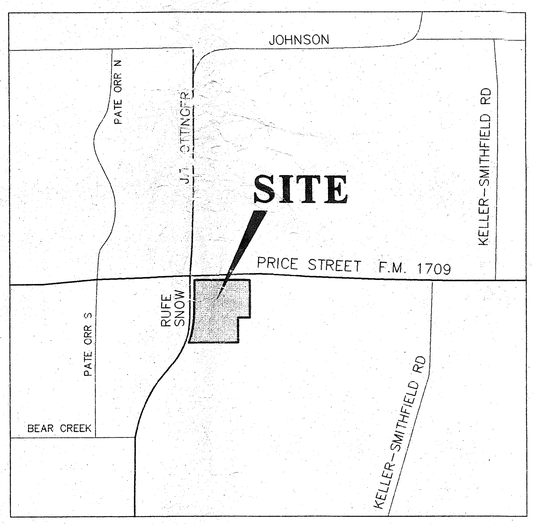
DEVELOPMENT PLANS

FOR

KELLER TOWN CENTER

KELLER, TEXAS



VICINITY MAP

1" = 1000'

INDEX OF SHEETS

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SP-2	ELEVATIONS
SP-3	ENLARGED DETAILS AND ELEVATIONS
SP-4	LANDSCAPE PLAN
SP-5	LANDSCAPE PLAN
SP-6	PAVING AND STRIPING PLAN
SP-7	TOWN CENTER LANE, PAVING PLAN & PROFILE
SP-8	GRADING PLAN
SP-9	STORM DRAINAGE PLAN
SP-10	WATER AND SANITARY SEWER PLAN
SP-11	DRAINAGE CHANNEL PLAN AND PROFILE
SP-12	DRAINAGE CHANNEL PLAN AND PROFILE
SP-13	F.M. 1709 PAVING IMPROVEMENTS
SP-14	DRAINAGE AREA MAP
	PLAT

TOM THUMB RETAIL CENTER
LOT 1, BLOCK A & LOT 1, BLOCK B
14.666 ACRES
ZONED: TOWN CENTER

CLIENT:

PACIFIC RETAIL TRUST
8140 WALNUT HILL LANE
SUITE 400
DALLAS, TEXAS 75231
Tel. No. (214) 696-9500
Fax. No. (214) 696-9512
CONTACT: KEITH SMITH

PREPARED BY:

Kimley-Horn and Associates, Inc.

