July 7, 2025
PROJECT NAME: HEADSPRINGS, LLC
PROJECT NUMBER: 2022070125
APPLICATION: MAJOR SITE PLAN #32134

1 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(8) - Calculation & Plan Consistency
STATUS OF REVIEW: INFO
REMARKS: This criteria to be reviewed with resubmittal.

2 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.10.B - Copy of NPDES Permit or NOI
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the NPDES permit or NOI prior to construction.

3 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Copy of District Permit (County Interest)
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the District permit prior to construction.

4 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Additional Stormwater comments
STATUS OF REVIEW: INFO
REMARKS: (1) If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org. (2) Proposed grading and drainage modifications that impact the FDOT ROW drainage systems need to be coordinated directly with FDOT.

5 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, their conditions, and the date of approval
STATUS OF REVIEW: INFO
REMARKS: 11/7/24-add waivers if requested in future

6 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Additional Development Review Comments
STATUS OF REVIEW: INFO
REMARKS: After approval, plans will be electronically stamped by the County. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24”x 36” sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued. Until such time as that development order is issued, the project does not have final approval and construction, if applicable, shall not commence. For plans requiring As-Builts, As-Builts and associated documentation shall be submitted on paper in accordance with current county requirements.

7 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.4 - Water (potable) Capital Charges and Flow Rates - proposed use identified to calculate
STATUS OF REVIEW: INFO

REMARKS: Potable water capacity charges will be required to be calculated & paid at time of building permit review by MCU permitting.

8 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.4 - Sewer Capital Charges and Flow Rates - proposed use identified to calculate
STATUS OF REVIEW: INFO
REMARKS: Sewer capacity charges will be required to be calculated & paid at time of building permit review by MCU permitting.

9 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.5.C - All issued permits related to this project shall be submitted to MCU (DOT, ROW, misc)
STATUS OF REVIEW: INFO
REMARKS:

10 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.5.C - DEP permit for water mains to be constructed/owned by MCU
STATUS OF REVIEW: INFO
REMARKS: DEP PWS permits will not be signed out by MCU until this Major Site Plan is stamped approved by DRC. Leave all plant and County data blank; MCU will complete.

11 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.5.C - DEP permit for sewer mains to be constructed/owned by MCU
STATUS OF REVIEW: INFO
REMARKS: DEP WW permits will not be signed out by MCU until this Major Site Plan is stamped approved by DRC. Leave all plant and County data blank; MCU will complete.

12 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.7 - Construction Inspection - PLAN NOTE:
STATUS OF REVIEW: INFO
REMARKS: 7/1/25 MCU prefers note clouded on Utility Plan. Previous comment: Revise note #19 on Sheet C001: "MCU personnel are to inspect any work performed on or around existing MCU infrastructure. A pre-construction meeting is required to be held a minimum of 48 hours prior to start of any construction. If the pre-construction meeting is not completed, any work may be halted. To schedule, contact MCU's Construction Officer at 352-307-6163."

13 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.9.B - Transfer of Facilities to Marion County Utilities - PLAN NOTE:
STATUS OF REVIEW: INFO
REMARKS: It shall be clear on the plan where County ownership ends and private maintenance begins for all mains and services.

14 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.9.B - Bill of Sale
STATUS OF REVIEW: INFO
REMARKS: A Bill of Sale will be required before any DEP clearances are signed out by MCU. The Bill of Sale shall include (1) a completed cover document executed by ownership with two witnesses, (2) an Exhibit A of all materials installed with unit pricing for any water/wastewater components installed that shall be conveyed to MCU for future ownership, operation, and maintenance, and (3) an as-built which represents the items on Exhibit B. The as-built shall include all features identified in Code Sec 6.14.8.A with state plane coordinates. Since this item is required to be completed before respective DEP Clearance, it is typically the

EoR that coordinates this item. The forms & process will be discussed at the pre-construction meeting after plan approval; EoR is expected to be in this pre-con, in addition to ownership & selected contractors.

15 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.15.6.A - Potable Water Metering - individual/banked, size
STATUS OF REVIEW: INFO
REMARKS: 7/1/25 C012 Due to this being a hotel, must utilize detail with meter bypass for maintenance purposes to maintain service. Bypass to be chained and locked closed by MCU.

16 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.15.7 - Cross Connection Control and Backflow Prevention
STATUS OF REVIEW: INFO
REMARKS: 7/1/25: C012 - Remove UT213. Previous comment: Corrected - Sheet C006 - DDC? with above ground meter

17 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities
STATUS OF REVIEW: INFO
REMARKS: 7/1/25 Plan Review $130.00. Previous comment $130 - to pay by phone, call 352-671-8686 & refer to Utility Plan review for AR 32134

18 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Additional Utilities comments
STATUS OF REVIEW: INFO
REMARKS: 7/1/25 C006 Where does pool reject water go? It cannot be drained into MCU's waste water system.

19 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Additional Utilities comments
STATUS OF REVIEW: INFO
REMARKS: For any questions regarding this review, please contact Heather Proctor, Utilities Development Review Officer, at Heather.Proctor@marionfl.org or by phone at (352) 438-2846.

20 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Central Sewer/Central Water

21 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 6.11.4.B & D/7.3.1 - [Cross/Parallel Access Required/Suitable?]
STATUS OF REVIEW: INFO
REMARKS: Please refer to the OCE-Traffic review remarks.
Additionally, staff understands a replat of the site is expected, and may be used as an alternative form of providing the necessary cross access.

22 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available?
STATUS OF REVIEW: INFO
REMARKS: Please refer to the OCE-Traffic review remarks.

23 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: Additional 911 comments
STATUS OF REVIEW: INFO
REMARKS: Please be aware that the address will most likely change to reflect the main driveway access and frontage off of NE 58th Avenue when the building permit is submitted.

24 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.32 - Modified Environmental Assessment for Listed Species (LDC 6.5.4) -OR- EALS Exemption Application (LDC 6.5.3) submitted (including habitat assessment as necessary per LDC 6.6.4)
STATUS OF REVIEW: INFO
REMARKS: 7/2 review: Environmental assessment received and transmitted to FWC.

25 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 4.4.4 -Sign (provisions for advertising signage), if it is a multi occupancy complex like shopping centers they must submit a master sign plan.
STATUS OF REVIEW: INFO
REMARKS: 7/2 review: Staff acknowledges the 5' setback was added. Explain why a waiver is necessary - what code section is the applicant requesting to waive?
Initial review: Monument sign proposed - please show and label 5' setbacks on plan.

26 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.8 - Topographical Contours
STATUS OF REVIEW: NO
REMARKS: (1) LDC requires that the survey have been performed in the last 12 months. (2) LDC requires that one-foot contours extend 100 feet beyond the project boundary.

27 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.38 - Stormwater Maintenance Entity
STATUS OF REVIEW: NO
REMARKS: Owner listed on owner's signature is Azim Saju. Sunbiz has a Navroz Saju listed as a member. But not Azim. Please clarify.

28 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.7 - Geotechnical Criteria
STATUS OF REVIEW: NO
REMARKS: (1) Please note that the LDC requires a minimum of two borings per DRA, with an additional boring for each half acre of pond bottom. For lineal system, borings are required at 250' intervals. (2) Please also note that the LDC requires that for each retention/detention area utilizing percolation or infiltration in the design model, there shall be a minimum of two infiltration rate tests for each retention/detention area. (3) LDC requires that borings extend a minimum of 10' below the bottom of the proposed ponds. (4) Borings P-6 and P-7 are shown on the drainage plan, but are not included in the provided geotechnical engineer report. Please provide information for these borings.

29 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.A(3) - Retention/Detention Area Design Parameters
STATUS OF REVIEW: NO
REMARKS: Add coordinates or dimensions to the major pond components (changes in alignment, corners, etc) for constructability.

30 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.3 - Type of Stormwater Facility Criteria
STATUS OF REVIEW: NO

REMARKS: Retention/detention areas serving commercial lots shall be designed with a minimum berm width of 5 feet stabilized at a maximum of six percent grade maximum around the entire perimeter of the facility. The cross section for DRA 1a does not have this berm dimensioned.

31 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(4) - Hydrologic Analysis
STATUS OF REVIEW: NO
REMARKS: (1) ICPR outputs need to be verified subject to the supporting geotechnical data to be submitted. (2) Provide a pre and post impervious area table for the adjacent parcel to the north to demonstrate that the proposed impervious changes are neutral or are a net decrease to the north parcel drainage system.

32 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.4.C - Discharge Conditions
STATUS OF REVIEW: NO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"

33 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(6) - Freeboard
STATUS OF REVIEW: NO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"

34 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.4.D - Recovery Analysis
STATUS OF REVIEW: NO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"

35 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.6 - Stormwater Quality Criteria
STATUS OF REVIEW: NO
REMARKS: DRAs greater that 4' deep require the bottom to be sodded in addition to the side slopes. Please update cross sections to reflect this requirement. A waiver to sodding may be pursued if desired. If the waiver is pursued and granted, it will come with the condition that establishment will need to be in compliance with FDOT Standard Specification section 570.

36 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.8 - Stormwater Conveyance Criteria
STATUS OF REVIEW: NO
REMARKS: See comment under "6.13.2.B(5) - Hydraulic Analysis"

37 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(5) - Hydraulic Analysis
STATUS OF REVIEW: NO
REMARKS: Please submit a hydraulic analysis for all proposed inlets and conveyance pipes.

38 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.8.B(3) - Lane Spread Calculations
STATUS OF REVIEW: NO
REMARKS: Please provide spread calculations for the proposed section of Arthur Street.

39 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.A(9) - Access Accommodates Stormwater

STATUS OF REVIEW: NO
REMARKS: (1) Please clarify who will own the section of Arthur Street that is proposed by this project. This question and the stormwater implications of the answer need to be discussed with staff before resubmittal. (2) Please provide an agreement between owners of parcels 24129-000-00 and 24141-000-00 permitting the DRA construction shown on 24129-000-00.

40 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.8.B(7) - Minimum Pipe Size
STATUS OF REVIEW: NO
REMARKS: LDC requires conveyance pipes to be a minimum of 18" diameter or equivalent. Reduction in pipe size to 15" may be supported with corroborating calculations; applicants can request a waiver.

41 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.A(12)/6.12.5 - Stormwater Details, Cross Sections, References
STATUS OF REVIEW: NO
REMARKS: For the proposed retaining walls, please provide enough detail/information with this plan to enable reviewer to determine whether or adjacent private property will be impacted by the construction or long term maintenance of the retaining wall.

42 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.10 - Karst Topography and High Recharge Areas
STATUS OF REVIEW: NO
REMARKS: Please provide a signed & sealed Karst analysis.

43 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.12 - Operation and Maintenance
STATUS OF REVIEW: NO
REMARKS: Please provide an O&M manual detailing the steps for operating and maintaining the proposed system of inlets, drains and DRAs. An owner's certification is required on the O&M manual. Certification to state “I hereby certify that I, my successor, and assigns shall perpetually operate and maintain the stormwater management and associated elements in accordance with the specifications shown herein and on the approved plan.” The individual signing the certification needs to be an agent or member of the entity that will own and maintain the stormwater system, or an authorized signatory of that entity. If signatory is not an agent or member, a letter authorizing a different individual needs to be submitted with the signed documents. The authorization letter must be signed by and agent/officer of owner. Please have the person signing also print their name for verification. Sunbiz will be used to verify agents and/or officers. Please contact reviewer if you need examples of O&M manuals accepted in the past.

44 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Please provide a final signed and sealed hard copy signature page with references to the stormwater analysis or final hard copy of the full stormwater analysis.
STATUS OF REVIEW: NO
REMARKS: After all stormwater comments are resolved, please upload a digitally signed and sealed report. A hard copy signed and sealed report can be submitted if desired.

45 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.3 - Traffic Impact Analysis
STATUS OF REVIEW: NO
REMARKS: 11/13/24 - Traffic methodology is required and must be submitted separately, followed by a traffic assessment or study which must also be submitted separately.

46 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.4.B - Cross access
STATUS OF REVIEW: NO
REMARKS: 11/14/24 - 1) Provide evidence of adjacent property owner's agreement to proposed changes on adjacent property. 2) Show existing cross access easement on plans and show any proposed modifications to easement, ensuring a 24' wide public ingress / egress easement exists throughout. Provide the executed cross access easement (including any modifications) to the Right-of-way Office for recording prior to final plan approval. The template for the required easement can be obtained by contacting Cheryl Weaver in the Right-of-Way Office at 352-671-8679.

47 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.5 - Driveway access
STATUS OF REVIEW: NO
REMARKS: 11/18/24 -1) The proposed driveway on NE 25th St is only 160 ft from NE 24th St. This is less than the minimum 245 ft spacing required. Shift the driveway as far west as possible to meet the minimum driveway spacing as well as sight distance requirements. 2) [INFO] Coordinate any work in the NE 58th Ave right-of-way with FDOT.

48 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Marion County Utilities Contact Information
STATUS OF REVIEW: NO
REMARKS: 7/1/25 Why is City of Ocala listed? (2) Remove Carrie Hyde as a POC for MCU. Previous comment: Sheet C001 - update water/sewer info Marion County Utilities - 11800 S US Hwy 441, Belleview, FL 34420, 352-307-6000 24/7/365 Customer Service

49 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.15.1 - Potable Water Distribution System
STATUS OF REVIEW: NO
REMARKS: 7/1/25 C006 - Must use detail UT215. (2) Suggestion - Adjust taps to the North of the PRV on NE 25th ST for maximum flow. Pressures after PRC are 50-60 PSI.

50 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.15.3 - Fire Protection/Fire Flow Capacity
STATUS OF REVIEW: NO
REMARKS: 7/2/25 - All hydrants to be painted yellow to identify private ownership. Previous comment: defer to MCFR; water will be available by MCU

51 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.16.4 - Wastewater Collection Systems (Gravity/Pressurized) Design
STATUS OF REVIEW: NO
REMARKS: 7/1/25 - Must evaluate gravity system, force main. and lift stations SSR-002, SSR-001, & SSS-032 to determine if upgrades are required to handle additional flows.
Revised: Previous comment: Sheet C006 - (1) add a delineating man hold to for a break in County/private ownership (2) call out main size on this sheet

52 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Additional Planning Items:
STATUS OF REVIEW: NO
REMARKS: 7/3/25: Please provide design characteristics in the Florida vernacular - examples provided in LDC Article 5 Division 9; Looking for trim, etc to enhance the look of the building.
Looking for gray to be lighter in shade similar to the gray color examples in LDC Figure 5.9.3-2 Sherwin-Williams Color References.

Front porch to be at least 50% of the structure's front facade and a minimum of 60" in depth as required in LDC Sec 5.9.3.F.3.a
1) The project is located in the Silver Springs Community Redevelopment Area Overlay (SSCRAO) established by LDC Section 5.9.3 and is subject to the design and development standards of the SSCRAO. Per LDC Section LDC Section 5.9.3.E requires "submittal of architectural drawings (complete front, sides, and rear elevations and overhead view of roof, and full paint/color/finish illustrations) of all structures that shall be required to accompany any Major, Minor, or Building Permit Site Plan and any Improvement Plan (e.g., walls, fences, sidewalks, etc.) providing for improvements as listed within this Section submitted for development review and approval pursuant to LDC Article 2. Such drawings shall be rendered in color and shall include, color charts, structure dimensions, service area and mechanical equipment locations, outdoor storage area locations, screening devices, master lighting plan, and any other information as determined necessary by the County to ensure consistency with these regulations. Final approval of all required project design submittals shall be part of the development approval process. Such approval shall include, but not be limited to, building elevations, roof type, construction materials, lighting, screening, colors and building orientation." As such, please submit the complete architectural drawings with this Major Site Plan as required.
2) In addition to architectural design standards, LDC Section 5.9.3 also addresses site development and design – particularly in LDC 5.9.3.F(4 through 19) – that relate to the overall appearance and arrangement of the site. Landscaping, screening, lighting, and sidewalks/pedestrian access are key items of concern. The plan must demonstrate compliance with the referenced provisions – submitting a "bullet narrative" addressing how the items are satisfied is STRONGLY RECOMMENDED. For instance, sidewalks are required along all roadways – "Arthur Street," while not fully developed will be extended, as such the existing sidewalk along the east side of "Arthur Street" must be extended south to the site, and connectivity from that sidewalk to the hotel must be provided, additionally, a LDC Waiver is required to not complete further extension of the sidewalk; however, a blanket waiver is a concern as "Arthur Street" is not a vacated/abrogated roadway.
3) The project is potentially eligible for Silver Springs CRA reimbursement grants related to development of the site; however, grant applications must be submitted for review consideration PRIOR TO THE COMMENCEMENT ANY WORK. Please contact Growth Services Silver Springs CRA staff to discuss options related to the project as the earliest opportunity to explore options and maintain eligibility for potential grants.

53 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.7.9 - Replacement trees; general requirements
STATUS OF REVIEW: NO
REMARKS: 91 tree inches to be mitigated for - how will this be addressed?

54 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.6 - Buffers
STATUS OF REVIEW: NO
REMARKS: 1. East and south buffer calculations to be revised per discussion with Landscape Architect 2. East buffer -Deciduous trees will not provide year round screening intent, please use evergreen trees

55 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.7 - Parking areas and vehicular use areas
STATUS OF REVIEW: NO
REMARKS: 1. Waiver required to use ornamental trees in islands on east side (show conflict with OHE) Staff supports

56 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.9.2 - Irrigation plan requirements (details, legend, notes)
STATUS OF REVIEW: NO
REMARKS: Irrigation plan shall be signed and sealed

57 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.19.3 - Outdoor lighting plan requirements
STATUS OF REVIEW: NO
REMARKS: 1. Photometric plan shall be signed and sealed

58 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.4.L(4) - Zoning requirements: lot width, area , setbacks , coverage (floor area ratios) and parking
STATUS OF REVIEW: NO
REMARKS: 7/2 review: The setback along NE 58th Avenue and the setback along NE 25th street is both still labeled as front setbacks on sheet C003 v2. For clarity, please clearly state which street will be the front setback versus side setback in your comment response. Adjust sheet C003 v3 as needed. For reference, the preliminary plat under AR 32325 shows the NE 25th street setback as a 10' side setback.
Initial review: Please determine and label which setback is your front setback. Plan shows a front setback along 58th Ave, and also 25th Street. Please also confirm there are no vertical improvements inside the 40' front setback (eastern boundary). Unclear on plan if that is a pedestal, or a median in front of the entrance to the hotel - please identify and label improvements inside the setback.

59 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.23/4.2 -Setbacks, dimensions for all improvements, and easements
STATUS OF REVIEW: NO
REMARKS: 7/2 review:
[1] On C003, Label and add the north-south dimensions to what seems to be an outside seating area by the portico.
[2a] Staff did not locate any labeled easements on C003. Please confirm if there are any on the site plan and if so where they are.
[2b] Zoning staff reviewed the applicant's response to Traffic's first submittal remark for "6.11.4.B - Cross access." The pre-plat under AR 32325 shows a proposed ingress/egress easement between existing hotel and this proposed hotel. Indicate the location/dimensions of the proposed ingress/egress easement on this site plan.
Initial review: Please label all improvements and dimensions of same.

60 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.24 - Landscape requirements/6.8.6 - Buffering
STATUS OF REVIEW: NO
REMARKS: 7/2 - Applicant stated a waiver to use accent/ornamentals in place of shade trees was requested. This item will remain [NO] until the waiver is approved.
Initial review: Please provide waiver for using accent/ornamentals in place of shade trees in buffers. Please provide evidence of existing overhead power lines - timestamped photos is sufficient.

61 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.4.L(7) - List and describe land use including floor area of particular use (example: office, warehouse, storage or assembly) these descriptions are often found in the summary of parking requirements but should be clearly shown on plan
STATUS OF REVIEW: NO
REMARKS: 7/2 - Applicant provided "gross building area (all floors)" in V2. The stated area in V2 is 72,100 SF (38.2). Provide an itemized list of non-guest room areas. This is related to staff's parking comments.
Initial review: Please list/clarify total floor area of hotel - including all floors, not only the area of the site it occupies.

62 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.9 - Show adjacent streets serving development
STATUS OF REVIEW: NO
REMARKS: 7/2 - Applicant responded with " A waiver has been requested." This comment will remain as [NO] until the status of this requested waiver is determined.
Initial review: Plan indicates build-out of ROW (re: construction of 55' of ROW on Arthur Street (western boundary)). Is this being accomplished through an off-site improvement plan or waiver?

63 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.4.L(10) - Parking requirements, service entrances, space size paved parking isle and access to parking area/6.11.8 - Off-street parking requirements/6.11.7 - Loading Areas/ 6.11.6 - Construction access/route
STATUS OF REVIEW: NO
REMARKS: 7/2 review: The 1,000 GFA non-room area applies to the GFA for common areas and employee areas (e.g., hotel lobby, hotel gym, staff laundry rooms/kitchens, office, etc). Provide GFA of non-guest room areas on the cover sheet and show parking calculations based on the GFA. Alternatively, 6.11.8.A allows applicants to demonstrate that project circumstances warrant less parking than required by code. If requesting a waiver, it is recommended that the applicant provides data to back their claims such as a parking study, # of expected employees, and GFA of common areas/employee areas.
109 spaces - 53 spaces = 56 spaces provided after 53 guest spaces are accounted for
56 excess spaces / 10 space standard from LDC = 5.6 ratio
5.6 ratio x 1000 GFA = 5,600 GFA
If less than or equal to 5,600 GFA of common area is proposed, no waiver or alternative parking.
Initial review: Please confirm that there will not be a restaurant on site, and that the sole use is hotel. Plan does say that there will not be an ancillary meeting or public gathering space open to the public. Based on room count only, 64 parking spaces required. However, LDC Sec. 6.11.8, for every 1,000 SF of GFA non-room space (restaurant space), 10 spaces are required. Note - plan states that 143 total spaces are provided.

64 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: Additional Zoning comments
STATUS OF REVIEW: NO
REMARKS: 7/2 review:
[1, NO] Regarding Sec 2.12.22 -
On C003 Layout, between first submittal and second submittal the DRA along the south boundary was removed. The preliminary plat moving concurrent with this major site plan seems to create an 0.83 acre outparcel/lot. For next C003 Layout submittal, label and provide the dimensions of the outparcel in acres and square feet. This should match the dimensions provided on the pre-plat under AR 32325.
[2, NO] An approved SUP is noted on the site data table on the coversheet. Add reference to 240102SU and Resolution 24-R-64 on the cover sheet. Res. 24-R-64 states Top of Decorative Roof Facade = 90', but the cover sheet states Top of Decorative Roof Facade = 68'. Correct to match the resolution. The resolution is posted in this AR's supplemental folder.
[3, INFO] Note 8 on C003 states 6 story proposed, but the building as shown on C003 and other sheets says 5 story proposed. Please explain why Note 8 states 6 story.

65 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Major Site Plan
STATUS OF REVIEW: NO
REMARKS: Emailed Davis Dinkins; cross-access easement documents are still being worked on. 6.30.2025 HR
IF APPLICABLE:
Sec. 2.18.1.I - Show connections to other phases.

Sec.2.19.2.H – Legal Documents
Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.
Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)
For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."
Sec. 6.3.1.B.2 – Required Right of Way Dedication
For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."
Sec. 6.3.1.D.3 - Cross Access Easements
For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."
Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)
"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."
Sec. 6.3.1.C.2 – Utility Easements
"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."
Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:
1 "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."
2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."
3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."
Sec.6.3.1.D(f) –
If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."

32134

Marion County
Board of County Commissioners
Office of the County Engineer
412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
Fax: 352-671-8687

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 06.19.2025 Parcel Number(s): 24141.000.00 Permit Number: AR# 32134

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: HEADSPRINGS, LLC Commercial ☑ Residential ☐
Subdivision Name (if applicable): ______
Unit______ Block______ Lot______ Tract______

B. PROPERTY OWNER'S AUTHORIZATION: The property owner's signature authorizes the applicant to act on the owner's behalf for this waiver request. The signature may be obtained by email, fax, scan, a letter from the property owner, or original signature below.

Name (print): NAVROZ F. SAJU
Signature: ______
Mailing Address: 125 NE 1ST AVE, STE 1 City: OCALA
State: FL Zip Code: 34470 Phone # 352.867.1347
Email address: navroz.saju@hdghotels.com

C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process and will receive all correspondence.

Firm Name (if applicable): DAVIS DINKINS ENGINEERING, P.A. Contact Name: DAVIS DINKINS
Mailing Address: 125 NE 1ST AVE, STE 2 City: OCALA
State: FL Zip Code: 34470 Phone # 352.854.5961
Email address: davis@dinkinsengineering.com

D. WAIVER INFORMATION:
Section & Title of Code (be specific): 2.12.8 – Topographical Contours, 2.12.8 – Survey Less Than One Year Old
Reason/Justification for Request (be specific): The topography is shown to the Center Line of the adjacent streets on the east and south, and approximately 100' off site to the north and west and is sufficient for design and construction. The survey was completed in 2022 with the property transaction and no development has occurred. A re-plat is in process which will include an updated boundary certification so a waiver of the 12-month requirement is requested.

DEVELOPMENT REVIEW USE:
Received By: email 6/25/25 Date Processed: 7/10/25 kan Project # 2022070125 AR # 32134

ZONING USE: Parcel of record: Yes ☐ No ☐ **Eligible to apply for Family Division: Yes ☐ No ☐**
Zoned:______ ESOZ:______ P.O.M.______ Land Use:______ **Plat Vacation Required: Yes ☐ No ☐**
Date Reviewed:______ Verified by (print & initial):______

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DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Section & Title of Code (be specific) *6.13.8B(7) – Minimum Pipe Size*
Reason/Justification for Request (be specific):
A waiver is requested for utilizing privately maintained stormwater pipes smaller than 18" diameter.
Conveyance calculations will be provided.

Section & Title of Code (be specific) *6.11.3 – Traffic Impact Analysis*
Reason/Justification for Request (be specific):
The site is not anticipated to generate more than 100 PM peak our trips so a full TIA is not required. The Traffic Assessment was provided in connection with the SUP 240102SU approved by the BOCC in February 2024 and should be sufficient to satisfy this comment.

Section & Title of Code (be specific) 6.11.5 – Driveway Access
Reason/Justification for Request (be specific):
The driveway placement is consistent with the plan submitted with SUP24010SU approved by the BOCC in February 2024.

Section & Title of Code (be specific) 6.8.6 – Buffers - 2.12.24 – Landscape Requirements
Reason/Justification for Request (be specific):
The buffers proposed are consistent with adjacent and connected development for uniformity, and consistent with the plan presented in SUP 24010SE approved by the BOCC in February 2024.

Section & Title of Code (be specific) 6.8.7 – Parking and vehicular use areas
Reason/Justification for Request (be specific):
A waiver is needed to use ornamental trees in islands where shown due to conflicts with existing or proposed utilities.

Section & Title of Code (be specific) 6.9.2 – Irrigation Plan
Reason/Justification for Request (be specific): The irrigation system is commonly procured as a design-build.
A waiver is requested to utilize the irrigation performance standards as the basis of design for the installation contractor.
As has been historically done.

Section & Title of Code (be specific) 2.12.9 – Show adjacent streets serving development
Reason/Justification for Request (be specific): The short extension of the existing access driveway is consistent with adjacent and connected development, and consistent with the plan presented in SUP 24010SE approved by the BOCC in February 2024.

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DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

2.12.35 – Modified Environmental Assessment for Listed Species

Section & Title of Code (be specific)

Reason/Justification for Request (be specific):

A ESA was completed at the time of the property transaction in 2022 and did not reveal listed species. That ESA has also been provided. The owner is aware of their responsibility and will perform another one if needed within the 90 days prior to construction.

2.12.4.L(20) – Parking Requirements

Section & Title of Code (be specific)

Reason/Justification for Request (be specific):

The parking count is based on rooms only, the ancillary space in the hotel is for use by the hotel guests not the general public. The parking count meets both the County and Brand standards.

Section & Title of Code (be specific) 4.4.4 – Sign

Reason/Justification for Request (be specific):

A waiver is requested – the signage will be by separate permit, and also is being addressed by the ongoing and concurrent re-plat to address shared infrastructure (such as the sign) and future development.

Section & Title of Code (be specific) 6.13.7 - Geotechnical Criteria

Reason/Justification for Request (be specific): The multiple borings across the site are resonably consistant and similar to the borings previously reported for the Holiday Inn site. As such they were utilized for the small water quality DRA with appropriate safety factor.

Section & Title of Code (be specific) Section 6.7.8 – Protected tree replacement requirements

Reason/Justification for Request (be specific): The site was reviewed by a certified arborist and the majority of the hardwood oaks are Water Oaks which have a shorter life expectancy than other heritage oaks species such as the Live Oak, which can create safety concerns for the property owner after construction disturbances. The proposed landscape plan includes a variety of species including live oaks and is planted the highest reasonable density and spacing that will allow the trees to thrive with the layout that was previously approved with the special use permit.

Section & Title of Code (be specific) Section 6.7.10 – Tree Mitigation Fund (if needed)

Reason/Justification for Request (be specific): Confirming waiver that the is Section 6.7.8 is waived, this section will not apply. If Section 6.7.8 is not waived, then a waiver of the fee is requested as an additional payment over the heavy proposed landscape is excessive when the existing trees being removed are not heritage type species.

Section & Title of Code (be specific)

Reason/Justification for Request (be specific):

HEADSPRINGS, LLC

MAJOR SITE PLAN

MARION COUNTY, FLORIDA

Hotel Development & Management Group

HOME2 SUITES BY HILTON

GENERAL NOTES:

1. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY "LAND DEVELOPMENT CODE" AND "UTILITY MANUAL" AS APPLICABLE. ANY WORK WITHIN THE FDOT RIGHT OF WAY SHALL CONFORM TO THE FDOT STANDARD PLANS INDEX (CURRENT EDITION).
2. NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL BY BOTH THE PROJECT ENGINEER, AND THE OFFICE OF THE COUNTY ENGINEER.
3. BUILDING SHALL BE HANDICAP ACCESSIBLE PER AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS FOR ACCESSIBLE DESIGN (LATEST EDITION).
4. **THE CONTRACTOR SHALL VERIFY THE LOCATION AND COVER OF ALL EXISTING UTILITIES AND REPORT ANY DISCREPANCY TO THE PROJECT ENGINEER. THERE MAY BE ADDITIONAL UTILITIES NOT SHOWN ON THESE PLANS. CAUTION IS ADVISED PRIOR TO DIGGING!**
5. TYPE III SILT FENCE SHALL BE INSTALLED AS SHOWN ON THESE PLANS PRIOR TO ANY CONSTRUCTION, MAINTAINED DURING THE LIFE OF THE PROJECT, AND REMOVED FOLLOWING COMPLETION OF CONSTRUCTION.
6. THE SITE SHALL REMAIN FREE OF EXCESS DUST AND DEBRIS AT ALL TIMES. ANY INCIDENCE OF EROSION, SEDIMENTATION, DUST OR DEBRIS OCCURRING OFF-SITE AS A RESULT OF CONSTRUCTION ACTIVITIES ON THIS DEVELOPMENT SHALL BE CORRECTED BY THE CONTRACTOR WITHIN 48 HOURS OF EACH OCCURRENCE.
7. ALL DRAINAGE FACILITIES AND STORM STRUCTURES MUST BE BUILT PRIOR TO CONSTRUCTION OF ANY IMPERVIOUS SURFACES.
8. IF UNSUITABLE MATERIAL IS ENCOUNTERED WITHIN THE PROPOSED PARKING LOT, TWO (2) FEET OF UNDERCUT BELOW THE PROPOSED STABILIZED SUBGRADE, TOGETHER WITH SUITABLE BACKFILL MATERIAL, (OR GEOTECHNICAL ENGINEER'S RECOMMENDATION) IS RECOMMENDED. THE CONTRACTOR SHOULD PROVIDE A UNIT PRICE IN HIS INITIAL BID, AND HE SHALL NOTIFY THE PROJECT ENGINEER WHEN UNSUITABLE MATERIAL IS ENCOUNTERED. BEFORE PROCEEDING WITH ANY WORK RELATED TO UNSUITABLE MATERIAL, THE CONTRACTOR IS ADVISED TO CONTACT A LICENSED GEOTECHNICAL ENGINEER TO DETERMINE THE SUITABILITY OF THE INSITU SOIL AND THE AREA OF UNDERCUT THAT IS REASONABLY REQUIRED.
9. AUTO ASPHALT PAVEMENT SHALL BE 1-1/4" SURFACE COURSE (WITH TACK COAT), ON A 1" CONSTRUCTION LIFT (BOTH LIFTS TO BE FDOT SP 9.5), ON 8" LIMEROCK BASE (98% MAX DENSITY, 100 LBR) WITH PRIME COAT FULL WIDTH (0.1 GAL/SY), ON 12" (F.D.O.T. TYPE B) STABILIZED SUBGRADE (98% MAX DENSITY, 40 LBR). CONSTRUCTION REQUIREMENTS OF THE F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) SHALL GOVERN.
10. MINIMUM STRENGTH FOR ANY CONCRETE ON SITE SHALL BE 3000 P.S.I. AT 28 DAYS UNLESS INDICATED OTHERWISE ON THESE PLANS.
11. ANY DISTURBED ON-SITE AREAS LEFT UNPAVED SHALL BE RESTORED AND SODDED, SEEDED AND MULCHED, OR LANDSCAPED (AS APPLICABLE). ALL SODDED AREA SHALL BE UNDERCUT 2" PRIOR TO INSTALLATION.
12. IF A SINKHOLE SHOULD FORM ON THIS SITE, ALL APPLICABLE REPAIR PROCEDURES SHALL BE FOLLOWED AS OUTLINED IN TYPICAL SINK CHIMNEY REPAIR DETAIL SHOWN HEREON. ALSO, MARION COUNTY AND S.J.R.W.M.D. SHALL BE NOTIFIED IMMEDIATELY.
13. DAVIS DINKINS ENGINEERING, P.A. AND ITS EMPLOYEES ARE NOT RESPONSIBLE FOR ON-SITE SAFETY DURING CONSTRUCTION.
14. THE ELECTRICIAN SHALL COORDINATE WITH ELECTRIC SERVICE PROVIDER ANY MODIFICATIONS TO ELECTRIC SERVICE. ANY SLEEVING REQUIREMENTS SHALL BE COORDINATED WITH THE SITE CONTRACTOR.
15. THERE ARE NO WETLANDS ON THIS SITE.
16. AN AS-BUILT SURVEY SHALL BE PERFORMED BY A REGISTERED LAND SURVEYOR AND PROVIDED TO THE PROJECT ENGINEER FOR HIS USE IN CERTIFYING TO THE COMPLETION OF THE PROJECT PRIOR TO C.O. ALL AS-BUILTS SHALL COMPLY WITH CURRENT LDC, SECTION 6.14.8.
17. SITE CONTRACTOR MUST OBTAIN A PERMIT FROM THE COUNTY RIGHT-OF-WAY DIVISION PRIOR TO COMMENCEMENT OF WORK WITHIN THE COUNTY RIGHT-OF-WAY.
18. A PERMIT MUST BE OBTAINED FROM THE MARION COUNTY PERMITTING DIVISION PRIOR TO COMMENCEMENT OF ANY WORK WITHIN THE COUNTY RIGHT-OF-WAY.
19. MARION COUNTY UTILITIES PERSONNEL ARE TO INSPECT ANY WORK PERFORMED ON OR AROUND EXISTING MARION COUNTY UTILITIES INFRASTRUCTURE. A PRE-CONSTRUCTION MEETING IS REQUIRED TO BE HELD A MINIMUM OF 48 HOURS PRIOR TO START OF ANY CONSTRUCTION. IF THE PRE-CONSTRUCTION MEETING IS NOT COMPLETED, ANY WORK MAY BE HALTED. TO SCHEDULE, CONTACT MARION COUNTY UTILITIES' CONSTRUCTION OFFICER AT (352)-307-6163.
20. COPIES OF ALL RELATED PERMIT APPLICATIONS AND ISSUED PERMITS SHALL BE SUBMITTED TO THE DEVELOPMENT REVIEWER FOR THE MARION COUNTY UTILITIES DEPARTMENT.
21. THIS PROJECT IS LOCATED WITHIN THE SILVER SPRINGS PRIMARY PROTECTION ZONE.
22. FEMA HAS NOT DESIGNATED A 100-YEAR, 24-HOUR FLOOD ZONE ON THIS SITE. THE SITE IS IN FLOOD ZONE X.
23. ANY AND ALL SIGNAGE WILL REQUIRE ADDITIONAL PERMITTING (BY OTHERS).
24. ANY FIRE APPARATUS MUST COMPLY WITH THE FLORIDA FIRE PROTECTION CODE, AND SHALL BE FLOW TESTED AND COLOR CODED AS REQUIRED. HYDRANTS ON PUBLIC WATER MAINS TO BE FACTORY PAINTED RED. PRIVATE HYDRANTS TO BE FACTORY PAINTED YELLOW. ALL PUBLIC AND PRIVATE HYDRANTS SHALL HAVE THE CAPS PAINTED PER NFPA 291. ALL FLOW TESTS SHALL BE TESTED PER NFPA 291 BY A THIRD PARTY CONTRACTOR AND WITNESSED BY A MARION COUNTY FIRE INSPECTOR. PRIVATE HYDRANTS SHALL BE MAINTAINED BY THE BUILDING OWNER AND SHALL BE PRIVATELY TESTED ANNUALLY BY A CERTIFIED THIRD PARTY COMPANY WITH THE ANNUAL TESTING REPORTS PROVIDED TO MARION COUNTY FIRE RESCUE. FIRE HYDRANT LOCATIONS SHALL BE INDICATED BY PLACEMENT OF A BLUE REFLECTOR IN THE MIDDLE OF THE ROADWAY LANE CLOSEST TO THE HYDRANT.
25. CONTRACTOR TO COORDINATE LOCATION OF KNOX BOX(S) WITH FIRE MARSHAL PRIOR TO C.O.
26. BUILDING SHALL COMPLY WITH THE IN BUILDING PUBLIC SAFETY MINIMUM RADIO SIGNAL STRENGTH REQUIREMENTS PER NFPA 1 CHAPTER 11.10.1. THE LOCATION WILL NEED TO HIRE AN INDEPENDENT FIRM TO TEST THE STRENGTH OF THE SIGNAL AND IF DEEMED NECESSARY ADD EQUIPMENT WHICH ALLOWS THE BUILDING TO MEET THE MINIMUM POLICIES. THE BUILDING MUST HAVE A PASSING RADIO TEST PRIOR TO CALLING FOR THE FINAL FIRE INSPECTION OF THE BUILDING. ANY INSTALLATION OF EQUIPMENT MUST BE DONE UNDER A PERMIT AND BE APPROVED BY THE OFFICE OF THE FIRE MARSHAL.
27. BUILDING REQUIRES A PRIVATE FIREWALL INSPECTION AS PROGRESS CONTINUES ON THE BUILDING. THE THIRD PARTY INSPECTOR MUST BE APPROVED BY THE FIRE MARSHAL. ALSO, THE FIRM MUST SUBMIT WRITTEN REPORTS AT LEAST MONTHLY OR MORE FREQUENTLY TO THE FIRE MARSHAL ON THE PROGRESS OF INSPECTIONS AND FINDINGS.
28. THIS SITE IS WITHIN THE CRA OVERLAY ZONE.

IMPORTANT!!

PRIOR TO CONSTRUCTION, CONTRACTOR IS TO LOCATE ALL UTILITIES, INCLUDING SOFT-DIGS TO VERIFY LOCATION AND INVERTS AND CONTACT PROJECT ENGINEER WITH LOCATION INFORMATION!! IT MAY BE NECESSARY TO REMOVE, MODIFY, AND/OR RELOCATE EXISTING UTILITY SYSTEMS TO CONTINUE PROVIDING SERVICE TO EXISTING BUILDING AND FACILITIES. COORDINATION OF ANY TEMPORARY SERVICE INTERRUPTIONS TO BE THE RESPONSIBILITY OF THE CONTRACTOR.

IMPERATIVE:

IT IS THE SURVEYOR'S AND CONTRACTOR'S RESPONSIBILITY TO HAVE THE MOST CURRENT PLAN PRIOR TO AND DURING CONSTRUCTION.

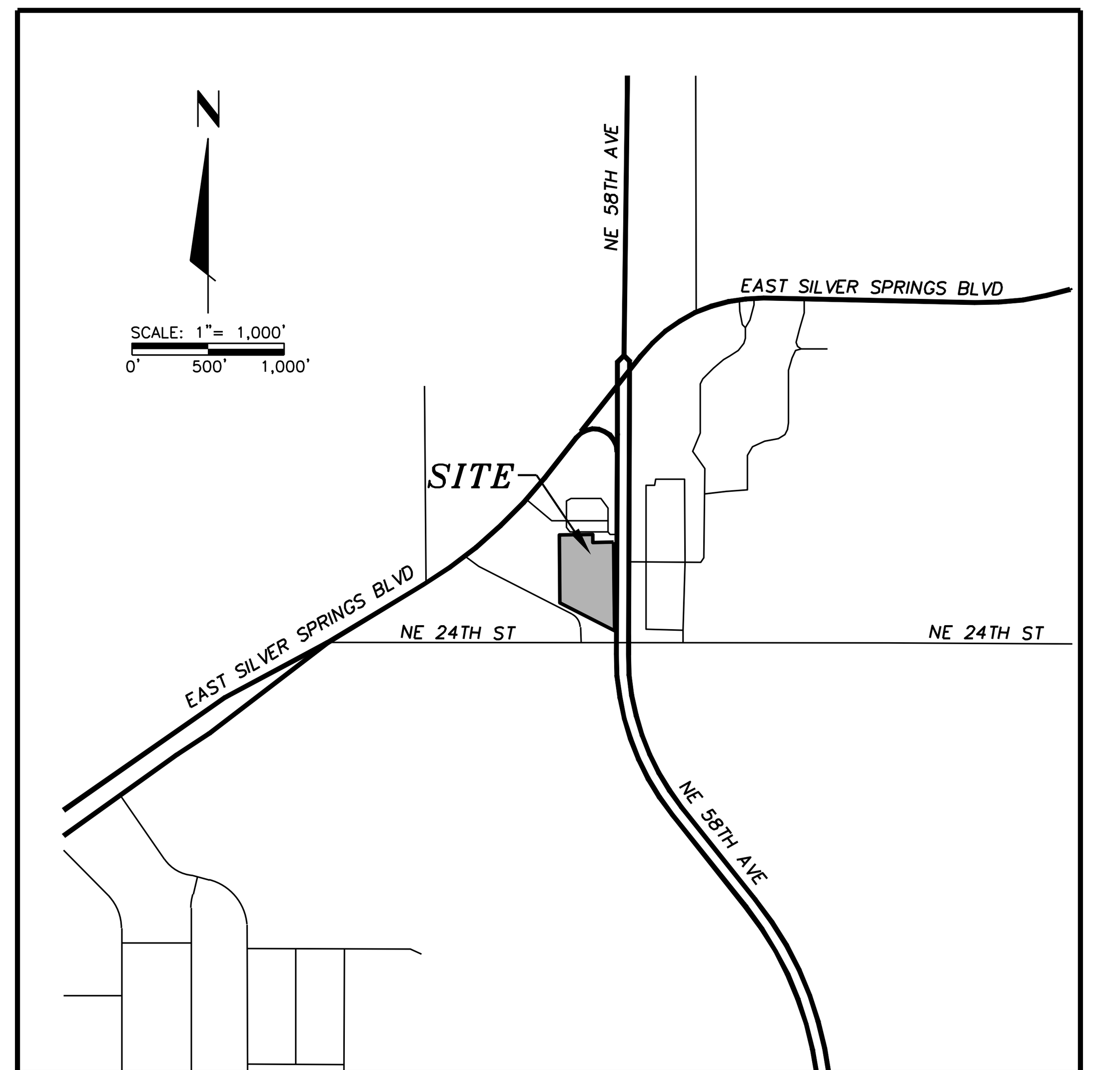
CONCURRENCY DEFERRAL NOTE:

THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, BUILDING PERMIT REVIEW.

OWNER'S CERTIFICATION:

I HEREBY CERTIFY THAT I, MY SUCCESSORS, AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN ON THIS PLAN.

PROJECT OWNER DATE
NAVROZ F. SAJU, MANAGER
125 NE 1ST AVE
SUITE 1, OCALA, FL. US 34470



LOCATION MAP

SECTION 1, TOWNSHIP 15, RANGE 22

PERMITS REQUIRED:

AGENCY	PERMIT	ISSUANCE DATE	NO.
F.D.E.P./N.P.D.E.S.	NOTICE OF INTENT	PENDING	–
MARION COUNTY	MAJOR SITE PLAN	PENDING	32134
S.J.R.W.M.D.	ENVIRONMENTAL RESOURCE PERMIT MODIFICATION	PENDING	227767-1
F.D.E.P.	POTABLE WATER DISTRIBUTION	PENDING	–
F.D.E.P.	SANITARY SEWER COLLECTION/TRANSMISSION	PENDING	–
F.D.O.T.	ACCESS CONNECTION	PENDING	2024-A-595-00039
F.D.O.T.	DRAINAGE CONNECTION	03-03-25	2024-D-595-00038

WAIVERS REQUESTED:

CODE SECTION	WAIVERS REQUESTED	APPROVAL/CONDITIONS	DATE
2.12.4.L(20)	PARKING REQUIREMENTS	–	–
2.12.8	TOPOGRAPHICAL CONTOURS & SURVEY LESS THAN ONE YEAR OLD	–	–
2.12.9	SHOW ADJACENT STREETS SERVING DEVELOPMENT	–	–
2.12.35	MODIFIED ENVIRONMENTAL ASSESSMENT FOR LISTED SPECIES	–	–
4.4.4	SIGN	–	–
6.8.6	BUFFERS	–	–
6.8.7	PARKING AND VEHICULAR USE AREAS	–	–
6.9.2	IRRIGATION PLAN	–	–
6.11.3	TRAFFIC IMPACT ANALYSIS	–	–
6.11.5	DRIVEWAY ACCESS	–	–
6.13.7	GEOTECHNICAL CRITERIA	–	–
6.13.8.B(7)	MINIMUM PIPE SIZE	–	–

48 HOURS BEFORE YOU DIG
CALL SUNSHINE
1-800-432-4770
IT'S THE LAW IN FLORIDA

INDEX OF SHEETS:

UTILITY CONTACT INFORMATION:

NOTE: CONTACT INFORMATION WAS OBTAINED FROM WWW.SUNSHINE811.COM. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY PROVIDERS PRIOR TO CONSTRUCTION

WATER & SEWER:
CITY OF OCALA WATER AND SEWER DEPARTMENT
STACEY FERRANTE
(352)-351-6775

MARION COUNTY UTILITIES
CARRIE HYDE
11800 S US HWY 441
BELLEVIEW, FL 34420
(352)-307-6000
24/7/365 CUSTOMER SERVICE

PHONE & FIBER OPTIC:
CENTURY LINK
BILL MCCLOUD
(850)-599-1444

UNITI FIBER LLC
CHARLIE CROFT
(251)-214-7059

ELECTRIC
OCALA ELECTRIC UTILITY
RANDY HAHN
(352)-351-6615

GAS
TECO PEOPLES GAS- OCALA
JOAN DOMNING
(813)-275-3783

DESCRIPTION:

SEE ATTACHED SURVEY BY ROGERS ENGINEERING, LLC.

SURVEY NOTICE:

SEE SEPARATE SURVEY BY ROGERS ENGINEERING, LLC. FOR BEARINGS & DISTANCES, MONUMENTATION, AND STATE PLANE COORDINATES.

GENERAL STATEMENT:

THE CHARACTER AND INTENDED USE OF THESE PLANS IS FOR THE CONSTRUCTION OF A FIVE-STORY HOTEL, TOGETHER WITH ALL REQUIRED IMPROVEMENTS SHOWN HEREON.

SITE DATA:

PARCEL ID#:	24141-000-00
ZONING:	B-2
SPECIAL USE PERMIT:	ORDINANCE NO. 24-04 CASE 240102SU
FUTURE LAND USE:	COMMUNITY BUSINESS
PROPOSED USE:	COMMERCIAL
APPLICANT:	NAVROZ F. SAJU, MANAGER HEADSPRINGS, LLC 125 NE 1ST AVE SUITE 1, OCALA, FL. US 34470 (352) 867-1347
SITE LOCATION:	5495 N.E. 25TH ST. OCALA, FL.
STANDARD SETBACKS:	FRONT= 40' SIDE= 10' REAR= 25'
MAXIMUM ALLOWABLE BUILDING HEIGHT (PER S.U.P.)	HABITABLE SPACE ROOFTOP = 68' TOP OF PARAPET = 77' TOP OF ROOF STAIRWELL = 80' TOP OF DECORATIVE ROOF FACADE = 68'
OVERALL SITE AREA:	±185,890 S.F. (±4.22 ACRES)
PROJECT AREA:	±185,890 S.F. (±4.22 ACRES)
EXISTING IMPERVIOUS AREA:	±0 S.F. (0%)
PROPOSED BUILDING FOOTPRINT AREA:	±14,600 S.F. (7.9%)
GROSS BUILDING AREA (ALL FLOORS):	±72,100 S.F. (38.8%)
TOTAL BUILDING AREA:	±14,600 S.F. (7.9%)
PROPOSED IMPERVIOUS AREA:	±88,200 S.F. (56.2%)
TOTAL IMPERVIOUS AREA:	±88,200 S.F. (47.4%)
PROPOSED OPEN AREA: (NOT INCLUDING D.R.A.)	±87,690 S.F. (47.2%)

PARKING CALCULATIONS:

PARKING REQUIRED:
105 GUEST ROOMS @ 0.5 SPACES/ROOM = 53 SPACES
TOTAL = 53 SPACES

NOTE: THE PARKING CALCULATIONS ARE BASED ON THE ROOM COUNT ONLY – THE HOTEL DOES NOT OFFER ANCILLARY MEETING OR PUBLIC GATHERING SPACES OPEN TO THE GENERAL PUBLIC.

