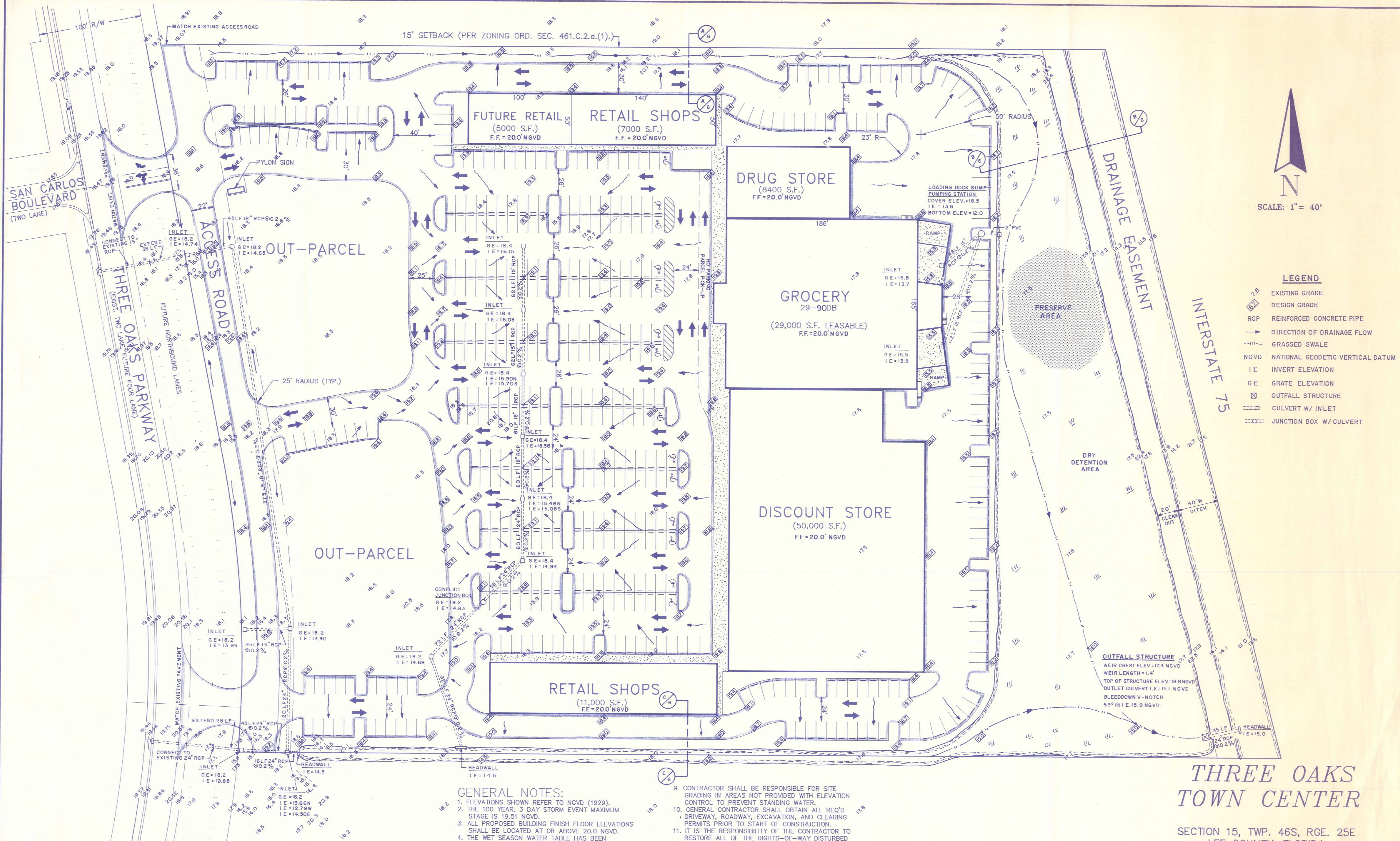




THREE OAKS TOWN CENTER

SECTION 15, TWP. 46S, RGE. 25E
LEE COUNTY, FLORIDA

GRADING-PAVING-DRAINAGE

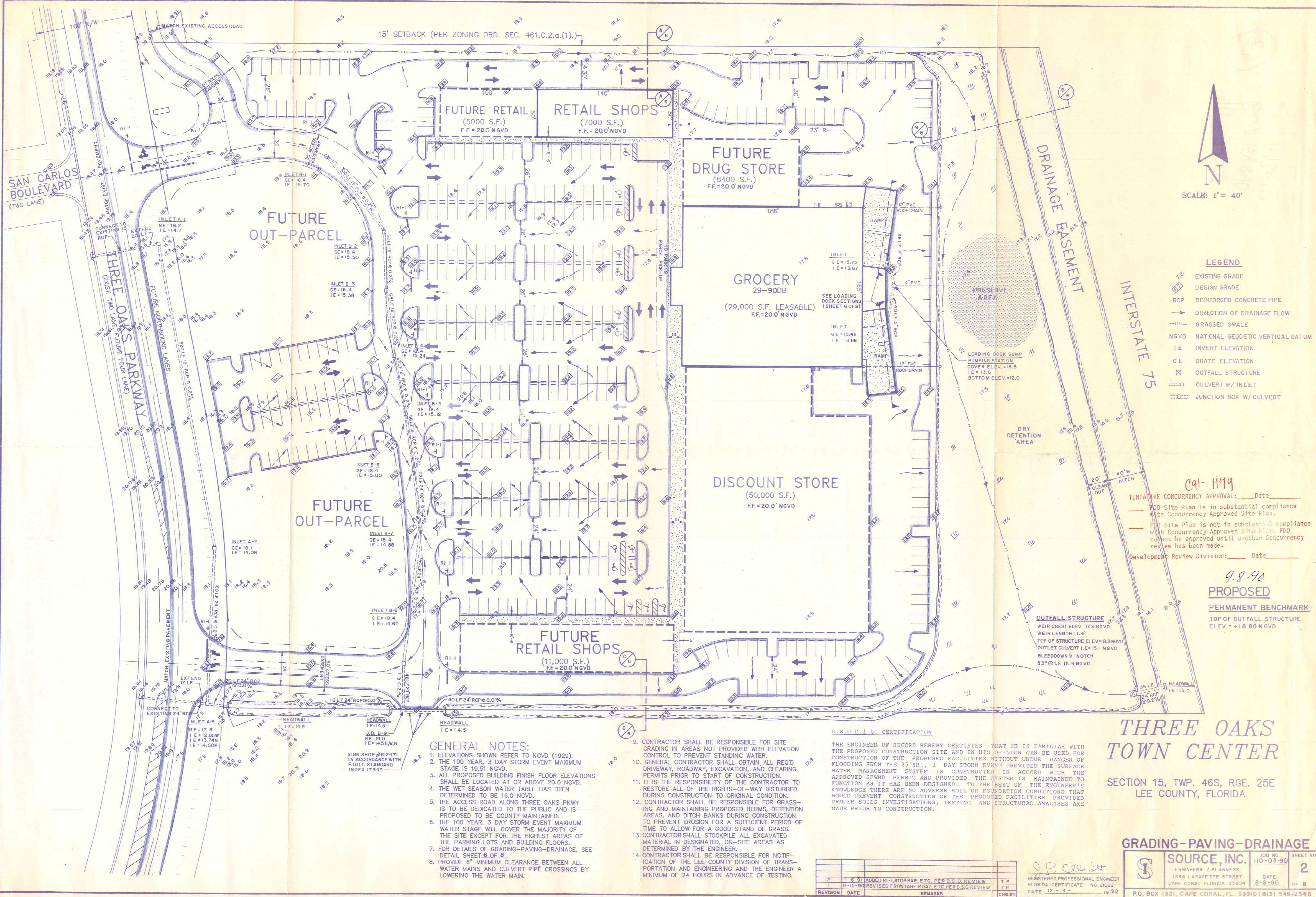


SOURCE, INC.
ENGINEERS / PLANNERS
1334 LAFAYETTE STREET
CAPE CORAL, FLORIDA 33904

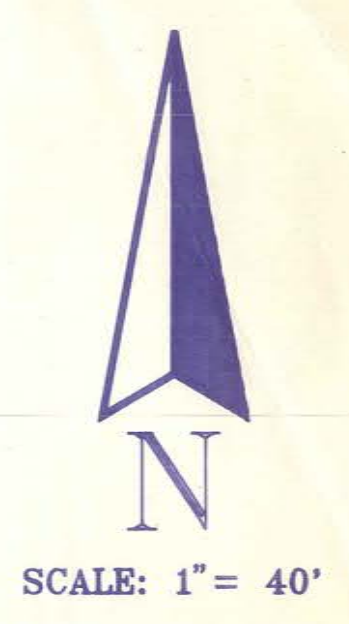
JOB NO. 110-03-90
DATE 8-8-90
SHEET NO. 2
OF 8

P.O. BOX 1321, CAPE CORAL, FL. 33910 (813) 549-2345

J.P. Elliott
REGISTERED PROFESSIONAL ENGINEER