12700 Park Central Drive, Suite 1800
Dallas, Texas 75251

Tel. No. (972) 770-1300
Fax No. (972) 239-3820

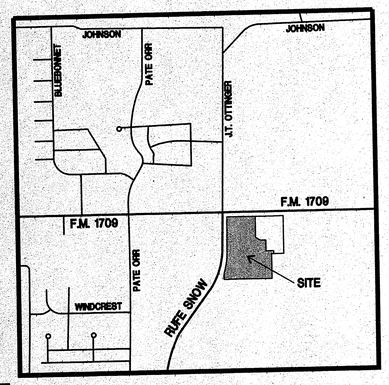
CONTACT: PHIL FISCHLER

SOUTHEAST CORNER OF
RUFE SNOW AND FM 1709
CITY OF KELLER,
TARRANT COUNTY, TEXAS

APPROVED BY CITY COUNCIL ACTION
DATE 12-15-98
RESOLUTION NO. 1129

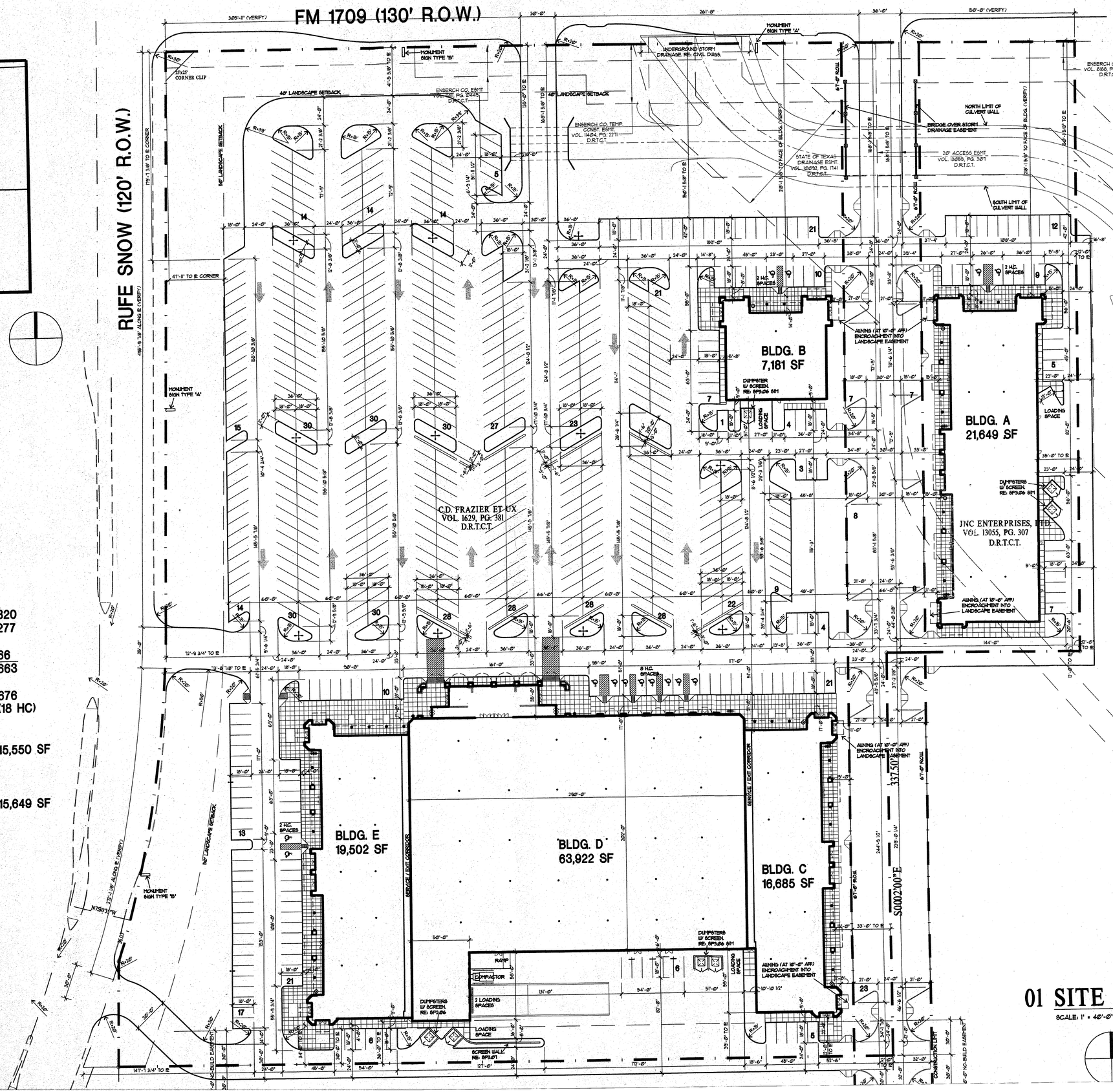
PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley-Horn and Associates, Inc.
ENGINEERING, PLANNING AND ENVIRONMENTAL CONSULTANTS
Engineer KEVIN S. GASKEY
P.E. No. 69165 Date 12/09/98

RECEIVED FEB 2 1999



02 VICINITY MAP

SCALE: 1" = 1000'-0"



01 SITE PLAN

SCALE: 1" = 40'-0"

TABULATIONS:

ZONING:	TC	
SITE AREA:	632,924 SF	
	14.53 ACRES	
BLDG. AREA:	128,959 SF	
COVERAGE:	20.38%	

PARKING REQUIRED:

RETAIL (1:200)		
BLDG. D:	63,922 SF	320
BLDGS. A,B,C,E:	55,264 SF	277
REST. (1:150)		
BLDGS. A,B,C,E:	9,753 SF	66
TOTAL REQUIRED:		663
TOTAL PROVIDED:		676 (18 HC)

LANDSCAPE REQUIRED:

622 SPACES - 25 SF PER SP. (676 SPACES LESS 54 SP. FOR TOWN CENTER BLVD. R.O.W.)	15,550 SF
LSC. ISLANDS PROVIDED:	15,649 SF

