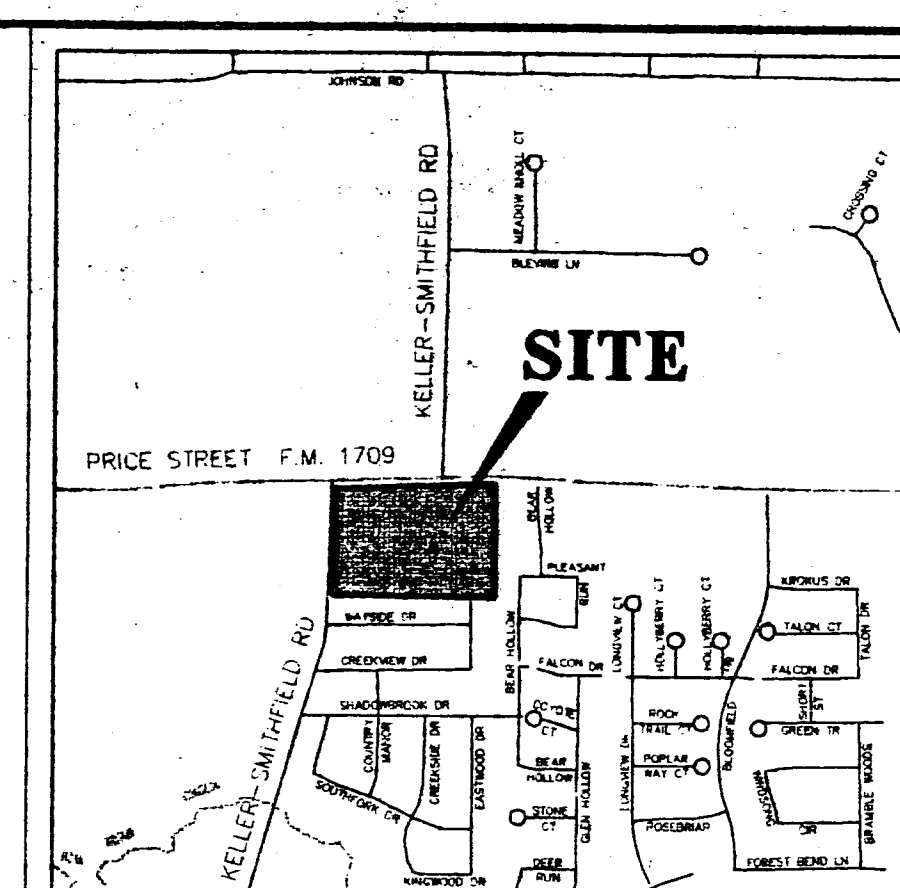
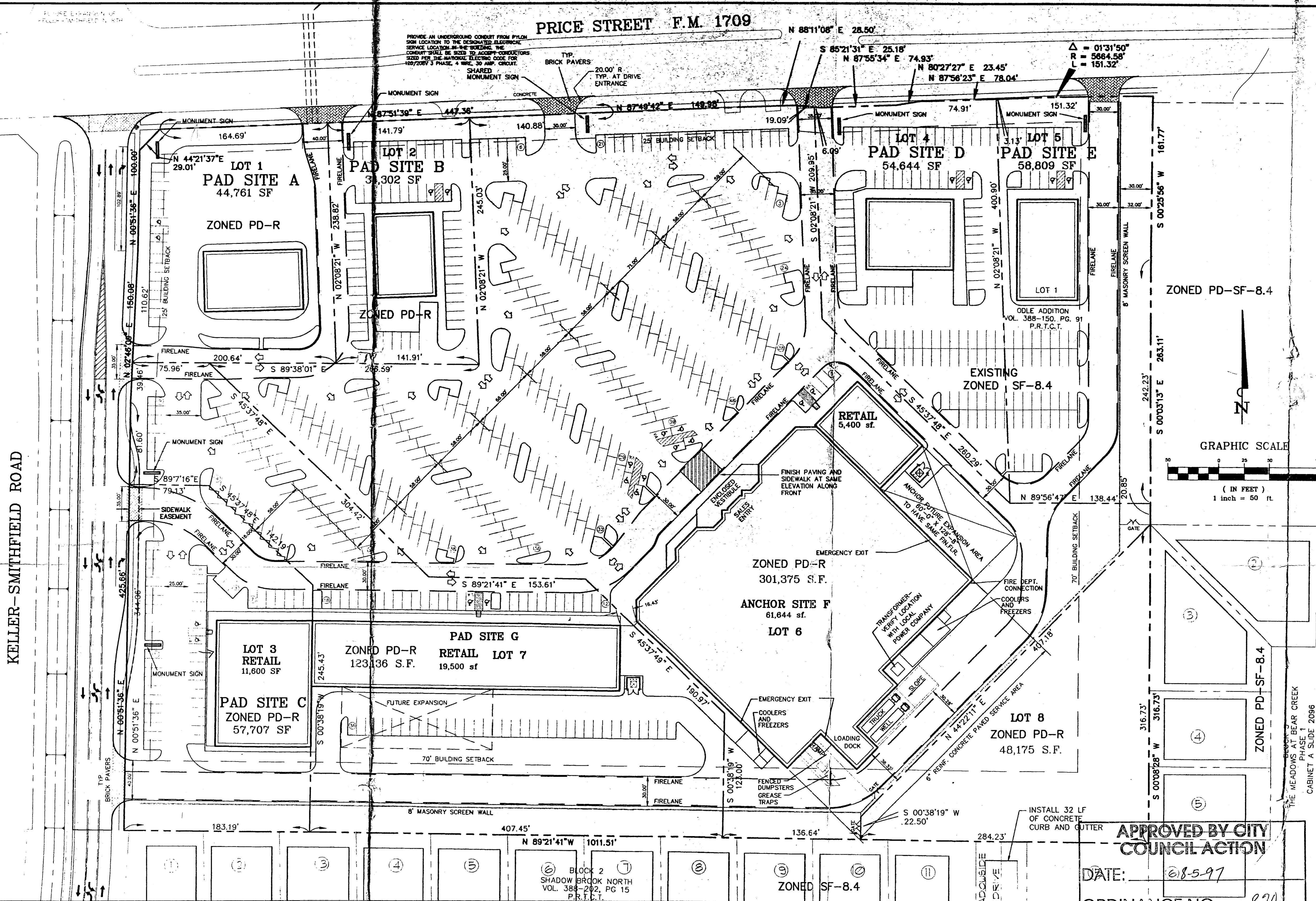


