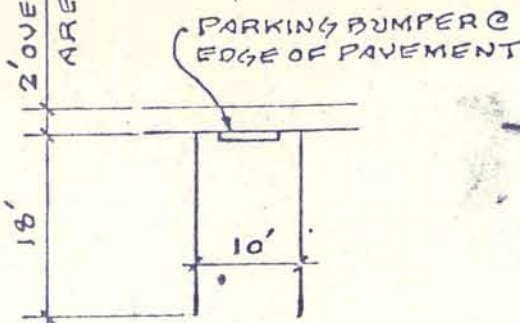


Exhibit C

LANDSCAPE PLANS

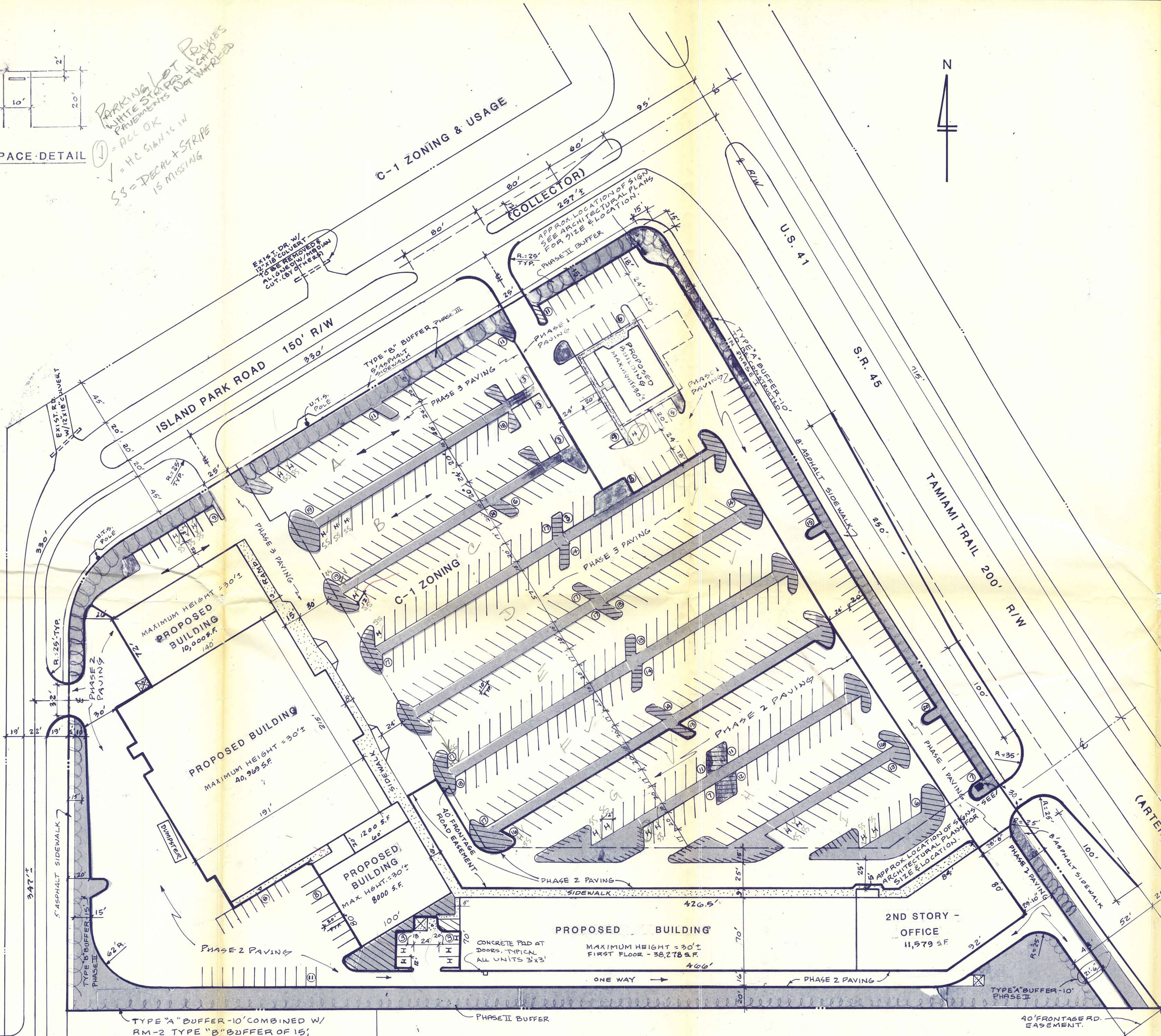
CASE: 84-08-021.000

NAME: Island Park Shopping
Center



TYPICAL PARKING SPACE-DETAIL
N.T.S.

Parking Lot Rules
WHITE STRIPES + CHALK
PREVENTS NOT MARKED
✓ = ALL OK
✓ = H.C. SIGN IN
SS = DECOR + STRIPES
IS MISSING



LAND USE BREAKDOWN:

TOTAL AREA = 11.95 ACRES.
OPEN SPACE REQUIRED = 2.27 ACRES
OPEN SPACE PROVIDED = 2.32 ACRES
PARKING SPACES REQUIRED = 98,447 S.F. RETAIL = 492
15,079 S.F. OFFICE = 49
TOTAL = 541

PARKING SPACES PROVIDED = 541
INTERIOR LANDSCAPING REQ'D. (4.0 AC. PARKING) = 8,614 S.F.
INTERIOR LANDSCAPING PROVIDED = 9,000 S.F.
HANDICAPPED PARKING SPACES REQUIRED (5% OF 542) = 27

UTILITY COMPANIES PROVIDING SERVICE TO THIS PROJECT:

SEWER : FOREST UTILITIES
3925 PRESIDENTIAL CT., FT. MYERS, FLA. 33907
WATER : FLORIDA CITIES WATER CO.
P.O. BOX 6459, FT. MYERS, FLA. 33901
POWER : FLORIDA POWER & LIGHT CO.
P.O. BOX 40, FT. MYERS, FLA. 33902
TELEPHONE : UNITED TELEPHONE SYSTEM
P.O. BOX 370, FT. MYERS, FLA. 33902
REFUSE : GULF DISposal
P.O. BOX 6989, FT. MYERS, FLA. 33911
FIRE PROTECTION : SAN CARLOS FIRE DEPT.