LEGEND

- TRASH CONTAINER
- BICYCLE RACK
- 8'-0" X 2'-6" BENCH
- DECORATIVE LIGHT FIXTURE

NOTE
ALL SIGNAGE SHALL COMPLY WITH TOWN CENTER GUIDELINES AT THE TIME OF SIGN PERMIT

O'BRIEN & ASSOCIATES
ARCHITECTURE
PLANNING
INTERIORS

5310 HARVEST HILL ROAD
SUITE 136
DALLAS, TEXAS 75230
972-788-1010
FAX 972-788-4828

KELLER TOWN CENTER

KELLER, TEXAS

A DEVELOPMENT OF:
PACIFIC RETAIL TRUST

ISSUE LOG

NO.	DESCRIPTION	DATE

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REGISTERED ARCHITECT JOHN A. O'BRIEN 4916 STATE OF TEXAS

JOHN O'BRIEN - ARCHITECT
REGISTRATION NO. 4916

DATE: _____ SIGNED
JOB #: 98013
DATE: 11/30/98
SCALE: AS NOTED

SHEET NO.
SP.1

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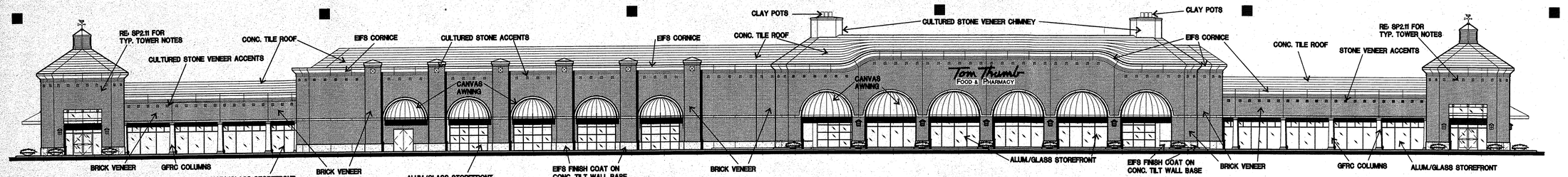
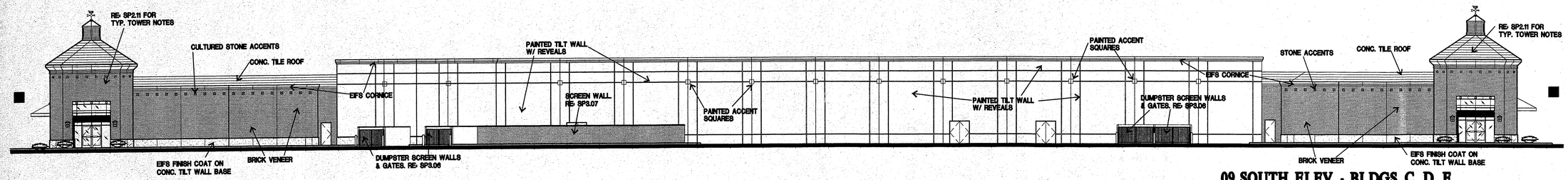


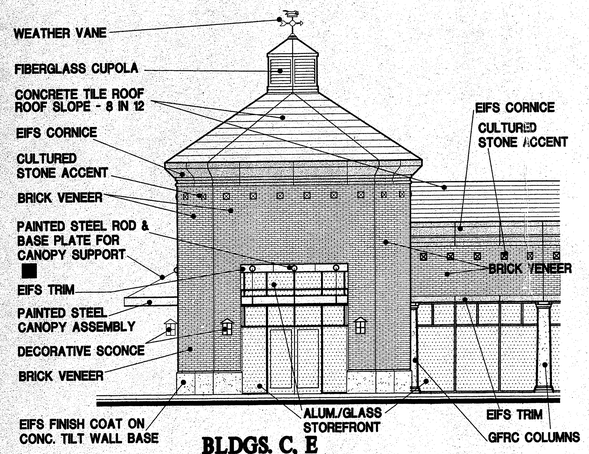
10 NORTH ELEV. - BLDGS. C, D, E

SCALE: 1/16" = 1'-0"



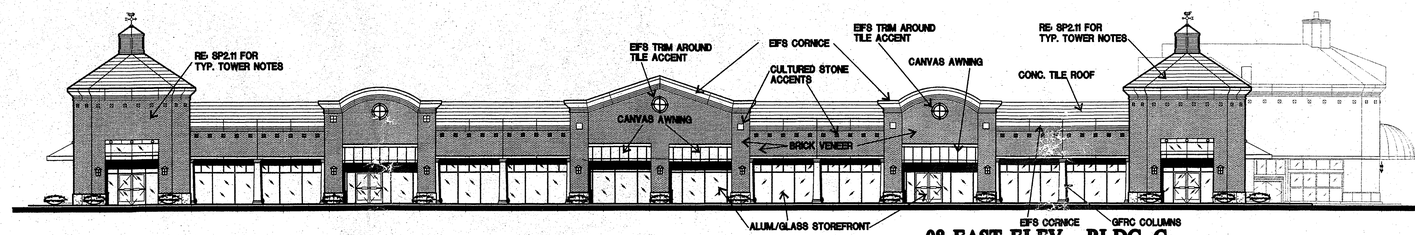
09 SOUTH ELEV. - BLDGS. C, D, E

SCALE: 1/16" = 1'-0"



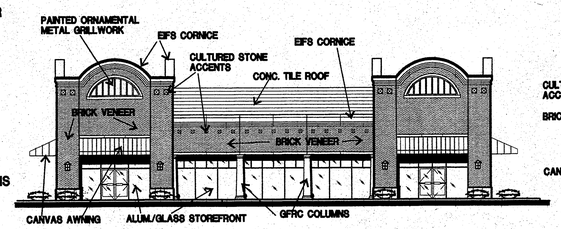
BLDGS. C, E
11 TOWER ELEVATION - TYP.

