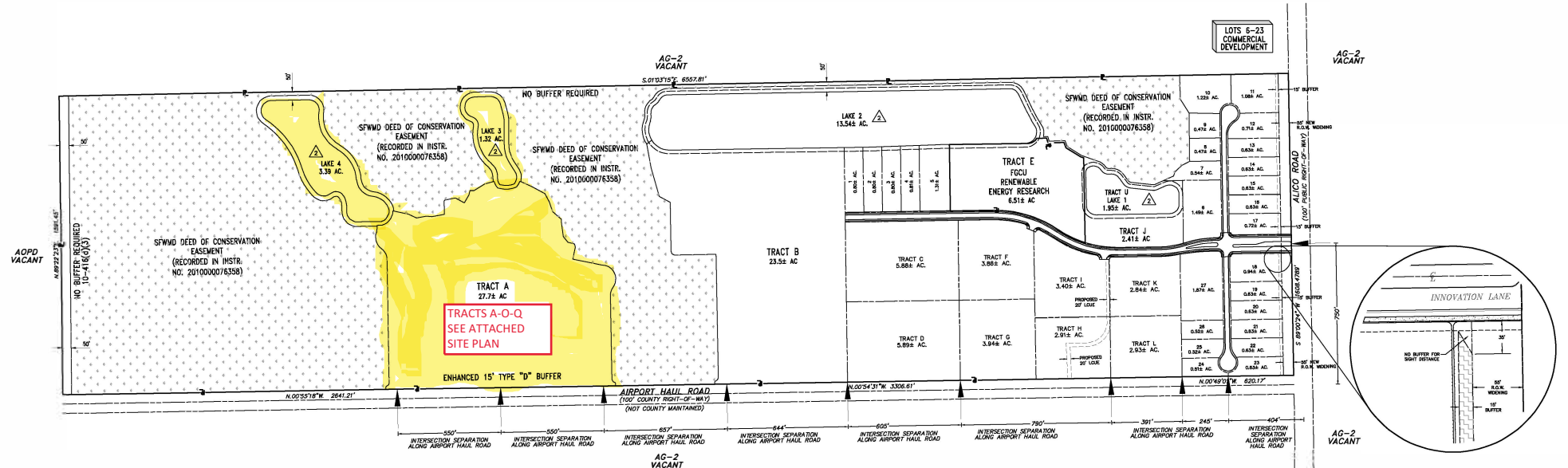
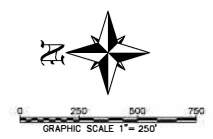


MCP



SUBDIVISION LAND USE AREAS:

TOTAL SITE AREA:	240.66 Ac.
PRESERVATION AREA:	96.52 Ac.
LAKE AREA:	20.18 Ac.
INTERNAL RIGHTS-OF-WAY:	7.04 Ac.
BUILDABLE AREA:	112.88 Ac.
OPEN SPACE:	107.74 Ac. (45%)
INDUSTRIAL FLOOR AREA:	1,200,000 SF
STAND ALONE RETAIL / COMMERCIAL (LOTS 1-9):	50,000 SF
TOTAL ANGLUARY RETAIL / COMMERCIAL:	150,000 SF
MAXIMUM BUILDING HEIGHT:	45 FT

LAND USE:
TRANSPORT
WETLAND

NOTES:
1. NO LEE TRAIL ROUTE.
2. PARKING DELIVERY AND/OR SERVICE AREAS WILL BE LOCATED AT INDIVIDUAL SITES AT DEVELOPMENT ORDER SUBMITTAL IN ACCORDANCE WITH SECTION 34-1009 AND CHAPTER 10 OF THE LEE COUNTY LAND DEVELOPMENT CODES.

OPEN SPACE:
1. OPEN SPACE WILL BE PROVIDED IN ACCORDANCE WITH APPROVED DEVIATION #1 AND SHALL MEET THE MINIMAL DIMENSIONAL REQUIREMENTS PER CHAPTER 10 OF THE LEE COUNTY DEVELOPMENT CODE.

DEVIATIONS = $\triangle$ & $\triangle$

NO.	DATE	REVISION DESCRIPTION	BY
1	05-17-18	ADIN MODIFICATION	TIL
2	06-21-18	LAKE SLOPE REMOVAL	TIL

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MASTER CONCEPT PLAN ALICO ITEC PARK LEE COUNTY, FLORIDA						
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SHEET
4/12/2013	1480-ITEC	MCP	JLW		TIL	1