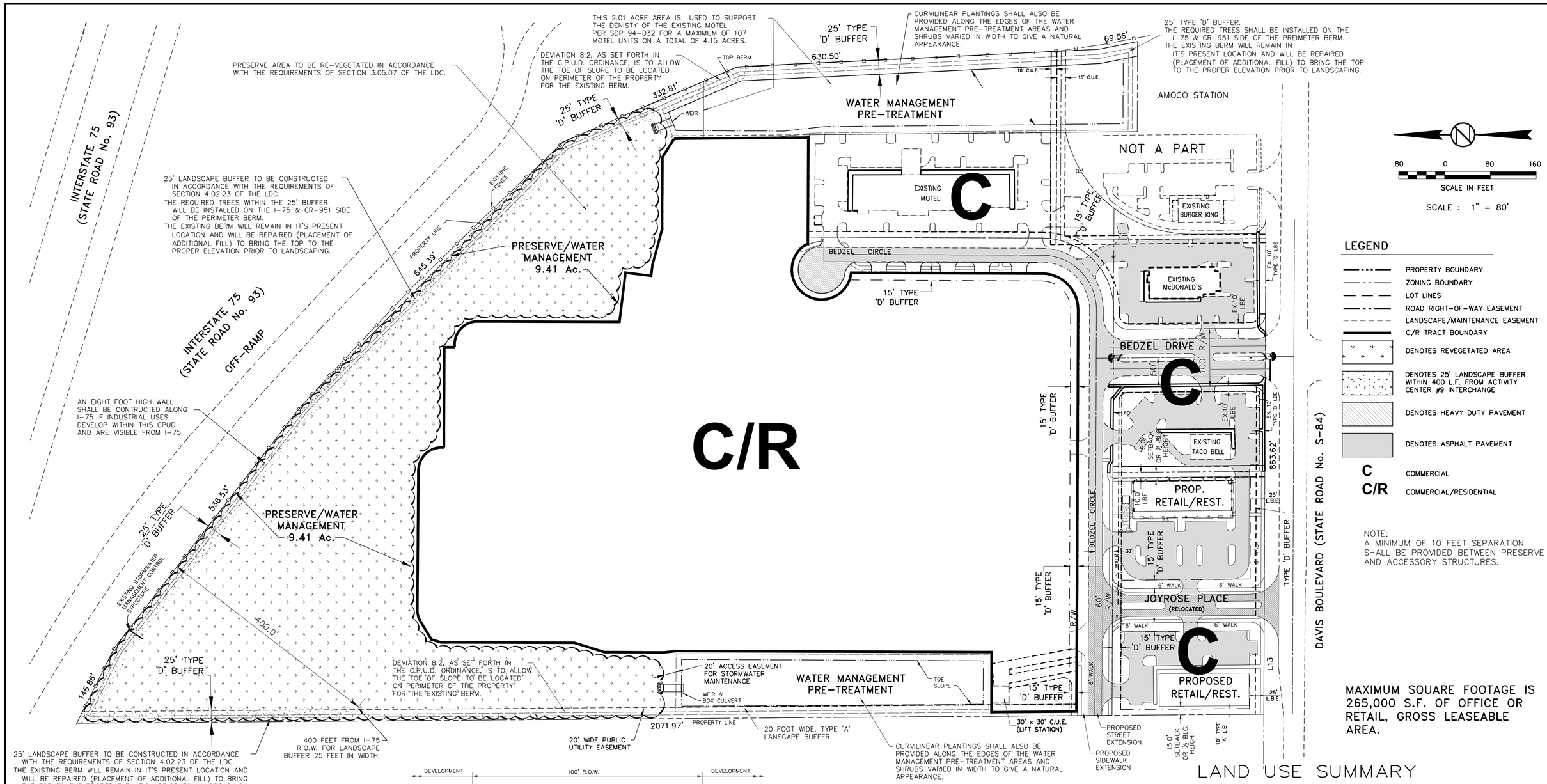
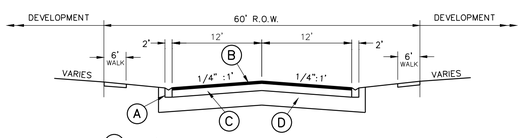
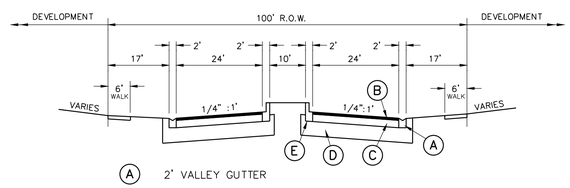




(A) 2' VALLEY GUTTER
(B) 1" ASPHALTIC CONCRETE SURFACE
(C) 6" LIMEROCK BASE
(D) 12" STABILIZED SUBGRADE

TYPICAL 60' R.O.W. ROADWAY SECTION



(A) 2' VALLEY GUTTER
(B) 1" ASPHALTIC CONCRETE SURFACE
(C) 6" LIMEROCK BASE
(D) 12" STABILIZED SUBGRADE
(E) 2' CONCRETE CURB (6") AND GUTTER

TYPICAL 100' R.O.W. ROADWAY SECTION

SITE ZONING

SITE	CPUD (1)
SOUTH	PUD (2) AND I
SOUTHEAST	C-4
EAST	C-4 AND COLLIER BLVD.
NORTH	I-75
WEST	PUD (3)

(1) I-75/ALLIGATOR ALLEY MPUD
(2) I-75 COLLIER BLVD. COMMERCE CENTER PUD
(3) EAST GATEWAY PUD

LAND USE SUMMARY

PRESERVE/WATER MANAGEMENT	11.4 Ac± *
PUBLIC RIGHT-OF-WAY	2.9 Ac± **
COMMERCIAL AREA	29.4 Ac±
OTHER, BUFFER AREAS AND OPEN SPACE	8.7 Ac± **
TOTAL PROJECT AREA	40.8 Ac ***

* 9.41 ACRES (37.6 AC. X 0.25) IS CONTAINED IN PRESERVE AREA TO BE RE-VEGETATED
** CONTAINED WITHIN THE COMMERCIAL AREA
*** OPEN SPACE PROVIDED ±49%
**** RESIDENTIAL USES MAY ONLY BE DEVELOPED WITHIN THE AREA PLATTED AS LOT 1 ON THE ALLIGATOR ALLEY COMMERCE CENTER PHASE TWO PLAT (PB 49, PG 60)

LEGEND

Revision	Date	Description	By
		N.T.S.	

DESIGNED BY: Q.G.M.A.
DRAWN BY: S.U.
APPROVED: D.W.A.
JOB CODE: WATERPUD
SCALE: 1" = 80'

GradyMinor
Q. Grady Minor and Associates, P.A.
3800 Via Del Rey
Bonita Springs, Florida 34134
Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266
Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

I-75/ALLIGATOR ALLEY MPUD

MPUD MASTER PLAN
FOR COMMERCIAL/RESIDENTIAL ALTERNATIVE
EXHIBIT B

REVISED 06/06/2018

MUNICIPALITY: COLLIER COUNTY
SEC/TWNSHP/RNG: 34/49S/26E
DATE: FEBRUARY 2018
SUBMITTAL TYPE: PUD AMENDMENT
SHEET 1 OF 1