KELLER-SMITHFIELD ROAD

PRICE STREET F.M. 1709



VICINITY MAP

SCALE: 1"=1000'

SITE DATA

Total Land Area	16.92 AC.
Pad Site A	737,071 SF
Pad Site B	45,915 SF
Pad Site C	34,300 SF
Pad Site D	57,760 SF
Pad Site E	54,500 SF
Pad Site F	54,300 SF
Pad Site G	57,707 SF
Net Land Area	13,300 SF
Anchor	476,396 SF
Retail	61,644 SF
Total Building Area	36,500 SF
Coverage	58,144 SF - (INCLUDING PAD SITE C)
Parking Required Ratio	393 spaces
Parking Shown	494 spaces
Parking Ratio	5.03/1000
After Expansion	13,860 SF
Retail Loss	(5,400) SF
Total Building Area	106,604 SF - (INCLUDING PAD SITE C)
Coverage	22.38 %
Parking Required	427 spaces
Parking Shown	494 spaces
Parking Ratio	4.63/1000

ORDINANCE #854

LIST OF CONDITIONS APPROVED BY THE KELLER CITY COUNCIL ON APRIL 1, 1997 AND ATTACHED TO ORDINANCE NO. 854 TO BE COMPLIED WITH AT THE TIME OF SITE PLAN APPROVAL FOR THE SHOPPING CENTER LOCATED ON THE SOUTH SIDE OF EAST PRICE STREET AND EAST OF KELLER-SMITHFIELD ROAD SOUTH.

- PROVIDE MINIMUM 30' LANDSCAPE BUFFER ADJACENT TO RESIDENTIAL ZONING.
- PROVIDE MINIMUM 70' BUILDING SETBACKS ADJACENT TO RESIDENTIAL ZONING.
- PROVIDE APPROVED TREE PLANTINGS OF MINIMUM 4" CALIBER SPACED AT 30' ON CENTER ADJACENT TO RESIDENTIAL ZONING. IN ADDITION, PINE SEEDLINGS WILL ALSO BE PLANTED IF LANDSCAPE CONSULTANTS CONCUR OR RECOMMEND.
- PROVIDE A "NO BUILD" AREA THAT MAY BE DEED TO HOMEOWNER'S ASSOCIATIONS FOR SHADOWBROOK NORTH AND MEADOWS AT BEAR CREEK FOR USE AS A PARK PROVIDED THAT (A) THE AREA BE ALLOWED TO COUNT TOWARD THE LANDSCAPE REQUIREMENTS FOR THE DEVELOPMENT OF THE SHOPPING CENTER, (B) THE HOMEOWNER'S ASSOCIATIONS MAINTAIN (MOWING, ETC.) THE PROPERTY AND CARRY LIABILITY INSURANCE, AND (C) THE DEVELOPER INSTALLS AND MAINTAINS IN THIS AREA A DETENTION POND SUFFICIENT TO MEET THE CITY'S AND THE DEVELOPER'S REQUIREMENTS FOR STORM WATER DETENTION. REQUIRED SCREENING OF THE SHOPPING CENTER WOULD BE PLACED ACCORDINGLY, DEPENDING UPON THE AGREEMENT BETWEEN DEVELOPER AND HOMEOWNER'S ASSOCIATION ON PROVISIONS 4(A) AND 4(B) HEREIN.
- PROVIDE 8' MASONRY SCREENING WALL ADJACENT TO RESIDENTIAL ZONING. THE PLACEMENT OF THE REQUIRED 8' MASONRY SCREENING WALL WILL BE DETERMINED AFTER DISPOSITION OF OWNERSHIP OF THE "NO BUILD" AREA BETWEEN THE DEVELOPER AND THE HOMEOWNER'S ASSOCIATIONS OF SHADOWBROOK NORTH AND MEADOWS AT BEAR CREEK. OTHERWISE, THE REQUIRED SCREENING WALL WILL BE PLACED ALONG THE PROPERTY LINES OF THE SHOPPING CENTER.
- LIMIT DELIVERIES AND GARBAGE COLLECTION TO THE HOURS OF 7:00 A.M. TO 7:00 P.M., 7 DAYS A WEEK. PROHIBIT TRUCKS (OF ANY KIND) FROM PARKING OVERNIGHT WITH MOTORS OR REFRIGERATION SYSTEMS RUNNING.
- SCREEN AND INSULATE ALL HVAC EQUIPMENT LOCATED ON THE TOP BUILDINGS FROM PUBLIC VIEW.
- PAINT UTILITY BOXES LOCATED AT THE REAR OF BUILDINGS TO MATCH COLOR OF BUILDING.
- AND ADDITIONAL REQUIREMENTS AS FOLLOWS:
- LIMIT LOT COVERAGE TO A MAXIMUM OF 40% (PROJECTED COVERAGE IS +/- 21% LESS PAD SITES A & B.)
- PROHIBIT OPEN STORAGE EXCEPT FOR TEMPORARY SEASONAL DISPLAYS.
- PROVIDE MINIMUM 20% LANDSCAPING FOR ENTIRE SITE (INCLUDES "NO BUILD" AREA).
- PROVIDE MINIMUM 25% STREET/YARD LANDSCAPING.
- PROVIDE MINIMUM 51 APPROVED TREES IN STREET/YARD AND PARKING AREAS.
- LIMIT SITE LIGHTING ARRANGEMENT TO BE CONCENTRATED ON THE FM 1709 AND KELLER-SMITHFIELD SIDE OF THE PROJECT WITH ONLY SAFETY AND SECURITY LIGHTING AT THE REAR. REAR BUILDING LIGHTING WILL BE DESIGNED SO THAT NO LIGHT OR GLARE WILL SPILL ONTO ADJACENT RESIDENTIAL LOTS.