PARKING PROVIDED:
PROPOSED PARKING SPACES (INCLUDES E.V.) = 101 SPACES
PROPOSED OVERSIZED SPACES = 3 SPACES
PROPOSED HANDICAP SPACES = 5 SPACES
TOTAL = 109 SPACES

TRAFFIC IMPACT STATEMENT:

*BASED ON HEADSPRINGS HOTEL TRAFFIC ASSESSMENT PREPARED BY KITTLESON & ASSOCIATES, INC.

Table 2: Headsprings Hotel PUD Proposed Development Plan and Trip Generation

			Daily	AM Peak Period					PM Peak Period				
	ITE		Trip	In		Out			In		Out		
Land Use	Code	Intensity	Ends	%	Trips	%	Trips	Total	%	Trips	%	Trips	Total
Hotel	310	120 RM	877	56%	30	44%	23	53	51%	31	49%	30	61
High T/O Rest	932	7.5 KSF	804	55%	40	45%	32	72	62%	42	38%	26	68
Total			1,681		70		55	125		73		56	129
Pass-By (Restaurant)	43%		29							15		15	29
Net External Trips			1,652		70		55	125		58		41	100

Source: ITE Trip Generation, 11th Edition

ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE (LDC), EXCEPT AS WAIVED; AND FURTHERMORE THAT THESE PLANS MEET THE APPLICABLE REQUIREMENTS OF THE S.J.R.W.M.D., AND SITE DISTANCE REQUIREMENTS OUTLINED IN THE 2020 F.D.O.T. DESIGN MANUAL, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVIS L. DINKINS, P.E.
FL LICENSE NO. 60058

DATE

IF DIGITALLY SIGNED AND SEALED:
DAVIS L. DINKINS, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 60058. THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DAVIS L. DINKINS ON THE DATE INDICATED HERE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

NO	REVISION	DATE
2	PER OWNER/JURISDICTIONAL REVIEW	06-23-25
1	PERMITTING ISSUE	11-01-24

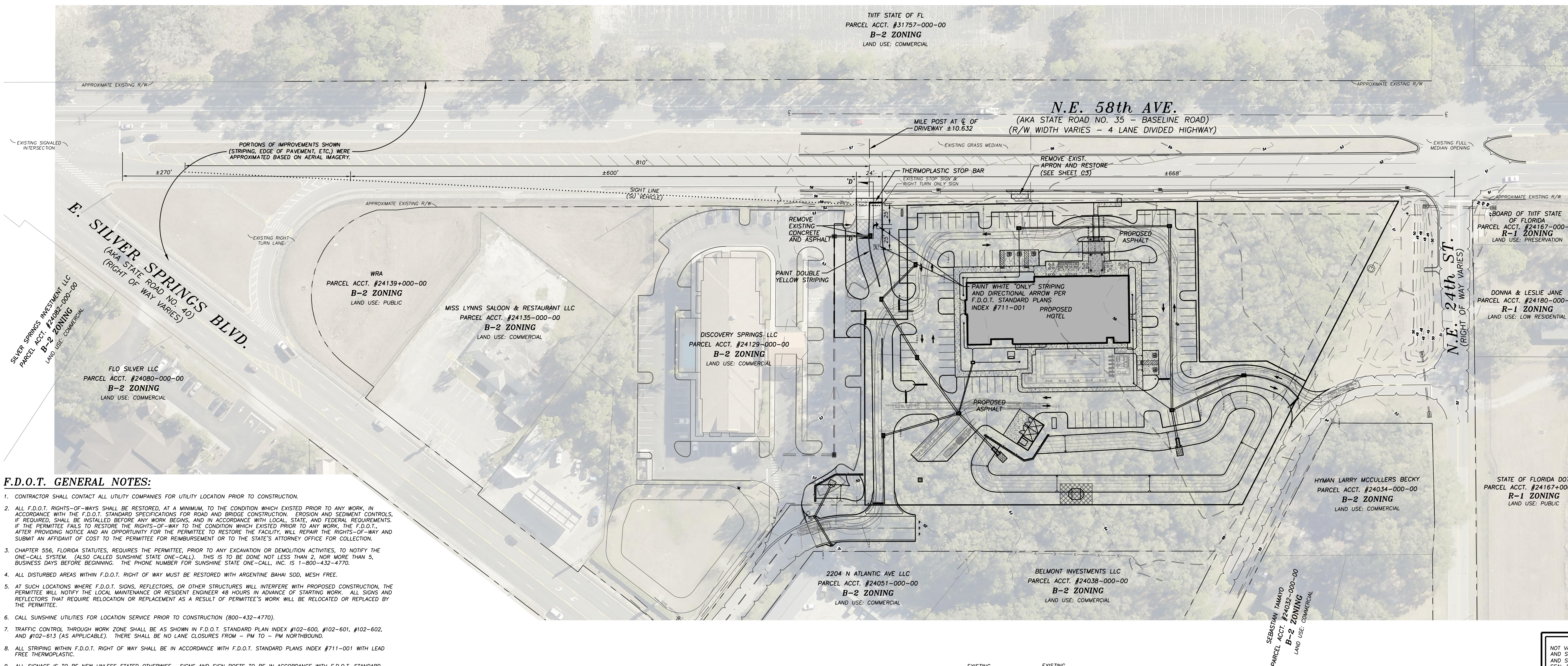
DESIGN: D.D./J.S. DRAW: J.S./S.U. CHECK: D.L.D.

DAVIS DINKINS ENGINEERING, P.A.
CERTIFICATE OF AUTHORIZATION #28150
125 N.E. 1st AVENUE
SUITE 2
OCALA, FL 34470
PHONE: (352) 854-5961

IMPORTANT NOTE:
PRIOR TO CONSTRUCTION IN THE R/W, THE FINAL PLANS AND PERMIT MUST BE APPROVED BY F.D.O.T.

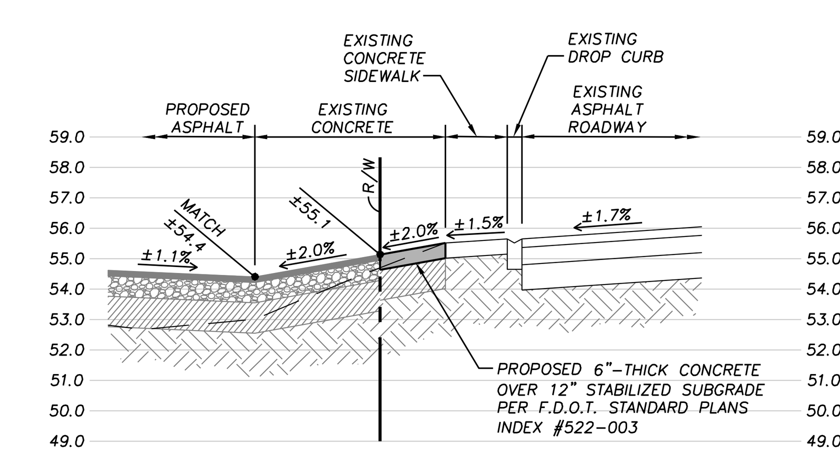
48 HOURS BEFORE YOU DIG
CALL SUNSHINE
1-800-432-4770
IT'S THE LAW IN FLORIDA

N
SCALE: 1" = 60'
0' 15' 60' 120'



F.D.O.T. GENERAL NOTES:

1. CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES FOR UTILITY LOCATION PRIOR TO CONSTRUCTION.
2. ALL F.D.O.T. RIGHTS-OF-WAYS SHALL BE RESTORED, AT A MINIMUM, TO THE CONDITION WHICH EXISTED PRIOR TO ANY WORK, IN ACCORDANCE WITH THE F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. EROSION AND SEDIMENT CONTROLS, IF REQUIRED, SHALL BE INSTALLED BEFORE ANY WORK BEGINS, AND IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. IF THE PERMITTEE FAILS TO RESTORE THE RIGHTS-OF-WAY TO THE CONDITION WHICH EXISTED PRIOR TO ANY WORK, THE F.D.O.T., AFTER PROVIDING NOTICE AND AN OPPORTUNITY FOR THE PERMITTEE TO RESTORE THE FACILITY, WILL REPAIR THE RIGHTS-OF-WAY AND SUBMIT AN AFFIDAVIT OF COST TO THE PERMITTEE FOR REIMBURSEMENT OR TO THE STATE'S ATTORNEY OFFICE FOR COLLECTION.
3. CHAPTER 556, FLORIDA STATUTES, REQUIRES THE PERMITTEE, PRIOR TO ANY EXCAVATION OR DEMOLITION ACTIVITIES, TO NOTIFY THE ONE-CALL SYSTEM. (ALSO CALLED SUNSHINE STATE ONE-CALL). THIS IS TO BE DONE NOT LESS THAN 2, NOR MORE THAN 5, BUSINESS DAYS BEFORE BEGINNING. THE PHONE NUMBER FOR SUNSHINE STATE ONE-CALL, INC. IS 1-800-432-4770.
4. ALL DISTURBED AREAS WITHIN F.D.O.T. RIGHT OF WAY MUST BE RESTORED WITH ARGENTINE BAHAI SOD, MESH FREE.
5. AT SUCH LOCATIONS WHERE F.D.O.T. SIGNS, REFLECTORS, OR OTHER STRUCTURES WILL INTERFERE WITH PROPOSED CONSTRUCTION, THE PERMITTEE WILL NOTIFY THE LOCAL MAINTENANCE OR RESIDENT ENGINEER 48 HOURS IN ADVANCE OF STARTING WORK. ALL SIGNS AND REFLECTORS THAT REQUIRE RELOCATION OR REPLACEMENT AS A RESULT OF PERMITTEE'S WORK WILL BE RELOCATED OR REPLACED BY THE PERMITTEE.
6. CALL SUNSHINE UTILITIES FOR LOCATION SERVICE PRIOR TO CONSTRUCTION (800-432-4770).
7. TRAFFIC CONTROL THROUGH WORK ZONE SHALL BE AS SHOWN IN F.D.O.T. STANDARD PLAN INDEX #102-600, #102-601, #102-602, AND #102-613 (AS APPLICABLE). THERE SHALL BE NO LANE CLOSURES FROM – PM TO – PM NORTHBOUND.
8. ALL STRIPING WITHIN F.D.O.T. RIGHT OF WAY SHALL BE IN ACCORDANCE WITH F.D.O.T. STANDARD PLANS INDEX #711-001 WITH LEAD FREE THERMOPLASTIC.
9. ALL SIGNAGE IS TO BE NEW UNLESS STATED OTHERWISE. SIGNS AND SIGN POSTS TO BE IN ACCORDANCE WITH F.D.O.T. STANDARD PLANS INDEX #700-010 AND #700-102.
10. RAISED REFLECTIVE PAVEMENT MARKERS ARE REQUIRED IN ACCORDANCE WITH F.D.O.T. STANDARD PLANS INDEX #706-001, BUT ARE NOT SHOWN FOR CLARITY PURPOSES.
11. CONFLICTING STRIPING TO BE REMOVED BY HYDROBLASTING.
12. ALL CONCRETE WITHIN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY THAT IS TO BE REMOVED WILL NEED TO BE SAWCUT AND REMOVED FROM THE CLOSEST CONTROL JOINT.
13. ANY NECESSARY EROSION CONTROL SHALL BE PER THE S.W.P.P.P.
14. ALL CONSTRUCTION WITHIN THE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THE LATEST DESIGN STANDARDS, AND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE UTILITY ACCOMODATION MANUAL (UAM).
15. ALL MATERIALS INSTALLED WITHIN THE F.D.O.T. RIGHT-OF-WAY SHALL BE LIMITED TO THOSE ON THE F.D.O.T. QUALIFIED PRODUCTS LIST OR APPROVED PRODUCT LIST OF TRAFFIC CONTROL SIGNALS AND DEVICES.
16. THE POSTED SPEED LIMIT IS 45 MPH.
17. ALL CONCRETE WITHIN F.D.O.T. RIGHT-OF-WAY SHALL BE AN APPROVED F.D.O.T. MIX DESIGN OF 3,000 PSI MINIMUM.
18. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT A MINIMUM OF TWO (2) BUSINESS DAYS PRIOR TO ANY LANE CLOSURES OR BEGINNING ANY CONSTRUCTION WITHIN THE F.D.O.T. RIGHT-OF-WAY.
19. ALL AFFECTED SIDEWALKS, RAMPS, AND CROSSWALKS ARE TO BE BUILT TO MEET THE AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS FOR ACCESSIBLE DESIGN (LATEST EDITION).
20. PROJECT WILL BE RESPONSIBLE/REQUIRED TO UPDATE/ADD/REMOVE ANY SIGNS AND PAVEMENT MARKINGS THAT MAY BE IDENTIFIED IN FIELD BY THE INSPECTOR PRIOR TO FINAL CERTIFICATIONS.



DRIVEWAY CROSS SECTION 'D'-'D'
NOT TO SCALE

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MAJOR SITE PLAN – F.D.O.T.

HEADSPRINGS, LLC

MARION COUNTY, FLORIDA

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DAVIS L. DINKINS, P.E.
FL LICENSE NO. 60058

DATE

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CONSTRUCTION NOTES:

A. ALL NOTES LISTED BELOW ARE THE RESPONSIBILITY OF THE SITE CONTRACTOR UNLESS STATED OTHERWISE.

B. THIS PLAN AND THESE NOTES ARE INTENDED TO INDICATE THE GENERAL SCOPE OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL REQUIRED IMPROVEMENTS TO COMPLETE THE PROJECT WETHER OR NOT SPECIFICALLY LISTED OR ITEMIZED HEREON.

C. THE CONTRACTOR IS RESPONSIBLE TO FAMILIARIZE THEMSELVES WITH EXISTING SITE CONDITIONS.

1. INSTALL SILT FENCE AND OTHER EROSION CONTROL AS SHOWN ON THE S.W.P.P.P. ON SHEET C11.
2. REMOVE EXISTING CONCRETE, CURB, ASPHALT, ELECTRIC, WELL, SEPTIC SYSTEMS, ETC. LOCATE AND PROPERLY ABANDON EXISTING WELL(S) PER S.J.R.W.M.D. AND F.D.E.P. REQUIREMENTS, (WELL ABANDONMENT PERMITS BY CONTRACTOR), AND SEPTIC SYSTEM. ADDITIONAL DEMOLITION THAT MAY BE REQUIRED TO PERFORM SITE IMPROVEMENTS IS THE RESPONSIBILITY OF THE SITE CONTRACTOR.
3. CONSTRUCT DRAINAGE RETENTION AREA WITH SODDED SIDE SLOPES. SEE TYPICAL SECTIONS ON SHEET C9.
4. CONSTRUCT EMERGENCY OVERFLOW WEIR WITH SODDED PYROMAT 75 EROSION MAT. SEE DETAIL ON SHEET C10.
5. INSTALL STORM SEWER SYSTEM. SEE UTILITY PLAN NOTES, SPECIFICATIONS, ETC. NOT FULLY LABELED ON THIS SHEET FOR CLARITY.
6. CONSTRUCT C.M.U. RETAINING WALL OR APPROVED ALTERNATE (STRUCTURAL DESIGN BY OTHERS) WITH 4'–HIGH, DECORATIVE ALUMINUM PICKET FENCING, POWDER COATED BLACK, AND MEETING THE REQUIREMENTS OF THE FLORIDA BUILDING CODE. CONTRACTOR TO VERIFY COLOR/STYLE/FINISH REQUIREMENTS WITH OWNER/ARCHITECT PRIOR TO CONSTRUCTION. TOP OF WALL ELEVATIONS ARE SHOWN ON THESE PLANS.
7. INSTALL UNDERGROUND UTILITIES (POTABLE, SANITARY, ELECTRIC, ETC.). SEE UTILITY PLAN NOTES, SPECIFICATIONS, ETC. NOT FULLY LABELED ON THIS SHEET FOR CLARITY.
8. CONSTRUCT HOTEL BUILDING (6 STORY, 105 ROOM), WITH DROP OFF CANOPY. COORDINATE DOWNSPOUT LOCATIONS PRIOR TO CONSTRUCTION. SEE GENERAL NOTES ON SHEET C1. (BY BUILDING CONTRACTOR).
9. CONSTRUCT POOL & GRILL AREA. SEE ARCHITECTURAL PLANS FOR ALL REQUIRED POOL DECK DRAINAGE, FENCING, PLUMBING, AND OTHER EQUIPMENT REQUIREMENTS. (BY BUILDING CONTRACTOR).
10. CONSTRUCT GENERATOR PAD (PER MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS). IMPORTANT!! COORDINATE FINAL LOCATION, CONDUIT, AND GAS SERVICE REQUIREMENTS WITH OWNER/DEVELOPER PRIOR TO CONSTRUCTION.
11. REMOVE EXISTING CONCRETE APRON, REPLACE WITH CONCRETE CURB AND GUTTER (F.D.O.T. INDEX# 520–001), AND CONCRETE SIDEWALK (F.D.O.T. INDEX# 522–001). NOTE, REPLACE SIDEWALK AND CURB TO THE NEAREST EXISTING SAWCUT.
12. CONSTRUCT 6"–THICK, 4,000 PSI, CONCRETE H.C. SPACES (WITH 6x6 #10/#10 WWM) OVER 12"–THICK STABILIZED SUBGRADE (96% MAX. DENSITY, 40 LBR). SEE PARKING SPACE DETAILS ON SIGNAGE & STRIPING PLAN.

12a. CONSTRUCT 6"–THICK CONCRETE APRON EXTENSION PER F.D.O.T. STANDARD PLANS INDEX #522–003.

13. INSTALL BRICK PAVERS WITH RIBBON CURB WHEN ADJACENT TO ASPHALT AS SHOWN (SEE JOINTING PLAN). SEE ARCHITECTURAL PLANS FOR DETAILS AND REQUIREMENTS. (BY BUILDING CONTRACTOR).
14. CONSTRUCT CONCRETE DUMPSTER PAD AND STORAGE AREA WHERE SHOWN PER ARCHITECTURAL PLANS.
15. INSTALL CONCRETE FILLED STEEL BOLLARDS WITH DECORATIVE BOLLARD COVERS, AND H.C. SIGNS WHERE APPLICABLE. SEE DETAILS ON SIGNAGE AND STRIPING PLAN.
16. CONSTRUCT 4"–THICK CONCRETE SIDEWALK (#10/#10 WWM), AND ALL REQUIRED CURB RAMPS AND DETECTABLE WARNING MATS PER F.D.O.T. STANDARD PLANS INDEX #522–001 & #522–002 (SEE CONCRETE SIDEWALK DETAILS).
17. CONSTRUCT ASPHALT PAVEMENT. SEE GENERAL NOTES 8 & 9 ON SHEET C1 AND ASPHALT DETAIL ON SHEET C4. IMPORTANT!! PRIOR TO INSTALLATION OF BASE, CONTRACTOR TO COORDINATE ALL REQUIRED SLEEVING REQUIREMENTS.
18. CONSTRUCT CONCRETE CURBING – SEE JOINTING PLAN FOR LOCATIONS AND DETAILS OF CONCRETE CURB REQUIRED. CONSTRUCT 2' CURB TRANSITION 6"–HIGH TO FLUSH AT ALL CURB ENDS.
19. INSTALL A/C PADS AND DECORATIVE FENCING PER ARCHITECTURAL PLANS.
20. INSTALL BIKE RACK. SEE ARCHITECTURAL PLANS FOR DETAILS AND REQUIREMENTS.
21. INSTALL VEHICLE CHARGING STATIONS (PER MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS), IN THREE LOCATIONS. IMPORTANT!! COORDINATE FINAL LOCATION, CONDUIT, AND OTHER REQUIREMENTS WITH OWNER/DEVELOPER PRIOR TO CONSTRUCTION.
22. INSTALL MONUMENT SIGNAGE (BY SEPARATE PERMIT). SITE CONTRACTOR TO COORDINATE SERVICE CONDUIT WITH BUILDING AND SIGN CONTRACTOR PRIOR TO INSTALLATION OF PAVEMENT BASE. SEE SHEET C5 FOR MONUMENT SIGN LOCATION ALONG SR 40.
23. INSTALL PAVEMENT MARKINGS AND SIGNAGE. SEE SIGNAGE AND STRIPING PLAN ON SHEET C5.
24. FINISH GRADE AND SOD OR LANDSCAPE (AS APPLICABLE) ALL DISTURBED AREAS ON–SITE AND OFF–SITE. SEE LANDSCAPE PLAN BY MICHAEL PAPE AND ASSOCIATES, PA.

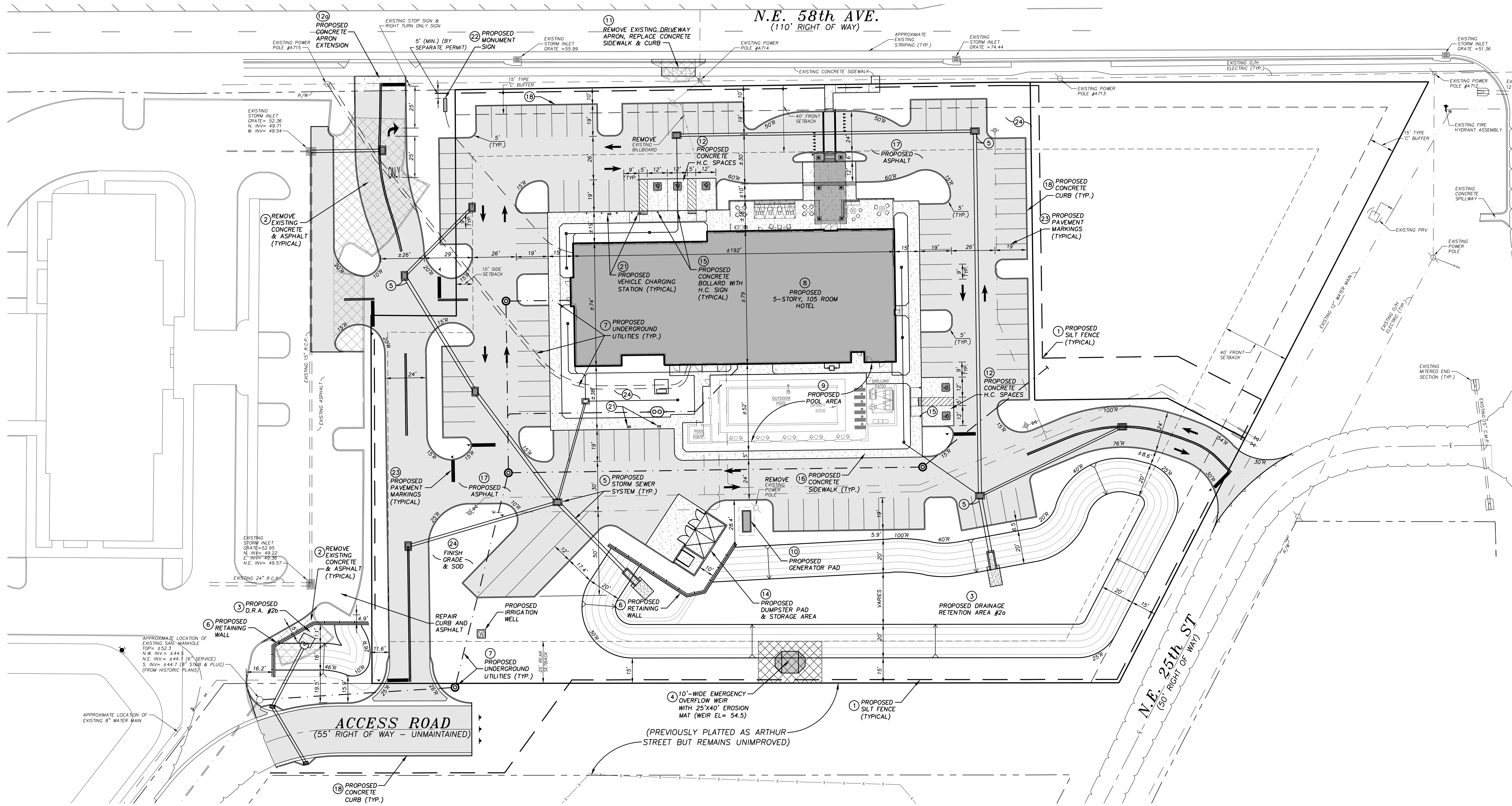
CAUTION!!

PRIOR TO CONSTRUCTION, CONTRACTOR TO LOCATE AND VERIFY ALL UTILITIES AND CONTACT PROJECT ENGINEER. CAUTION IS ADVISED THAT THERE ARE FIBER OPTIC UTILITY LINES IN THE AREA. EXERCISE EXTREME CAUTION AND CONDUCT HAND EXCAVATION (SOFT DIGS) TO CONFIRM LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AT POTENTIAL CONFLICT AREAS PRIOR TO CONSTRUCTION!

N

SCALE: 1"= 30'

0' 15' 30' 60'



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MAJOR SITE PLAN – LAYOUT

HEADSPRINGS, LLC

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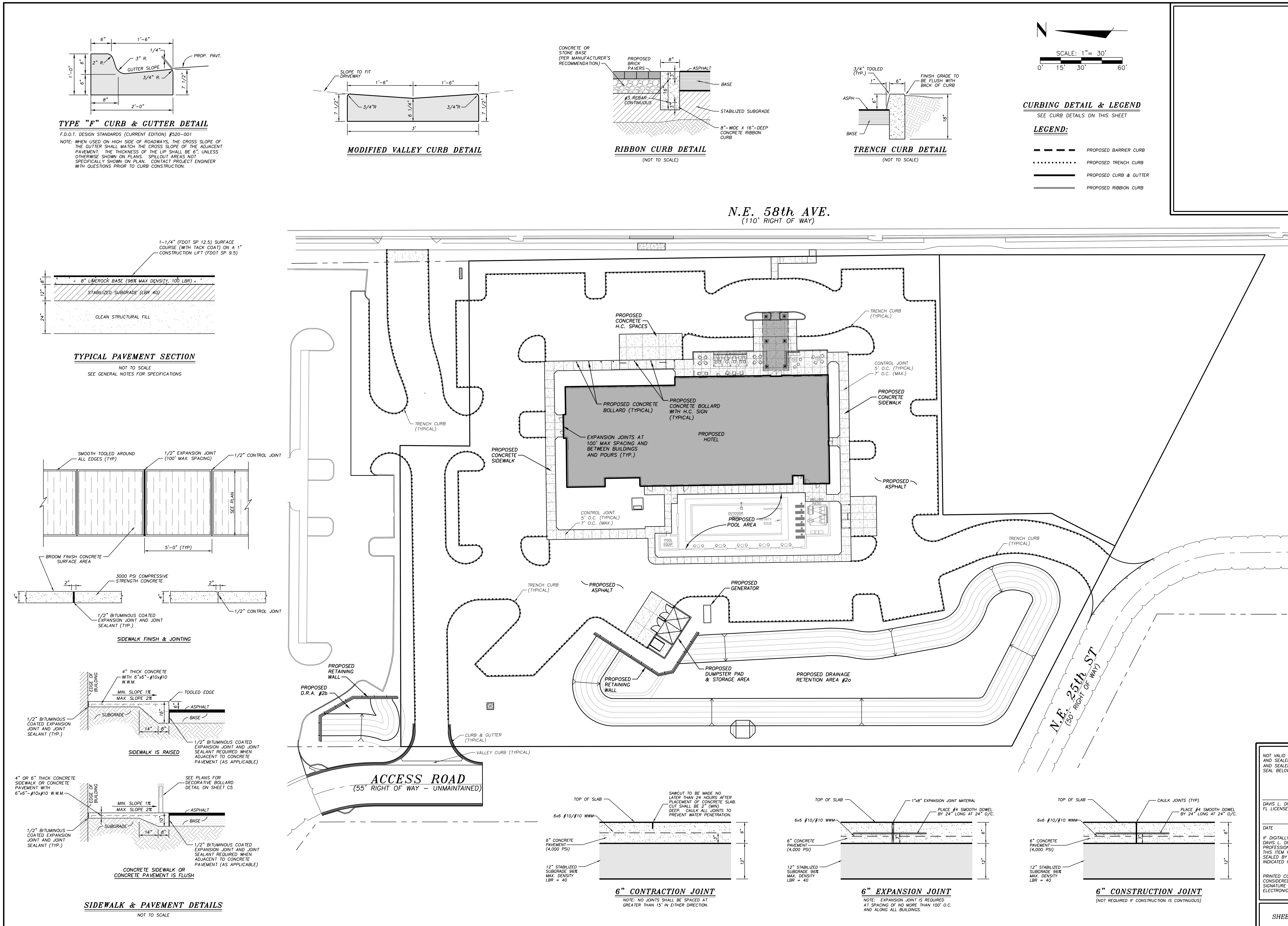

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MAJOR SITE PLAN – JOINTING PLAN

HEADSPRINGS, LLC

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SIGNAGE & STRIPING NOTES:

A. PAVED PARKING SPACES AND ISLANDS SHALL BE PAINTED WITH 6" WHITE STRIPES.

B. ANY STRIPING WITHIN THE RIGHT OF WAY SHALL BE THERMOPLASTIC. ALL WORK IS TO BE IN ACCORDANCE WITH F.D.O.T. STANDARDS.

C. ALL PROPOSED STOP, STREET, ADVISORY, AND OTHER SIGNAGE TO BE NEW UNLESS INDICATED OTHERWISE ON THESE PLANS.

D. SIGNS AT PROPERTY EXITS AND SIGNS IN RIGHT OF WAY TO BE CONSTRUCTED WITH DIAMOND GRADE REFLECTIVE SHEETING. OTHER PRIVATE SIGNS TO BE CONSTRUCTED WITH HIGH INTENSITY REFLECTIVE SHEETING.

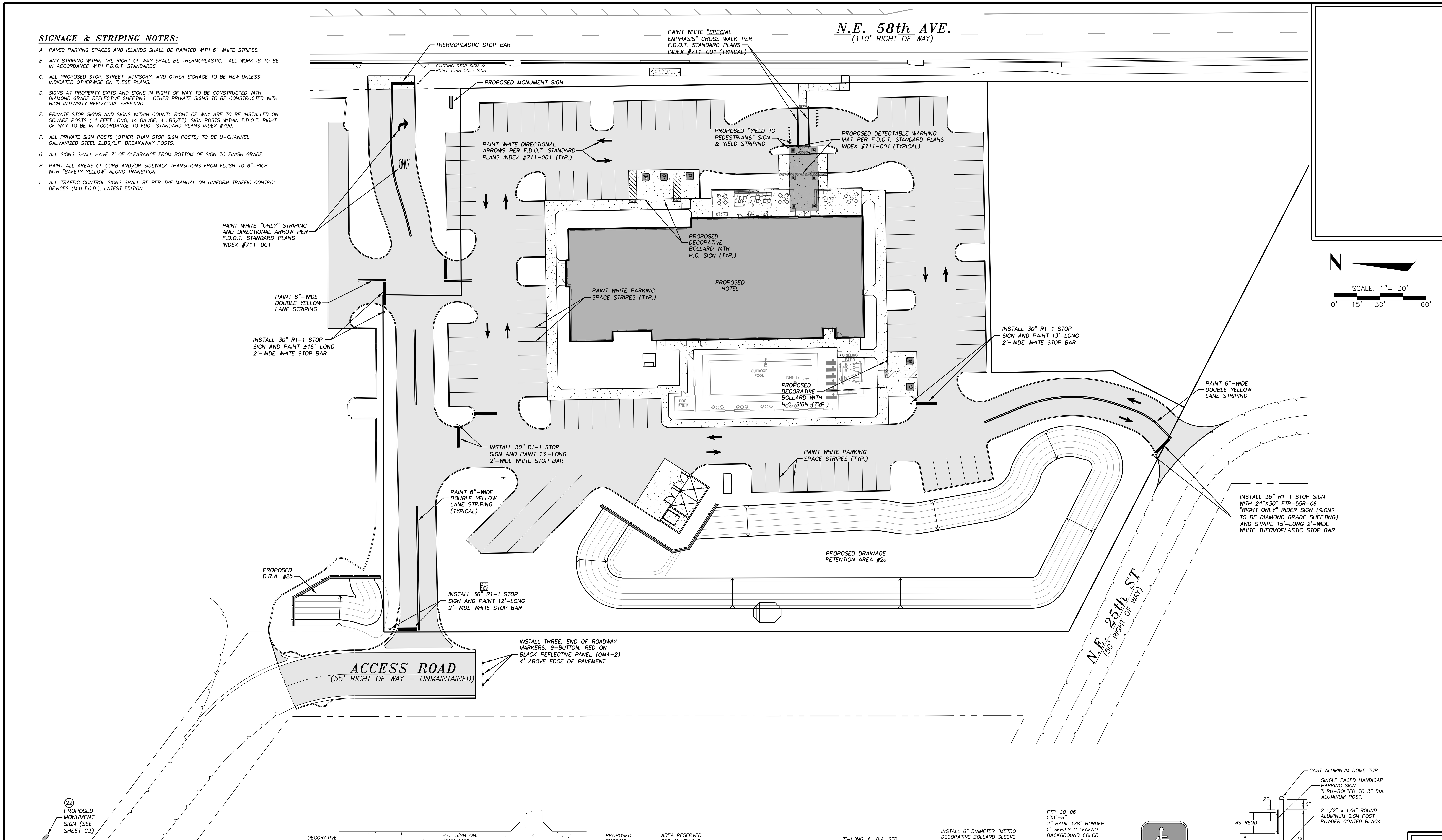
E. PRIVATE STOP SIGNS AND SIGNS WITHIN COUNTY RIGHT OF WAY ARE TO BE INSTALLED ON SQUARE POSTS (14 FEET LONG, 14 GAUGE, 4 LBS/FT). SIGN POSTS WITHIN F.D.O.T. RIGHT OF WAY TO BE IN ACCORDANCE TO FDOT STANDARD PLANS INDEX #700.

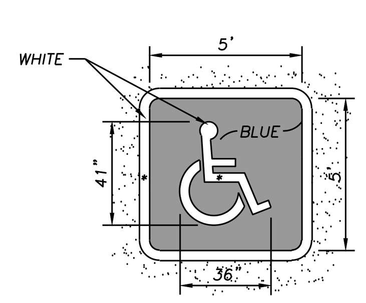
F. ALL PRIVATE SIGN POSTS (OTHER THAN STOP SIGN POSTS) TO BE U-CHANNEL GALVANIZED STEEL 2LBS/L.F. BREAKAWAY POSTS.

G. ALL SIGNS SHALL HAVE 7' OF CLEARANCE FROM BOTTOM OF SIGN TO FINISH GRADE.

H. PAINT ALL AREAS OF CURB AND/OR SIDEWALK TRANSITIONS FROM FLUSH TO 6"-HIGH WITH "SAFETY YELLOW" ALONG TRANSITION.

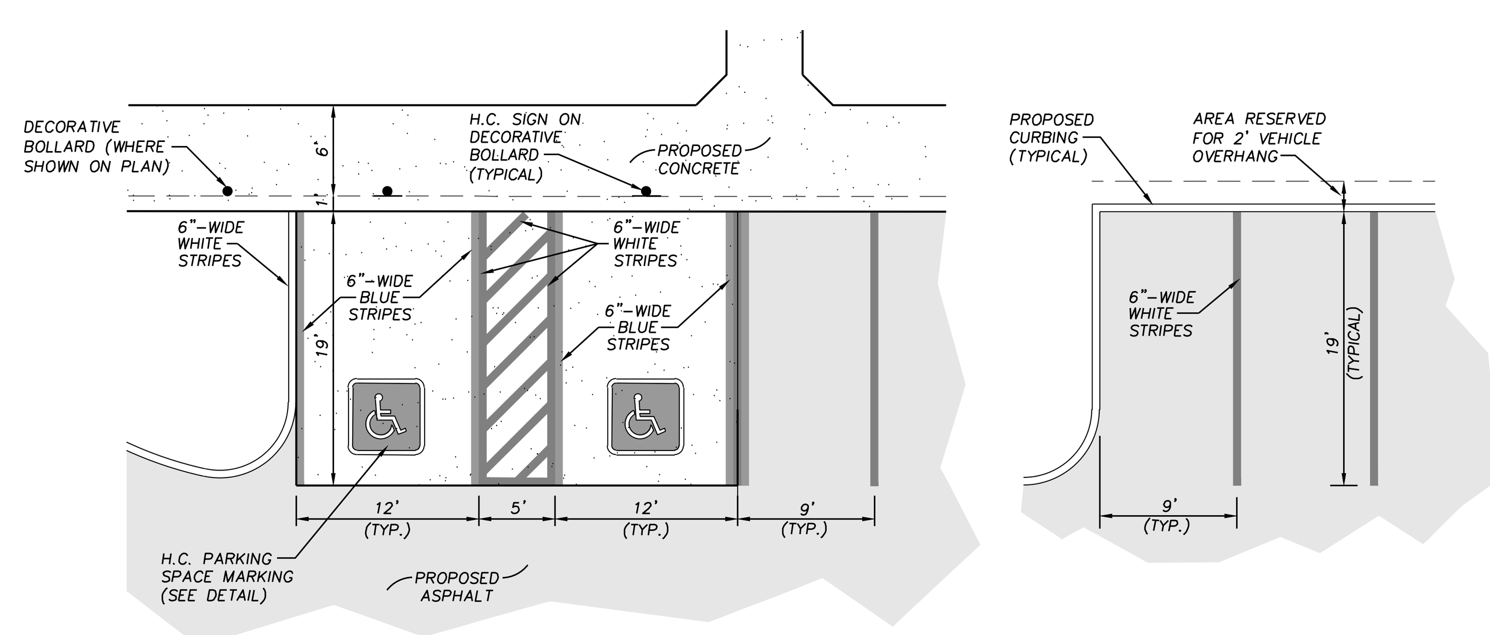
I. ALL TRAFFIC CONTROL SIGNS SHALL BE PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.), LATEST EDITION.





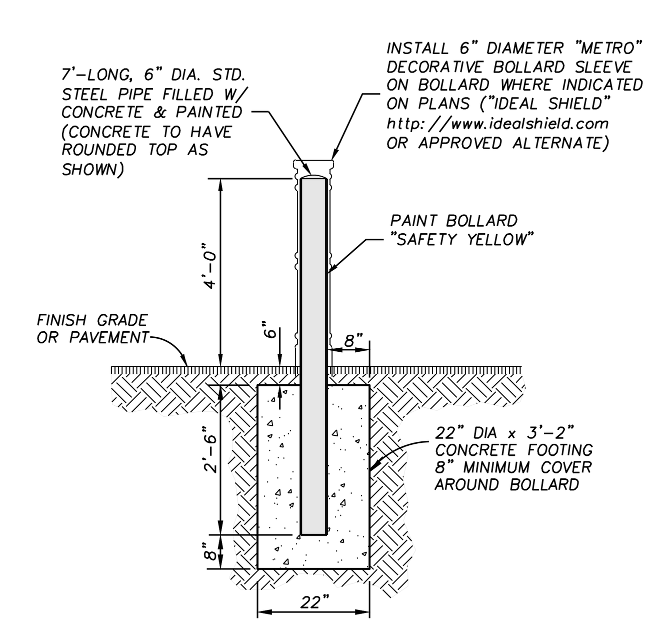
H.C. SPACE MARKING

STROKE WIDTH TO BE 6 INCHES



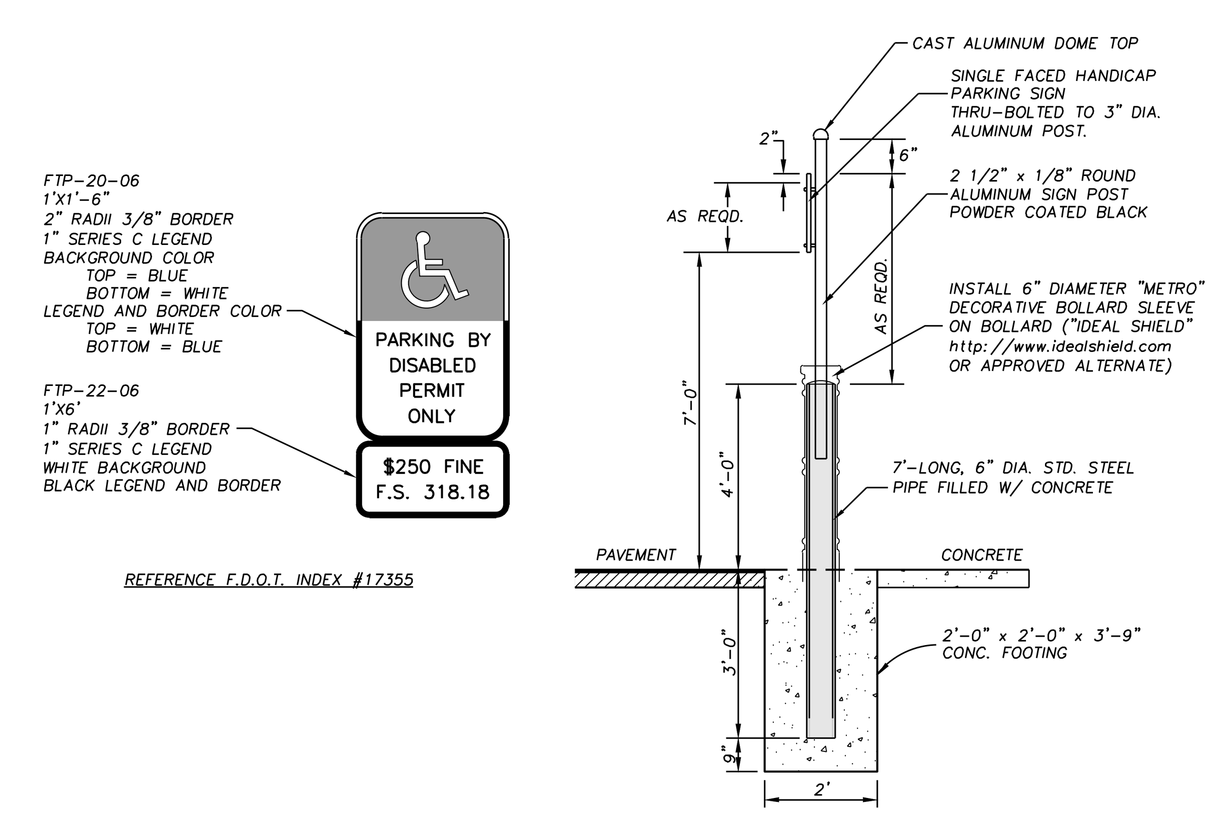
PARKING SPACE DETAILS

(NOT TO SCALE)



BOLLARD DETAIL

NOT TO SCALE



HANDICAP SIGN & POST SUPPORT

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MAJOR SITE PLAN – SIGNAGE & STRIPING PLAN

HEADSPRINGS, LLC

MARION COUNTY, FLORIDA

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UTILITY CONSTRUCTION NOTES:

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B. THIS PLAN AND THESE NOTES ARE INTENDED TO INDICATE THE GENERAL SCOPE OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL REQUIRED IMPROVEMENTS TO COMPLETE THE PROJECT WETHER OR NOT SPECIFICALLY LISTED OR ITEMIZED HEREON.

C. THE CONTRACTOR IS RESPONSIBLE TO FAMILIARIZE THEMSELVES WITH EXISTING SITE CONDITIONS.

U-1 INSTALL STORM INLETS AND STORM PIPING. SEE STORM DATA CHART FOR SIZES AND INVERT INFORMATION.

U-2 INSTALL 'U'-TYPE CONCRETE ENDWALL WITH CONCRETE SPLASHPAD WITH 6"-WIDE x 12"-DEEP CONC TOE AROUND PERIMETER. SEE DETAIL ON SHEET C10.

U-3 INSTALL MITERED END SECTION WITH CONCRETE SPLASHPAD (WHERE INDICATED) WITH 6"-WIDE X 12"-DEEP CONCRETE TOE AROUND PERIMETER. SEE DETAIL ON SHEET C10.

U-4 INSTALL HEAVY WALL P.V.C. ROOF DRAIN SYSTEM AT 1.0% SLOPE (MINIMUM) WITH NDS 12"X12" "SUPER SPEE-D-BASIN" INLETS WHERE SHOWN (SEE GRADING PLAN FOR SIZES, INVERTS, & GRATE ELEVATIONS AND SEE DETAIL ON SHEET C8). VERIFY AND COORDINATE DOWNSPOUT CONNECTION LOCATIONS WITH ARCHITECTURAL PLANS AND CANOPY PLANS PRIOR TO CONSTRUCTION.

U-5 CONNECT TO EXISTING SANITARY SEWER SYSTEM AND INSTALL 8" (3034-SDR26, GREEN) SANITARY SEWER MAIN WITH MANHOLES WHERE SHOWN. SEE SANITARY SEWER DATA CHART AND PLAN PROFILE ON SHEET C7.

U-6 INSTALL 6" P.V.C. (3034-SDR26, GREEN) SANITARY SEWER SERVICES AT 1.05% MINIMUM SLOPE AND 36" (MIN.) DEPTH WITH CLEANOUTS WHERE SHOWN (SEE DETAILS) AND SEE INVERTS AND CROSSING DETAIL SHOWN ON SHEET C7. ALL CLEANOUTS IN PAVEMENT OR CONCRETE TO HAVE BRASS CAPS.

U-7 INSTALL HYDROMECHANICAL GREASE TRAP. SEE SHEET C14 FOR DETAILS AND REFER TO ARCHITECTURAL PLANS FOR INVERTS AND CONNECTIONS TO BUILDING SEWER SYSTEM.

U-8 INSTALL LINT INTERCEPTOR PER M.E.P. PLANS AND SPECIFICATIONS.

U-9 INSTALL TEMPORARY JUMPER CONNECTION PER MARION COUNTY STANDARD DETAIL.

U-10 CONNECT TO EXISTING WATER MAINS AS SHOWN.

U-11 INSTALL 4" & 8" P.V.C. (C900, SDR18, BLUE) WATER MAIN WITH VALVES & FITTINGS SHOWN AT 36" (MIN.) DEPTH. SEE SHEET C7 FOR CLEARANCE REQUIREMENTS.

U-12 INSTALL 4" P.V.C. (C900, SDR18, BLUE) WATER SERVICE TO HOTEL WITH VALVES AND FITTINGS SHOWN AT 36" (MIN.) DEPTH. SEE SHEET C7 FOR CLEARANCE REQUIREMENTS.

U-13 INSTALL COMBINED 4" WATER METER ASSEMBLY AND 4" REDUCED PRESSURE BACKFLOW PREVENTER ASSEMBLY (FEBCO OR AMES) (BY CONTRACTOR) AT 12" MINIMUM ABOVE GROUND WITH INSULATED EXPOSED PIPES. BACKFLOW PREVENTERS TO BE TESTED BY A CERTIFIED TESTER WITH PASSING RESULTS SENT TO THE WATER DEPARTMENT. IMPORTANT!! IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY REQUIRED METER SIZE WITH M.E.P. PLANS PRIOR TO CONSTRUCTION AND CONTACT PROJECT ENGINEER WITH ANY DISCREPANCIES.

U-14 INSTALL WATER SERVICE TO RESTROOM BUILDING AND INSTALL 1" P.V.C. WATER LINE TO DUMPSTER PAD ENCLOSURE AND INSTALL LOCKABLE HOSE BIB.

U-15 INSTALL POST INDICATOR VALVE AND INSTALL 8" ABOVE GROUND DOUBLE DETECTOR CHECK ASSEMBLY PER MARION COUNTY STANDARD DETAIL. D.D.C. TO BE CHAINED AND LOCKED WITH TAMPER SWITCHES MONITORED BY FIRE ALARM SYSTEM. INSTALL A 1" P.V.C. CONDUIT FROM BUILDING TO D.D.C. FOR ALARM WIRES. IMPORTANT!! COORDINATE FINAL D.D.C. AND FIRE LINE SIZE(S) WITH FIRE PROTECTION PLAN PRIOR TO CONSTRUCTION.

U-16 INSTALL 6" & 8" P.V.C. (C900, SDR14, BLUE) FIRE LINE AT 36" (MIN.) DEPTH. IMPORTANT! CONTRACTOR TO COORDINATE FINAL D.D.C. AND FIRE LINE SIZE WITH FIRE PROTECTION PLAN (BY OTHERS) PRIOR TO CONSTRUCTION.