SCALE: 1/16" = 1'-0"



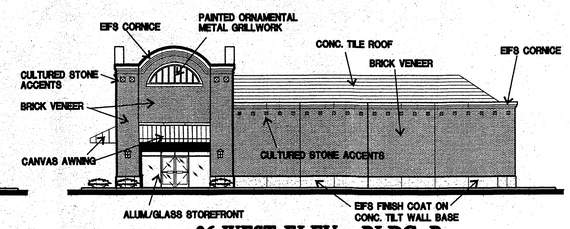
08 EAST ELEV. - BLDG. C

SCALE: 1/16" = 1'-0" (WEST ELEV. BLDG. E - SIMILAR)



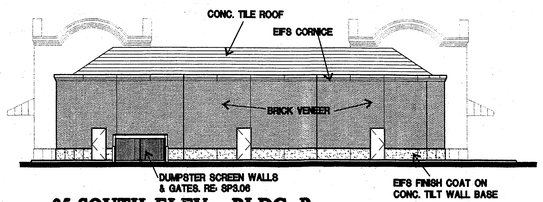
07 NORTH ELEV. - BLDG. B

SCALE: 1/16" = 1'-0"



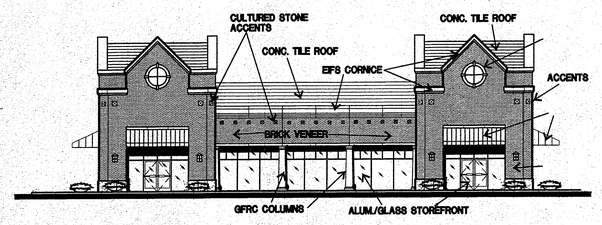
06 WEST ELEV. - BLDG. B

SCALE: 1/16" = 1'-0" (EAST ELEV. BLDG. B - SIMILAR)



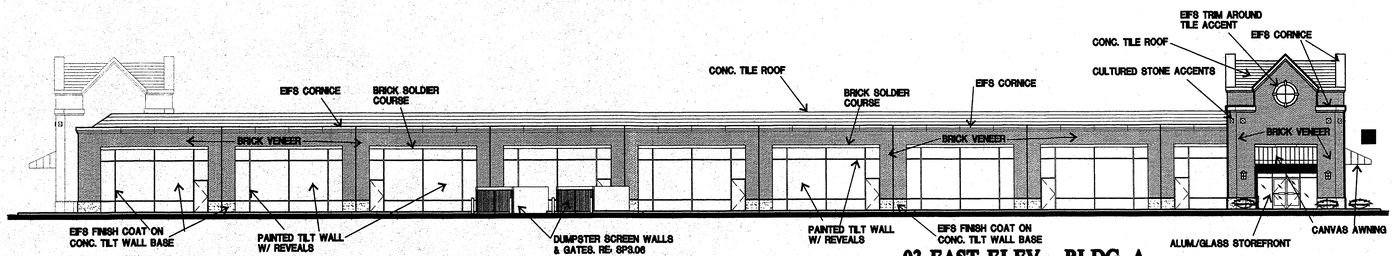
05 SOUTH ELEV. - BLDG. B

SCALE: 1/16" = 1'-0"



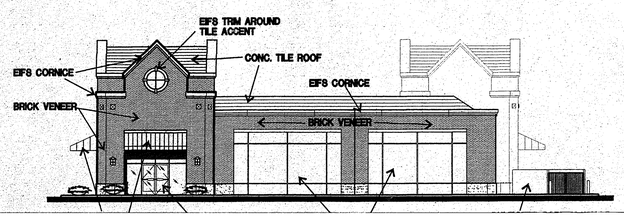
04 NORTH ELEV. - BLDG. A

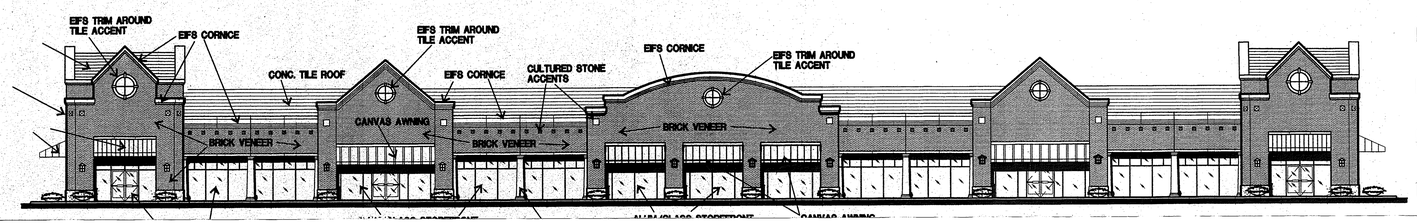
SCALE: 1/16" = 1'-0"



03 EAST ELEV. - BLDG. A

SCALE: 1/16" = 1'-0"





O'BRIEN & ASSOCIATES
ARCHITECTURE
PLANNING
INTERIORS
5310 HARVEST HILL ROAD
SUITE 136
DALLAS, TEXAS 75230
972-788-1010
FAX 972-788-4828

