

DEVELOPMENT PLANS

FOR

KELLER TOWN CENTER

KELLER, TEXAS



VICINITY MAP
1" = 1000'

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	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
 CONTACT: PHIL FISCHLER

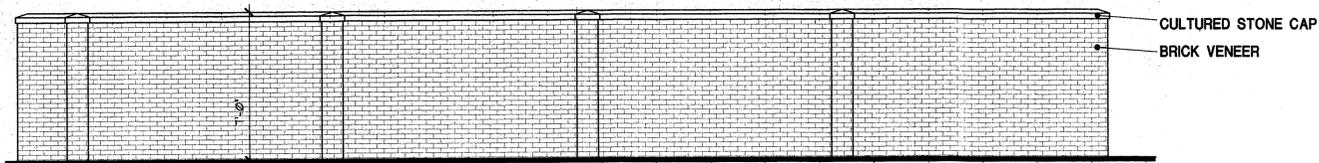
Tel. No. (972) 770-1300
 Fax No. (972) 239-3820

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

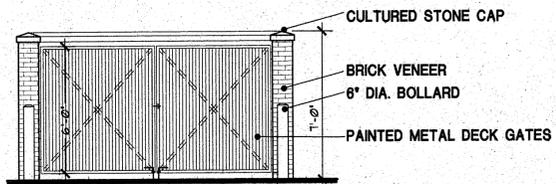
PRELIMINARY
 FOR REVIEW ONLY
 Not for construction or permit purposes.
**Kimley-Horn
 and Associates, Inc.**
 ENGINEERING, PLANNING AND ENVIRONMENTAL CONSULTANTS
 Engineer: **KEVIN S. GASKEY**
 P.E. No. 69165 Date 12/09/98

RECEIVED FEB 2 1999



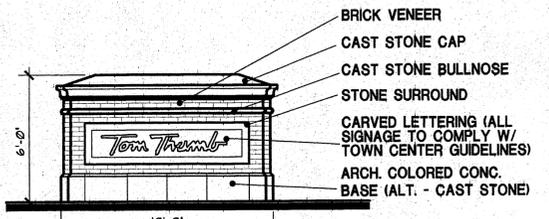
07 SCREEN WALL ELEVATION AT TOM THUMB

1/4" SC.



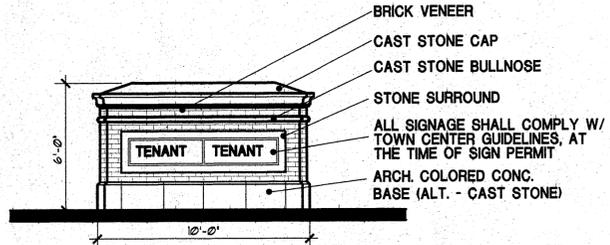
06 TYP. DUMPSTER ELEVATION

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

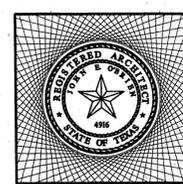
ARCHITECTURE
PLANNING
INTERIORS
5310 HARVEST HILL ROAD
SUITE 136
DALLAS, TEXAS 75230
972-788-1010
FAX 972-788-4828