U-17 INSTALL FIRE DEPARTMENT CONNECTION. CLEARANCES SHALL BE MAINTAINED OF 7.5' IN FRONT OF AND TO THE SIDES OF THE FIRE DEPARTMENT CONNECTIONS. A SIGN READING "NO PARKING, FIRE DEPARTMENT CONNECTION" MEETING N.F.P.A. AND FIRE MARSHAL APPROVAL SHALL BE INSTALLED. IMPORTANT! CONTRACTOR TO COORDINATE FINAL D.D.C. AND FIRE LINE SIZE WITH FIRE PROTECTION PLAN (BY OTHERS) PRIOR TO CONSTRUCTION.

U-18 INSTALL FIRE HYDRANT & VALVE ASSEMBLY. ONSITE FIRE HYDRANTS TO BE FACTORY PAINTED PER MARION COUNTY REQUIREMENTS (SEE GENERAL NOTE #24 ON SHEET C1). ALL FIRE HYDRANTS SHALL OPEN COUNTER CLOCKWISE, LARGEST HOSE OUTLET TO BE NOT LESS THAN 18" ABOVE FINAL GRADE AND FACING ROADWAY. FIRE HYDRANT LOCATIONS SHALL BE INDICATED BY PLACEMENT OF A BLUE REFLECTOR IN THE MIDDLE OF THE ROADWAY LANE CLOSEST TO THE HYDRANT.

U-19 INSTALL IRRIGATION SLEEVING PER PLANS BY MICHAEL PAPE & ASSOCIATES, P.A. (NOT FULLY SHOWN/LABELED FOR CLARITY). IMPORTANT! CONTRACTOR TO VERIFY SIZES AND LOCATIONS WITH IRRIGATION PLAN AND COORDINATE SLEEVING REQUIREMENTS PRIOR TO INSTALLATION OF PAVEMENT BASE.

U-20 CONSTRUCT CONCRETE TRANSFORMER PAD AND TAP BOX PAD (BY CONTRACTOR) AND INSTALL ELECTRIC EQUIPMENT (BY ELECTRIC COMPANY). IMPORTANT! CONTRACTOR TO COORDINATE FINAL LOCATION AND REQUIREMENTS WITH ELECTRIC COMPANY PRIOR TO CONSTRUCTION.

U-21 INSTALL TWO 4" SCHEDULE 40 P.V.C. ELECTRIC CONDUITS FOR PRIMARY ELECTRIC SERVICE FROM POWER POLE TO TRANSFORMER. SEE GENERAL NOTE #14. ELECTRICAL CONDUITS TO BE SEPARATED 18" (MIN.) HORIZONTALLY AND 12" (MIN.) VERTICALLY FROM ANY OTHER UTILITY CONDUIT. IMPORTANT! IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE FINAL ROUTING AND VERIFY CONDUIT REQUIREMENTS WITH ELECTRIC COMPANY PRIOR TO CONSTRUCTION.

U-22 INSTALL TWO 4" SCHEDULE 40 P.V.C. ELECTRIC CONDUITS FOR SECONDARY UNDERGROUND SERVICE FROM TRANSFORMER TO TAP BOX AND FROM TAP BOX TO BUILDING. SEE GENERAL NOTE #14. ELECTRICAL CONDUITS TO BE SEPARATED 18" (MIN.) HORIZONTALLY AND 12" (MIN.) VERTICALLY FROM ANY OTHER UTILITY CONDUIT. IMPORTANT! IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE FINAL ROUTING AND VERIFY CONDUIT REQUIREMENTS WITH ELECTRIC COMPANY PRIOR TO CONSTRUCTION.

U-23 INSTALL UNDERGROUND 2" P.V.C. (SCHEDULE 40) CONDUIT FROM BUILDING TO DUMPSTER PAD AREA FOR ELECTRIC SERVICE AND IRRIGATION CONTROLS. IMPORTANT! CONTRACTOR TO COORDINATE WITH GENERAL CONTRACTOR, M.E.P. PLANS, AND ELECTRICIAN FOR FINAL ROUTING PRIOR TO INSTALLATION.

U-24 INSTALL UNDERGROUND 2" P.V.C. (SCHEDULE 40) CONDUIT FROM BUILDING TO MONUMENT SIGN FOR ELECTRIC SERVICE. IMPORTANT! CONTRACTOR TO COORDINATE WITH GENERAL CONTRACTOR, M.E.P. PLANS, AND ELECTRICIAN FOR FINAL ROUTING PRIOR TO INSTALLATION.

U-25 INSTALL TWO (2), UNDERGROUND 4" P.V.C. (SCHEDULE 40) CONDUITS FROM MECHANICAL ROOM TO GENERATOR LOCATION (ONLY ONE SHOWN FOR CLARITY). IMPORTANT! IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH GENERAL CONTRACTOR, M.E.P. PLANS, AND ELECTRICIAN PRIOR TO INSTALLATION OF PAVEMENT BASE.

U-26 INSTALL GENERATOR (BY OTHERS). PAD REQUIREMENTS PROVIDED BY STRUCTURAL ENGINEER. IMPORTANT! IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE FINAL LOCATION, CONDUIT, AND GAS SERVICE REQUIREMENTS WITH OWNER/DEVELOPER PRIOR TO CONSTRUCTION.

U-27 INSTALL FOUR 2" SCHEDULE 40 P.V.C. CONDUITS TO BUILDING (TWO FOR TELEPHONE SERVICE, ONE FOR CATV & ONE FOR SPARE) (ONLY ONE SHOWN FOR CLARITY). IMPORTANT!! IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE FINAL ROUTING AND VERIFY CONDUIT REQUIREMENTS WITH SERVICE PROVIDER & ARCHITECT PRIOR TO CONSTRUCTION AND CONTACT PROJECT ENGINEER. CONTRACTOR TO BE RESPONSIBLE FOR ANY NECESSARY DIRECTIONAL BORES.

U-28 INSTALL GAS SERVICE TO PROPOSED HOTEL AND FROM HOTEL TO PROPOSED GENERATOR AND PROPOSED POOL EQUIPMENT. IMPORTANT!! IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE FINAL SIZE AND ROUTING WITH PROVIDER PRIOR TO INSTALLATION.

U-29 INSTALL SITE LIGHTING AT LOCATIONS SHOWN PER PLANS BY MICHAEL PAPE AND ASSOCIATES, PA. ALL FIXTURES AND LIGHT POLES SHALL BE BLACK. CONTRACTOR TO COORDINATE CONDUIT INSTALLATION WITH ELECTRICIAN PRIOR TO INSTALLATION OF PAVEMENT BASE.

U-30 INSTALL VEHICLE CHARGING STATIONS (THREE LOCATIONS). IMPORTANT!! IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE FINAL LOCATION, CONDUIT, AND OTHER REQUIREMENTS WITH OWNER/DEVELOPER PRIOR TO CONSTRUCTION.

U-31 INSTALL UNDERGROUND 2" P.V.C. (SCHEDULE 40) CONDUIT FROM BUILDING TO IRRIGATION WELL FOR ELECTRIC SERVICE.

U-32 INSTALL IRRIGATION WELL WITH COUNTY APPROVED BACKFLOW PREVENTER. APPROXIMATE LOCATION SHOWN, VERIFY FINAL LOCATION WITH LANDSCAPE/IRRIGATION PLAN PRIOR TO CONSTRUCTION. SEE IRRIGATION PLAN BY OTHERS FOR REQUIREMENTS. PRIOR TO ACCEPTANCE BY OWNER, THE CONTRACTOR SHALL HAVE THE WATER TESTED TO DETERMINE THE NEED FOR A FILTER SYSTEM ON IRRIGATION WELL. CONTRACTOR SHALL PROVIDE AN ALTERNATE PRICE IN THEIR INITIAL BID FOR INSTALLATION OF A FILTER SYSTEM IF NEEDED. (PERMITTING BY IRRIGATION CONTRACTOR)

N

SCALE: 1"= 30'

0' 15' 30' 60'

FIRE FLOW DETERMINATION: HOME 2 (±72,100 S.F.)

I.) BUILDING CLASSIFICATION: F.B.C. *IB NFPA *II (000)

II.) NEEDED FIRE FLOW (NFF) PER TABLE 18.4.4.2.1 (NFPA 1 2024):
5,750 GPM, 4 HR DURATION

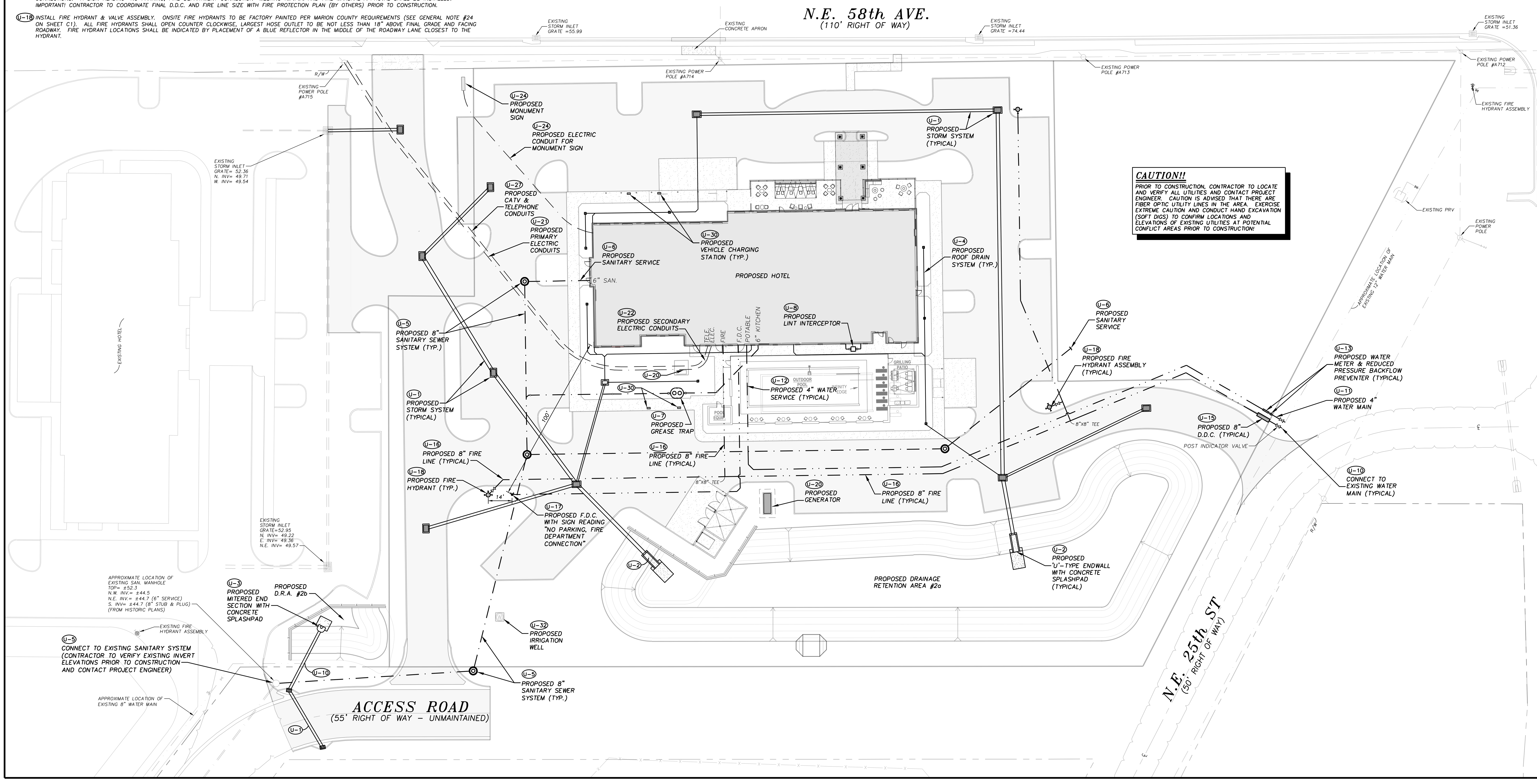
III.) PER TABLE 18.4.4.2.1 (NFPA 1 2024):
3 HYDRANTS PROVIDED ≤ 250 FT. FROM BUILDING
1 HYDRANT PROVIDED > 250 FT. AND ≤ 500 FT. FROM BUILDING
1 HYDRANT PROVIDED > 500 FT. AND ≤ 1000 FT. FROM BUILDING

1,500 GPM X 3
1,000 GPM X 1
750 GPM X 1
= 6,250 GPM FIRE FLOW Δ

NOTES:
1. * INDICATES INFORMATION PROVIDED BY PROJECT ARCHITECT.
2. Δ INDICATES FLOW TESTS REQUIRED TO VERIFY MINIMUM FLOW AND PRESSURE (20 PSI) IS PROVIDED BY HYDRANTS.
3. SHOULD EITHER NOT BE MET, ADDITIONAL HYDRANTS WITHIN 1000 FT. OF THE BUILDING MAY BE EVALUATED AND/OR AN ADDITIONAL HYDRANT MAY BE REQUIRED.

CAUTION!!

PRIOR TO CONSTRUCTION, CONTRACTOR TO LOCATE AND VERIFY ALL UTILITIES AND CONTACT PROJECT ENGINEER. CAUTION IS ADVISED THAT THERE ARE FIBER OPTIC UTILITY LINES IN THE AREA. EXERCISE EXTREME CAUTION AND CONDUCT HAND EXCAVATION (SOFT DIGS) TO CONFIRM LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AT POTENTIAL CONFLICT AREAS PRIOR TO CONSTRUCTION!



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NO	REVISION	DATE
2	PER OWNER/JURISDICTIONAL REVIEW	06-23-25
1	PERMITTING ISSUE	11-01-24

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MAJOR SITE PLAN - UTILITY

HEADSPRINGS, LLC

MARION COUNTY, FLORIDA

NOT VALID UNLESS EITHER DIGITALLY SIGNED AND SEALED, OR ORIGINALLY SIGNED, DATED AND SEALED WITH PROFESSIONAL ENGINEER'S SEAL BELOW:

DAVIS L. DINKINS, P.E.
FL LICENSE NO. 60058

DATE

IF DIGITALLY SIGNED AND SEALED:
DAVIS L. DINKINS, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 60058. THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DAVIS L. DINKINS ON THE DATE INDICATED HERE.

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D.E.P. NOTES:

1. NOTE TO THE UTILITY: PURSUANT TO RULE 403.859(6), FLORIDA STATUTES, DO NOT PROVIDE WATER SERVICE TO THIS PROJECT (OTHER THAN FLUSHING/TESTING) UNTIL THE DEPARTMENT OF ENVIRONMENTAL PROTECTION HAS ISSUED A LETTER OF CLEARANCE OR THE UTILITY, SHALL BE SUBJECT TO ENFORCEMENT ACTION.

PERMIT TRANSFER

2. THE PERMITTEE WILL PROMPTLY NOTIFY THE DEPARTMENT UPON SALE OR LEGAL TRANSFER OF THE PERMITTED FACILITY OF THIS PERMIT, THIS PERMIT IS TRANSFERABLE ONLY UPON DEPARTMENT APPROVAL. THE NEW OWNER MUST APPLY, BY LETTER, FOR A TRANSFER OF PERMIT WITHIN 30 DAYS.

UTILITY SEPARATION – VERTICAL CLEARANCE

3. VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES.
   a. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
   b. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
   c. AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (a) AND (b), ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY- OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

UTILITY SEPARATION – HORIZONTAL SEPARATION

4. HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.
   a. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
   b. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
   c. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
   d. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.

CONSTRUCTION NOTES

5. CONTRACTOR IS RESPONSIBLE FOR ADHERING TO CONSTRUCTION REQUIREMENTS OF THE D.E.P. GENERAL PERMIT FOR CONSTRUCTION OF WATER MAIN EXTENSIONS FOR PUBLIC WATER SYSTEMS.
   a. ALL PIPE, PIPE FITTINGS, PIPE JOINT PACKING AND JOINTING MATERIALS, VALVES, FIRE HYDRANTS, AND METERS INSTALLED UNDER THIS PROJECT WILL CONFORM TO APPLICABLE AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS. [FAC 62-555.320(21)(B), RSWW 8.0, AND AWWA STANDARDS AS INCORPORATED INTO FAC 62-555.330; EXCEPTIONS ALLOWED UNDER FAC 62-555.320(21)(C)]
   b. ALL PUBLIC WATER SYSTEM COMPONENTS, EXCLUDING FIRE HYDRANTS, THAT WILL BE INSTALLED UNDER THIS PROJECT AND THAT WILL COME INTO CONTACT WITH DRINKING WATER WILL CONFORM TO NSF INTERNATIONAL STANDARD 61 AS ADOPTED IN RULE 62-555.335, F.A.C., OR OTHER APPLICABLE STANDARDS, REGULATIONS, OR REQUIREMENTS REFERENCED IN PARAGRAPH 62-555.320(3)(B), F.A.C. [FAC 62-555.320(3)(B); EXCEPTIONS ALLOWED UNDER FAC 62-555.320(3)(D)]
   c. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL CONTAIN NO MORE THAN 8.0% LEAD, AND ANY SOLDER OR FLUX USED IN THIS PROJECT WILL CONTAIN NO MORE THAN 0.2% LEAD. [FAC 62-555.322]
   d. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(B)3, F.A.C., USING BLUE AS A PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE WILLBE SOLID-WALL BLUE PIPE, WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.) [FAC 62-555.320(21)(B)3]
   e. AT HIGH POINTS WHERE AIR CAN ACCUMULATE IN NEW OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT, PROVISIONS WILL BE MADE TO REMOVE THE AIR BY MEANS OF AIR RELIEF VALVES, AND AUTOMATIC AIR RELIEF VALVES WILL NOT BE USED IN SITUATIONS WHERE FLOODING OF THE VALVE MANHOLE OR CHAMBER MAY OCCUR. [FAC 62-555.320(21)(B) AND RSWW 8.4.1]
   f. THE OPEN END OF THE AIR RELIEF PIPE FROM ALL AUTOMATIC AIR RELIEF VALVES INSTALLED UNDER THIS PROJECT WILL BE EXTENDED TO AT LEAST ONE FOOT ABOVE GRADE AND WILL BE PROVIDED WITH A SCREENED, DOWNWARD-FACING ELBOW. [FAC 62-555.320(21)(B) AND RSWW 8.4.2]
   g. NEW OR ALTERED CHAMBERS, PITS, OR MANHOLES THAT CONTAIN VALVES, BLOW-OFFS, METERS, OR OTHER SUCH WATER DISTRIBUTION SYSTEM APPURTENANCES AND THAT ARE INCLUDED IN THIS PROJECT WILL NOT BE CONNECTED DIRECTLY TO ANY SANITARY OR STORM SEWER, AND BLOW-OFFS OR AIR RELIEF VALVES INSTALLED UNDER THIS PROJECT WILL NOT BE CONNECTED DIRECTLY TO ANY SANITARY OR STORM SEWER. [FAC 62-555.320(21)(B) AND RSWW 8.4.3]
   h. NEW OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT WILL BE INSTALLED IN ACCORDANCE WITH APPLICABLE AWWA STANDARDS OR IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDED PROCEDURES. [FAC 62-555.320(21)(B), RSWW 8.5.1, AND AWWA STANDARDS AS INCORPORATED INTO FAC 62-555.330]
   i. A CONTINUOUS AND UNIFORM BEDDING WILL BE PROVIDED IN TRENCHES FOR UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT; BACKFILL MATERIAL WILL BE TAMPED IN LAYERS AROUND UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT AND TO A SUFFICIENT HEIGHT ABOVE THE PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE; AND UNSUITABLY SIZED STONES (AS DESCRIBED IN APPLICABLE AWWA STANDARDS OR MANUFACTURERS' RECOMMENDED INSTALLATION PROCEDURES) FOUND IN TRENCHES WILL BE REMOVED FOR A DEPTH OF AT LEAST SIX INCHES BELOW THE BOTTOM OF UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT. [FAC 62-555.320(21)(B), RSWW 8.5.2]
   j. ALL WATER MAIN TEES, BENDS, PLUGS, AND HYDRANTS INSTALLED UNDER THIS PROJECT WILL BE PROVIDED WITH THRUST BLOCKS OR RESTRAINED JOINTS TO PREVENT MOVEMENT. [FAC 62-555.320(21)(B) AND RSWW 8.5.4]

TESTING

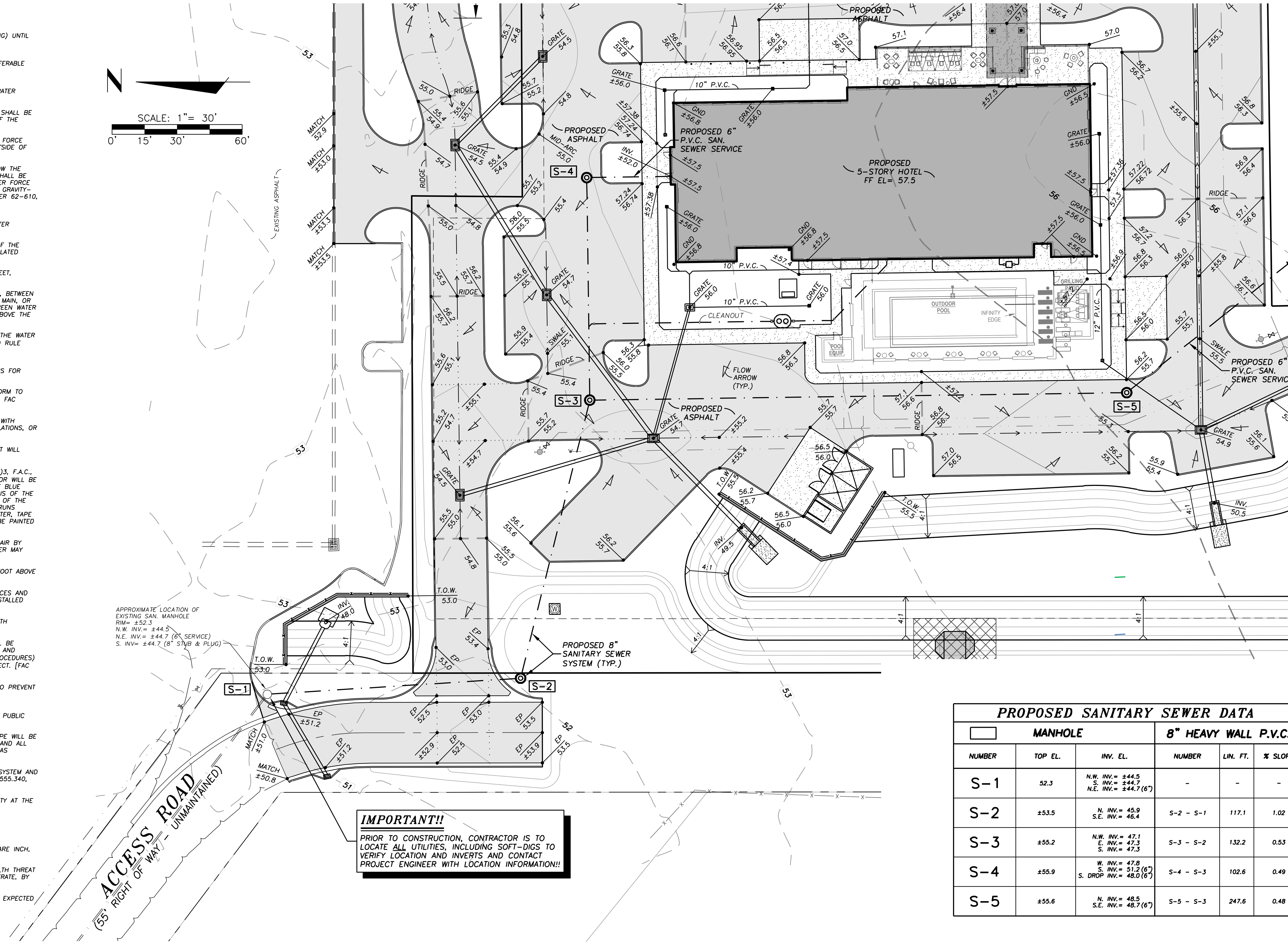
5. CONTRACTOR IS RESPONSIBLE FOR ADHERING TO TESTING REQUIREMENTS OF THE D.E.P. GENERAL PERMIT FOR CONSTRUCTION OF WATER MAIN EXTENSIONS FOR PUBLIC WATER SYSTEMS.
   a. NEW OR ALTERED WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL BE CONSTRUCTED OF ASBESTOS-CEMENT OR POLYVINYL CHLORIDE PIPE WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C603 OR C605, RESPECTIVELY, AS INCORPORATED INTO RULE 62-555.330, F.A.C., AND ALL OTHER NEW OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C600 AS INCORPORATED INTO RULE 62-555.330. [FAC 62-555.320(21)(B)1 AND AWWA STANDARDS AS INCORPORATED INTO FAC 62-555.330]
   b. NEW OR ALTERED WATER MAINS, INCLUDING FIRE HYDRANT LEADS AND INCLUDING SERVICE LINES THAT WILL BE UNDER THE CONTROL OF A PUBLIC WATER SYSTEM AND THAT HAVE AN INSIDE DIAMETER OF THREE INCHES OR GREATER, WILL BE DISINFECTED AND BACTERIOLOGICALLY EVALUATED IN ACCORDANCE WITH RULE 62-555.340, F.A.C. [FAC 62-555.320(21)(B)2 AND FAC 62 555.340]
   c. THE PERMITTEE SHALL BE SEPARATELY RESPONSIBLE FOR APPROPRIATE CONSTRUCTION, DISINFECTION AND TESTING BEYOND THE METER TO ASSURE POTABILITY AT THE POINT OF USE.

FILLING OF WATER MAINS

7. FILLING OF PROPOSED WATER MAINS FROM EXISTING WATER MAINS WILL BE DONE IN ACCORDANCE WITH AWWA SPECIFICATION C651.

CONNECTION TO EXISTING WATER MAINS

8. IF CONNECTION OF THE PROPOSED ACTIVITY TO THE WATER MAIN WILL RESULT IN A DEPRESSURIZATION OF THE EXISTING SYSTEM BELOW 20 POUNDS PER SQUARE INCH, ONE OF THE FOLLOWING MUST OCCUR:
   a. PRECAUTIONARY BOIL WATER NOTICES MUST BE ISSUED IN CASES OF PLANNED DISTRIBUTION INTERRUPTIONS, WHICH ARE DEEMED AN IMMINENT PUBLIC HEALTH THREAT BY THE DEP CENTRAL DISTRICT OR WILL AFFECT THE BACTERIOLOGICAL QUALITY OF THE DRINKING WATER UNLESS THE PUBLIC WATER SYSTEM CAN DEMONSTRATE, BY SOUND ENGINEERING JUDGMENT, THAT THE INTEGRITY OF THE WATER SYSTEM HAS BEEN MAINTAINED; OR
   b. IN CASES OF BRIEF INTERRUPTION IN SERVICE, ADVISORIES (NOT BOIL WATER NOTICES) SHOULD BE ISSUED IF TEMPORARY CHANGES IN WATER QUALITY ARE EXPECTED TO OCCUR AND NOT DEEMED AN IMMINENT PUBLIC HEALTH RISK.



IMPORTANT!!
PRIOR TO CONSTRUCTION, CONTRACTOR IS TO LOCATE ALL UTILITIES, INCLUDING SOFT-DIGS TO VERIFY LOCATION AND INVERTS AND CONTACT PROJECT ENGINEER WITH LOCATION INFORMATION!!

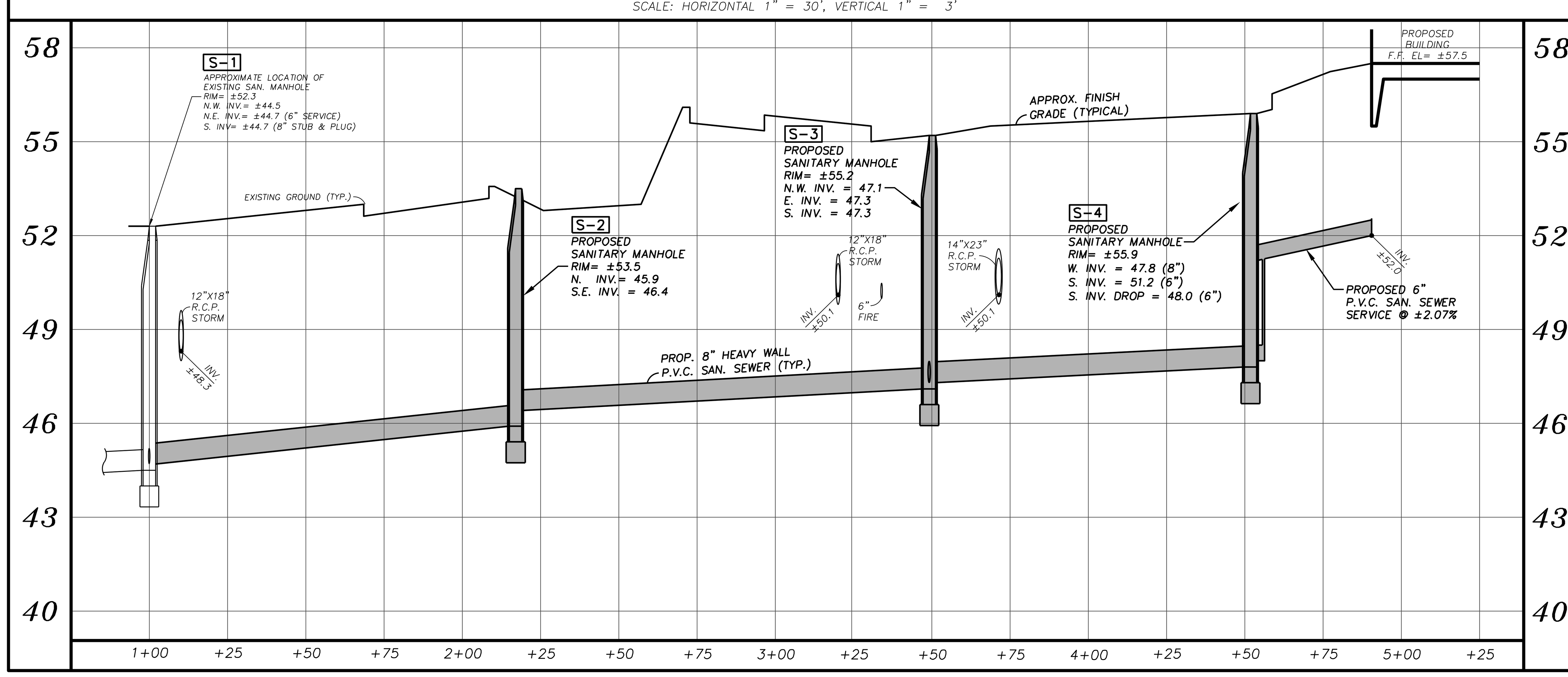
PROPOSED SANITARY SEWER DATA

MANHOLE			8" HEAVY WALL P.V.C.		
NUMBER	TOP EL.	INV. EL.	NUMBER	LIN. FT.	% SLOPE
S-1	52.3	N.W. INV.= ±44.5 S. INV.= ±44.7 N.E. INV.= ±44.7 (6")	-	-	-
S-2	±53.5	N. INV.= 45.9 S.E. INV.= 46.4	S-2 - S-1	117.1	1.02
S-3	±55.2	N.W. INV.= 47.1 E. INV.= 47.3 S. INV.= 47.3	S-3 - S-2	132.2	0.53
S-4	±55.9	W. INV.= 47.8 S. INV.= 51.2 (6") S. DROP INV.= 48.0 (6")	S-4 - S-3	102.6	0.49
S-5	±55.6	N. INV.= 48.5 S.E. INV.= 48.7 (6")	S-5 - S-3	247.6	0.48

SANITARY PROFILE FROM BUILDING TO EXISTING MANHOLE

SEE SANITARY SEWER DATA CHART ON THIS SHEET FOR INVERT INFORMATION

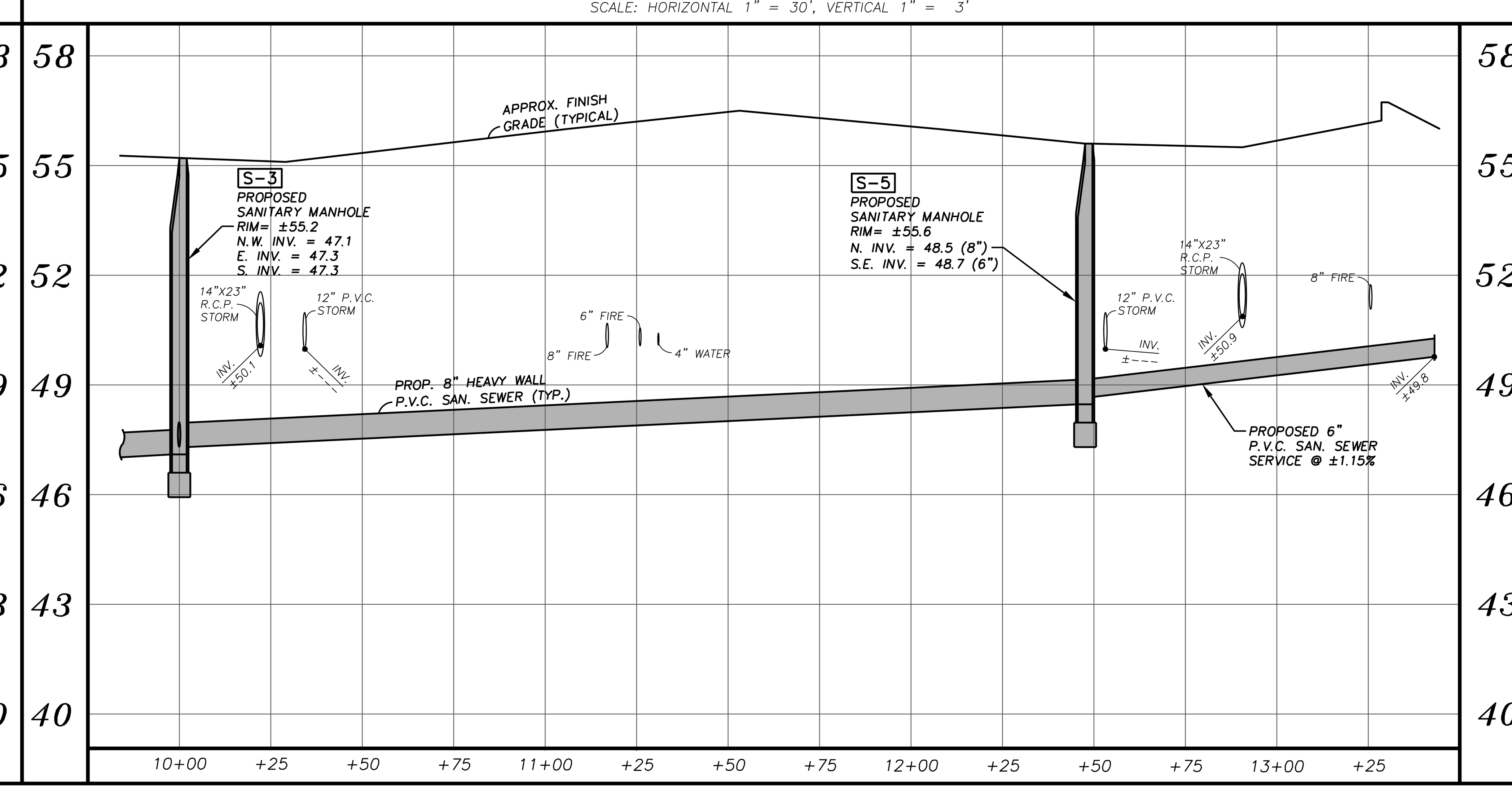
SCALE: HORIZONTAL 1" = 30', VERTICAL 1" = 3'



SANITARY PROFILE FROM S-5 TO MANHOLE S-3

SEE SANITARY SEWER DATA CHART ON THIS SHEET FOR INVERT INFORMATION

SCALE: HORIZONTAL 1" = 30', VERTICAL 1" = 3'



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NO	REVISION	DATE
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DESIGN: D.D./J.S. DRAW: T.N./S.U. CHECK: D.L.D.

MAJOR SITE PLAN – PLAN & PROFILE

HEADSPRINGS, LLC

MARION COUNTY, FLORIDA

NOT VALID UNLESS EITHER DIGITALLY SIGNED AND SEALED, OR ORIGINALLY SIGNED, DATED AND SEALED WITH PROFESSIONAL ENGINEER'S SEAL BELOW:

DAVIS L. DINKINS, P.E.
FL LICENSE NO. 60058

DATE

IF DIGITALLY SIGNED AND SEALED:
DAVIS L. DINKINS, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 60058. THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DAVIS L. DINKINS ON THE DATE INDICATED HERE.

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PROPOSED STORM SEWER DATA CHART

STRUCTURE				STORM PIPE			
NUMBER	STRUCTURE	GRATE EL.	INV. EL.	NUMBER	LIN. FT.	SIZE (INCHES)	% SLOPE
A	TYPE 'F' INLET	54.9	W. INV.= 50.7 E. INV.= 50.7 S.E. INV.= 51.0 N.E. INV.= 51.0 (12")	A – D.R.A. #2a	34.4	24	0.58
A–1	TYPE 'F' INLET	55.2	N.W. INV.= 51.7	A–1 – A	95.2	15	0.74
B	TYPE 'F' INLET	54.8	W. INV.= 51.5 N. INV.= 51.6	B – A	218.0	14X23	0.37
C	TYPE 'F' INLET	55.0	S. INV.= 52.2 W. INV.= 52.4 (10")	C – B	178.3	12X18	0.34
D	TYPE 'F' INLET	54.7	S.W. INV.= 49.8 N.E. INV.= 49.9 N.W. INV.= 49.9 S.E. INV.= 50.8	D – D.R.A.	57.9	24	0.52
D–1	TYPE 'C' INLET	56.0	N.W. INV.= 51.5 S. INV.= 51.6 (10") E. INV.= 51.6 (10")	D–1 – D	62.6	12" P.V.C.	1.12

STORM SEWER NOTES:

1. STORM SEWER IS DESIGNED FOR A 25yr STORM EVENT. STORM PIPE CALCULATIONS ARE FOR STORM SYSTEM CONNECTING TO DRA #2A ONLY. DRA #2B IS DESIGNED FOR WATER QUALITY ONLY.
2. ALL INLETS SHALL BE PROTECTED WITH SILT CONTROL PRODUCTS FROM "DANDY PRODUCTS" (SEE SHEET C11) UNTIL PAVING OPERATIONS ARE COMPLETED.
3. IT IS THE RESPONSIBILITY OF THE MANUFACTURER TO PROVIDE ALTERNATE B STRUCTURE BOTTOMS AS NEEDED.
4. INVERTS AND CONNECTIONS TO BE PER F.D.O.T. STANDARD PLANS INDEX #425–001.
5. ALL STORM INLETS TO BE CONSTRUCTED PER F.D.O.T. STANDARD PLANS INDEX #425–024, #425–052, AND #425–053 AS APPLICABLE.

PROPOSED STORM SEWER DATA CHART

STRUCTURE				STORM PIPE			
NUMBER	STRUCTURE	GRATE EL.	INV. EL.	NUMBER	LIN. FT.	SIZE (INCHES)	% SLOPE
E	TYPE 'F' INLET	54.5	S.E. INV.= 50.3	E – D	93.0	12X18	0.43
F	TYPE 'F' INLET	54.7	S.W. INV.= 50.3 N.E. INV.= 50.4 E. INV.= 50.4	F – D	82.4	14X23	0.49
G	TYPE 'F' INLET	54.5	S.W. INV.= 50.8 S.E. INV.= 50.9	G – F	81.0	14X23	0.49
H	TYPE 'F' INLET	54.5	N.W. INV.= 51.4	H – G	57.5	12X18	0.87
I	TYPE 'F' INLET	54.4	N. INV.= 50.0	I – EX. INLET	40.9	12X18	0.73
J	TYPE '9' INLET	* ±51.0	S.E. INV.= 48.4 S.W. INV.= 48.4	J – D.R.A. #2b	42.9	12X18	0.93
K	TYPE '9' INLET	* ±51.0	N.E. INV.= 48.7	K – J	39.2	12X18	0.76

* SEE "TYPE 9 CURB INLET TRANSITION DETAIL" ON SHEET C10 AND SEE GRADING PLAN FOR EDGE OF PAVEMENT GRADES.

NOTES TO PAVING/SITE CONTRACTOR:

1. ADHERE TO GRADES SHOWN FOR HANDICAP SPACE(S), WHICH SHOULD NOT EXCEED 1:50 OR 2.0% SLOPE IN ANY DIRECTION. SEE GRADES FOR ELEVATIONS.
2. ADHERE TO GRADES SHOWN FOR CONCRETE SIDEWALKS WHICH SHOULD NOT EXCEED OR 2.0% (1:50) CROSS SLOPE, OR 5.0% (1:20) RUNNING SLOPE.
3. ADHERE TO GRADES SHOWN FOR CONCRETE RAMPS WHICH SHOULD NOT EXCEED OR 2.0% (1:50) CROSS SLOPE, OR 8.33% (1:12) RUNNING SLOPE.
4. ADHERE TO GRADES SHOWN FOR CONCRETE LANDINGS WHICH SHOULD NOT EXCEED OR 2.0% (1:50) SLOPE IN ANY DIRECTION.

IMPORTANT!!

PRIOR TO CONSTRUCTION, CONTRACTOR IS TO LOCATE ALL UTILITIES, INCLUDING SOFT–DIGS TO VERIFY LOCATION AND INVERTS AND CONTACT PROJECT ENGINEER WITH LOCATION INFORMATION!! IT MAY BE NECESSARY TO REMOVE, MODIFY, AND/OR RELOCATE EXISTING UTILITY SYSTEMS TO CONTINUE PROVIDING SERVICE TO EXISTING BUILDING AND FACILITIES. COORDINATION OF ANY TEMPORARY SERVICE INTERRUPTIONS TO BE THE RESPONSIBILITY OF THE CONTRACTOR.

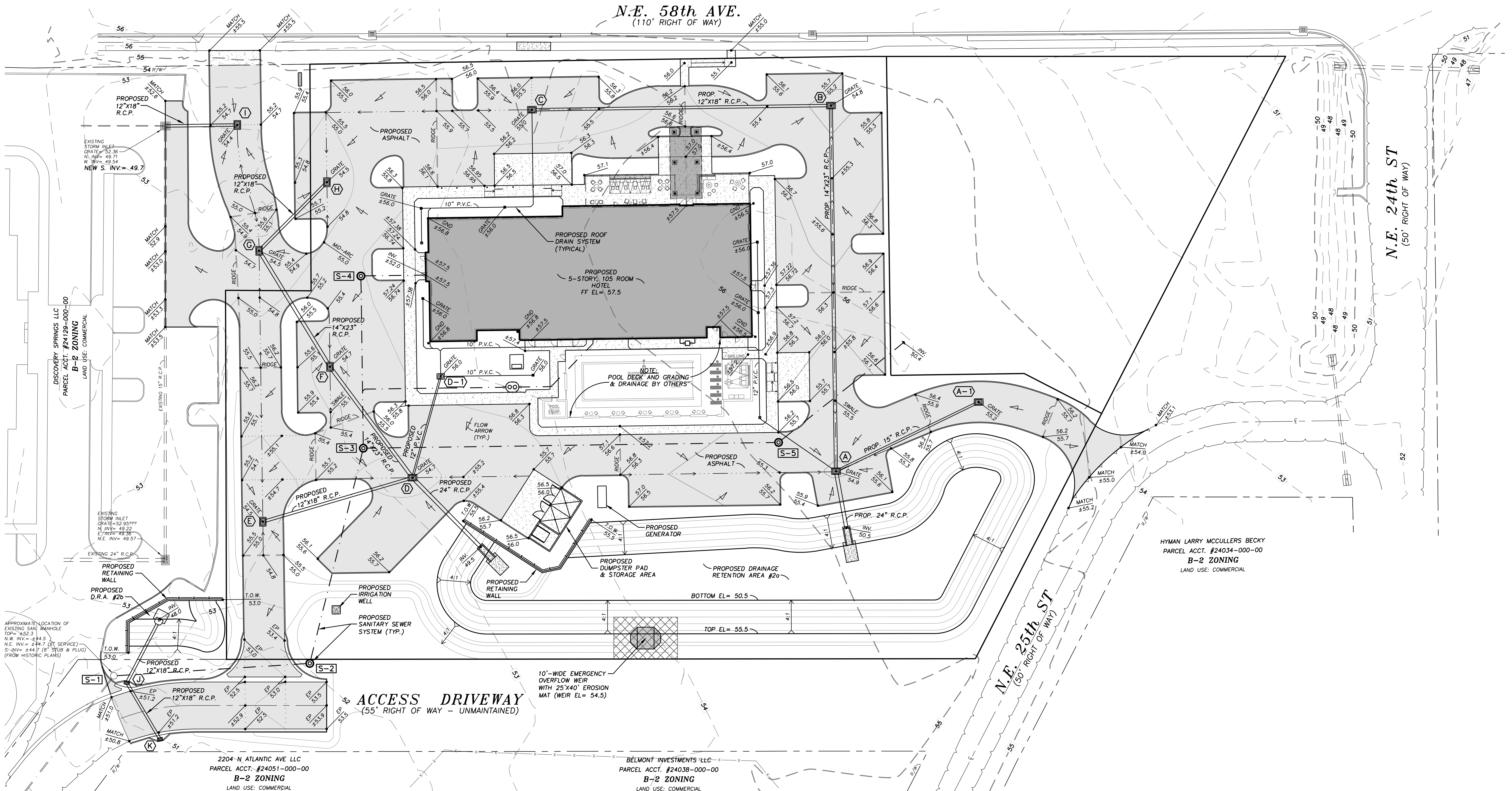
N

SCALE: 1"= 30'

0' 15' 30' 60'

GRADING LEGEND:

- PROPOSED RIDGE
- PROPOSED SWALE
- EXISTING ELEVATIONS (SPOT SHOTS)
- TOP OF CURB/CONCRETE (AS APPLICABLE) / PROPOSED ASPHALT — PROPOSED ELEVATIONS (UNLESS OTHERWISE NOTED)
- POST CONDITION FLOW ARROW
- EXISTING CONTOURS (AS LABELED)
- PROPOSED CONTOURS (AS LABELED)
- SLOPE LABEL



DAVIS DINKINS ENGINEERING, P.A.
CERTIFICATE OF AUTHORIZATION #28150
125 N.E. 1st AVENUE SUITE 2
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PHONE: (352) 854–5961

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2	PER OWNER/JURISDICTIONAL REVIEW	06–23–25
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DESIGN: D.D./J.S. DRAW: T.N./S.U. CHECK: D.L.D.

