

# NOT FOR CONSTRUCTION

## PROPOSED TREE SCHEDULE

(SAMPLE LIST OF MATERIALS THAT MAY BE USED FOR THIS PROJECT)

ALL REQUIRED SHADE TREES SHALL BE 3.5" CAL. MIN. ALL REQUIRED ORNAMENTAL TREES TO BE 30 GALLON MIN.

### Shade Trees

- Bald Cypress
- Live Oak
- Pine, various species
- Red Maple
- Shumard Oak
- Southern Magnolia

### Ornamental Trees

- Bottlebrush
- Grape Myrtle
- Holly, various
- Japanese Blueberry
- Ligustrum Tree
- Little Gem Magnolia
- Flndo Palm
- Sabal Palm

## GENERAL NOTES:

1. Full landscape and irrigation plans demonstrating compliance with all City of Ocala and Heathbrook requirements will be provided at the time of site submittal.
2. All site areas which are not built upon or paved shall be landscaped, sodded, seeded, and/or mulched, unless left in a natural, undisturbed state.
3. All plant material used shall be equal to or exceed the grade of Florida #1 as per "Grades and Standards for Nursery Plants", State of Florida, latest edition.
4. All landscaping shall be installed in a professional manner following acceptable nursery practices as set by the Florida Nurserymen and Growers Association (FNGA).
5. The Owner, including successors and assigns, shall be responsible for the maintenance of the landscaping on-site and the grassed rights-of-way.
6. All landscaped areas shall be watered by a 100% automatic irrigation system equipped with a rain sensor device pursuant to F.S. Chapter 3175. The water source shall be an irrigation well, location tbd. An irrigation plan shall be submitted prior to co, if required.
7. Landscaping shall conform generally to water-efficient design principles, including the use of native and/or drought tolerant species.
8. Designs shown are diagrammatic and the final design will vary from what is shown herein as needed to accommodate site conditions, existing trees to remain, and other contextual issues.

## SITE DATA

Total Site Area: 32.22 ac.  
(See CIVIL Site Plan prepared by Clymer Farmer Barley, Inc.)

## INTERIOR LANDSCAPE CALCULATIONS

See Sheet 4

## OPEN SPACE CALCULATIONS

Refer to CIVIL drawings for Open Space calculations.

## TREE CALCULATIONS

Based on site survey data prepared 5/15/21 by Devel & Associates and provided by Clymer Farmer Barley Inc.

Detailed tree preservation and removal plans will be prepared during the permitting process

### MITIGATION TREE CALCULATIONS

Total existing trees = 1,194  
Total shade trees required to be preserved = 129 (4 trees/acre x 32.22 ac)  
Total trees preserved = 331  
Total shade trees preserved = 300 (assumes miscellaneous trees are shade)

### SITE SHADE TREE CALCULATIONS

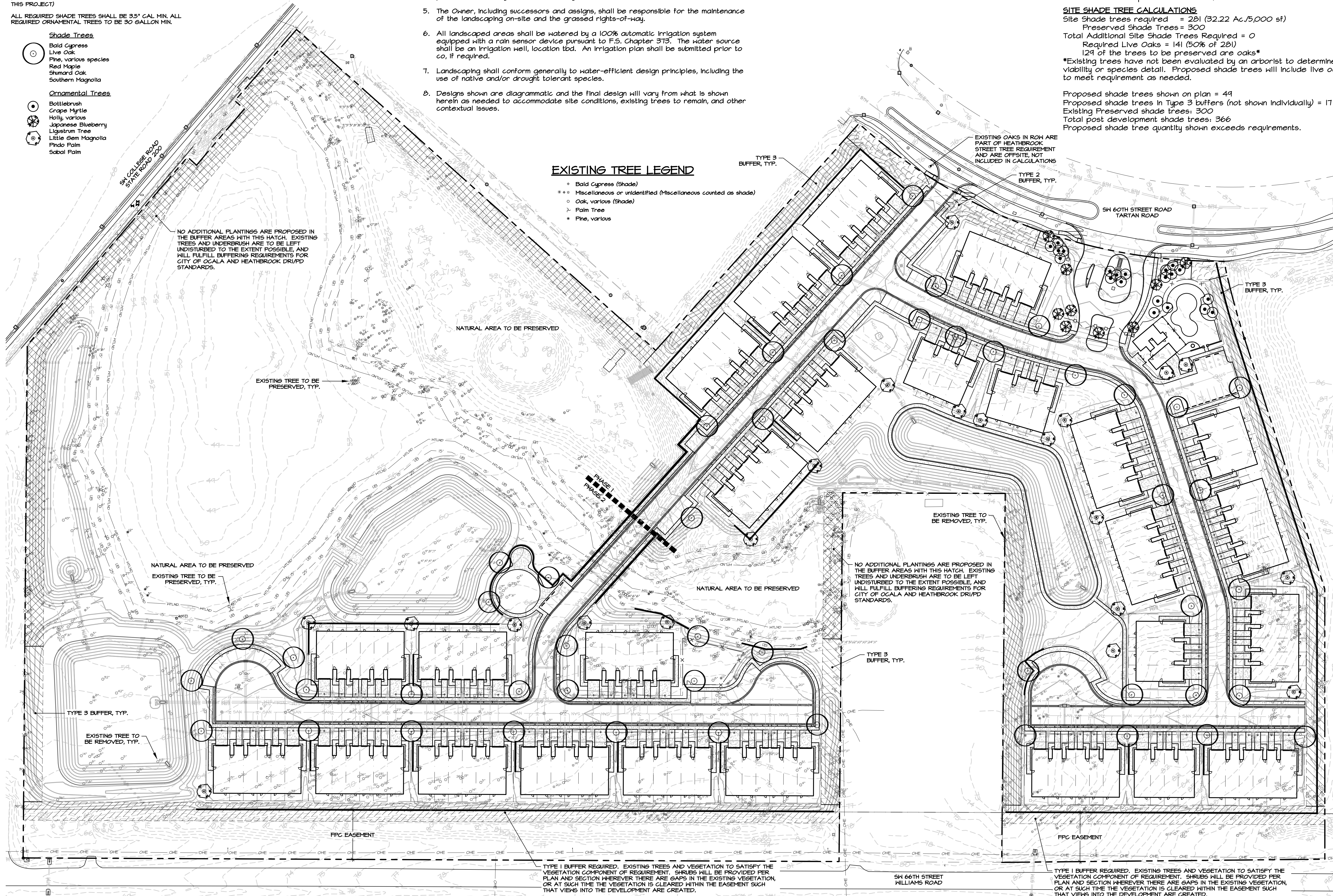
Site Shade trees required = 281 (32.22 Ac./5,000 sf)  
Preserved Shade Trees = 300  
Total Additional Site Shade Trees Required = 0  
Required Live Oaks = 141 (50% of 281)  
129 of the trees to be preserved are oaks\*

\*Existing trees have not been evaluated by an arborist to determine viability or species detail. Proposed shade trees will include live oaks to meet requirement as needed.

Proposed shade trees shown on plan = 49  
Proposed shade trees in Type 3 buffers (not shown individually) = 17  
Existing Preserved shade trees: 300  
Total post development shade trees: 366  
Proposed shade tree quantity shown exceeds requirements.

## EXISTING TREE LEGEND

- Bald Cypress (Shade)
- Miscellaneous or unidentified (Miscellaneous counted as shade)
- Oak, various (Shade)
- Palm Tree
- Pine, various



