N

0 50 100 200

(INTENDED DISPLAY SCALE: 1"=100')

PROPERTY BOUNDARY (TYP.)

WESTERN OPEN SPACE (17.3 AC)

THE AREA DESIGNATED AS WESTERN OPEN SPACE IS PRESERVED OPEN SPACE. ANY CHANGE OF USE OF THE WESTERN OPEN SPACE MUST BE APPROVED BY THE LEE COUNTY BOARD OF COUNTY COMMISSIONERS AT A DULY NOTICED PUBLIC HEARING. PRIOR TO A FINAL PUBLIC HEARING FOR ANY PROPOSED CHANGES, THE COUNTY WILL ENGAGE IN COMMUNITY ENGAGEMENT ACTIVITIES WITH THE SURROUNDING COMMUNITIES.

PROJECT LIMITS (TYP.)

PROPOSED LANDSCAPED BERM

PROPOSED LANDSCAPED BERM

PROPOSED 12' STABILIZED ACCESS

95'

SCALE HOUSE

ADA RAMP

376'

15'

305'

DIESEL FUEL PUMP W/ BOLLARDS

CONCRETE APRON

CONCRETE APRON

283'

CONCRETE APRON

50'

24'

165'

CONCRETE PAD AND BOLLARDS

LIFT STATION

30'

5'

72'

10'

CONCRETE APRON

PROPOSED BUILDING

20'

308'

180'

CONCRETE APRON

CONCRETE PAD AND BOLLARDS

CONCRETE APRON

10'

60'

25'

35'

80'

20'

80'

130'

203'

5'

80'

CONCRETE APRON

STORAGE AREA

312'

PROPOSED POND 2.62 AC.

5' SHOULDER

5' SHOULDER

36'

PROPOSED 20' L.M.E.

PROPOSED 24" RCP (80 LF)

GATE

PROPOSED 24" RCP (45 LF)

CARD READER/CALL BOX

350'

40'

PROPOSED POND 1.46 AC.

PROPOSED 20' L.M.E.

TOB TOE

LEGEND

- PROPOSED ASPHALT
- PROPOSED SIDEWALK
- PROPOSED LAKE

ALL ELEVATIONS ARE REFERENCE TO NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988, UNLESS OTHERWISE NOTED. CONVERSION TO NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929 IS: NAVD 1988 + 1.14 = NGVD 1929.

O:\2023\20236121-000\Engineering\Drawings\DO\236121-000-MSITE EXHIBIT.dwg (MASTER SITE PLAN EXHIBIT) Jon.Dixon May 29, 2025 - 2:00pm

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An Apex Company

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ERIK LEE HOWARD, PE
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RRT

Lee County
Southwest Florida

RECOVERED MATERIALS PROCESSING FACILITY LEE COUNTY, FLORIDA

REVISIONS

NO.	DESCRIPTION	DATE
1	ARCHITECTURAL REVISIONS	06/2024

DATE:	APRIL 2025
PROJECT NO.	20236121-000
FILE NO.	36-44-25
SCALE:	AS SHOWN

MASTER SITE PLAN EXHIBIT

SHEET NUMBER

EXHIBIT

ALL ELEVATIONS ARE REFERENCE TO NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988, UNLESS OTHERWISE NOTED. CONVERSION TO NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929 IS: NAVD 1988 + 1.14 = NGVD 1929.

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Lee County
Southwest Florida

RECOVERED MATERIALS PROCESSING FACILITY
LEE COUNTY, FLORIDA

REVISIONS

NO.	DESCRIPTION	DATE

DATE:	APRIL 2025
PROJECT NO.	20236121-000
FILE NO.	36-44-25
SCALE:	AS SHOWN

EXISTING TREE PLAN KEY

SHEET NUMBER

L01

100' OFFSET FOR REFERENCE

100' OFFSET FOR REFERENCE

MATCHLINE SEE SHEET L03

MATCHLINE SEE SHEET L03

N

0 30 60 120

(INTENDED DISPLAY SCALE: 1"=60')

LEGEND

- TREES TO REMAIN
- TREES TO REMAIN NOT CALCULATED AS GENERAL TREES
- TREES TO BE REMOVED

ALL ELEVATIONS ARE REFERENCE TO NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988, UNLESS OTHERWISE NOTED. CONVERSION TO NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929 IS: NAVD 1988 + 1.14 = NGVD 1929.