FLORIDA CERTIFICATE NO. 21022
DATE 8-27-1990



15' SETBACK (PER ZONING ORD. SEC. 461.C.2.a.(1).)



SAN CARLOS BOULEVARD
(TWO LANE)

THREE OAKS PARKWAY
(EXIST. TWO LANE, FUTURE FOUR LANE)

FUTURE PHASE
FUTURE OUT-PARCEL

FUTURE PHASE
FUTURE OUT-PARCEL

PHASE ONE

FUTURE RETAIL
(5000 S.F.)

RETAIL SHOPS
(7000 S.F.)

FUTURE
DRUG STORE
(8400 S.F.)

GROCERY
29-90DB
(29,000 S.F. LEASABLE)

FUTURE
DISCOUNT STORE
(50,000 S.F.)

FUTURE
RETAIL SHOPS
(11,000 S.F.)

FUTURE PHASE

DRAINAGE EASEMENT

INTERSTATE 75

NOTE: A TEMPORARY TRUCK CIRCULATION LANE WILL
BE INSTALLED WITH PHASE ONE SEE SHEET E1.

THREE OAKS TOWN CENTER

SECTION 15, TWP. 46S, RGE. 25E
LEE COUNTY, FLORIDA

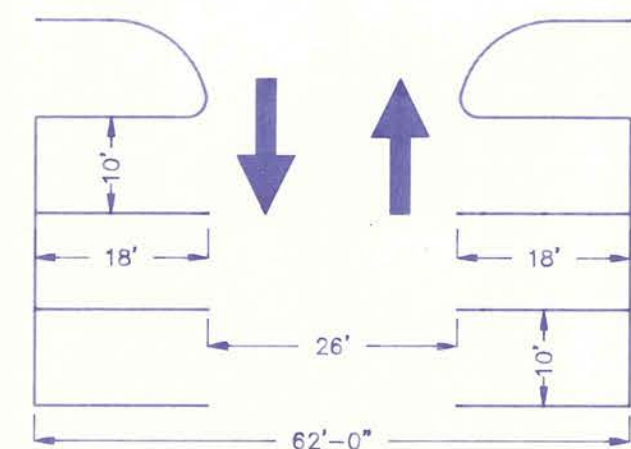
**D.S.O.
Approved**

PHASING PLAN

REVISION	DATE	REMARKS	CHG BY
2	1-16-91	REVISED PHASE 2,3 TO FUTURE PER D.S.O. REVIEW	T.P.
1	11-15-90	REVISED FRONTAGE ROAD, ETC PER D.S.O. REVIEW	T.P.

