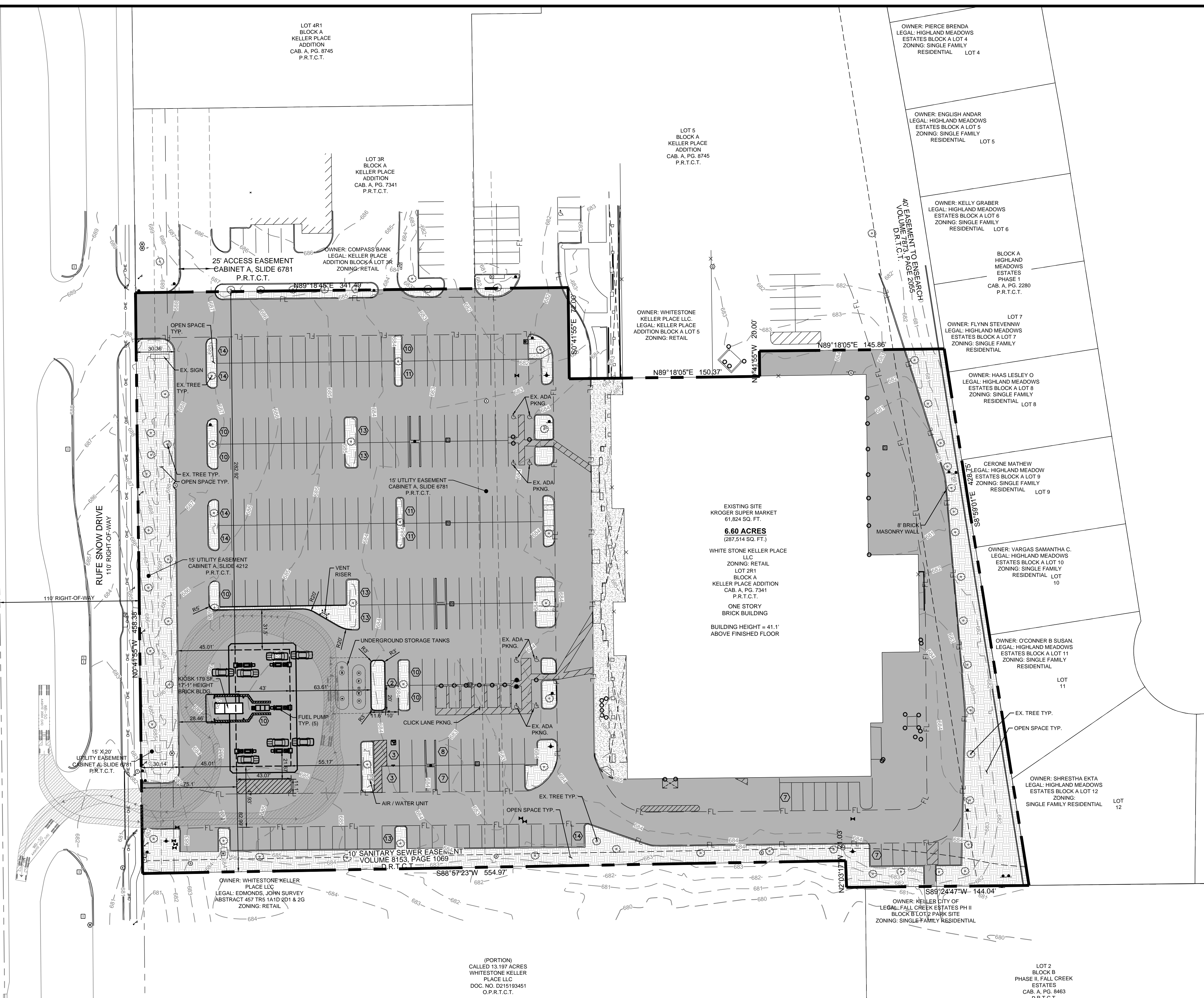


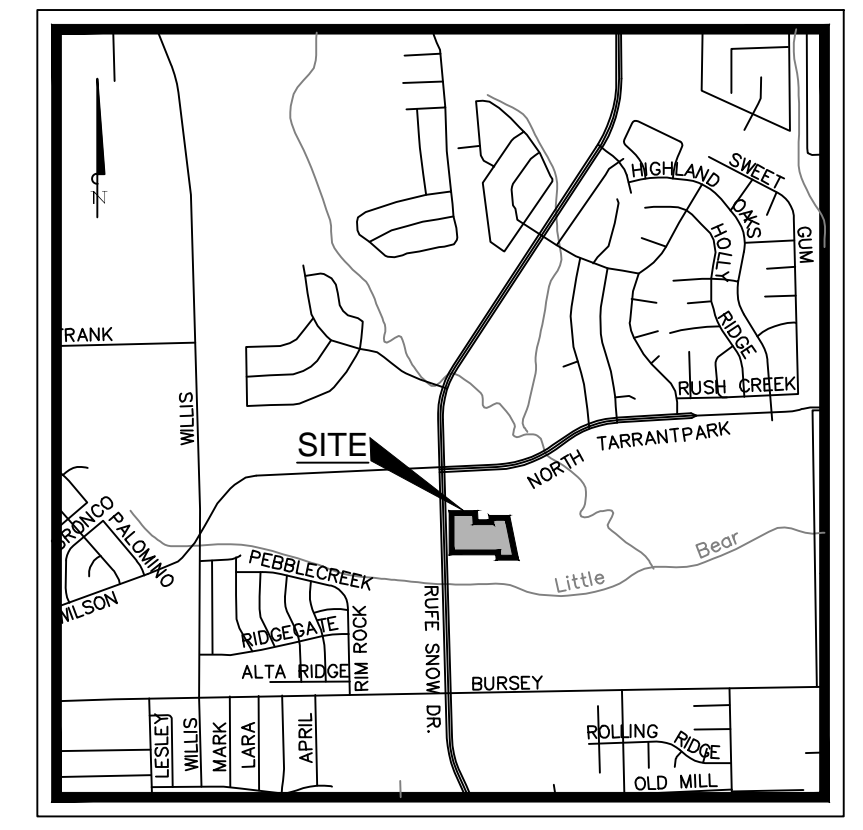
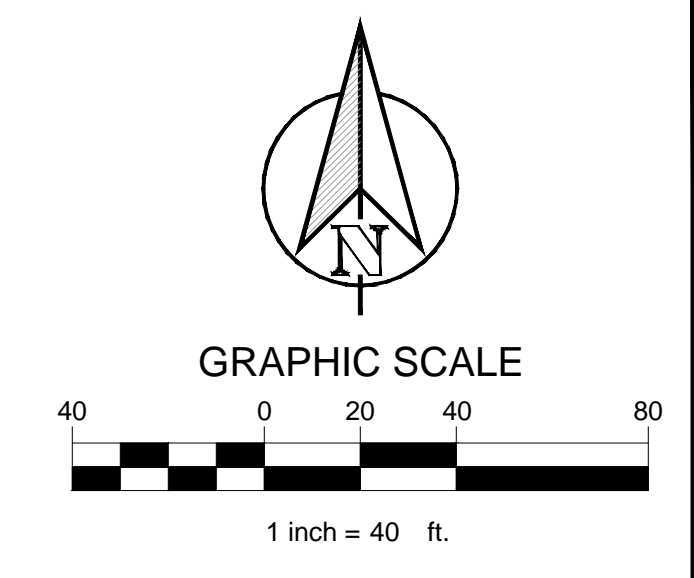
PLOTTED BY: SANTIAGO DURAN
 PLOT DATE: 12/6/2022 12:00 PM
 LOCATION: Z:\PROJECTS\PROJECTS\2022-201 KROGER KELLER FUEL 537\CADD\SHEETS\SP-1 SITE PLAN.DWG
 LAST SAVED: 12/6/2022 12:00 PM



SITE DATA SUMMARY

LOT	ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	FUEL CENTER (SQ. FT.)	GROCERY BLDG. (SQ. FT.)	GROCERY HGT. (FT)	FUEL CENTER CANOPY HGT. (FT)	# OF STORIES	PARKING				HANDICAP SP.		TOTAL IMPERVIOUS (SQ FT)	TOTAL PERVIOUS (SQ FT)	TOTAL PERVIOUS (%)					
										REQ. RATIO	REQ.	REQ. RATIO	REQ.	REQ.	PROV.				REQ.	PROV.			
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	265	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

	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

 ENGINEERING
 1903 CENTRAL DR. SUITE 406
 BEDFORD, TX 76021
 PHONE: 817.281.0572
 WWW.CLAYMOORE.COM

PRELIMINARY
 FOR REVIEW ONLY
 Not for construction purposes.
 CLAYMOORE ENGINEERING
 ENGINEERING AND PLANNING
 CONSULTANTS
 Engineer: CLAY CRISTY
 P.E. No. 109902 Date: 12/6/2022

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

NO.	DATE	REVISION	BY

SUP 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:
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.	SHEET
COUNTY: TARRANT	SURVEY: J. EDMONDS	ABSTRACT NO. 457

DESIGN: ASD
DRAWN: SDG
CHECKED: MAM
DATE: 12/6/2022
SP-1
File No: 2020-135