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Lee County
Southwest Florida

RECOVERED MATERIALS PROCESSING FACILITY LEE COUNTY, FLORIDA

REVISIONS

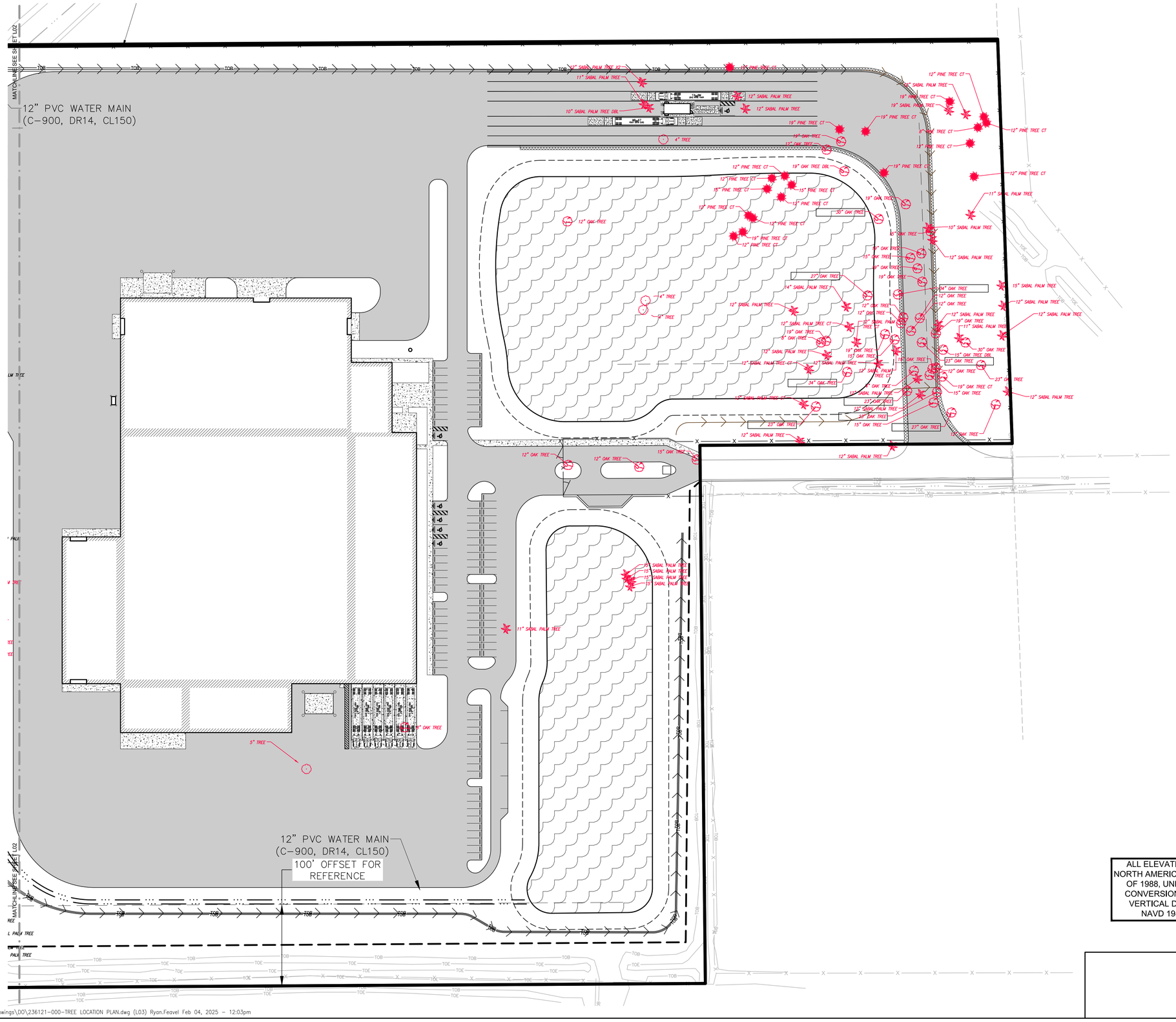
NO.	DESCRIPTION	DATE

DATE: JANUARY 2025
PROJECT NO. 20236121-000
FILE NO. 36-44-25
SCALE: AS SHOWN

EXISTING TREE PLAN

SHEET NUMBER

L02



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Lee County Southwest Florida

RECOVERED MATERIALS PROCESSING FACILITY LEE COUNTY, FLORIDA

REVISIONS

NO.	DESCRIPTION	DATE

DATE:	JANUARY 2025
PROJECT NO.	20236121-000
FILE NO.	36-44-25
SCALE:	AS SHOWN

EXISTING TREE PLAN

SHEET NUMBER

L03

O:\2023\20236121-000\Engineering\Drawings\DO\236121-000-TREE LOCATION PLAN.dwg (L03) Ryan.Feavel Feb 04, 2025 - 12:03pm

