

October 17, 2025

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

- 1 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.
- 2 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.
- 3 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.
- 4 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
- 5 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.
- 6 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Public water service area/provider
STATUS OF REVIEW: INFO
REMARKS: Marion County Utilities
- 7 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Public sewer service area/provider

STATUS OF REVIEW: INFO

REMARKS: Marion County Utilities

8 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Additional Health comments

STATUS OF REVIEW: INFO

REMARKS: Central Sewer/Central Water

9 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.

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SEAL, BELOW:

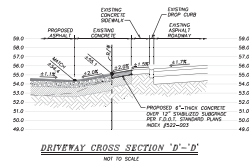
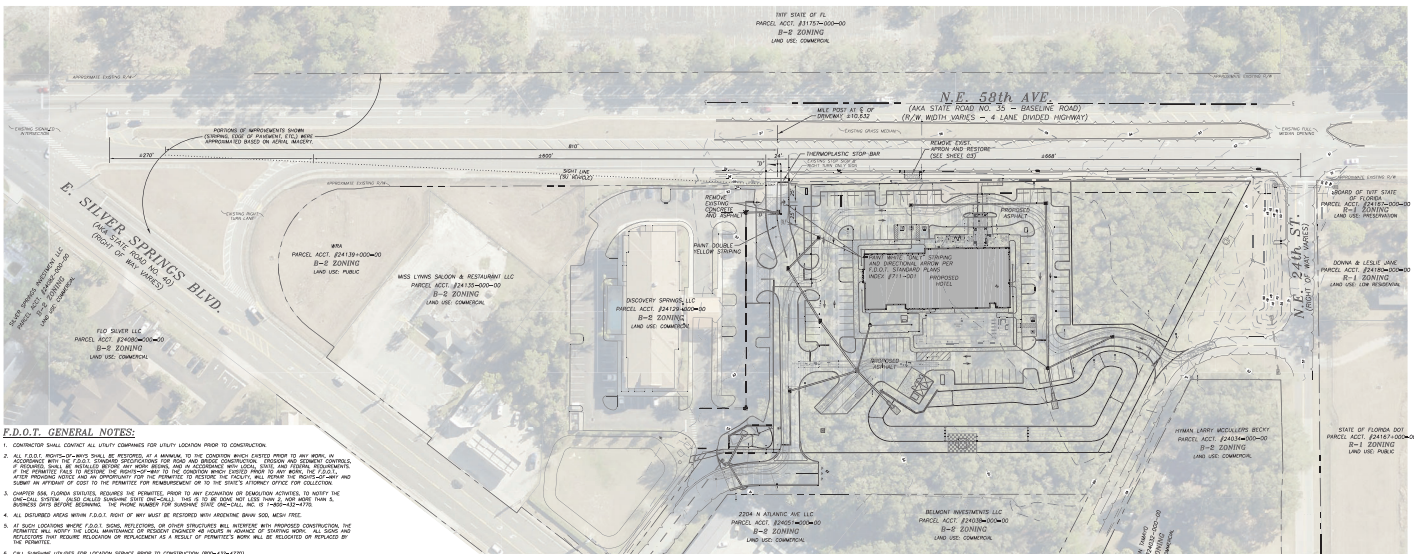
DAVID L. SWINING, P.E.
P.1 LICENSE NO. 80008

DATE _____

IF DIGITALLY SIGNED AND SEALED:
DAVID L. SWINING, STATE OF FLORIDA,
PROFESSIONAL ENGINEER, LICENSE NO. 80008,
HAS FROM HERE BEEN DIGITALLY SIGNED AND
SEALED BY DAVID L. SWINING ON THE DATE
INDICATED HERE: _____

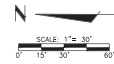
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SHEET **C2** OF 14

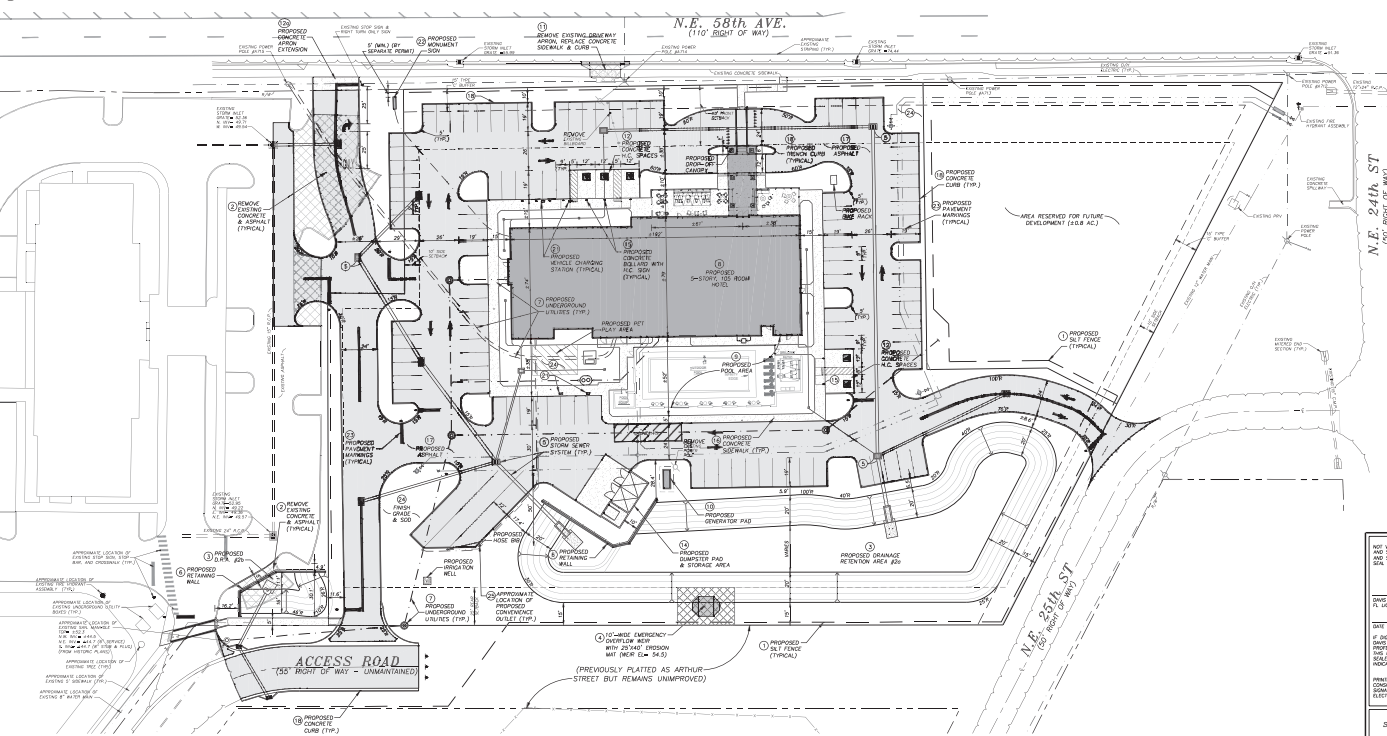


A. ALL NOTES LISTED BELOW ARE THE RESPONSIBILITY OF THE SITE CONTRACTOR UNLESS STATED OTHERWISE.

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



- [illegible]