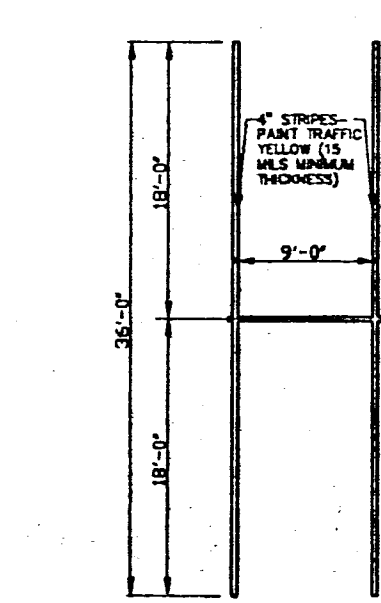
ADA ACCESSIBILITY NOTES:

- PROVIDE ACCESSIBLE PARKING SPACES IN ACCORDANCE WITH THE ACCESSIBLE PARKING SPACE TABLE.
- PROVIDE ONE "VAN ACCESSIBLE" PARKING SPACE FOR EVERY EIGHT ACCESSIBLE PARKING SPACES.
- PROVIDE A "VAN ACCESSIBLE" SIGN FOR THE PARKING SPACE. THE SPACE SHALL BE 96" WIDE PLUS A 96" WIDE AISLE.
- PROVIDE HANDICAP PARKING SIGNAGE THAT CANNOT BE OBSCURED BY VEHICLES.
- WHEELSTOPS SHALL BE POSITIONED IN SUCH A MANNER AS TO PROVIDE A MINIMUM 36" ACCESSIBLE ROUTE.
- PROVIDE CURB RAMPS WHEREVER AN ACCESSIBLE ROUTE CROSSES A CURB.
- PARKING SPACES AND ACCESS AISLES CANNOT INCLUDE A RAMP OR ANY OTHER SLOPED SURFACE EXCEEDING 1:50 (2%) IN ANY/ALL DIRECTIONS.
- SLOPE OF RAMPS SHALL NOT EXCEED 1:12.
- SLOPE OF FLARED CURB RAMP SIDES SHALL NOT EXCEED 1:10.
- THRESHOLD HEIGHTS WILL NOT EXCEED THE 1/2" HEIGHT REQUIREMENT AND WILL BE BEVELED IF THEY EXCEED A HEIGHT OF 1/4".
- DOOR HARDWARE FOR THIS BUILDING WILL BE SUCH THAT THE HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE.
- PUBLIC TELEPHONES AT THIS FACILITY WILL COMPLY WITH PARA 4.1.3(17) OF THE FEDERAL REGISTER, VOL. 56, NO. 144, DATED JULY 26, 1991. IN ADDITION PUBLIC TELEPHONES WILL COMPLY WITH PROVISIONS OF PARA 4.31.2 THRU 4.31.8.

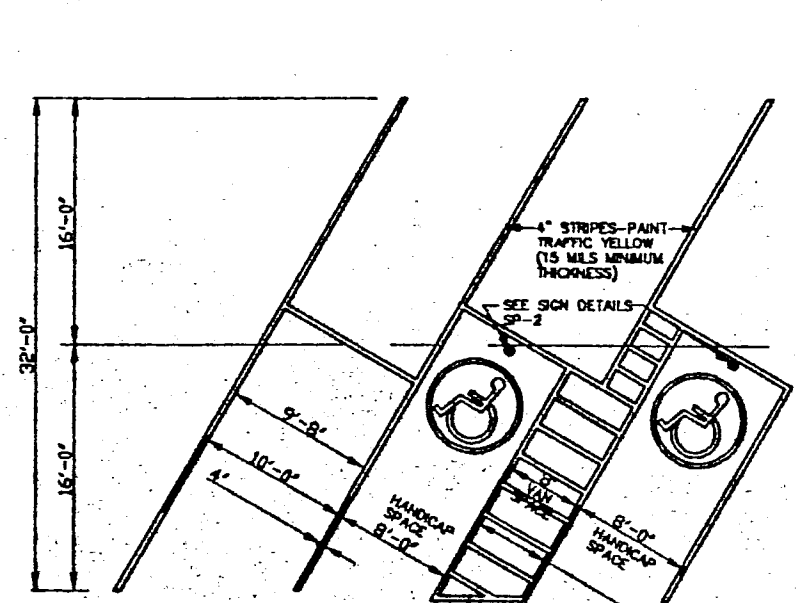
ACCESSIBLE PARKING SPACE TABLE

TOTAL PARKING IN LOT	REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES
1 TO 25	1
26 TO 50	2
51 TO 75	3
76 TO 100	4
101 TO 150	5
151 TO 200	6
201 TO 300	7
301 TO 400	8
401 TO 500	9
501 TO 1000	10
1001 AND OVER	11