EXISTING GENERAL TREE PRESERVATION CHART

#	COMMON NAME	CALIPER (INCH)	NATIVE STATUS	POINT VALUE
1	OAK	6	NATIVE	5
2	OAK	6	NATIVE	5
3	OAK	8	NATIVE	5
4	OAK	10	NATIVE	5
5	OAK	8	NATIVE	5
6	OAK	12	NATIVE	5
7	OAK	10	NATIVE	5
8	OAK	6	NATIVE	5
9	PINE	11	NATIVE	5
10	PINE	11	NATIVE	5
11	OAK	11	NATIVE	5
12	SABAL PALM	12	NATIVE	3
13	PINE	13	NATIVE	5
14	OAK	14	NATIVE	5
15	SABAL PALM	15	NATIVE	3
16	OAK	8	NATIVE	5
17	OAK	15	NATIVE	5
18	PINE	12	NATIVE	5
19	PINE	15	NATIVE	5
20	OAK	7	NATIVE	5
21	OAK	10	NATIVE	5
22	OAK	8	NATIVE	5
23	SABAL PALM	10	NATIVE	3
24	PINE	11	NATIVE	5
25	OAK	12	NATIVE	5
26	OAK	15	NATIVE	5
27	PINE	15	NATIVE	5
28	OAK	12	NATIVE	5
29	PINE	14	NATIVE	5
30	PINE	12	NATIVE	5
31	PINE	11	NATIVE	5
32	SABAL PALM	15	NATIVE	3
33	PINE	12	NATIVE	5
34	PINE	12	NATIVE	5
35	OAK	6	NATIVE	5
36	PINE	10	NATIVE	5
37	PINE	12	NATIVE	5
38	PINE	10	NATIVE	5
39	PINE	11	NATIVE	5
40	PINE	15	NATIVE	5
41	PINE	20	NATIVE	5
42	PINE	15	NATIVE	5
43	PINE	6	NATIVE	5
44	PINE	12	NATIVE	5
45	PINE	10	NATIVE	5
46	PINE	8	NATIVE	5
47	PINE	12	NATIVE	5
48	PINE	8	NATIVE	5
49	OAK	8	NATIVE	5
50	PINE	12	NATIVE	5
51	PINE	12	NATIVE	5
52	OAK	10	NATIVE	5
53	PINE	10	NATIVE	5
54	PINE	10	NATIVE	5
55	PINE	12	NATIVE	5
56	PINE	12	NATIVE	5
57	PINE	15	NATIVE	5
58	PINE	10	NATIVE	5
59	OAK	10	NATIVE	5
60	SABAL PALM	13	NATIVE	3
61	PINE	12	NATIVE	5
62	PINE	15	NATIVE	5
63	PINE	18	NATIVE	5
64	PINE	15	NATIVE	5
65	PINE	12	NATIVE	5
66	OAK	8	NATIVE	5
67	OAK	10	NATIVE	5
68	PINE	10	NATIVE	5
69	PINE	14	NATIVE	5
70	PINE	6	NATIVE	5
71	SABAL PALM	12	NATIVE	3
72	OAK	12	NATIVE	5
73	OAK	8	NATIVE	5
74	OAK	22	NATIVE	5
75	OAK	10	NATIVE	5
76	PINE	10	NATIVE	5
77	PINE	6	NATIVE	5
78	PINE	12	NATIVE	5
79	OAK	15	NATIVE	5
80	PINE	12	NATIVE	5
81	OAK	8	NATIVE	5
82	SABAL PALM	5	NATIVE	3
83	PINE	10	NATIVE	5
84	PINE	10	NATIVE	5
85	SABAL PALM	15	NATIVE	3
86	PINE	12	NATIVE	5
87	PINE	8	NATIVE	5
88	PINE	10	NATIVE	5
89	PINE	10	NATIVE	5
90	PINE	10	NATIVE	5
91	SABAL PALM	12	NATIVE	3
92	SABAL PALM	18	NATIVE	3
93	SABAL PALM	18	NATIVE	3
94	ROYAL PALM	18	NATIVE	3
95	SABAL PALM	18	NATIVE	3
96	SABAL PALM	18	NATIVE	3
97	OAK	8	NATIVE	5
98	OAK	12	NATIVE	5
99	OAK	24	NATIVE	5
100	SABAL PALM	12	NATIVE	3
101	OAK	15	NATIVE	5
102	OAK	24	NATIVE	5
103	SABAL PALM	15	NATIVE	3
104	SABAL PALM	18	NATIVE	3
105	SABAL PALM	18	NATIVE	3
106	OAK	8	NATIVE	5
107	OAK	18	NATIVE	5
108	OAK	10	NATIVE	5
109	OAK	15	NATIVE	5
110	OAK	20	NATIVE	5
111	SABAL PALM	24	NATIVE	3
112	OAK	26	NATIVE	5
113	OAK	20	NATIVE	5
114	SABAL PALM	18	NATIVE	3
115	OAK	4	NATIVE	5
116	OAK	20	NATIVE	5
117	SABAL PALM	20	NATIVE	3
118	OAK	12	NATIVE	5
119	OAK	12	NATIVE	5
120	OAK	8	NATIVE	5
121	OAK	10	NATIVE	5
122	SABAL PALM	15	NATIVE	3
123	OAK	15	NATIVE	5
124	SABAL PALM	15	NATIVE	3
125	OAK	15	NATIVE	5
126	OAK	24	NATIVE	5
127	OAK	18	NATIVE	5
128	OAK	20	NATIVE	5
129	OAK	18	NATIVE	5
130	OAK	8	NATIVE	5
131	PINE	18	NATIVE	5
132	OAK	18	NATIVE	5
133	ROYAL PALM	24	NATIVE	3
134	PINE	6	NATIVE	5
135	PINE	6	NATIVE	5
136	PINE	12	NATIVE	5
137	OAK	15	NATIVE	5
138	PINE	10	NATIVE	5
139	OAK	8	NATIVE	5
140	PINE	20	NATIVE	5
141	OAK	12	NATIVE	5
142	PINE	12	NATIVE	5
143	SABAL PALM	18	NATIVE	3
144	OAK	10	NATIVE	5
145	PINE	12	NATIVE	5
146	PINE	10	NATIVE	5
	TOTAL TREE POINTS FOR EXISTING		**TOTAL:**	**680**