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

ISSUE LOG

NO.	DESCRIPTION	DATE

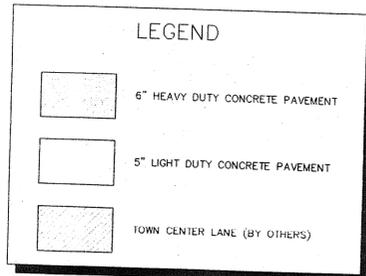
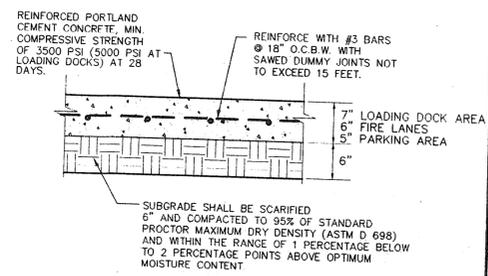
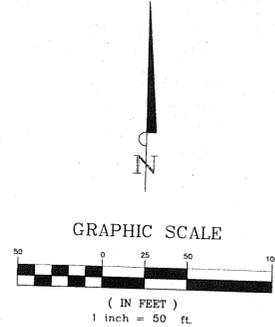
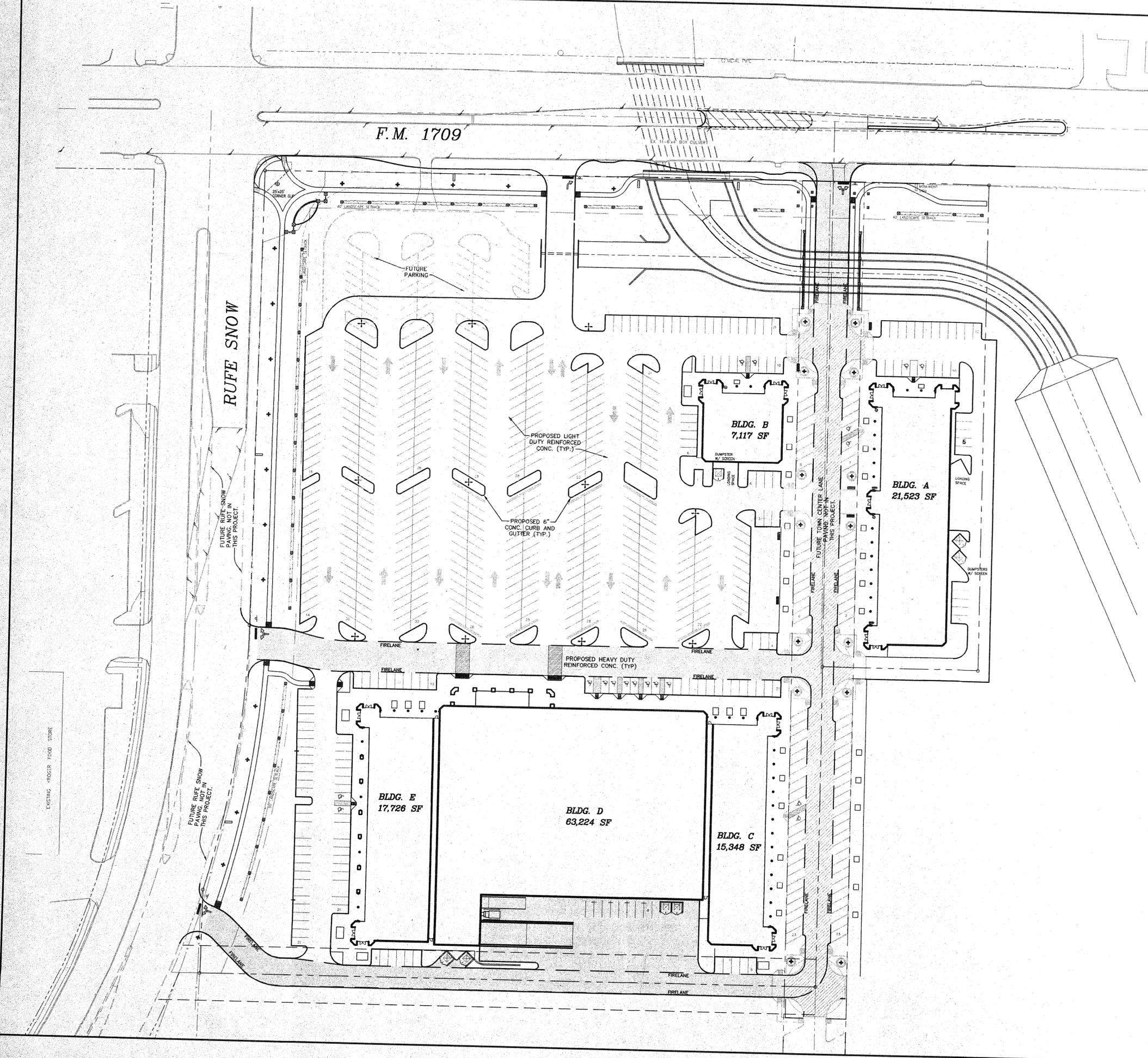
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FROM O'BRIEN & ASSOCIATES



JOHN O'BRIEN - ARCHITECT
REGISTRATION NO. 4916

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

SHEET NO.