**DAVIS DINKINS,
ENGINEERING, P.A.**
125 N.E. 1st Avenue
Suite 3
Ocala, FL 34470
Phone: (352) 854-5961
FAX: (352) 854-5961
CERTIFICATE OF AUTHORIZATION #28150

MAJOR SITE PLAN - LAYOUT		4 PERI COUNTY REVIEW 09-26-25 3 PERI COUNTY REVIEW 08-29-25 2 PERI COUNTY/ARCHITECTURAL REVIEW 08-23-25 1 PERMITTING ISSUE 11-01-24 NO REVISION DATE	DESIGN: D.D./J.S. DRAWN: T.A./J.L. CHECKED: D.L.G.
HEADSPRINGS, LLC		MARION COUNTY, FLORIDA	

MAJOR SITE PLAN - LAYOUT
LEADS SPRINGS, LLC
MARION COUNTY, FLORIDA

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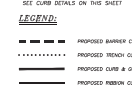
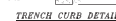
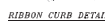
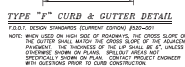
DAVIS L. DANNIS, P.E.
FL LICENSE NO. 80008

DATE _____

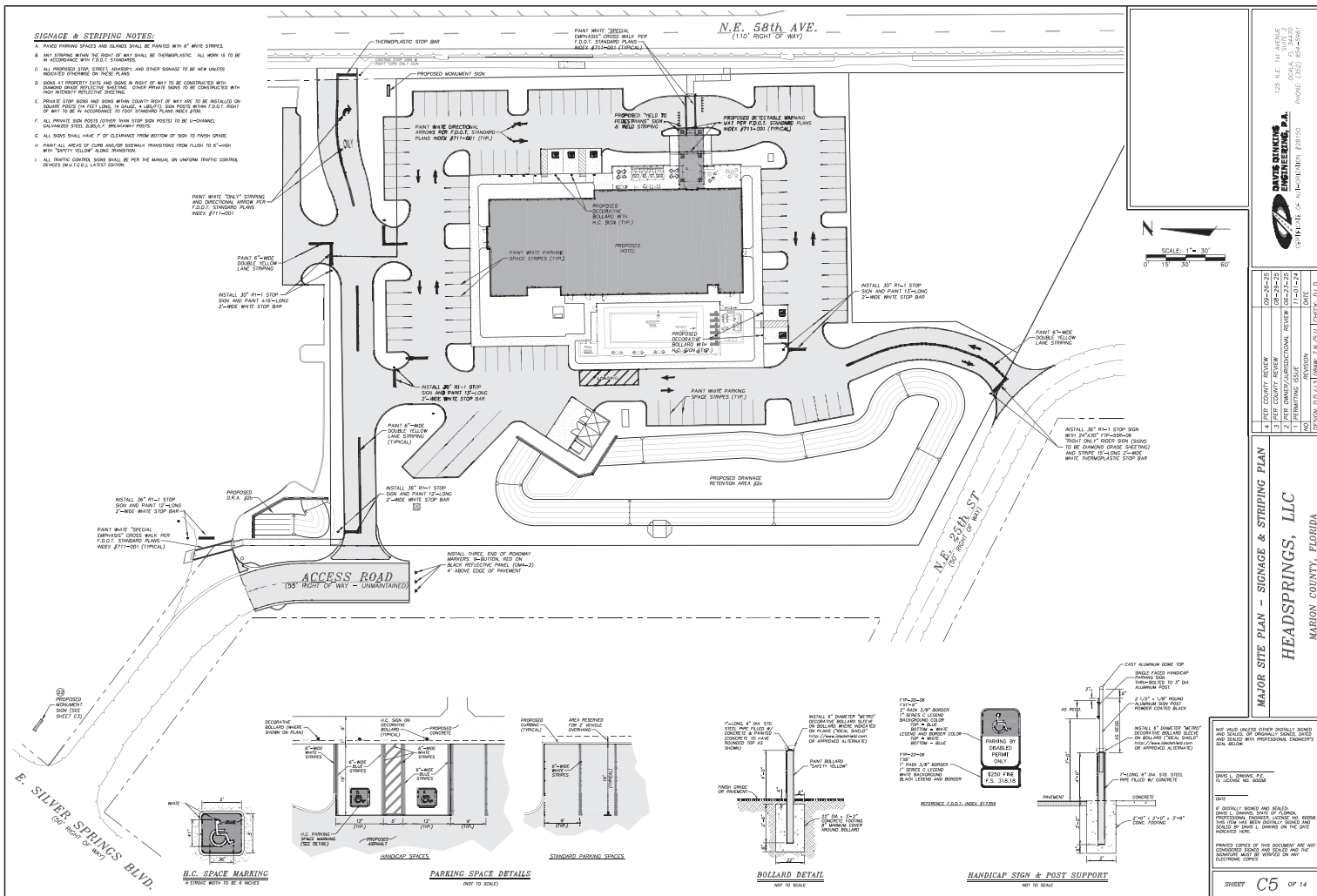
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SHEET **C3** OF 14



8. PAINTED PAVING STRIPS AND ISLANDS SHALL BE PAINTED WITH #6 WHITE STRIPS.
9. ANY SPRAYING WITH THE RIGHT OF WAY SHALL BE THERMOPLASTIC. ALL WORK IS TO BE IN ACCORDANCE WITH F.O.D.T.'S STANDARDS.
10. ALL PROPOSED STOP SIGNS, ADVISORY, AND OTHER SIGNAGE TO BE NEW UNLESS SUCH DIFFERS FROM EXISTING ON SIGHT.
11. SIGNS AT PROPERTY ENDS AND SIGNS IN RIGHT OF WAY TO BE CONSTRUCTED WITH DAMAGED BASE REFLECTIVE SHEETING. OTHER PRIVATE SIGNS TO BE CONSTRUCTED WITH SOLID COLOR SHEETING.
12. PRIVATE STOP SIGNS AND SIGNS WITHIN CURB SIDE RIGHT OF WAY ARE TO BE INSTALLED ON PERMANENT PLATES (FEET LONG) 14 GAUGE, 4' WIDE(FT), STOP SIGNS WITHIN 7'0" RIGHT OF WAY ARE TO BE ACCORDANCE WITH NEW YORK STATE PLATE #700
13. ALL PRIVATE STOP SIGNS (OTHER THAN STOP SIGNS POSTS) TO BE CHROME GALVANIZED STEEL 20X10X1/4" (MINIMUM THICKNESS)
14. ALL SIGNS SHALL BE SET 4' CLEARANCE FROM BOTTOM OF SIGN TO FINISH GRADE.
15. PAINT ALL EDGES OF CURB AND/OR SEVERAL TRANSITIONS FROM PAVES TO 6" HIGH WITH "SAFETY LETTER" ORANGE TRANSLATION.
16. ALL TRAFFIC CONTROL SIGNS SHALL BE PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).