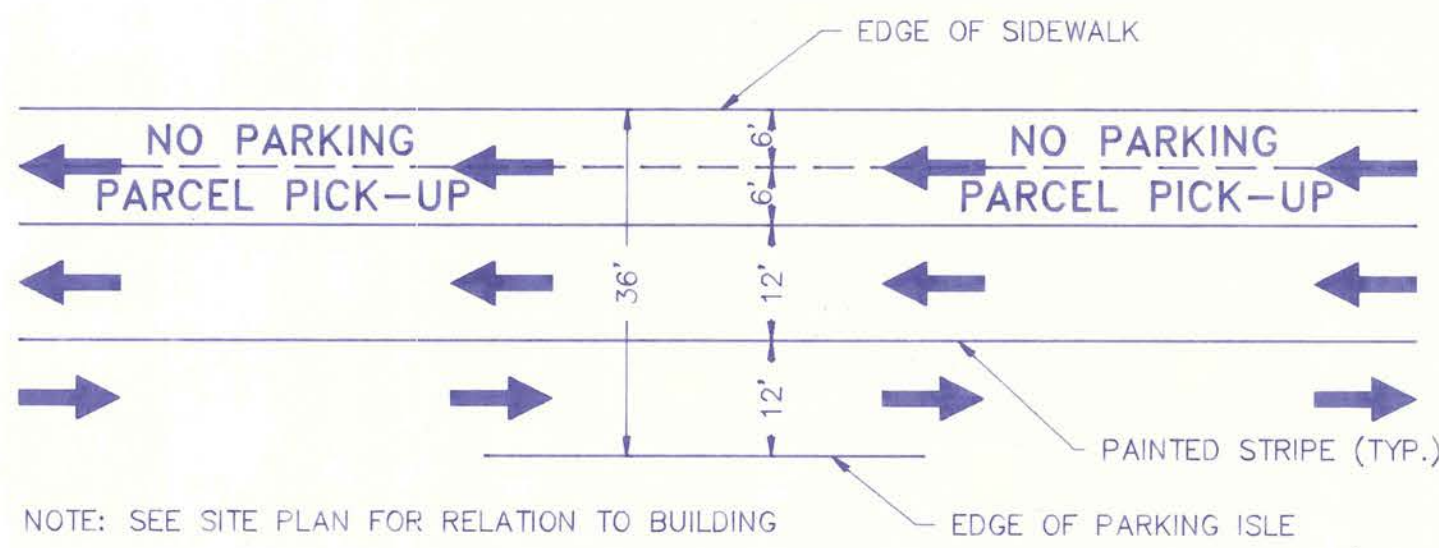
Joseph P. Elliott
REGISTERED PROFESSIONAL ENGINEER
FLORIDA CERTIFICATE NO. 21022
DATE 12-14-1990

	SOURCE, INC. ENGINEERS / PLANNERS 1334 LAFAYETTE STREET CAPE CORAL, FLORIDA 33904	JOB NO. 110-03-90	SHEET NO. E
		DATE 8-8-90	
	P.O. BOX 1321, CAPE CORAL, FL. 33910 (813) 549-2345		



TYPICAL 90° PARKING

1" = 20'