PLANT MATERIAL STANDARDS SEC. 10-420(j)(2) CREDITS

EACH EXISTING INDIGENOUS NATIVE TREE PRESERVED IN PLACE, WHICH HAS A TRUNK DIAMETER OF FOUR INCHES OR GREATER MEASURED AT FOUR AND ONE-HALF FEET ABOVE THE GROUND (DBH) WILL RECEIVE A CREDIT OF FIVE TREES AGAINST THE GENERAL TREE REQUIREMENTS. NATIVE PALMS PRESERVED IN PLACE THAT ARE EIGHT FEET OR GREATER FROM GROUND LEVEL TO BASE OF FRONDS, WILL RECEIVE A CREDIT OF THREE TREES. EXISTING SABAL PALMS, IDENTIFIED ON THE DEVELOPMENT ORDER PLANS THAT ARE RELOCATED ON-SITE WILL BE GIVEN A TWO-TREE CREDIT. CREDITS FOR EXISTING TREES MAY NOT BE USED TO REDUCE THE REQUIRED PARKING CANOPY TREES IN PARKING OR VEHICLE USE AREAS. EXISTING NATIVE TREES IN BUFFERS MAY BE USED FOR CREDIT PROVIDED THEY OCCUR WITHIN THE REQUIRED 100-FOOT BUFFER SEGMENT.

CREDITS WILL APPLY ONLY WHEN THE TREES ARE LABELED AS PROTECTED-CREDIT TREES. IF THE PROTECTED-CREDIT TREES DIE WITHIN THREE YEARS FROM THE DEVELOPMENT ORDER CERTIFICATE OF COMPLIANCE, THEY MUST BE REPLACED BY THE NUMBER OF CREDIT TREES TAKEN.

HERITAGE TRE REPLACEMENT CALCULATIONS				
#	COMMON NAME	CALIPER (INCH)	NATIVE STATUS	TREE REPLACEMENT
1	OAK	27	NATIVE	1
2	OAK	23	NATIVE	1
3	OAK	23	NATIVE	1
4	OAK	30	NATIVE	1
5	OAK	23	NATIVE	1
6	OAK	34	NATIVE	1
7	OAK	30	NATIVE	1
8	OAK	27	NATIVE	1
9	OAK	34	NATIVE	1
10	OAK	23	NATIVE	1
11	OAK	23	NATIVE	1
12	OAK	23	NATIVE	1
13	OAK	24	NATIVE	1
14	OAK	20	NATIVE	1
15	OAK	20	NATIVE	1
16	OAK	20	NATIVE	1
17	OAK	30	NATIVE	1
18	OAK	30	NATIVE	1
19	OAK	30	NATIVE	1
	TOTAL HERITAGE TREES TO BE REPLACED			19