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

MAJOR SITE PLAN - SIGNAGE & STRIPING PLAN

HEADSPRINGS, LLC

MARION COUNTY, FLORIDA

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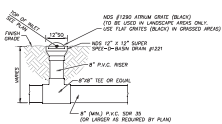
DAVIS L. DRAWINGS, P.C.
FL LICENSE NO. 80038

DATE _____

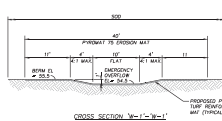
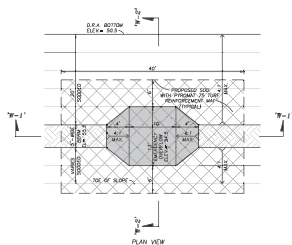
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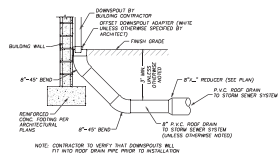
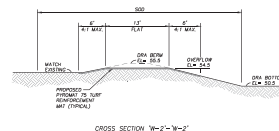
SHEET **C5** OF 14



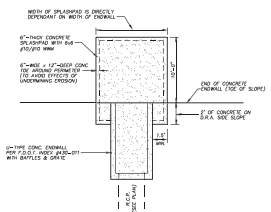
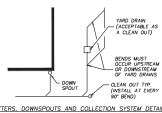
NDS YARD INLET DETAIL
NOT TO SCALE



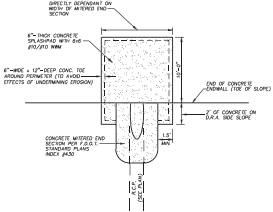
EMERGENCY OVERFLOW WEIR
NOT TO SCALE



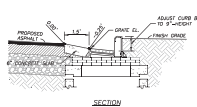
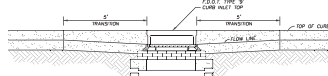
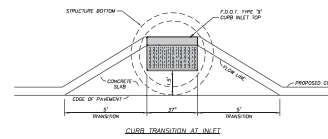
ROOF DRAIN DOWNSPOUT CONNECTION DETAIL
NOT TO SCALE



U-TYPE ENDWALL & SPLASHPAD DETAIL
NOT TO SCALE



MITERED END SECTION & SPLASHPAD DETAIL
NOT TO SCALE



- INLET NOTES:**
- 1) INLET TOP AND GRADE TO CONFORM TO F.O.D.I. HEDS P&H-04
 - 2) MINIMUM COMPRESSION STRENGTH OF CONCRETE SHALL BE 4000 PSI
 - 3) ALL SLOPES SHALL BE 1% MINIMUM
 - 4) ALL INLETS SHALL BE PROVIDED FOR HANDLING
 - 5) INLET BOTTOM TO BE PER F.O.D.I. HEDS P&H-05

TYPE 9 CURB INLET TRANSITION DETAIL
NOT TO SCALE

MAJOR SITE PLAN - DETAILS

HEADSPRINGS, LLC
MARION COUNTY, FLORIDA

125 S.E. 1st Avenue
Suite 200
Head Springs, FL 32110
Phone: (321) 854-2000
Fax: (321) 854-2001

4	P&H COUNTY REVIEW	03-20-22
3	P&H COUNTY REVIEW	03-29-22
2	P&H COUNTY REVIEW	04-05-22
1	PERMITTING ISSUE	04-05-22
0	DATE	04-05-22

4	P&H COUNTY REVIEW	03-20-22
3	P&H COUNTY REVIEW	03-29-22
2	P&H COUNTY REVIEW	04-05-22
1	PERMITTING ISSUE	04-05-22
0	DATE	04-05-22

NOT HOLD INLETS OTHER DOWNSPOUTS
AND SCALES WITH PROFESSIONAL ENGINEER'S
SEALED COPY

DATE: 04-05-22
BY: [Signature]



SPECIFICATIONS

1. 1" clean and installed
2. Unit weight - net weight covers 124 lbs. (for wet weight add 8.4 lbs. (in))
3. Maximum operating temperature: 180°F continuous
4. Capacities - Liquid: 1,000 gallons
Grease: 4,895 lbs. (225 gal.) @ 100GPM
Grease: 4,959 lbs. (229 gal.) @ 200GPM
Solids: 21 gal.
5. Satisfies Miami DERM 99% efficiency requirements, meeting the following capacities at 99% efficiency:
3,127 lbs. (142 gal.) @ 100GPM
3,127 lbs. (142 gal.) @ 200GPM
6. For growth change applications only
7. Do not use for pressure applications
8. Cover placement allows full access to tank for proper maintenance
9. Unit not required unless per local code
10. Engineered inlet and outlet diffusers with inspection ports are standard for all units. For the final unit in the series must be sealed
11. Integral or inlet / Air-escape / 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 installation
15. Safety flange allows removal and full access to the adapter, prevents accidental entry to tanks (400 lb. max)

ENGINEER SPECIFICATION GUIDE

Seamless polyethylene tank construction with 38" wall thickness. GB-1000 shall be lifetime guaranteed and made in USA of American, recycled polyethylene with minimum 110° uniform wall thickness. Interceptor shall be furnished for above or below grade installation with adjustable cover adapter and 21" basket. Adapter must be built into each cover adapter. Interceptor shall be certified to ASME A11.1 1.1 Type D1 Code Case BA81.1 as well as certified to APF604023 2.001-2.021. Interceptor flow rate shall be 100 GPM @ 200GPM. Interceptor grease capacity shall be 4,895 lbs. cover shall provide emergency spill containment and have minimum 100% containment capacity.

CERTIFIED PERFORMANCE

Grease Boss™ hygrothermal grease interceptors are the only performance tested and listed by NSF International. NSF has tested and listed GB-1000 1 grease interceptors separately and greatly exceed requirements for grease interception and storage. They are compliant to the Uniform Plumbing Code and the International Plumbing Code.

