

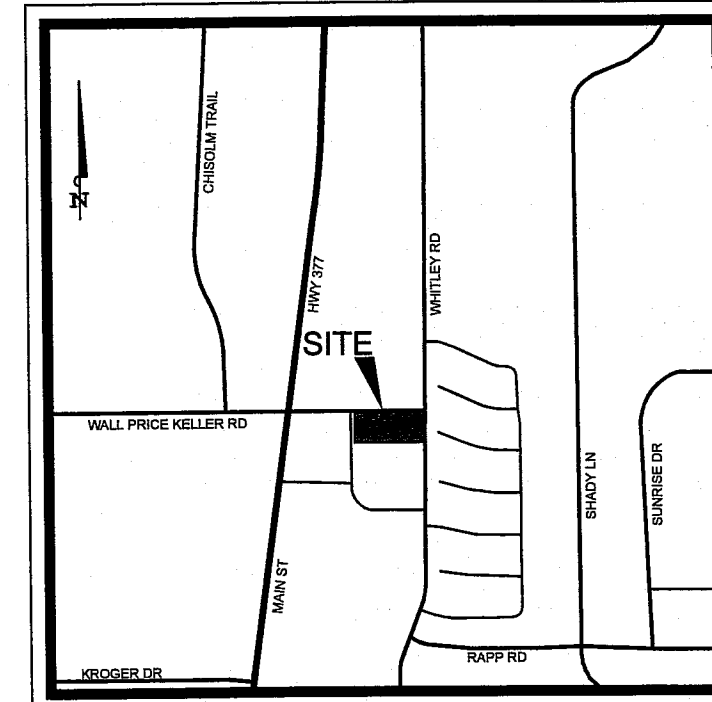
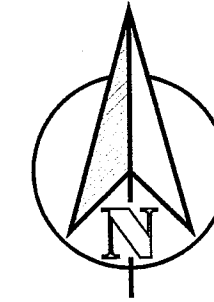
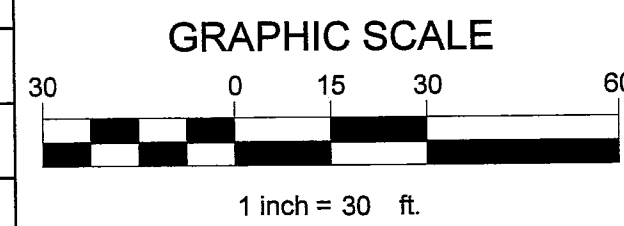
PLOTTED BY: LYNN ROWLAND  
PLOT DATE: 3/29/2019 2:45 PM  
LOCATION: 74\PROJECTS\PROJECTS\2019-039 ASI KELLER VET\CADD\SHEETS\SUP-1 SUP SITE PLAN.DWG  
LAST SAVED: 3/29/2019 2:45 PM

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

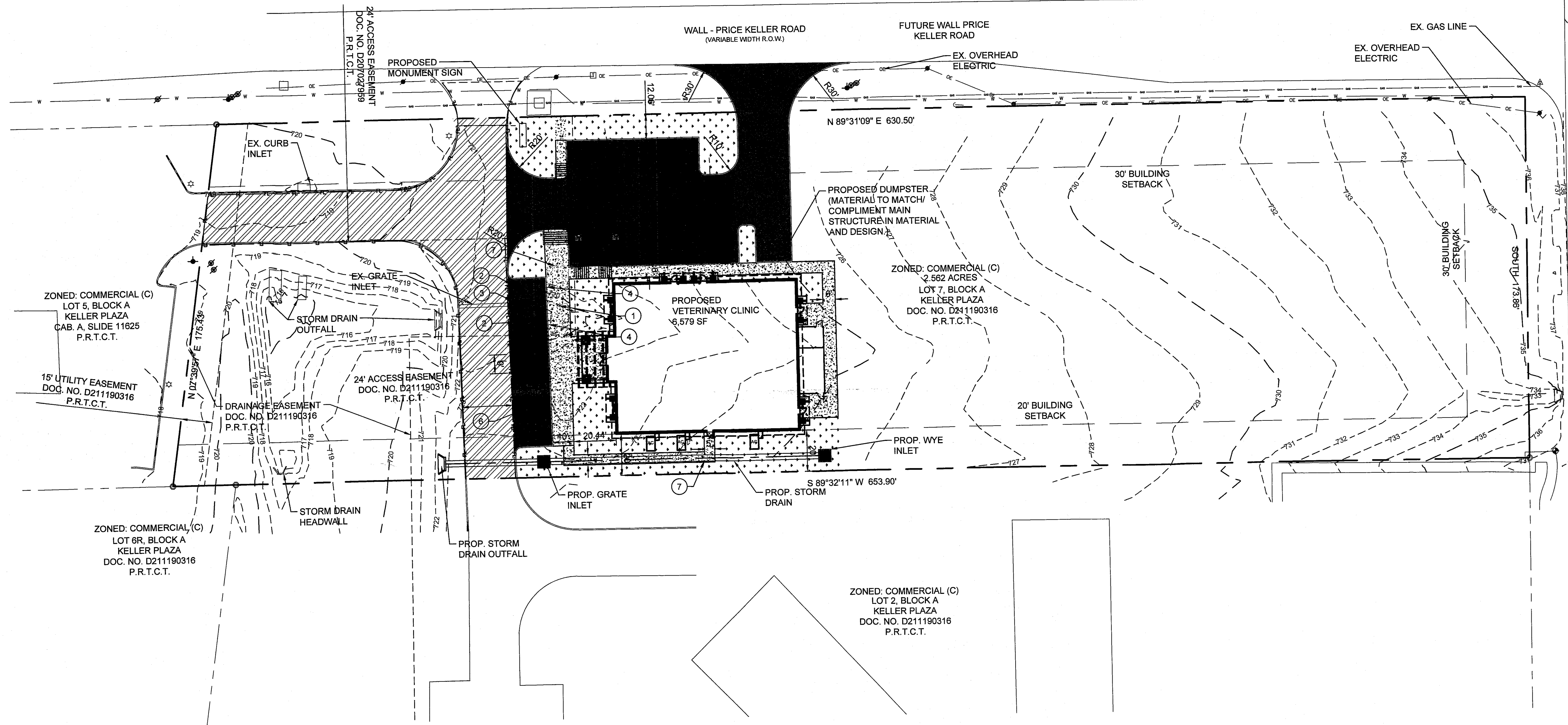


VICINITY MAP  
N.T.S.

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 692 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



**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**

**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 00° 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

<b>1100 WHITLEY RD KELLER, TX 76248</b>	
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	
<b>SP-1</b>	
File No. 2019-039	

**RECEIVED**  
APR 01 2019  
4:48pm