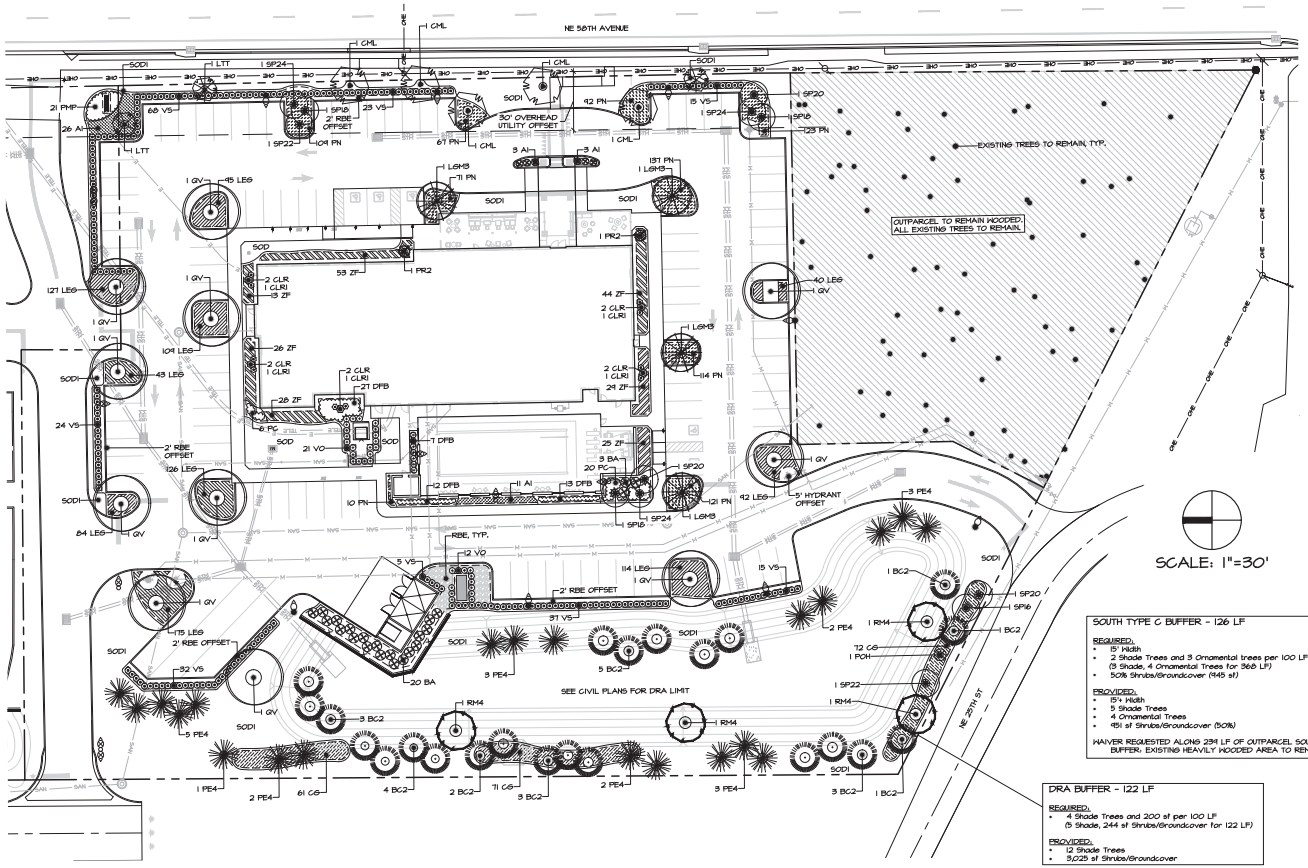
EAST ROW TYPE C BUFFER - 344 LF

REQUIRED:
- 15' Width
- 2 Shade Trees and 3 Ornamental trees per 100 LF (1 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
- 2,614 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%)

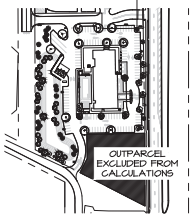
WAIVER REQUESTED ALONG 234 LF OF OUTPARCEL SOUTH BUFFER; EXISTING HEAVILY WOODED AREA TO REMAIN.

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, TYP. 62,218 SF (42%)



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 184' 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 234 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 ISI-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 4, Sec 6.4, and all other state and local statutes that apply. Irrigation design and plans by others.

WAIVERS

1. WAIVER REQUESTED FOR SECTION 6.7.2 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.

DATE	BY	REVISIONS

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

RICHARD M. STANLEY LANDSCAPE ARCHITECT LA 6666862 STATE OF FLORIDA

This item has been electronically signed and sealed by Richard M. Stanley on 06/25/25 using an SHA-1 authentication code. Printed copies of this document are not considered signed and sealed and the SHA-1 authentication code must be verified on any electronic copies.

HEADSPRINGS, LLC
MARION COUNTY, FLORIDA
LANDSCAPE PLAN

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

SHEET 1 OF 2

L-1

F:\HOME 2 SUITES OCALA\BID PLANS\06-25-25 HOMESUITES 1.5.DWG