TREE PRESERVATION SEC. 33-1313.(a)(4)

EFFORT MUST BE MADE TO PRESERVE HERITAGE TREES WITH AT LEAST A 20-INCH CALIPER DBH, INCLUDING, BUT NOT LIMITED TO, LIVE OAK, SOUTH FLORIDA SLASH PINE, OR LONGLEAF PINE. IF A HERITAGE TREE MUST BE REMOVED FROM A SITE, THEN A REPLACEMENT TREE WITH A MINIMUM 20-FOOT HEIGHT MUST BE PLANTED WITHIN AN APPROPRIATE OPEN SPACE AREA.

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JEFFREY NAGLE, RLA
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RECOVERED MATERIALS PROCESSING FACILITY
LEE COUNTY, FLORIDA

REVISIONS

NO.	DESCRIPTION	DATE

DATE: JANUARY 2025
PROJECT NO. 20236121-000
FILE NO. 36-44-25
SCALE: AS SHOWN

EXISTING TREE CALCULATIONS

SHEET NUMBER
L04

Landscape Code Calculations

General Landscape Requirements — Sec. 10-415 & 10-416

Total Site Area	50.00 ACRES / 2178000.00 SF			
1 Tree per 3,500 SF of Development Area	2178000.00 SF ÷ 3500.00 SF	=	623 Trees	Required
General Trees met through existing tree credits per Sec.10-420(j)(2)		=	680 Trees	Provided
General Tree Credits	Currently Retained Trees (Quantity)			Credits

Existing General Tree Calculations — Sec. 10-420(j)(2)

Native Trees ≥4" DBH = 5 Credits	121	605 Credits
Native Palms 8' - 20' Height = 3 Credits	25	75 Credits
Existing Sabal Palms to be Relocated = 2 Credits	0	0 Credits
Existing Non-Native Trees = 1 Credit	0	0 Credits
Total Credits		680 Credits

Heritage Tree Replacement — Sec. 33-1313(a)(4)

If a heritage tree must be removed from a site, then a replacement tree with a minimum 20-foot height	=	19 Trees	Removed
must be planted within an appropriate open space area.	=	19 Trees	Provided

Buffer Area Requirements — Sec. 10-420(j)(2)

North Buffer:	Not Required	@ 0 LF	=	0 Trees	Required
			=	0 Trees	Provided
East Buffer:	Not Required	@ 0 LF	=	0 Trees	Required
			=	0 Trees	Provided
South Buffer:	Not Required	@ 0 LF	=	0 Trees	Required
			=	0 Trees	Provided
West Buffer:	Not Required	@ 0 LF	=	0 Trees	Required
			=	0 Trees	Provided

Vehicle Use Area Requirements — Sec. 10-416

10% of the Total Paved Surface Area:	460561.58 SF x 10%	=	46056.16 SF	Required
		=	46056.16 SF	Provided
1 Tree per 250 SF of Required Area	@ 46056.16 SF	=	185 Trees	Required
		=	185 Trees	Provided

Building Perimeter Planting Area Requirements — Sec. 10-416

10% of the Gross 1st Floor Area	188477.94 SF x 10%	=	18847.79 SF	Required
		=	18847.79 SF	Provided

Native Variety Requirement — Sec. 10-420 (b)

75% of Trees Must be Florida Native Species	153 of 204 Trees	=	75% Native
50 % of Shrubs Must be Florida Native Species	50 of 100 Shrubs	=	50% Native