TRAFFIC STUDY:

PEAK HOUR A.M. : 7-9 WEEKDAY
PEAK HOUR P.M. : 4-6 WEEKDAY
PEAK HOUR A.M. : 7-9 WEEKEND
PEAK HOUR P.M. : 4-6 WEEKEND

14582	TRIPS PER WEEKDAY
1152	V.P.H. PER WEEKDAY
1604	TRIPS PER WEEKEND
1406	V.P.H. PER WEEKEND

LEGEND:

- INDICATES OPEN SPACE
- INDICATES INTERIOR LANDSCAPING
- INDICATES BUFFER AREAS-SEE PLAN FOR TYPE.
- INDICATES NO. OF PARKING SPACES IN AISLE.
- H INDICATES HANDICAP PARKING SPACE.
- O INDICATES STOP SIGNS.
- INDICATES "DO NOT ENTER" SIGNS.
- INDICATES DUMPSTER AREA
- INDICATES LIMITS OF PH. I PAVING

NOTES:
1) REFER TO LANDSCAPING PLAN FOR LOCATION OF ALL CURBING.
2) REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS OF BANK BLDG.

3rd Box = 18443
AMENDED FINAL DEVELOPMENT 05315
ORDER # 8-21-84
APPROVED ON 2/24/86
IMPACT FEE

[Handwritten signatures and notes]
DES

ARCHITECT:
JACK PERRY
BOSTON, MASS.
(617) 769-4969

OWNER/DEVELOPER:
ISLAND PARK PLAZA LIMITED, INC.
540 N.W. 165TH ST.
SUITE 301
MIAMI, FL 33169

FILE COPY
LEE COUNTY PUBLIC WORKS DEPT.
DO NOT REMOVE

PROPOSED SITE & BUFFERING PLAN
ISLAND PARK SHOPPING CENTER

HOWELL F. DAVIS & ASSOCIATES, INC.
CONSULTING ENGINEERS AND SURVEYORS
8333 MCGREGOR BLVD., FORT MYERS, FL 33907
(813) 481-1331

AND BUFFERING ASPECTS ONLY
HOWELL F. DAVIS AND ASSOCIATES, INC.
FEB 18 1986
W. CHARLES UTSCHIG, JR., P.E. #33260 DATE

Revised 2/18/86
Revised 3/11/86
Revised 12/27/85 - SHOW ADJUSTED
LIMITS OF PHASE I PAVING.
Revised 11/7/85 - SHOW
PH. I PAVING LIMITS.
Revised 6/28/85
Revised 4/9/85
Revised 3/29/85
Revised 3-13-85