Type D certification does not require a flow control

SPECIFICATION SHEET

MODEL NUMBER: **GB-1000**

PART NUMBER: 4280-002-01

DESCRIPTION: GB-1000 GREASE INTERCEPTOR 100GPM/200 GPM INLET/OUTLET, 14-20 RATED CAST IRON COVER

DWG BY: B. BROWN DATE: 10/18/2021 REV: 02 ECO: 032822TA

SPECIFICATIONS

1. Plan and materials
2. Liquid capacity with high outlet: 10 gal.
3. Liquid capacity with low outlet: 12 gal.
4. Solids capacity: 2.1 gal.
5. Flow rate shall be designed maximum gravity flow, limited by connection size
6. Screen perforations: ① 1/4" openings
7. Unit weight wet: cover 65 lbs.
8. Complete cover: 2,000 lbs. capacity
9. Maximum operating temperature 140°F continuous

NOTES

1. Seamless polyethylene tank construction with 38" wall thickness
2. Cover placement allows full access to tank for proper maintenance
3. For on-the-floor or buried applications
4. Removable basket lid allows for easy maintenance and full access to the solids volume
5. Basket inserts in tank construction
6. Flow control basket allows for sufficient flow in the presence of solids, limiting the chance for a backup
7. Turned-in flange, flange for the basket, allows for removal below the basket. This keeps the basket dry during maintenance, and also creates a response to handle emergency flow surges
8. Flange may be reinforced to ensure ease of basket removal when risers are in use

ENGINEER SPECIFICATION GUIDE

Brown Aardvark™ solids interceptor shall be lifetime guaranteed and made in the USA. Tank material shall be polyethylene. Interceptor shall have removable, corrosion resistant (Blue) basket. Interceptor shall be designed with high and low outlet options. Interceptor shall be furnished for above or below grade installation. Cover shall be water and gas tight with a minimum 2,000 lbs. load capacity. Interceptor must be certified to APF604023 2.001-2.021.

ADJUSTABLE ADAPTER

US Patent No. 10,076,781 B2

Signature of Approval: _____

Company: _____

Date of Approval: _____

Specifying Engineer: _____

Engineering Firm: _____

Manufacturer and components:

Manufacturer and components:

Manufacturer and components:

Manufacturer and components:

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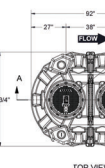
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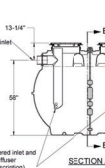
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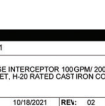
TOP VIEW



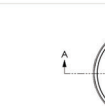
ISOMETRIC VIEW



SECTION A-A



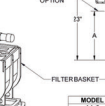
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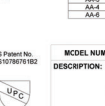
SECTION C-C



SECTION D-D



SECTION E-E



SECTION F-F



SECTION G-G



SECTION H-H



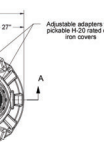
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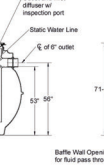
SECTION J-J



TOP VIEW



ISOMETRIC VIEW



SECTION A-A



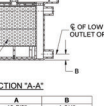
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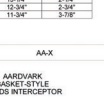
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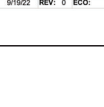
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SECTION E-E



SECTION F-F



SECTION G-G



SECTION H-H



SECTION I-I



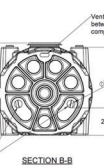
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TOP VIEW



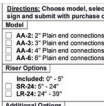
ISOMETRIC VIEW



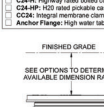
SECTION A-A



SECTION B-B



SECTION C-C



SECTION D-D



SECTION E-E



SECTION F-F



SECTION G-G



SECTION H-H



SECTION I-I



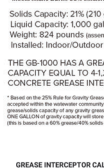
SECTION J-J



TOP VIEW



ISOMETRIC VIEW



SECTION A-A



SECTION B-B



SECTION C-C



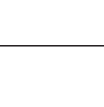
SECTION D-D



SECTION E-E



SECTION F-F



SECTION G-G



SECTION H-H



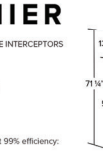
SECTION I-I



SECTION J-J

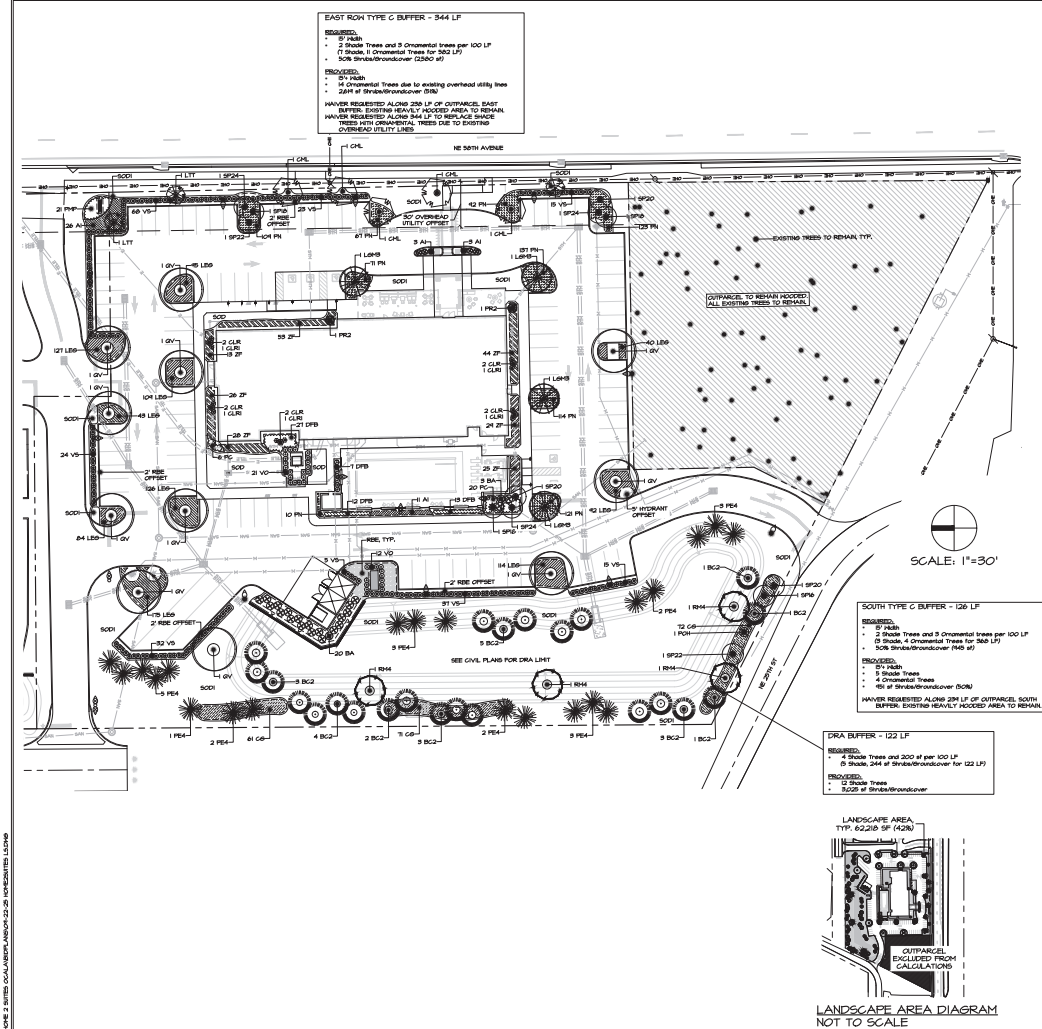


TOP VIEW



ISOMETRIC VIEW





LANDSCAPE CALCULATIONS

LAND USE: COMMERCIAL

PROJECT AREA: HAVEN TO CIVIL PLANS: 5.45 AC (448,977)
EXCLUDED PROJECT OUTPACE

LANDSCAPE AREA: 148 AC (62,200 SF) (42% SEE CHART) 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