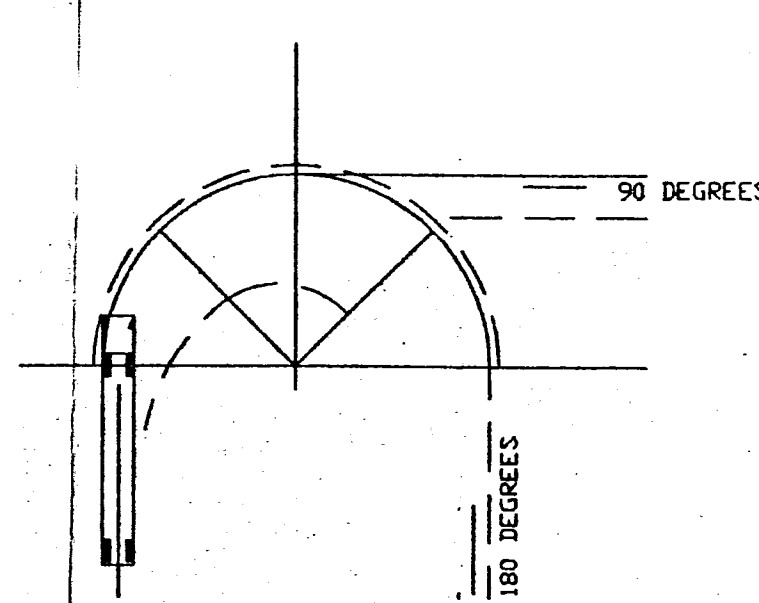
VA DENOTES VAN ACCESSIBLE PARKING SPACES VAN PARKING TO BE PROVIDED AT A RATE OF 1 VAN ACCESSIBLE SPACE FOR EVERY 8 HANDICAPPED PARKING SPACES



TYP. 90 PARKING DET



TYP. 60 PARKING DET



65'-0" SEMITRAILER AND TRACTOR COMBINATION MIN. PRACTICAL TURNING RADIUS OF 50'-0"

PARKING MAY BE REVISED TO REQUIRED AMOUNT AS RETAIL USES ARE MORE DEFINED. SITE PLAN WILL BE REVISED TO REFLECT CHANGES. THIS WILL REQUIRE SITE PLAN REVISION EACH TIME.

OUTPARCEL PLANS ARE CONCEPTUAL ONLY AND WILL BE REFINED AS OUTPARCEL USERS ARE IDENTIFIED.

ALL OVERHEAD UTILITIES ALONG KELLER-SMITHFIELD ROAD WILL BE RELOCATED UNDERGROUND.

INDIVIDUAL PAD SITE MUST BE SITE PLANNED AT THE TIME OF DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMIT.

APPROVED BY CITY COUNCIL ACTION

DATE: 6-8-97

ORDINANCE NO. 890

**Kimley-Horn and Associates, Inc.**

12700 Park Central Drive, Suite 1900  
Dallas, Texas 75251

Tel. No. (972) 770-1300  
Fax No. (972) 239-1820

**KELLER - CROSSING**

**RETAIL DEVELOPMENT**

**KELLER, TEXAS**

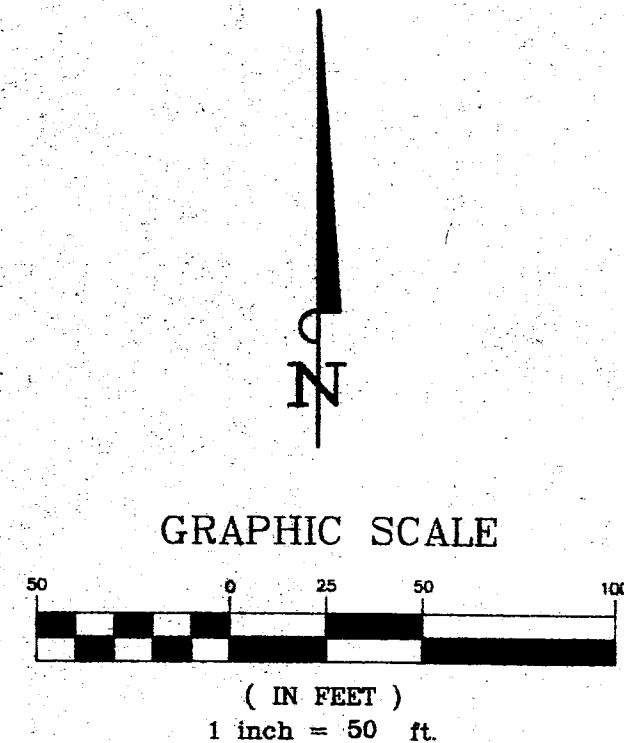
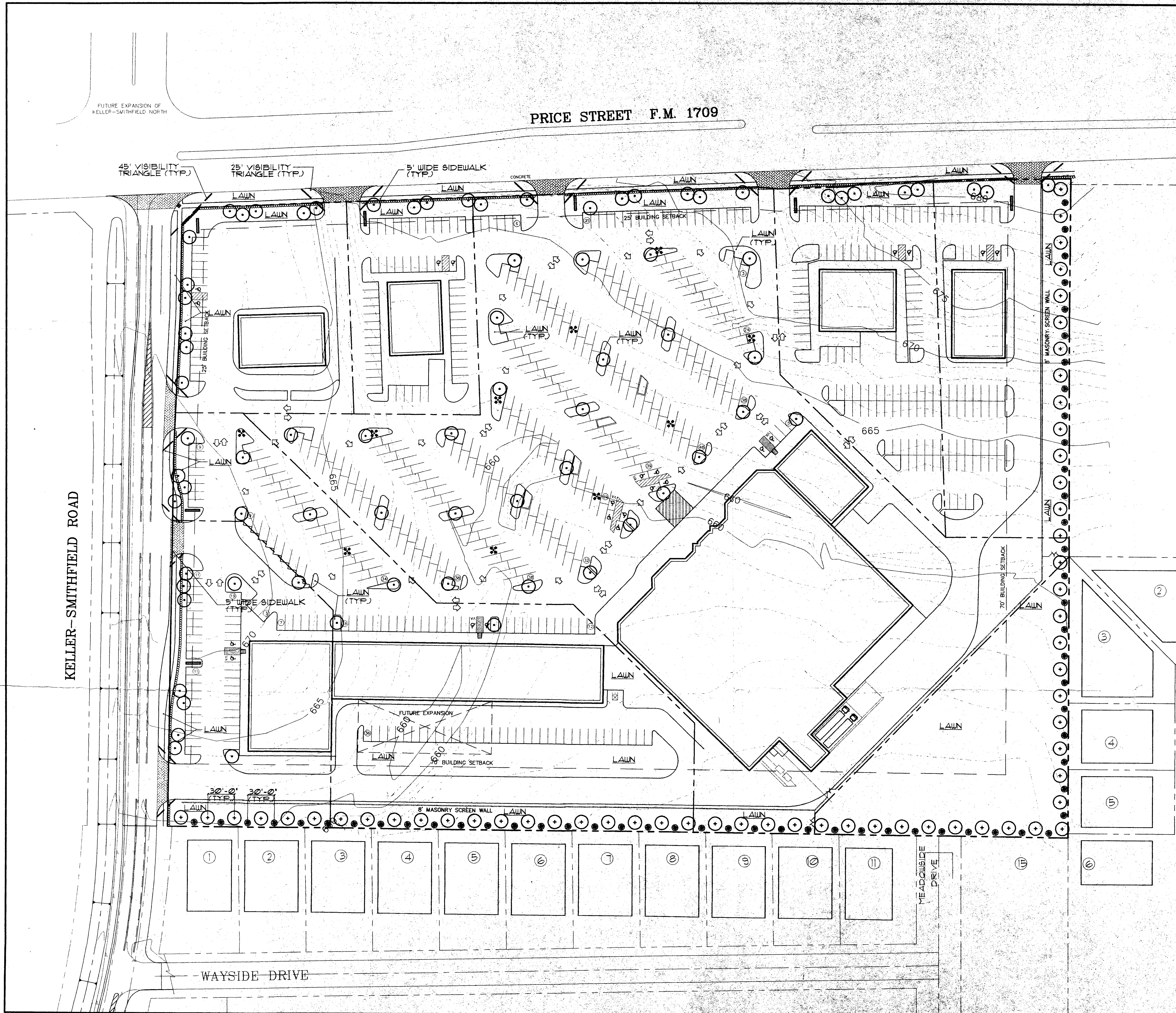
**DETAILED SITE PLAN**