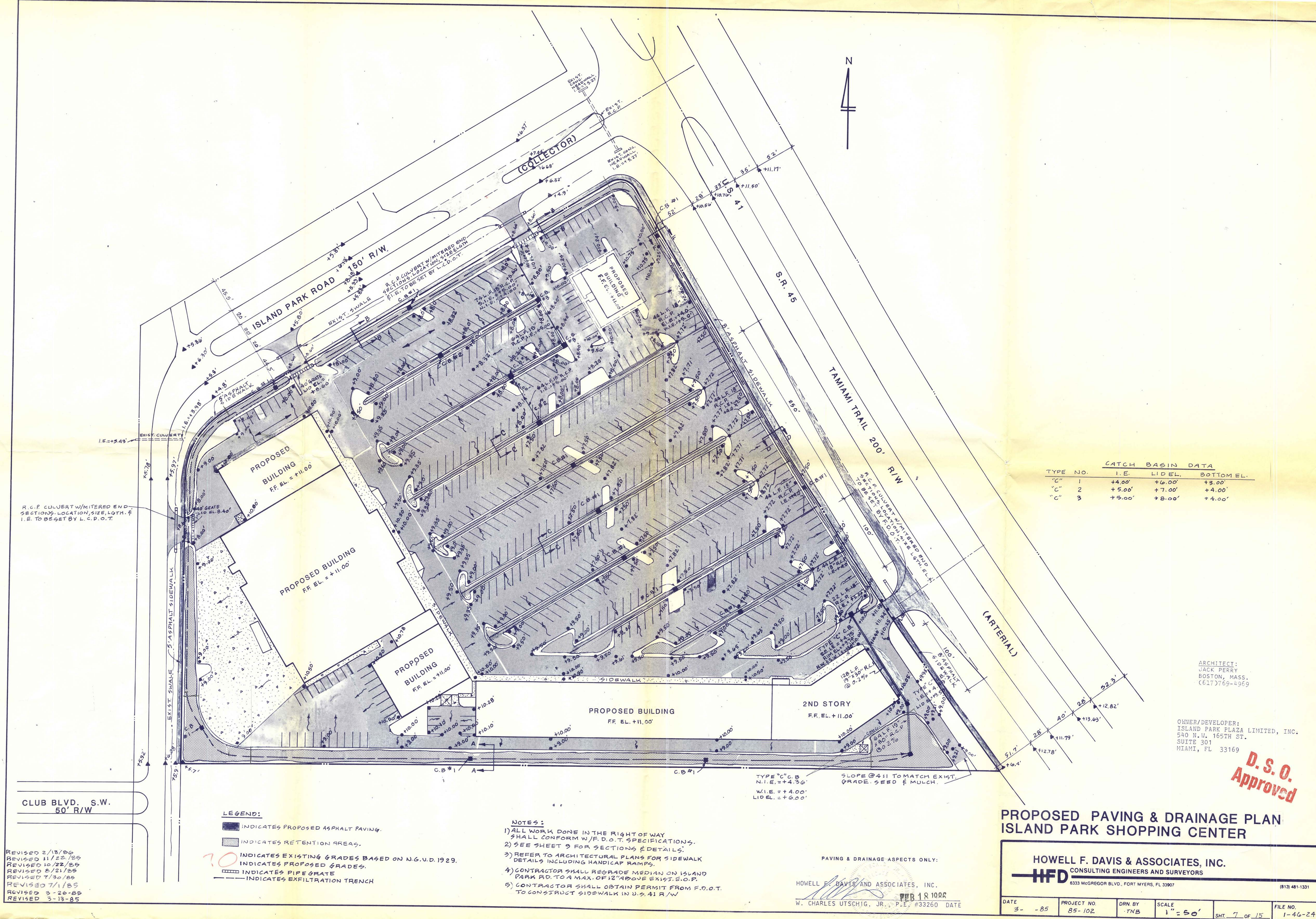
RM-2 ZONING & USAGE

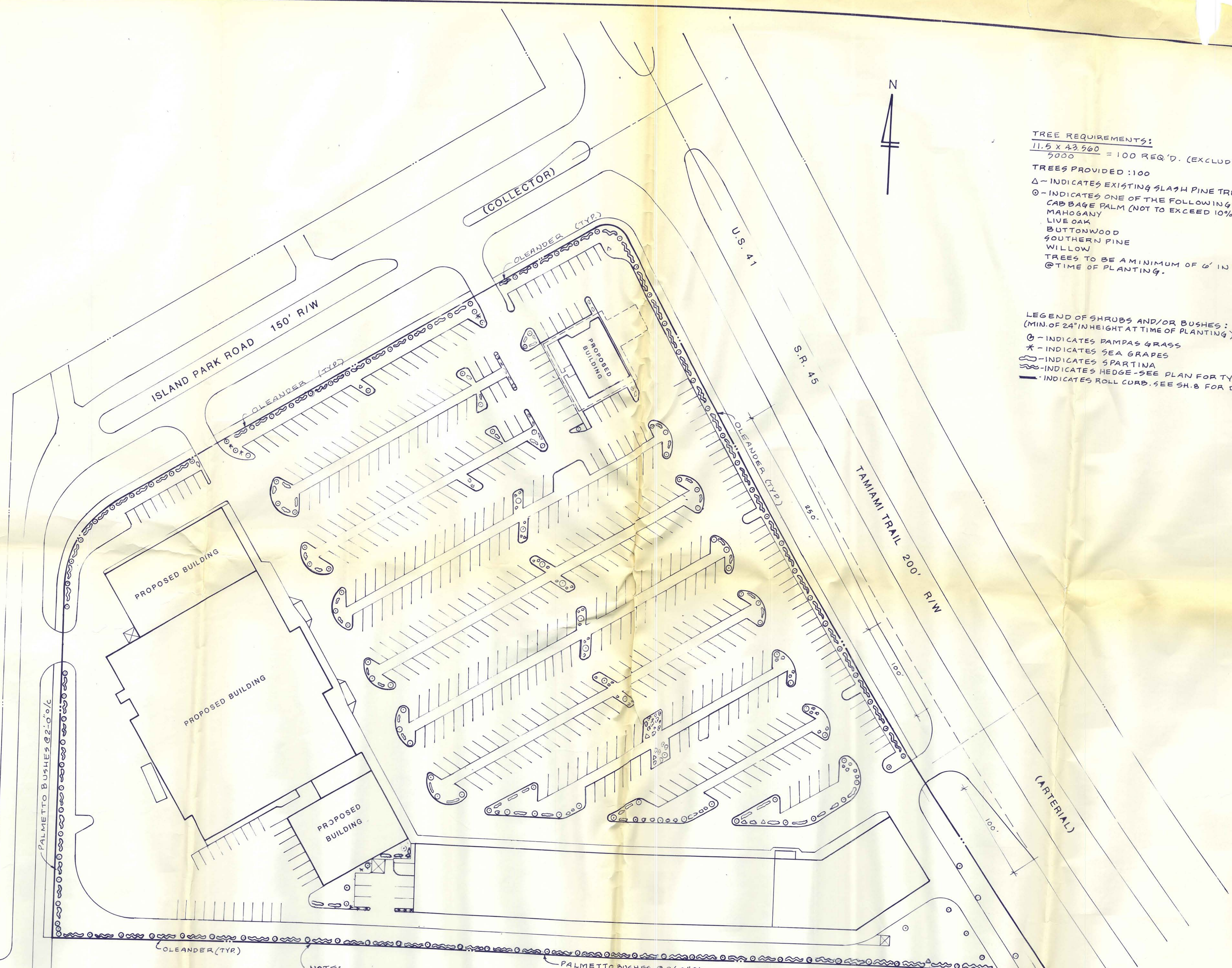
RECEIVED

FEB 18 1986

C-1 ZONING & VACANT
PROPOSED USE-MULTI FAMILY

#8-21-84
Re Sub for
3rd Amend.
D.F.O.O
2-18-86





TREE REQUIREMENTS:
 $11.5 \times 43,560 = 100 \text{ REQ'D. (EXCLUDING BUFFER AREAS)}$
 5000

TREES PROVIDED: 100
 Δ - INDICATES EXISTING SLASH PINE TREES
 ○ - INDICATES ONE OF THE FOLLOWING TREES:
 CABBAGE PALM (NOT TO EXCEED 10%)
 MAHOGANY
 LIVE OAK
 BUTTERNUT
 SOUTHERN PINE
 WILLOW
 TREES TO BE A MINIMUM OF 6' IN HEIGHT
 @ TIME OF PLANTING.

LEGEND OF SHRUBS AND/OR BUSHES:
 (MIN. OF 24" IN HEIGHT AT TIME OF PLANTING)
 ○ - INDICATES PAMPAS GRASS
 * - INDICATES SEA GRAPES
 ~ - INDICATES SPARTINA
 ~ - INDICATES HEDGE - SEE PLAN FOR TYPE.
 — - INDICATES ROLL CURB. SEE SH. 8 FOR DETAIL.

NOTE:
 IN ADDITION TO TYPE "A" BUFFER CONSTRUCT
 A WALL, IN CONFORMANCE W/ ZONING REGULATION
 SECTION 900.15 C1 & 2, ALONG PROPERTY LINE.