25 BALD CYPRESS @ 4" EACH = 125'
1 LIVE OAK @ 4" EACH = 44'
4 RED MAPLES @ 4" EACH = 16'
4 LITTLE OAK HAWKWOOD @ 4" EACH = 16'
2 SLASH PINE @ 4" EACH = 8'
TOTAL SHADE TREES = 209'

SHADE TREE REQUIREMENT

SHADE TREES REQUIRED: 348 AC (448,977) / 5000 SF = 50

EXISTING ON-SITE SHADE TREES TO REMAIN: 0

PROPOSED SHADE TREES: 48 (50% NATIVE)

TOTAL SHADE TREES PROVIDED: 68

OTHER CALCULATIONS

PROPOSED PERMANENT/ORNAMENTAL TREES: 20

SHADE BUFFER AND DRIVE BUFFER PROPOSED: 2481

NATIVE = 125 (44%)
PL TREES = 2481 (50%)

TOTAL NATIVE PERCENTAGE (ALL TREES AND PLANTS): 40 (20%)

BUILDING LANDSCAPES

REQUIRED: 600 SF OF PUBLIC FACADE SOUTH SIDE 41 LF

600 SF OF PUBLIC FACADE EAST SIDE 10 LF

PROVIDED: 600 (20%)

LANDSCAPE BUFFER REQUIREMENTS

NORTH BOUNDARY - NO BUFFER REQUIRED

EAST BOUNDARY - 10' TYPE C BUFFER - ADJACENT ROW

PROVIDED: 10' (20%)

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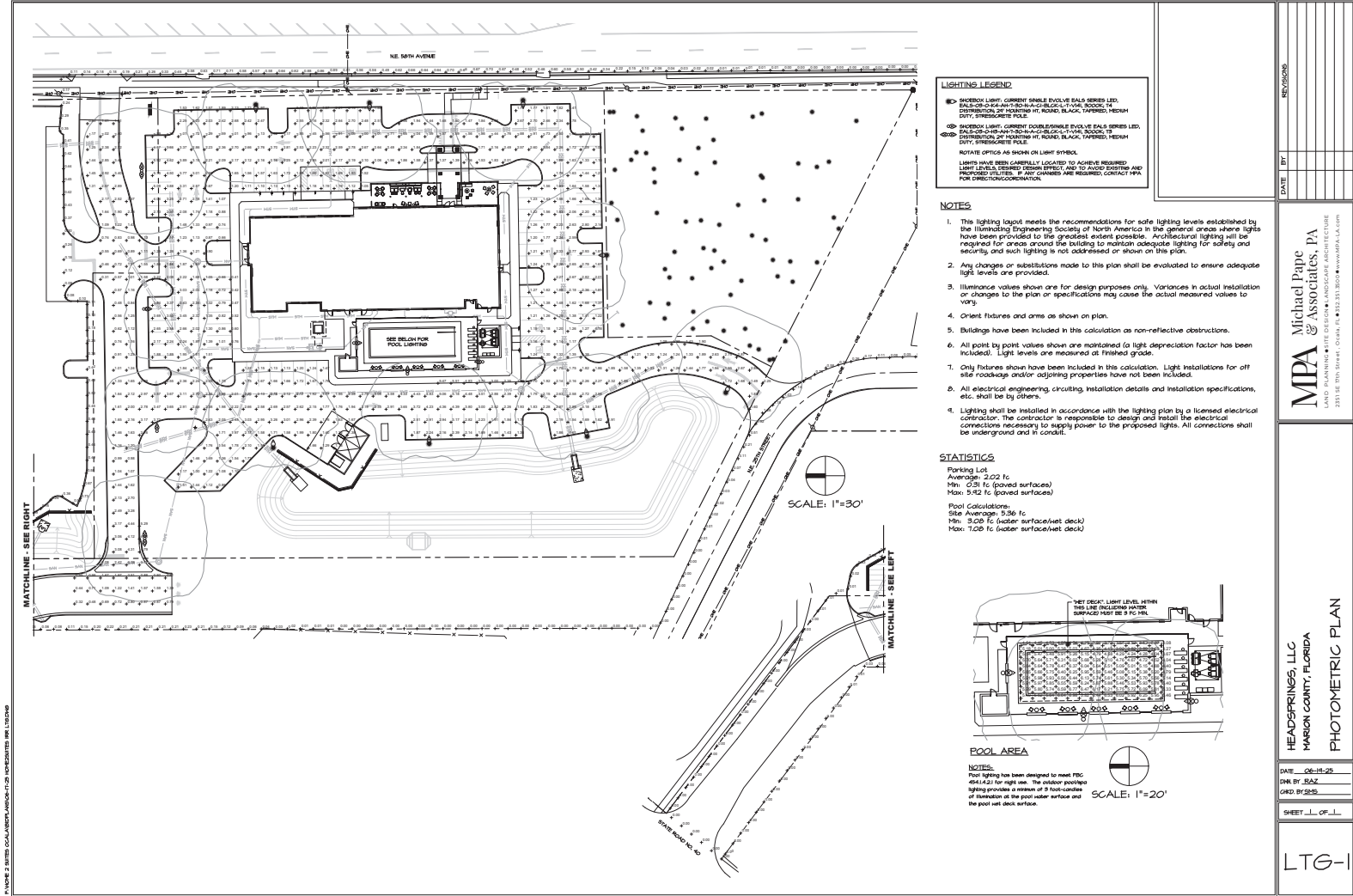
PROVIDED: 10' (20%)

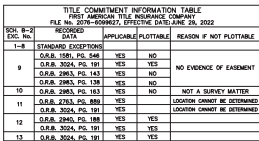
PROVIDED: 10' (20%)

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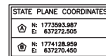
HAVENS

1. HAVEN REQUESTED FOR SECTION 6.8.3 BUFFERS AND SECTION SECTION 6.8.7 PARKING AREAS AND VEHICULAR USE AREAS. HAVEN REQUESTED TO OBTAIN SHADE TREES ALONG EAST BOUNDARY DUE TO ADJACENT OVERHEAD UTILITY LINES.
2. HAVEN REQUESTED FOR SECTION 6.8.3 BUFFERS. OUTPACE AREA WILL BE PROVIDED UNTIL TIME OF FUTURE DEVELOPMENT. A TYPE C BUFFER ALONG THE OUTPACE, PROPORTION OF NE 25TH STREET AND NE 25TH AVENUE WILL BE PROVIDED AT THE TIME OF OUTPACE, FUTURE DEVELOPMENT.