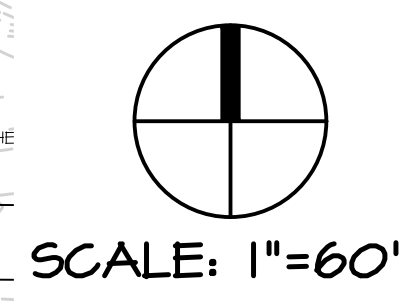
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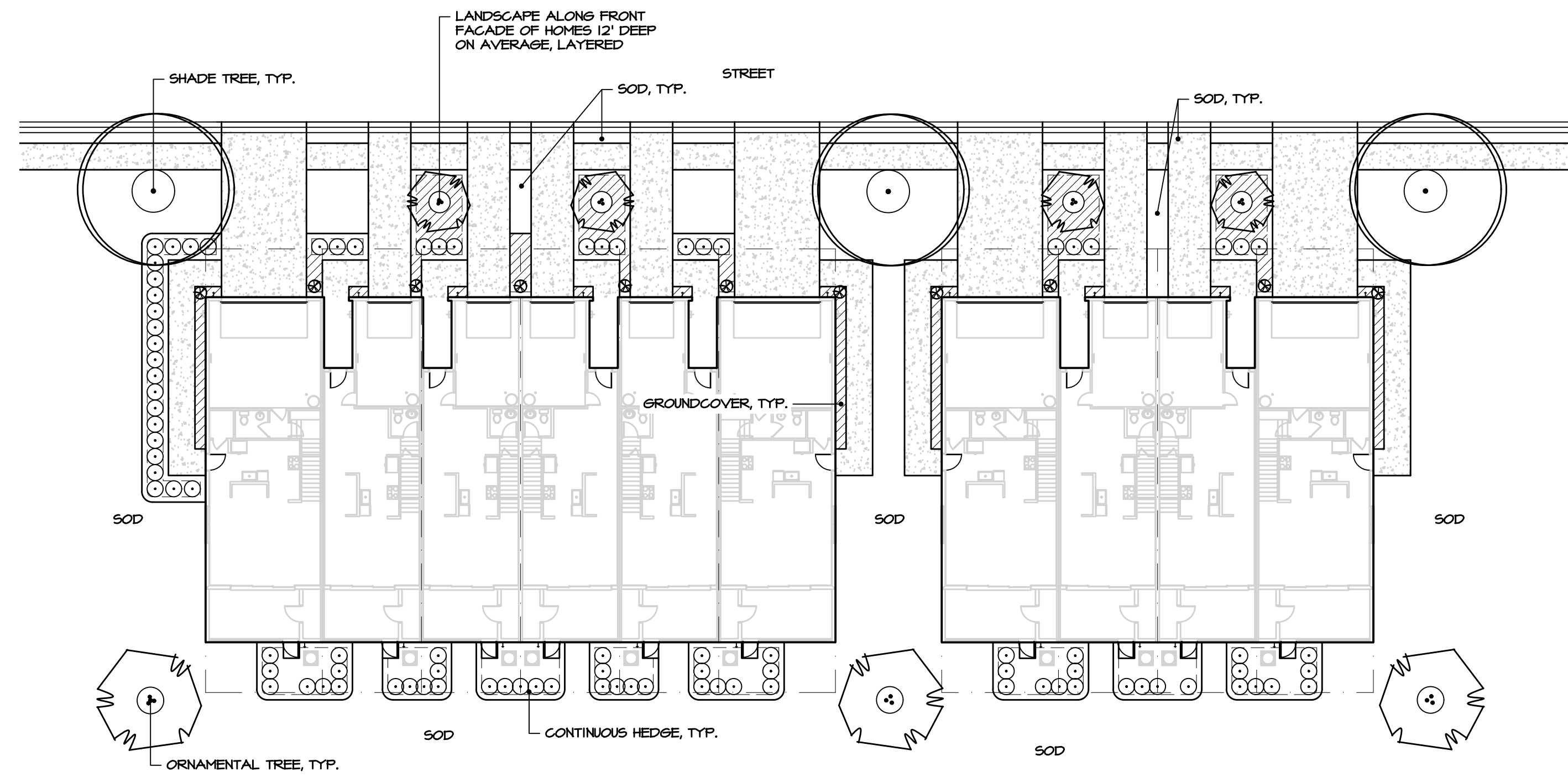
**KINWARD AT HEATHBROOK**  
OCALA, FLORIDA  
**MASTER LANDSCAPE AND TREE PRESERVATION PLAN**

DATE: 4/13/26  
DWN BY: ABT  
CHKD. BY: SMS

SHEET 4 OF 1

4





**PROPOSED LANDSCAPE MATERIALS SCHEDULE**

(SAMPLE LIST OF MATERIALS THAT MAY BE USED FOR THIS PROJECT)  
 ALL REQUIRED SHADE TREES SHALL BE 3.5" CAL. MIN.  
 ALL REQUIRED ORNAMENTAL TREES SHALL BE 30 GALLON MIN. 6-8' IN HEIGHT.  
 ALL REQUIRED SHRUB MATERIAL SHALL BE 3 GALLON MIN.

**Shrubs/Groundcover/Accent Plants**

- African Iris, white
- Annals, seasonal
- Arabesque Miscanthus
- Bamboo
- Blueberry Flax Lily
- Confederate Jasmine
- Coolia
- Cordgrass
- Crim Lily, red
- Curly Leaf Ligustrum
- Desert Candle
- Dwarf Bamboo
- Dwarf Burford Holly
- Dwarf Confederate Jasmine
- Dwarf Mexican Petunia, purple
- Dwarf Nandina
- Dwarf Walters Viburnum
- Dwarf Yaupon Holly
- Emerald Goddess Liriope
- Evergreen Paspalum
- Golden Dewdrop
- Green Fountain Grass
- Indian Hawthorn, white
- Japanese Yew
- Ligustrum
- Lily-of-the-Nile
- Mixed Annuals & Perennials
- Muhly Grass
- Pampas Grass
- Parson's Juniper
- Plumbago
- Sandwicha Viburnum
- Sax Palmetto
- Society Garlic
- Sweet Viburnum
- Trailing Lantana, purple

**Ornamental Trees**

- Bottlebrush
- Crape Myrtle
- Holly, various
- Japanese Blueberry
- Ligustrum Tree
- Little Gem Magnolia
- Pindo Palm
- Sabal Palm

**Shade Trees**

- Bald Cypress
- Live Oak
- Pine, various species
- Red Maple
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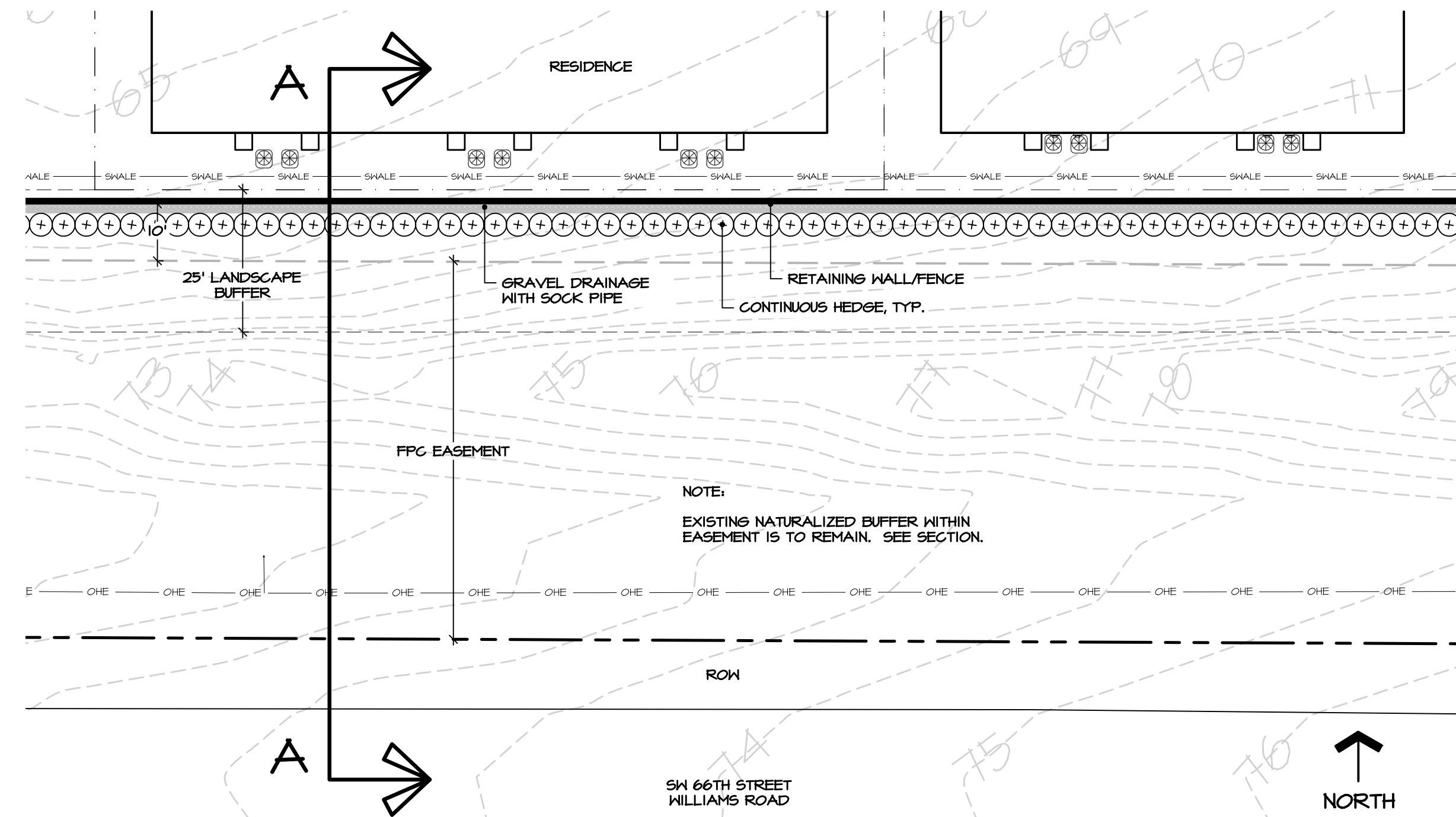
**Sod**  
 SOD = Irrigated St Augustine  
 SODI = Unirrigated Bahia