MAJOR SITE PLAN – GRADING

HEADSPRINGS, LLC

MARION COUNTY, FLORIDA

NOT VALID UNLESS EITHER DIGITALLY SIGNED AND SEALED, OR ORIGINALLY SIGNED, DATED AND SEALED WITH PROFESSIONAL ENGINEER'S SEAL BELOW:

DAVIS L. DINKINS, P.E.
FL LICENSE NO. 60058

DATE

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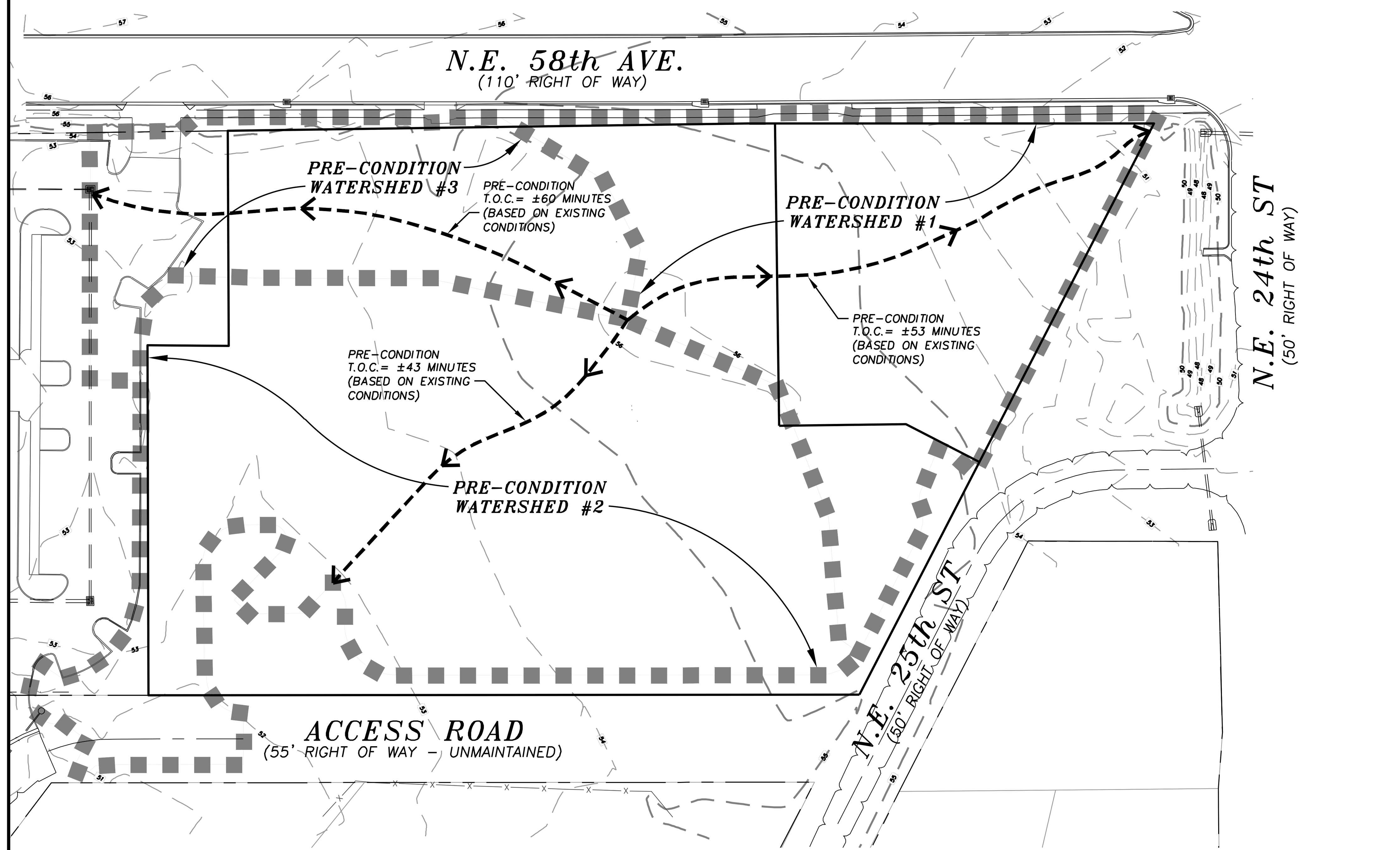
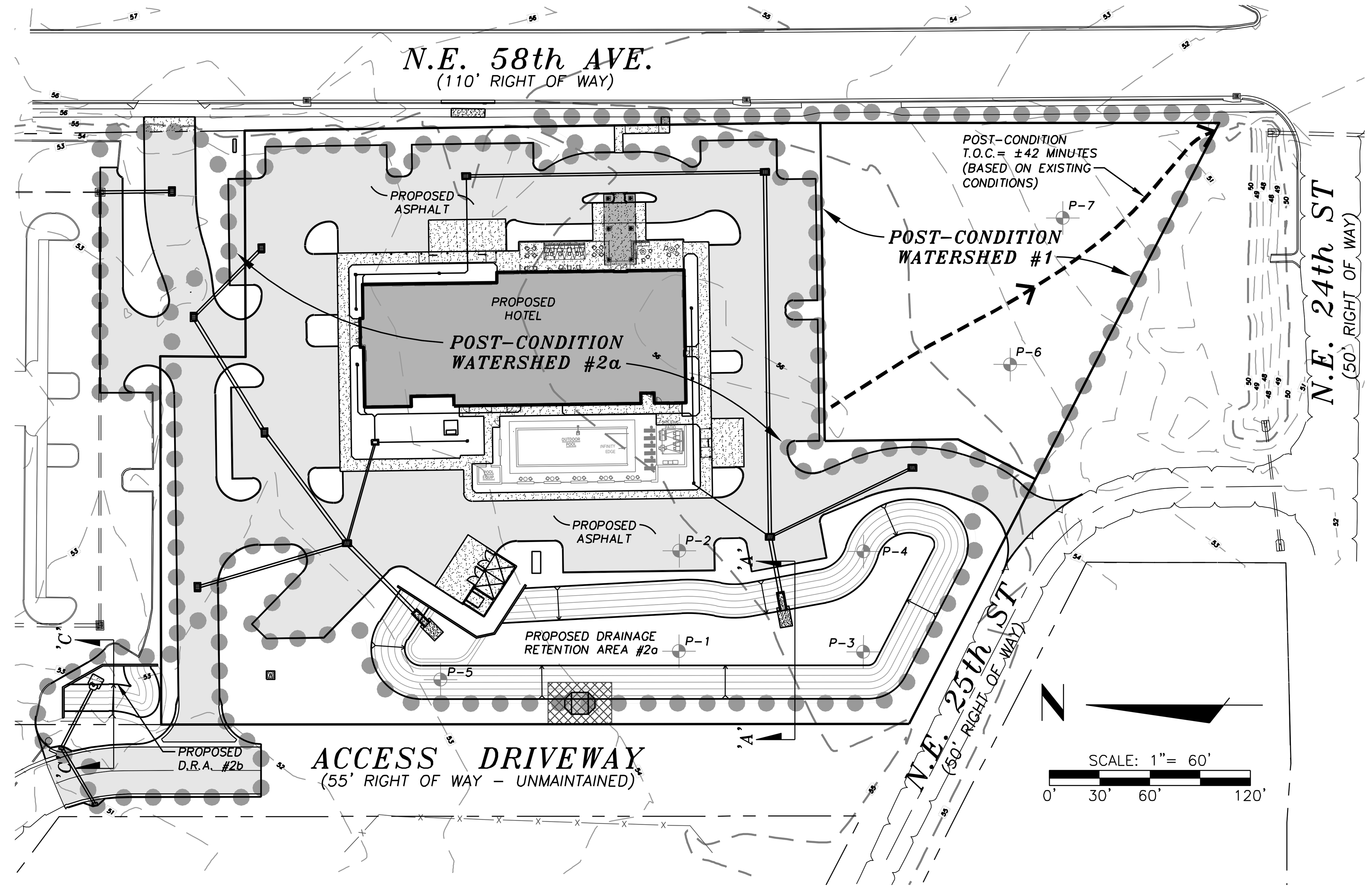


PRE-CONDITION WATERSHED MAP

1"= 60'



POST-CONDITION WATERSHED MAP

1"= 60'

SOIL TEST RESULTS: P-X, R-X

TESTED BY: GEO-TECH, INC.
TEST DATE: AUGUST 3, 2022

TEST HOLE P-1 (GROUND EL= ±54.5)

0" - 84" BROWN FINE SAND (SP)
84" - 132" YELLOWISH BROWN CLAYEY SAND (SC)
132" - 150" YELLOWISH BROWN AND GRAY CLAYEY SAND (SC)
150" - 222" GREY AND YELLOWISH BROWN SLIGHTLY SANDY CLAY (CH)
222" - 240" LIGHT BROWN LIMESTONE

FIELD HORIZONTAL PERMEABILITY @ APPROX. 3.0 FEET = 32.4 FEET/DAY
FIELD VERTICAL PERMEABILITY @ APPROX. 3.0 FEET = 24.0 FEET/DAY
ESTIMATED SEASONAL HIGH WATER TABLE @ APPROX. 9.0 FEET
CONFINING LAYER @ APPROX. = 18.5 FEET

TEST HOLE P-2 (GROUND EL= ±54.9)

0" - 60" BROWN FINE SAND (SP)
60" - 96" YELLOWISH BROWN CLAYEY SAND (SC)
60" - 168" YELLOWISH BROWN AND GRAY CLAYEY SAND (SC)
168" - 198" GREY AND YELLOWISH BROWN SLIGHTLY SANDY CLAY (CH)
198" - 240" LIGHT BROWN LIMESTONE

FIELD HORIZONTAL PERMEABILITY @ APPROX. 5.0 FEET = 4.9 FEET/DAY
FIELD VERTICAL PERMEABILITY @ APPROX. 5.0 FEET = 3.4 FEET/DAY
ESTIMATED SEASONAL HIGH WATER TABLE @ APPROX. 8.0 FEET
CONFINING LAYER @ APPROX. = 14.0 FEET

TEST HOLE P-3 (GROUND EL= ±55.5)

0" - 66" BROWN FINE SAND (SP)
66" - 108" YELLOWISH BROWN CLAYEY SAND (SC)
108" - 222" YELLOWISH BROWN AND GRAY CLAYEY SAND (SC)
222" - 240" GREY AND YELLOWISH BROWN SLIGHTLY SANDY CLAY (CH)

ESTIMATED SEASONAL HIGH WATER TABLE @ APPROX. 9.0 FEET
CONFINING LAYER @ APPROX. = 18.5 FEET

TEST HOLE P-4 (GROUND EL= ±55.7)

0" - 90" BROWN FINE SAND (SP)
90" - 126" YELLOWISH BROWN CLAYEY SAND (SC)
126" - 228" YELLOWISH BROWN AND GREY CLAYEY SAND (SC)
228" - 240" GREY AND YELLOWISH BROWN SLIGHTLY SANDY CLAY (CH)

FIELD HORIZONTAL PERMEABILITY @ APPROX. 4.0 FEET = 32.5 FEET/DAY
FIELD VERTICAL PERMEABILITY @ APPROX. 4.0 FEET = 21.6 FEET/DAY
ESTIMATED SEASONAL HIGH WATER TABLE @ APPROX. 10.5 FEET
CONFINING LAYER @ APPROX. = 19.0 FEET

TEST HOLE P-5 (GROUND EL= ±53.2)

0" - 42" BROWN FINE SAND (SP)
42" - 156" YELLOWISH BROWN AND GRAY CLAYEY SAND (SC)
156" - 168" LIGHT BROWN LIMESTONE

FIELD HORIZONTAL PERMEABILITY @ APPROX. 2.0 FEET = 29.5 FEET/DAY
FIELD VERTICAL PERMEABILITY @ APPROX. 2.0 FEET = 19.2 FEET/DAY
ESTIMATED SEASONAL HIGH WATER TABLE @ APPROX. 3.5 FEET
CONFINING LAYER @ APPROX. = 14.0 FEET

TEST HOLE P-6 (GROUND EL= ±54.3)

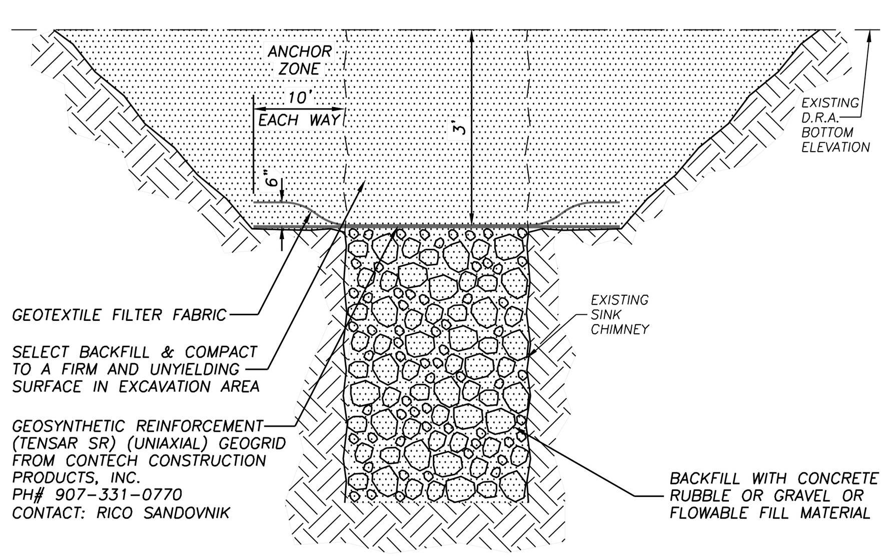
0" - 96" BROWN FINE SAND (SP)
96" - 156" YELLOWISH BROWN CLAYEY SAND (SC)
156" - 222" YELLOWISH BROWN AND GRAY CLAYEY SAND (SC)
222" - 240" GREY AND YELLOWISH BROWN SLIGHTLY SANDY CLAY (CH)

FIELD HORIZONTAL PERMEABILITY @ APPROX. 4.0 FEET = 30.9 FEET/DAY
FIELD VERTICAL PERMEABILITY @ APPROX. 4.0 FEET = 22.2 FEET/DAY
FIELD HORIZONTAL PERMEABILITY @ APPROX. 9.5 FEET = 4.2 FEET/DAY
FIELD VERTICAL PERMEABILITY @ APPROX. 9.5 FEET = 3.0 FEET/DAY
ESTIMATED SEASONAL HIGH WATER TABLE @ APPROX. 11.0 FEET
CONFINING LAYER @ APPROX. = 20.0 FEET

TEST HOLE P-7 (GROUND EL= ±52.6)

0" - 90" BROWN FINE SAND (SP)
90" - 168" YELLOWISH BROWN CLAYEY SAND (SC)
168" - 222" YELLOWISH BROWN AND GRAY CLAYEY SAND (SC)
222" - 240" GREY AND YELLOWISH BROWN SLIGHTLY SANDY CLAY (CH)

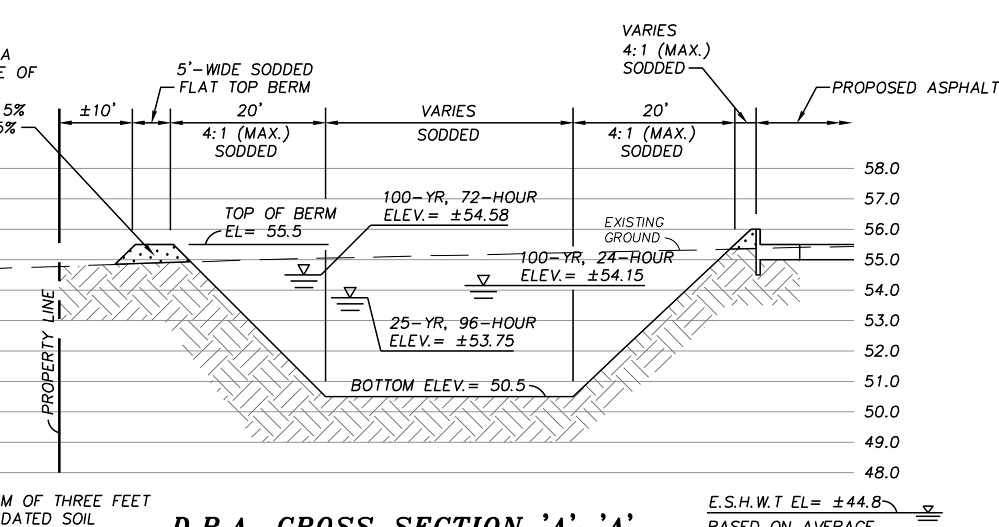
FIELD HORIZONTAL PERMEABILITY @ APPROX. 4.0 FEET =32.0 FEET/DAY
FIELD VERTICAL PERMEABILITY @ APPROX. 4.0 FEET = 22.1 FEET/DAY
FIELD HORIZONTAL PERMEABILITY @ APPROX. 10.0 FEET = 3.6 FEET/DAY
FIELD VERTICAL PERMEABILITY @ APPROX. 10.0 FEET = 2.7 FEET/DAY
ESTIMATED SEASONAL HIGH WATER TABLE @ APPROX. 14.0 FEET
CONFINING LAYER @ APPROX. = 18.5 FEET



TYPICAL SINK CHIMNEY REPAIR DETAIL

PER DEVO SEEREERAM, PhD., P.E.

** CLEAN SUITABLE FILL COMPACTED IN 6"-LIFTS WITH A HORIZONTAL PERMEABILITY RATE OF 30 FT/DAY (MINIMUM) WITH ORGANIC CONTENT LESS THAN 5% BY VOLUME, AND LESS THAN 5% FINES PASSING A 200 SIEVE.

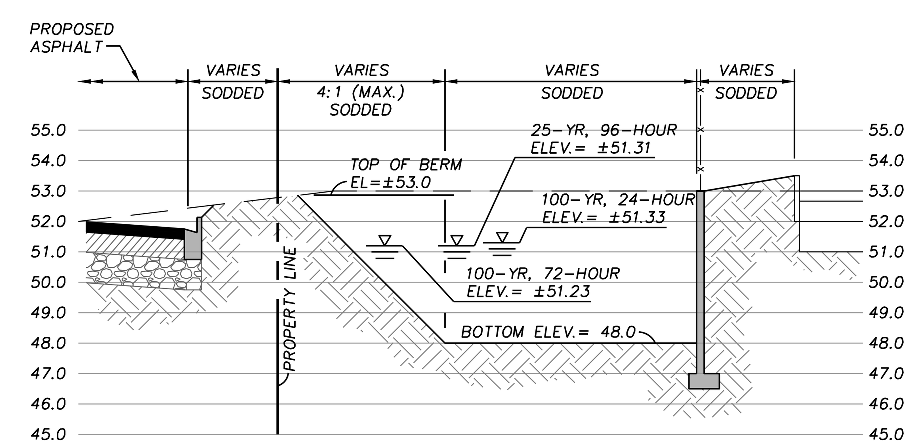


** A MINIMUM OF THREE FEET OF UNCONSOLIDATED SOIL MATERIAL TO BE PROVIDED BETWEEN THE SURFACE OF ANY LIMESTONE BEDROCK AND THE BOTTOM AND SIDES OF ANY STORMWATER FACILITY.

D.R.A. CROSS SECTION 'A'-'A'

NOT TO SCALE

** GEOTECHNICAL ENGINEER TO PRE-QUALIFY MATERIAL AND PROVIDE TESTING REPORT PRIOR TO INSTALLATION. GEOTECHNICAL ENGINEER TO WITNESS CONSTRUCTION.



** A MINIMUM OF THREE FEET OF UNCONSOLIDATED SOIL MATERIAL TO BE PROVIDED BETWEEN THE SURFACE OF ANY LIMESTONE BEDROCK AND THE BOTTOM AND SIDES OF ANY STORMWATER FACILITY.

D.R.A. CROSS SECTION 'C'-'C'

NOT TO SCALE

** GEOTECHNICAL ENGINEER TO PRE-QUALIFY MATERIAL AND PROVIDE TESTING REPORT PRIOR TO INSTALLATION. GEOTECHNICAL ENGINEER TO WITNESS CONSTRUCTION.

D.R.A. CONSTRUCTION NOTES:

THE FOLLOWING CONSTRUCTION PROCEDURES ARE ADVISABLE TO AVOID POTENTIAL IMPACT(S) TO THE RETENTION AREA RECOVERY DUE TO CONSTRUCTION PRACTICES. CONTRACTOR TO REFER TO APPLICABLE WATER MANAGEMENT DISTRICT PERMIT INFORMATION MANUAL FOR ADDITIONAL INFORMATION.

1. INITIALLY EXCAVATE AND ROUGH GRADE THE RETENTION BASIN WITHIN 12 INCHES OF THE BASIN BOTTOM AND SIDE SLOPES. IMPORTANT! DO NOT OVER-EXCAVATE ANY PORTION OF THE RETENTION BASIN BOTTOM OR SIDE SLOPES!
2. AFTER THE AREA CONTRIBUTING TO THE BASIN HAS BEEN STABILIZED, THE INTERIOR SIDE SLOPES AND BASIN BOTTOM SHOULD BE EXCAVATED TO FINAL DESIGN SPECIFICATIONS. THE EXCESS SOIL AND UNDESIRABLE MATERIAL SHOULD BE CAREFULLY EXCAVATED AND REMOVED FROM THE POND SO THAT ANY ACCUMULATED SILTS, CLAYS, ORGANICS, AND OTHER FINE SEDIMENT MATERIAL ARE REMOVED. THE EXCAVATED MATERIAL SHOULD BE UTILIZED OR DISPOSED OF.
3. THE ENTIRE BASIN BOTTOM SHOULD BE DEEP RAKED AND LOOSENED FOR OPTIMAL INFILTRATION.
4. THE FINAL STABILIZATION OF THE BASIN SHOULD BE DONE PER THE CONSTRUCTION PLANS.

DRAINAGE CALCULATIONS:

RAINFALL (100-YEAR, 24-HOUR): . . . . . 11.5"
HYDROLOGIC SOIL/TYPE: . . . . TYPE 'A'

WATERSHED #1 CALCULATIONS:

	PRE-DEV. WATERSHED #1	POST-DEV. WATERSHED #1	PRE-DEV. WATERSHED #2	POST-DEV. WATERSHED #2: POST-DEV. WATERSHED #2a		POST-DEV. WATERSHED #2: POST-DEV. WATERSHED #2b	PRE-DEV. WATERSHED #3	POST-DEV. WATERSHED #3	CN
WATERSHED AREA (sf):	60,618	42,944	99,570	128,210		9,566	35,512	9,335	
IMPERVIOUS AREA (sf):	0	0	0	87,230		5,570	6,769	5,867	98
D.R.A. IMPERVIOUS AREA (sf):	0	0	0	9,796		195	0	–	100
PERVIOUS TYPE 'A' (WOODED) (sf):	60,618	42,944	99,570	–	+	–	28,743	–	30
PERVIOUS TYPE 'A' (GRASSED) (sf):	–	–	–	31,184		3,801	–	3,468	39
CN:	30.0	30.0	30.0	83.8		74.6	43.0	76.1	
VOLUME (100-YR POST) (cf):	7,819	5,539	12,844	101,147		6,560	10,465	6,560	
POST-PRE VOLUME (100-YR) (cf)	–2,280		94,886				–3,905		

WATER QUALITY REQUIRED:

(ON-LINE WATER QUALITY TREATMENT)

	WATERSHED #2a	WATERSHED #2b
0.5" OF RUNOFF FROM WATERSHED:	5,342 C.F.	399 C.F.
PLUS THE GREATER OF:		
0.5" OF RUNOFF FROM WATERSHED:	5,342 C.F.	399 C.F.
OR		
1 1/4" OF RUNOFF FROM IMPERVIOUS:	9,086 C.F.	580 C.F.
WATER QUALITY TREATMENT VOLUME REQUIRED:	14,429 C.F.	979 C.F.
WATER QUALITY TREATMENT VOLUME PROVIDED:	14,429 C.F.	979 C.F.
INTERPOLATED SLUG LOAD ELEVATION:	51.73 FT.	50.48 FT.

RETENTION AREA DESIGN:

POST-DEV. #2a STORAGE

ELEV.	AREA (SF)	VOLUME (CF)
55.5	24,231	
		11,732
55.0	22,704	
		21,188
54.0	19,707	
		18,225
53.0	16,783	
		15,336
52.0	13,933	
		12,519
51.0	11,157	
		5,235
50.5	9,796	
D.R.A. VOLUME (c.f.) =		84,235 **

POST-DEV. #2b STORAGE

ELEV.	AREA (SF)	VOLUME (CF)
52.0	848	
		759
51.0	673	
		588
50.0	507	
		427
49.0	351	
		269
48.0	195	
D.R.A. VOLUME (c.f.) =		2,043 **

DRAINAGE NOTES:

1. METHOD OF CALCULATION FOR THE POST DEVELOPMENT 100-YR, 24-HR STORM IS BY TR-55 "URBAN HYDROLOGY FOR SMALL WATERSHEDS".
2. THE TOTAL OF ON-SITE AND OFF-SITE AREAS WITHIN THE WATERSHED(S) WERE USED TO FIND THE WEIGHTED CN.
3. SEE SEPARATE DRAINAGE CALCULATIONS FOR ADDITIONAL DRAW DOWN ANALYSIS.
4. ** INDICATES PHYSICAL VOLUME ONLY. PERCOLATION IS NOT INCLUDED. SEE NOTE 3 ABOVE.

PROJECT NARRATIVE:

HEADSPRINGS, LLC IS A 4.2 ACRE SITE LOCATED IN MARION COUNTY, FLORIDA. THE SITE IS UNDEVELOPED AND WOODED, AND PORTIONS OF THE SITE SLOPE TO BOTH THE EAST AND WEST. THE SITE CONSISTS OF PRIMARILY TYPE 'A' SOILS BASED USGS SOIL MAPS.

THE PROPOSED DEVELOPMENT WILL CONSIST OF BUILDING, PAVED PARKING, AND SITE IMPROVEMENTS AMOUNTING TO ±2.3 ACRES OF NEW IMPERVIOUS AREA. STORMWATER FROM THE PROPOSED DEVELOPMENT WILL BE DIRECTED TO ON-SITE DRAINAGE RETENTION AREAS (D.R.A.) BY A SERIES OF SWALES, INLETS, AND STORM PIPING. THE STORMWATER FACILITIES ARE SIZED TO ACCOMMODATE THE POST-CONDITION LESS THE PRE-CONDITION 100-YEAR, 24-HOUR, STORM EVENT AND TO RECOVER WATER QUALITY WITHIN 72 HOURS.

DAVIS DINKINS ENGINEERING, P.A.
CERTIFICATE OF AUTHORIZATION #28150
125 N.E. 1st AVENUE
SUITE 2
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PHONE: (352) 854-5961

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1	PERMITTING ISSUE	11-01-24

DESIGN: D.D./J.S. DRAW: T.N./S.U. CHECK: D.L.D.

MAJOR SITE PLAN – DRAINAGE

HEADSPRINGS, LLC

MARION COUNTY, FLORIDA

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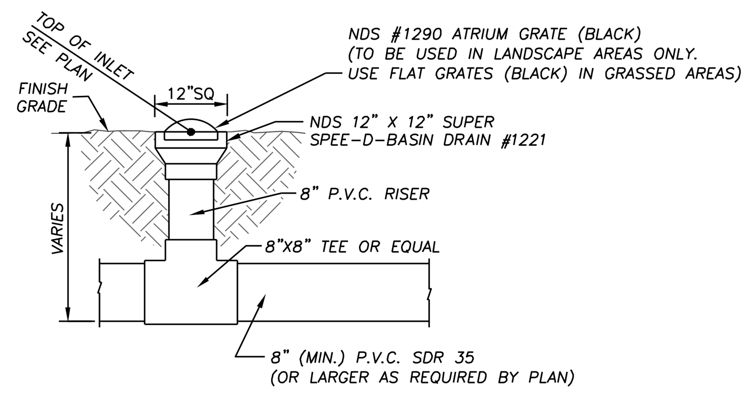
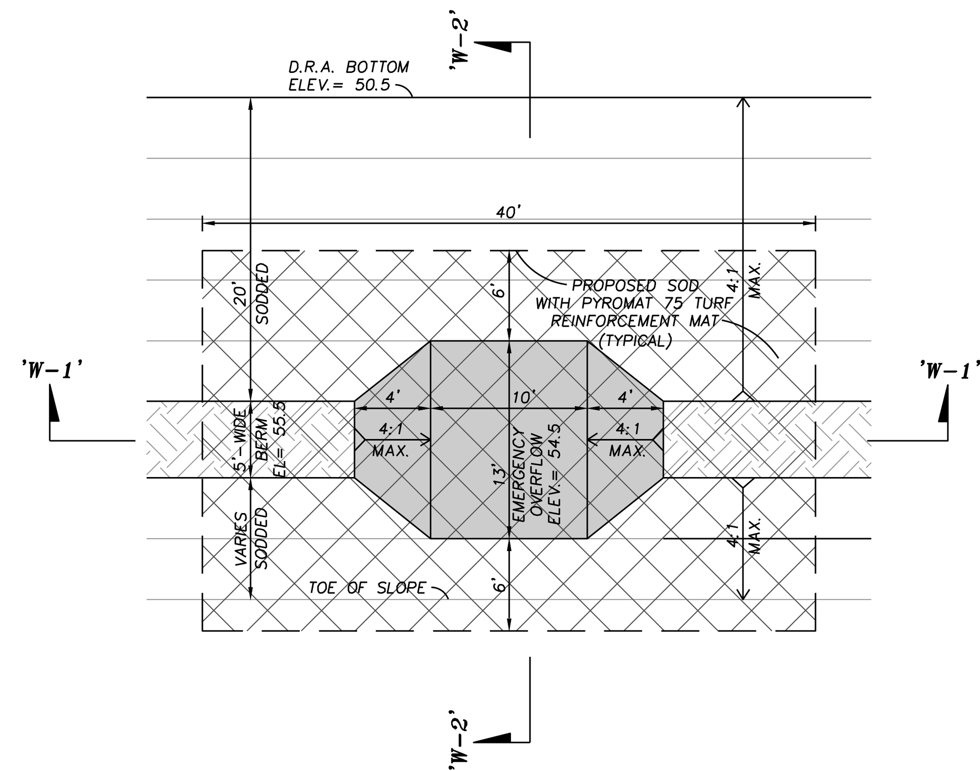
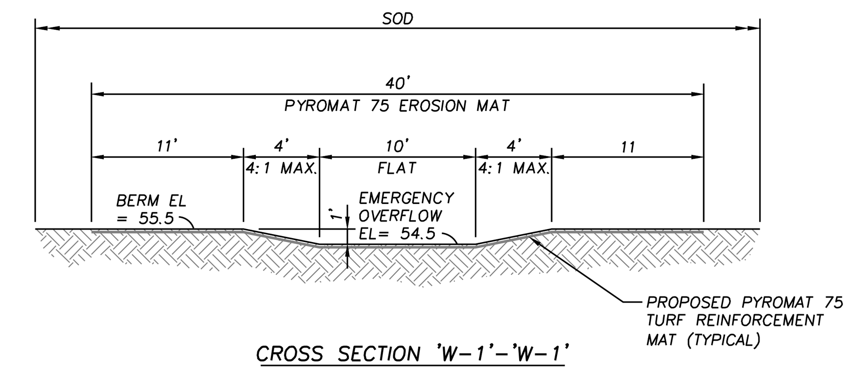


NDS YARD INLET DETAIL

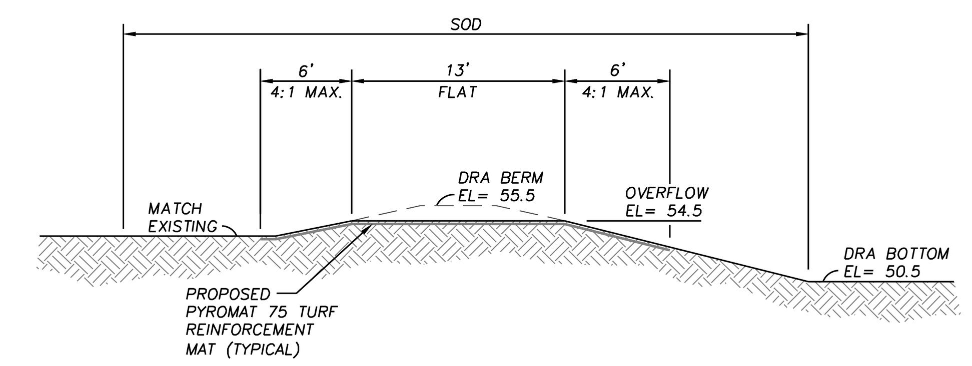
NOT TO SCALE



PLAN VIEW



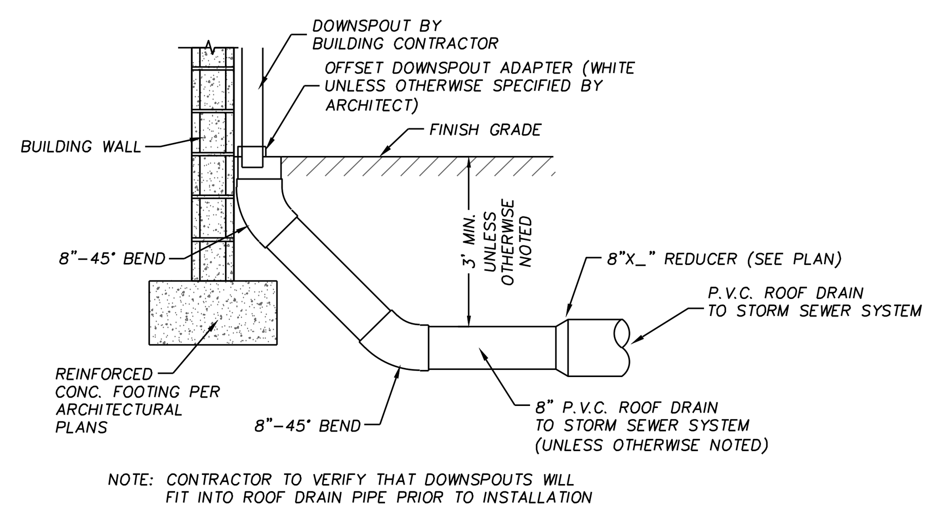
CROSS SECTION 'W-1'-'W-1'



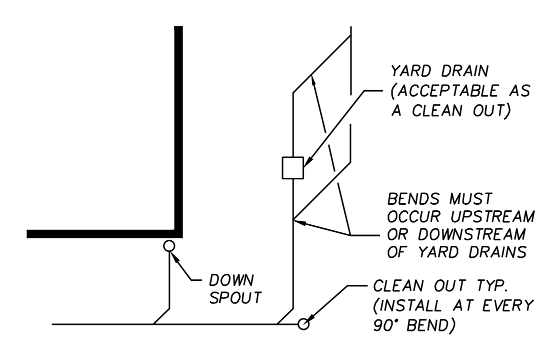
CROSS SECTION 'W-2'-'W-2'

EMERGENCY OVERFLOW WEIR

NOT TO SCALE



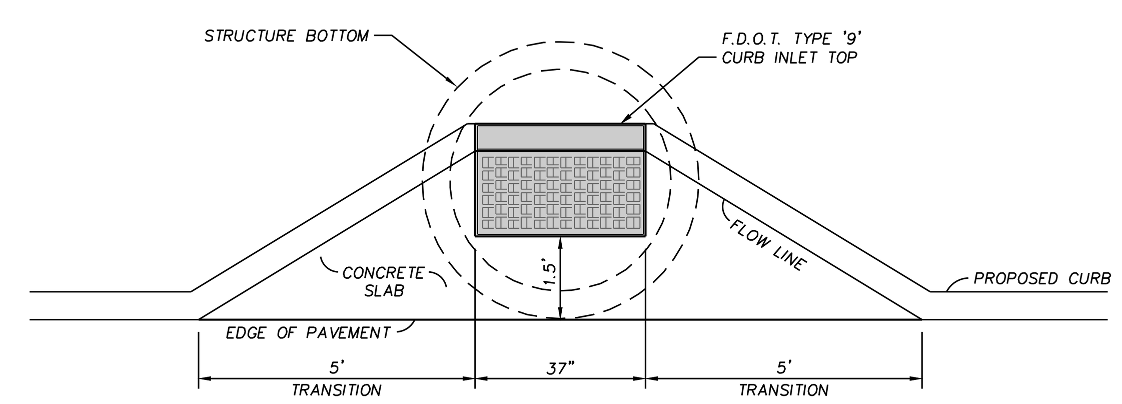
NOTE: CONTRACTOR TO VERIFY THAT DOWNSPOUTS WILL FIT INTO ROOF DRAIN PIPE PRIOR TO INSTALLATION



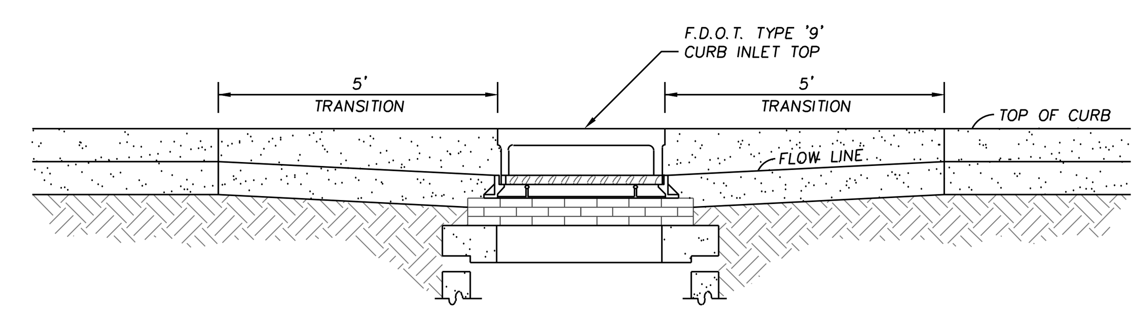
GUTTERS, DOWNSPOUTS AND COLLECTION SYSTEM DETAIL

ROOF DRAIN DOWNSPOUT CONNECTION DETAIL

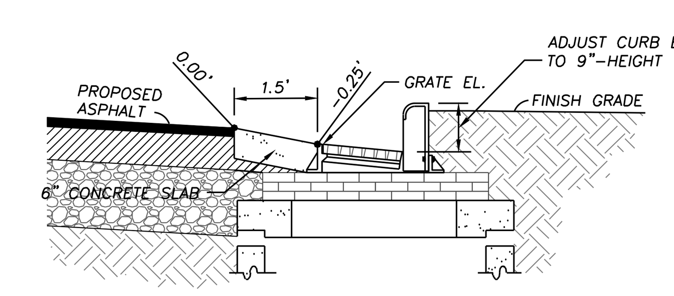
NOT TO SCALE



CURB TRANSITION AT INLET



CURB INLET SECTION ALONG GUTTER LINE



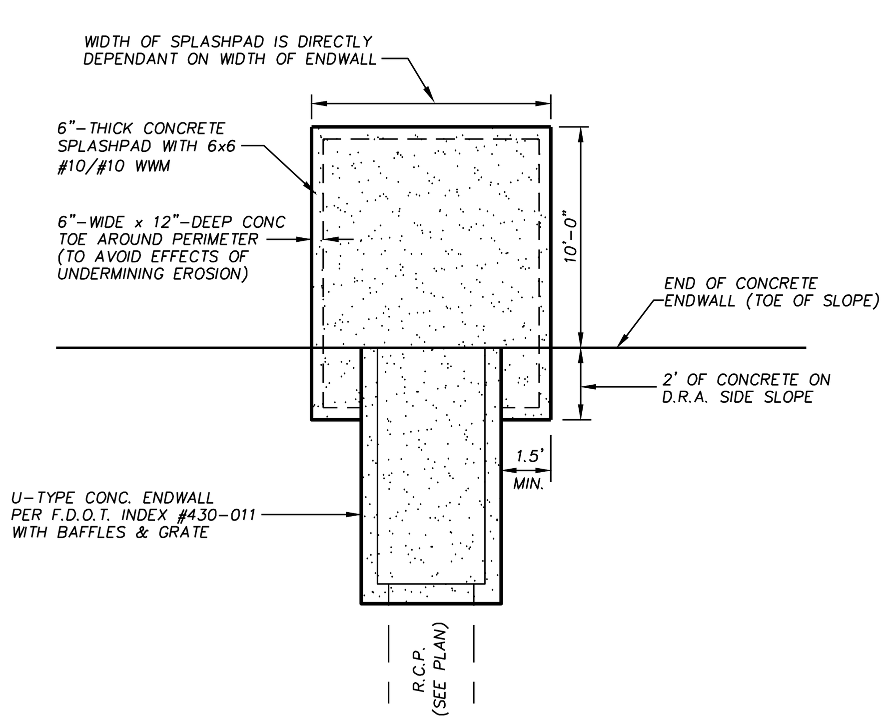
SECTION

INLET NOTES:

1) INLET TOP AND GRATE TO CONFORM TO F.D.O.T. INDEX #425-024
2) MINIMUM DESIGN COMPRESSIVE STRENGTH OF CONCRETE SHALL BE 4000 PSI AT 28 DAYS, TYPE II CEMENT.
3) INLET SHALL BE DESIGNED FOR AASHTO H-20 LOADING.
4) LIFT HOOKS SHALL BE PROVIDED FOR HANDLING.
5) INLET BOTTOM TO BE PER F.D.O.T. INDEX #425-010.

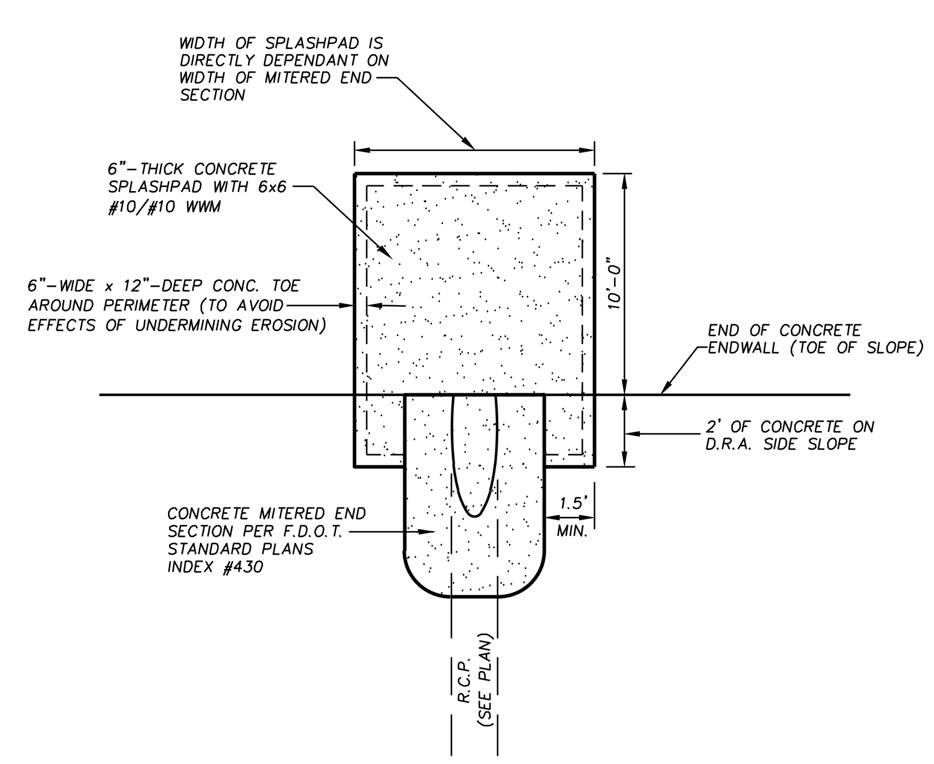
TYPE 9 CURB INLET TRANSITION DETAIL

NOT TO SCALE



U-TYPE ENDWALL & SPLASHPAD DETAIL

NOT TO SCALE



MITERED END SECTION & SPLASHPAD DETAIL

NOT TO SCALE

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CERTIFICATE OF AUTHORIZATION #28150
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MAJOR SITE PLAN - DETAILS

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MARION COUNTY, FLORIDA

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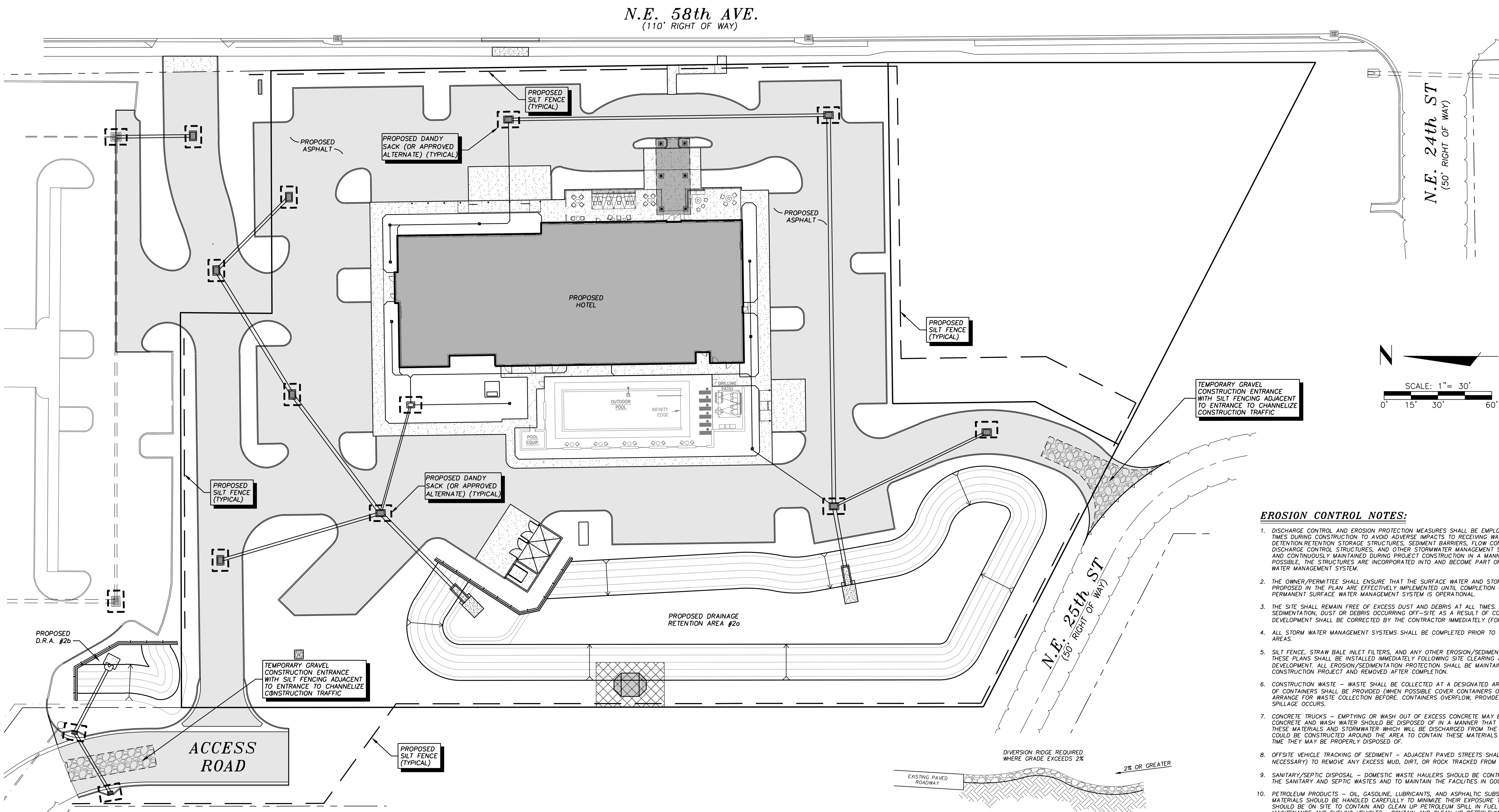
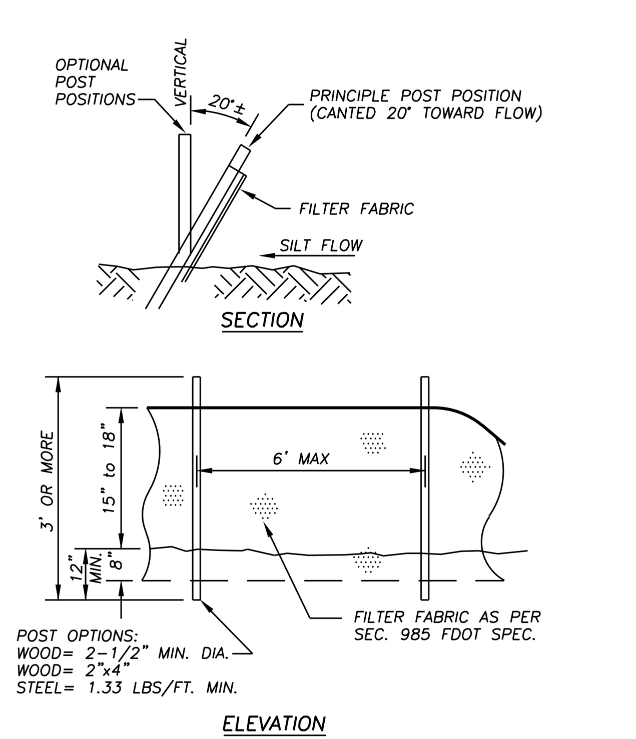
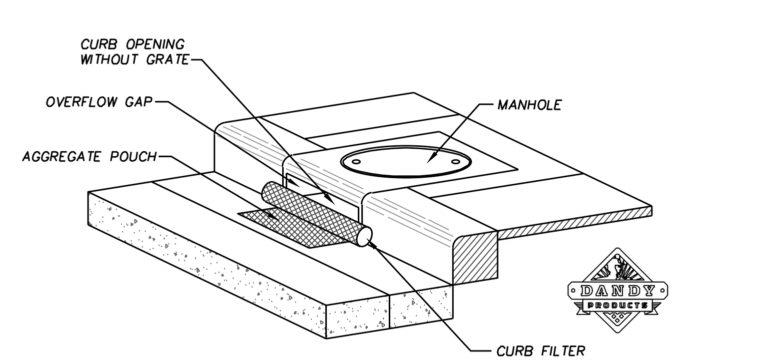




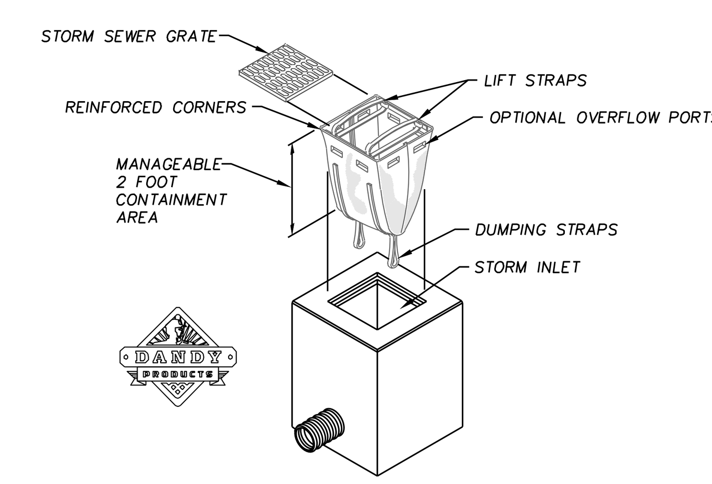
TYPE III SILT FENCE DETAIL



INSTALLATION:
1. PLACE DANDY CURB® INLET PROTECTION UNIT ON GROUND WITH AGGREGATE POUCH ON STREET SIDE NEAR INLET IT WILL BE INSTALLED ON.
2. FOR OIL AND SEDIMENT MODEL, TO INSTALL OR REPLACE ABSORBENT, PLACE ABSORBENT SOCK IN POUCH.
3. FILL POUCH WITH AGGREGATE SUCH AS #5-7, 8'S OR SIMILAR TO A LEVEL (AT LEAST ½ FULL) THAT WILL KEEP UNIT IN PLACE DURING A RAIN EVENT AND CREATE A SEAL BETWEEN THE DANDY CURB® AND THE SURFACE OF THE STREET. RESEAL VELCRO ACCESS.
4. CENTER THE UNIT AGAINST CURB OR MEDIAN INLET OPENING SO THAT THE CURB SIDE OF THE UNIT CREATES A SEAL WITH THE CURB OR MEDIAN BARRIER AND INLET STRUCTURE. THERE WILL BE APPROXIMATELY TWELVE (12) INCHES OF THE INLET PROTECTION UNIT OVERHANGING ON EACH SIDE OF THE OPENING. IF THE UNIT IS NOT INSTALLED IN THIS MANNER, IT WILL NOT FUNCTION PROPERLY.