ARCHITECT:
 JACK PERRY
 BOSTON, MASS.
 (617) 769-4969

OWNER/DEVELOPER:
 ISLAND PARK PLAZA LIMITED, INC.
 540 N.W. 165TH ST.
 SUITE 301
 MIAMI, FL 33169

CLUB BLVD. S.W.
 50' R/W

REVISED 2/13/85
 REVISED 7/1/85
 REVISED 4/9/85
 REVISED 3/27/85
 REVISED 3-13-85

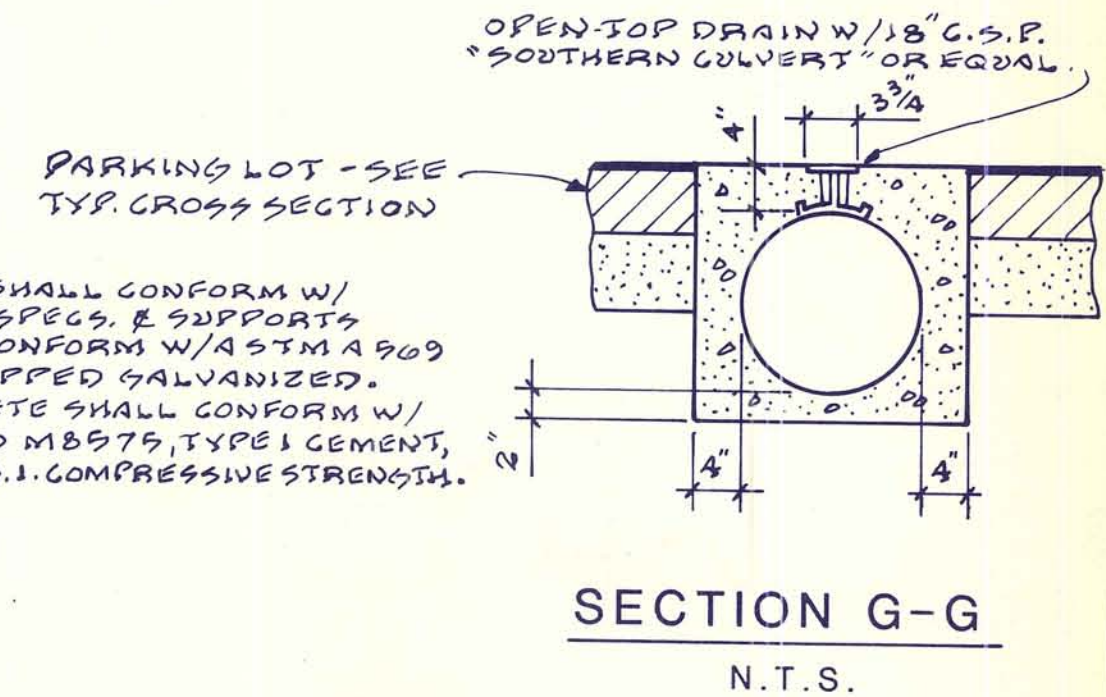
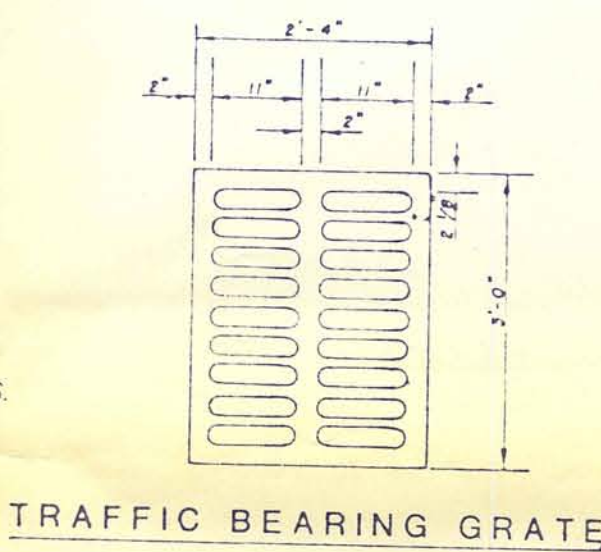