**NOTES:**

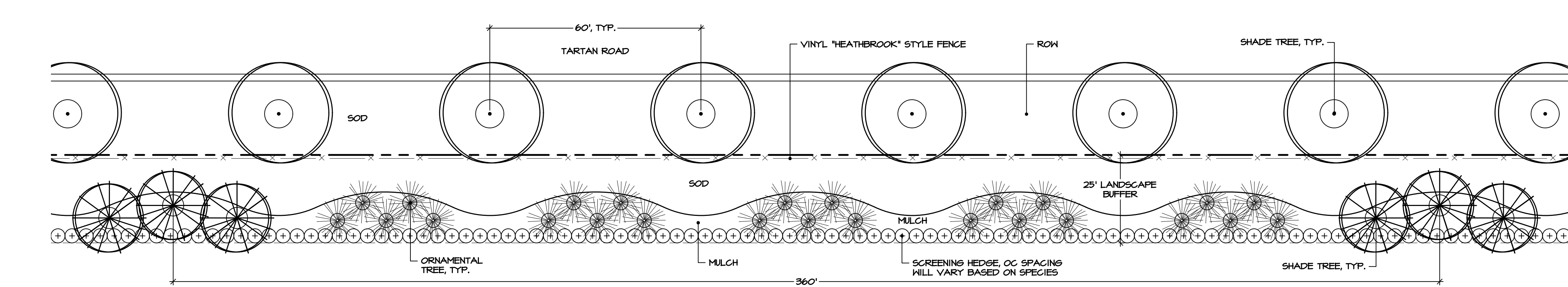
1. A FENCE OR WALL AT LEAST SIX (6) FEET IN HEIGHT WILL BE CONSTRUCTED ALONG PORTIONS OF THE BUFFER.
2. BERMS WILL BE PROVIDED WHERE REQUIRED AND IF COMPATIBLE WITH SITE GRADING

**UNIT TYPICAL LANDSCAPE FOR 4 AND 6 UNIT BUILDINGS**

SCALE: 1" = 20'

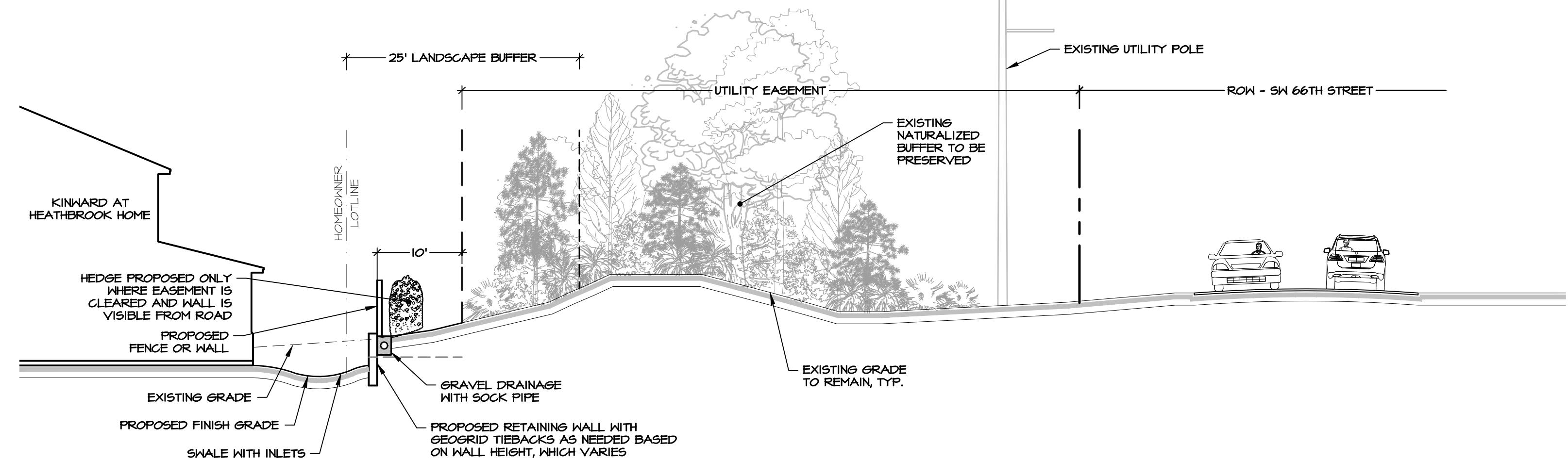


**TYPE I TYPICAL BUFFER**

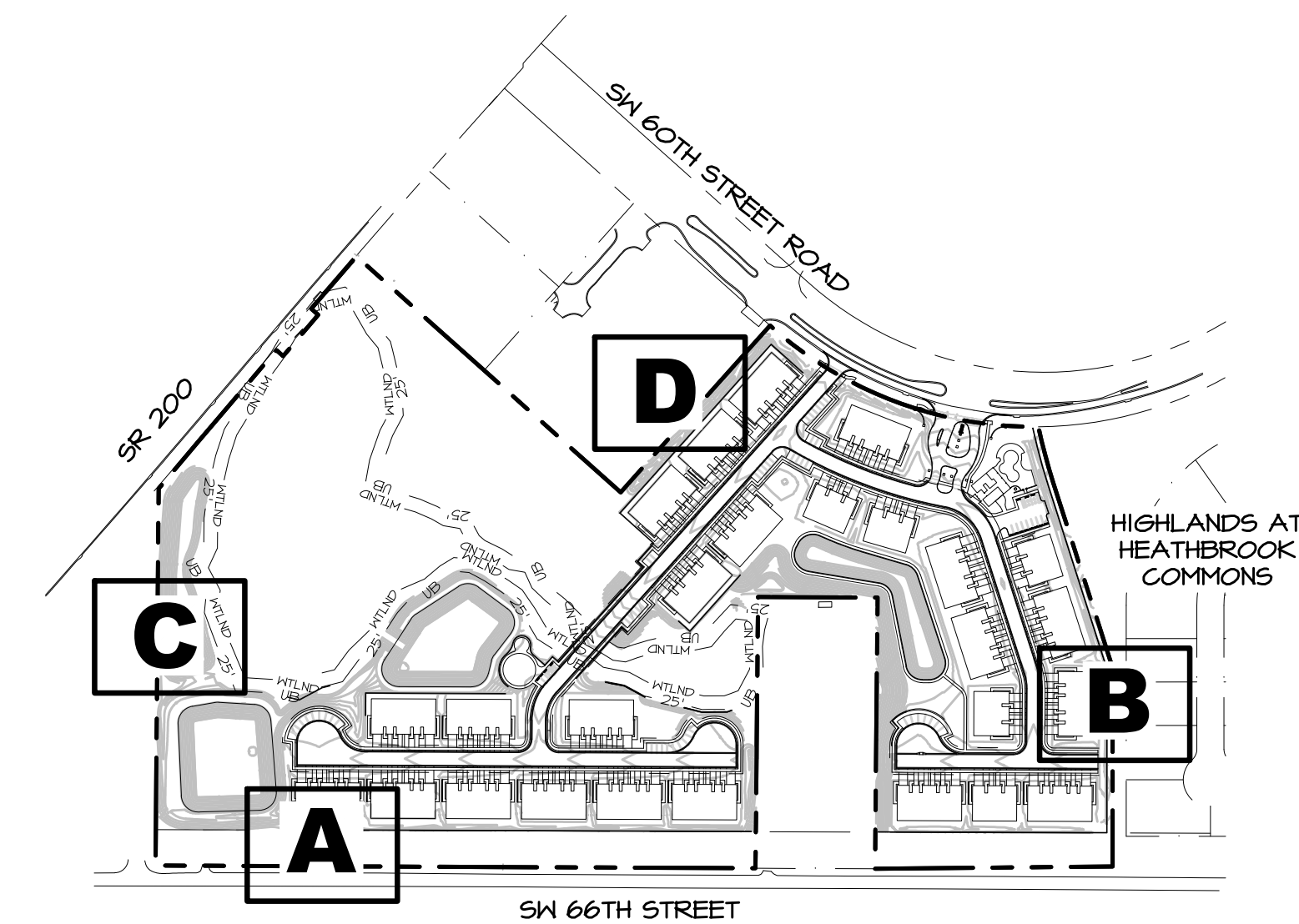
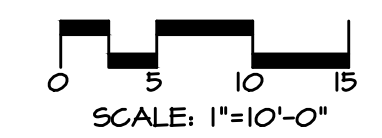


**TYPE 2 TYPICAL BUFFER (FRONTAGE TARTAN ROAD)**

SCALE: 1" = 20'