MAINTENANCE:
1. THE CONTRACTOR SHALL REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM SURFACE AND VICINITY OF UNIT AFTER EACH RAIN EVENT OR AS DIRECTED BY ENGINEER/INSPECTOR. DISPOSE OF UNIT NO LONGER IN USE AT AN APPROPRIATE RECYCLING OR SOLID WASTE FACILITY.
2. FOR OIL AND SEDIMENT MODEL; REMOVE AND REPLACE ABSORBENT WHEN NEAR SATURATION.

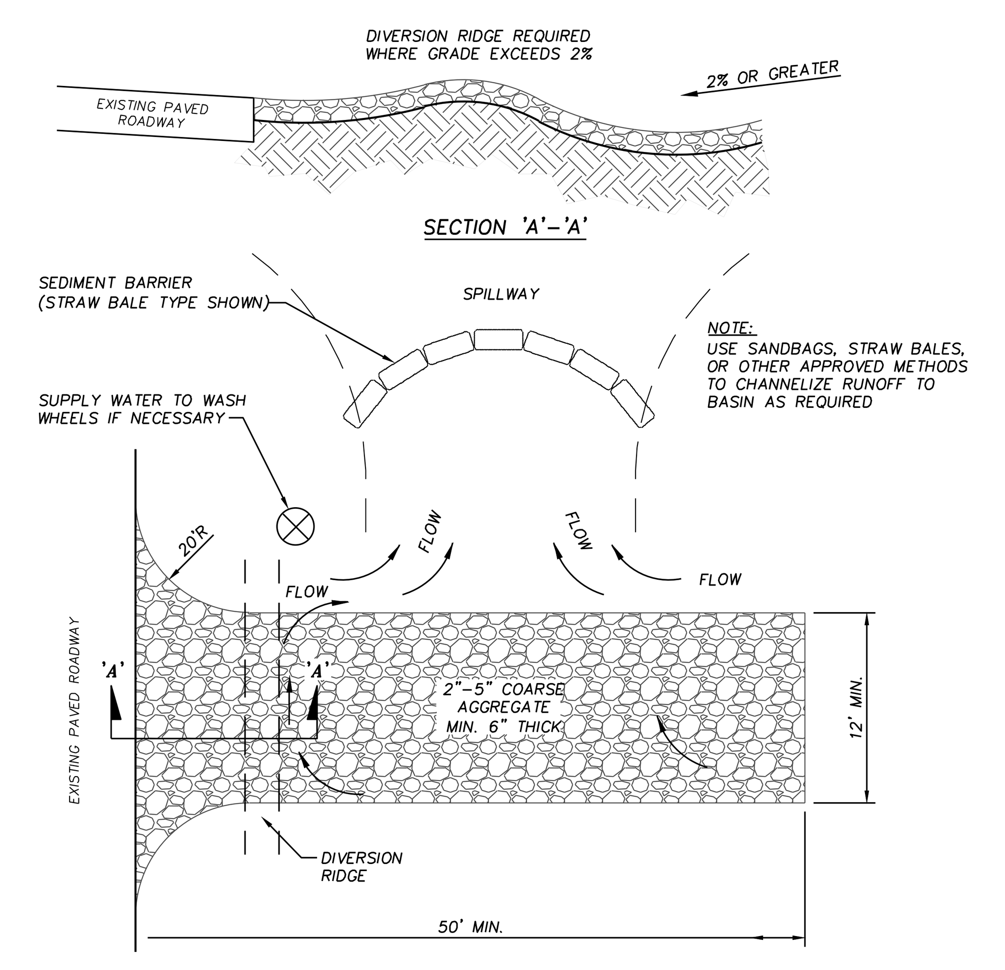
DANDY CURB™ DETAIL



INSTALLATION:
1. REMOVE THE GRATE FROM THE CATCH BASIN.
2. FOR OIL AND SEDIMENT MODEL; TO INSTALL OR REPLACE ABSORBENT, PLACE ABSORBENT PILLOW IN UNIT, ON THE BOTTOM (BELOW-GRADE SIDE) OF THE UNIT.
3. STAND THE GRATE ON END. MOVE THE TOP LIFTING STRAPS OUT OF THE WAY AND PLACE THE GRATE INTO THE DANDY SACK™ UNIT SO THAT THE GRATE IS BELOW THE TOP STRAPS AND ABOVE THE LOWER STRAPS. THE GRATE SHOULD BE CRADLED BETWEEN THE UPPER AND LOWER STRAPS.
4. HOLDING THE LIFTING DEVICES, INSERT THE GRATE INTO THE INLET, BEING CAREFUL THAT THE GRATE REMAINS IN PLACE AND BEING CAREFUL NOT TO DAMAGE THE DANDY SACK™ UNIT.

MAINTENANCE:
1. REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM VICINITY OF UNIT AFTER EACH STORM EVENT.
2. AFTER EACH STORM EVENT AND AT REGULAR INTERVALS, LOOK INTO THE DANDY SACK™ UNIT. IF THE UNIT IS MORE THAN 1/3 FULL OF ACCUMULATED SEDIMENT, THE UNIT MUST BE EMPTIED.
3. TO EMPTY THE UNIT, USING THE LIFTING STRAPS LIFT THE UNIT OUT OF THE INLET AND REMOVE THE GRATE. TRANSPORT THE UNIT TO AN APPROPRIATE LOCATION FOR REMOVAL OF THE CONTENTS. HOLDING THE DUMPING STRAPS ON THE OUTSIDE AT THE BOTTOM OF THE UNIT, TURN THE UNIT UPSIDE DOWN, EMPTYING THE CONTENTS. REINSTALL UNIT AS ABOVE.
4. FOR OIL AND SEDIMENT MODEL; REMOVE AND REPLACE ABSORBENT WHEN NEAR SATURATION.
5. DISPOSE OF UNIT AND/OR ABSORBENT IN ACCORD WITH APPLICABLE FEDERAL, STATE AND LOCAL ENVIRONMENTAL LAWS AND REGULATIONS.

DANDY SACK™ DETAIL



NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

EROSION CONTROL NOTES:

1. DISCHARGE CONTROL AND EROSION PROTECTION MEASURES SHALL BE EMPLOYED AND OPERATED AT ALL TIMES DURING CONSTRUCTION TO AVOID ADVERSE IMPACTS TO RECEIVING WATERS OR ADJACENT PROPERTY. DETENTION.RETENTION STORAGE STRUCTURES, SEDIMENT BARRIERS, FLOW CONVEYANCES, REVETMENT, DISCHARGE CONTROL STRUCTURES, AND OTHER STORMWATER MANAGEMENT STRUCTURES SHOULD BE BUILT AND CONTINUOUSLY MAINTAINED DURING PROJECT CONSTRUCTION IN A MANNER SUCH THAT, TO THE EXTENT POSSIBLE, THE STRUCTURES ARE INCORPORATED INTO AND BECOME PART OF THE PERMANENT SURFACE WATER MANAGEMENT SYSTEM.
2. THE OWNER/PERMITTEE SHALL ENSURE THAT THE SURFACE WATER AND STORMWATER MANAGEMENT MEASURES PROPOSED IN THE PLAN ARE EFFECTIVELY IMPLEMENTED UNTIL COMPLETION OF THE PROJECT OR UNTIL THE PERMANENT SURFACE WATER MANAGEMENT SYSTEM IS OPERATIONAL.
3. THE SITE SHALL REMAIN FREE OF EXCESS DUST AND DEBRIS AT ALL TIMES. ANY INCIDENCE OF EROSION, SEDIMENTATION, DUST OR DEBRIS OCCURRING OFF-SITE AS A RESULT OF CONSTRUCTION ACTIVITIES ON THIS DEVELOPMENT SHALL BE CORRECTED BY THE CONTRACTOR IMMEDIATELY (FOR EACH OCCURRENCE).
4. ALL STORM WATER MANAGEMENT SYSTEMS SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF IMPERVIOUS AREAS.
5. SILT FENCE, STRAW BALE INLET FILTERS, AND ANY OTHER EROSION/SEDIMENTATION PROTECTION SHOWN ON THESE PLANS SHALL BE INSTALLED IMMEDIATELY FOLLOWING SITE CLEARING AND PRIOR TO ANY SITE DEVELOPMENT. ALL EROSION/SEDIMENTATION PROTECTION SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION PROJECT AND REMOVED AFTER COMPLETION.
6. CONSTRUCTION WASTE - WASTE SHALL BE COLLECTED AT A DESIGNATED AREA ONSITE. ADEQUATE NUMBER OF CONTAINERS SHALL BE PROVIDED (WHEN POSSIBLE COVER CONTAINERS OR PROVIDE LIDS ON CONTAINERS). ARRANGE FOR WASTE COLLECTION BEFORE. CONTAINERS OVERFLOW, PROVIDE CLEAN UP IMMEDIATELY IF SPILLAGE OCCURS.
7. CONCRETE TRUCKS - EMPTYING OR WASH OUT OF EXCESS CONCRETE MAY BE ALLOWED ONSITE. EXCESS CONCRETE AND WASH WATER SHOULD BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORMWATER WHICH WILL BE DISCHARGED FROM THE SITE. FOR EXAMPLE, DIKES COULD BE CONSTRUCTED AROUND THE AREA TO CONTAIN THESE MATERIALS UNTIL THEY HARDEN, AT WHICH TIME THEY MAY BE PROPERLY DISPOSED OF.
8. OFFSITE VEHICLE TRACKING OF SEDIMENT - ADJACENT PAVED STREETS SHALL BE SWEPT DAILY (AS NECESSARY) TO REMOVE ANY EXCESS MUD, DIRT, OR ROCK TRACKED FROM SITE.
9. SANITARY/SEPTIC DISPOSAL - DOMESTIC WASTE HAULERS SHOULD BE CONTRACTED TO REGULARLY REMOVE THE SANITARY AND SEPTIC WASTES AND TO MAINTAIN THE FACILITIES IN GOOD WORKING ORDER.
10. PETROLEUM PRODUCTS - OIL, GASOLINE, LUBRICANTS, AND ASPHALTIC SUBSTANCES SUCH AS PAVING MATERIALS SHOULD BE HANDLED CAREFULLY TO MINIMIZE THEIR EXPOSURE TO STORM WATER. EQUIPMENT SHOULD BE ON SITE TO CONTAIN AND CLEAN UP PETROLEUM SPILL IN FUEL STORAGE AREAS OR ON BOARD MAINTENANCE AND FUELING VEHICLES. CONTAIN AND CLEAN UP PETROLEUM SPILLS IMMEDIATELY.
11. HAZARDOUS PRODUCTS - THESE PRODUCTS SHALL BE USED IN A SAFE MANNER TO AVOID POLLUTION OF STORM WATER. EQUIPMENT SHOULD BE ONSITE TO CONTAIN AND CLEAN UP SPILLS OF HAZARDOUS MATERIALS IN THE AREAS WHERE THESE MATERIALS ARE STORED OR USED. CONTAIN AND CLEAN UP SPILLS IMMEDIATELY AFTER THEY OCCUR.
12. NON-STORM WATER DISCHARGES - THESE DISCHARGES INCLUDE BUT NOT LIMITED TO: FIRE HYDRANT FLUSHINGS, POTABLE WATER SOURCES (FLUSHING), IRRIGATION, BUILDING WASHDOWN, AND AIR CONDITIONING CONDENSATION. PRIOR TO ANY DISCHARGE, ALL DOWNSLOPE SITE SEDIMENTATION AND EROSION CONTROLS SHOULD BE IN PLACE. DISCHARGE SHOULD ONLY BE DIRECTED TO AREAS THAT ARE STABILIZED TO MINIMIZE EROSION (E.G., BUFFER ZONE, VEGETATED FILTER STRIPES, INLET AND OUTLET PROTECTION, LEVEL SPREADERS, ETC.) DO NOT DISCHARGE NON-STORM WATER FLOWS ONTO DISTURBED AREAS.
13. A STORMWATER POLLUTION PREVENTION PLAN INSPECTION REPORT IS REQUIRED AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM EVENT THAT IS 0.5 INCHES OR GREATER. THE REPORTS ARE TO BE FILED AT THE PROJECT SITE WITH THE STORM WATER POLLUTION PREVENTION PLAN.
14. IN ADDITION TO PROVIDING A TEMPORARY CONSTRUCTION GRAVEL ENTRANCE TO CONTROL THE DEPOSITION OF SEDIMENTS ON PAVEMENTS ADJACENT TO THE PROJECT SITE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PERIODIC SWEEPING OF EXISTING ON-SITE PAVED SURFACES AND ALL PUBLIC TRAVEL WAYS CONTIGUOUS TO THE PROJECT-SITE. SWEEPING SHALL BE DONE BY MECHANICAL MEANS ON A REGULAR BASIS SEVERAL TIMES A WEEK INCLUDING, MOST PARTICULARLY, AFTER EVERY RAIN EVENT AND EVERY FRIDAY AFTERNOON PRIOR TO CEASING WORK FOR THE WEEK.
15. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE A LETTER FROM OWNER OF PERMANENT DISPOSAL SITE FOR EXCAVATED MATERIAL THAT ACCEPTS MATERIAL AND ACKNOWLEDGES THE PERMANENT DISPOSAL SITE IS NOT IN A FLOOD PLAIN.
16. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE SURE SILT FENCING AND/OR CONSTRUCTION FENCING DOES NOT BLOCK SIGHT LINES.

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER.

NAME/CONSTRUCTION COMPANY NAME DATE:

THE STORMWATER MANAGEMENT MEASURES PROPOSED ON THIS PLAN SHALL BE EFFECTIVELY IMPLEMENTED AND MAINTAINED. THE OWNER/AGENT IS AWARE OF AND MUST ASSURE MAINTENANCE OF THE EROSION PROTECTION THAT IS ASSOCIATED WITH THE PROJECT DURING CONSTRUCTION.

MR. AZIM F SAJU, MANAGER DATE:

DAVIS DINKINS ENGINEERING, P.A.
CERTIFICATE OF AUTHORIZATION #28150
125 N.E. 1st AVENUE
SUITE 2
OCALA, FL 34470
PHONE: (352) 854-5961

NO	REVISION	DATE
2	PER OWNER/JURISDICTIONAL REVIEW	06-23-25
1	PERMITTING ISSUE	11-01-24

DESIGN: D.D./J.S. | DRAW: T.N./S.U. | CHECK: D.L.D.

MAJOR SITE PLAN - S.W.P.P.P.

HEADSPRINGS, LLC

MARION COUNTY, FLORIDA

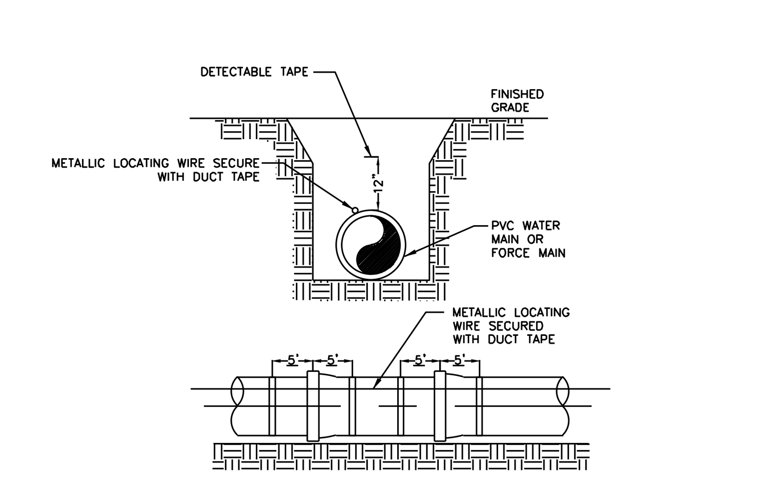
NOT VALID UNLESS EITHER DIGITALLY SIGNED AND SEALED, OR ORIGINALLY SIGNED, DATED AND SEALED WITH PROFESSIONAL ENGINEER'S SEAL BELOW:

DAVIS L. DINKINS, P.E.
FL LICENSE NO. 60058

DATE

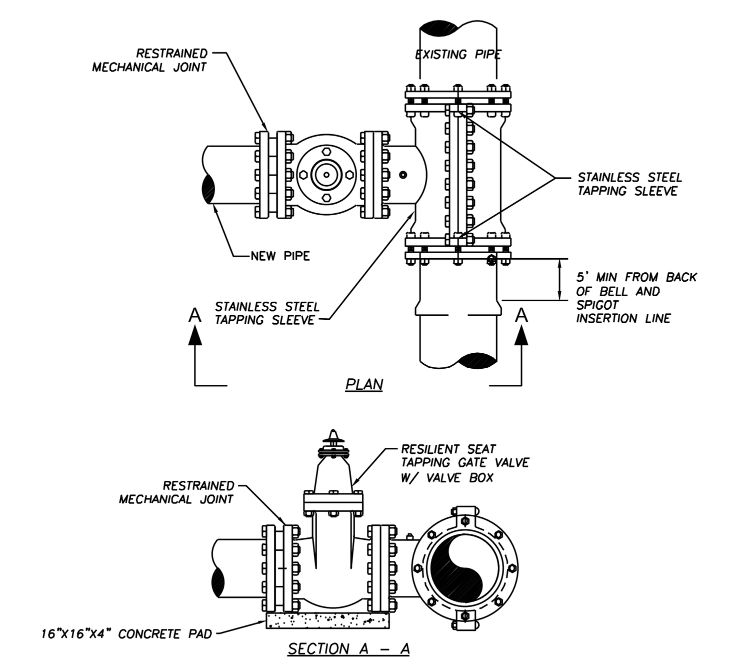
IF DIGITALLY SIGNED AND SEALED:
DAVIS L. DINKINS, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 60058. THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DAVIS L. DINKINS ON THE DATE INDICATED HERE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES



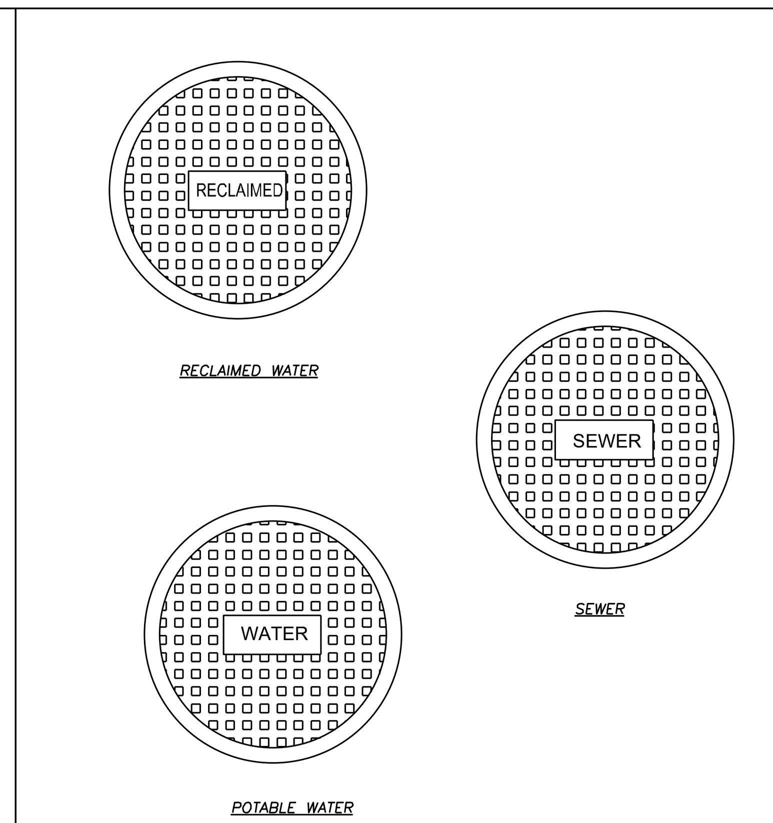
NOTES:
1. PVC PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (10 GAUGE COPPER) CAPABLE OF DETECTION BY A CABLE LOCATOR AND SHALL BE BURIED ON TOP OF THE PIPE.
2. LOCATING WIRE SHALL TERMINATE AT EACH VALVE BOX AND BE CAPABLE OF EXTENDING 12" ABOVE TOP OF BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION PER UT 112.
3. ALL WIRE CONNECTIONS SHALL BE SPLICED TOGETHER USING WATERTIGHT WIRE NUTS.
4. FOR HORIZONTAL DIRECTIONAL DRILLING, UTILIZE 2 LOCATING WIRES EACH WITH A BREAK LOAD OF 2032 POUNDS.
5. DETECTABLE TAPE SHALL BE 1' ABOVE THE CENTERLINE OF THE PIPE.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | PIPE LOCATING WIRE AND DETECTABLE TAPE | 7.3.2 UT 104

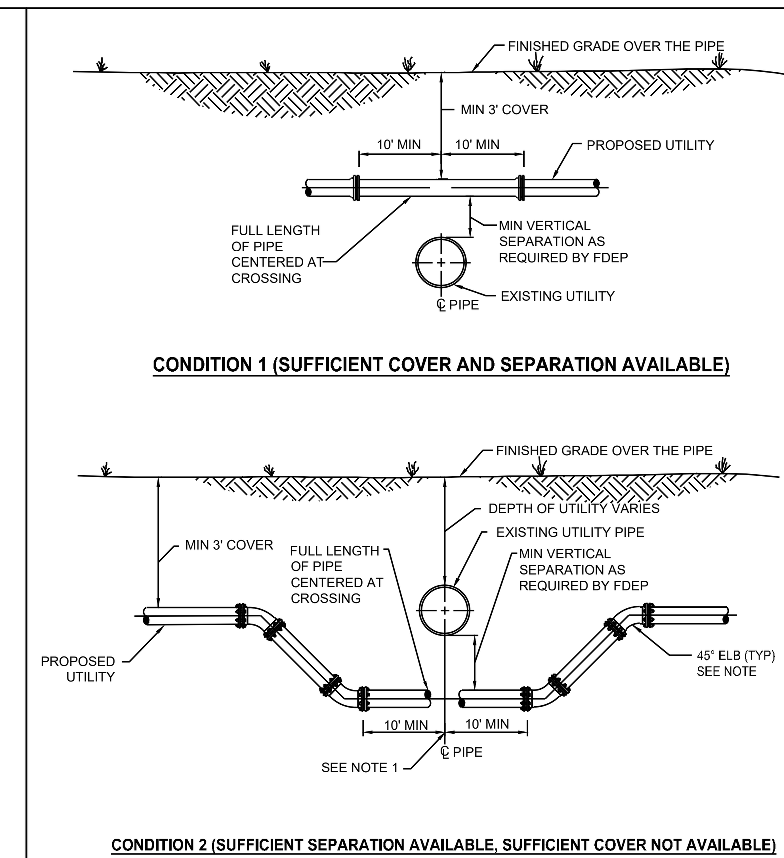


NOTES:
1. PRIOR TO BEGINNING THE TAPPING OPERATION, THE SLEEVE AND VALVE SHALL BE PRESSURE TESTED AT 150 PSI FOR A MINIMUM OF 30 MINUTES TO ENSURE THAT NO LEAKAGE WILL OCCUR.
2. CONTRACTOR SHALL PROVIDE MCU PROOF OF PRESSURE TEST IN THE FORM OF A TAPPING TEST LOG WITH THE CONTRACTOR'S SIGNATURE.
3. CONTRACTOR MUST CONFIRM RESTRAINTS IN ALL DIRECTIONS AND INSTALL ADDITIONAL RESTRAINTS AS NECESSARY TO COMPLY WITH LAND DEVELOPMENT CODE.
4. ALL TAPS MUST BE LOCATED A MINIMUM OF 5' AWAY FROM ANY BELL AND/OR FITTING.
5. STAINLESS STEEL TAPPING SLEEVE SHALL BE MADE OF 316SS.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 1 | TAPPING SLEEVE AND GATE VALVE ASSEMBLY | 7.3.2 UT 108

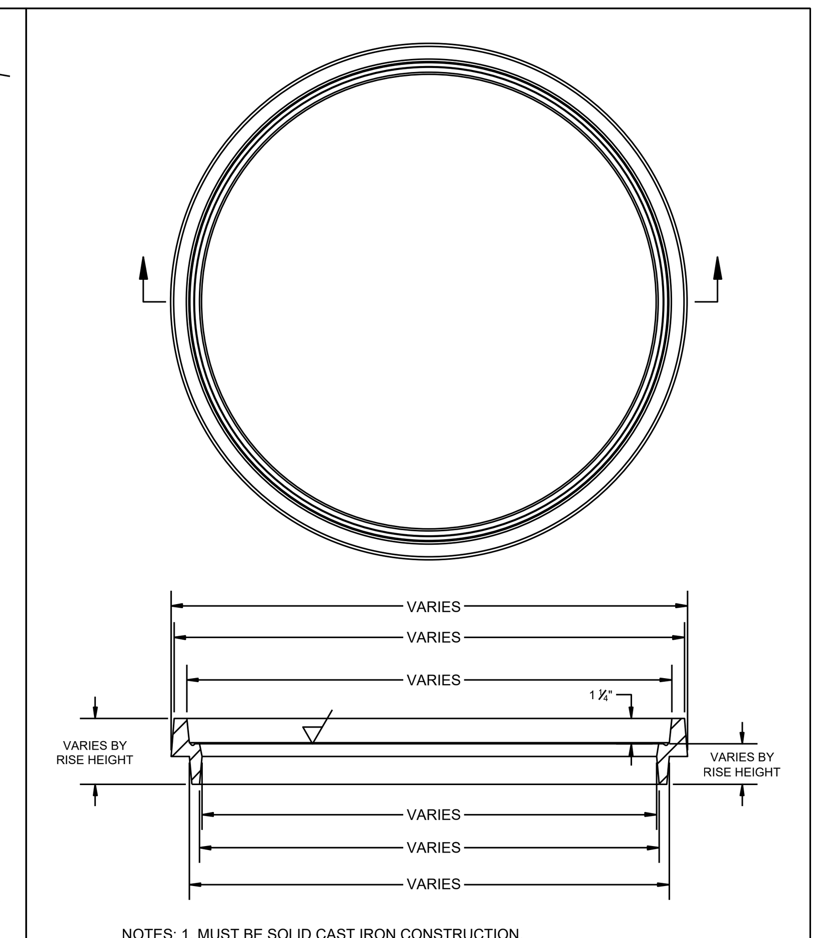


Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # NA | TYPICAL VALVE BOX COVER | 7.3.2 UT 110



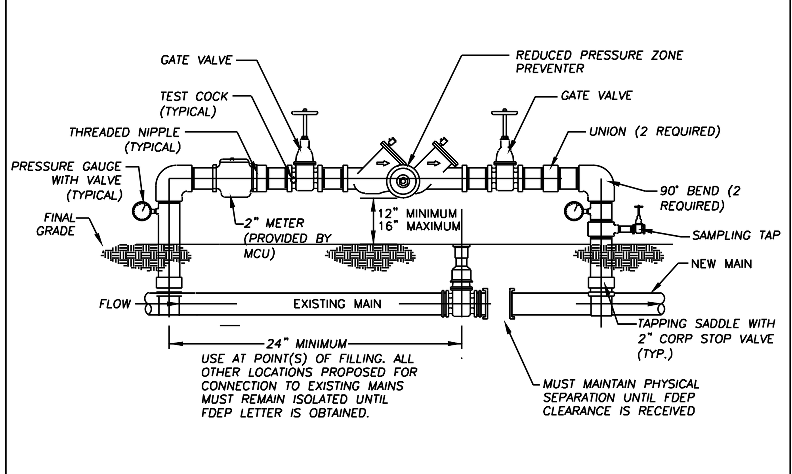
NOTES:
1. PIPING SHALL BE DUCTILE IRON WHEN CROSSING UNDER SANITARY SEWER OR STORMWATER UTILITIES.
2. IF NOT DIP, CONCRETE AND CASING PER FDEP.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # NA | UTILITY CONFLICT | 7.3.2 UT 113



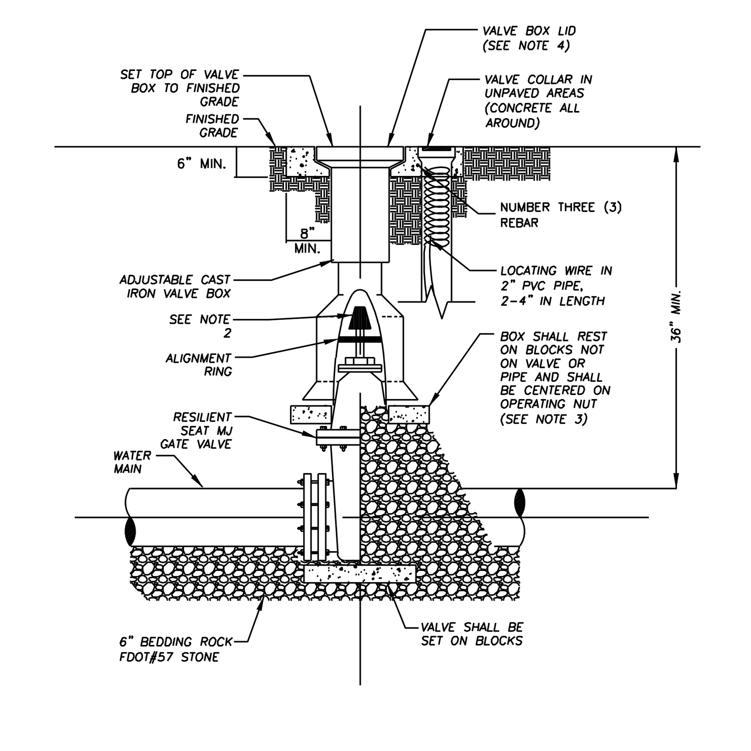
NOTES: 1. MUST BE SOLID CAST IRON CONSTRUCTION.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # NA | MANHOLE RISER | 7.3.2 UT 114



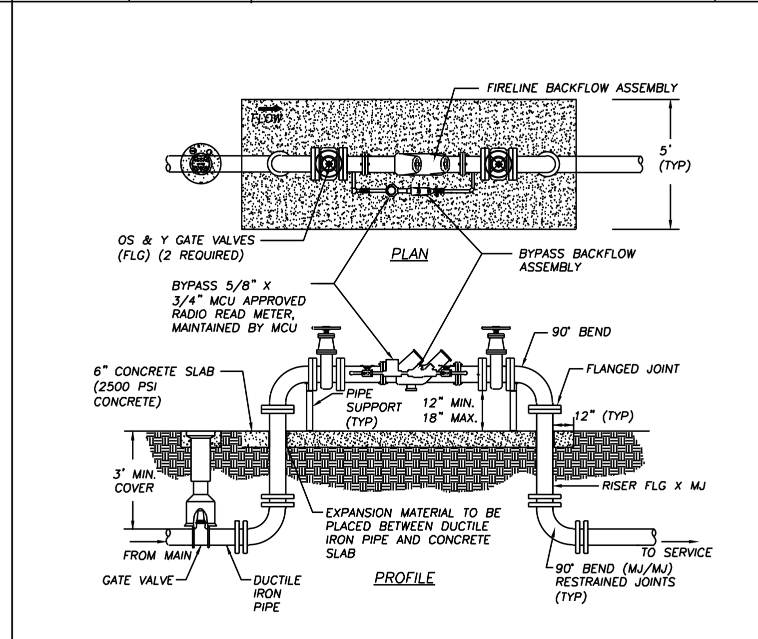
NOTES:
1. A TEMPORARY JUMPER CONNECTION IS REQUIRED AT ALL CONNECTIONS BETWEEN EXISTING ACTIVE WATER MAINS AND PROPOSED NEW WATER MAIN IMPROVEMENTS. TEMPORARY JUMPER WATER METERS WILL BE SUPPLIED BY MCU.
2. THIS DETAIL IS TO BE USED FOR FILLING ANY NEW WATER MAIN OF ANY SIZE FOR EXISTING ACTIVE WATER MAINS AND FOR FLUSHING OF NEW MAINS, AND FOR PULLING BACTERIOLOGICAL SAMPLES FROM ANY NEW WATER MAIN OF ANY SIZE. THE JUMPER CONNECTION SHALL BE MAINTAINED UNTIL AFTER FILLING, FLUSHING, TESTING, AND DISINFECTION OF THE NEW MAIN HAS BEEN SUCCESSFULLY COMPLETED AND CLEARANCE FOR USE FROM FDEP HAS BEEN RECEIVED. THIS JUMPER CONNECTION SHALL ALSO BE USED TO MAINTAIN A MINIMUM PRESSURE OF 20 PSI IN THE NEW MAINS ALL THE TIME AFTER DISINFECTION AND UNTIL THE FDEP CLEARANCE LETTER IS OBTAINED. ADEQUATE THRUST BLOCKING AND/OR RESTRAINTS SHALL BE PROVIDED TEMPORARILY, AS REQUIRED. PIPE AND FITTINGS USED FOR CONNECTING THE NEW PIPE TO THE EXISTING PIPE SHALL BE DISINFECTED PRIOR TO INSTALLATION IN ACCORDANCE WITH AWWA C651, LATEST EDITION.
3. THE TAPPING SLEEVE AND THE EXTERIOR OF THE MAIN TO BE TAPPED SHALL BE DISINFECTED BY SPRAYING OR SWABBING PER SECTION II OF AWWA C651, LATEST EDITION.
4. UPON RECEIPT OF CLEARANCE FOR USE FROM FDEP AND MCU, THE CONTRACTOR SHALL REMOVE THE TEMPORARY JUMPER CONNECTION. THE 2" CORP VALVES ARE TO BE CLOSED AND PLUGGED WITH 2" BRASS PLUGS. THE MAINS CAN NOW BE CONNECTED BY SLEEVE OR FLANGED CONNECTIONS.
5. ALL INSTALLATION AND MAINTENANCE OF THE TEMPORARY JUMPER CONNECTION ASSEMBLY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. WATER FOR TESTING AND DISINFECTION OF THE NEW WATER MAIN AND WATER FOR MAINTENANCE OR OTHER USES SHALL BE AT THE CONTRACTOR'S EXPENSE.
7. ALL PIPING AND APPURTENANCES TO BE 2" FOR 8" AND BELOW WATER MAINS; 4" FOR 12" WATER MAINS; 8" FOR 16" WATER MAINS; 12" FOR 24" WATER MAINS.
8. ALL TAPS MUST BE LOCATED A MINIMUM OF 24" AWAY FROM ANY BELL AND/OR FITTING.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | TEMPORARY JUMPER CONNECTION | 7.3.2 UT 203



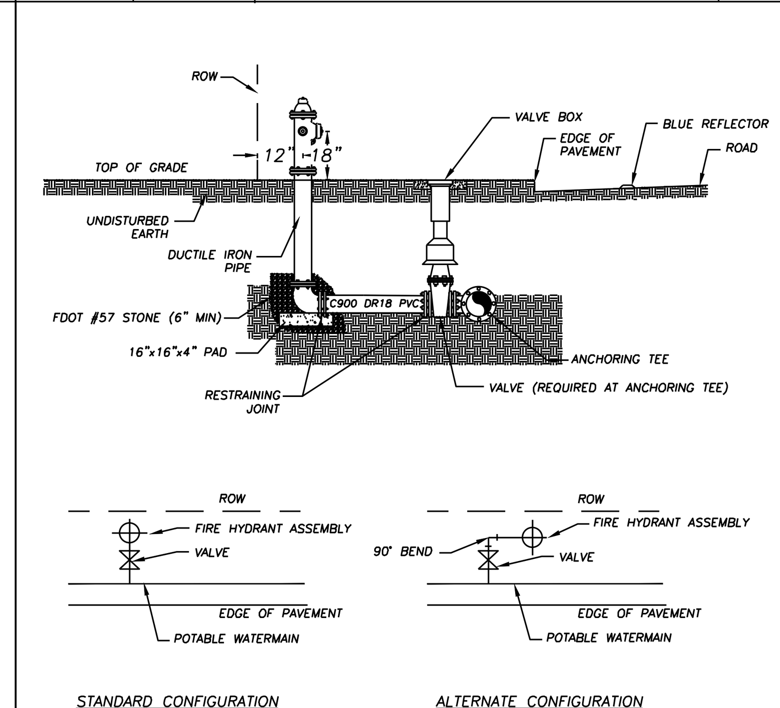
NOTES:
1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION (SEE UT111).
2. THE ACTUATING NUT FOR VALVES DEEPER THAN SIX (6) FEET SHALL BE EXTENDED TO COME UP TO 3 FOOT DEPTH BELOW FINISHED GRADE.
3. VALVE BOX SHALL BE SET ON FIVE (5) SOLID COMMON BLOCKS.
4. VALVE BOX LID TO BE LETTERED WITH THE WORD "WATER" OR "RECLAIMED".
5. INSTALL BRASS ID TAG IN CONCRETE.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | GATE VALVE WATER AND RECLAIMED MAINS | 7.3.2 UT 204



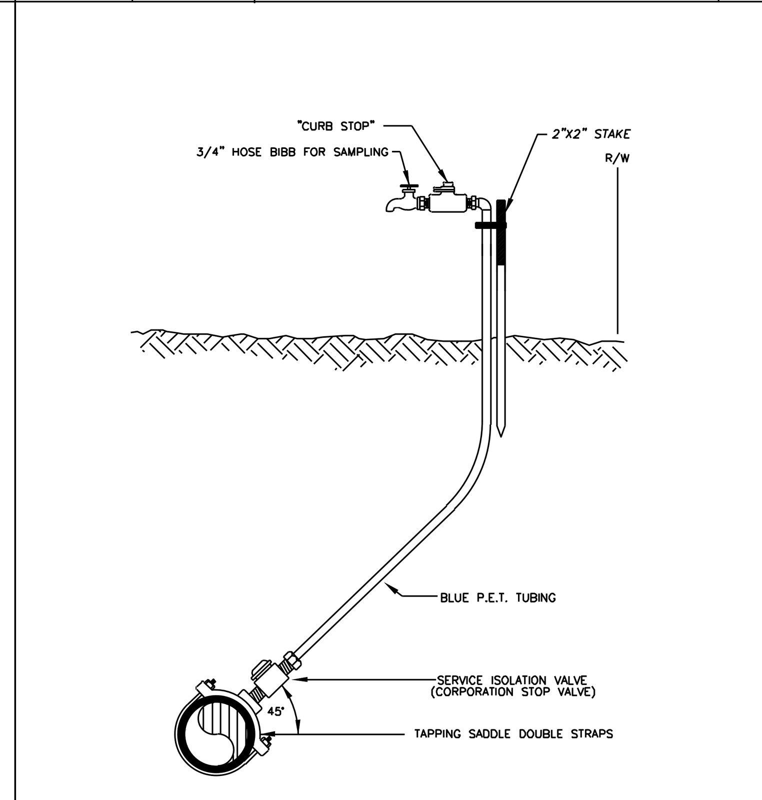
NOTES:
1. REQUIRED FOR SITES WITH SEPARATE DOMESTIC AND FIRE SYSTEM SUPPLY PIPING.
2. BACKFLOW ASSEMBLY SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
3. MCU SHALL OWN AND MAINTAIN THE METER.
4. UTILITY EASEMENT REQUIRED FOR BY-PASS METER READING. MINIMUM EASEMENT SIZE IS 10' BY 15'.
5. DETAIL NOT APPLICABLE WHEN AN RPZ IS REQUIRED IN ACCORDANCE WITH THE MARION COUNTY MANUAL OF CROSS-CONNECTION CONTROL AND BACKFLOW PREVENTION. SERVICES SMALLER THAN 3" SHALL REQUIRE AN RPZ AND SHALL BE METERED. METER AND TAP SIZE SHALL BE DETERMINED BY A FLORIDA LICENSED SPRINKLER CONTRACTOR, ARCHITECT, OR ENGINEER. METER SHALL BE INSTALLED BY MCU.
6. FREEZE PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE FIRE MARSHALL.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | FIRE LINE DOUBLE DETECTOR CHECK VALVE ASSEMBLY | 7.3.2 UT 208



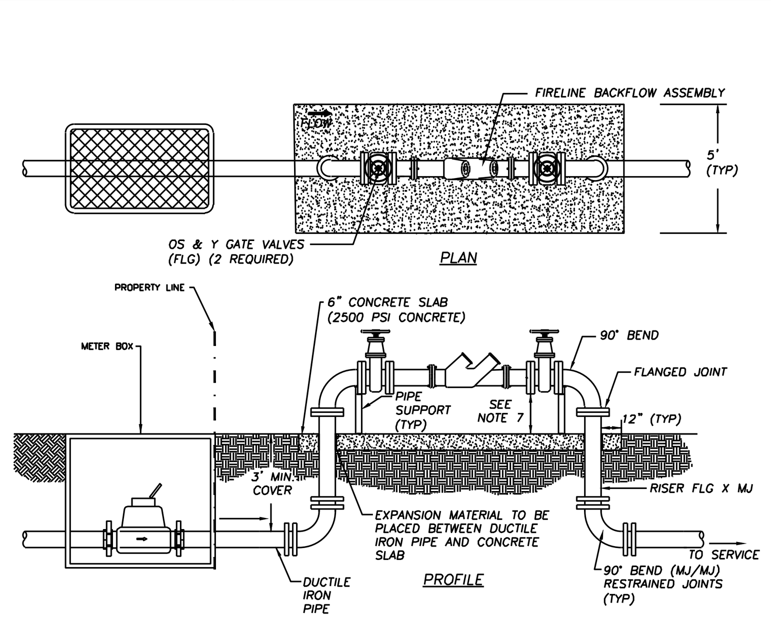
NOTES:
1. BONNET COLORS SHALL BE IN ACCORDANCE WITH SEC. 6.18.2-G.
2. HYDRANT SHALL BE 1' INSIDE OF RIGHT-OF-WAY, WHEN POSSIBLE.
3. BLUE REFLECTOR SHALL BE PLACED IN THE MIDDLE OF THE ADJACENT TRAVEL LANE.
4. RADIUS OF CLEAR SPACE AROUND THE FIRE HYDRANT SHALL BE IN ACCORDANCE WITH NFPA STANDARDS (NFPA 1 SEC. 18.5.7, AS AMENDED).

