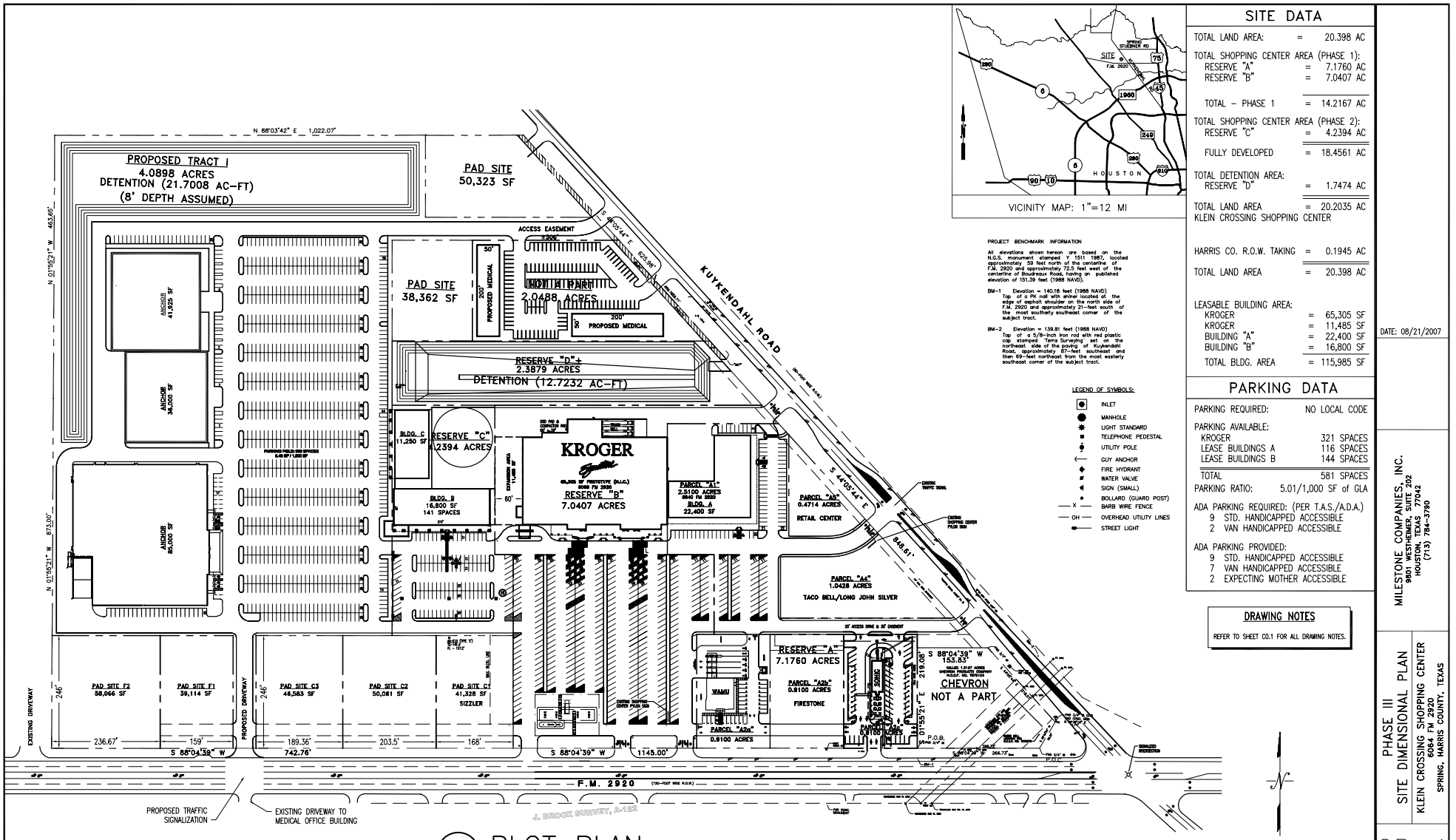

1 PLOT PLAN

SCALE: (22x34) 1" = 100' or (11x17) 1" = 200'

VICINITY MAP: 1"=12 MI

PROJECT BENCHMARK INFORMATION

All elevations shown hereon are based on the N.G.S. monument stamped Y 1511 1987, located approximately 59 feet north of the centerline of F.M. 2920 and approximately 72.5 feet west of the centerline of Boudreaux Road, having an published elevation of 151.39 feet (1988 NAVD).

BM-1 Elevation = 140.16 feet (1988 NAVD)
Top of a PK nail with shiner located at the edge of asphalt shoulder on the north side of F.M. 2920 and approximately 21-feet south of the most southerly southeast corner of the subject tract.

BM-2 Elevation = 139.81 feet (1988 NAVD)
Top of a 5/8-inch iron rod with red plastic cap stamped "Terra Surveying" set on the northeast side of the paving of Kuykendahl Road, approximately 87-feet southeast and then 69-feet northeast from the most easterly southeast corner of the subject tract.

LEGEND OF SYMBOLS:

- INLET
- MANHOLE
- LIGHT STANDARD
- TELEPHONE PEDESTAL
- UTILITY POLE
- GUY ANCHOR
- FIRE HYDRANT
- WATER VALVE
- SIGN (SMALL)
- BOLLARD (GUARD POST)
- BARB WIRE FENCE
- OVERHEAD UTILITY LINES
- STREET LIGHT

SITE DATA

TOTAL LAND AREA:	=	20.398 AC
TOTAL SHOPPING CENTER AREA (PHASE 1):		
RESERVE "A"	=	7.1760 AC
RESERVE "B"	=	7.0407 AC
TOTAL - PHASE 1	=	14.2167 AC
TOTAL SHOPPING CENTER AREA (PHASE 2):		
RESERVE "C"	=	4.2394 AC
FULLY DEVELOPED	=	18.4561 AC
TOTAL DETENTION AREA:		
RESERVE "D"	=	1.7474 AC
TOTAL LAND AREA	=	20.2035 AC
KLEIN CROSSING SHOPPING CENTER		
HARRIS CO. R.O.W. TAKING	=	0.1945 AC
TOTAL LAND AREA	=	20.398 AC

LEASABLE BUILDING AREA:

KROGER	=	65,305 SF
KROGER	=	11,485 SF
BUILDING "A"	=	22,400 SF
BUILDING "B"	=	16,800 SF
TOTAL BLDG. AREA	=	115,985 SF

PARKING DATA

PARKING REQUIRED:	NO LOCAL CODE
PARKING AVAILABLE:	
KROGER	321 SPACES
LEASE BUILDINGS A	116 SPACES
LEASE BUILDINGS B	144 SPACES
TOTAL	581 SPACES
PARKING RATIO:	5.01/1,000 SF of GLA

ADA PARKING REQUIRED: (PER T.A.S./A.D.A.)
- 9 STD. HANDICAPPED ACCESSIBLE
- 2 VAN HANDICAPPED ACCESSIBLE

ADA PARKING PROVIDED:
- 9 STD. HANDICAPPED ACCESSIBLE
- 7 VAN HANDICAPPED ACCESSIBLE
- 2 EXPECTING MOTHER ACCESSIBLE

DRAWING NOTES

REFER TO SHEET C0.1 FOR ALL DRAWING NOTES.

DATE: 08/21/2007

MILESTONE COMPANIES, INC.
9801 WESTHEIMER, SUITE 202
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(713) 784-3780

PHASE III
SITE DIMENSIONAL PLAN
KLEIN CROSSING SHOPPING CENTER
6064 FM 2920
SPRING, HARRIS COUNTY, TEXAS

SP-1
VER. BR