STRIPING LAYOUT

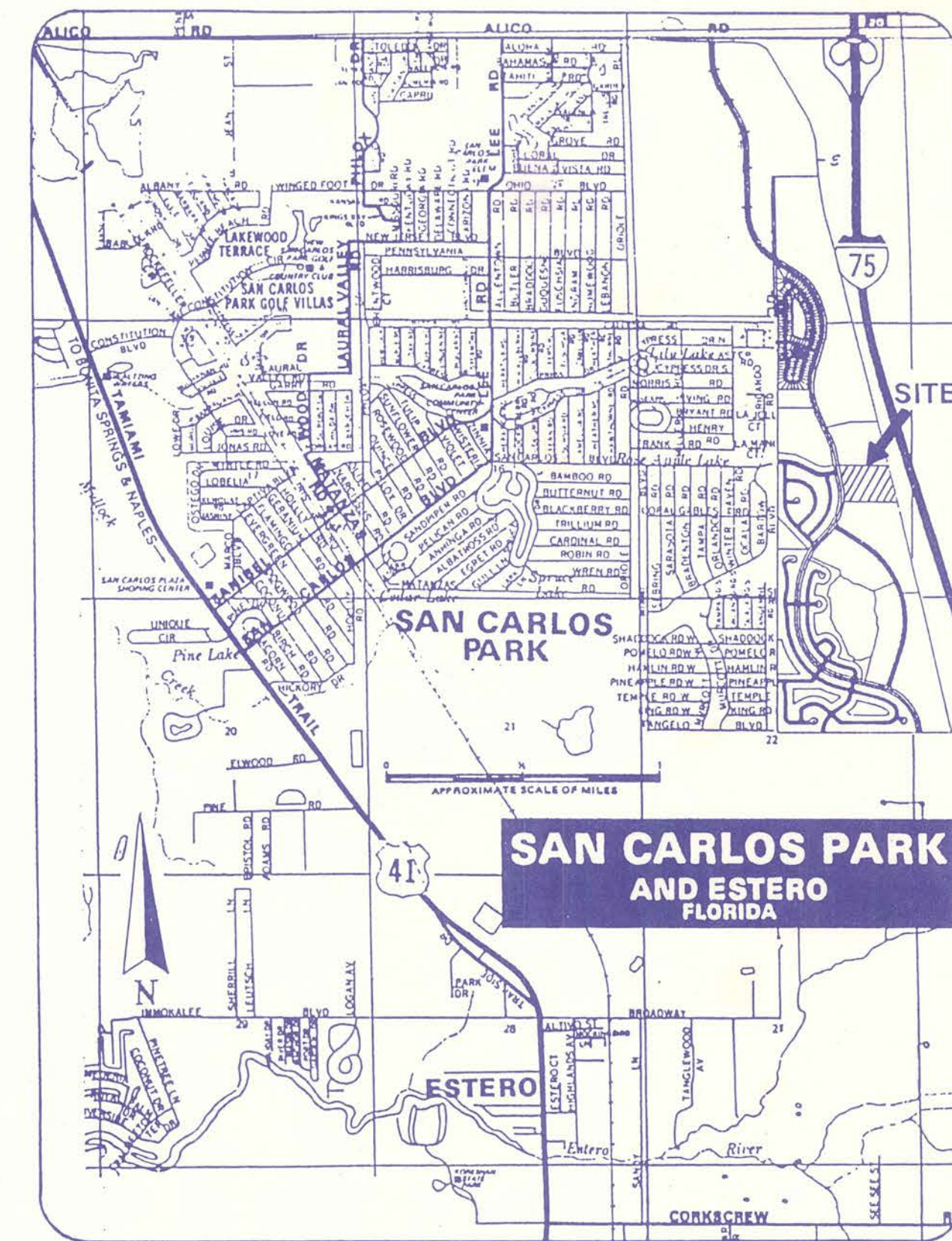
1" = 20'

NOTE: SEE SITE PLAN FOR RELATION TO BUILDING

EDGE OF PARKING ISLE



SCALE: 1" = 50'



LOCATION MAP

N.T.S.

SITE ANALYSIS

LEASABLE AREA		PARKING	
TENANT	SQUARE FEET	SPACES	RATIO/MSF
FOOD LION	29,000 SF	258	5.22
RETAIL SHOPS	7,000 SF		
DRUG (FUTURE)	8,400 SF		
RETAIL (FUTURE)	5,000 SF		
TOTAL	49,400 SF		