Scale: 1" = 50'

Designed by: PUF	Checked by: KSG	Date: JUNE, 1997	Project No. 003052.01
Drawn by: MSW			

SHEET 2





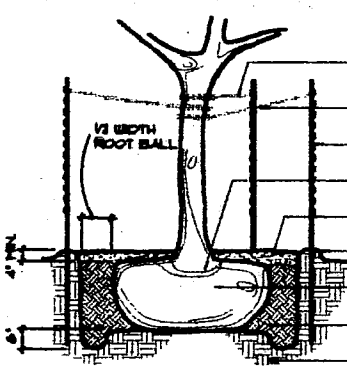
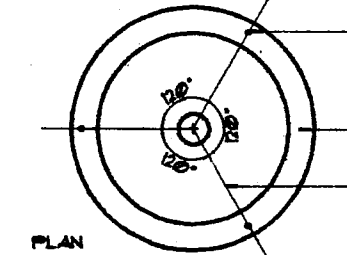
LEGEND

- CANOPY STREET/PARKING LOT TREE (DECIDUOUS) 4" CALIPER
  - ⊕ CANOPY LANDSCAPE BUFFER TREE (EVERGREEN) 4" CALIPER
  - PINE LANDSCAPE BUFFER TREE (EVERGREEN)
  - LANDSCAPE BUFFER SHRUB (EVERGREEN)
  - ▨ DECORATIVE PAVING
  - ✱ DENOTES 40 FT. SITE LIGHTING STANDARD
  - VA DENOTES VAN ACCESSIBLE PARKING SPACES
- VAN PARKING TO BE PROVIDED AT A RATE OF 1 VAN ACCESSIBLE SPACE FOR EVERY 8 HANDICAPPED PARKING SPACES

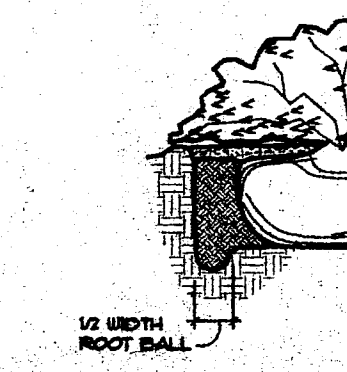
LANDSCAPE TABULATIONS:

LANDSCAPING CRITERIA (PER ORDINANCE NO. 554)	LANDSCAPING REQUIRED	LANDSCAPING PROVIDED
TOTAL SITE LANDSCAPING (20%)	148,710 SF	147,741 SF (20.14%)
STREET YARD LANDSCAPING (25%)	29,455 SF	37,900 SF (26%)
BUFFER AT STREET FRONTAGE (10')	15'	15' MIN.
TREES AT STREET FRONTAGE (1 PER 40')	41	42
LANDSCAPED ISLANDS IN PARKING LOTS (16 SF/SPACE)	7900 SF	12,923 SF
TREES REQUIRED IN PARKING LOTS (1/400 SF OF LANDSCAPING)	20	34
BUFFER IF ADJACENT TO RESIDENTIAL (30 FT.)	30' MIN.	30' MIN.
TREES IF ADJACENT TO RESIDENTIAL (1/30 FT.)	58	58
BUFFER IF ADJACENT TO NON-RESIDENTIAL (5 FT.)	N/A	N/A

NOTE: LANDSCAPE CALCULATIONS AND REQUIRED BUFFER YARD TREES ARE CALCULATED BASED UPON ALL PARCELS CONTAINED WITHIN THIS PLANNED DEVELOPMENT.



A TREE PLANTING DETAIL N.T.S.



B SHRUB PLANTING DETAIL N.T.S.

AN AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED IN ACCORDANCE WITH BOTH THE CITY OF KELLER AND WINN-DIXIE STANDARDS.