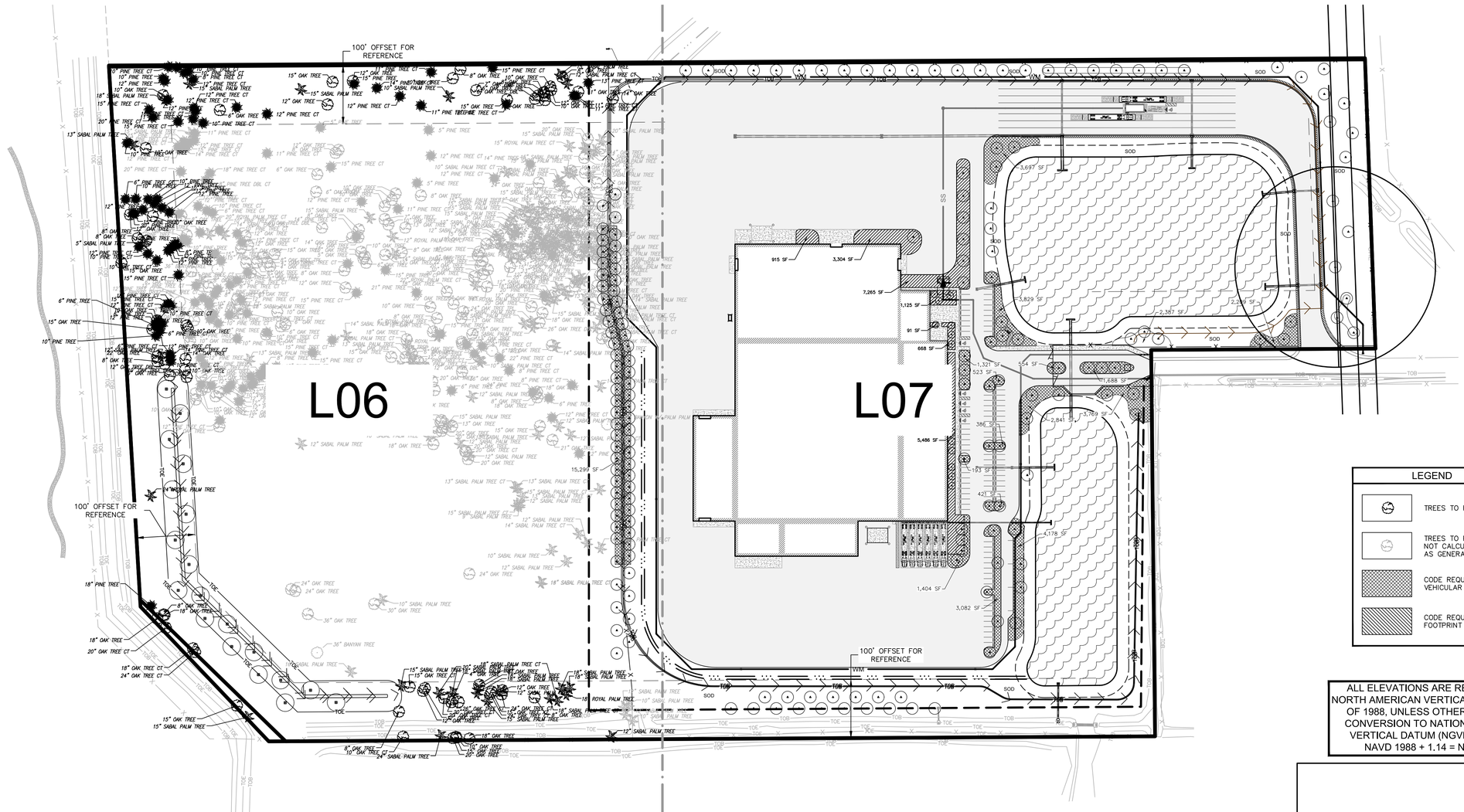
Notes:

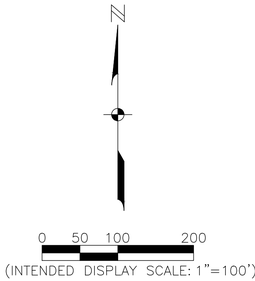
All plant material sizes specified are considered minimum. All parts of the plant material specifications must be met for the material to be considered acceptable.

The heights of all trees and shrubs shall be measured from the final grade of the project site.

Where necessary, contractor shall install root barrier to protect sidewalks, utilities, etc. from root damage. See details for specific requirements for root barrier installation.

To meet the general tree requirements, 12 trees will be provided at 16' heights and 4" dbh and counted 2:1.





LEGEND

- TREES TO REMAIN
- TREES TO REMAIN NOT CALCULATED AS GENERAL TREES
- CODE REQUIRED VEHICULAR USE AREA
- CODE REQUIRED BUILDING FOOTPRINT AREA

