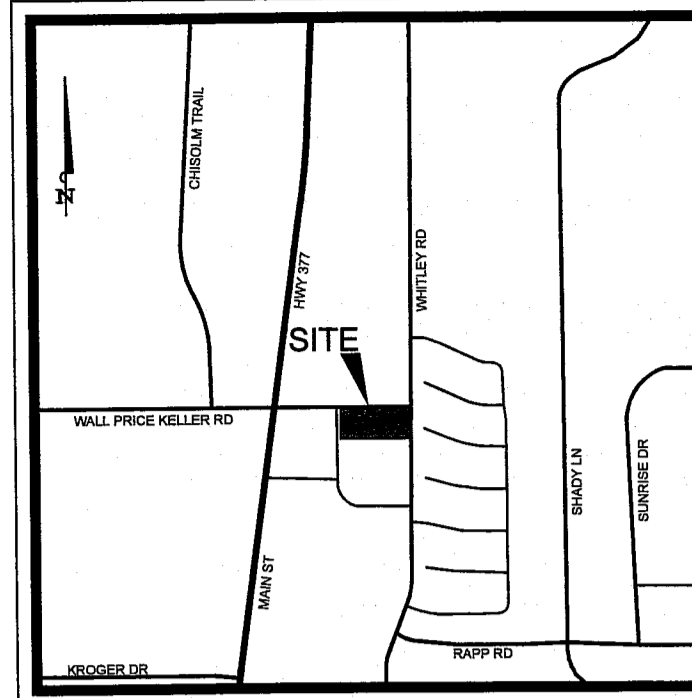
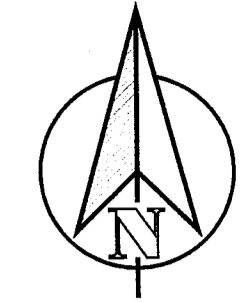
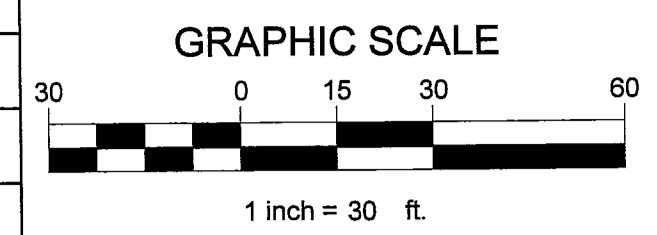


CONSTRUCTION SCHEDULE	
①	ADA RAMP
②	HANDICAP SYMBOL
③	PAVEMENT STRIPING
④	HANDICAP SIGNAGE
⑤	CURB & GUTTER
⑥	4" PARKING STALL STRIPING COLOR: WHITE (TYP)
⑦	SIDEWALK

SITE TABLE	
ZONING	COMMERCIAL (C)
LOT 7	2,562 AC (111,588 SF)
OPEN SPACE	1,956 AC (85,207 SF)
BUILDING SF	6,579 SF
PERCENT IMPERVIOUS	23.6%

PARKING CALCULATIONS	
VETERINARY CLINIC	
1.75 PARKING SPACES / 1000 SF	
PARKING SPACES REQUIRED (6,579/1000) * 1.75	12 (1 ADA)
PARKING SPACES PROVIDED	24 (2 ADA)

BUILDING SETBACK	
FRONT	30'
REAR	20'
SIDE	N/A



TEXAS REGISTRATION #14109

CLAYMOORE ENGINEERING

1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
PHONE: 817.741.8050
WWW.CLAYMOORE.COM

PRELIMINARY

FOR REVIEW ONLY
Not for construction purposes.

CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANTS

Engineer: CLAY CRISTY
P.E. No. 109800 Date 03/29/2019

NORTH TEXAS VETERINARY CLINIC
WALL PRICE KELLER RD
KELLER, TEXAS

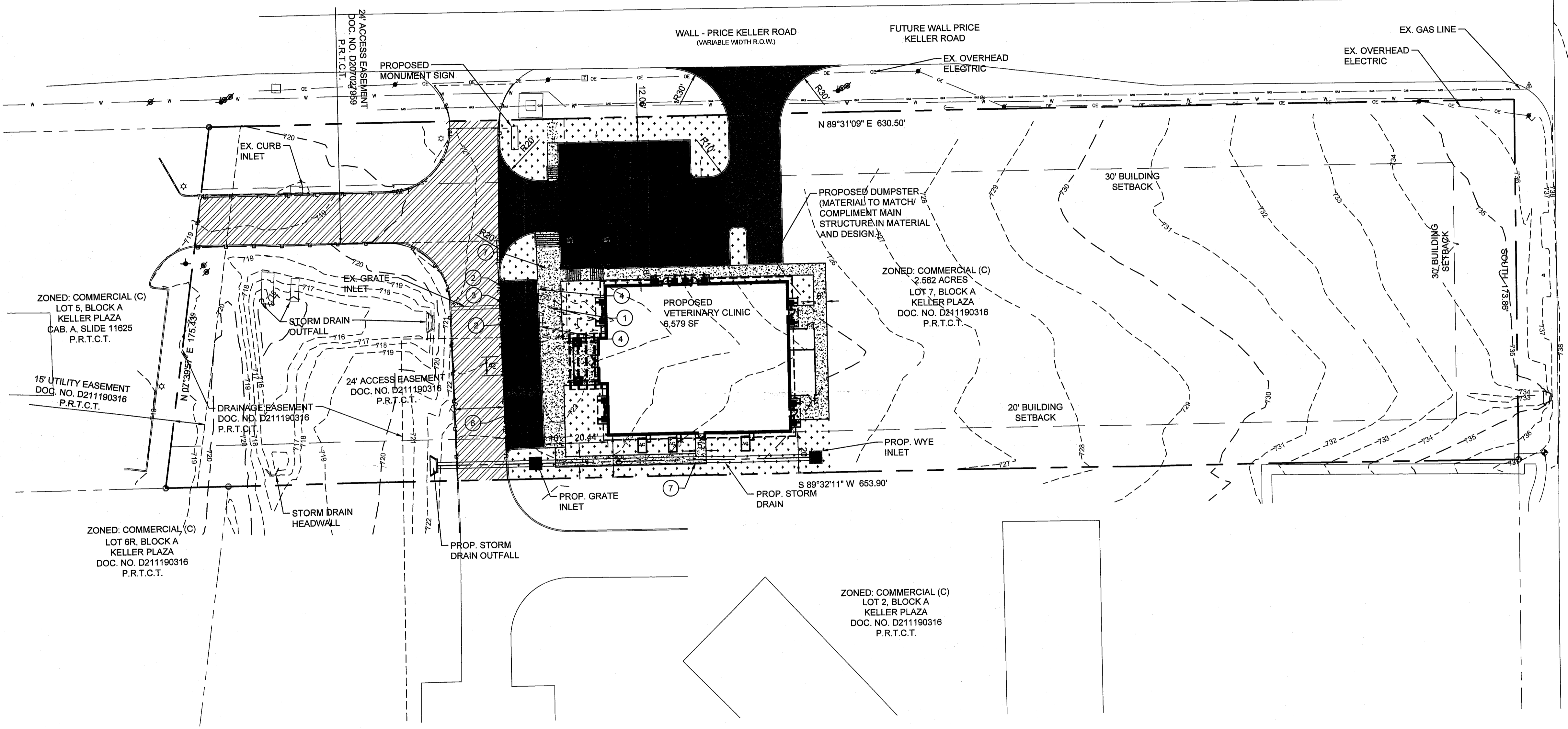
NO.	DATE	REVISION	BY

SUP/ SITE PLAN

ZONED: COMMERCIAL (C)
SUSSER PETROLEUM
OPERATING CO
BLOCK A LOT 1R, KELLER
CONOCO ADDITION

ZONED: COMMERCIAL (C)
EAGLE C-STORES INC TX CORP
BLOCK A LOT 2R, KELLER
CONOCO ADDITION

ZONED: COMMERCIAL (C)
GARLAND ALL STORAGE ASSOCIATES
W J HOLLAND SURVEY
ABSTRACT 892 TRACT 9C02D
2.1579 ACRES



MICHAEL THALKEN
FLANIGAN HILL ADDITION
BLOCK D, LOT 32
ZONED: SF 8.4

THAN HANG TRUONG
FLANIGAN HILL ADDITION
BLOCK D, LOT 33
ZONED: SF 8.4

PLOTTED BY: LYNN ROWLAND
PLOT DATE: 3/29/2019 2:45 PM
LOCATION: 7\PROJECTS\PROJECTS\2019-039 ASI KELLER VET\CADD\SHEETS\SUP-1 SUP SITE PLAN.DWG
LAST SAVED: 3/29/2019 2:45 PM

EXISTING TREES:
THERE ARE NO EXISTING TREES ON SITE.

