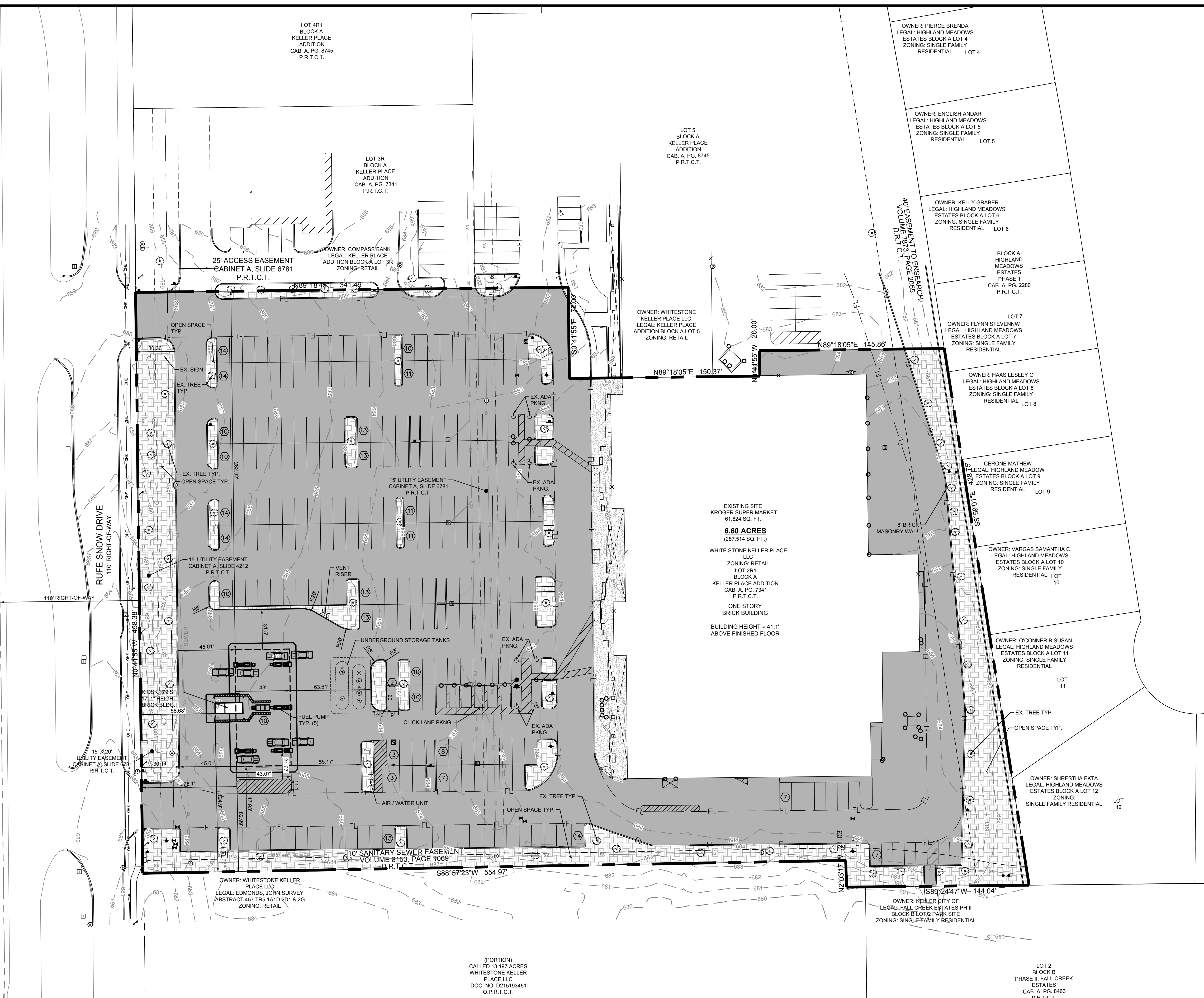
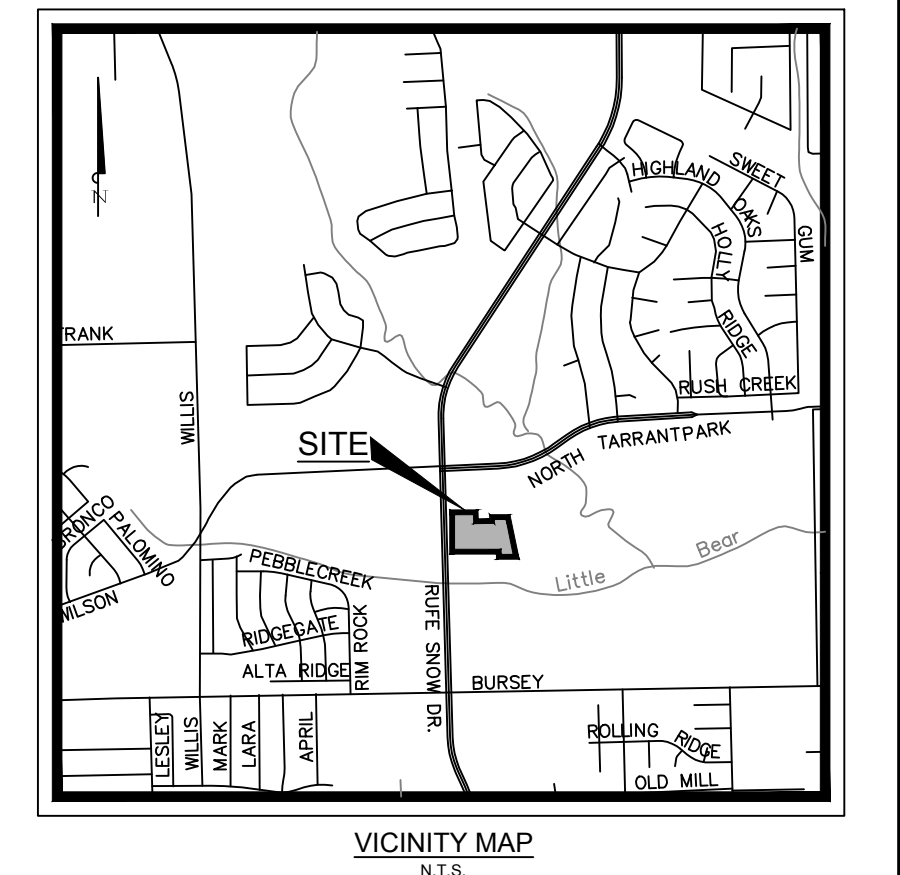
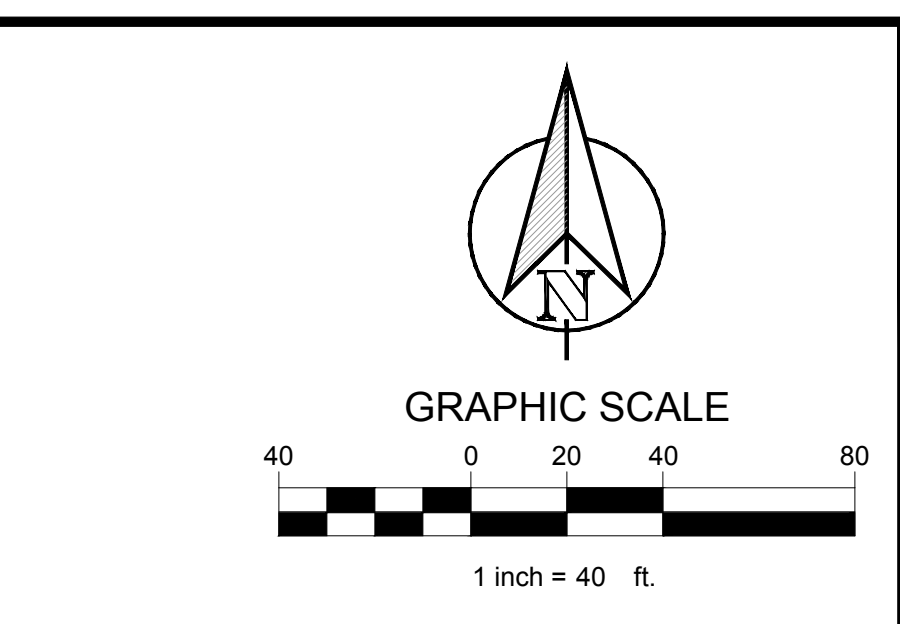


PLOTTED BY: CLAY CRISTY 2/27/2023 2:50 PM
 PLOT DATE: 2/27/2023
 LOCATION: Z:\PROJECTS\2022-201 KROGER KELLER FUEL 537\CADD\SHEETS\SP-1 SITE PLAN.DWG
 LAST SAVED: 2/14/2023 1:36 PM



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%

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



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.

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 #14199
PHONE 817.281.0572
WWW.CLAYMOOREENGINEERING.COM

CLAYMOORE ENGINEERING

PRELIMINARY

FOR REVIEW ONLY
Not for construction purposes.

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

SITE PLAN

NO.	DATE	REVISION	BY

SHEET
SP-1

File No: 2022-201