LEGEND	
▲	FIRE HYDRANT ASSEMBLY
○	WATER RELIEF VALVE
□	DRAINAGE CASING
△	MANHOLE
○	POINT OF COMINGMENT
○	MANHOLE CONTROL POINT
○	PERMANENT REFERENCE MONUMENT
○	IRON ROD
○	NAIL & WIRE MONUMENT
○	CONCRETE MONUMENT
○	END OF PAVEMENT
○	SECTION
○	SECTION
○	DESCRIPTION
○	RANGE
○	DESCRIPTION MEASUREMENT
(X1)	MEASUREMENT NO. 1 MEASUREMENT
(X2)	MEASUREMENT NO. 2 MEASUREMENT
(X3)	MEASUREMENT NO. 3 MEASUREMENT
(X4)	MEASUREMENT NO. 4 MEASUREMENT
(X5)	MEASUREMENT NO. 5 MEASUREMENT
(X6)	MEASUREMENT NO. 6 MEASUREMENT
(X7)	MEASUREMENT NO. 7 MEASUREMENT
(X8)	MEASUREMENT NO. 8 MEASUREMENT
(X9)	MEASUREMENT NO. 9 MEASUREMENT
(X10)	MEASUREMENT NO. 10 MEASUREMENT
(X11)	MEASUREMENT NO. 11 MEASUREMENT
(X12)	MEASUREMENT NO. 12 MEASUREMENT
(X13)	MEASUREMENT NO. 13 MEASUREMENT
(X14)	MEASUREMENT NO. 14 MEASUREMENT
(X15)	MEASUREMENT NO. 15 MEASUREMENT
(X16)	MEASUREMENT NO. 16 MEASUREMENT
(X17)	MEASUREMENT NO. 17 MEASUREMENT
(X18)	MEASUREMENT NO. 18 MEASUREMENT
(X19)	MEASUREMENT NO. 19 MEASUREMENT
(X20)	MEASUREMENT NO. 20 MEASUREMENT
(X21)	MEASUREMENT NO. 21 MEASUREMENT
(X22)	MEASUREMENT NO. 22 MEASUREMENT
(X23)	MEASUREMENT NO. 23 MEASUREMENT
(X24)	MEASUREMENT NO. 24 MEASUREMENT
(X25)	MEASUREMENT NO. 25 MEASUREMENT
(X26)	MEASUREMENT NO. 26 MEASUREMENT
(X27)	MEASUREMENT NO. 27 MEASUREMENT
(X28)	MEASUREMENT NO. 28 MEASUREMENT
(X29)	MEASUREMENT NO. 29 MEASUREMENT
(X30)	MEASUREMENT NO. 30 MEASUREMENT
(X31)	MEASUREMENT NO. 31 MEASUREMENT
(X32)	MEASUREMENT NO. 32 MEASUREMENT
(X33)	MEASUREMENT NO. 33 MEASUREMENT
(X34)	MEASUREMENT NO. 34 MEASUREMENT
(X35)	MEASUREMENT NO. 35 MEASUREMENT
(X36)	MEASUREMENT NO. 36 MEASUREMENT
(X37)	MEASUREMENT NO. 37 MEASUREMENT
(X38)	MEASUREMENT NO. 38 MEASUREMENT
(X39)	MEASUREMENT NO. 39 MEASUREMENT
(X40)	MEASUREMENT NO. 40 MEASUREMENT
(X41)	MEASUREMENT NO. 41 MEASUREMENT
(X42)	MEASUREMENT NO. 42 MEASUREMENT
(X43)	MEASUREMENT NO. 43 MEASUREMENT
(X44)	MEASUREMENT NO. 44 MEASUREMENT
(X45)	MEASUREMENT NO. 45 MEASUREMENT
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(X49)	MEASUREMENT NO. 49 MEASUREMENT
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(X52)	MEASUREMENT NO. 52 MEASUREMENT
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(X91)	MEASUREMENT NO. 91 MEASUREMENT
(X92)	MEASUREMENT NO. 92 MEASUREMENT
(X93)	MEASUREMENT NO. 93 MEASUREMENT
(X94)	MEASUREMENT NO. 94 MEASUREMENT
(X95)	MEASUREMENT NO. 95 MEASUREMENT
(X96)	MEASUREMENT NO. 96 MEASUREMENT
(X97)	MEASUREMENT NO. 97 MEASUREMENT
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(X99)	MEASUREMENT NO. 99 MEASUREMENT
(X100)	MEASUREMENT NO. 100 MEASUREMENT
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(X102)	MEASUREMENT NO. 102 MEASUREMENT
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(X112)	MEASUREMENT NO. 112 MEASUREMENT
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(X114)	MEASUREMENT NO. 114 MEASUREMENT
(X115)	MEASUREMENT NO. 115 MEASUREMENT
(X116)	MEASUREMENT NO. 116 MEASUREMENT
(X117)	MEASUREMENT NO. 117 MEASUREMENT
(X118)	MEASUREMENT NO. 118 MEASUREMENT
(X119)	MEASUREMENT NO. 119 MEASUREMENT
(X120)	MEASUREMENT NO. 120 MEASUREMENT
(X121)	MEASUREMENT NO. 121 MEASUREMENT
(X122)	MEASUREMENT NO. 122 MEASUREMENT
(X123)	MEASUREMENT NO. 123 MEASUREMENT
(X124)	MEASUREMENT NO. 124 MEASUREMENT
(X125)	MEASUREMENT NO. 125 MEASUREMENT
(X126)	MEASUREMENT NO. 126 MEASUREMENT
(X127)	MEASUREMENT NO. 127 MEASUREMENT
(X128)	MEASUREMENT NO. 128 MEASUREMENT



LEGAL DESCRIPTION

A PORTION OF "WILSON'S SUBDIVISION REVISED PLAT," PLAT BOOK B, PAGE 241, OF THE PUBLIC RECORDS OF MARION COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF LOT 43 OF THE AFORESAIDMENTIONED SUBDIVISION; GO SOUTH 89° 57' 45" EAST, A DISTANCE OF 100.00 FEET TO THE BASELINE ROAD (AN 80.00 FOOT RIGHT OF WAY), A DISTANCE OF 160.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S. 05° 57' 45" E., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 100.00 FEET TO THE POINT OF RIGHT OF WAY LINE OF PARADISE PARK ROAD, ALSO BEGINNING AS NORTHEAST 25TH STREET (A 50.00 FOOT RIGHT OF WAY); THENCE N. 63° 34' 36" W., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 472.86 FEET TO THE EASTERLY RIGHT OF WAY LINE OF LOT 43; THENCE S. 89° 57' 45" E., A DISTANCE OF 100.00 FEET; THENCE N. 89° 57' 45" 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:

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"
REMARKS: ELEVATION = 53.65, NAVD-83

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 SURVEY. I SAW 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 0635, SUFFIX E, WITH AN EFFECTIVE DATE OF 4/19/2017.