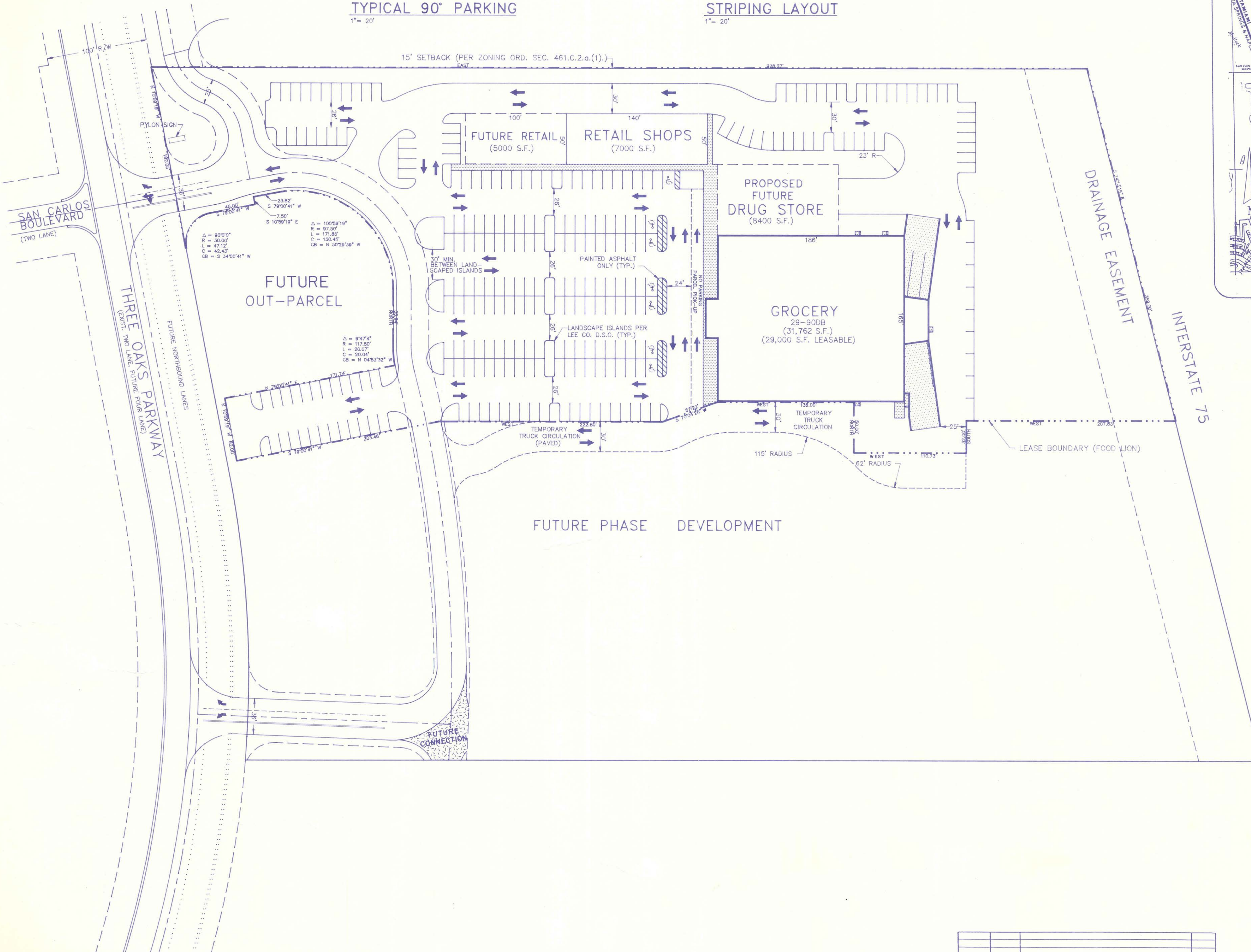
HANDICAP SPACES REQUIRED

(FROM STANDARD BUILDING CODE)

FOR 201 TO 300 SPACES:
7 HANDICAP SPACES REQ'D

THREE OAKS TOWN CENTER

IN
SECTION 15, TWP. 46S, RGE. 25E
LEE COUNTY, FLORIDA



REVISION	DATE	REMARKS	CHG. BY
1	1-16-91	Extend Access Pmt. To R., E.T.C. Per D.S.O. Review	T.P.

James P. Elliott
REGISTERED PROFESSIONAL ENGINEER
FLORIDA CERTIFICATE NO. 21022
DATE 12-14-1990

PHASE ONE SITE PLAN

	SOURCE, INC. ENGINEERS / PLANNERS 1334 LAFAYETTE STREET CAPE CORAL, FLORIDA 33904	JOB NO. 110-03-90	SHEET NO. E1
		DATE 11-6-90	OF

P.O. BOX 1321, CAPE CORAL, FL. 33910 (813) 549-2345