**Kimley-Horn and Associates, Inc.**  
Tel. No. (972) 770-1300  
Fax No. (972) 235-1820  
12700 Park Central Drive, Suite 1800  
Dallas, Texas 75251

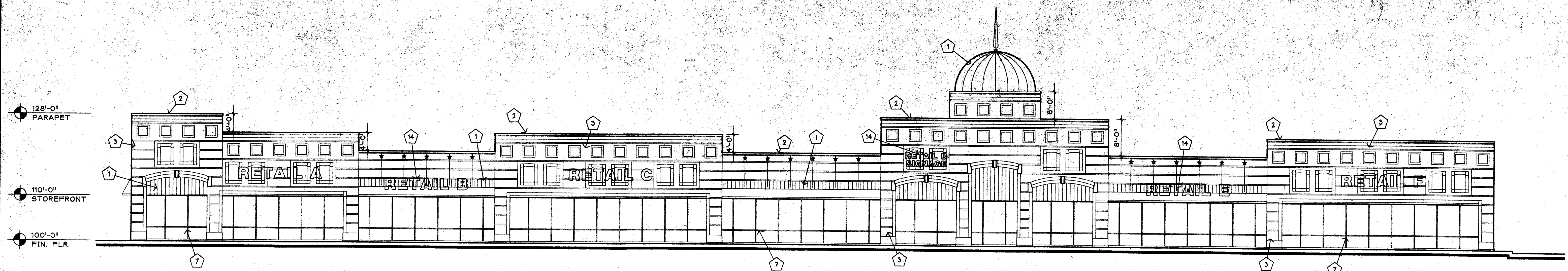
**KELLER - CROSSING**  
**RETAIL DEVELOPMENT**  
**KELLER, TEXAS**

**PRELIMINARY**  
**LANDSCAPE PLAN**

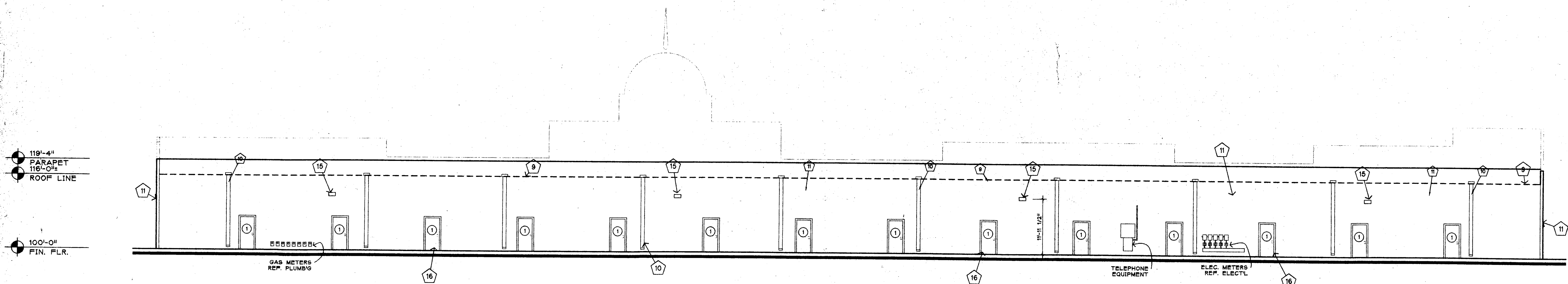
Scale: 1" = 50'  
Designed by: JWL  
Drawn by: JWL  
Checked by: JWL  
Date: JUNE, 1997  
Project No. 063252.01

SHEET  
**3**





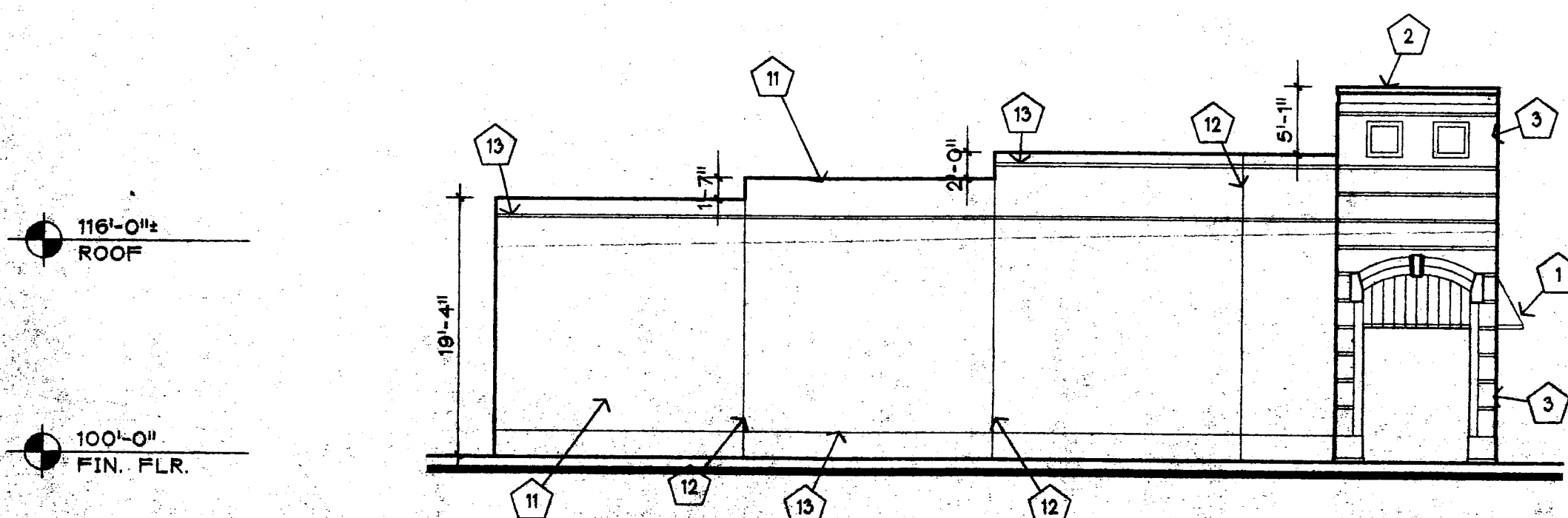
01 **BLDG. A - NORTH ELEVATION**  
A-5.0 SCALE: 3/32"=1'-0"