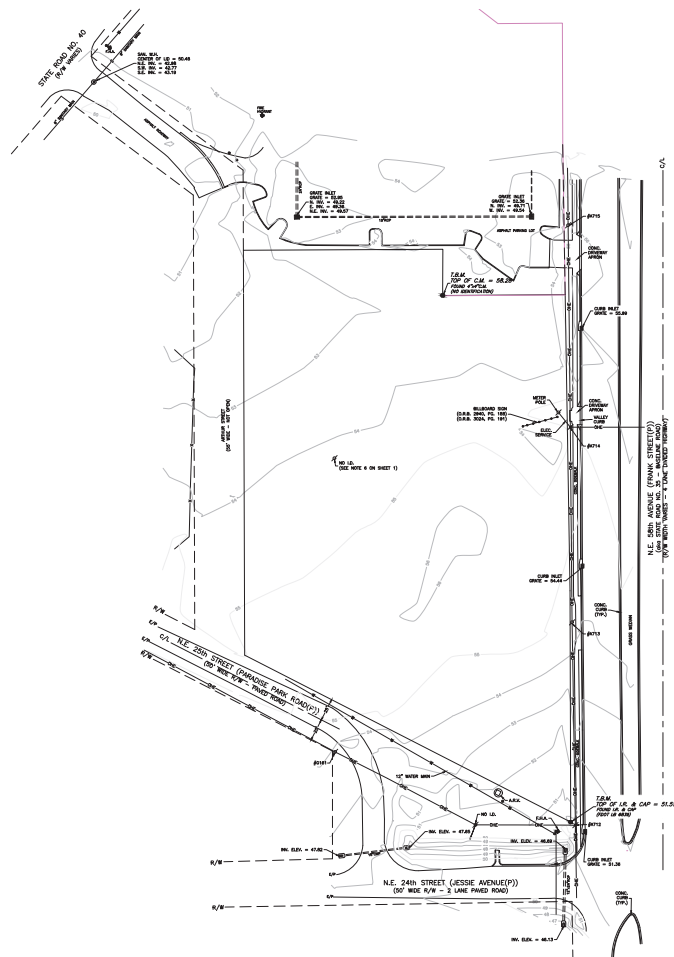
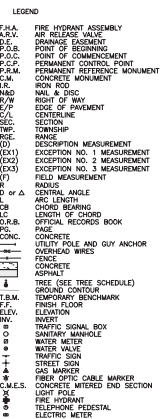
10. THIS PROPERTY THIS SURVEY MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 5J-17.050 THROUGH .052, FLORIDA ADMINISTRATIVE CODE AND THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THE MINIMUM RELATIVE DISTANCE ACCURACY FOR COMMERCIAL/HIGH RISK 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 DATE
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 5274
STATE OF FLORIDA



SEE TREE LOCATION MAP ON SHEET 3

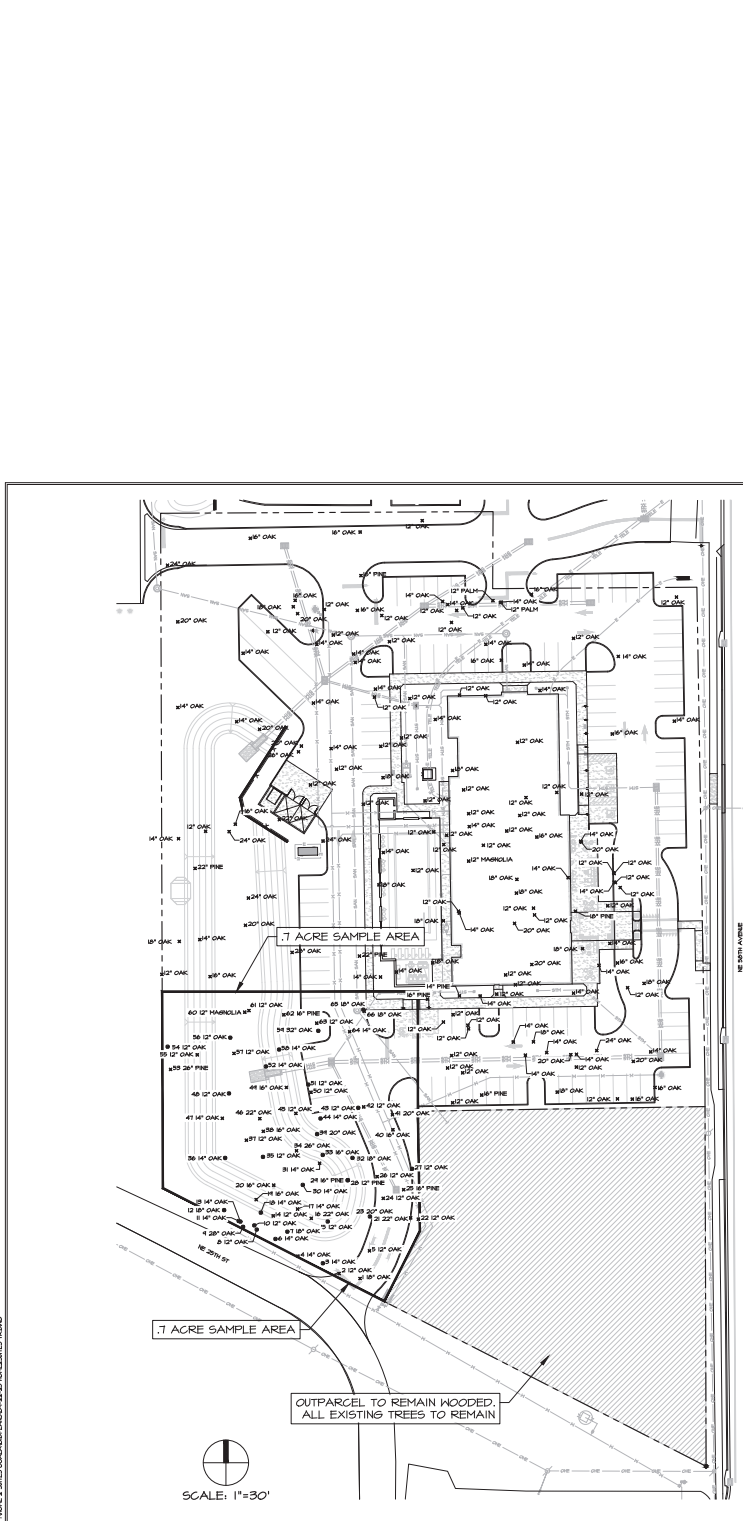
A BOUNDARY & TOPOGRAPHIC SURVEY FOR HEADSPRINGS, LLC Topographic Survey Map		ROGERS ENGINEERING, LLC Civil Engineering & Land Surveying 1165 S. 3rd Avenue • Ocala, Florida 34741 • Ph. (352) 622-3614 • E-Mail: Info@REL1.com		Project No. 10000000000000000000 Date of Survey 06/25/2008 Date of Plot 06/25/2008 Stationing 0+00 to 0+100 Markers 4" Square, 1/4" dia 1/4" dia survey pins	
JOB NO. 10000000000000000000 DATE 06/25/2008 SCALE 1" = 40' SHEET 1 OF 1		DATE REVISION			