**SECTION A-A THRU TYPE I BUFFER**



LOCATION MAP, NOT TO SCALE

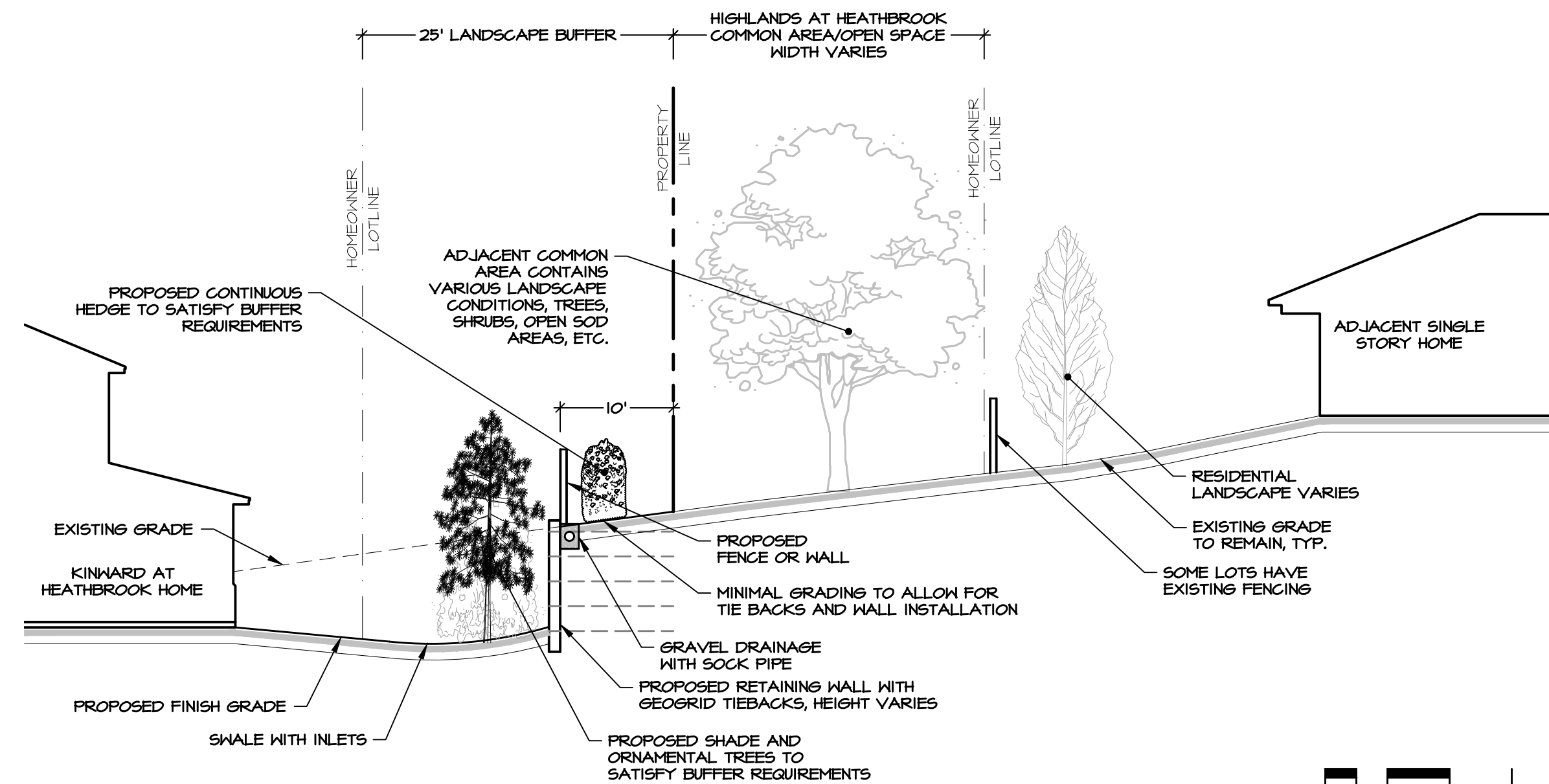
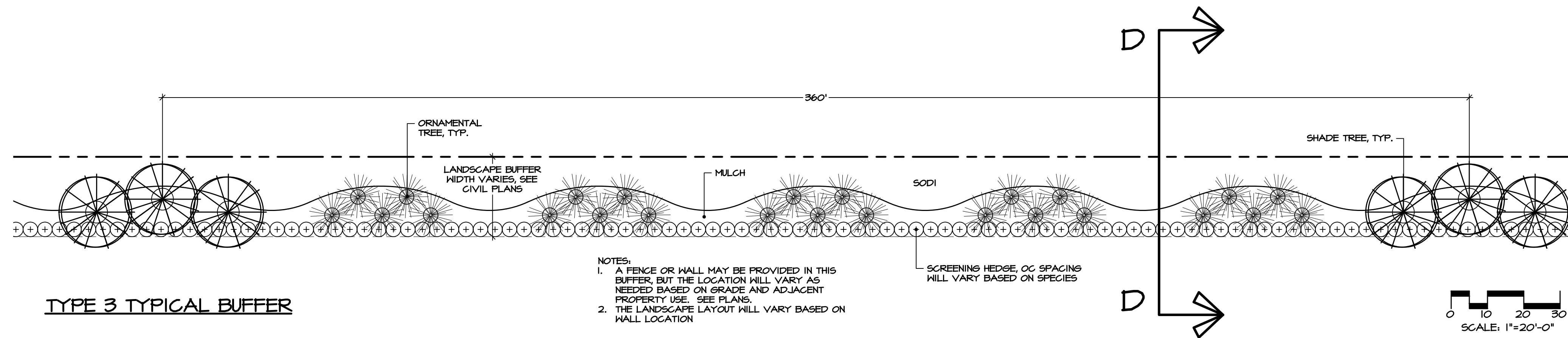
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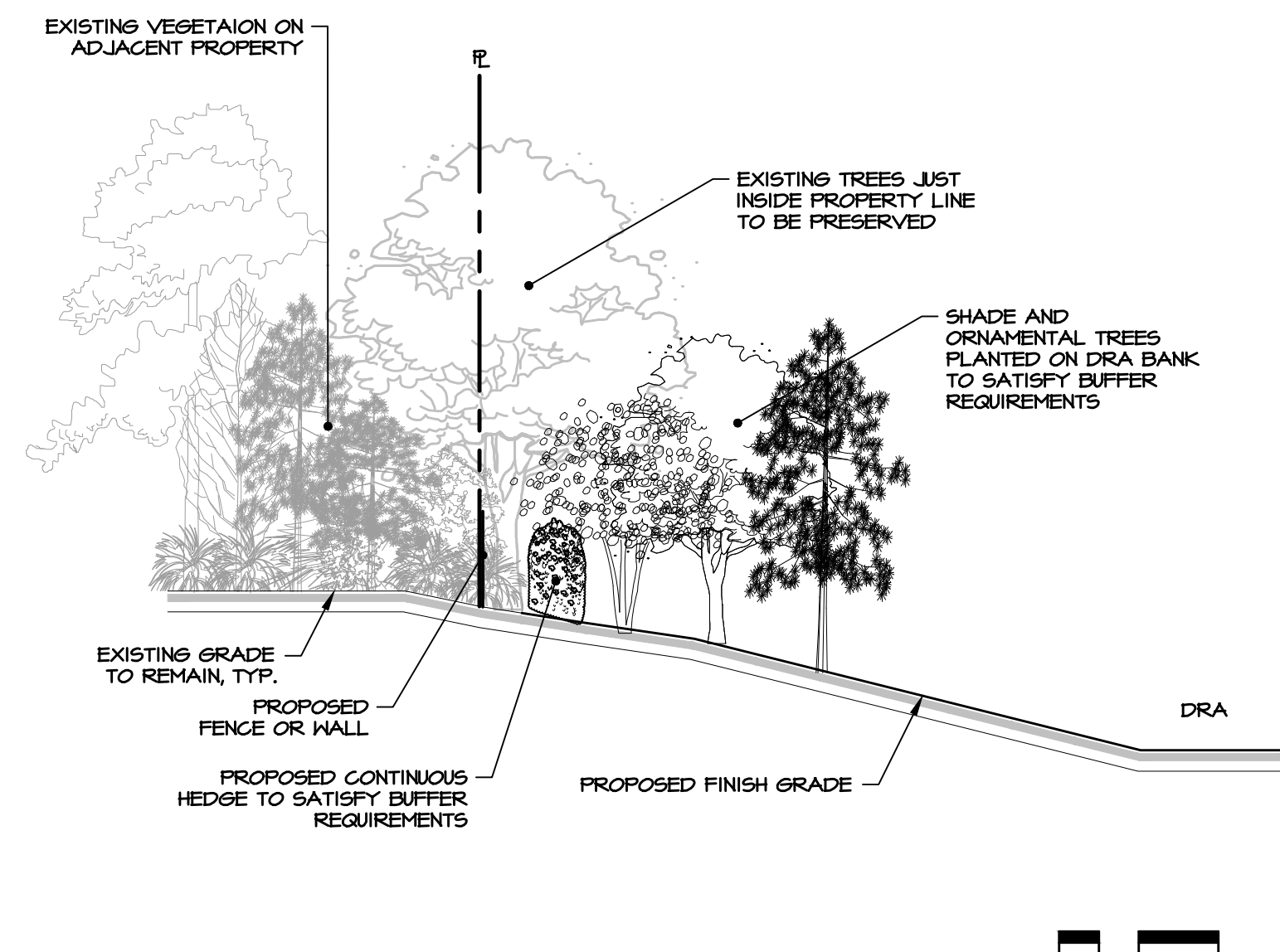
**KINWARD AT HEATHERBROOK**  
 OCALA, FLORIDA  
**UNIT TYPICAL LANDSCAPE AND LANDSCAPE BUFFER PLAN**