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | FIRE HYDRANT ASSEMBLY | 7.3.2 UT 210



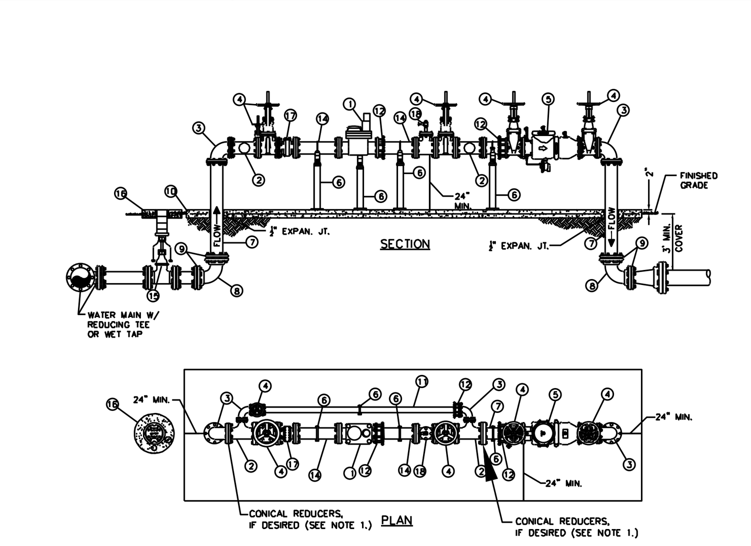
NOTE: POLY IS TO BE REMOVED AND CORPORATION STOP CLOSED AND CAPPED OFF AFTER WATER SAMPLES ARE COLLECTED AND SYSTEM IS PLACED INTO SERVICE BY FDEP.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 1 | TEMPORARY SAMPLE POINT | 7.3.2 UT 211



NOTES:
1. NO TIE RODS OR EYE BOLT RETAINERS PERMITTED ABOVE GROUND.
2. BACKFLOW PREVENTION ASSEMBLY TO BE INSTALLED LEVEL & PLUMB.
3. MINIMUM CLEARANCE OF 36" TO BE MAINTAINED AROUND ENTIRE ASSEMBLY FOR TESTING.
4. ALL MECHANICAL JOINTS SHALL BE RESTRAINED.
5. BELL JOINT RESTRAINERS SHALL BE PROVIDED ON ALL UNDERGROUND PIPING AS SPECIFIED IN JOINT RESTRAINT TABLE ON UT 116A & UT 116B.
6. ALL ABOVE GROUND PIPING SHALL BE FLANGED DUCTILE IRON PIPE (NO GALVANIZED OR PVC).
7. BACKFLOW PREVENTION ASSEMBLY MUST BE LISTED WITH THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH.
6. ALL BACKFLOW PREVENTION ASSEMBLIES MUST BE TESTED FOLLOWING INSTALLATION AND INITIATION OF WATER SERVICE. THE BACKFLOW PREVENTION ASSEMBLY TESTER MUST POSSESS A CURRENT AMERICAN WATER WORKS ASSOCIATION (AWWA) AND/OR AMERICAN BACKFLOW PREVENTION ASSOCIATION (ABPA) BACKFLOW TESTER CERTIFICATE. A COPY OF THE BACKFLOW PREVENTION ASSEMBLY TEST REPORT MUST BE SUBMITTED TO THE BACKFLOW & CCC COORDINATOR AT MCU WITHIN 14 DAYS FROM THE DATE OF INSTALLATION.
7. MIN. 12" MAX. 18" ABOVE FINISHED GRADE AND FLOODPLAIN.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # NA | DOUBLE CHECK OR REDUCED PRESSURE BACKFLOW ASSEMBLY (SINGLE SERVICE: 3" – 10") | 7.3.2 UT 213



– FOR CONTINUATION OF NOTES SEE NOTE SHEET –

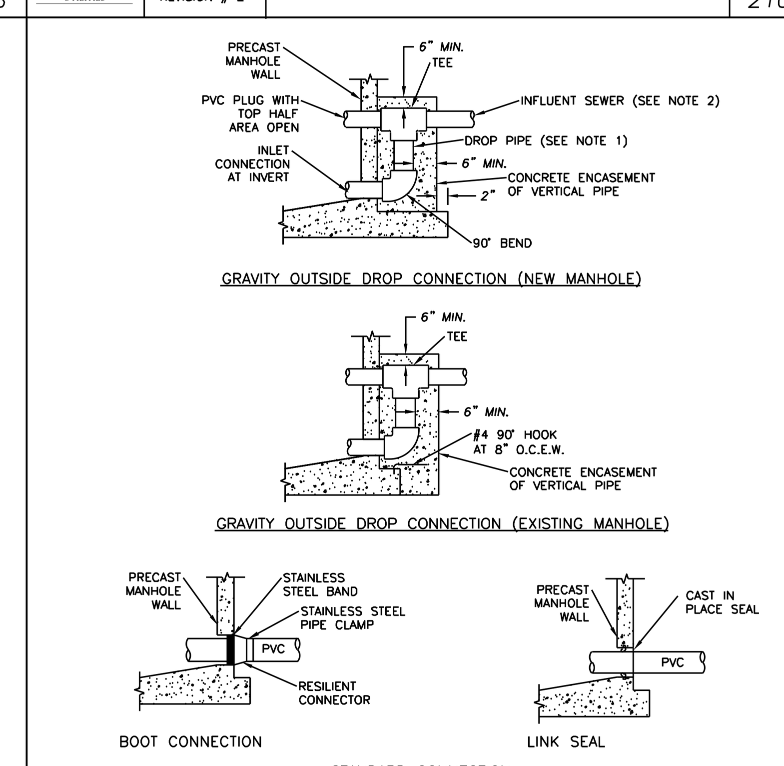
MATERIALS		
ITEM	QUANT.	DESCRIPTION
1	1	WATER METER 3" THRU 12" w/AMR (NEPTUNE)
2	1	TEE, FLG x FLG x FLG (ST'D)
3	2	BEND 90° FLG x FLG (ST'D)
4	4	VALVE, GATE FLG x FLG RESILIENT SEAT O, S & Y
5	5	BACK FLOW PREVENTER (BFP) – R.P. PRINCIPLE
6	1	ADJ. PIPE SUPPORTS
7	3	SPOOL PIECE FLG x PE D.I.P.
8	2	BEND 90° MJ x MJ
9	2	RESTRAINED JOINT MJ (MEGALUG OR EQUAL)
10	4	CONCRETE SLAB 6" THICK W/ 6"x6" 10/10 W.W.F. OR FIBERMESH REINFORCING
11	1	BY-PASS PIPE D.I.P. FLG x PE
12	1	FLANGE ADAPTER (EBAA SERIES 2100 MEGAFLANGE, DRESSER 128, O/E)
13	2	SPOOL PIECE FLG x FLG – LENGTH TO BE > 5 PIPE DIAMETERS W/ STRAINER IF REQ'D.
14	1	SPOOL PIECE FLG x PE – LENGTH TO BE > 3 PIPE DIAMETERS
15	1	BELOW GRADE ISOLATION GATE VALVE W/ VAULT BOX
16	1	VALVE BOX
17	1	DUAL-FLANGE PLATE STRAINER
18	1	TEST PORT

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # NA | COMMERCIAL METERS 3" AND ABOVE W/ SINGLE BACKFLOW PREVENTER | 7.3.2 UT 215A

NOTES

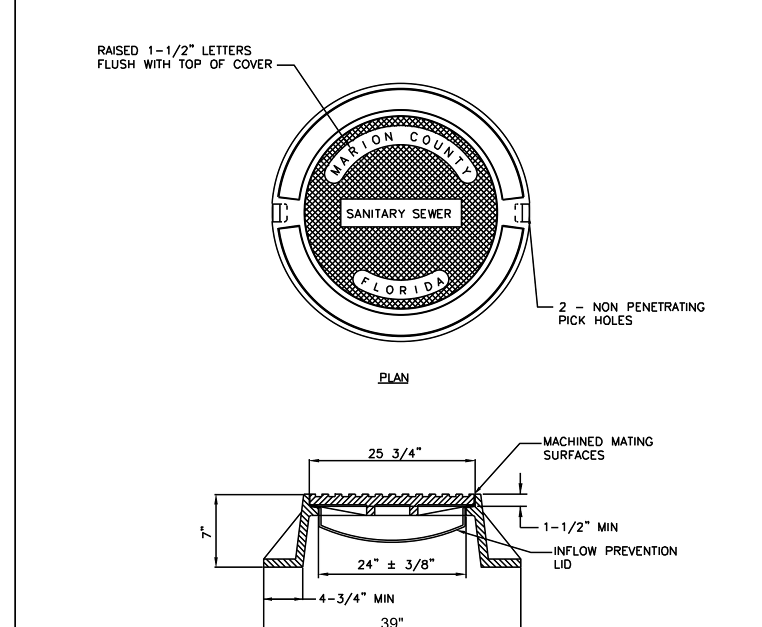
1. IF IT IS DESIRED TO DOWNSIZE METER, CONICAL REDUCERS SHALL BE PLACED AFTER THE 90 DEGREE VERTICAL BEND / BEFORE UPSTREAM BYPASS AND AFTER DOWNSTREAM BYPASS TEE / BEFORE BACKFLOW PREVENTION ASSEMBLY AS SHOWN; NO OTHER LOCATIONS SHALL BE ACCEPTED.
2. METER & BFP ASSEMBLY TO BE INSTALLED LEVEL & PLUMB.
**3. BY-PASS TO BE SIZED NO LESS THAN 1/2 METER SIZE, 3" MIN.
4. ENTIRE ASSEMBLY TO BE PAINTED SAFETY BLUE.
5. BFP TO BE SIZED EQUAL TO OR GREATER THAN METER SIZE.
6. MECHANICAL JOINTS SHALL BE RESTRAINED AS SPECIFIED BY COUNTY/ENGINEER.
7. BELL JOINT RESTRAINERS SHALL BE PROVIDED ON ALL UNDERGROUND PIPING.
8. ALL ABOVE GROUND PIPING SHALL BE FLANGED DUCTILE IRON PIPE CEMENT LINED (NO GALVANIZED OR PVC)
9. BFP MUST BE LISTED WITH THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH (USC APPROVED).
10. ABOVE GROUND INLET AND DISCHARGE PIPING SHALL BE SIZED IDENTICAL TO METER INLET SIZE.
11. ALL METERING EQUIPMENT SHALL BE FULLY COMPATIBLE WITH THE CURRENT MCU AUTOMATIC METER READING (AMR) SYSTEM.
12. IF METER IS PROVIDING FIRE PROTECTION AS WELL AS DOMESTIC WATER USE BY PASS MUST BE A MIN. 6" DIA D.I. PIPE FLG X PE.
13. IF METER IS FOR DOMESTIC USE ONLY (I.E. THERE IS A SEPARATE STAND-ALONE FIRE CONNECTION) A COMPOUND METER SHALL BE USED.
14. IF METER IS USED FOR BOTH DOMESTIC AND FIRE PROTECTION USE, A FIRE SERVICE METER WITH LOW-FLOW TURBINE BYPASS METER SHALL BE USED.
15. NO TIE RODS OR EYE BOLT RETAINERS PERMITTED ABOVE GROUND.
16. IF OTHER ASSEMBLIES ARE PROPOSED TO BE PLACED PARALLEL TO METER FOR BACKFLOW ASSEMBLY (I.E. FIRE SERVICES, IRRIGATION METERS, ETC.) THERE SHALL BE A MINIMUM OF 36IN OF SEPARATION BETWEEN ASSEMBLIES AS MEASURED FROM OUTSIDE TO OUTSIDE.
17. CONTRACTOR SHALL TEST AND CERTIFY BACKFLOW PREVENTION DEVICE.
18. IF A FIRE SERVICE METER IS USED, NO STRAINER IS REQUIRED AS STRAINERS ARE PART OF THE ASSEMBLY; IF A COMPOUND METER IS USED, A STRAINER SHALL BE INSTALLED IN THE LOCATION SHOWN ON THE PLAN.
19. CHAIN TO BE PROVIDED BY CONTRACTOR, LOCK WILL BE PROVIDED BY MCU.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # NA | COMMERCIAL METERS 3" AND ABOVE W/ SINGLE BACKFLOW PREVENTER | 7.3.2 UT 215B



NOTES:
1. DROP PIPE AND FITTINGS SHALL BE OF EQUAL SIZE AND MATERIAL AS THE INFLUENT SEWER.
2. AN OUTSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL INFLUENT LINES WHICH HAVE AN INVERT 2' OR MORE ABOVE THE MANHOLE INVERT. ALL MANHOLES WITH DROP CONNECTIONS MUST BE LINED AND HAVE COMPOSITE RING AND COVER.
3. CONTRACTOR TO COORDINATE THE PRESENCE OF MCU INSPECTOR DURING CORING AND CONNECTIONS TO EXISTING MANHOLES.
4. POUR NEW BENCH FOR CONNECTION PER UT 302.

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | GRAVITY MANHOLE CONNECTION | 7.3.2 UT 303



NOTES:
1. RING AND COVER SHALL BE COMPOSITE FOR DROP AND FORCEMAIN CONNECTIONS

Marion County FLORIDA UTILITIES | MCBCC EFFECTIVE 04/13/2023 | REVISION # 2 | STANDARD SEWER MANHOLE FRAME AND COVER | 7.3.2 UT 305

NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE THE MOST CURRENT EDITION OF THE MARION COUNTY UTILITY DETAILS PRIOR TO CONSTRUCTION.

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CERTIFICATE OF AUTHORIZATION #28150
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PHONE: (352) 854-5961

NO	REVISION	DATE
2	PER OWNER/JURISDICTIONAL REVIEW	06-23-25
1	PERMITTING ISSUE	11-01-24

DESIGN: D.D./J.S. DRAW: T.N./S.U. CHECK: D.L.D.

MAJOR SITE PLAN – MARION COUNTY DETAILS

HEADSPRINGS, LLC

MARION COUNTY, FLORIDA

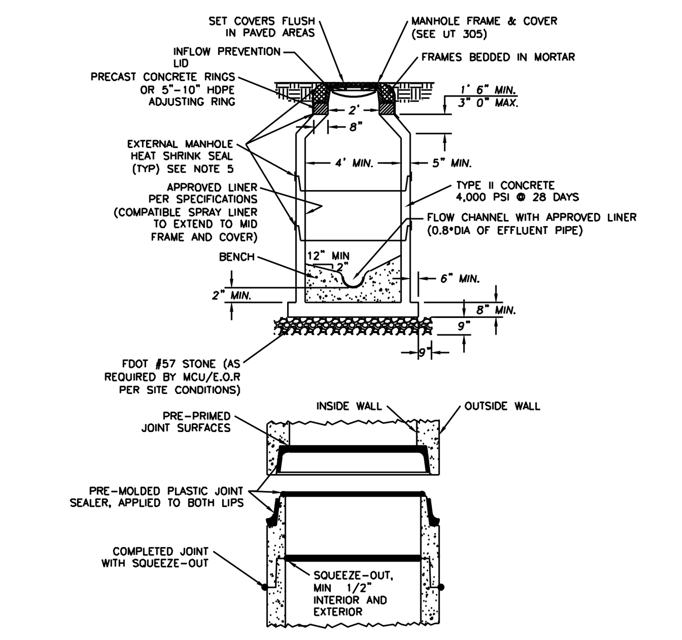
NOT VALID UNLESS EITHER DIGITALLY SIGNED AND SEALED, OR ORIGINALLY SIGNED, DATED AND SEALED WITH PROFESSIONAL ENGINEER'S SEAL BELOW:

DAVIS L. DINKINS, P.E.
FL LICENSE NO. 60058

DATE

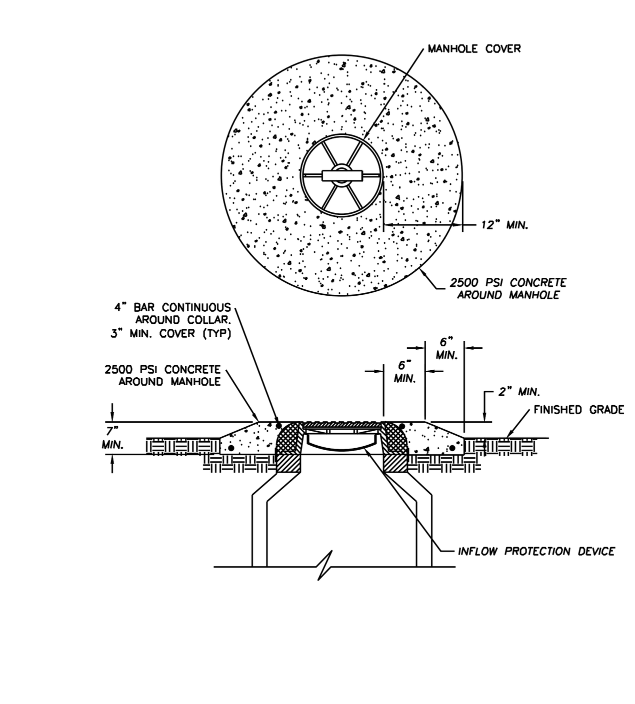
IF DIGITALLY SIGNED AND SEALED:
DAVIS L. DINKINS, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 60058. THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DAVIS L. DINKINS ON THE DATE INDICATED HERE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES



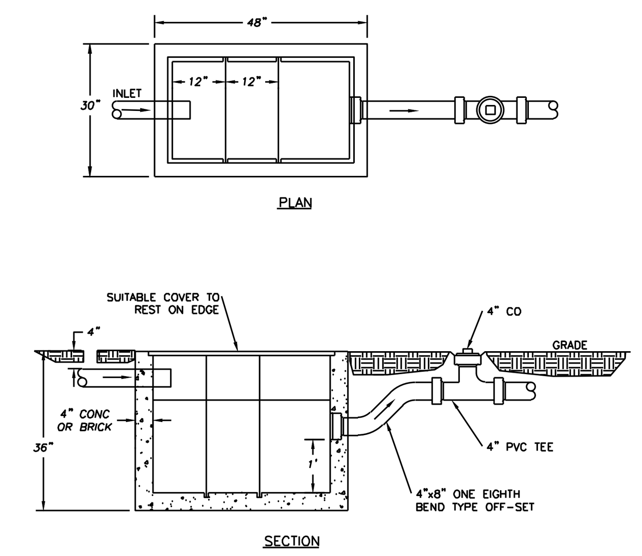
NOTES:
1. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE GRAVITY MANHOLE CONNECTION DETAIL UT 303.
2. ECCENTRIC CONE DESIGN MAY ONLY BE USED FOR CONFLICT RESOLUTION WITH MCU APPROVAL. ALL MANHOLES REQUIRING DROP CONNECTIONS SHALL COMPLY WITH UT 303.
3. A FLOW CHANNEL SHALL BE CONSTRUCTED INSIDE MANHOLE TO DIRECT INFLUENT INTO FLOW STREAM.
4. LIFT HOLES THROUGH STRUCTURE ARE NOT PERMITTED.
5. USE EXTERNAL WRAP TO TIGHTLY WRAP MANHOLE AROUND CASTING JOINTS AND APPLY HIGH INTENSITY PROPANE TORCH TO EFFECTIVELY SEAL THEM FROM GROUND WATER INFILTRATION. ALL EXTERNAL HEAT SHRINK WRAPS SHALL BE INSPECTED IN PERSON, OR THROUGH A MCU APPROVED METHOD, BY A MCU CONSTRUCTION REPRESENTATIVE.
6. INFLOW PREVENTION LIDS SHALL BE REQUIRED FOR ALL MANHOLES.
7. PRECAST CONCRETE RINGS MAY BE SUBSTITUTED FOR HDPE RINGS.
8. SECTION HEIGHTS VARY AS REQUIRED, AND AS AVAILABLE.
9. IN LIEU OF SHRINK WRAPPING, MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH ASTM C1244 OR HYDROSTATIC TESTED IN ACCORDANCE WITH ASTM C969 AS REQUIRED BY MCU.
10. FLOW CHANNEL DEPTH AND WIDTH CANNOT BE LESS THAN 80% OF OUTFLOW PIPE.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023 REVISION # 2	PRECAST CONCRETE MANHOLE	7.3.2 UT 306

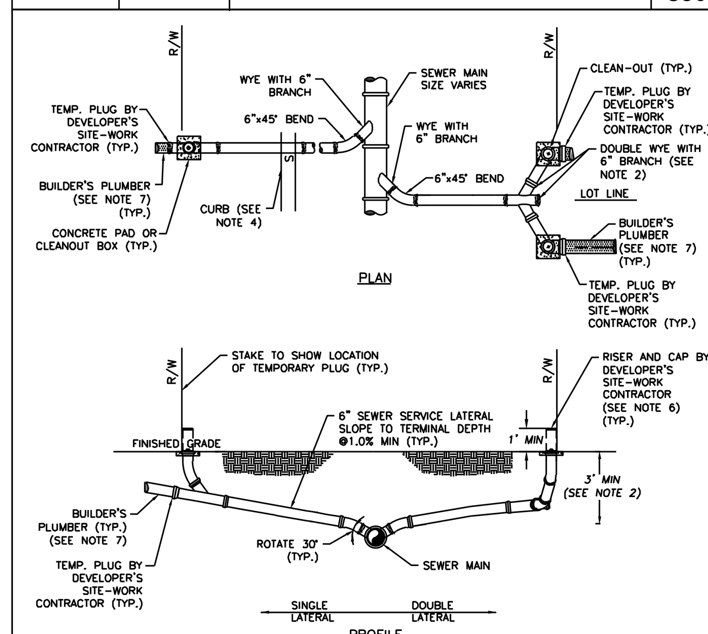


NOTES:
1. CLEARANCE OF 30" FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
2. AREAS SUPPORTING CONCRETE COLLAR OR SLAB SHALL BE PROPERLY COMPACTED.
3. TOP OF MANHOLE SHALL BE 2" ABOVE FINISHED GRADE, CROWN OF ADJACENT ROADWAY, OR 100 YEAR FLOOD ELEVATION, WHICHEVER IS GREATER.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023 REVISION # 1	MANHOLE IN NON-PAVED AREA	7.3.2 UT 309

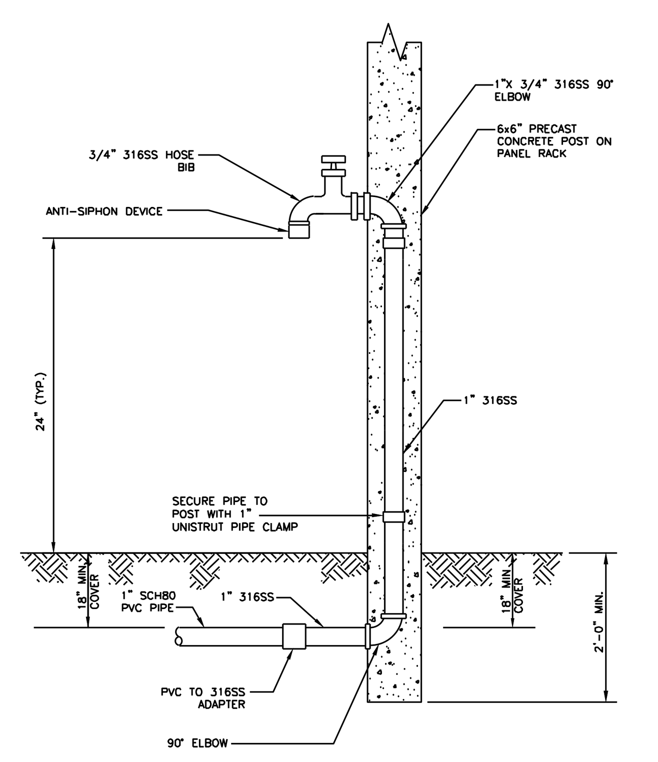


Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023 REVISION # NA	LINT TRAP	7.3.2 UT 311



NOTES:
1. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
2. WYE TO BE NO SHALLOWER THAN 3' AND NO DEEPER THAN 5'.
3. ALL FITTINGS SHOWN ARE TO BE INSTALLED.
4. SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY ETCHING OR STAMPING AN "S" IN THE CURB DIRECTLY OVER THE LATERAL. WHERE NO CURB EXISTS, LOCATION SHALL BE MARKED BY PLACEMENT OF ADHESIVE REFLECTIVE MARKERS AS SPECIFIED BY MCU.
5. CLEANOUT CAP SHALL BE SET A MINIMUM OF 2" ABOVE THE FINISHED GRADE. CLEANOUTS IN RV PARKS SHALL BE SET 6" ABOVE FINISHED GRADE WITH A CONCRETE COLLAR.
6. DURING CONSTRUCTION, SERVICE LATERAL AND CLEANOUTS SHALL BE STUBBED OUT A MINIMUM OF 1' ABOVE FINISHED GRADE AND SHALL BE CAPPED BY DEVELOPER'S SITE-WORK CONTRACTOR UNTIL PROPERTY IS DEVELOPED AND CONNECTION TO CENTRAL SEWER IS MADE BY PLUMBER.
7. BUILDER'S PLUMBER SHALL CUT RISER, INSTALL CLEANOUT CAP, REMOVE TEMPORARY PLUG, CONNECT SERVICE LATERAL TO HOUSE PLUMBING AND GROUT VOID BETWEEN CLEANOUT AND PAD.
8. ALL DEVELOPMENT SHALL BE DESIGNED AND BUILT IN A MANNER WHERE THE LOWEST WASTEWATER SERVICE LATERAL DOES NOT DROP BELOW THE GRAVITY SEWER GRADE LINE.

Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023 REVISION # 2	SEWER SERVICE LATERAL	7.3.2 UT 312



Marion County FLORIDA UTILITIES	MCBCC EFFECTIVE 04/13/2023 REVISION # 1	HOSE BIBB ASSEMBLY	7.3.2 UT 508

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DESIGN: D.D./J.S. DRAW: T.N./S.U. CHECK: D.L.D.

MAJOR SITE PLAN - MARION COUNTY DETAILS

HEADSPRINGS, LLC

MARION COUNTY, FLORIDA

NOT VALID UNLESS EITHER DIGITALLY SIGNED AND SEALED, OR ORIGINALLY SIGNED, DATED AND SEALED WITH PROFESSIONAL ENGINEER'S SEAL BELOW:

DAVIS L. DINKINS, P.E.
FL LICENSE NO. 60058

DATE

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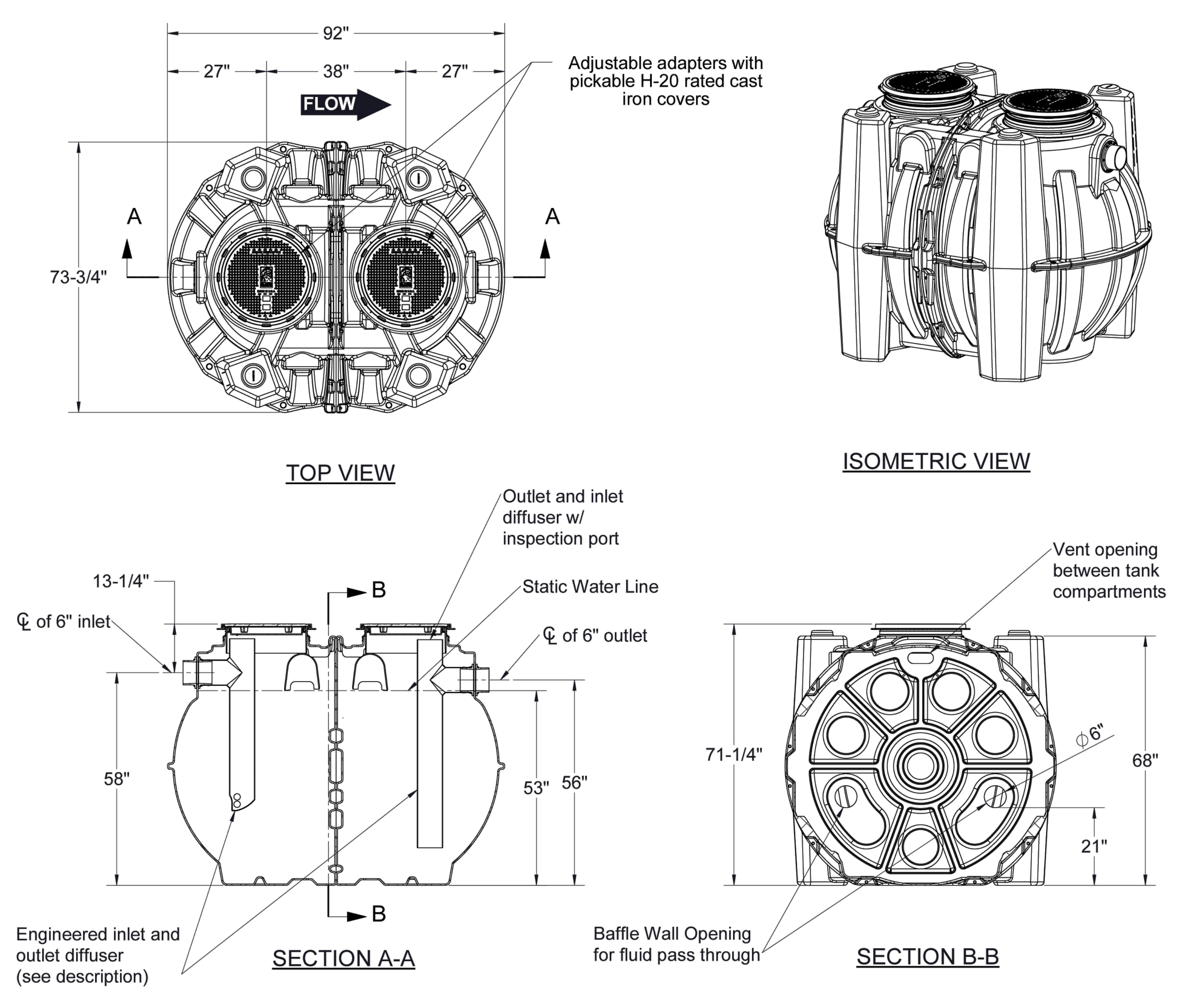
SPECIFICATIONS
Notes:
1. 6" plain end inlet/outlet
2. Unit weight - w/ cast iron covers: 824 lbs. (for wet weight add 8,413 lbs.)
3. Maximum operating temperature: 150º F continuous
4. Capacities - Liquid: 1,000 gal.;
   Grease: 5,495 lbs. (753 gal.) @100GPM
   Grease: 4,959 lbs (679 gal.) @200GPM
   Solids: 211 gal.
5. Satisfies Miami DERM 99% efficiency requirements; retaining the following capacities at 99.0% efficiency:
   5,272 lbs. (722 gal.) @100GPM
   3,127 lbs. (428 gal.) @200GPM
6. For gravity drainage applications only.
7. Do not use for pressure applications.
8. Cover placement allows full access to tank for proper maintenance.
9. Vent not required unless per local code.
10. Engineered inlet and outlet diffusers with inspection ports are removable to inspect / clean piping. For series installations, the top of the inlet diffuser on the first unit in the series must be sealed.
11. Integral air relief / Anti-siphon / Sampling access.
12. Adjustable cover adapters provide up to 4" of additional height.
13. Flow rates are based on 2-minute drain time.
14. Designed for both below and above-grade installations.
15. Safety Star®, access restrictor built into each cover adapter, prevents accidental entry to tanks (450 lb rating).

ENGINEER SPECIFICATION GUIDE
Schier Great Basin™ grease interceptor model # GB-1000 shall be lifetime guaranteed and made in USA of seamless, molded polyethylene with minimum 7/16" uniform wall thickness. Interceptor shall be furnished for above or below-grade installation with adjustable cover adapter and Safety Star® access restrictor built into each cover adapter. Interceptor shall be certified to ASME A112.14.3 (Type D) and CSA B481.1 as well as certified to IAPMO/ANSI Z1001-2021. Interceptor flow rate shall be 100 GPM or 200GPM. Interceptor grease capacity shall be 5,495 lbs. Cover shall provide water/gas-tight seal and have minimum 16,000 lbs. load capacity.

CERTIFIED PERFORMANCE
Great Basin™ hydromechanical grease interceptors are third party performance-tested and listed by IAPMO to ASME #A112.14.3 and CSA B481.1 grease interceptor standards and greatly exceed requirements for grease separation and storage. They are compliant to the Uniform Plumbing Code and the International Plumbing Code.

Type D certification does not require a flow control



MIAMI-DADE COUNTY
Satisfies Miami DERM 99% efficiency requirements. Product labels are permanently attached to inside and outside of unit for easy viewing.

SPECIFICATION SHEET

MODEL NUMBER:	PART NUMBER: 4080-002-01
GB-1000	DESCRIPTION: GB-1000 GREASE INTERCEPTOR 100 GPM/ 200 GPM 6" INLET/OUTLET, H-20 RATED CAST IRON COVER
PROPRIETARY AND CONFIDENTIAL	DWG BY: B.BROWN · DATE: 10/18/2021 · REV: 02 · ECO: 032822TA

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF SCHIER PRODUCTS. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF SCHIER PRODUCTS IS PROHIBITED.

UPC · C UPC

SCHIER
6455 Woodland Dr
Shawnee, KS 66218
Tel: 913-951-3300
Fax: 913-951-3399
schierproducts.com

GREASE INTERCEPTOR CALCULATIONS

Reference No. N/A — Project Name: Ballpark Sizing

Step 1: Flow rate to grease interceptor
Fixture flow rate: (cu in / 231) = gal x 0.75 / min = min flow rate

Flow rate used to size interceptor (less of fixture or pipe size)
Pipe size (4 in):
Pipe Size flow rate per Manning's Formula — **75 GPM**

Step 2: Grease Production
Servings per day x Grease production value x Days between pump-outs = Grease output

Servings per day: 1000
Grease production value: 0.0455 lbs per serving (Fast Food - Full Prep: High / Flatware)
Days between pump-outs: 90 days

1000 x 0.0455 x 90 = 4095 lbs of FOG

SCHIER MODEL	
GB-1000	**Description:** GREASE INTERCEPTOR 100 GPM / 200 GPM, 4" PLAIN/FPT CONNECTIONS, H-20 RATED PICKABLE CAST IRON COVERS **Dimensions:** Length: 92", Width: 73.75", Height: 71.25" **Flow Rate/Grease Capacity:** 100 GPM / 5495 lbs **Liquid Capacity:** 1000 gal

Buyer beware:
Ballpark Sizing is intended to provide a reasonably accurate recommendation when complete restaurant information is not available. For a more accurate sizing recommendation, complete a Pinpoint Sizing by logging into Grease Monkey.

SCHIER
LIFETIME GUARANTEED GREASE INTERCEPTORS

GB-1000

TECHNICAL INFORMATION

Flow Rates/Grease Capacities:
5,495 pounds at 100 GPM
4,959 pounds at 200 GPM

Flow Rates/Grease Capacities at 99% efficiency:
5,272 pounds at 100 GPM
3,127 pounds at 200 GPM

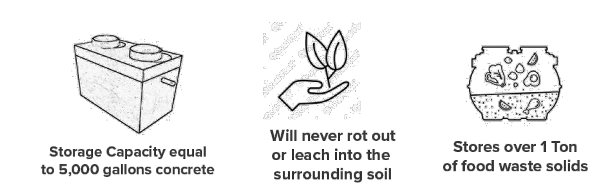
* Meets Miami DERM 99% efficiency requirements.

Solids Capacity: 21% (210 gallons)
Liquid Capacity: 1,000 gallons
Weight: 824 pounds (assembled with outdoor Cast Iron covers)
Installed: Indoor/Outdoor traffic-rated installation

THE GB-1000 HAS A GREASE & SOLIDS RETENTION CAPACITY EQUAL TO 4-1,250 gallon (or 2-2,500 gallon) CONCRETE GREASE INTERCEPTORS.

* Based on the 25% Rule for Gravity Grease Interceptors. This Rule is widely accepted within the watewater community, and is used to determine the grease/solids capacity of any gravity grease interceptor. Using the 25% Rule, ONE GALLON of gravity capacity will store aprox. ONE POUND of grease/solids (this is based on a 60% grease/40% solids distribution).

Risers: FCR2(2)
Anchor Kit: AK3



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MAJOR SITE PLAN – ADDITIONAL DETAILS

HEADSPRINGS, LLC

MARION COUNTY, FLORIDA

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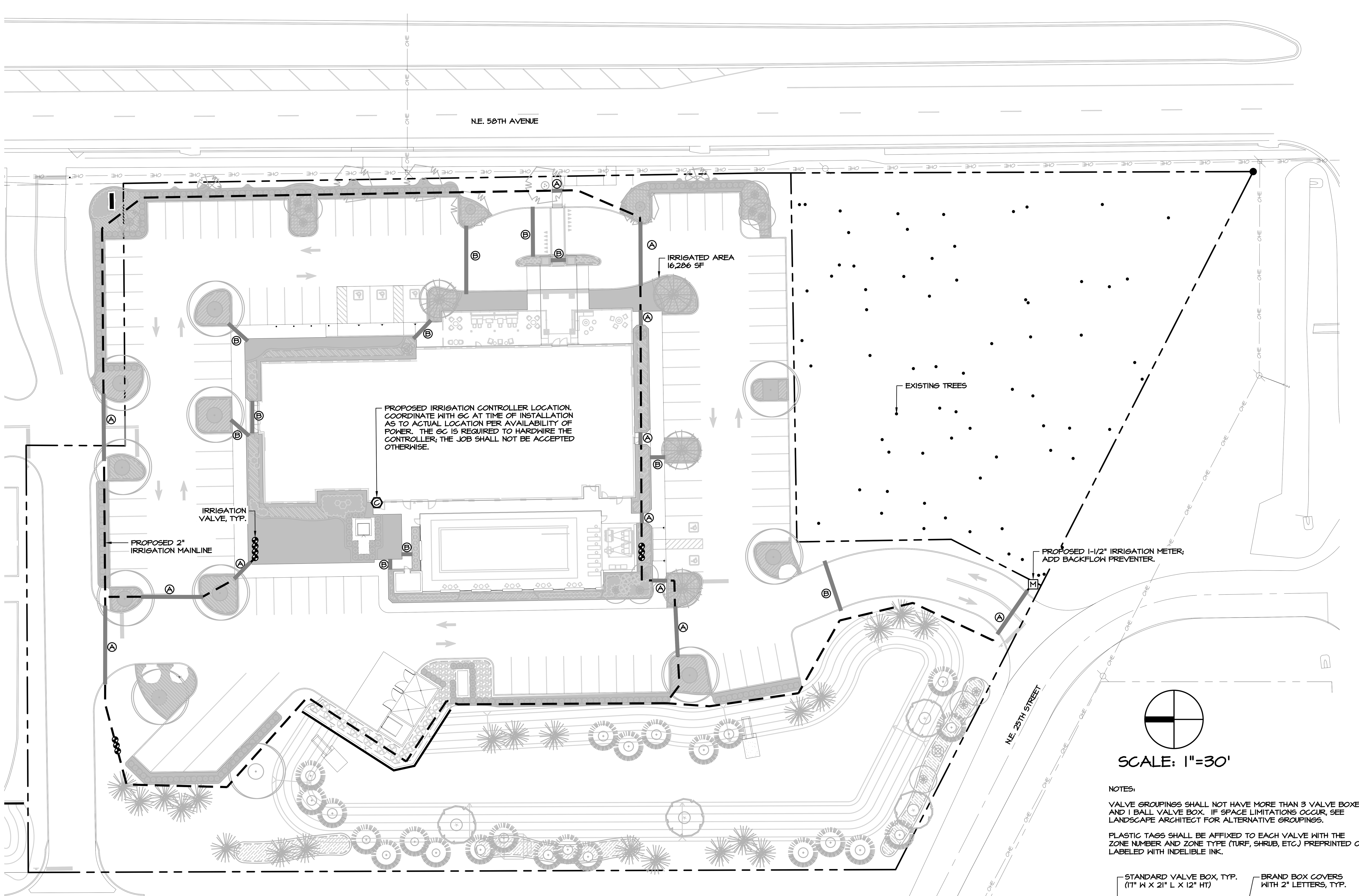


NOTE:

All trees & hatch indicates irrigated area 16,241 sf; The anticipated irrigation demand for this site shall be 10,083 gallons per week or 5,041 GPD, based on a 2-day watering schedule. This demand is based on an average of 0.75" of water per week for all irrigated areas, per UF/IFAS and Water Management District general recommendations.

IRRIGATION SLEEVING LEGEND

(A) = (1) 6" (2) 4"

(B) = (1) 4" (1) 2"

SCALE: 1"=30'

NOTES:

VALVE GROUPINGS SHALL NOT HAVE MORE THAN 3 VALVE BOXES AND 1 BALL VALVE BOX. IF SPACE LIMITATIONS OCCUR, SEE LANDSCAPE ARCHITECT FOR ALTERNATIVE GROUPINGS.

PLASTIC TAGS SHALL BE AFFIXED TO EACH VALVE WITH THE ZONE NUMBER AND ZONE TYPE (TURF, SHRUB, ETC.) PREPRINTED OR LABELED WITH INDELIBLE INK.

MARION COUNTY IRRIGATION REQUIREMENTS

Sec. 6.9.5. - Irrigation system installation.

A. Irrigation systems shall only be installed by installation professionals meeting the licensing requirements under Section 6.9.10, except those being installed by property owners on their own single-family residence or owner/occupied duplex.
B. Irrigation systems shall be constructed in accordance with the Florida Irrigation Society's (FIS) Standards and Specifications for Turf and Landscape Irrigation Systems as updated.

Sec. 6.9.6. - Completion inspection requirements.

A. Irrigation installation professionals shall be accountable for the proper installation and compliance with the conditions of the irrigation permit and approved plans.
B. Upon completion of the installation, the contractor or owner shall request an inspection by the irrigation design professional. Prior to the inspection, the irrigation installation professional shall produce a clear and legible as-built diagram which accurately represents the irrigation system was installed. The diagram shall be presented and reviewed during the final inspection. The diagram may be a marked-up copy of the approved irrigation plan and shall include at a minimum:
   (1) Locations of all mainlines and mainline valves;
   (2) Locations of all remote control valves;
   (3) Water demand per zone in GPM, and
   (4) Total water demand per operating cycle.
C. The irrigation installation professional shall also provide to the owner:
   (1) Irrigation system scheduling information;
   (2) A copy of the irrigation controller owner's manual;
   (3) Irrigation system maintenance schedule, which includes:
      (a) Instructions for seasonal adjustments of controller and sensors.
      (b) Instructions covering how and when to check for leaks.
      (c) A schedule for checking for proper irrigation distribution coverage.
D. Within 60 days after installation the irrigation controller shall be adjusted to be set in accordance with the applicable irrigation schedule set forth in this Code.
E. Upon completion of the irrigation system installation and the acceptance of the as-built diagram and operational information, a Final Inspection and Landscape/Irrigation Release shall be signed and sealed by the irrigation design professional and submitted to the County's Landscape Architect.

Sec. 6.9.8. - Irrigation system operation and maintenance.

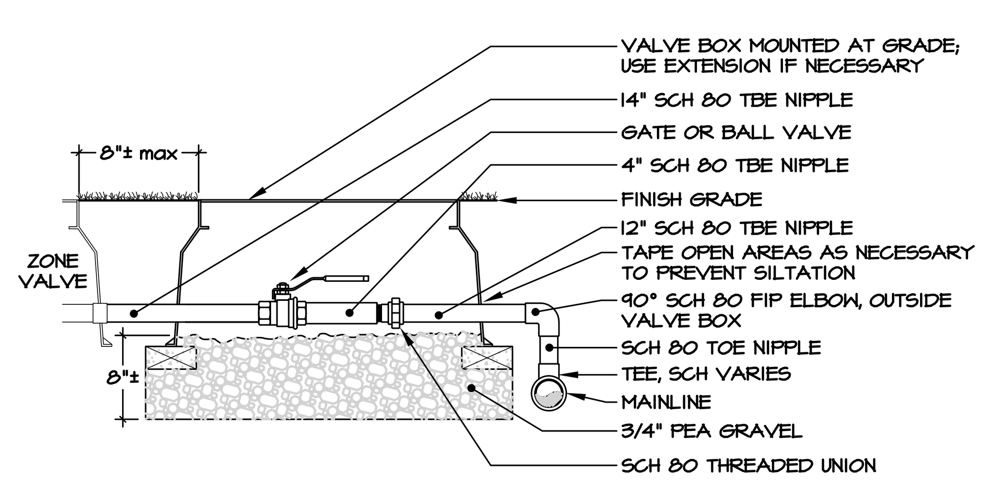
A. An irrigation installation professional who installs or performs work on an automatic landscape irrigation system must test for the correct operation of each inhibiting or interrupting device or switch on that system. If such devices or switches are not installed in the system or are not in proper operating condition, the contractor must install new ones or repair the existing ones and confirm that each device or switch is in proper operating condition before completing other work on the system (§373.62 FS Water conservation).
B. All irrigation systems should be operated and maintained in accordance with the Florida-Friendly Best Management Practices for Protection of Water Resources by the Green Industries or the Florida Yards and Neighborhood program.
C. To maintain the original performance and design integrity of the irrigation system, repair of the equipment shall minimally be done with the originally specified materials or their equivalents.
D. Irrigation systems, including automatic rain sensor shutoff device, shall be certified by an irrigation system installation professional to be operating properly and in good repair at such time as the property may be resold.

Sec. 6.9.9. - Landscape irrigation schedule.

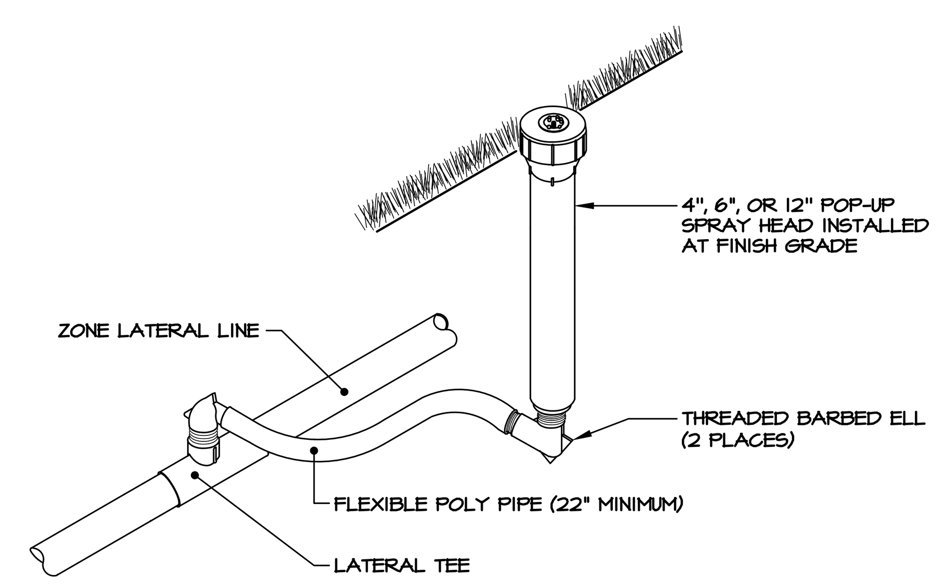
A. When Daylight Savings Time is in effect, landscape irrigation shall occur only in accordance with the following irrigation schedule:
   (1) Nonresidential landscape irrigation may occur only on Tuesday and Friday and shall not occur between 10:00 a.m. and 4:00 p.m.; and
   (2) No more than 0.75 inches of water may be applied per irrigation zone on each day that irrigation occurs, and in no event shall irrigation occur for more than one hour per irrigation zone on each day that irrigation occurs.
B. When Eastern Standard Time is in effect, landscape irrigation shall occur only in accordance with the following irrigation schedule:
   (1) Nonresidential landscape irrigation may occur only on Tuesday and shall not occur between 10:00 a.m. and 4:00 p.m.; and
   (2) No more than 0.75 inches of water may be applied per irrigation zone on each day that irrigation occurs, and in no event shall irrigation occur for more than one hour per irrigation zone on each day that irrigation occurs.
C. Exceptions to landscape irrigation schedules listed in Section 6.9.9A. above include:
   (1) Irrigation using a micro-spray, micro-jet, drip or bubbler irrigation system is allowed anytime.
   (2) Irrigation of new landscape is allowed at any time of day on any day for the initial 30 days and every other day for the next 30 days for a total of one 60-day period, provided that the irrigation is limited to the minimum amount necessary for such landscape establishment.
   (3) Watering in of chemicals, including insecticides, pesticides, fertilizers, fungicides, and herbicides when required by law, the manufacturer, or best management practices is allowed anytime within 24 hours of application. Watering in of chemicals shall not exceed ¼ inch of water per application except as otherwise required by law, the manufacturer, or best management practices.
   (4) Irrigation systems may be operated anytime for maintenance and repair purposes not to exceed 20 minutes per hour per zone.
   (5) Irrigation using a hand-held hose equipped with an automatic shut-off nozzle is allowed anytime. The use of a hose-end sprinkler is not considered hand watering.
   (6) Discharge of water from a water-to-air air-conditioning unit or other water-dependent cooling system is not limited.
   (7) The use of water from a reclaimed water system is allowed anytime. For the purpose of this paragraph, a reclaimed water system includes systems in which the primary source is reclaimed water, which may or may not be supplemented from another source during peak demand periods.
   (8) The use of recycled water from wet detention treatment ponds for irrigation is allowed anytime provided the ponds are not augmented from any ground or off-site surface water, or public supply sources.

Sec. 6.9.10. - Licensing and certification.

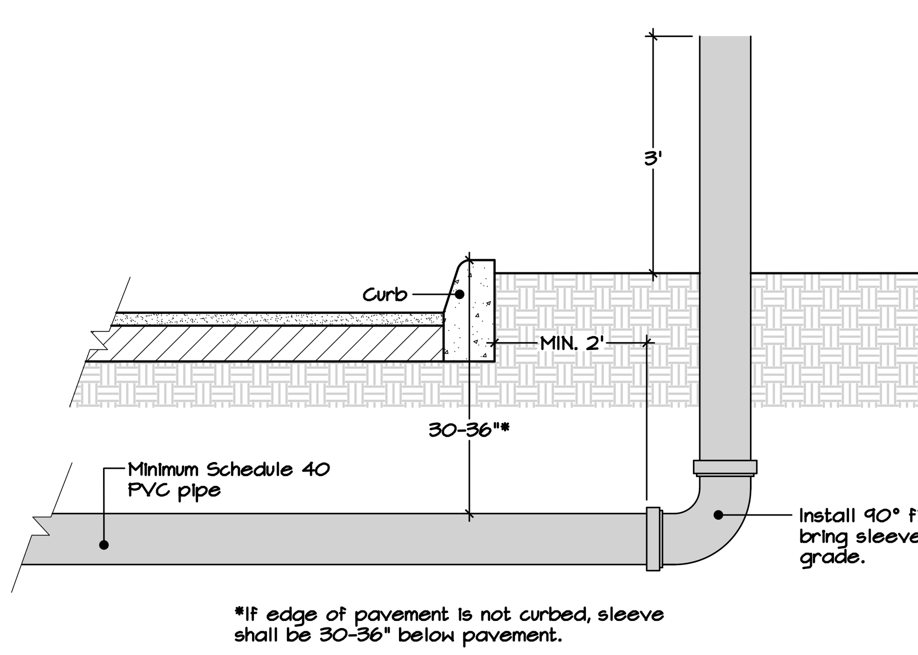
A. Irrigation Professionals.
   (1) Irrigation Design Professionals shall be design professional as licensed by the State of Florida to provide such professional services.
   (2) Irrigation Installation and Maintenance Professionals shall include Plumbing Contractors and Irrigation Contractors licensed by Marion County or the State of Florida.
   (3) Irrigation Installation and Maintenance Professionals, as defined by this section, shall be exempt from the separate licensing requirements for Irrigation Design Professionals when designing irrigation systems, or portions of irrigation systems, as part of a "design/build" contract to install or maintain the same system, if that system complies with all applicable requirements of this ordinance and is permitted by Marion County.
B. Training.
   (1) Unless otherwise subject by Florida Statutes to certain continuing education requirements, contractors licensed to perform work under this section shall annually complete a minimum of four professional development hours (PDH) in Florida-Friendly Landscaping and Irrigation practices from a continuing education organization designated by the Marion County Licensing Board.
   (2) Marion County shall confirm compliance with these PDH requirements at the time of license renewal, or by an approved audit procedure.



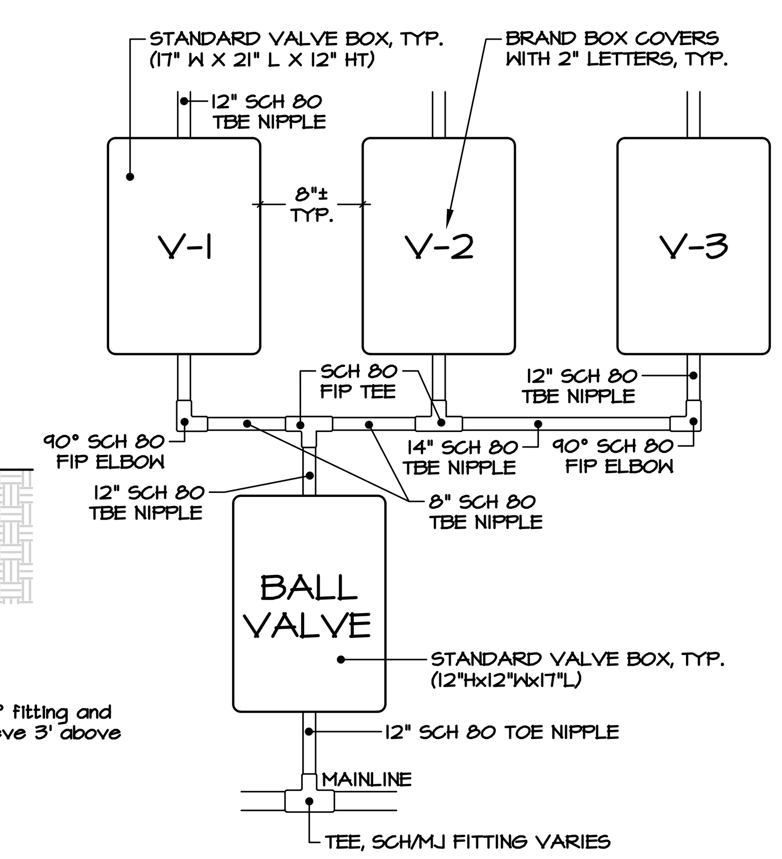
VALVE INSTALLATION
SCALE N.T.S.



SPRAY HEAD INSTALLATION
SCALE: N.T.S.



IRRIGATION SLEEVE INSTALLATION DETAIL
N.T.S.



VALVE BOX LAYOUT - PLAN VIEW
SCALE: N.T.S.