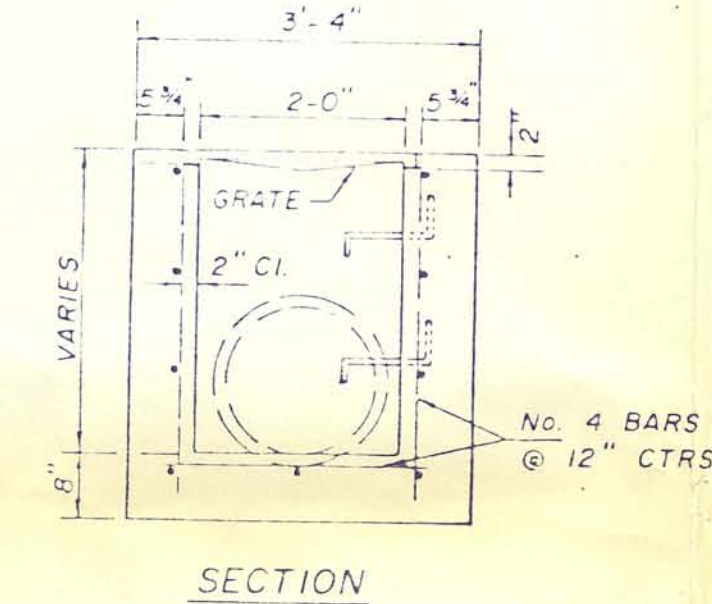
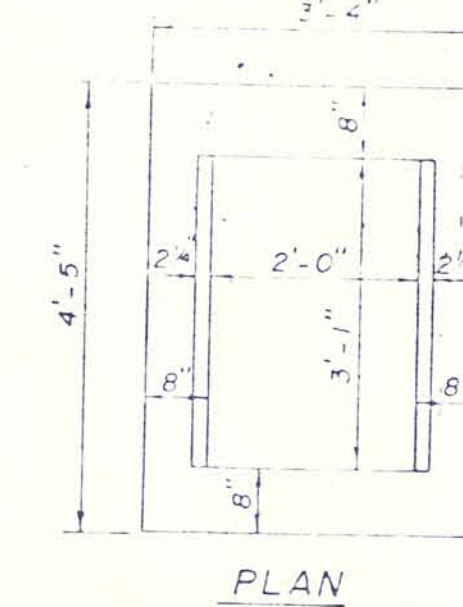
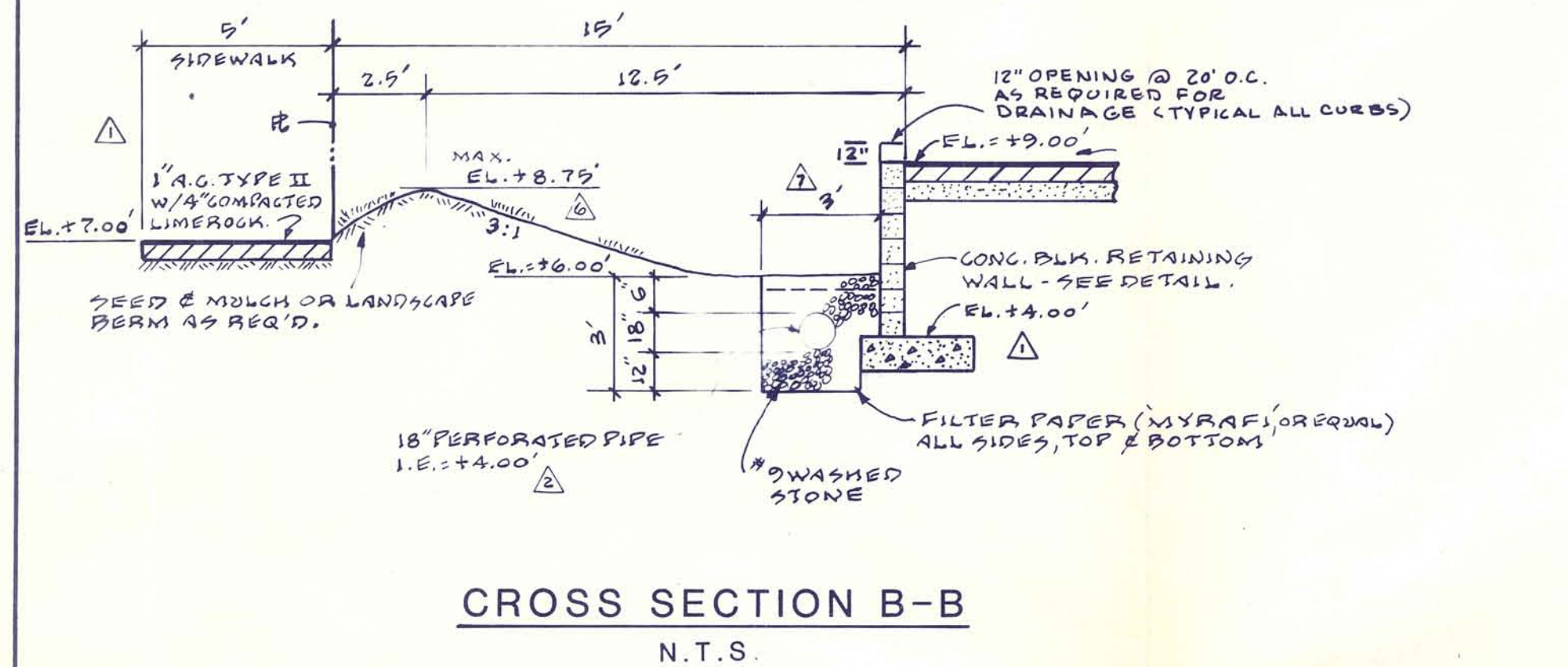
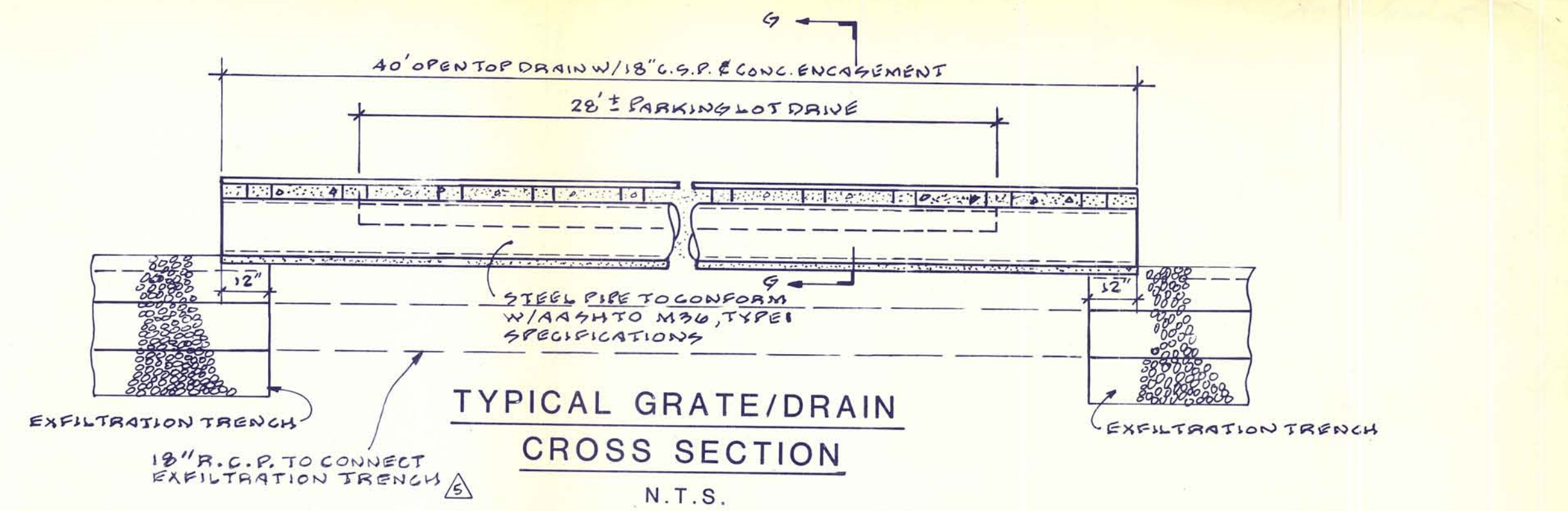
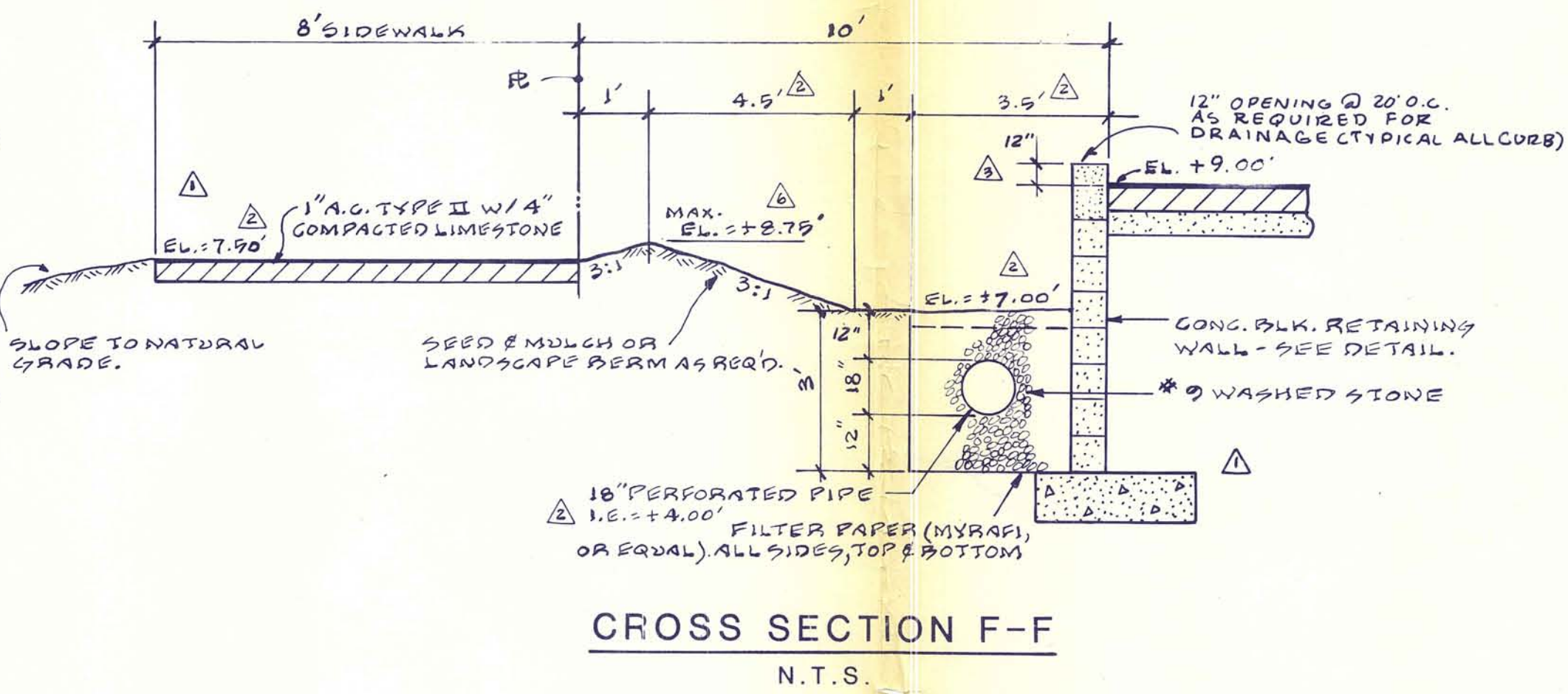
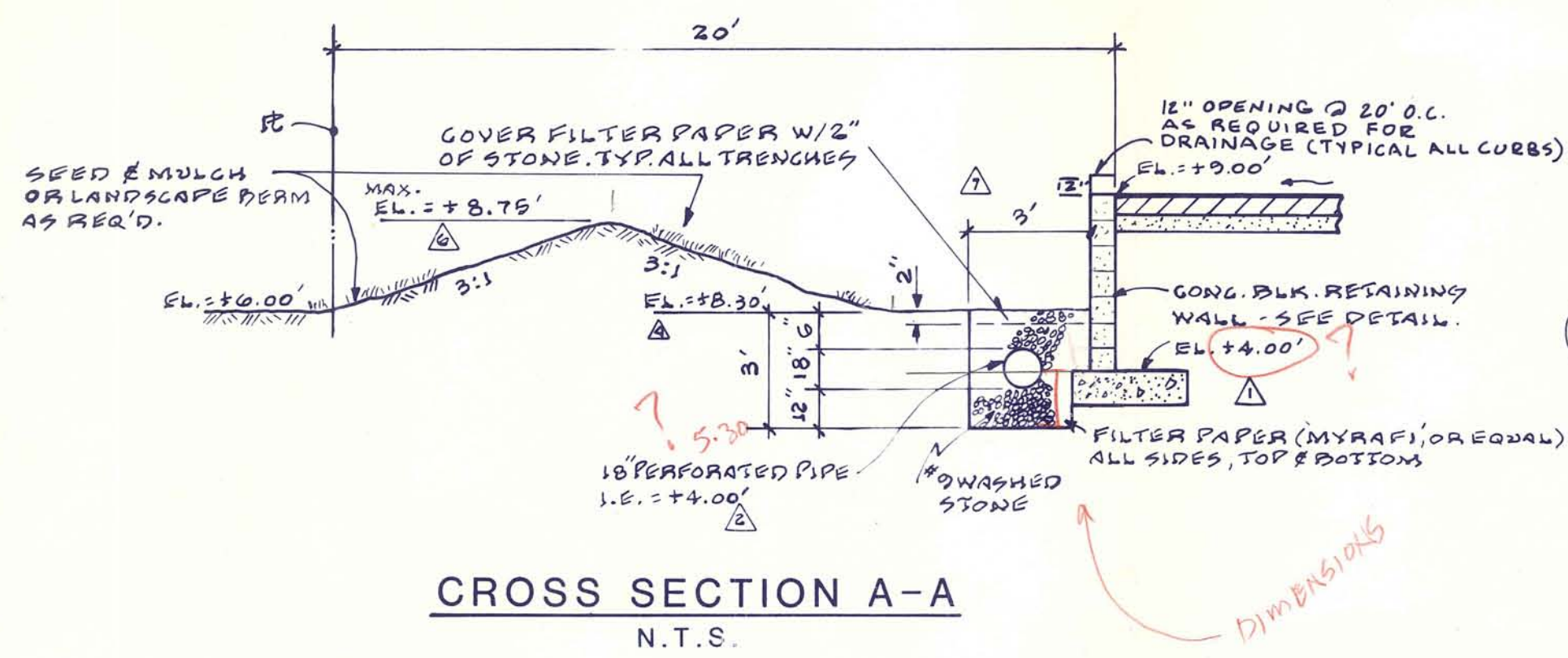
LANDSCAPING ASPECTS ONLY:
 HOWELL F. DAVIS AND ASSOCIATES, INC.
 FEB 18 1986
 W. CHARLES UTSCHIG, JR., P.E. #33260 DATE