KELLER TOWN CENTER
KELLER, TEXAS
A DEVELOPMENT OF:
PACIFIC RETAIL TRUST

ISSUE LOG

NO.	DESCRIPTION	DATE

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REGISTERED ARCHITECT JOHN E. O'BRIEN 4916 STATE OF TEXAS

JOHN O'BRIEN - ARCHITECT
REGISTRATION NO. 4916

DATE: _____ SIGNED
JOB #: 98013
DATE: 11/30/98
SCALE: AS NOTED

SHEET NO.
SP.2

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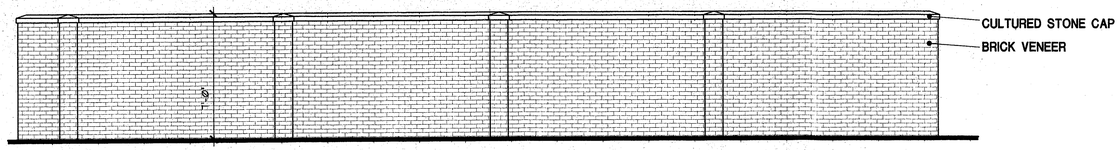
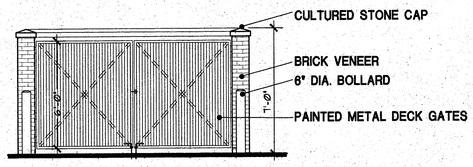


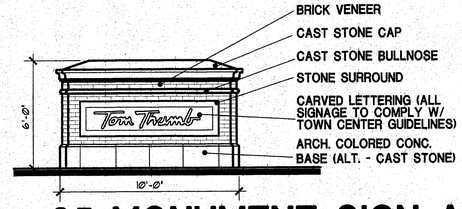
07 SCREEN WALL ELEVATION AT TOM THUMB

1/4" SC.



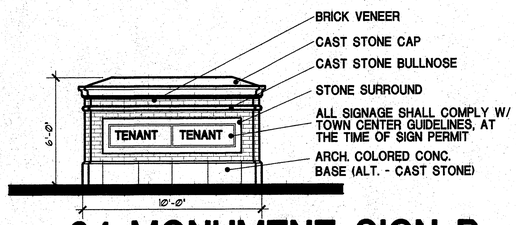
06 TYP. DUMPSTER ELEVATION

1/4" SC.



05 MONUMENT SIGN A

1/4" SC.



04 MONUMENT SIGN B

1/4" SC.

03 NOT USED

1/4" SC.

02 NOT USED

01 NOT USED

O'BRIEN
& ASSOCIATES

ARCHITECTURE
PLANNING
INTERIORS

5310 HARVEST HILL ROAD
SUITE 136
DALLAS, TEXAS 75230
972-788-1010
FAX 972-788-4828

KELLER TOWN CENTER
KELLER, TEXAS

A DEVELOPMENT OF:
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REGISTERED ARCHITECT
JOHN P. O'BRIEN
4916
STATE OF TEXAS

JOHN O'BRIEN - ARCHITECT
REGISTRATION NO. 4916

DATE: _____ SIGNED
JOB #: 98013
DATE: 11/30/98
SCALE: AS NOTED

SHEET NO.

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F.M. 1709

RUFE SNOW

FUTURE PARKING

PROPOSED LIGHT DUTY REINFORCED CONC. (TYP.)

PROPOSED 6" CONC. CURB AND GUTTER (TYP.)

FUTURE RUFE SNOW PAVING, NOT IN THIS PROJECT.

BLDG. B
7,117 SF

BLDG. A
21,523 SF

BLDG. E
17,726 SF

BLDG. D
63,224 SF

BLDG. C
15,348 SF

FUTURE TOWN CENTER LANE PAVING, NOT IN THIS PROJECT.

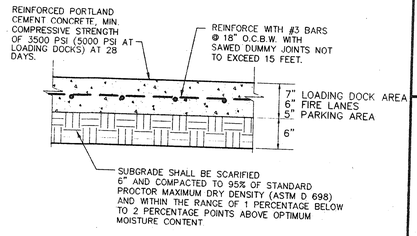
PROPOSED HEAVY DUTY REINFORCED CONC. (TYP)

FIRELANE

EXISTING KROGER FOOD STORE

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.



TYPICAL PAVEMENT SECTION

LEGEND

- 6" HEAVY DUTY CONCRETE PAVEMENT
- 5" LIGHT DUTY CONCRETE PAVEMENT
- TOWN CENTER LANE (BY OTHERS)

No.	Date	Revisions	App.