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RRT

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REVISIONS

NO.	DESCRIPTION	DATE

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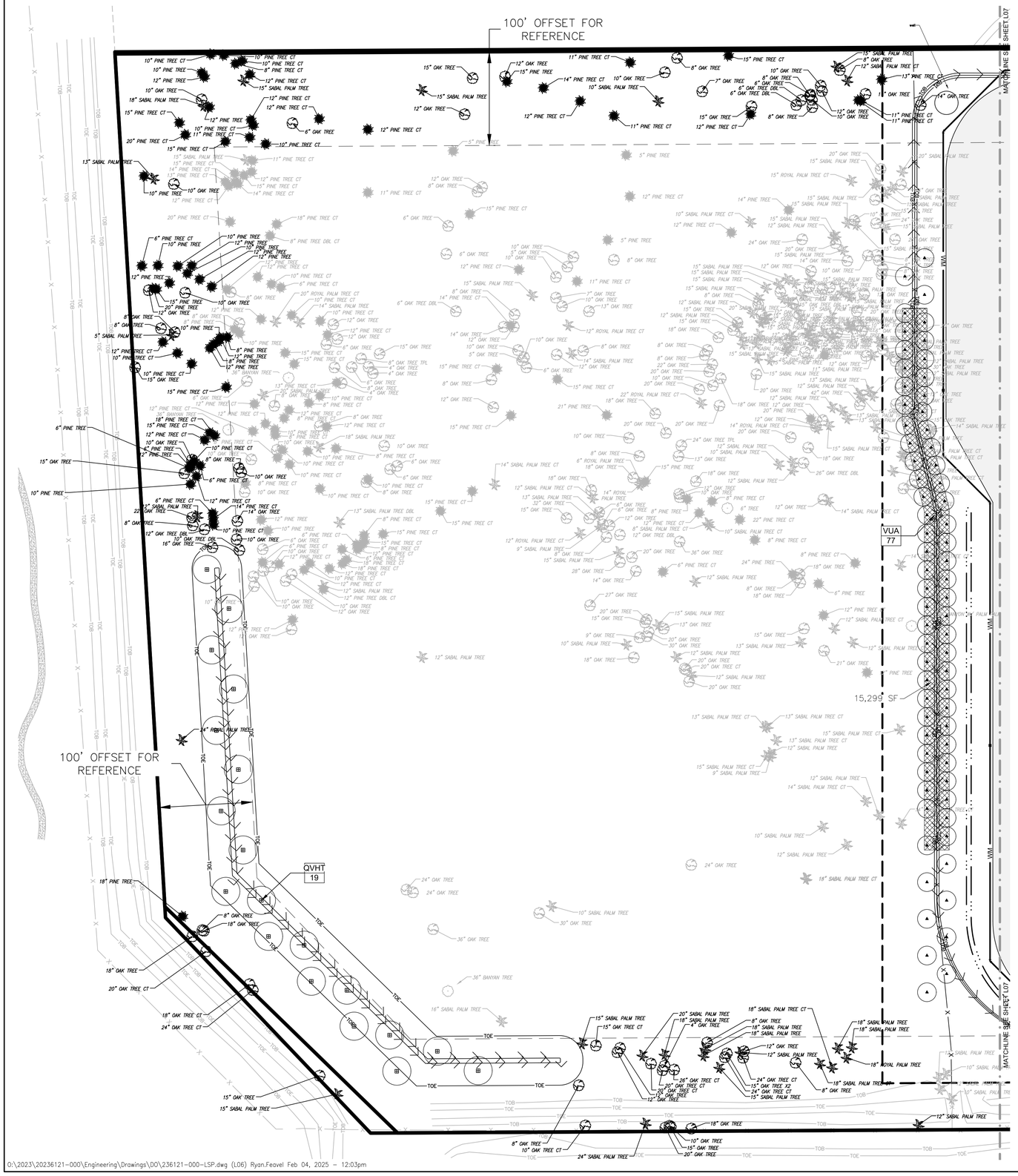
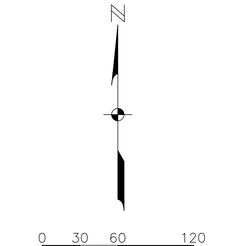
Landscape Code Plan Key

SHEET NUMBER

L05





LEGEND

- TREES TO REMAIN
- TREES TO REMAIN NOT CALCULATED AS GENERAL TREES
- CODE REQUIRED VEHICULAR USE AREA
- CODE REQUIRED BUILDING FOOTPRINT AREA

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES						
⊞	QVHT	19	Quercus virginiana	Live Oak Heritage Replacement Trees	20` Ht.	Native
▲	VUA	185	Vehicular Use Area Canopy Trees	VUA Canopy Trees	10` Ht, 2" Cal, 4` Spr	Native