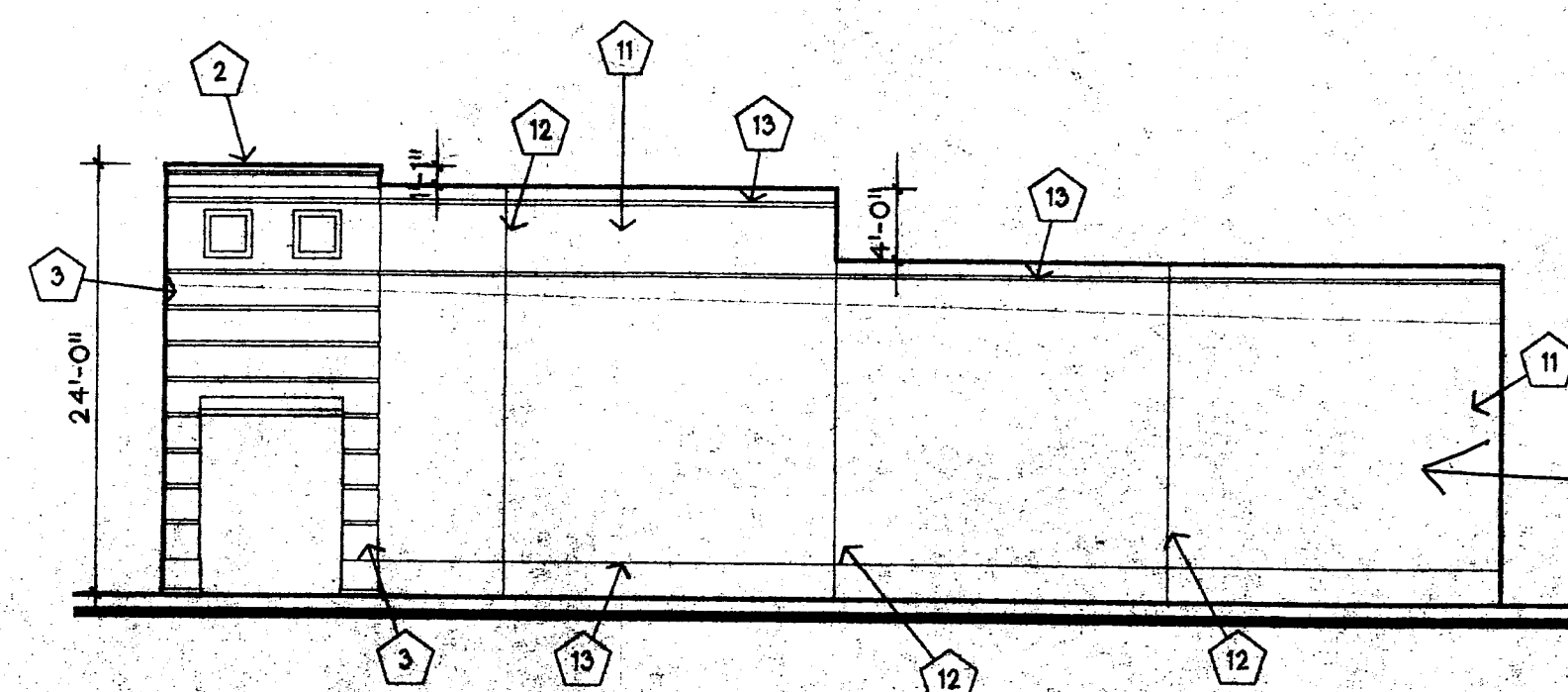
02 **BLDG. A - SOUTH ELEVATION**  
A-5.0 SCALE: 3/32"=1'-0"

#### NOTES:

1. SCREEN AND INSULATE ALL HVAC EQUIPMENT LOCATED ON THE TOP OF BUILDINGS FROM PUBLIC VIEW.
2. PAINT UTILITY BOXES LOCATED AT THE REAR OF BUILDINGS TO MATCH COLOR OF BUILDING.



03 **BLDG. A - EAST ELEVATION**  
A-5.0 SCALE: 3/32"=1'-0"

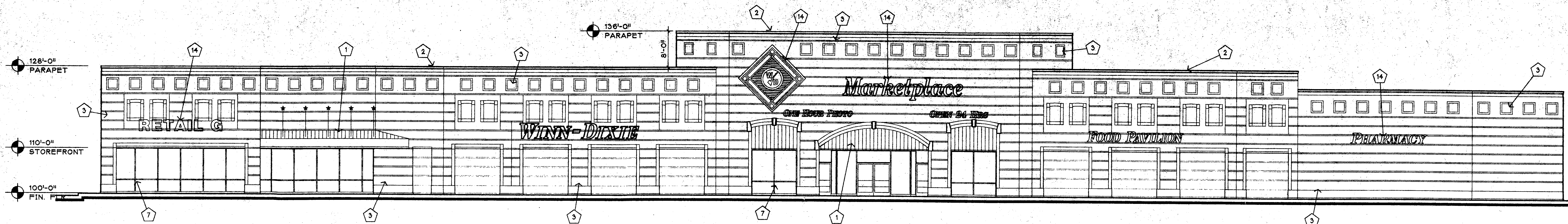


04 **BLDG. A - WEST ELEVATION**  
A-5.0 SCALE: 3/32"=1'-0"