Kimley-Horn and Associates, Inc.
Tel. No. (972) 770-1300
Fax No. (972) 239-3820
12700 Park Central Drive, Suite 1800
Dallas, Texas 75251

KELLER TOWN CENTER
TOM THUMB
CITY OF KELLER, TEXAS

PAVING AND STRIPING PLAN

Scale: 1" = 50'
Designed by: PJF
Drawn by: BJK
Checked by: KSG
Date: DECEMBER, 1998
Project No. 063284.03

SHEET
SP-6
OF

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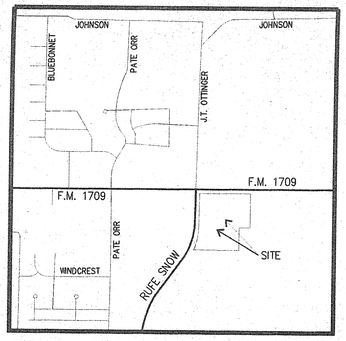


02 VICINITY MAP

SCALE: 1" =1000'

PLANT SCHEDULE

CODE	PLANT NAME	SIZE	SPC.	QTY.
LO	LIVE OAK	100 GAL., 4" CAL.	PER PLAN	24
LG	SOUTHERN MAGNOLIA 'LITTLE GEM'	65 GAL.	PER PLAN	16
CMW	NATCHEZ WHITE CRAPEMYRTLE	65 GAL.	12' O.C.	15
CMR	TUSCARORA RED CRAPEMYRTLE	65 GAL.	12' O.C.	7
IH	INDIAN HAWTHORNE 'JACK EVANS'	5 GAL.	2'-6" O.C.	36
AJ	ASIAN JASMINE	4" POTS	12" O.C.	9,745
PH	PURPLE HONEYSUCKLE	4" POTS	9" O.C.	4,250

TOTAL SHADE TREES REQUIRED	TOTAL SHADE TREES PROVIDED
676 /12 = 57 TREES	103 TREES *
	* 69 TREES ARE LOCATED IN 50' SETBACK AND TOWN CENTER R.O.W

TABULATIONS

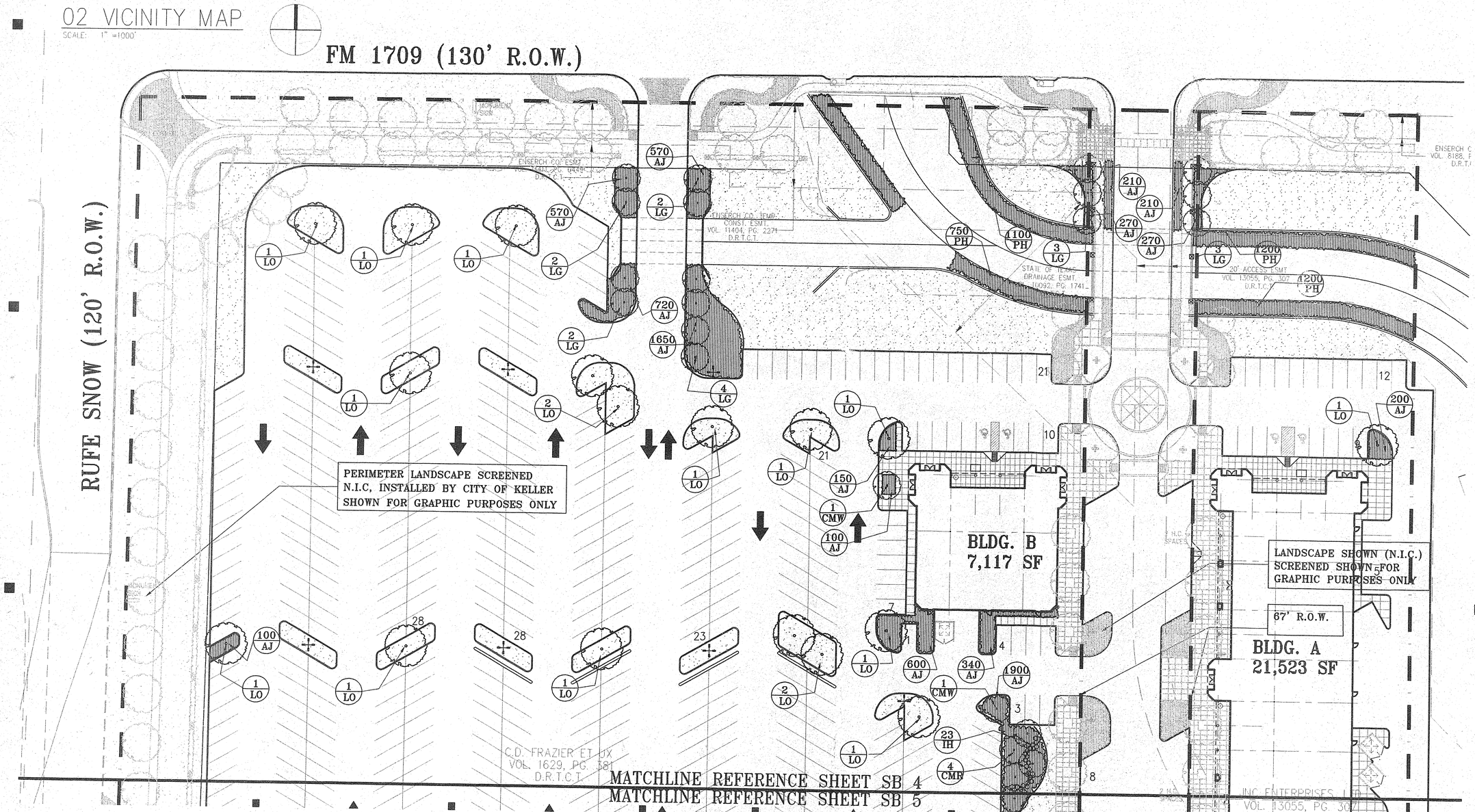
ZONING: TC
SITE AREA: 632,924 SF
14.53 ACRES
BLDG. AREA: 128,959 SF
COVERAGE: 20.38%