No.	Date	Revisions	App.

Kimley-Horn and Associates, Inc.
 12700 Park Central Drive, Suite 1800
 Dallas, Texas 75251
 Tel. No. (972) 770-1300
 Fax. No. (972) 238-3520

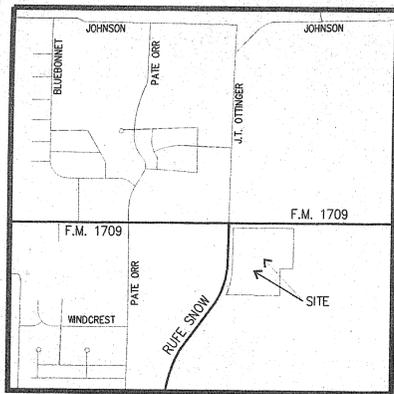
**KELLER TOWN CENTER
 TOM THUMB
 CITY OF KELLER, TEXAS**

PAVING AND STRIPING PLAN

Scale: 1" = 50'
 Designed by: P.F.
 Drawn by: B.K.
 Checked by: KSG
 Date: DECEMBER, 1998
 Project No. 063284.03

SHEET
 SP-6
 OF

THIS PLAN AND SPECIFICATIONS SHALL BE SUBJECT TO THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WORKS, TEXAS, 1997 EDITION, WITH ALL AMENDMENTS THROUGH 1998.



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: 632,824 SF
 14.53 ACRES
 BLDG. AREA: 128,959 SF
 COVERAGE: 20.38%

PARKING REQUIRED

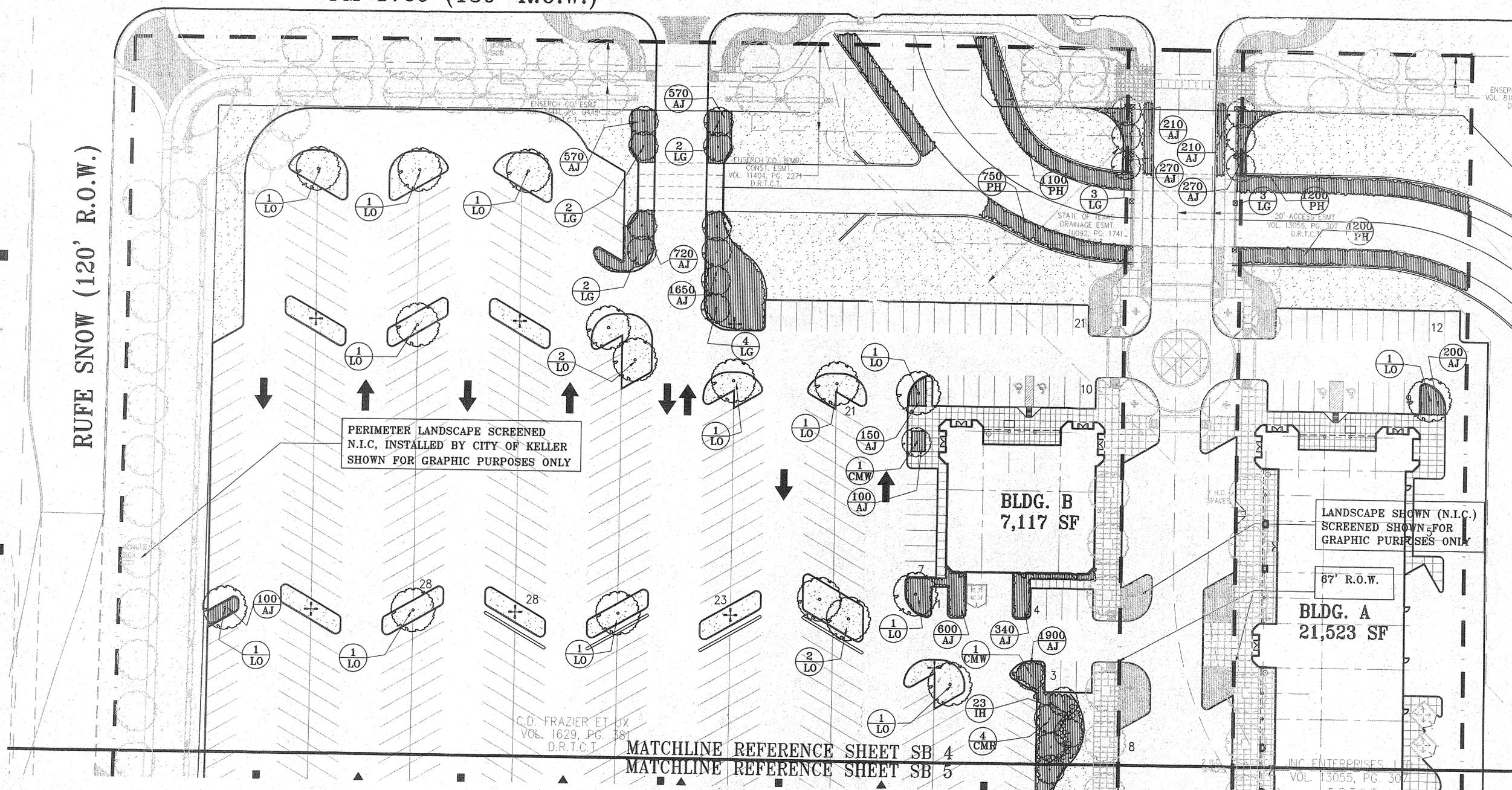
RESTAURANT (1:20)
 BLDG. D: 63,992 SF
 BLDGS. A,B,C,E: 55,264 SF
 REST. (1:150)
 BLDGS. A,B,C,E: 9,753 SF
 TOTAL REQUIRED: 693
 TOTAL PROVIDED: 676