DATE: 4/13/26  
 DWN BY: ABT  
 CHKD. BY: SMS

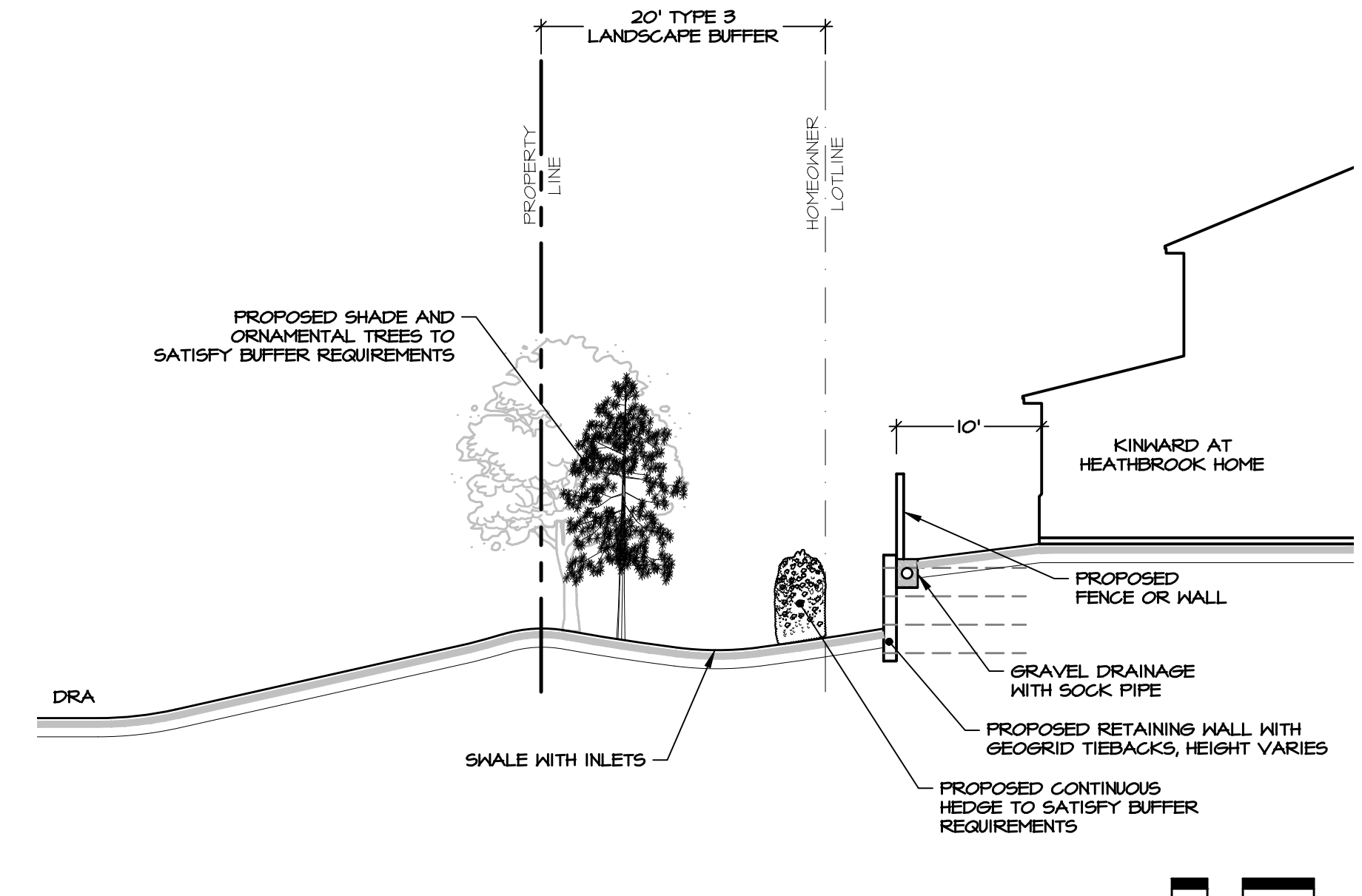
SHEET 5 OF 1



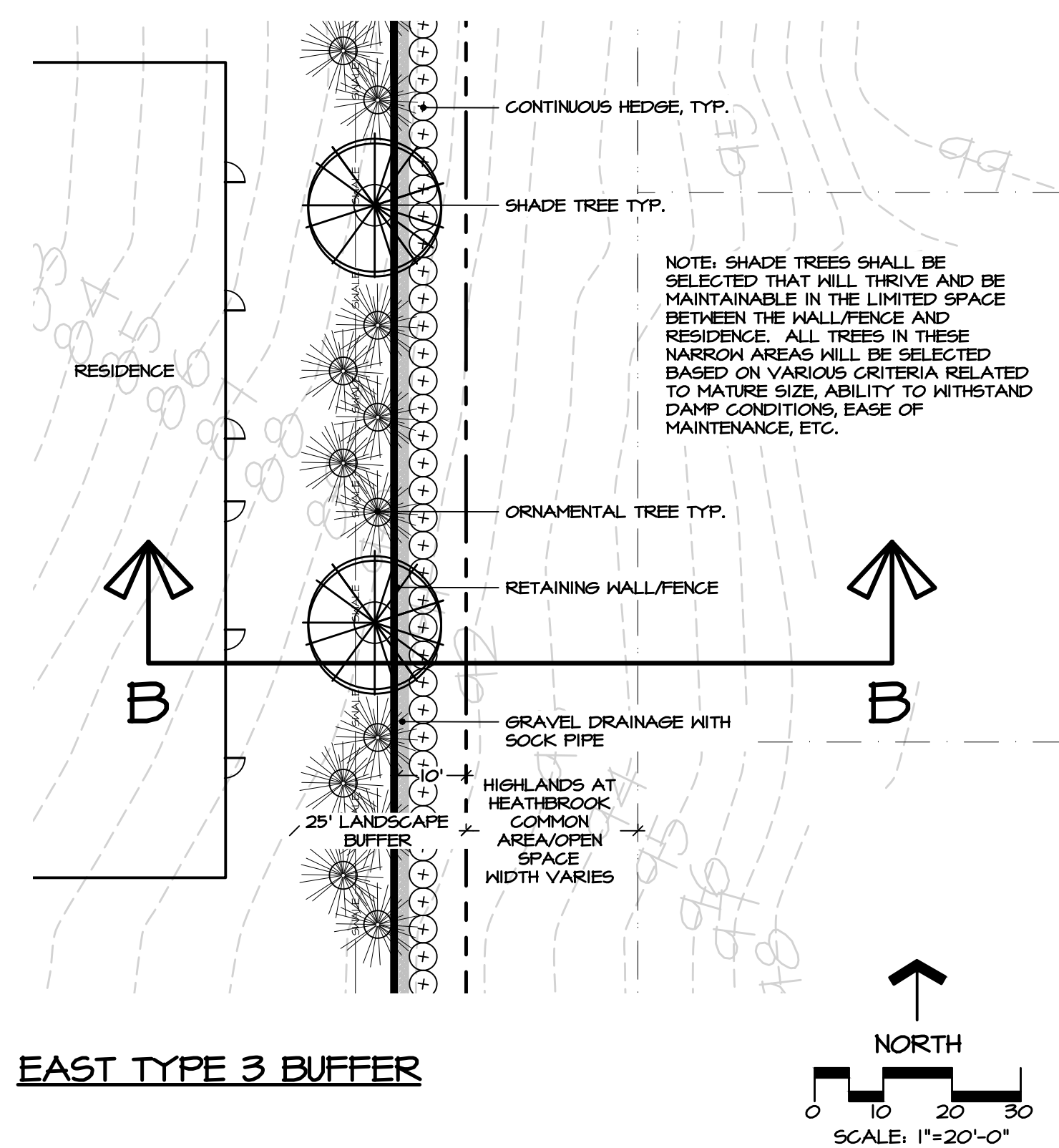
**SECTION B-B THRU EAST TYPE 3 BUFFER**



**SECTION C-C THRU WEST TYPE 3 BUFFER**

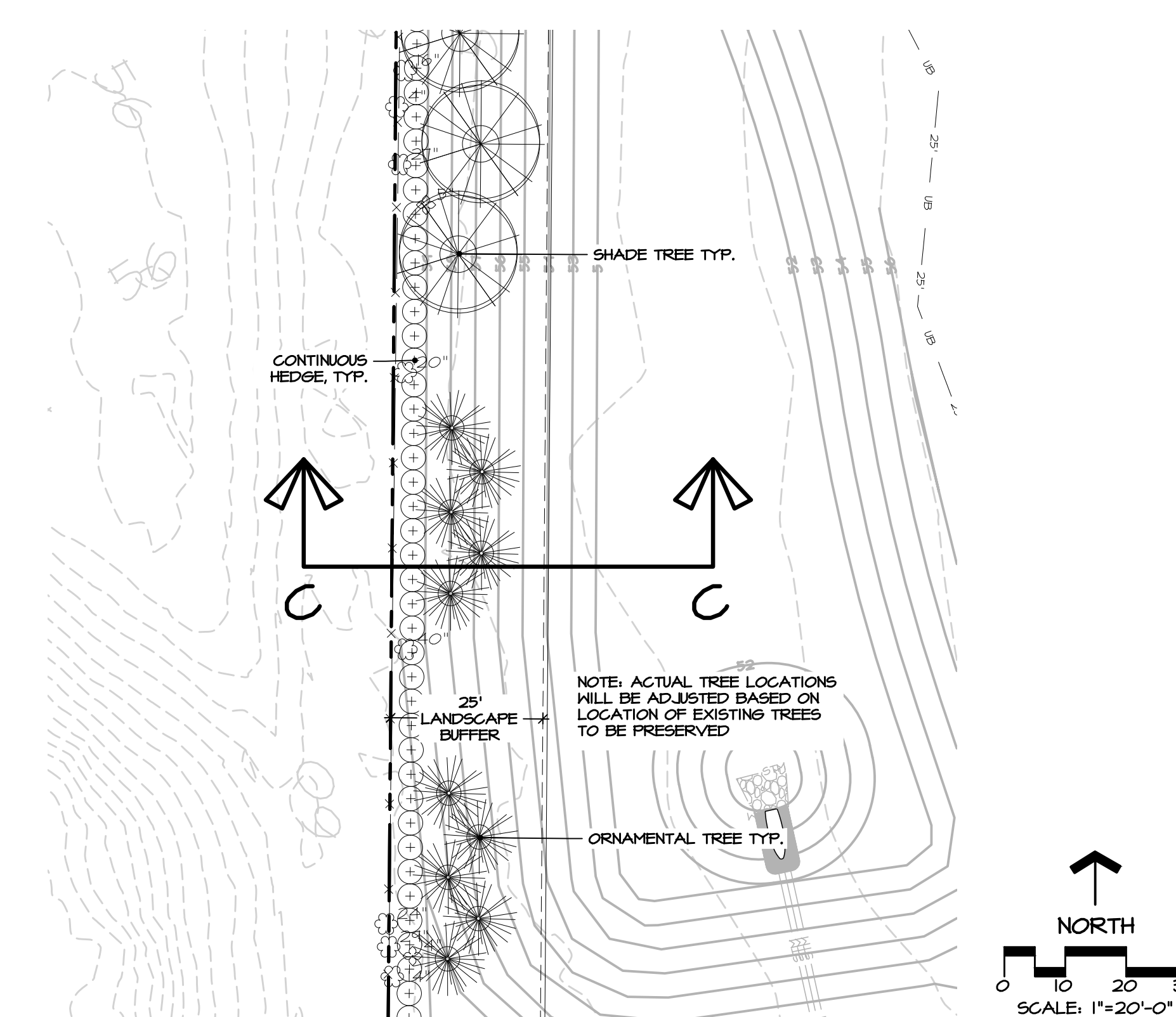


**SECTION D-D THRU NORTHWEST TYPE 3 BUFFER**

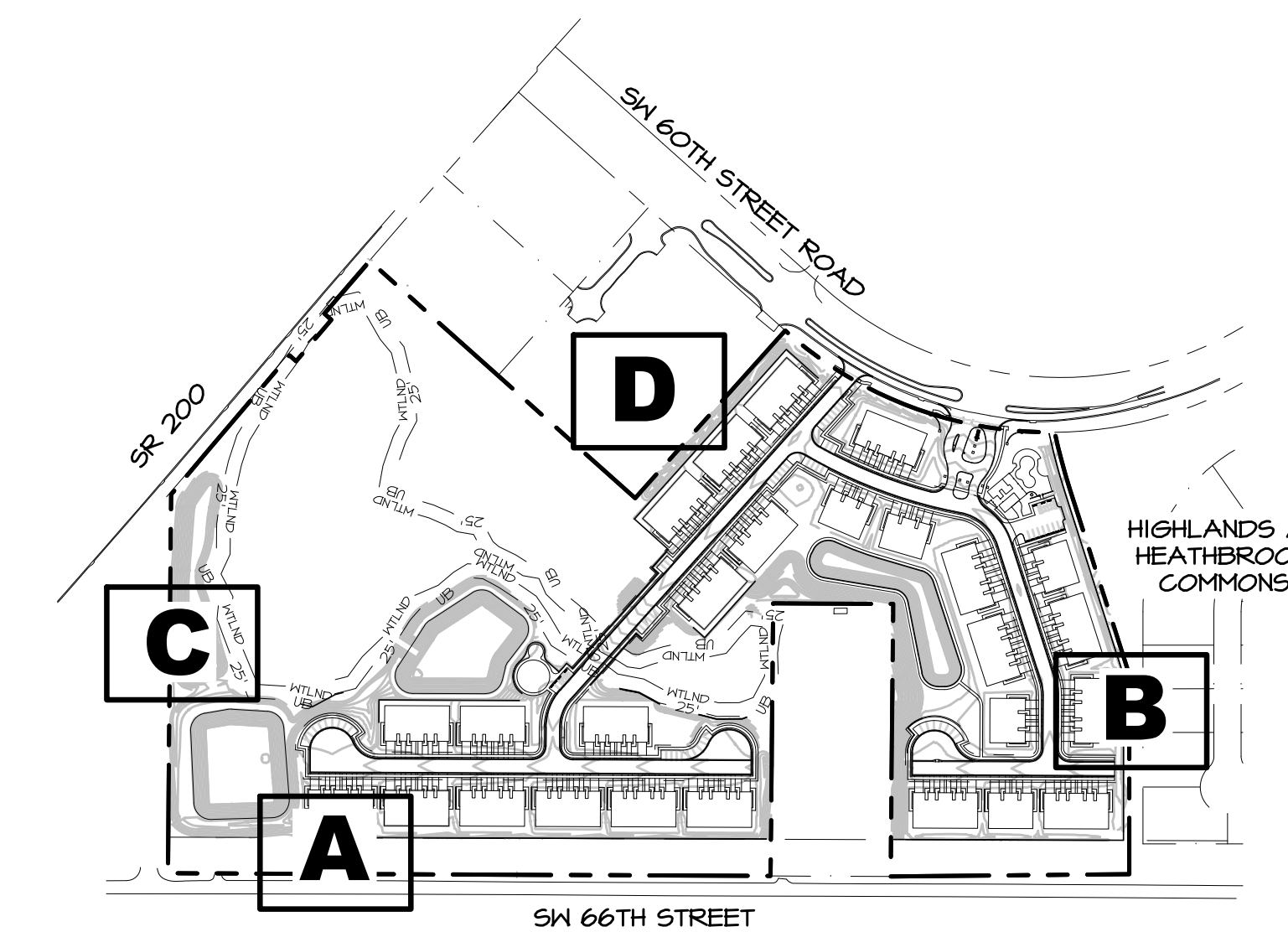