PARKING REQUIRED

RETAIL (1:20)
BLDG. D: 63,992 SF 320
BLDGS. A,B,C,E: 55,264 SF 277
REST. (1:150)
BLDGS. A,B,C,E: 9,753 SF 66
TOTAL REQUIRED: 663
TOTAL PROVIDED: 676

LANDSCAPE REQUIRED:

622 SPACES - 25 SF PER SP. 15,550 SF
(676 SPACES LESS 54 SP. FOR TOWN CENTER BLVD.R.O.W.)
LSC ISLANDS PROVIDED: 15,649 SF



LINDA TYCHER & ASSOCIATES

STATE OF TEXAS LINDA TYCHER 565 REGISTERED LANDSCAPE ARCHITECT

LANDSCAPE PLAN

SCALE: 1"=30'-0"

O'BRIEN & ASSOCIATES

ARCHITECTURE
PLANNING
INTERIORS

5310 HARVEST HILL ROAD
SUITE 136
DALLAS, TEXAS 75230
972-788-1010
FAX 972-788-4628

KELLER TOWN CENTER
KELLER, TEXAS
A DEVELOPMENT OF:
PACIFIC RETAIL TRUST

ISSUE LOG

NO.	REVISIONS	DATE
1	PER CITY COMMENTS	5/21/98
2	PER ENG. BASE	10/26/98
3	PER ARCH. BASE	11/03/98
4	PER CITY COMMENTS	11/30/98
5	PER CITY COMMENTS	12/08/98
6	PER CITY COMMENTS	01/26/99

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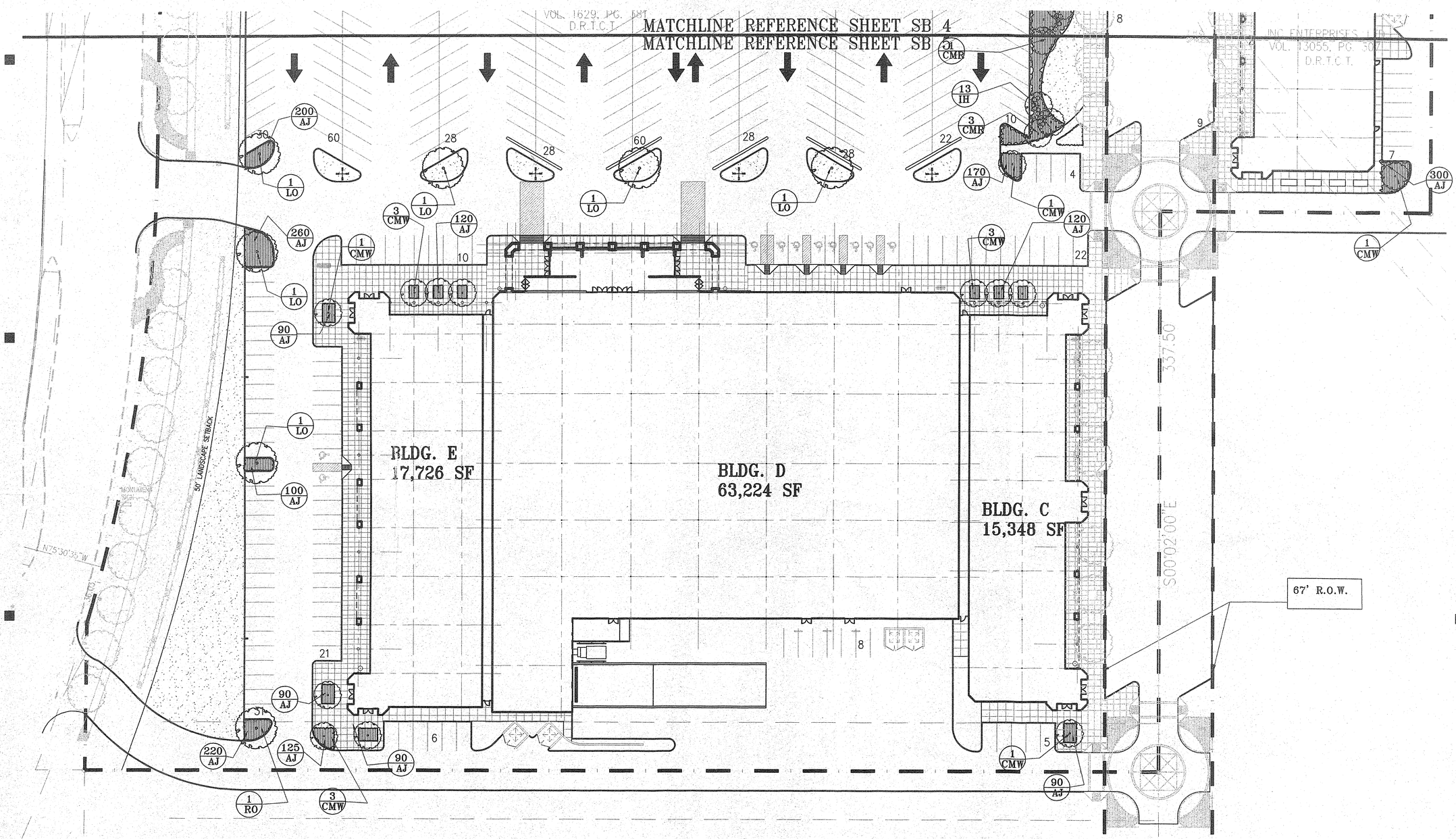
JOHN O'BRIEN - ARCHITECT
REGISTRATION NO. 4916