LANDSCAPE REQUIRED:

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

FM 1709 (130' R.O.W.)

RUFE SNOW (120' R.O.W.)



PERIMETER LANDSCAPE SCREENED N.I.C. INSTALLED BY CITY OF KELLER SHOWN FOR GRAPHIC PURPOSES ONLY

LANDSCAPE SHOWN (N.I.C.) SCREENED SHOWN FOR GRAPHIC PURPOSES ONLY

67' R.O.W.

BLDG. A
21,523 SF

BLDG. B
7,117 SF

MATCHLINE REFERENCE SHEET SB 4
 MATCHLINE REFERENCE SHEET SB 5



LANDSCAPE PLAN

SCALE: 1" = 30'-0"



O'BRIEN & ASSOCIATES

ARCHITECTURE
 PLANNING
 INTERIORS

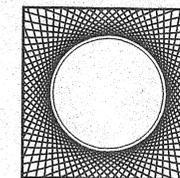
5310 HARVEST HILL ROAD
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 972-788-1010
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KELLER TOWN CENTER
 KELLER, TEXAS
 A DEVELOPMENT OF:
 PACIFIC RETAIL TRUST

ISSUE LOG

NO.	REVISIONS	DATE
1	PER CITY COMMENTS	5/21/98
2	PER ENG. BASE	10/28/98
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: 5/21/98 SIGNED
 JOB #: 98013
 DATE: 5/21/98
 SCALE: 1" = 30'

SHEET NO.

SB 4

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 RUFÉ 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.

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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.

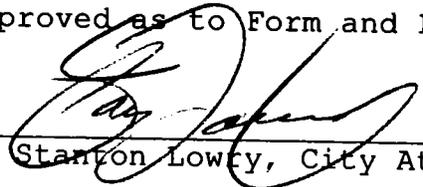
CITY OF KELLER, TEXAS

BY: 
Ronald W. Lee, Mayor

ATTEST:


Sheila Stephens, City Secretary

Approved as to Form and Legality:


L. Stanton Lowry, City Attorney