**PROPOSED LANDSCAPING PLAN
 ISLAND PARK SHOPPING CENTER**

HOWELL F. DAVIS & ASSOCIATES, INC.
 CONSULTING ENGINEERS AND SURVEYORS
HFD
 8333 MCGREGOR BLVD., FORT MYERS, FL 33907

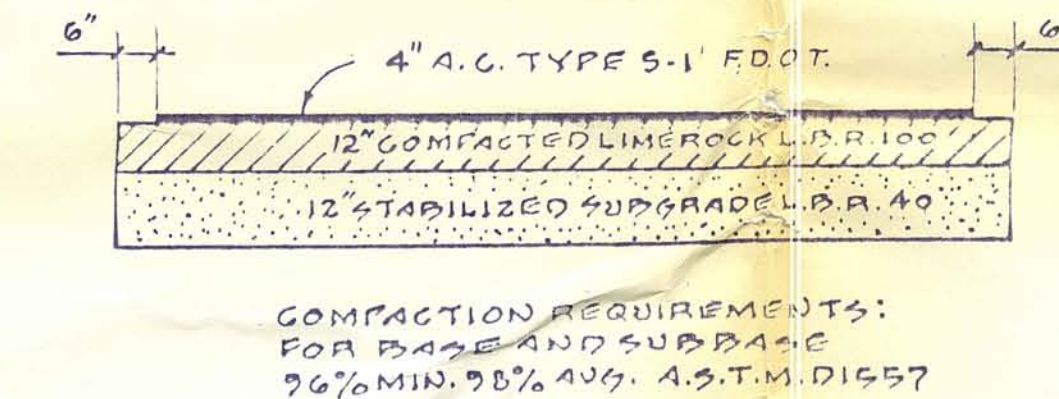
DATE	PROJECT NO	DRN BY	SCALE	FILE NO
3-11-85	85-102	TNB	1" = 50'	