**EAST TYPE 3 BUFFER**

NOT FOR CONSTRUCTION



**WEST TYPE 3 BUFFER**



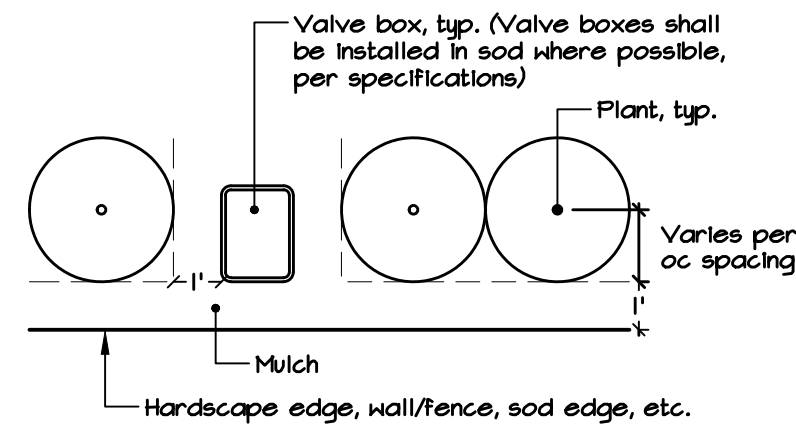
LOCATION MAP, NOT TO SCALE

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**KINWARD AT HEATHERBROOK  
OCALA, FLORIDA  
UNIT TYPICAL LANDSCAPE AND  
LANDSCAPE BUFFER PLAN**

