



## 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 (62,210 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 (149,117 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 GROUND COVER PROPOSED: 2,687  
NATIVE = 1,325 (49%)  
PL FRIENDLY = 2,687 (100%)  
TOTAL NATIVE PERCENTAGE (ALL TREES AND PLANTS): 1,401 (52%)  
BUILDING LANDSCAPING  
REQUIRED: 60% OF 18' PUBLIC FACADE (SOUTH SIDE) 47 LF  
60% OF 12' PUBLIC FACADE (EAST SIDE) 113 LF  
PROVIDED: 42% (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  
HAYTER REQUESTED ALONG 230 LF OF EAST BOUNDARY OF OUTPARCEL,  
PRESERVING EXISTING HEAVILY WOODED AREA.

**WEST BOUNDARY - NO BUFFER REQUIRED**  
SOUTH BOUNDARY - 15' TYPE C BUFFER - ADJACENT ROW  
HAYTER REQUESTED ALONG 294 LF OF SOUTH BOUNDARY OF OUTPARCEL,  
PRESERVING EXISTING HEAVILY WOODED AREA.

SEE PLAN FOR BUFFER DETAILS

MARION COUNTY LANDSCAPE REQUIREMENTS:

- A. 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 Engineer's Office as part of the final project closeout documents. See Section 6.03.12 of LDC.
- B. Landscape maintenance shall be in accordance with Section 6.03.9 of the LDC.
  - 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, W/FPA& FCEP.
  - B. Trees or palms shall not be severely pruned or shaped. The natural growth habit of a tree or palm shall be preserved during the pruning process to ensure long life expectancy.
  - C. Trees or palms which are girdled or braided shall have such girdling or braiding removed once sufficient root growth has occurred for the trees to safely support their own weight. Girdling or braiding shall be considered a violation of this Code. Damaged trees shall be replaced at the expense of the owner.
  - D. Dead trees or palms shall be removed from the site immediately upon written approval from the County and a permit obtained. The expansion of shrubage landscaping, excluding the replacement of planted areas with native plants, or replacing existing plantings with native plants, shall require a separate permit.
  - E. Buffers and screening plantings shall provide healthy appearance year round and be maintained at the required height.
- C. Landscape installation and maintenance shall be in accordance with Section 6.03.8 of the LDC.
  - 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 be current pest control applicators licensed by the Marion County Board of Agriculture and Forestry.
  - C. Any person providing services for hire regarding any aspect of landscape maintenance that includes the application of herbicide or pesticide shall meet the applicable state and County licensing and certification requirements included herein.
- D. 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 4, Section 4-10.01, State of Florida Statute Chapter 706, and the National Fire Protection Association Standard NFPA 13.

## WAIVERS

1. HANVER REQUESTED FOR SECTION 6.7.0 PROTECTED TREE REPLACEMENT REQUIREMENTS. THIS HEAVILY WOODED SITE IS A GENERAL MIX OF HARDWOOD TREES, INCLUDING RED, WHITE AND BLACK OAKS, BIRCH, PINE, SPRUCE AND WATER OAKS WITH THE MAJORITY BETWEEN 10-20" DBH IN SIZE. NO LIVE OAKS WERE OBSERVED. ENVIRONMENTAL CONSULTANTS HAVE BEEN REQUIRED TO TREE PLOTS WITHIN THIS TYPE OF HARDWOOD HAMPOCK DO NOT ACCLIMATE OR GROW WELL IN THE OPEN. THIS TYPE OF HAMPOCK 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. THIS TYPE OF LANDSCAPE PLAN WILL PROVIDE A MORE DIVERSE ECOSYSTEM - ENHANCING THE ECOLOGICAL HABITAT AND DIVERSITY. THIS SITE LAYOUT APPROVES WITH THE CITY OF HANOVER'S CONCERN FOR THE PROTECTION OF DIVERSITY AND SPACING OF TREES TO ALLOW APPROPRIATE MAINTENANCE AND MATURITY OF THE TREES.
2. HANVER REQUESTED FOR SECTION 6.7.10 TREE MITIGATION PLAN (IF REQUIRED)
3. HANVER REQUESTED FOR SECTION 6.8.0 BUFFERS AND SECTION SECTION 6.8.1 BUFFERED AREAS. THE PROPOSED SITE LAYOUT PROVIDES FOR BUFFERED AREAS TREES ALONG EAST BOUNDARY DUE TO ADJACENT OVERHEAD UTILITIES. ADDITIONAL OPENINGS WILL BE PROVIDED FOR TREE PLANTING.
4. HANVER REQUESTED FOR SECTION 6.8.0.3 BUFFERS. OUTPARKER AREA WILL BE PRESERVED UNTIL THE TIME OF FUTURE DEVELOPMENT. A TYPE G BUFFER ALONG THE OUTPARKER FRONTAGE OF NE 29TH STREET AND NE 56TH AVENUE WILL BE PRESERVED AT THE TIME OUTPARKER FRONTAGE DEVELOPMENT OCCURS.

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HEADSPRINGS, LLC  
MARION COUNTY, FLORIDA  
LANDSCAPE PLAN

DATE 06-25-25  
DOWN BY JRT/RAZ  
CHKD. BY SMS  
SHEET 1 OF 2

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