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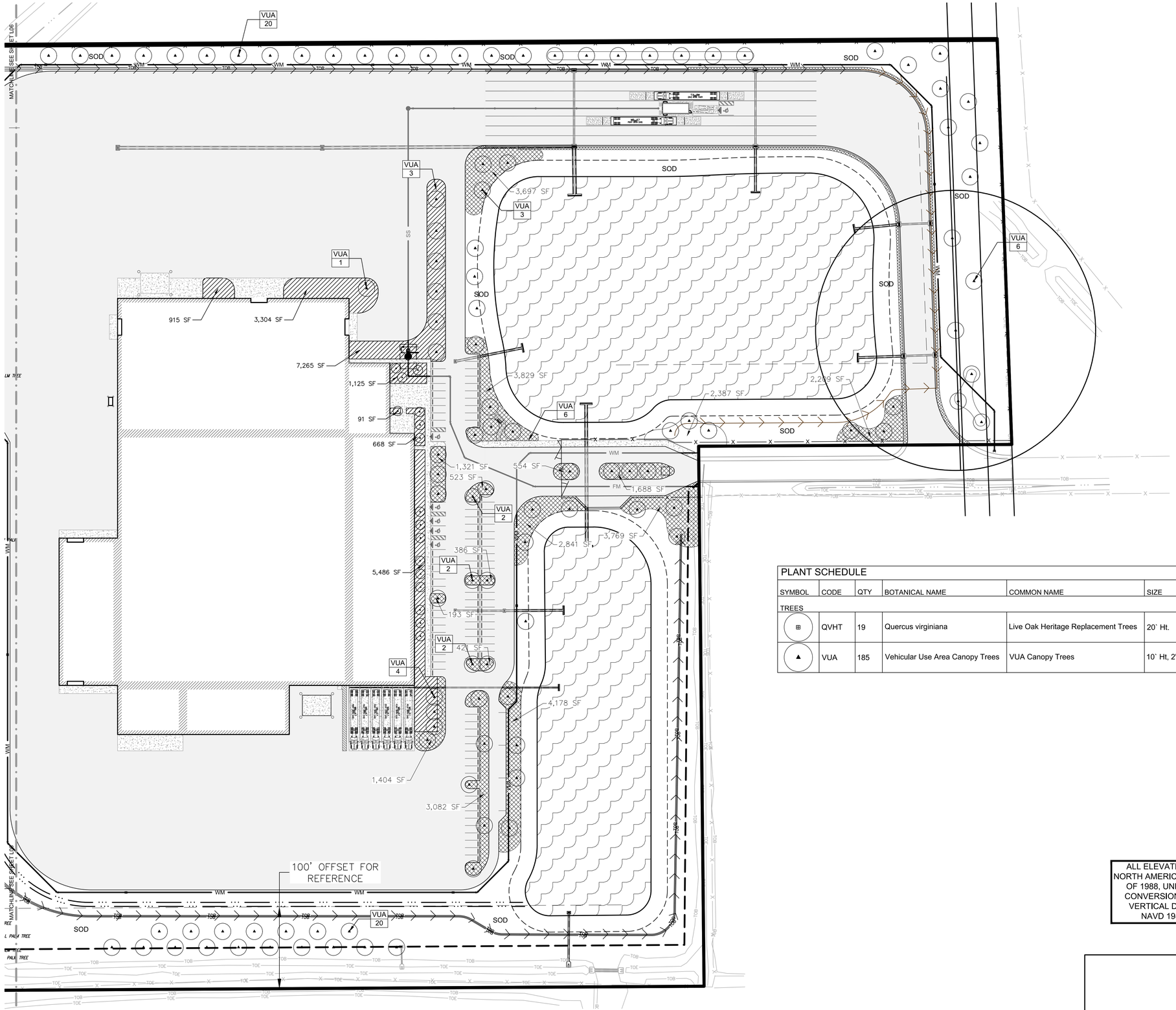
SCALE: AS SHOWN

LANDSCAPE CODE PLAN

SHEET NUMBER
L06



LEGEND

- TREES TO REMAIN
- TREES TO REMAIN NOT CALCULATED AS GENERAL TREES
- CODE REQUIRED VEHICULAR USE AREA
- CODE REQUIRED BUILDING FOOTPRINT AREA

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES						
⊞	QVHT	19	Quercus virginiana	Live Oak Heritage Replacement Trees	20` Ht.	Native
▲	VUA	185	Vehicular Use Area Canopy Trees	VUA Canopy Trees	10` Ht, 2" Cal, 4` Spr	Native

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SCALE: AS SHOWN

LANDSCAPE CODE PLAN

SHEET NUMBER

L07

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES						
⊞	QVHT	19	Quercus virginiana	Live Oak Heritage Replacement Trees	20` Ht.	Native
▲	VUA	185	Vehicular Use Area Canopy Trees	VUA Canopy Trees	10` Ht, 2" Cal, 4` Spr	Native

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SCALE: AS SHOWN

LANDSCAPE SCHEDULES

SHEET NUMBER

L08