**D.S.O.
 Approved**

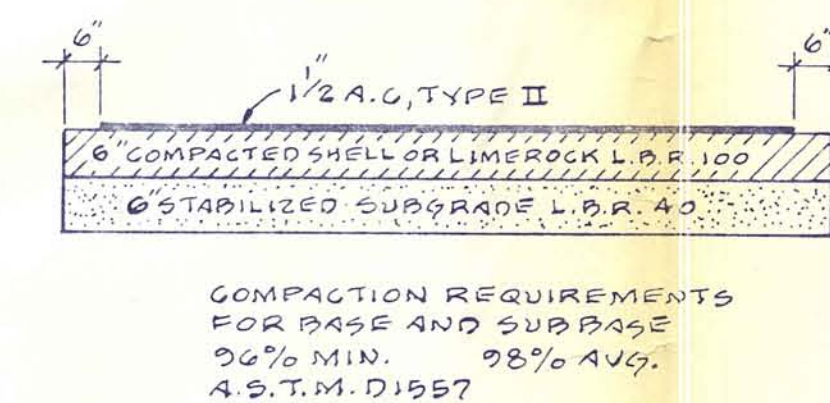


- NOTES:
1) GRATE SHALL CONFORM W/ NAAMM SPEC. & SUPPORTS SHALL CONFORM W/ ASTM A 509 & HOT DIPPED GALVANIZED.
2) CONCRETE SHALL CONFORM W/ ASTM M 8975, TYPE I CEMENT, 3,500 P.S.I. COMPRESSIVE STRENGTH.

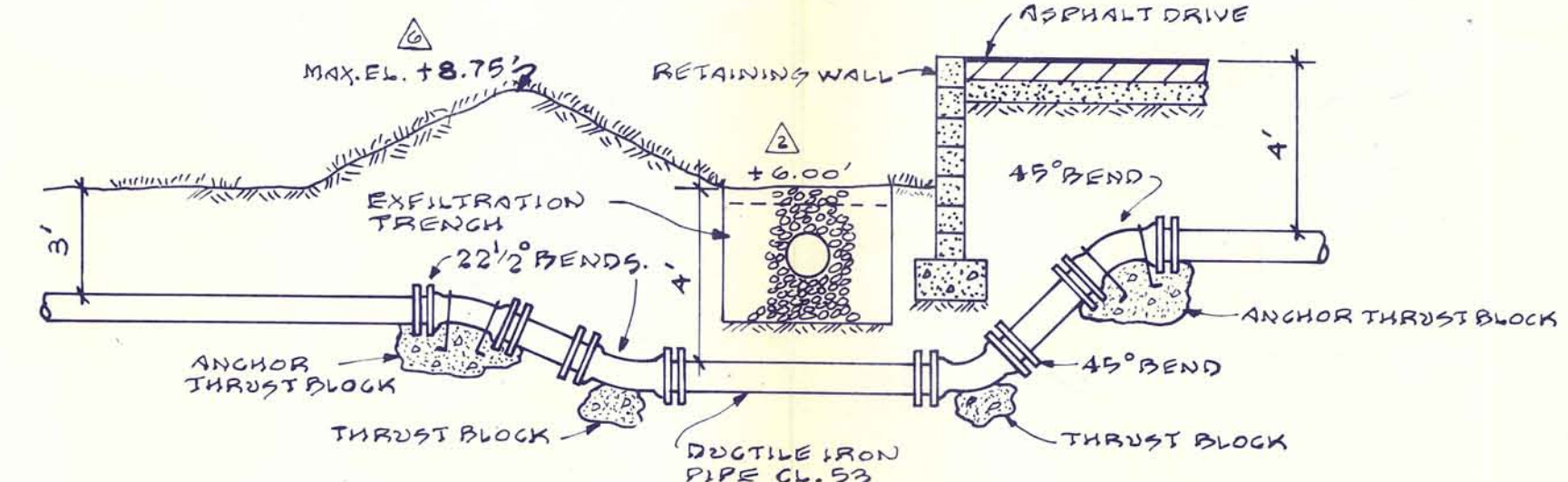
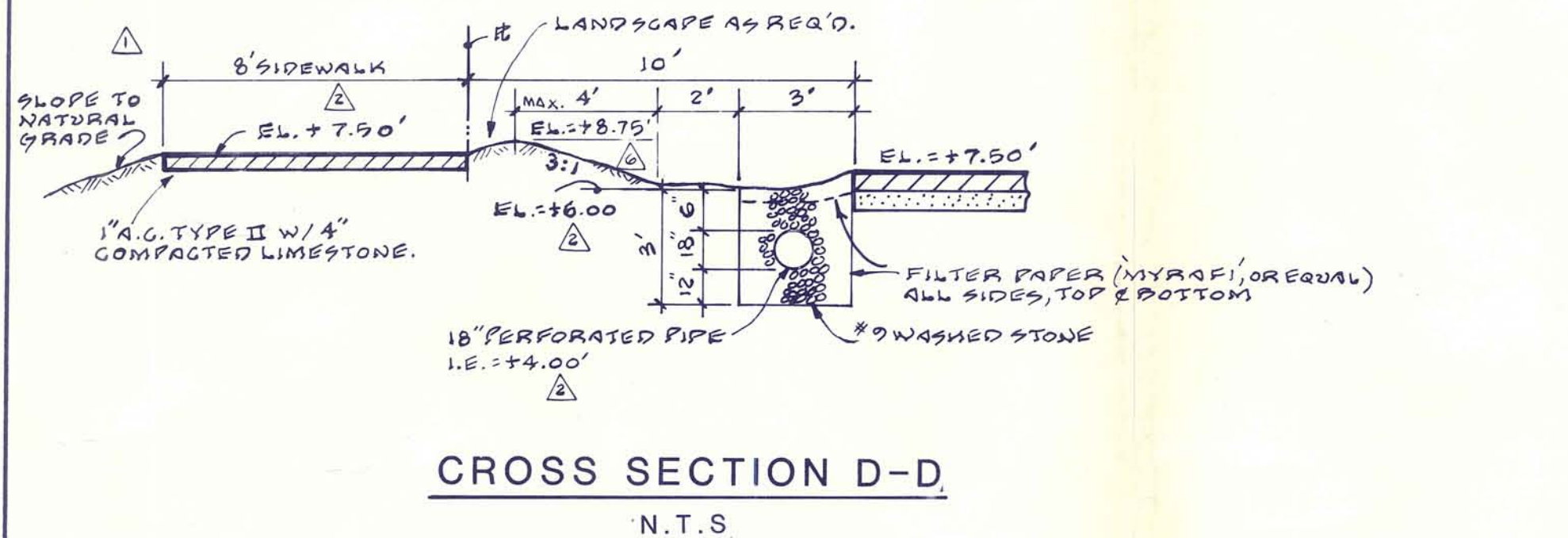
TYPICAL U.S.41 DRIVEWAY CROSS SECTION N.T.S.