REVISIONS

DATE	BY

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2351 SE 17th Street • Ocala, FL • 352.351.3500 • www.MPA-LA.com

HEADSPRINGS, LLC
MARION COUNTY, FLORIDA
IRRIGATION PLAN

DATE 06-19-25
DWN. BY RAZ
CHKD. BY SMS

SHEET 1 OF 1

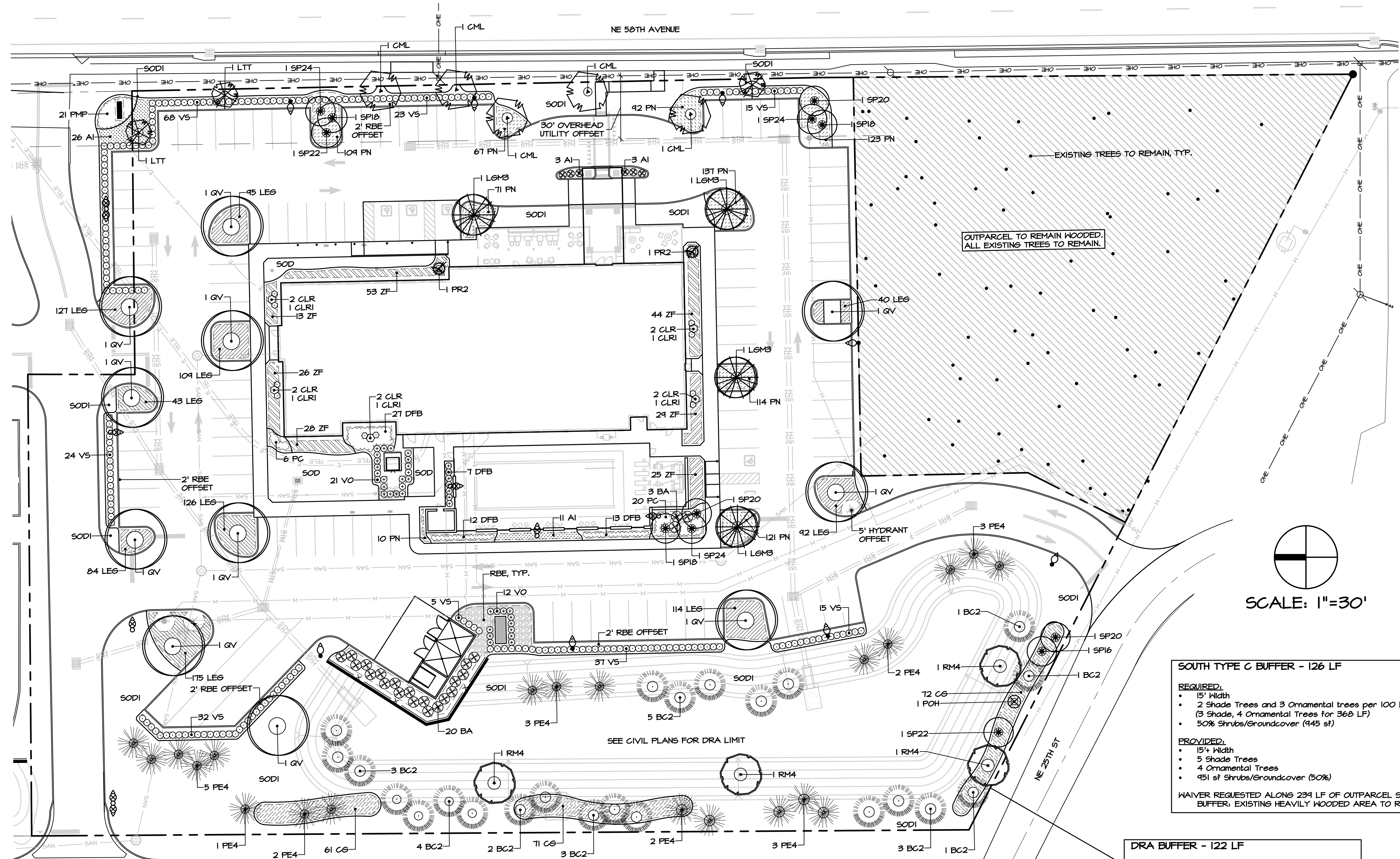
IR-1

EAST ROW TYPE C BUFFER - 344 LF

REQUIRED:
- 15' Width
- 2 Shade Trees and 3 Ornamental trees per 100 LF
  (7 Shade, 11 Ornamental Trees for 582 LF)
- 50% Shrubs/Groundcover (2,580 sf)

PROVIDED:
- 15'+ Width
- 14 Ornamental Trees due to existing overhead utility lines
- 2,619 sf Shrubs/Groundcover (51%)

WAIVER REQUESTED ALONG 238 LF OF OUTPARCEL EAST BUFFER: EXISTING HEAVILY WOODED AREA TO REMAIN.



SCALE: 1"=30'

SOUTH TYPE C BUFFER - 126 LF

REQUIRED:
- 15' Width
- 2 Shade Trees and 3 Ornamental trees per 100 LF
  (3 Shade, 4 Ornamental Trees for 368 LF)
- 50% Shrubs/Groundcover (945 sf)

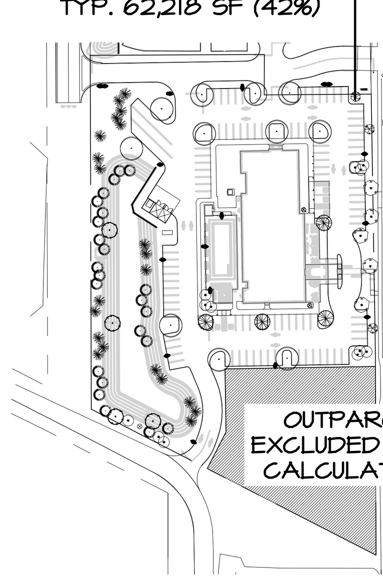
PROVIDED:
- 15'+ Width
- 5 Shade Trees
- 4 Ornamental Trees
- 951 sf Shrubs/Groundcover (50%)

WAIVER REQUESTED ALONG 239 LF OF OUTPARCEL SOUTH BUFFER: EXISTING HEAVILY WOODED AREA TO REMAIN.

DRA BUFFER - 122 LF

REQUIRED:
- 4 Shade Trees and 200 sf per 100 LF
  (5 Shade, 244 sf Shrubs/Groundcover for 122 LF)

PROVIDED:
- 12 Shade Trees
- 3,025 sf Shrubs/Groundcover



LANDSCAPE AREA DIAGRAM
NOT TO SCALE

LANDSCAPE CALCULATIONS

LAND USE: COMMERCIAL

PROJECT AREA - REFER TO CIVIL PLANS: 3.43 AC± (149,617 SF)
EXCLUDES PROJECT OUTPARCEL

LANDSCAPE AREA: 1.43 AC (62,218 SF) (42%) SEE DIAGRAM SHEET L-1

THIS SITE IS LOCATED WITHIN THE URBAN GROWTH BOUNDARY.
THIS SITE IS LOCATED WITHIN THE PRIMARY SILVER SPRINGS PROTECTION ZONE.

TREE CALCULATIONS

See Sheet TR-1 for existing tree calculations.

PROVIDED SHADE TREES

23 BALD CYPRESS @ 4" EACH	= 92"
11 LIVE OAKS @ 4" EACH	= 44"
4 RED MAPLES @ 4" EACH	= 16"
4 LITTLE GEM MAGNOLIAS @ 4" EACH	= 16"
21 SLASH PINES @ 4" EACH	= 84"
TOTAL SHADE TREES:	= 252"

SEE WAIVER REQUESTED BELOW FOR REPLACEMENT REQUIREMENTS

SHADE TREE REQUIREMENT

SHADE TREES REQUIRED: 3.43 AC (149,617 SF) / 3,000 SF = 50

EXISTING ON-SITE SHADE TREES TO REMAIN: 0
PROPOSED SHADE TREES: 63 (100% NATIVE)

TOTAL SHADE TREES PROVIDED: 63

OTHER CALCULATIONS

PROPOSED UNDERSTORY/ORNAMENTAL TREES: 20

SHRUBS, GRASSES AND GROUNDCOVER PROPOSED: 2,687
NATIVE = 1,325 (49%)
FL FRIENDLY = 2,687 (100%)

TOTAL NATIVE PERCENTAGE (ALL TREES AND PLANTS): 1,401 (52%)

BUILDING LANDSCAPING
REQUIRED: 60% OF 78' PUBLIC FACADE (SOUTH SIDE) 47 LF
60% OF 189' PUBLIC FACADE (EAST SIDE) 113 LF
PROVIDED: 92% (SOUTH SIDE) 72 LF
66% (EAST SIDE) 126 LF

LANDSCAPE BUFFER REQUIREMENTS

NORTH BOUNDARY - NO BUFFER REQUIRED

EAST BOUNDARY - 15' TYPE C BUFFER - ADJACENT ROW
WAIVER REQUESTED ALONG 238 LF OF EAST BOUNDARY OF OUTPARCEL, PRESERVING EXISTING HEAVILY WOODED AREA.

WEST BOUNDARY - NO BUFFER REQUIRED

SOUTH BOUNDARY - 15' TYPE C BUFFER - ADJACENT ROW
WAIVER REQUESTED ALONG 239 LF OF SOUTH BOUNDARY OF OUTPARCEL, PRESERVING EXISTING HEAVILY WOODED AREA.

SEE PLAN FOR BUFFER DETAILS

MARION COUNTY LANDSCAPE REQUIREMENTS:

1. Upon completion of the installation, the contractor shall request an inspection by the design professional. A Landscape and Irrigation As-Built Certification shall be signed and sealed by the design professional and submitted to the County Landscape Architect prior to the issuance of a Certificate of Occupancy, per Section 6.8.12 of LDR.

2. Landscape maintenance shall be in accordance with Section 6.8.13 of LDRs:

   A. All landscape areas shall be maintained in accordance with the Florida-Friendly Best Management Practices for Protection of Water Resources by the Green Industries, UF/IFAS and FDEP.
   B. Trees or palms shall not be severely pruned or shaped. The natural growth habit of a tree or palm shall be considered during the design phase to avoid maintenance conflicts.
   C. Trees or palms which are guyed or braced shall have such guying or bracing removed once sufficient root growth has enabled the tree or palm to support itself. Damaging trees with guying devices shall be considered a violation of this Code. Damaged trees shall be replaced at the expense of the owner.
   D. The alteration of any required and approved landscape area without obtaining prior written approval from the County is prohibited. The expansion of drought tolerant landscaping, excluding the replacement of planted areas with turfgrass, or replacing dying or diseased plants with similar plant material is excluded.
   E. Buffers and screening plantings shall provide healthy appearance year round and be maintained at the required minimum heights.

3. Landscape installation and maintenance shall be in accordance with Section 6.8.15 of the LDR.

   A. Landscape installation professionals performing work for hire within the unincorporated areas of Marion County shall be landscape contractors licensed by the Marion County Building Department, unless otherwise licensed by the State of Florida.
   B. Landscape maintenance professionals performing work for hire within the unincorporated areas of Marion County shall possess current GI-BMP Certificate of Completion.
   C. Any person providing services for hire regarding any aspect of landscape maintenance that includes the application of fertilizer or pesticide shall meet the applicable state and County licensing and certification requirements included herein.

4. An irrigation plan shall be provided prior to issuance of a development order or building permit. All irrigation systems, including temporary, shall comply with the design standards of the Marion County Land Development Code Division 9, Sec 6.9, and all other state and local statutes that apply. Irrigation design and plans by others.

WAIVERS

1. WAIVER REQUESTED FOR SECTION 6.7.8 PROTECTED TREE REPLACEMENT REQUIREMENTS. THIS HEAVILY WOODED SITE IS A GENERAL MIX OF HARDWOODS INCLUDING GOLDEN RAIN TREE, BLACK CHERRY LAUREL, PINE, SABAL PALM, AND WATER OAKS WITH THE MAJORITY BETWEEN 10-20" DBH IN SIZE. NO LIVE OAKS OR SPECIMEN/HISTORIC TREES WERE OBSERVED ON THIS SITE. TREE SPECIES WITHIN THIS TYPE OF HARDWOOD HAMMOCK DO NOT ACCLIMATE OR GROW WELL IN A DEVELOPED SETTING AND WOULD PRESENT A LIABILITY TO THE HEALTH, SAFETY AND WELFARE OF THE PUBLIC.

   THE PROPOSED LANDSCAPE PLAN INCLUDES A VARIETY OF NATIVE SHADE TREES, INCLUDING LIVE OAKS, BALD CYPRESS, SLASH, PINE, RED MAPLE, AND MAGNOLIA - ALL SPECIES THAT WILL THRIVE AND PROVIDE A BENEFIT TO THE PUBLIC WHILE ENHANCING THE ECOLOGICAL HABITAT AND DIVERSITY. THIS SITE LAYOUT (APPROVED WITH THE SPECIAL USE PERMIT) PROPOSES A REASONABLE DENSITY AND SPACING OF TREES TO ALLOW APPROPRIATE MAINTENANCE AND MATURITY OF THE TREES.

2. WAIVER REQUESTED FOR SECTION 6.7.10 TREE MITIGATION FUND (IF REQUIRED)

3. WAIVER REQUESTED FOR SECTION 6.8.3 BUFFERS AND SECTION SECTION 6.8.7 PARKING AREAS AND VEHICULAR USE AREAS. WAIVER NEEDED TO OMIT SHADE TREES ALONG EAST BOUNDARY DUE TO ADJACENT OVERHEAD UTILITIES. ADDITIONAL ORNAMENTAL TREES HAVE BEEN PROVIDED.

4. WAIVER REQUESTED FOR SECTION 6.8.3 BUFFERS. OUTPARCEL AREA WILL BE PRESERVED UNTIL TIME OF FUTURE DEVELOPMENT. A TYPE C BUFFER ALONG THE OUTPARCEL FRONTAGE OF NE 25TH STREET AND NE 58TH AVENUE WILL BE PROVIDED AT THE TIME OF OUTPARCEL PERMITTING/DEVELOPMENT.

REVISIONS

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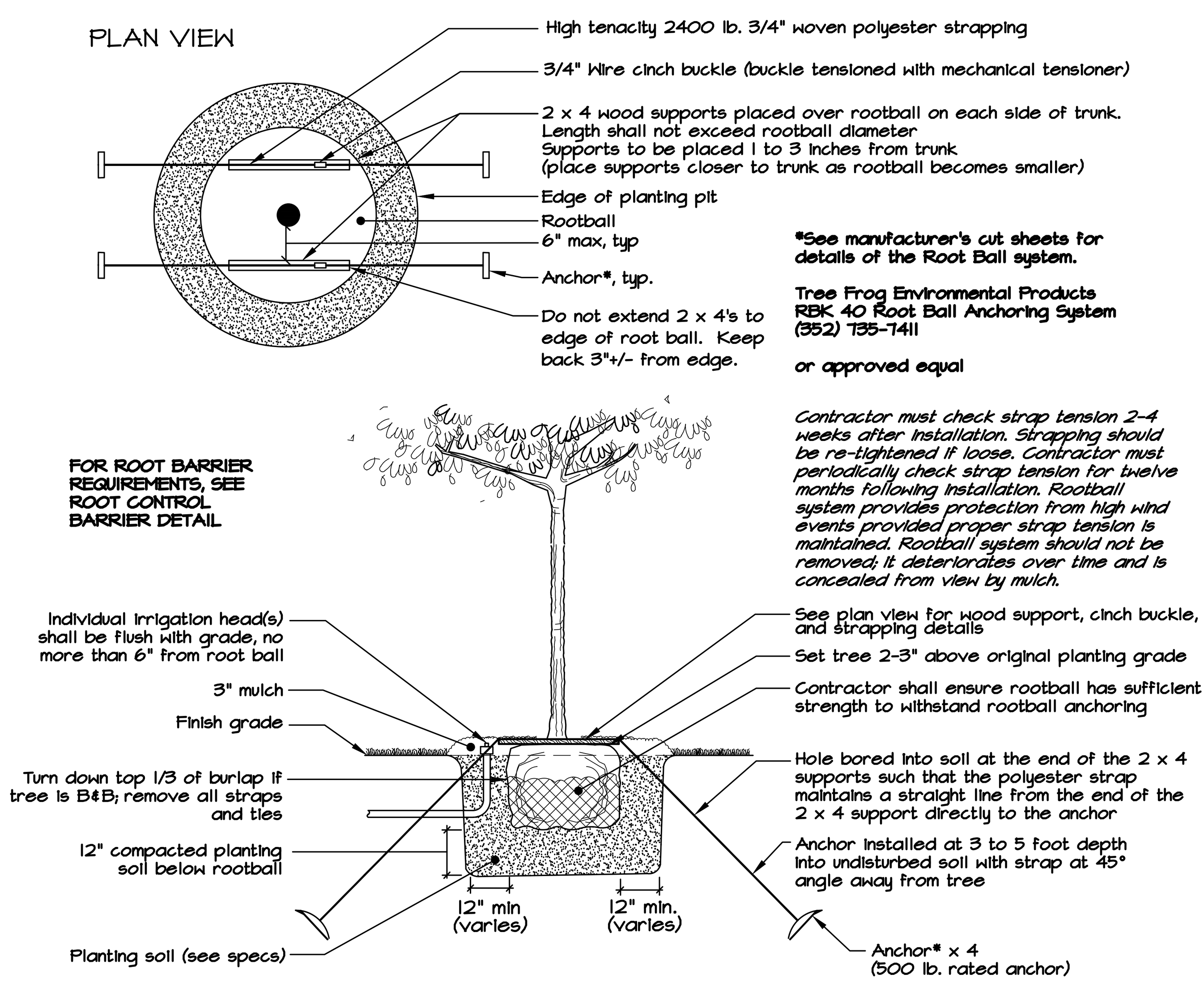
HEADSPRINGS, LLC
MARION COUNTY, FLORIDA

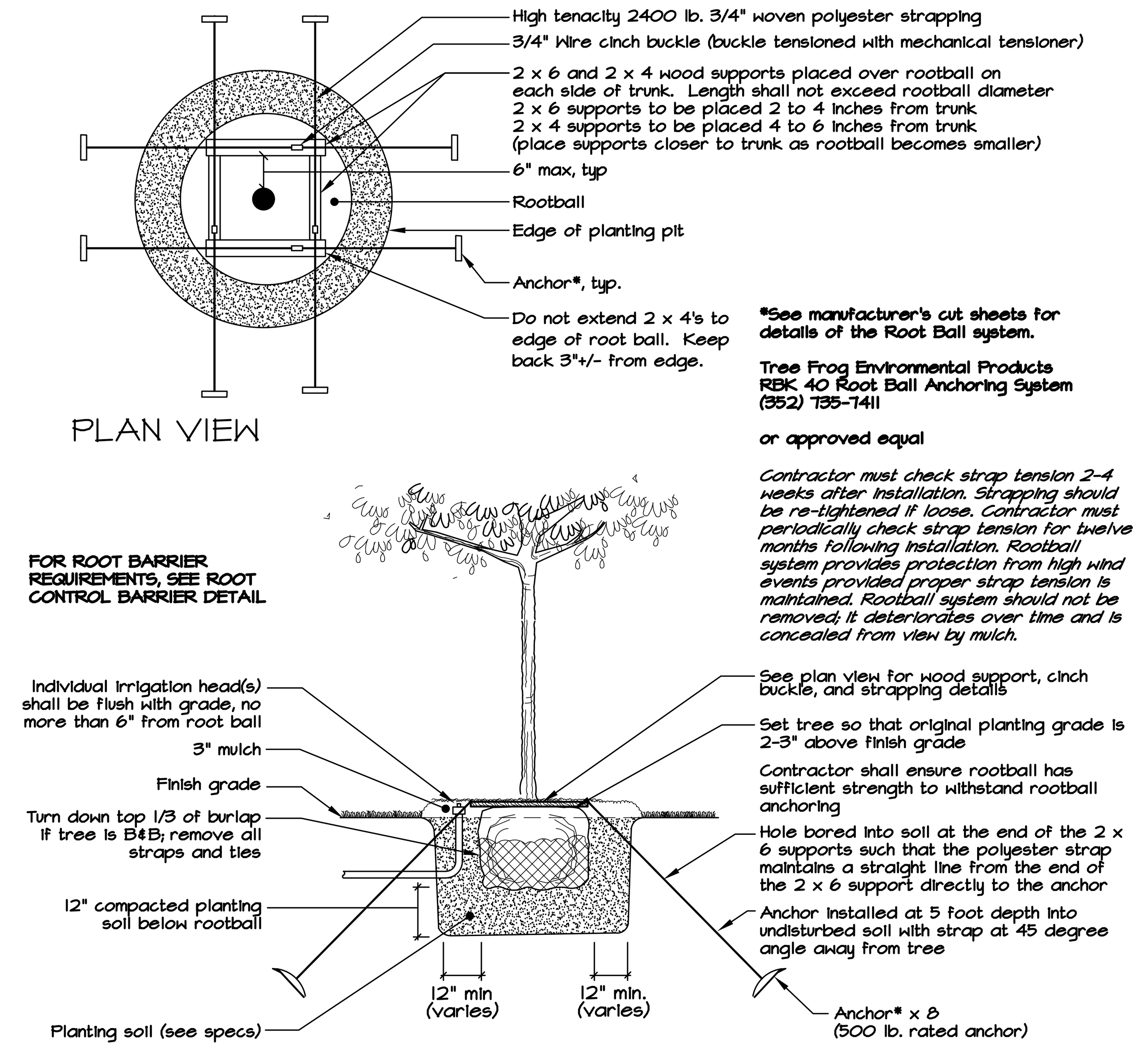
LANDSCAPE PLAN

DATE 06-25-25
DWN. BY JRT/RAZ
CHKD. BY SMS



TREE INSTALLATION DETAIL

FOR 3-4" CAL., 65-100 GAL. TREES OR B&B TREES UP TO 40" DIAMETER ROOTBALL



TREE INSTALLATION DETAIL

FOR 5-6" CAL., 100-200 GAL. TREES OR B&B TREES TO 60" DIAMETER ROOTBALL

LANDSCAPE NOTES (REFER TO THE DETAILED SPECIFICATIONS)

1. The Landscape Contract shall generally include the following work:

   A. Finish grading 4"± in all areas of the work.
   B. Root pruning existing tree critical root zones prior to permanent irrigation installation, including trees along perimeter of site.
   C. Thorough removal of existing vegetation in all areas of the work, including application(s) of post-emergent herbicide at least two weeks prior to planting, and use of pre-emergent herbicide during planting.
   D. Supplying of plant material of the specified type, size, and quality.
   E. Proper location, layout, and orientation of trees and planting beds.
   F. Proper amendment of the soil used for planting, preparation of bed areas, sizing of planting pits, and correct planting procedures.
   G. Installation of sod within the limits shown on the plan, in a neat, finished manner meeting specified requirements.
   H. Watering and maintaining all plantings per the specified requirements until final completion and acceptance.
   I. Observing and following any special requirements beyond the specifications as noted on the plans.
   J. Removing above ground tree staking within one year of installation. Underground rootball kits shall remian in place and will deteriorate naturally.

2. The Landscape Contractor shall be responsible for:

   A. Observing and reporting any detrimental soil, drainage, or other any conditions which would affect the health and performance of the landscaping.
   B. Following all applicable codes and regulations concerning the work, whether or not they are stipulated in the bid documents.
   C. Providing competent supervision of the work at all times.
   D. Reporting and repairing any damage caused by his work or actions.
   E. Maintaining the jobsite in a clean, professional, and workmanlike manner.
   F. Coordination of or with irrigation installation in order to achieve proper coverage, including adjustments of plant locations if required.
   G. Coordination with all other aspects of the job affecting the finished character of the landscaping -particularly the drainage system- to achieve proper results, including adjustments to plant locations if required.
   H. Prosecuting the work in a continuous and diligent manner until it is complete according to the Plans and Specifications.
   I. Following all administrative and technical requirements of the bid documents.

3. Michael Pape & Associates, P.A. is responsible for ensuring that the work meets all requirements stipulated and implied in the Plans and Specifications. Any work that does not is subject to rejection, and replacement by the contractor at his own cost.

REFER TO SEPARATE SET OF SPECIFICATIONS THAT MUST ACCOMPANY THIS PLAN.

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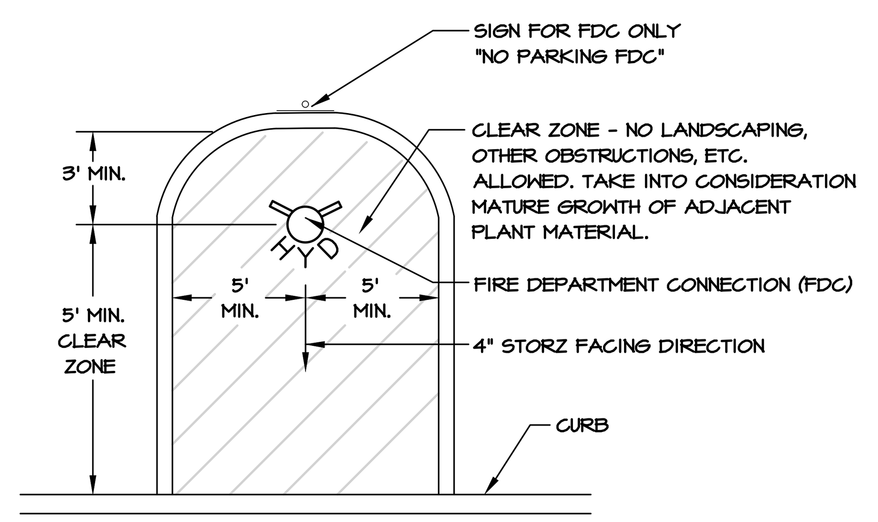
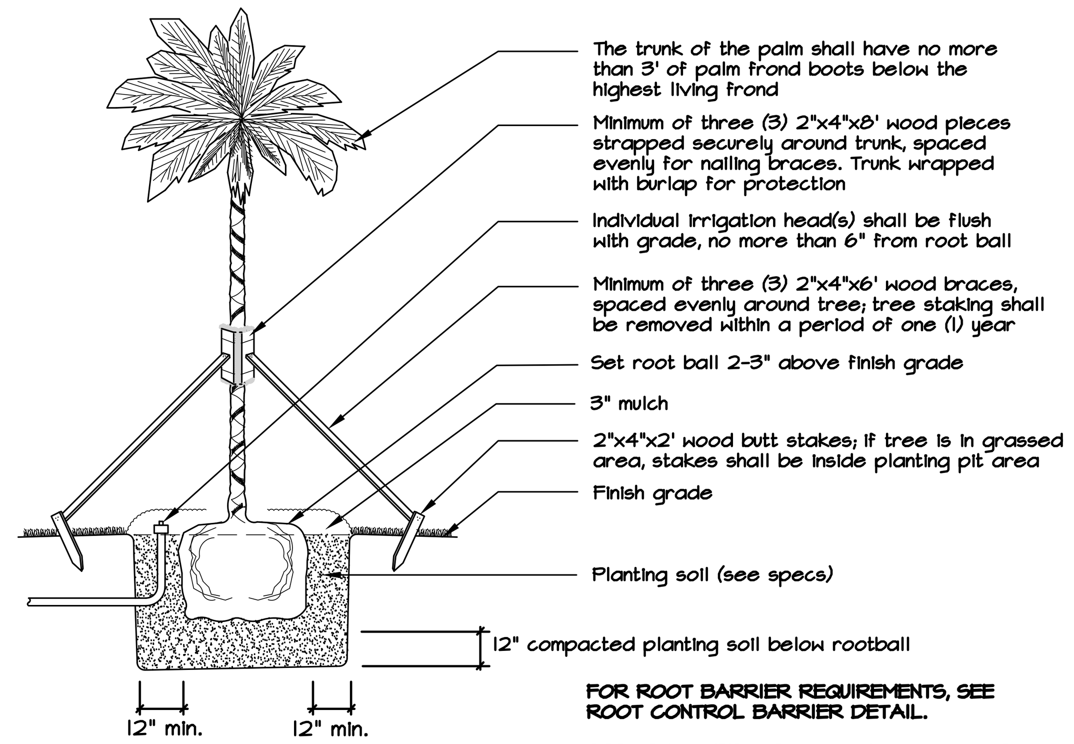


FIRE HYDRANT / REMOTE FIRE DEPARTMENT CONNECTION (FDC) CLEAR ZONE DETAIL

N.T.S.



PALM INSTALLATION DETAIL

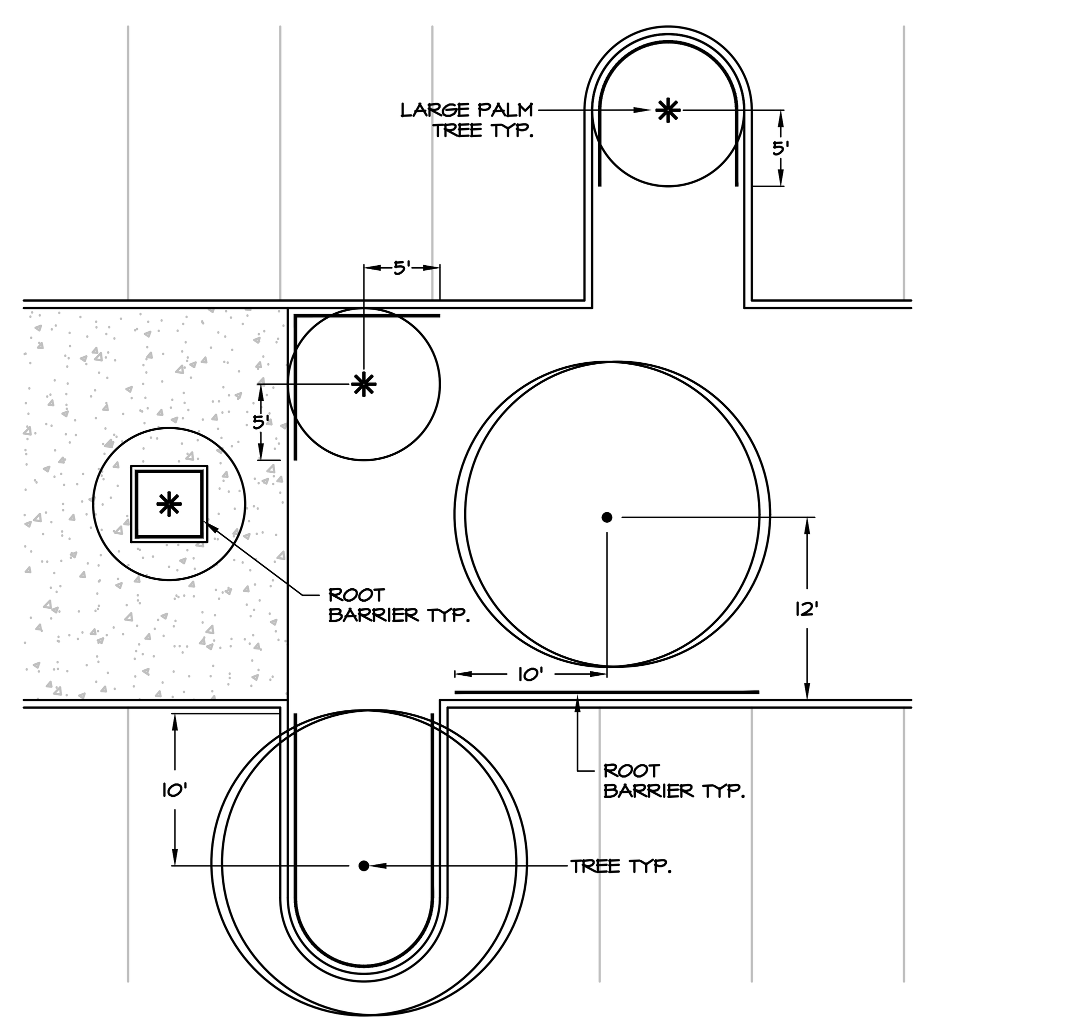
NOTES:

TREE SPECIES WITH LARGE SURFACE ROOT SYSTEMS SHALL BE PROVIDED WITH ROOT CONTROL BARRIER BASED ON THE FOLLOWING STANDARDS: TREES WITHIN 12' OF THE EDGE OF PAVEMENT OR LARGE PALMS WITHIN 5' OF THE EDGE OF PAVEMENT.

TREES INCLUDE, BUT ARE NOT LIMITED TO: LIVE OAK, MAGNOLIA, SYCAMORE, RED MAPLE

LARGE PALMS INCLUDE, BUT ARE NOT LIMITED TO: SABAL PALM, LARGE DATE PALM SPECIES, PINDO PALM, WASHINGTON PALM

THE ROOT CONTROL BARRIERS SHALL UTILIZE 24" DEPTH ABS (HARD PLASTIC) INTERLOCKING PANELS, AS BY NDS PRODUCTS, DEEP ROOT, ROOT CONTROL, INC., OR OTHER APPROVED EQUAL PRODUCT. APPROVAL FOR PROPOSED EQUAL PRODUCTS SHALL BE SECURED FROM MPA PRIOR TO BIDDING.



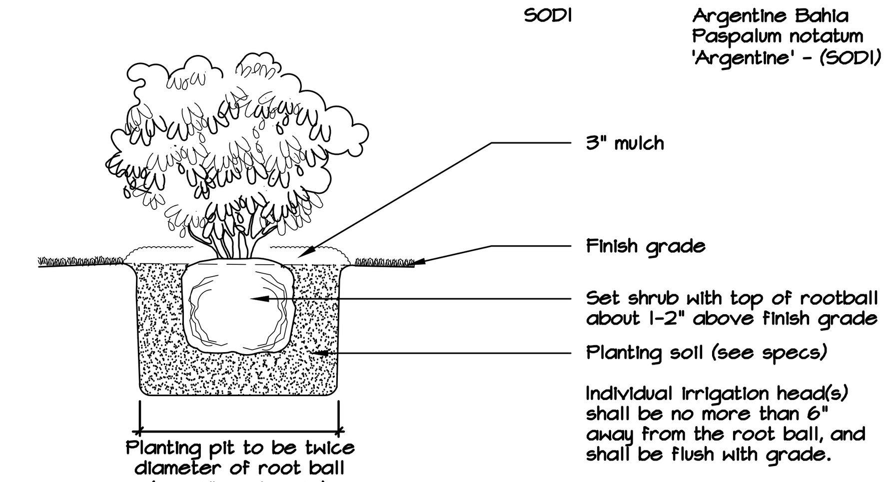
ROOT CONTROL BARRIER DETAIL

1" = 10'

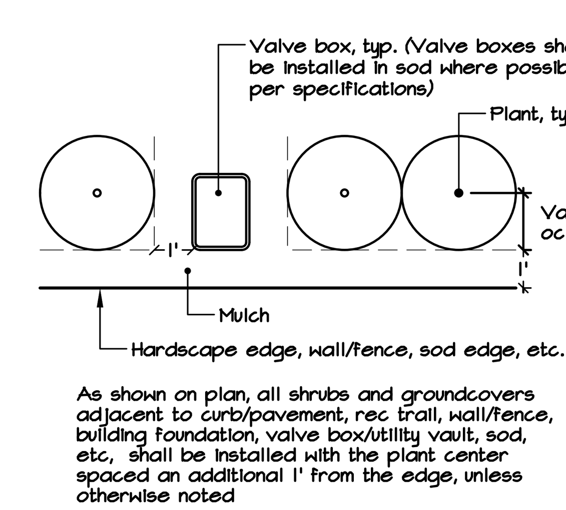
PLANT SCHEDULE

Note: Plant quantities are provided as a guide only. The contractor shall confirm total quantities as reflected by the plan. All sizes given are minimums unless otherwise noted. Every component of spec shall be met.

	Key	Qty	Plant Name	Size and Spacing	Maintenance
	AI	43	African Iris, white Dietes vegeta - (AI)	#3; full; 5-6 ppp min; 42" oc	Allow natural growth; deadhead regularly
	BA	23	Bamboo Bambusa multiplex 'Alphonse Karr' - (BA)	Cont/B&B; 14'+ ht x 6'+ spr; 4" cal min	15-20' ht x full mass; control encroachment
NATIVE	BC2	23	Bald Cypress Taxodium distichum - (BC2)	Cont/B&B; 14'+ ht x 6'+ spr; 4" cal min	Allow natural growth; prune only dead wood
NATIVE	CG	204	Cordgrass Spartina bakeri - (CG)	#3; full; 3' oc	Allow natural growth; "haystack" if required; remove dead and frost damaged foliage biannually
	CLR	10	Crinum Lily, red Crinum augustum 'Queen Emma' - (CLR)	#7; 3'+ OA	Allow mature growth
	CLR1	5	Crinum Lily, red Crinum augustum 'Queen Emma' - (CLR1)	#15; 4' OA	Allow mature growth
	CML	5	Crape Myrtle, lavender Lagerstroemia indica 'Muskogee' - (CML)	#15; 6'+ ht x 3-1/2'+ spr; multi-trunk	25' ht x 20' spr; prune no more than 1/2" wood
NATIVE	DFB	59	Dwarf Firebush Hamelia patens 'Compacta' - (DFB)	#3; 12-18" ht x 12"+ spr; 3' oc	Prune back by 1/3 in February
	LEG	1005	Emerald Goddess Liriope Liriope muscari 'Emerald Goddess' - (LEG)	#1; full; 5-7 ppp min; 18" oc	18" ht x full mass
NATIVE	LGM3	4	Little Gem Magnolia Magnolia grandiflora 'Little Gem' - (LGM3)	Cont/B&B; 12-14'+ ht x 5-6'+ spr; 4" cal	Allow natural growth; prune only for form or dead wood
	LTT	2	Ligustrum, tree-type Ligustrum japonicum - (LTT)	B&B; 8'+ ht x 8'+ spr; multi-trunk; 4' min open below	Allow natural growth; 6-8' open below; prune informally; do not shear
	PC	26	Plumbago Plumbago capensis - (PC)	#3; 18" x 18"+; 42" oc	4' ht x full mass; maintain informally; do not shear
NATIVE	PE4	21	Slash Pine Pinus elliottii - (PE4)	Cont/B&B; 14-16'+ ht x 8'+ spr; 4" cal min	Allow natural growth; prune dead wood
	PMP	21	Pringles Dwarf Japanese Yew Podocarpus macrophyllus 'Pringleii' - (PMP)	#3; 10-12"+ ht x 12-18"+ spr; 3' oc	30" ht x full mass; maintain informally; do not shear
NATIVE	PN	844	Perennial Peanut Arachis glabrata 'Ecoturf' - (PN)	#1; full; 12"+ spr; 18" oc	6" ht, full mass; prevent intrusion into other plants
NATIVE	POH	1	Pride of Houston Yaupon Holly Ilex vomitoria - (POH)	#15; 4' ht x 4' spr; multi-trunk	Allow natural growth; do not shear; prune only for form or dead wood
	PR2	2	Pygmy Date Palm Phoenix roebelenii - (PR2)	#30; 5' OA; 3 trunks; staggered hts; mature specimen	Allow natural growth; prune only dead fronds; lethal bronzing inoc. required
NATIVE	QV	11	Live Oak Quercus virginiana - (QV)	B&B; 14-16' ht x 7-9' spr; 4" cal min	Allow natural growth; prune only for form or dead wood
NATIVE	RM4	4	Red Maple Acer rubrum - (RM4)	Cont/B&B; 14-16' ht x 8'+ spr; 4" cal min	Allow natural growth; prune only for form or dead wood
NATIVE	SP16	1	Sabal Palm Sabal palmetto - (SP16)	BR; hurricane cut; 16' CT ht	Allow natural growth; prune only dead fronds to keep full round head
NATIVE	SP18	3	Sabal Palm Sabal palmetto - (SP18)	BR; hurricane cut; 18' CT ht	Allow natural growth; prune only dead fronds to keep full round head
NATIVE	SP20	3	Sabal Palm Sabal palmetto - (SP20)	BR; hurricane cut; 20' CT ht	Allow natural growth; prune only dead fronds to keep full round head
NATIVE	SP22	2	Sabal Palm Sabal palmetto - (SP22)	BR; hurricane cut; 22' CT ht	Allow natural growth; prune only dead fronds to keep full round head
NATIVE	SP24	3	Sabal Palm Sabal palmetto - (SP24)	BR; hurricane cut; 24' CT ht	Allow natural growth; prune only dead fronds to keep full round head
	VO	33	Sweet Viburnum Viburnum odoratissimum - (VO)	#15; 3-4'+ ht x 30"+ spr; 3' oc	6' ht x 3'; full hedge
	VS	219	Sandankwa Viburnum Viburnum suspensum - (VS)	#7; 30-36" ht x 2'+ spr; 3' oc	3' ht x 3'; full hedge
NATIVE	ZF	218	Coontie Zamia floridana - (ZF)	#3; full; 18"+ spr; 30" oc	Allow natural growth; prune only dead fronds
	RBE		Brown Egg Rock, Small - (RBE)	3/4" to 1-1/2", 3-4" depth over landscape fabric	
	SOD		St. Augustine 'Floratam' Stenotaphrum secundatum 'Floratam' - (SOD)		
	SOD1		Argentine Bahia Paspalum notatum 'Argentine' - (SOD1)		



SHRUB INSTALLATION DETAIL



As shown on plan, all shrubs and groundcovers adjacent to curb/pavement, rec trail, wall/fence, building foundation, valve box/utility vault, sod, etc, shall be installed with the plant center spaced an additional 1' from the edge, unless otherwise noted

OFFSET DETAIL

N.T.S.

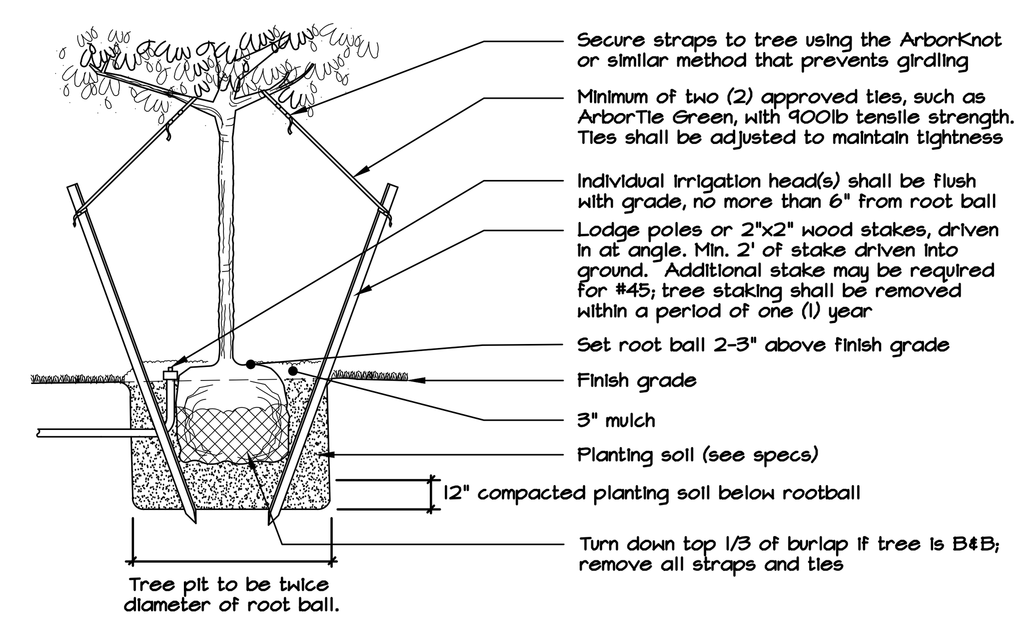
NOTES:

Brown Egg Rock to be a replacement for typical mulch areas across entirety of site landscaping.

Any damage to any existing landscaping or irrigation on adjacent sites caused by any aspect of the construction of this project shall be restored immediately to acceptable conditions, as determined by MPA.

UNIRRIGATED BAHIA:

It shall be the responsibility of the landscape contractor to provide temporary irrigation to unirrigated bahia installed as part of this contract, until establishment or turnover, whichever occurs earlier.



TREE INSTALLATION DETAIL

FOR MULTI-TRUNK TREES, TREES LESS THAN 3" CAL., OR CONTAINER TREES UP TO 45 GAL.

REVISIONS

DATE | BY

MPA Michael Pape & Associates, PA

LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE

2351 SE 17th Street, Ocala, FL • 352.351.3500 • www.MPA-LA.com

HEADSPRINGS, LLC

MARION COUNTY, FLORIDA

LANDSCAPE PLAN

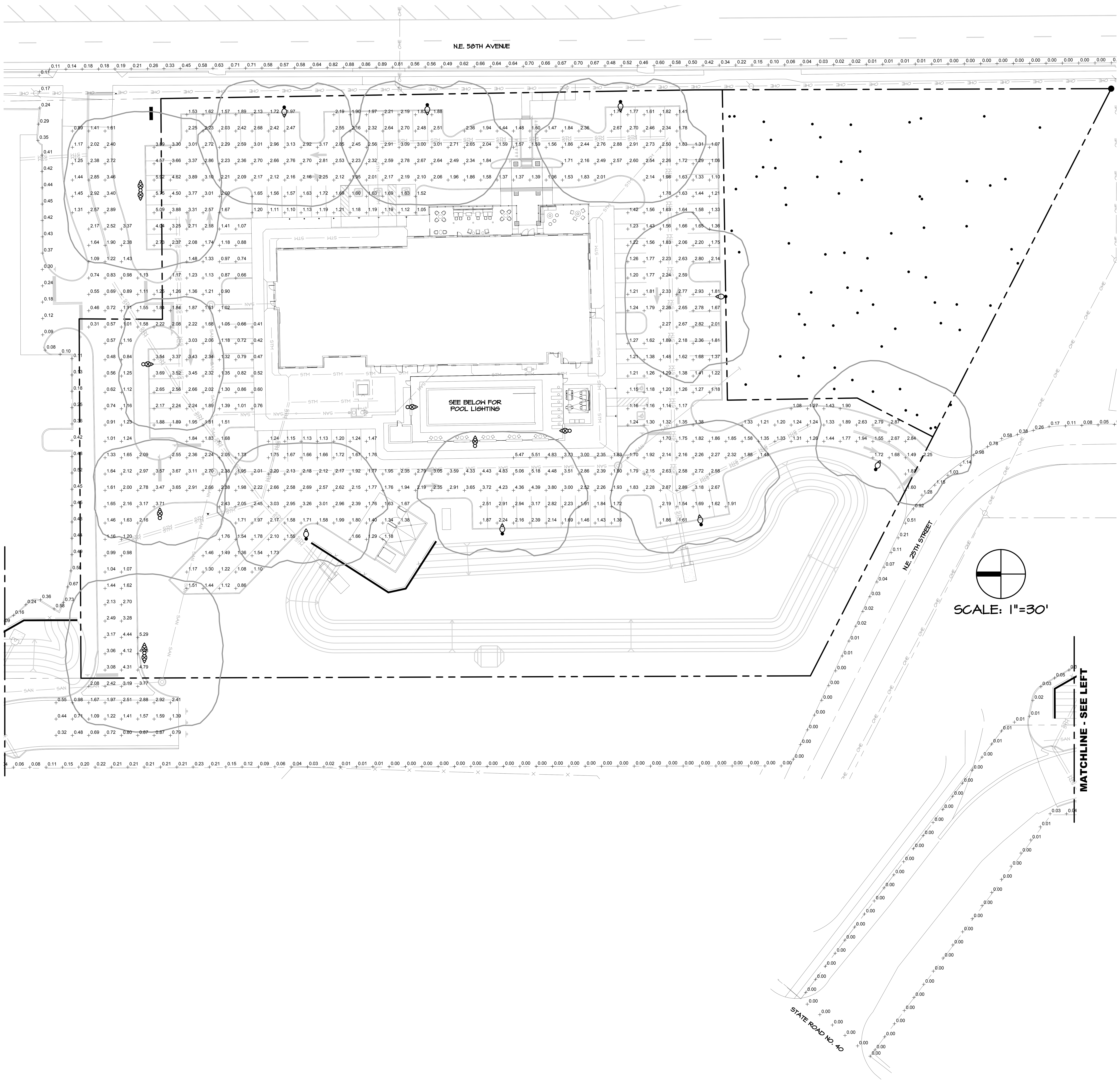
DATE 06-25-25

DWN. BY JRT/RAZ

CHKD. BY SMS

SHEET 2 OF 2

L-2



LIGHTING LEGEND

SHOEBOX LIGHT: CURRENT SINGLE EVOLVE EALS SERIES LED, EALS-03-0-K4-AH-7-30-N-A-C1-BLCK-L-T-V141, 3000K; T4 DISTRIBUTION; 29' MOUNTING HT, ROUND, BLACK, TAPERED, MEDIUM DUTY, STRESSCRETE POLE.

SHOEBOX LIGHT: CURRENT DOUBLE/SINGLE EVOLVE EALS SERIES LED, EALS-03-0-H3-AW-7-30-N-A-C1-BLCK-L-T-V141, 3000K; T3 DISTRIBUTION; 29' MOUNTING HT, ROUND, BLACK, TAPERED, MEDIUM DUTY, STRESSCRETE POLE.

ROTATE OPTICS AS SHOWN ON LIGHT SYMBOL

LIGHTS HAVE BEEN CAREFULLY LOCATED TO ACHIEVE REQUIRED LIGHT LEVELS, DESIRED DESIGN EFFECT, AND TO AVOID EXISTING AND PROPOSED UTILITIES. IF ANY CHANGES ARE REQUIRED, CONTACT MPA FOR DIRECTION/COORDINATION.