① = INDICATES TREE LOCATION & NUMBER
(SEE TREE SCHEDULE)

SEE BOUNDARY SURVEY MAP ON SHEET 1

SEE TOPOGRAPHIC SURVEY MAP ON SHEET 2

A BOUNDARY & TOPOGRAPHIC SURVEY FOR HEADSPRINGS, LLC <i>Tree Location Map</i>		ROGERS ENGINEERING, LLC <i>Civil Engineering & Land Surveying</i> 1105 S.E. 3rd Avenue • Ocala, Florida 34771 • Ph. (352) 622-9214 • E-Mail: info@re-engineering.com		Robert M. Rogers, P.E. License No. 10322 Robert M. Rogers, P.S.M. License No. 10322 Michael M. Rogers, P.S.M. License No. 10322 Michael M. Rogers, P.S.M. License No. 10322	
JOB NO. 27-014-00-00		DATE 06/25/2009		SCALE 1"=40'	
SHEET 3 OF 3		DATE 		REVISION 	



KEY
12\"/>

TREE CALCULATIONS
PROJECT AREA - REFER TO CIVIL PLANS. 3.49 AC (04/6/17 97)
EXCLUDES PROJECT OUTPARCELS.
Based on site survey data provided by Driggs Engineering, survey by Rogers Engineering, LLC.
NOTE:
Existing trees have been evaluated by MPA ISA Certified Arborist Hilson Headman, FLSM&A and Landscape Architect Hilson Headman, FLSM&A. Trees whose stay/project limits are not included in mitigation calculations.
TREE MITIGATION CALCULATIONS
TOTAL EXISTING OAK PREDEVELOPMENT = 5224' DBH (EXISTING TREES)
TOTAL DBH TO BE REMOVED = 5224' (ALL EXISTING TREES)
A tree evaluation has been completed on a 0.1 acre representative sample area, which possessed the highest density of trees on-site, and was found to be representative of the entire 3.49 acre site after a general visual assessment of the entire site was completed.
Of the 122 trees noted listed on the survey for this area, only 58% were present and alive. Many of the surviving trees were dead, missing, or non-viable. While the remaining 4% of trees would be considered viable, there were no distributional differences or heritage trees. The majority of trees are identified as oaks on the survey. However, 20% of trees are Laurel and Water Oaks with occasional Live Oaks and the remaining 80% being Live Oaks. Although Live Oaks are recognized for their longevity and shade potential, the existing trees are relatively small (approximately 12-20\"/>

0.1 ACRE SAMPLE AREA TREE EVALUATION			
Tree Number	Size - inches	Tree Type	Viable/Non-Viable
1	18"	LAUREL OAK	VIAABLE
2	12"	WATER OAK	VIAABLE
3	14"	OAK	MISSING/NOONE
4	14"	LAUREL OAK	VIAABLE
5	12"	WATER OAK	VIAABLE
6	14"	OAK	MISSING/NOONE
7	14"	OAK	MISSING/NOONE
8	12"	OAK	MISSING/NOONE
9	12"	OAK	MISSING/NOONE
10	12"	LIVE OAK	NON-VIAABLE
11	14"	LAUREL OAK	NON-VIAABLE
12	18"	LAUREL OAK	NON-VIAABLE
13	14"	LAUREL OAK	NON-VIAABLE
14	12"	LAUREL OAK	VIAABLE
15	12"	WATER OAK	NON-VIAABLE
16	22"	LAUREL OAK	VIAABLE
17	14"	WATER OAK	VIAABLE
18	14"	WATER OAK	NON-VIAABLE
19	18"	WATER OAK	VIAABLE
20	18"	WATER OAK	VIAABLE
21	22"	LAUREL OAK	VIAABLE
22	12"	LAUREL OAK	VIAABLE
23	20"	OAK	MISSING/NOONE
24	12"	LAUREL OAK	VIAABLE
25	16"	PINE	VIAABLE
26	12"	BLACK CHERRY	VIAABLE
27	12"	LAUREL OAK	NON-VIAABLE
28	12"	PINE	MISSING/NOONE
29	18"	PINE	MISSING/NOONE
30	14"	OAK	NON-VIAABLE
31	14"	WATER OAK	VIAABLE
32	18"	LAUREL OAK	NON-VIAABLE
33	18"	LAUREL OAK	NON-VIAABLE
34	28"	LAUREL OAK	VIAABLE
35	12"	LIVE OAK	NON-VIAABLE
36	14"	LAUREL OAK	NON-VIAABLE
37	12"	WATER OAK	VIAABLE
38	18"	WATER OAK	VIAABLE
39	20"	WATER OAK	NON-VIAABLE
40	16"	LAUREL OAK	VIAABLE
41	20"	LAUREL OAK	VIAABLE
42	12"	LIVE OAK	VIAABLE
43	12"	LIVE OAK	NON-VIAABLE
44	14"	LAUREL OAK	NON-VIAABLE
45	12"	WATER OAK	VIAABLE
46	22"	LAUREL OAK	VIAABLE
47	14"	WATER OAK	VIAABLE
48	12"	LAUREL OAK	NON-VIAABLE
49	18"	LAUREL OAK	VIAABLE
50	12"	BLACK CHERRY	VIAABLE
51	12"	WATER OAK	NON-VIAABLE
52	14"	LAUREL OAK	NON-VIAABLE
53	26"	PINE	VIAABLE
54	12"	OAK	NON-VIAABLE
55	12"	BLACK CHERRY	VIAABLE
56	12"	LAUREL OAK	NON-VIAABLE
57	12"	BLACK CHERRY	VIAABLE
58	14"	LIVE OAK	NON-VIAABLE
59	12"	LAUREL OAK	NON-VIAABLE
60	12"	LAUREL OAK	VIAABLE
61	12"	BLACK CHERRY	VIAABLE
62	16"	PINE	VIAABLE
63	12"	LAUREL OAK	VIAABLE
64	14"	WATER OAK	VIAABLE
65	18"	LAUREL OAK	NON-VIAABLE
66	18"	WATER OAK	VIAABLE

DATE: 12-06-25
DRAWN BY: JAR
CHECKED BY: JAR
SHEET: 1 OF 1

MPA Michael Pape & Associates, PA
LAND PLANNING & SITE DESIGN • LANDSCAPE ARCHITECTURE
2351 SE 17th Street, Ocala, FL 32135 • 352.333.0000 • WWW.MPA-PA.COM

HEADSPRINGS, LLC
MARION COUNTY, FLORIDA
TREE REMOVAL PLAN

TR-1