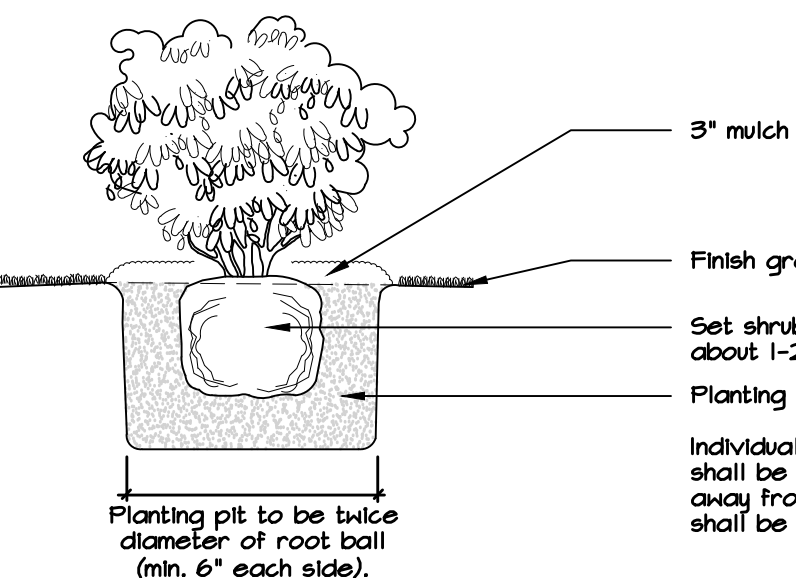
DATE 4/13/26  
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CHKD. BY SMS

SHEET 6 OF 1

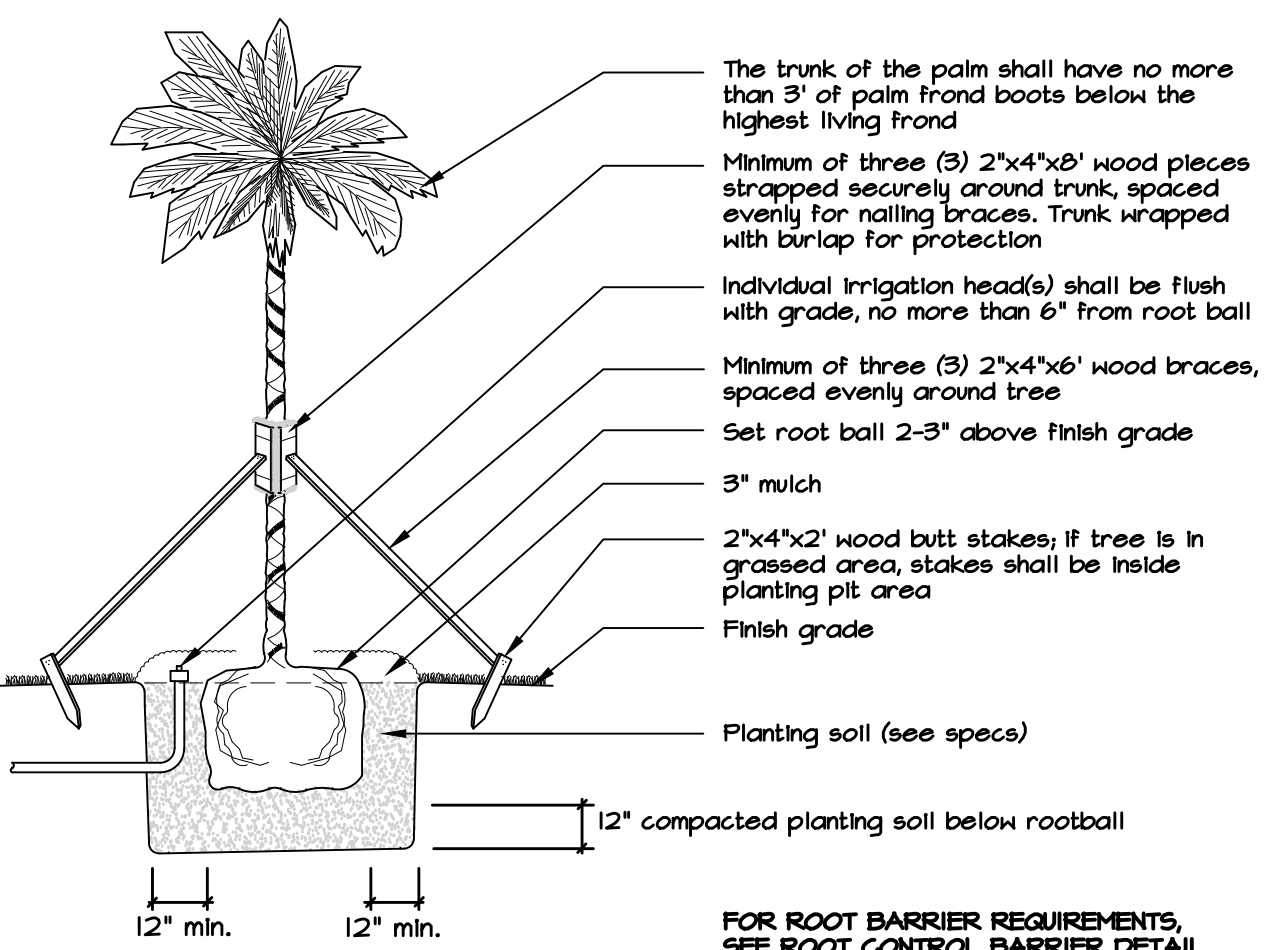


As shown on plan, all shrubs and groundcovers adjacent to curb/pavement, rec. trail, wall/fence, building foundation, valve box/utility vault, sod, etc., shall be installed with the plant center spaced an additional 1" from the edge, unless otherwise noted

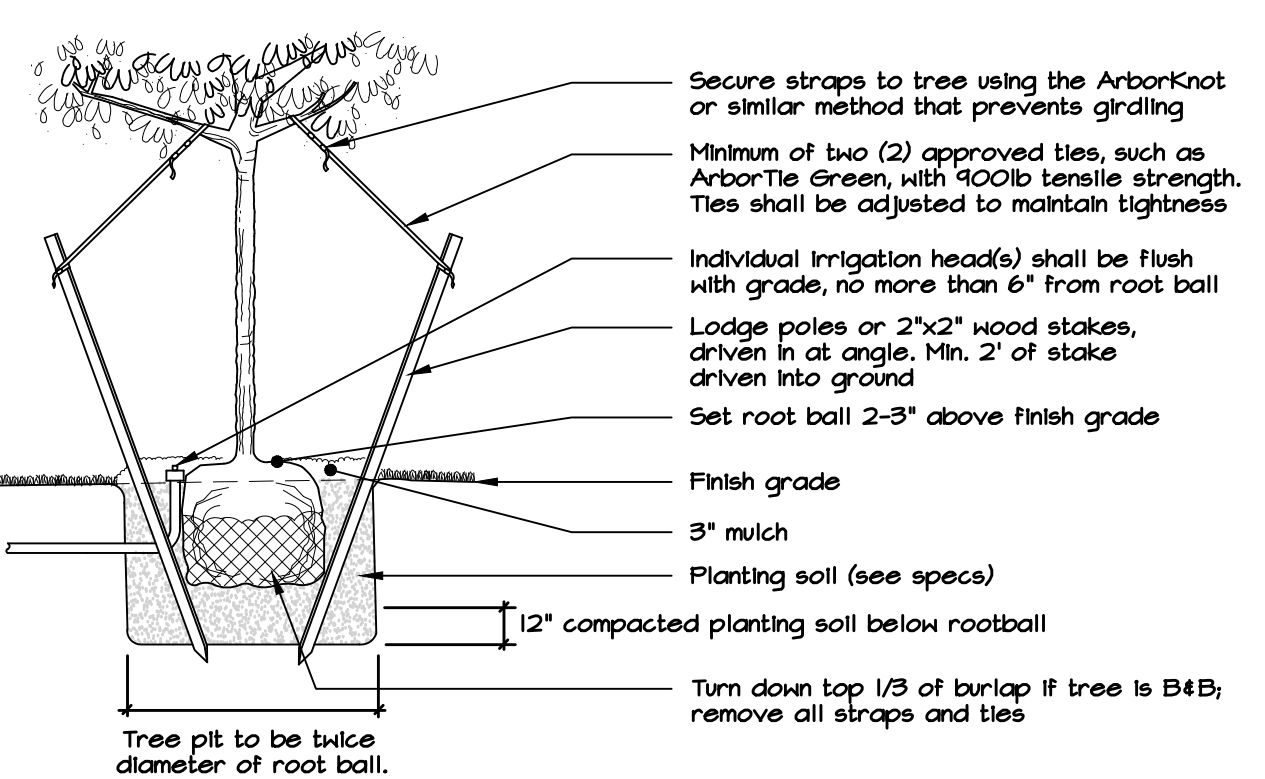
**OFFSET DETAIL**  
N.T.S.