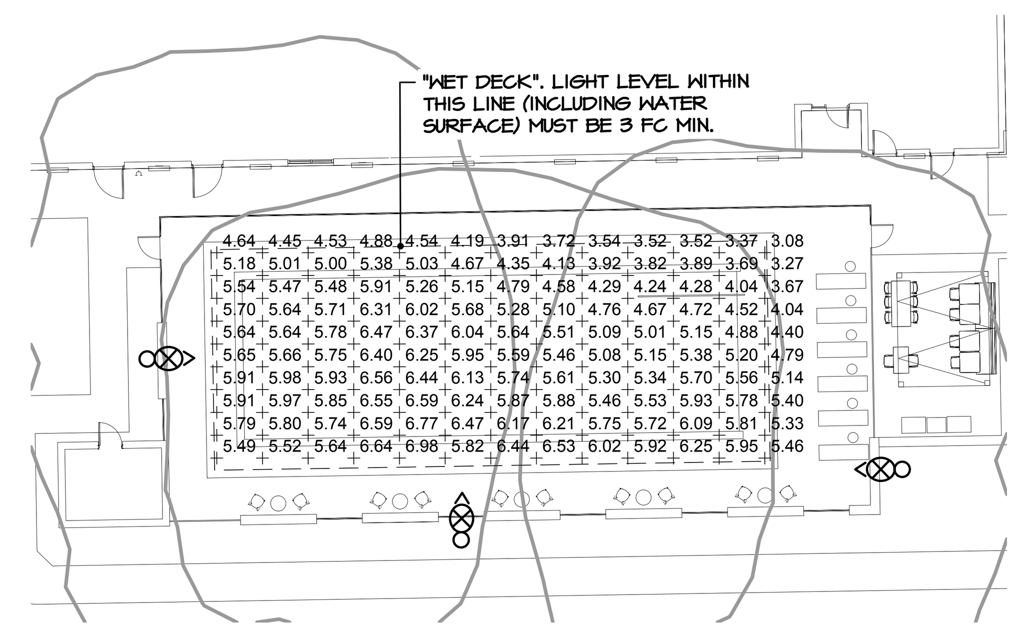
NOTES

1. This lighting layout meets the recommendations for safe lighting levels established by the Illuminating Engineering Society of North America in the general areas where lights have been provided to the greatest extent possible. Architectural lighting will be required for areas around the building to maintain adequate lighting for safety and security, and such lighting is not addressed or shown on this plan.
2. Any changes or substitutions made to this plan shall be evaluated to ensure adequate light levels are provided.
3. Illuminance values shown are for design purposes only. Variances in actual installation or changes to the plan or specifications may cause the actual measured values to vary.
4. Orient fixtures and arms as shown on plan.
5. Buildings have been included in this calculation as non-reflective obstructions.
6. All point by point values shown are maintained (a light depreciation factor has been included). Light levels are measured at finished grade.
7. Only fixtures shown have been included in this calculation. Light installations for off site roadways and/or adjoining properties have not been included.
8. All electrical engineering, circuiting, installation details and installation specifications, etc. shall be by others.
9. Lighting shall be installed in accordance with the lighting plan by a licensed electrical contractor. The contractor is responsible to design and install the electrical connections necessary to supply power to the proposed lights. All connections shall be underground and in conduit.

STATISTICS

Parking Lot
Average: 2.02 fc
Min: 0.31 fc (paved surfaces)
Max: 5.92 fc (paved surfaces)

Pool Calculations:
Site Average: 5.36 fc
Min: 3.08 fc (water surface/wet deck)
Max: 7.08 fc (water surface/wet deck)



POOL AREA

NOTES:
Pool lighting has been designed to meet FBC 454.1.4.2.1 for night use. The outdoor pool/spa lighting provides a minimum of 3 foot-candles of illumination at the pool water surface and the pool wet deck surface.

SCALE: 1"=20'

REVISIONS
DATE | BY

MPA Michael Pape & Associates, PA
LAND PLANNING · SITE DESIGN · LANDSCAPE ARCHITECTURE
2351 SE 17th Street, Ocala, FL · 352.351.3500 · www.MPA-LA.com

HEADSPRINGS, LLC
MARION COUNTY, FLORIDA
PHOTOMETRIC PLAN

DATE 06-19-25
DWN. BY RAZ
CHKD. BY SMS

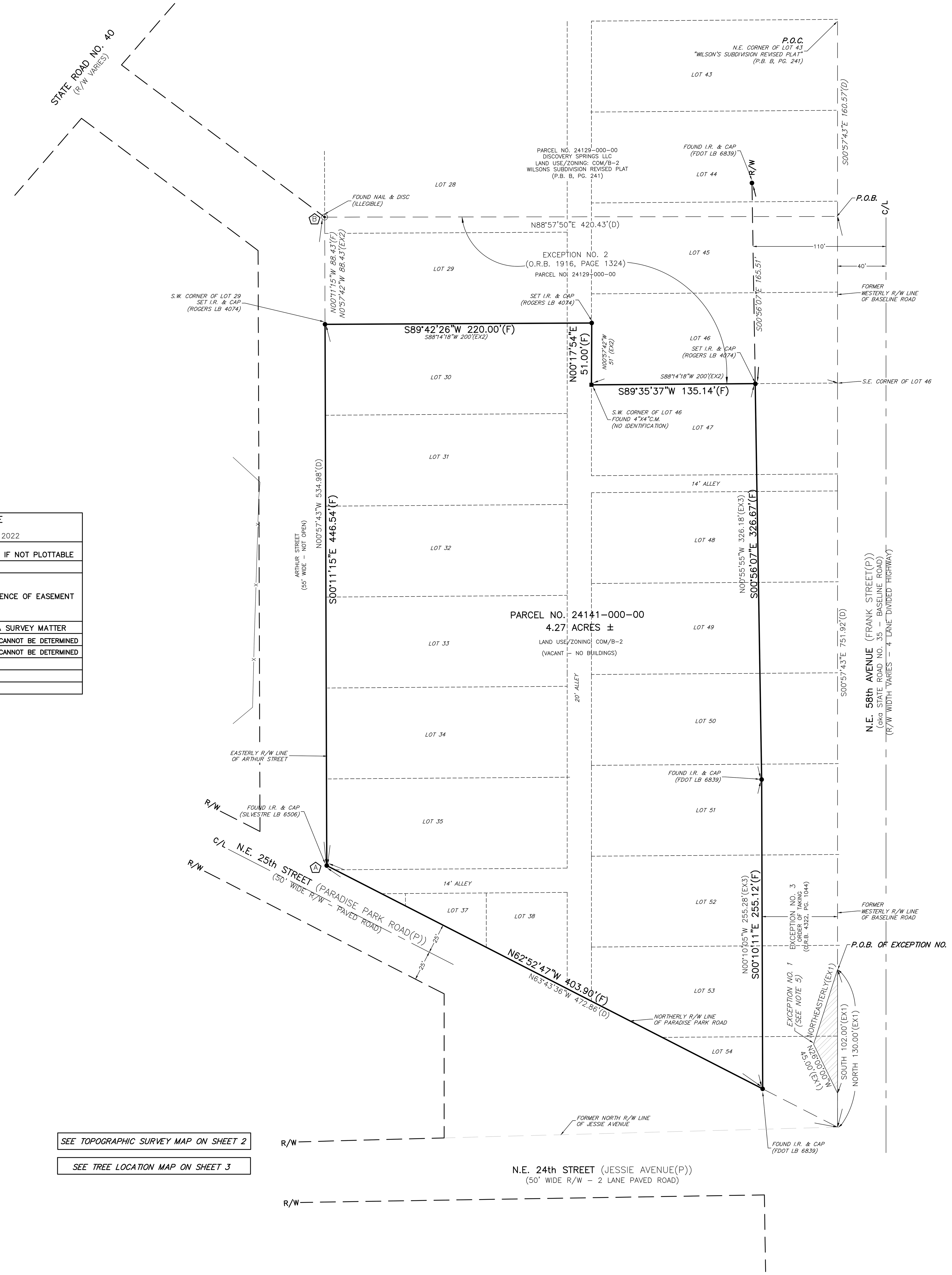
SHEET 1 OF 1

LTG-1

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
HORIZ. 1 inch = 50 ft.



SEE TOPOGRAPHIC SURVEY MAP ON SHEET 2

SEE TREE LOCATION MAP ON SHEET 3

STATE PLANE COORDINATES
N: 1773593.987 E: 637272.505
N: 1774128.959 E: 637270.450

TITLE COMMITMENT INFORMATION TABLE
FIRST AMERICAN TITLE INSURANCE COMPANY
FILE No. 2076-6099627, EFFECTIVE DATE: JUNE 29, 2022

SCH. B-2 EXC. No.	RECORDED DATA	APPLICABLE	PLOTTABLE	REASON IF NOT PLOTTABLE
1-8	STANDARD EXCEPTIONS			
9	O.R.B. 1581, PG. 546	YES	NO	NO EVIDENCE OF EASEMENT
	O.R.B. 3024, PG. 191	YES	YES	
	O.R.B. 2963, PG. 143	YES	NO	
	O.R.B. 2983, PG. 138	YES	NO	
10	O.R.B. 2983, PG. 163	YES	NO	NOT A SURVEY MATTER
11	O.R.B. 2763, PG. 889	YES		LOCATION CANNOT BE DETERMINED
	O.R.B. 3024, PG. 191	YES		LOCATION CANNOT BE DETERMINED
12	O.R.B. 2940, PG. 188	YES	YES	
	O.R.B. 3024, PG. 191	YES	YES	
13	O.R.B. 3024, PG. 191	YES	YES	

LEGEND

F.H.A. FIRE HYDRANT ASSEMBLY
A.R.V. AIR RELEASE VALVE
D.E. DRAINAGE EASEMENT
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
P.C.P. PERMANENT CONTROL POINT
P.R.M. PERMANENT REFERENCE MONUMENT
C.M. CONCRETE MONUMENT
I.R. IRON ROD
N&D NAIL & DISC
R/W RIGHT OF WAY
E/P EDGE OF PAVEMENT
C/L CENTERLINE
SEC. SECTION
TWP. TOWNSHIP
RGE. RANGE
(D) DESCRIPTION MEASUREMENT
(EX1) EXCEPTION NO. 1 MEASUREMENT
(EX2) EXCEPTION NO. 2 MEASUREMENT
(EX3) EXCEPTION NO. 3 MEASUREMENT
(F) FIELD MEASUREMENT
R RADIUS
D or Δ CENTRAL ANGLE
L ARC LENGTH
CB CHORD BEARING
LC LENGTH OF CHORD
O.R.B. OFFICIAL RECORDS BOOK
PG. PAGE
CONC. CONCRETE
UTILITY POLE AND GUY ANCHOR
OVERHEAD WIRES
FENCE
CONCRETE
ASPHALT
TREE (SEE TREE SCHEDULE)
GROUND CONTOUR
T.B.M. TEMPORARY BENCHMARK
F.F. FINISH FLOOR
ELEV. ELEVATION
INV. INVERT
TRAFFIC SIGNAL BOX
SANITARY MANHOLE
WATER METER
WATER VALVE
TRAFFIC SIGN
STREET SIGN
GAS MARKER
FIBER OPTIC CABLE MARKER
C.M.E.S. CONCRETE MITERED END SECTION
LIGHT POLE
FIRE HYDRANT
TELEPHONE PEDESTAL
ELECTRIC METER

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARION, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

A PORTION OF "WILSON'S SUBDIVISION REVISED PLAT," PLAT BOOK B, PAGE 241, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF LOT 43 OF THE AFOREMENTIONED SUBDIVISION; THENCE S. 00°57'43" E., ALONG THE WESTERLY RIGHT-OF-WAY LINE OF BASELINE ROAD (AN 80.00 FOOT RIGHT OF WAY), A DISTANCE OF 160.57 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE S. 00°57'43" E., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 751.92 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF PARADISE PARK ROAD, ALSO KNOWN AS NORTHEAST 25TH STREET (A 50.00 FOOT RIGHT OF WAY); THENCE N. 63°43'36" W., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 472.86 FEET TO THE EASTERLY RIGHT OF WAY LINE OF ARTHUR STREET; THENCE N. 00°57'43" W., A DISTANCE OF 534.98 FEET; THENCE N. 88°57'50" E., A DISTANCE OF 420.43 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

BEGINNING AT A POINT 130.00 FEET NORTH OF INTERSECTION OF JESSIE AVENUE AND FRANK STREET; THENCE RUNNING SOUTH 102.00 FEET; THENCE N. 26° W. 45.00 FEET; THENCE NORTHEASTERLY TO THE POINT OF BEGINNING, THE SAME BEING A TRIANGULAR PLOT OF LAND IN THE S.E. CORNER OF WILSON'S REVISED SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, MARION COUNTY, FLORIDA, IN PLAT BOOK B, PAGE 241.

LESS AND EXCEPT THAT PORTION THEREOF SHOWN BY PARTIAL RELEASE RECORDED IN BOOK 1916, PAGE 1324, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

AND

LESS AND EXCEPT THOSE LANDS AS SHOWN IN ORDER OF TAKING RECORDED IN BOOK 4322, PAGE 1044, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

SURVEY REPORT:

1. FIELD MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83, AND DERIVED FROM THE L-NET NETWORK.

2. VERTICAL DATA IS BASED ON MARION COUNTY VERTICAL CONTROL POINT "X 423", PUBLISHED ELEVATION = 53.65, NAVD-88.

3. FIELD SURVEY DATE: 06/02/2025.

4. THE LEGAL DESCRIPTION AND TITLE INFORMATION REFLECTING RIGHT-OF-WAYS, OR EASEMENTS OF RECORD, WERE FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No.: 2076-6099627, COMMITMENT DATE: JUNE 29, 2022.

5. THE SECOND EXCEPTION IN THE LEGAL DESCRIPTION PROVIDED DESCRIBES A TRIANGULAR PLOT OF LAND THAT IS CURRENTLY ENTIRELY WITHIN THE N.E. 58th AVENUE RIGHT-OF-WAY.

6. THE EASEMENT GRANTED TO THE CITY OF OCALA IN O.R. BOOK 1581, PAGE 546 STATES THE EASEMENT'S LOCATION TO BE ALONG THE CENTERLINE OF A POWER LINE ON, OVER OR ACROSS THE SUBJECT PARCEL ACCORDING TO A CITY OF OCALA ELECTRIC UTILITY DEPARTMENT WORK ORDER. THE WORK ORDER WAS NOT AN ATTACHMENT TO THE EASEMENT DOCUMENT OR FURNISHED TO THE SURVEYOR, AND THERE WAS NO EVIDENCE OF A POWER LINE ON THE SUBJECT PARCEL FOUND BY THIS SURVEY.

7. UNDERGROUND IMPROVEMENTS OR UTILITIES WERE NOT LOCATED.

8. THE UTILITY POLE LOCATED ON THE SUBJECT PARCEL DOES NOT HAVE EVIDENCE OF OVERHEAD WIRES OR UNDERGROUND WIRES SERVICING IT.

9. THIS PROPERTY APPEARS TO BE IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120160, PANEL 0535, SUFFIX E, WITH AN EFFECTIVE DATE OF 4/19/2017.

10. THIS PROPERTY THIS SURVEY MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 5J-17.050 THROUGH .052, FLORIDA ADMINISTRATIVE CODE AND THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THE MINIMUM RELATIVE DISTANCE ACCURACY FOR COMMERCIAL/HIGH RISK LAND USE.

11. UNLESS IT BEARS THE DIGITAL SIGNATURE AND CERTIFICATION OR THE PHYSICAL SIGNATURE AND SEAL OF THE LICENSED SURVEYOR AND MAPPER, THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

CERTIFY TO:

HEADSPRINGS, LLC, a Florida limited liability company
GOODING & BATSEL, PLLC
FIRST AMERICAN TITLE INSURANCE COMPANY

RODNEY K. ROGERS License Number 5274 STATE OF FLORIDA Professional Surveyor and Mapper

RODNEY K. ROGERS DATE
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 5274
STATE OF FLORIDA

DATE	REVISION
2-10-2025	UNKNOWN TREES REMOVED FROM TREE LIST & LAND USE/ZONING ADDED
2-16-2023	CORRECTIONS & REVISIONS PER ATTORNEY'S REQUEST

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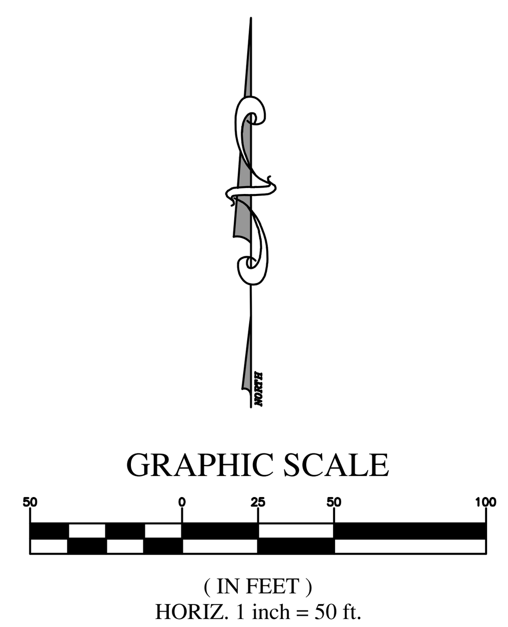
A BOUNDARY & TOPOGRAPHIC SURVEY
FOR
HEADSPRINGS, LLC
Boundary Survey Map

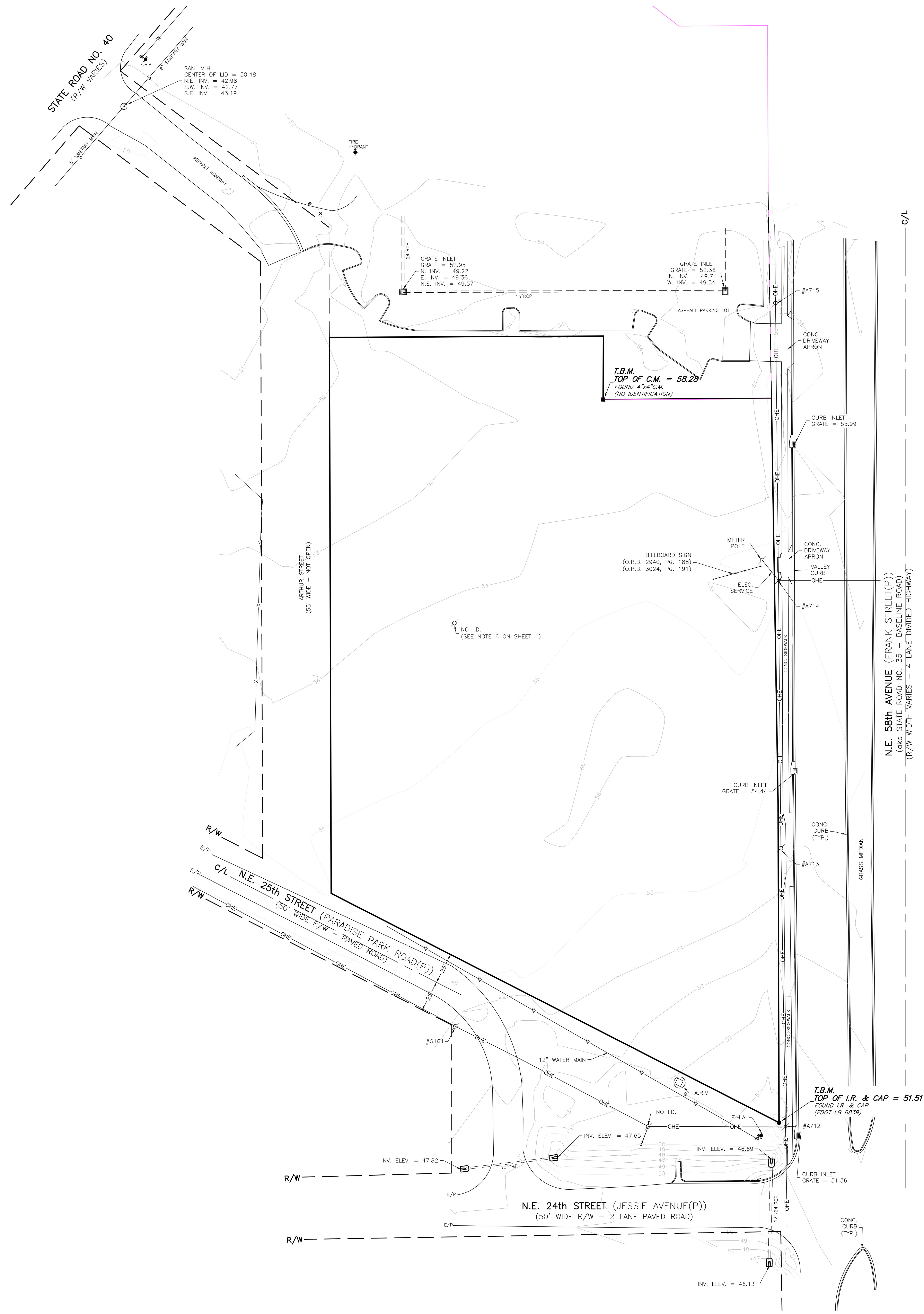
JOB No. 22_24141-000-00

DATE 06/02/2025

SCALE 1" = 50'

SHEET 1 OF 3





SEE BOUNDARY SURVEY MAP ON SHEET 1

SEE TREE LOCATION MAP ON SHEET 3

LEGEND

F.H.A.	FIRE HYDRANT ASSEMBLY
A.R.V.	AIR RELEASE VALVE
D.E.	DRAINAGE EASEMENT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.C.P.	PERMANENT CONTROL POINT
P.R.M.	PERMANENT REFERENCE MONUMENT
C.M.	CONCRETE MONUMENT
I.R.	IRON ROD
N&D	NAIL & DISC
R/W	RIGHT OF WAY
E/P	EDGE OF PAVEMENT
C/L	CENTERLINE
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
(D)	DESCRIPTION MEASUREMENT
(EX1)	EXCEPTION NO. 1 MEASUREMENT
(EX2)	EXCEPTION NO. 2 MEASUREMENT
(EX3)	EXCEPTION NO. 3 MEASUREMENT
(F)	FIELD MEASUREMENT
R	RADIUS
D or Δ	CENTRAL ANGLE
L	ARC LENGTH
CB	CHORD BEARING
LC	LENGTH OF CHORD
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
CONC.	CONCRETE
	UTILITY POLE AND GUY ANCHOR
OHE	OVERHEAD WIRES
	FENCE
	CONCRETE
	ASPHALT
2	TREE (SEE TREE SCHEDULE)
75	GROUND CONTOUR
T.B.M.	TEMPORARY BENCHMARK
F.F.	FINISH FLOOR
ELEV.	ELEVATION
INV.	INVERT
	TRAFFIC SIGNAL BOX
	SANITARY MANHOLE
	WATER METER
	WATER VALVE
	TRAFFIC SIGN
	STREET SIGN
	GAS MARKER
	FIBER OPTIC CABLE MARKER
C.M.E.S.	CONCRETE MITERED END SECTION
	LIGHT POLE
	FIRE HYDRANT
	TELEPHONE PEDESTAL
	ELECTRIC METER

DATE	REVISION

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A BOUNDARY & TOPOGRAPHIC SURVEY
FOR
HEADSPRINGS, LLC
Topographic Survey Map

JOB No.
22_24141-000-00

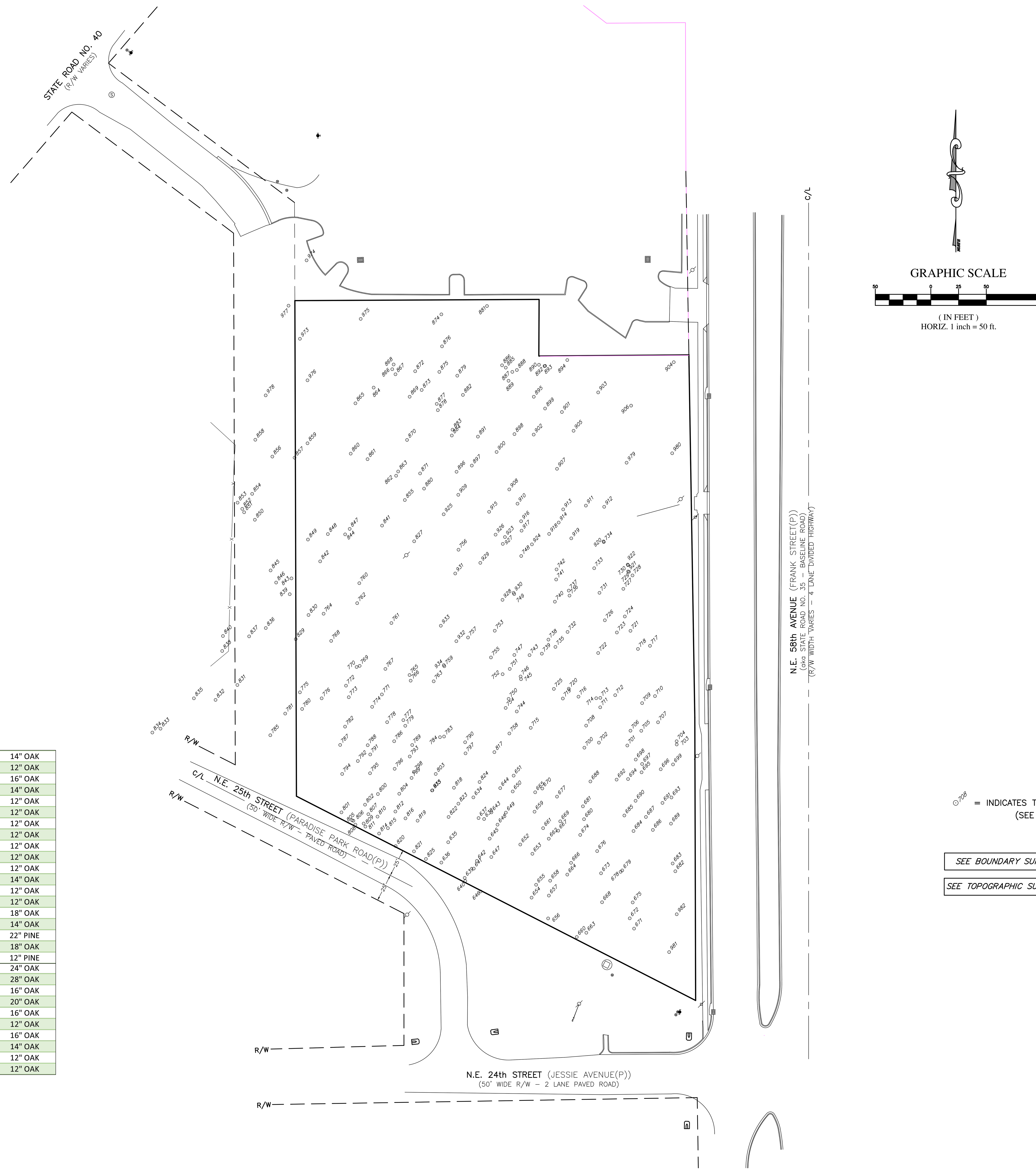
DATE
06/02/2025

SCALE
1" = 50'

SHEET
2 OF 3

TREE SCHEDULE

634	16" PINE
635	12" OAK
636	18" OAK
637	22" OAK
638	12" OAK
639	12" OAK
640	12" OAK
641	12" OAK
642	12" OAK
643	14" OAK
644	14" OAK
645	16" OAK
646	14" OAK
647	12" OAK
648	12" OAK
649	12" OAK
650	14" OAK
651	12" OAK
652	12" OAK
653	14" OAK
654	12" OAK
655	12" OAK
656	12" OAK
657	12" OAK
658	24" OAK
659	12" OAK
660	16" OAK
661	14" OAK
662	12" OAK
663	14" OAK
664	12" OAK
665	16" OAK
666	12" OAK
667	14" OAK
668	12" OAK
669	16" OAK
670	14" OAK
671	12" OAK
672	24" PINE
673	12" OAK
674	12" OAK
675	12" OAK
676	12" OAK
677	14" OAK
678	12" OAK
679	12" OAK
680	18" OAK
681	16" OAK
682	16" OAK
683	14" OAK
684	12" OAK
685	14" OAK
686	12" OAK
687	14" OAK
688	12" OAK
689	12" OAK
690	12" OAK
691	18" OAK
692	14" OAK
693	12" OAK
694	16" OAK
695	14" OAK
696	22" OAK
697	14" OAK
698	12" OAK
699	12" OAK
700	22" OAK
701	14" OAK
702	20" OAK
703	14" OAK
704	12" OAK
705	16" OAK
706	12" OAK
707	16" OAK
708	18" OAK
709	20" OAK
710	14" OAK
711	12" OAK
712	24" OAK
713	14" OAK
714	20" OAK
715	16" PINE
716	14" OAK
717	18" OAK
718	12" OAK
719	14" OAK
720	18" OAK
721	16" OAK
722	14" OAK
723	14" OAK
724	14" OAK
725	14" OAK
726	18" OAK
727	12" OAK
728	12" OAK
729	14" OAK
730	12" OAK
731	18" PINE
732	20" OAK
733	14" OAK
734	20" OAK
735	12" OAK
736	12" OAK
737	12" OAK
738	12" OAK
739	12" OAK
740	20" OAK
741	18" OAK
742	18" OAK
743	14" OAK
744	12" OAK
745	12" OAK
746	12" OAK
747	14" PINE
748	12" MAGNOLIA
749	18" OAK
750	12" OAK
751	12" OAK
752	12" OAK
753	18" OAK
754	12" OAK
755	16" PINE
756	14" OAK
757	14" OAK
758	12" OAK
759	18" OAK
760	24" OAK
761	28" OAK
762	20" OAK
763	14" OAK
764	14" OAK
765	12" OAK
766	(2)16" OAK
767	16" PINE
768	16" OAK
769	12" OAK
770	12" MAGNOLIA
771	14" OAK
772	12" OAK
773	12" OAK
774	14" OAK
775	12" OAK
776	12" OAK
777	12" OAK
778	16" OAK
779	12" OAK
780	26" PINE
781	24" OAK
782	12" OAK
783	12" OAK
784	12" OAK
785	20" OAK
786	12" OAK
787	14" OAK
788	22" OAK
789	14" OAK
790	20" OAK
791	16" OAK
792	12" OAK
793	20" OAK
794	14" OAK
795	12" OAK
796	26" OAK
797	16" OAK
798	16" OAK
799	14" OAK
800	16" OAK
801	18" OAK
802	16" OAK
803	18" OAK
804	14" OAK
805	14" OAK
806	14" OAK
807	14" OAK
808	28" OAK
809	12" OAK
810	12" OAK
811	12" OAK
812	14" OAK
813	16" PINE
814	14" OAK
815	18" OAK
816	22" OAK
817	12" OAK
818	12" OAK
819	12" OAK
820	14" OAK
821	14" OAK
822	20" OAK
823	12" OAK
824	12" OAK
825	12" OAK
827	24" OAK
829	12" OAK
830	18" OAK
831	16" OAK
832	16" OAK
833	14" PINE
834	12" PINE
835	12" PINE
836	12" OAK
837	12" OAK
838	16" OAK
839	24" OAK
840	12" OAK
841	22" OAK
842	22" PINE
843	14" OAK
844	24" OAK
845	18" OAK
846	12" OAK
847	16" OAK
848	12" OAK
849	14" OAK
850	24" OAK
851	18" OAK
852	20" OAK
853	12" OAK
854	12" PALM
855	12" OAK
856	16" OAK
857	16" OAK
858	16" OAK
859	14" OAK
860	14" OAK
861	20" OAK
862	26" OAK
863	20" OAK
864	12" OAK
865	14" OAK
866	18" OAK
867	20" OAK
868	16" OAK
869	14" OAK
870	14" OAK
871	14" OAK
872	12" OAK
873	12" OAK
874	16" OAK
875	16" OAK
876	16" PINE
877	14" OAK
878	14" OAK
879	12" OAK
880	12" OAK
881	12" OAK
882	12" OAK
883	14" OAK
884	12" OAK
885	14" OAK
886	14" OAK
887	12" OAK
888	12" OAK
889	12" OAK
890	12" PALM
891	12" OAK
892	14" OAK
893	12" PALM
894	16" OAK
895	14" OAK
896	12" OAK
897	12" OAK
898	12" OAK
899	16" OAK
900	14" OAK
901	14" OAK
902	12" OAK
903	12" OAK
904	12" OAK
905	14" OAK
906	14" OAK
907	12" OAK
908	18" OAK
909	18" OAK
910	12" OAK
911	12" OAK
912	12" OAK
913	12" OAK
914	12" OAK
915	12" OAK
916	12" OAK
917	14" OAK
918	12" OAK
919	16" OAK
920	14" OAK
921	12" OAK
922	12" OAK
923	12" OAK
924	12" OAK
925	12" OAK
926	12" OAK
927	12" OAK
928	14" OAK
929	12" OAK
930	12" OAK
931	18" OAK
932	14" OAK
933	22" PINE
934	18" OAK
935	12" PINE
973	24" OAK
974	28" OAK
975	16" OAK
976	20" OAK
977	16" OAK
978	12" OAK
979	16" OAK
980	14" OAK
981	12" OAK
982	12" OAK



○708 = INDICATES TREE LOCATION & NUMBER (SEE TREE SCHEDULE)

SEE BOUNDARY SURVEY MAP ON SHEET 1

SEE TOPOGRAPHIC SURVEY MAP ON SHEET 2

REVISION

DATE

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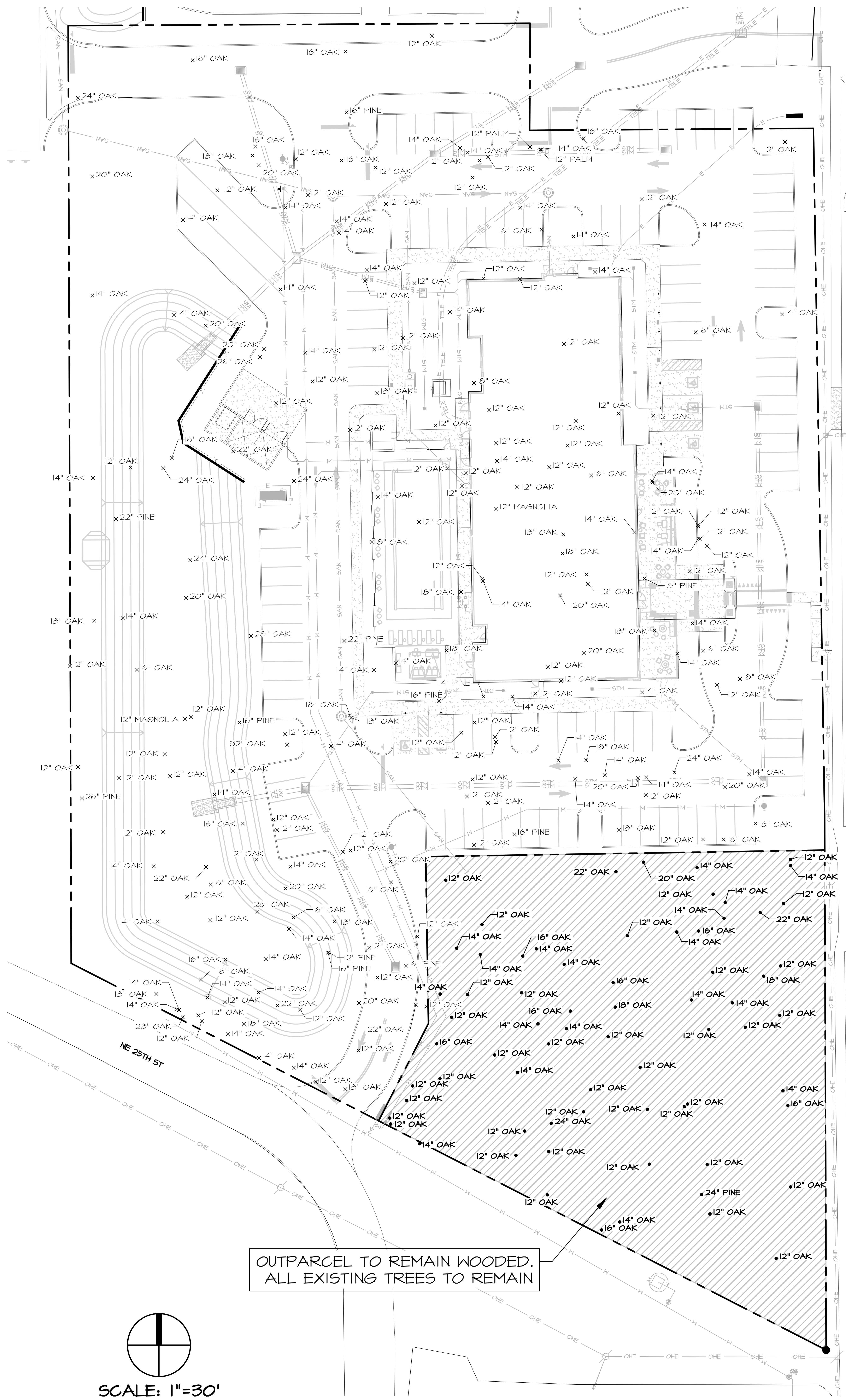
A BOUNDARY & TOPOGRAPHIC SURVEY
FOR
HEADSPRINGS, LLC
Tree Location Map

JOB No.
22_24141-000-00

DATE
06/02/2025

SCALE
1" = 50'



KEY

12" OAK 166 × TREE TO BE REMOVED

12" OAK 120 • TREE TO BE PRESERVED

TREE CALCULATIONS

PROJECT AREA - REFER TO CIVIL PLANS: 3.43 AC± (149,617 SF) EXCLUDES PROJECT OUTPARCEL

Based on site survey data provided by Dinkins Engineering, survey by Rogers Engineering, LLC.

Existing trees have been evaluated by MPA ISA Certified Arborist William Needham FL5846A and Landscape Architect Suzanne Stancil PLA LA6666862. Trees outside site/project limits are not included in mitigation calculations.

TOTAL EXISTING DBH PREDEVELOPMENT = 3,224" (939" PER ACRE)

TOTAL DBH TO BE REMOVED = 3,224" (ALL EXISTING TREES)

REQUIRED MITIGATION

Existing Trees 10-19" = 185 trees (1,273 inches) = 637" Mitigation
(1" Replacement for 2" Removed)
Existing Trees 20-29" = 29 trees (485 inches) = 363" Mitigation
(1-1/2" Replacement for 2" Removed)
Existing Trees = 30"+ = 1 tree (32") = 32" Mitigation
(1" Replacement for 1" Removed)

TOTAL MITIGATION: 1,032" reduced to 343"
(Maxed out at 100" per acre)

WAIVER REQUESTED FOR SECTION 6.7.8 PROTECTED TREE REPLACEMENT REQUIREMENTS. THIS HEAVILY WOODED SITE IS A GENERAL MIX OF HARDWOODS INCLUDING GOLDEN RAIN TREE, BLACK CHERRY LAUREL, PINE, SABAL PALM, AND WATER OAKS WITH THE MAJORITY BETWEEN 10-20" DBH IN SIZE. NO LIVE OAKS OR SPECIMEN/HISTORIC TREES WERE OBSERVED ON THIS SITE. TREE SPECIES WITHIN THIS TYPE OF HARDWOOD HAMMOCK DO NOT ACCLIMATE OR GROW WELL IN A DEVELOPED SETTING AND WOULD PRESENT A LIABILITY TO THE HEALTH, SAFETY AND WELFARE OF THE PUBLIC. IF REQUIRED,

WAIVER ALSO REQUESTED FOR SECTION 6.7.10 TREE MITIGATION FUND (IF REQUIRED)

SIZE	TYPE	Preserve/Remove
12"	OAK	PRESERVE
12"	OAK	PRESERVE
14"	OAK	REMOVE
20"	OAK	REMOVE
16"	OAK	REMOVE
18"	OAK	REMOVE
14"	OAK	REMOVE
18"	OAK	REMOVE
12"	OAK	REMOVE
14"	OAK	REMOVE
12"	OAK	REMOVE
12"	OAK	REMOVE
12"	OAK	REMOVE
12"	OAK	REMOVE
12"	OAK	REMOVE
16"	OAK	REMOVE
12"	OAK	REMOVE
12"	OAK	REMOVE
12"	OAK	REMOVE
12"	OAK	REMOVE
14"	OAK	REMOVE
12"	OAK	REMOVE
14"	OAK	REMOVE
12"	OAK	REMOVE
12"	OAK	REMOVE
14"	OAK	REMOVE
12"	OAK	REMOVE
16"	OAK	REMOVE
12"	OAK	REMOVE
14"	OAK	REMOVE
14"	OAK	REMOVE
14"	OAK	REMOVE
16"	OAK	REMOVE
18"	OAK	REMOVE
20"	OAK	REMOVE
14"	OAK	REMOVE
14"	OAK	REMOVE
12"	OAK	REMOVE
14"	OAK	REMOVE
12"	OAK	REMOVE
16"	OAK	REMOVE
24"	OAK	REMOVE
22"	PINE	REMOVE
24"	OAK	REMOVE
12"	OAK	REMOVE
12"	OAK	REMOVE
14"	OAK	REMOVE
12"	OAK	REMOVE
12"	OAK	REMOVE
12"	OAK	PRESERVE
22"	OAK	REMOVE
18"	OAK	REMOVE
14"	OAK	REMOVE
16"	PINE	REMOVE
14"	OAK	REMOVE
12"	OAK	REMOVE
12"	OAK	REMOVE
14"	OAK	REMOVE
14"	OAK	REMOVE
16"	OAK	REMOVE
26"	OAK	REMOVE
12"	OAK	REMOVE
14"	OAK	REMOVE
12"	OAK	REMOVE
12"	OAK	REMOVE
26"	PINE	REMOVE
12"	OAK	REMOVE
16"	OAK	REMOVE
12"	OAK	REMOVE
14"	OAK	REMOVE
12"	OAK	REMOVE
12"	OAK	REMOVE
12"	MAGNOLIA	REMOVE
32"	OAK	REMOVE
12"	OAK	REMOVE
14"	OAK	REMOVE
20"	OAK	REMOVE
24"	OAK	REMOVE
18"	OAK	REMOVE
14"	OAK	REMOVE
18"	OAK	REMOVE
12"	OAK	REMOVE

SIZE	TYPE	Preserve/Remove
12"	MAGNOLIA	REMOVE
18"	OAK	REMOVE
20"	OAK	REMOVE
12"	OAK	REMOVE
12"	OAK	REMOVE
12"	OAK	REMOVE
12"	OAK	REMOVE
14"	OAK	REMOVE
12"	OAK	REMOVE
14"	OAK	REMOVE
16"	OAK	REMOVE
18"	OAK	REMOVE
14"	OAK	REMOVE
12"	OAK	REMOVE
18"	OAK	REMOVE
16"	PINE	REMOVE
20"	OAK	REMOVE
12"	OAK	REMOVE
16"	OAK	REMOVE
22"	OAK	PRESERVE
12"	OAK	PRESERVE
22"	OAK	PRESERVE
16"	OAK	PRESERVE
12"	OAK	PRESERVE
14"	OAK	PRESERVE
18"	OAK	PRESERVE
12"	OAK	PRESERVE
14"	OAK	PRESERVE
16"	OAK	PRESERVE
16"	OAK	PRESERVE
12"	OAK	PRESERVE
14"	OAK	PRESERVE
14"	OAK	PRESERVE
12"	OAK	PRESERVE
14"	OAK	PRESERVE
12"	OAK	PRESERVE
16"	OAK	PRESERVE
14"	OAK	PRESERVE
14"	OAK	PRESERVE
16"	OAK	PRESERVE
12"	OAK	PRESERVE
12"	OAK	PRESERVE
14"	OAK	PRESERVE
12"	OAK	PRESERVE
12"	OAK	PRESERVE
12"	OAK	PRESERVE
16"	OAK	PRESERVE
14"	OAK	PRESERVE
14"	OAK	PRESERVE
22"	OAK	REMOVE
18"	OAK	REMOVE
16"	PINE	REMOVE
16"	OAK	REMOVE
24"	OAK	REMOVE
12"	PINE	REMOVE
22"	PINE	REMOVE
12"	OAK	REMOVE
12"	OAK	REMOVE
12"	OAK	REMOVE
14"	OAK	REMOVE
12"	OAK	REMOVE
14"	OAK	REMOVE
12"	OAK	REMOVE
12"	OAK	REMOVE
12"	OAK	REMOVE
12"	OAK	REMOVE
18"	OAK	REMOVE
18"	OAK	REMOVE

SIZE	TYPE	Preserve/Remove
14"	OAK	REMOVE
12"	OAK	REMOVE
12"	OAK	REMOVE
14"	OAK	REMOVE
16"	OAK	REMOVE
12"	OAK	REMOVE
12"	OAK	REMOVE
14"	OAK	REMOVE
16"	OAK	REMOVE
12"	PALM	REMOVE
14"	OAK	REMOVE
12"	OAK	REMOVE
12"	PALM	REMOVE
12"	OAK	REMOVE
12"	OAK	REMOVE
14"	OAK	REMOVE
12"	OAK	REMOVE
14"	OAK	REMOVE
12"	OAK	REMOVE
12"	OAK	REMOVE
12"	OAK	REMOVE
14"	OAK	REMOVE
14"	OAK	REMOVE
16"	PINE	REMOVE
16"	OAK	REMOVE
12"	OAK	REMOVE
20"	OAK	REMOVE
14"	OAK	REMOVE
12"	OAK	REMOVE
26"	OAK	REMOVE
20"	OAK	REMOVE
22"	OAK	REMOVE
18"	OAK	REMOVE
12"	OAK	REMOVE
12"	OAK	REMOVE
20"	OAK	REMOVE
14"	OAK	REMOVE
12"	OAK	REMOVE
28"	OAK	REMOVE
14"	OAK	REMOVE
14"	OAK	REMOVE
18"	OAK	REMOVE
16"	OAK	REMOVE
18"	OAK	REMOVE
14"	OAK	REMOVE
16"	OAK	REMOVE
16"	OAK	REMOVE
20"	OAK	REMOVE
16"	OAK	REMOVE
20"	OAK	REMOVE
14"	OAK	REMOVE
22"	OAK	REMOVE
14"	OAK	REMOVE
12"	OAK	REMOVE
12"	OAK	REMOVE
12"	OAK	REMOVE
12"	OAK	REMOVE
12"	OAK	REMOVE
14"	OAK	REMOVE
12"	OAK	REMOVE
16"	OAK	REMOVE
16"	PINE	REMOVE
14"	OAK	REMOVE
28"	OAK	REMOVE
12"	OAK	REMOVE
14"	OAK	REMOVE
16"	PINE	REMOVE
12"	OAK	REMOVE

SIZE	TYPE	Preserve/Remove
12"	OAK	REMOVE
12"	OAK	REMOVE
18"	OAK	REMOVE
14"	PINE	REMOVE
12"	OAK	REMOVE
12"	OAK	REMOVE
12"	OAK	REMOVE
14"	OAK	REMOVE
18"	OAK	REMOVE
12"	OAK	REMOVE
20"	OAK	REMOVE
14"	OAK	REMOVE
20"	OAK	REMOVE
18"	PINE	REMOVE
12"	OAK	REMOVE
12"	OAK	REMOVE
18"	OAK	REMOVE
14"	OAK	REMOVE
14"	OAK	REMOVE
14"	OAK	REMOVE
14"	OAK	REMOVE
14"	OAK	REMOVE
24"	OAK	REMOVE
14"	OAK	REMOVE
20"	OAK	REMOVE
18"	OAK	REMOVE
16"	OAK	REMOVE
12"	OAK	REMOVE
12"	OAK	PRESERVE
14"	OAK	PRESERVE
20"	OAK	PRESERVE
14"	OAK	PRESERVE
12"	OAK	PRESERVE
14"	OAK	PRESERVE
14"	OAK	PRESERVE
12"	OAK	PRESERVE
12"	OAK	PRESERVE
14"	OAK	PRESERVE
12"	OAK	PRESERVE
12"	OAK	PRESERVE
14"	OAK	PRESERVE
18"	OAK	PRESERVE
12"	OAK	PRESERVE
12"	OAK	PRESERVE
12"	OAK	PRESERVE
12"	OAK	PRESERVE
12"	OAK	PRESERVE
24"	PINE	PRESERVE
12"	OAK	PRESERVE
16"	OAK	PRESERVE
12"	OAK	PRESERVE
12"	OAK	PRESERVE
12"	OAK	PRESERVE
24"	OAK	PRESERVE
12"	OAK	PRESERVE
12"	OAK	PRESERVE
14"	OAK	PRESERVE
12"	OAK	PRESERVE
12"	OAK	PRESERVE
14"	OAK	PRESERVE
12"	OAK	PRESERVE
12"	OAK	PRESERVE
12"	OAK	PRESERVE
12"	OAK	PRESERVE
12"	OAK	REMOVE
12"	OAK	REMOVE

*NOTE: GREY SHADED TREES ARE LOCATED IN OUTPARCEL AND ARE NOT INCLUDED IN MITIGATION CALCULATIONS

REVISIONS

DATE	BY	

MPA Michael Pape & Associates, PA

LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE

2351 SE 17th Street, Ocala, FL • 352.351.3500 • www.MPA-LA.com

HEADSPRINGS, LLC

MARION COUNTY, FLORIDA

TREE REMOVAL PLAN

DATE 06-25-25

DWN. BY JRT

CHKD. BY SMS

SHEET 1 OF 1

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