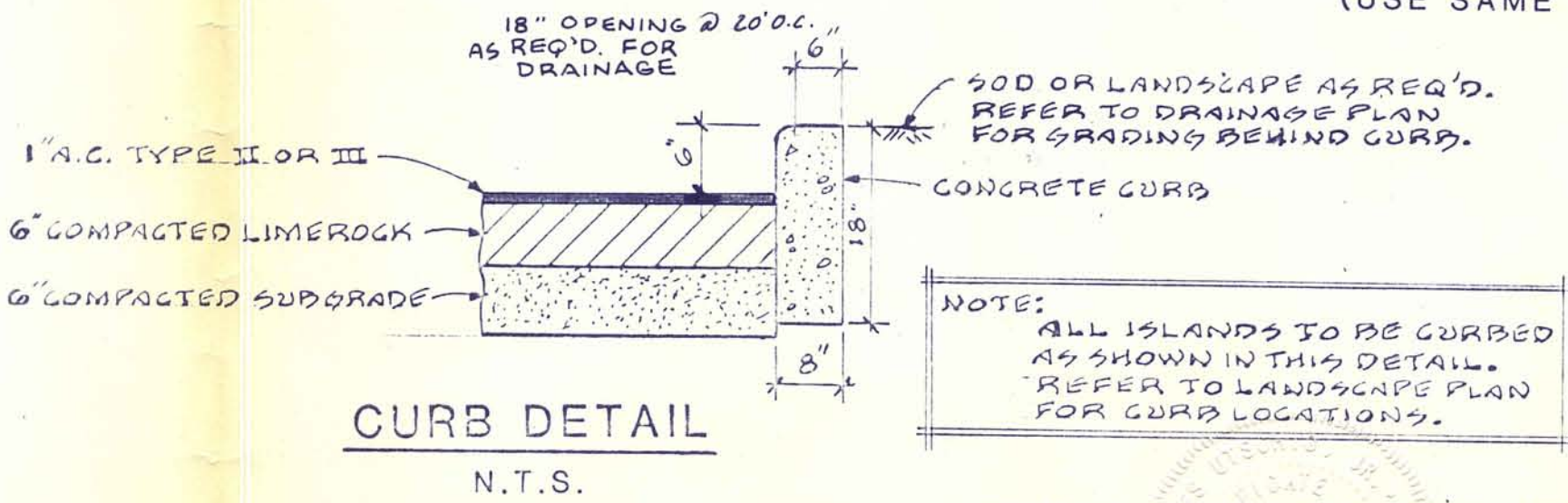
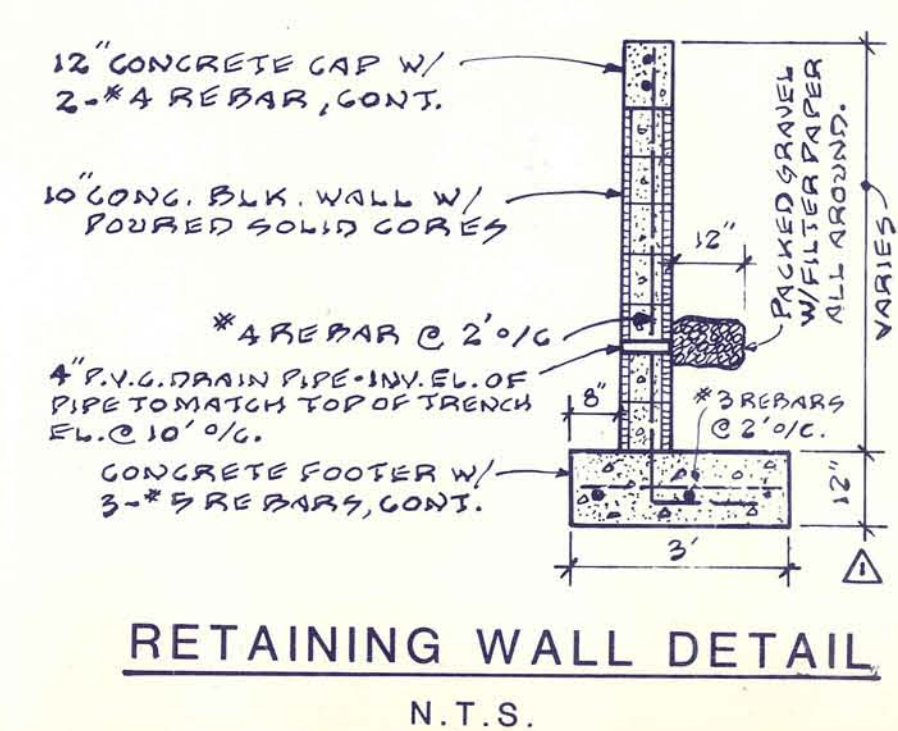
TYPICAL U.S.41 DRIVEWAY CROSS SECTION N.T.S.



TYPICAL R/W PAVING DETAIL FOR NEW TIE IN AT ISLAND PARK ROAD ONLY N.T.S.



TYPICAL RETENTION CROSSING DETAIL (USE SAME DETAIL FOR FORCE MAIN CROSSING) N.T.S.



- NOTE:
1) ASPHALT TO BE SAW CUT FOR PLACEMENT OF CURB.
2) CUT EXPANSION JOINTS 1/4\"/>

HOWELL F. DAVIS & ASSOCIATES, INC.
W. CHARLES UTSCHIG, JR., P.E. #53260 DATE FEB 18 1986

PAVING AND DRAINAGE DETAILS ISLAND PARK SHOPPING CENTER

ARCHITECT: JACK PERRY BOSTON, MASS. (617) 769-4969 OWNER/DEVELOPER: ISLAND PARK PLAZA LIMITED, INC. 540 N.W. 165TH ST. SUITE 301 MIAMI, FL 33169					D.S.O. Approved	
HOWELL F. DAVIS & ASSOCIATES, INC. CONSULTING ENGINEERS AND SURVEYORS 8333 MCGREGOR BLVD., FORT MYERS, FL 33907 (813) 481-1331					DATE 8/21/84 PROJECT NO. 86-102 DRN BY DGO SCALE NOT TO SCALE SHT. 9 OF 15 FILE NO. 1-46-24	

- REVISIONS:
REVISOR DATE
1-25-85
11-28-84
10-13-84
9-20-84