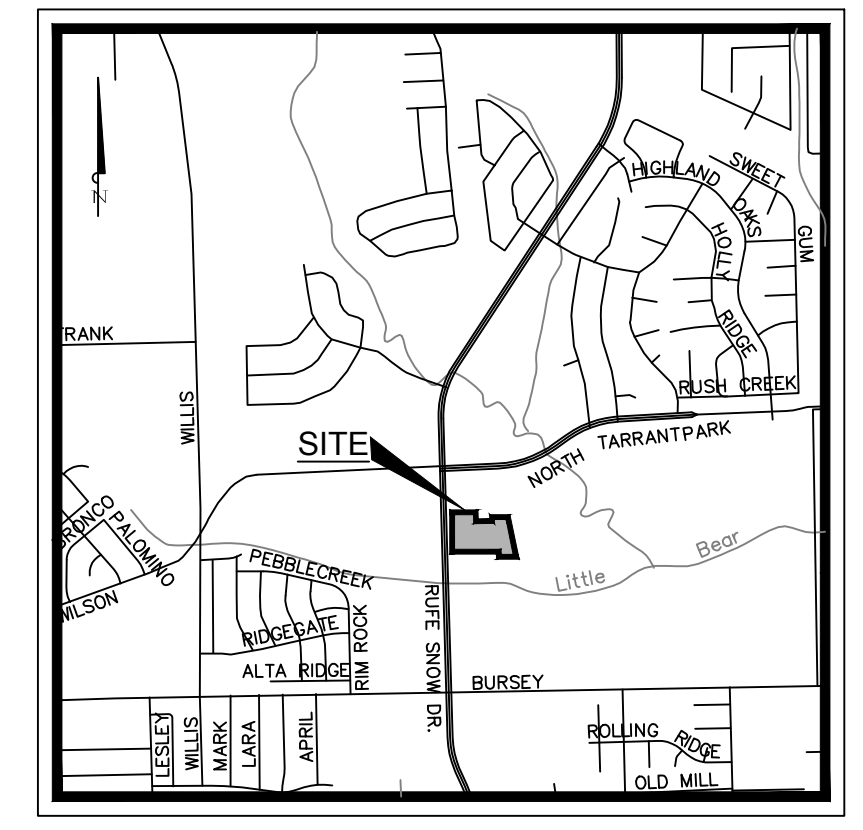
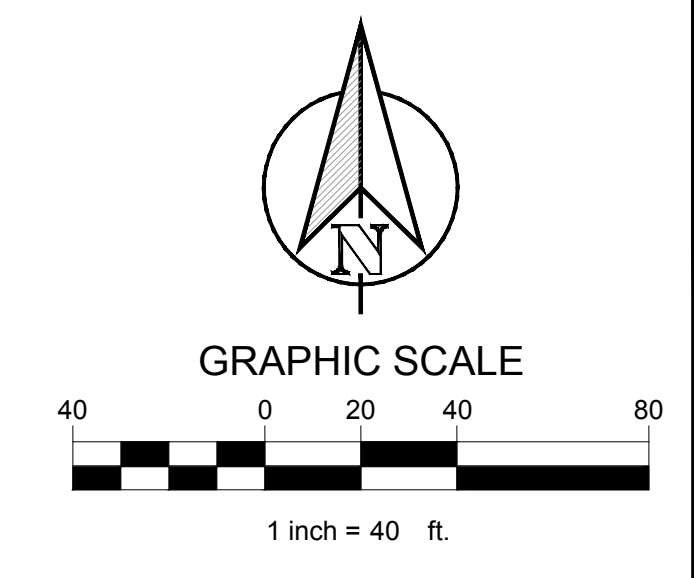
PLOTTED BY: CLAY CRISTY
 PLOT DATE: 2/27/2023 2:50 PM
 LOCATION: Z:\PROJECTS\2022-201 KROGER KELLER FUEL 537\CADD\SHEETS\SP-1 SITE PLAN.DWG
 LAST SAVED: 2/14/2023 1:36 PM



(PORTION)
 CALLED 13.197 ACRES
 WHITESTONE KELLER
 PLACE LLC
 DOC. NO. D215193451
 O.P.R.T.C.T.

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%

SITE DATA SUMMARY



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.

TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
 1903 CENTRAL DR. SUITE 406
 BEDFORD, TX 76021
 PHONE: 817.281.0572
 WWW.CLAYMOOREENR.COM

PRELIMINARY
 FOR REVIEW ONLY
 Not for construction purposes.
 CLAYMOORE ENGINEERING AND PLANNING
 CONSULTANTS
 Engineer: CLAY CRISTY
 P.E. No. 109802 Date 2/27/2023

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

NO.	DATE	REVISION	BY

SITE PLAN

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

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

**SHEET
 SP-1**

File No: 2022-201