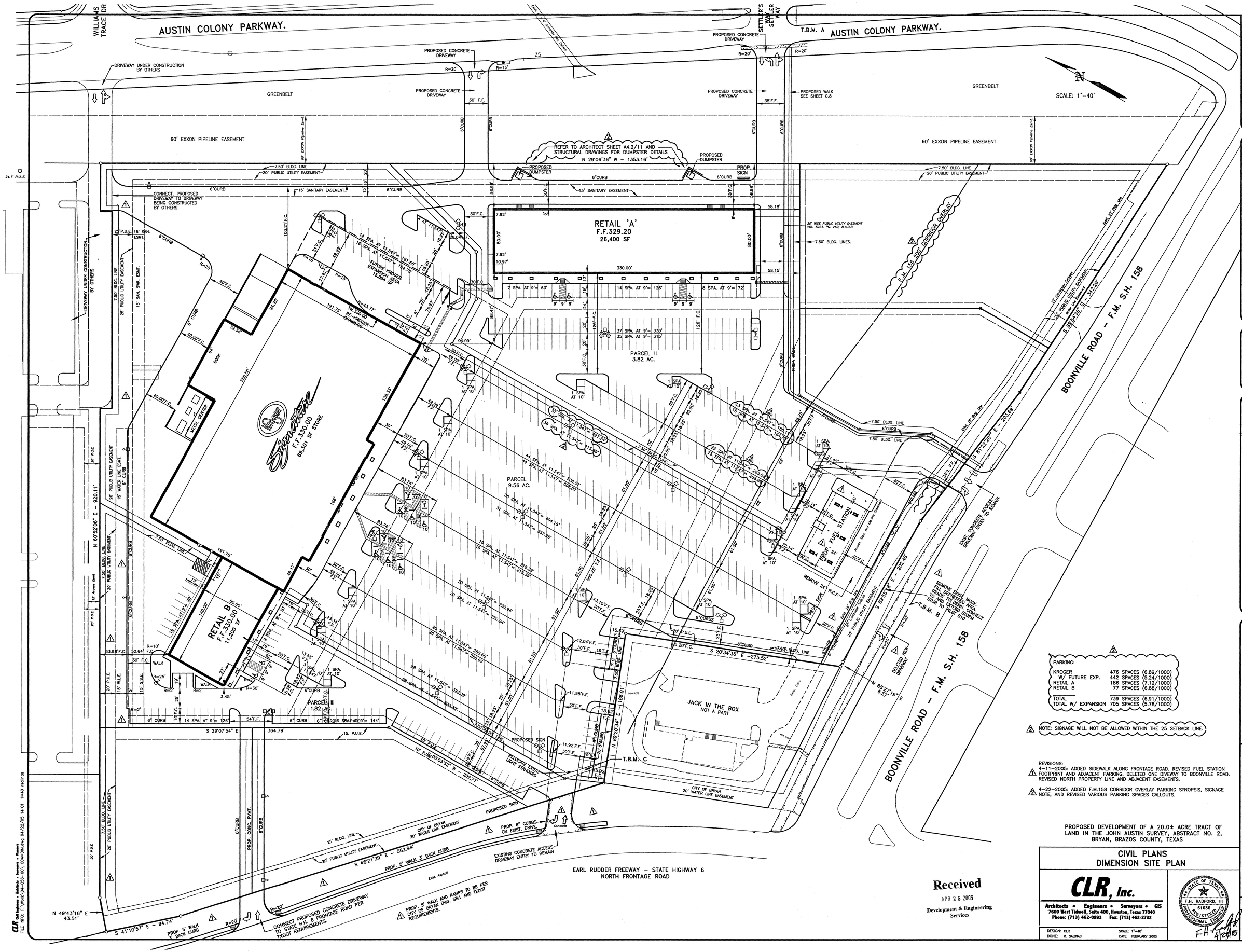

PARKING:

KROGER	476 SPACES	(6.89/1000)
W/ FUTURE EXP.	442 SPACES	(5.24/1000)
RETAIL A	186 SPACES	(7.12/1000)
RETAIL B	77 SPACES	(6.88/1000)
TOTAL	739 SPACES	(6.91/1000)
TOTAL W/ EXPANSION	705 SPACES	(5.78/1000)

NOTE: SIGNAGE WILL NOT BE ALLOWED WITHIN THE 25 SETBACK LINE.

REVISIONS:

1. 4-11-2005: ADDED SIDEWALK ALONG FRONTAGE ROAD. REVISED FUEL STATION FOOTPRINT AND ADJACENT PARKING. DELETED ONE DIVEWAY TO BOONVILLE ROAD. REVISED NORTH PROPERTY LINE AND ADJACENT EASEMENTS.
2. 4-22-2005: ADDED F.M.158 CORRIDOR OVERLAY PARKING SYNOPSIS, SIGNAGE NOTE, AND REVISED VARIOUS PARKING SPACES CALLOUTS.

PROPOSED DEVELOPMENT OF A 20.0± ACRE TRACT OF LAND IN THE JOHN AUSTIN SURVEY, ABSTRACT NO. 2, BRYAN, BRAZOS COUNTY, TEXAS

CIVIL PLANS
DIMENSION SITE PLAN

Received
APR 2 5 2005
Development & Engineering Services

CLR, Inc.
Architects • Engineers • Surveyors • GIS
7600 West Tidwell, Suite 400, Houston, Texas 77040
Phone: (713) 462-0993 Fax: (713) 462-2732

DESIGN: CLR SCALE: 1"=40'
DONE: R. SALINAS DATE: FEBRUARY 2005

STATE OF TEXAS F.H. RADFORD, III 61636 REGISTERED PROFESSIONAL ENGINEER
F.H. Radford 4/24/05

BID/PERMIT ISSUE 02/21/05

Date:

CDA Architects
Charles L. Chamblin, A.I.A., Architect
Member American Institute of Architects
14403 Cornerstone Village Dr.
Houston, Texas 77014-3206
281/440-3301 Fax 281/440-3755

CENCOR REALTY SERVICES

DIMENSION SITE PLAN
COLONY PARK SHOPPING CENTER
HWY 6 BY-PASS AND BOONVILLE RD.
BRYAN, TEXAS

C.4

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