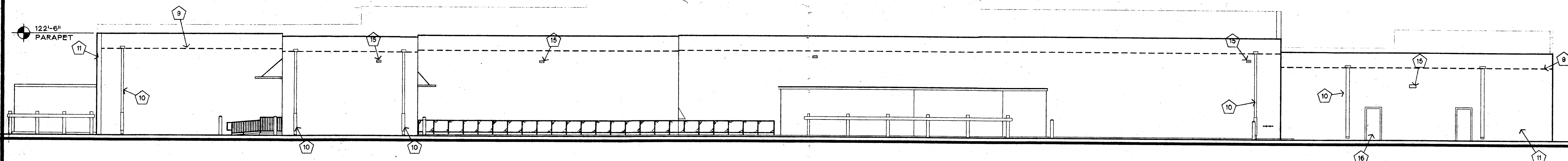
#### KEYNOTES:

1. 22-GAUGE METAL STANDING SEAM ROOF (SNAP-SEAM SN-10 BY AEP-SPAN OR APPROVED EQUAL) OVER 3/4" EXT. GRADE PLYWOOD ON 3 5/8" 18 GA. METAL STUDS @ 48" O.C. PAINT P-1.
2. CONT. CAP FLASHING. PAINT P-1.
3. FACE BRICK WITH MASONRY TIES. ACME -
4. FACE BRICK ACCENT BAND WITH MASONRY TIES. ACME -
5. 8"x8" CERAMIC TILE ACCENT. MATCH P-1. 4" X 4" SUMMITMATE TILES COLOR FOREST GREEN #556 MATTE GLAZE AS MANUFACTURED BY SUMMITVILLE TILES INC.
6. 12"x12" CERAMIC TILE ACCENT. MATCH P-1. 4"x4" SUMMITMATE TILES COLOR FOREST GREEN #556 MATTE GLAZE AS MANUFACTURED BY SUMMITVILLE TILES INC. REF. DET. 01/A-6.0.
7. KAWNEER TRI-FAB 450 STOREFRONT OR APPROVED EQUAL.
8. 3'-0"x7'-0" MTL. DOOR AND FRAME. REF. SHEET A-06.0.
9. ROOF LINE.
10. SCUPPER AND 3" X 9" PREFINISHED METAL DOWNSPOUT WITH SOLDERED JOINTS.
11. CONCRETE TILT PANEL (PAINTED) NO TEXTURE COAT.
12. CONC. PANEL JOINTS.
13. CONC. ACCENT JOINTS.
14. TENANT SIGNAGE.
15. SECURITY LIGHT.
16. 3'-0" X 7'-0" HOLLOW METAL DOOR W/ STL. FRAME.





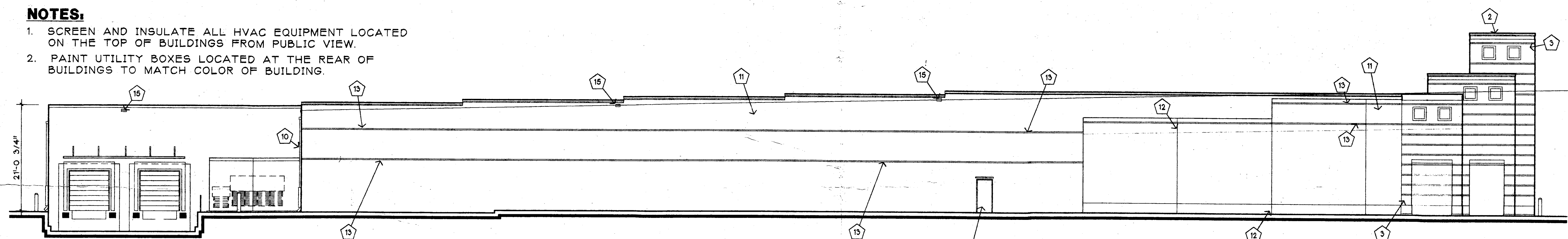
01 NORTH ELEVATION  
A-5.1 SCALE: 3/32"=1'-0"



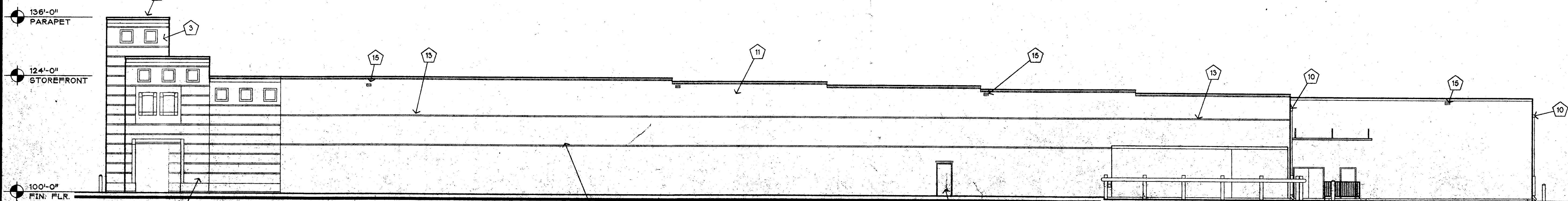
02 SOUTH ELEVATION  
A-5.1 SCALE: 3/32"=1'-0"

#### NOTES:

1. SCREEN AND INSULATE ALL HVAC EQUIPMENT LOCATED ON THE TOP OF BUILDINGS FROM PUBLIC VIEW.
2. PAINT UTILITY BOXES LOCATED AT THE REAR OF BUILDINGS TO MATCH COLOR OF BUILDING.



03 EAST ELEVATION  
A-5.1 SCALE: 3/32"=1'-0"



04 WEST ELEVATION  
A-5.1 SCALE: 3/32"=1'-0"

**KELLER CROSSING SHOPPING CENTER**  
KELLER-SMITHFIELD RD. AND EAST PRICE ST.  
KELLER, TEXAS

**RICHMOND GROUP**  
ARCHITECTURE  
PH. 972.484.8877 12200 STEMMONS FERRY, SUITE 207  
DALLAS, TEXAS 75244  
FX. 972.484.8841

REVISION

PROJECT NO.

D-64

DATE

06/07/97

SHEET

EXTERIOR ELEVATIONS

**8**

DWG. FILE / PLOT SCALE

D54-A05 / 3/32"=1'-0"