- SITE BENCHMARKS**
- CITY OF KELLER MARKER 7, BERNSTEIN TOP SECURITY MONUMENT LOCATED 16' EAST OF THE BACK OF CURB OF WHITLEY ROAD AND 100' SOUTH OF THE BACK OF CURB OF RAPP ROAD. ELEVATION 734.91'
 - "X" CUT IN A CONCRETE SIDEWALK ON THE WEST OF WHITLEY ROAD, APPROXIMATELY 13' NORTHEAST OF THE SOUTHEAST CORNER OF THE SURVEYED PROPERTY. ELEVATION 737.58

LEGAL DESCRIPTION:

ALL THAT CERTAIN 2.562 ACRES OF LAND, WHICH IS LOT 7, BLOCK A, KELLER PLAZA, RECORDED IN DOCUMENT NUMBER D211190316 IN THE PUBLIC RECORDS OF TARRANT COUNTY, TEXAS (P.R.T.C.T.), IN THE W. J. HOLLAND SURVEY, A-692, CITY OF KELLER, TARRANT COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (ALL BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF SAID KELLER PLAZA)

BEGINNING AT A 5/8" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 7, BLOCK A, KELLER PLAZA, COMMON TO THE NORTHEAST CORNER OF LOT 5, BLOCK A, KELLER PLAZA, RECORDED IN CABINET A, SLIDE 11625 P.R.T.C.T., IN THE SOUTH RIGHT-OF-WAY LINE OF WALL - PRICE KELLER ROAD (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE NORTH 89° 31' 09" EAST - 630.50' TO THE NORTHEAST CORNER OF SAID LOT 7, BLOCK A, KELLER PLAZA, AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID WALL - PRICE KELLER ROAD, AND THE WEST RIGHT-OF-WAY LINE OF WHITLEY ROAD (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 89° 00' 00" EAST - 173.86' ALONG THE WEST RIGHT-OF-WAY LINE OF SAID WHITLEY ROAD, TO AN "X" IN CONCRETE FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 7, BLOCK A, KELLER PLAZA, COMMON TO THE NORTHEAST CORNER OF LOT 2, BLOCK A, OF SAID KELLER PLAZA (DOCUMENT NUMBER D211190316);

THENCE SOUTH 89° 32' 11" WEST ALONG THE COMMON LINE OF SAID LOT 7 AND LOT 2, BLOCK A, KELLER PLAZA, PASSING AT A DISTANCE OF 623.60' A 1/2" IRON ROD WITH A CAP STAMPED "RPLS 5587" FOUND FOR THE NORTHWEST CORNER OF SAID LOT 2, BLOCK A, KELLER PLAZA, COMMON TO THE NORTHEAST CORNER OF LOT 6R, BLOCK A, OF SAID KELLER PLAZA (DOCUMENT NUMBER D211190316), CONTINUING ALONG THE COMMON LINE OF SAID LOT 7 AND LOT 6R, BLOCK A, KELLER PLAZA, FOR A TOTAL DISTANCE OF 653.90' TO A 1/2" IRON ROD WITH A CAP STAMPED "RPLS 5587" FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 7, BLOCK A, KELLER PLAZA, COMMON TO THE SOUTHEAST CORNER OF SAID LOT 5, BLOCK A, KELLER PLAZA;

THENCE NORTH 07° 39' 57" EAST - 175.43' TO THE POINT OF BEGINNING AND CONTAINING 2.562 ACRES OF LAND.

LEGEND	
	CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	EXISTING CONCRETE PAVEMENT
	OPEN SPACE / LANDSCAPE AREA
	PROP. CONC. CURB (EDGE OF LANDSCAPE) AND GUTTER
	PARKING COUNT
	PROPERTY BOUNDARY
	EXISTING CONCRETE CURB AND GUTTER
	PROPOSED FIRE LANE

SUBMITTAL DATE:
1 03/25/2019

1100 WHITLEY RD
KELLER, TX 76248

APPLICANT/OWNER:
SCHEIFLEY REAL ESTATE LLC
770 S MAIN ST STE 430
KELLER, TX 76248
PH: 817.741.8050
CONTACT: DR. JAMES SCHEIFLEY

ENGINEER:
CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
PH: 817.281.0572
CONTACT: CLAY CRISTY, P.E.

LEGAL DESCRIPTION:
LOT 7, BLOCK A
KELLER PLAZA

ZONING:
COMMERCIAL (C)

DESIGN:	LRR
DRAWN:	LRR
CHECKED:	CLC
DATE:	03/29/2019
SHEET	
SP-1	
File No. 2019-039	

RECEIVED
APR 01 2019
4:48pm