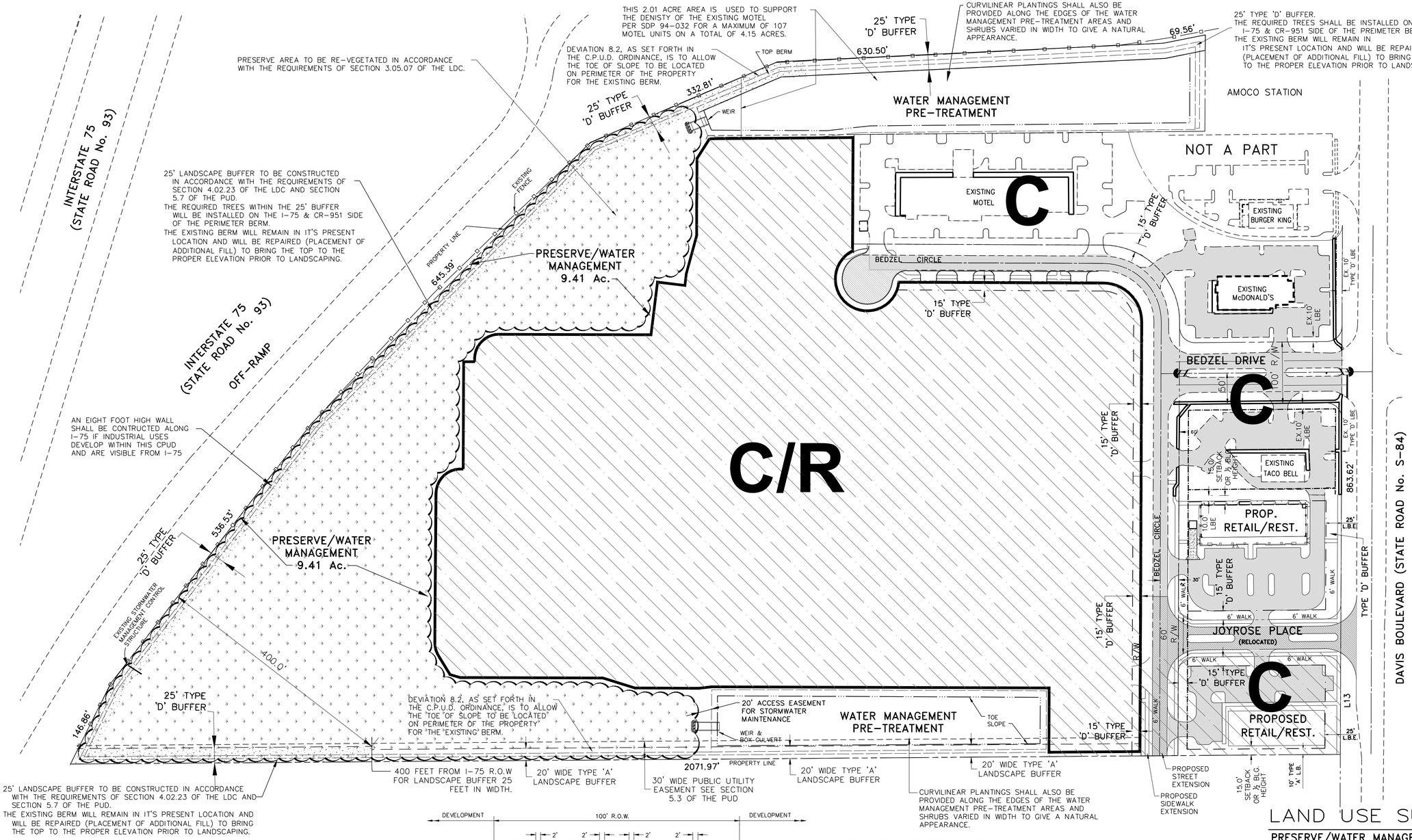
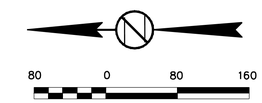




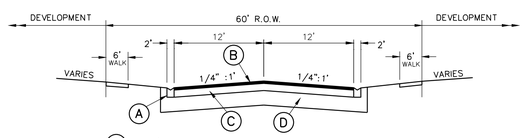
SCALE : 1" = 80'

LEGEND

- PROPERTY BOUNDARY
- ZONING BOUNDARY
- LOT LINES
- ROAD RIGHT-OF-WAY EASEMENT
- LANDSCAPE/MAINTENANCE EASEMENT
- C/R TRACT BOUNDARY
- DENOTES REVEGETATED AREA
- DENOTES 25' LANDSCAPE BUFFER WITHIN 400 L.F. FROM ACTIVITY CENTER #9 INTERCHANGE
- DENOTES HEAVY DUTY PAVEMENT
- DENOTES ASPHALT PAVEMENT
- C — COMMERCIAL
- C/R — COMMERCIAL/RESIDENTIAL
- DENOTES 2018 PUD AMENDMENT AREA (PL20180000049) – (REFERRED TO IN SECTION 5.2.K. OF THE PUD)

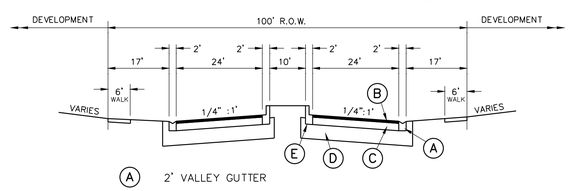
NOTE:
A MINIMUM OF 10 FEET SEPARATION SHALL BE PROVIDED BETWEEN PRESERVE AND ACCESSORY STRUCTURES.

MAXIMUM SQUARE FOOTAGE IS 265,000 S.F. OF OFFICE OR RETAIL, GROSS LEASEABLE AREA AND 425 MULTI-FAMILY RESIDENTIAL DWELLING UNITS. SUBJECT TO TRIP COUNT IN SECTION 5.2.K. OF THE PUD.



(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 "C/R" 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'

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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 07/27/2018

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