DATE: _____ SIGNED
JOB #: 98013
DATE: 5/21/98
SCALE: 1"=30'

SHEET NO.

SB 4



LINDA TYCHER & ASSOCIATES

STATE OF TEXAS — LINDA TYCHER 5545 — REGISTERED LANDSCAPE ARCHITECT

LANDSCAPE PLAN

SCALE: 1"=30'-0"

O'BRIEN & ASSOCIATES

ARCHITECTURE
PLANNING
INTERIORS

5310 HARVEST HILL ROAD
SUITE 136
DALLAS, TEXAS 75230
972-788-1010
FAX 972-788-4828

KELLER TOWN CENTER
KELLER, TEXAS
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ISSUE LOG

NO.	REVISIONS	DATE
1	PER CITY COMMENTS	5/21/98
2	PER ENG. BASE	10/28/98
3	PER ARCH. BASE	11/03/98
4	PER CITY COMMENTS	11/30/98
5	PER CITY COMMENTS	12/08/98
6	PER CITY COMMENTS	01/26/99

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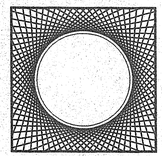

JOHN O'BRIEN - ARCHITECT
REGISTRATION NO. 4916

DATE: _____ SIGNED
JOB #: 98013
DATE: 5/21/98
SCALE: 1"=30'

SHEET NO.

SB 5

RESOLUTION NO. 1129

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS APPROVING THE SITE PLAN FOR KELLER TOWN CENTER, TOM THUMB RETAIL CENTER, A PROPOSED RETAIL CENTER CONTAINING A 64,000 SQUARE FOOT GROCERY STORE AND 52,500 SQUARE FEET OF RETAIL SHOPS AND RESTAURANTS, LOCATED ON A 14.53 ACRE TRACT OF LAND, AT THE SOUTHEAST CORNER OF FM 1709 AND RUFE SNOW DRIVE, AND ZONED TC (TOWN CENTER), IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, Pacific Retail Trust, (developer) Kimley-Horn and Associates, (engineer) and O'Brien and Associates (architect) have submitted a site plan (SP-98-14) which has been reviewed and approved by the City Staff and Planning and Zoning Commission of the City with stipulations.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS:

Section 1: THAT, the site plan for Keller Town Center, Tom Thumb Retail Center, a proposed retail center containing a 64,000 square foot grocery store and 52,500 square feet of retail shops and restaurants, located on a 14.53 acre tract of land, at the southeast corner of FM 1709 and Rufe Snow Drive, and zoned TC (Town Center), is hereby approved, attached hereto and incorporated herein as if fully set forth, with the following stipulations:

1. The signage shall comply with the Town Center Design Guidelines in design and material.

2. The backside of buildings shall comply with the Town Center Design Guidelines as shown on the exhibits submitted at the Regular City Council Meeting held December 15, 1998.

3. Town Center Lane shall be shown as a reference point on all plans.

4. Lot lines shall be shown on all plans.

5. Landscaping calculations shall be shown on the landscaping plans including the area of landscaping and the total number of trees required.

6. A detail elevation of the bridge on Town Center Lane shall be shown including the proposed landscaping.

AND IT IS SO RESOLVED.

Passed by a vote of 5 to 0 on this the 15th day of December, 1998.

CITY OF KELLER, TEXAS

BY: _____
Ronald W. Lee, Mayor

ATTEST:

_____
Sheila Stephens, City Secretary

Approved as to Form and Legality:

_____
L. Stanton Lowry, City Attorney