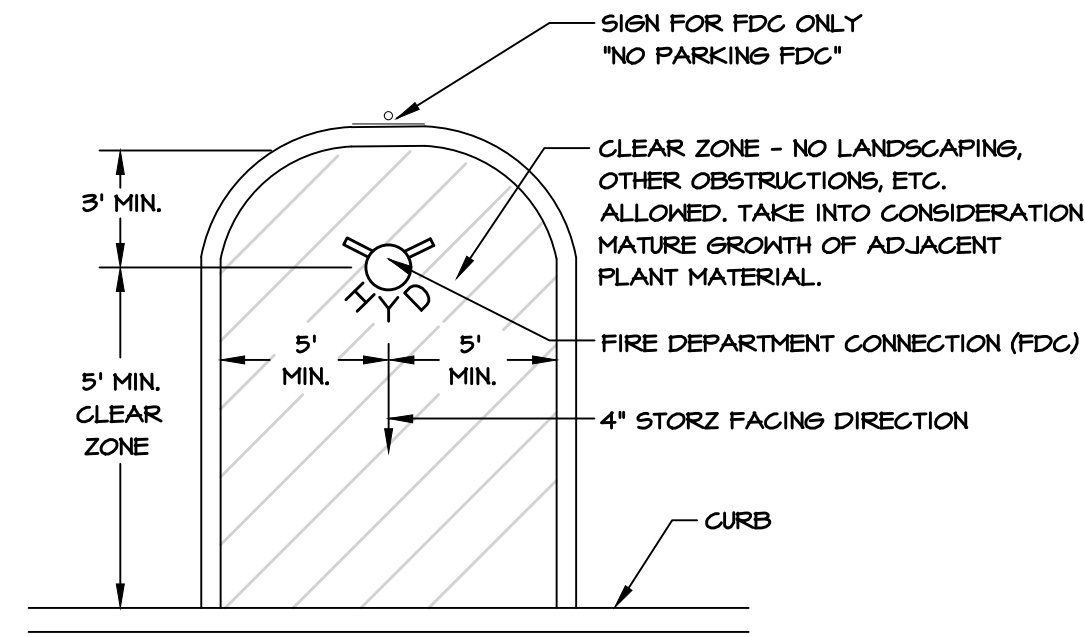
**SHRUB INSTALLATION DETAIL**



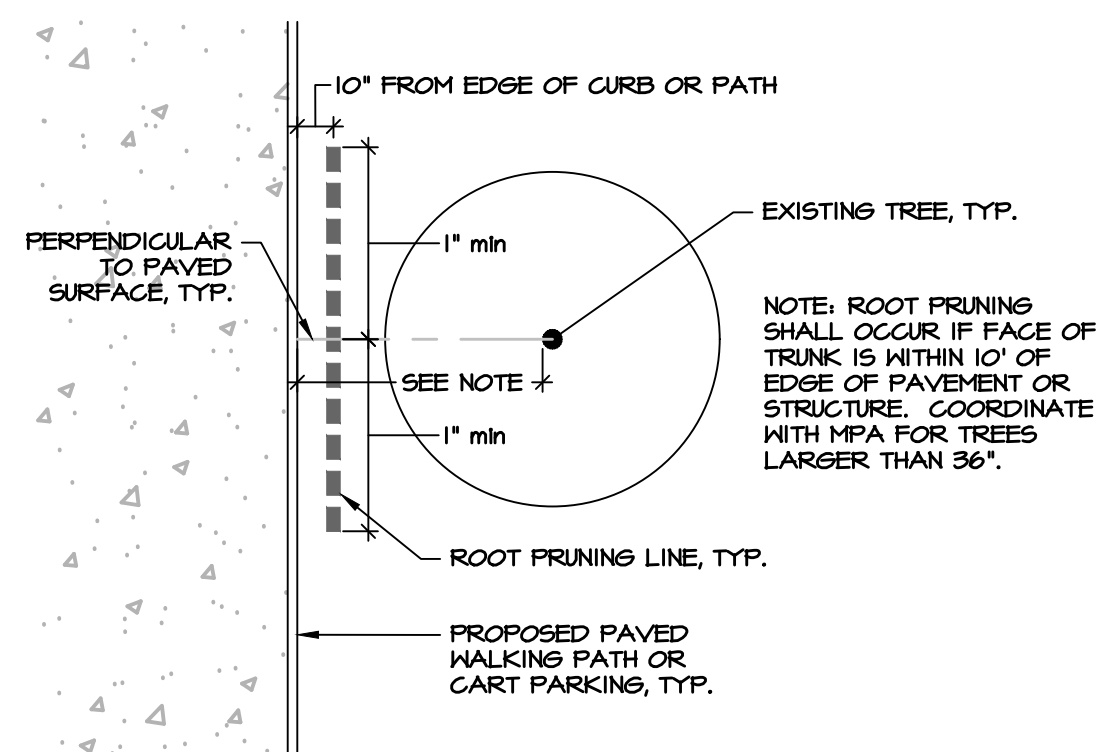
**PALM INSTALLATION DETAIL**



**TREE INSTALLATION DETAIL**  
FOR MULTI-TRUNK TREES, TREES LESS THAN 3" CAL., OR CONTAINER TREES UP TO 30 GAL.



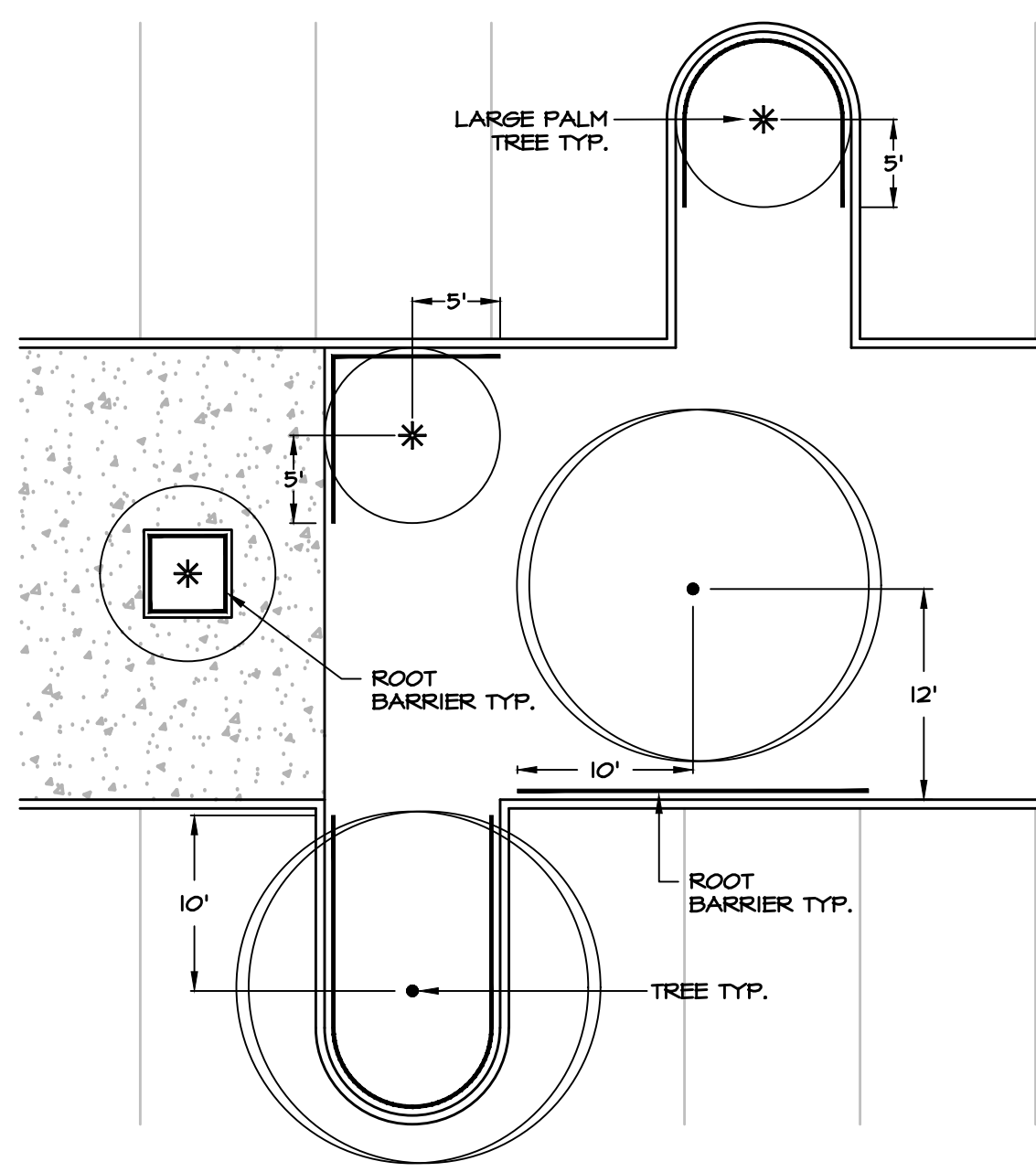
**FIRE HYDRANT / REMOTE FIRE DEPARTMENT CONNECTION (FDC) CLEAR ZONE DETAIL**  
N.T.S.



**TYPICAL ROOT PRUNING PLAN**  
SCALE: 1" = 10'

**NOTES:**

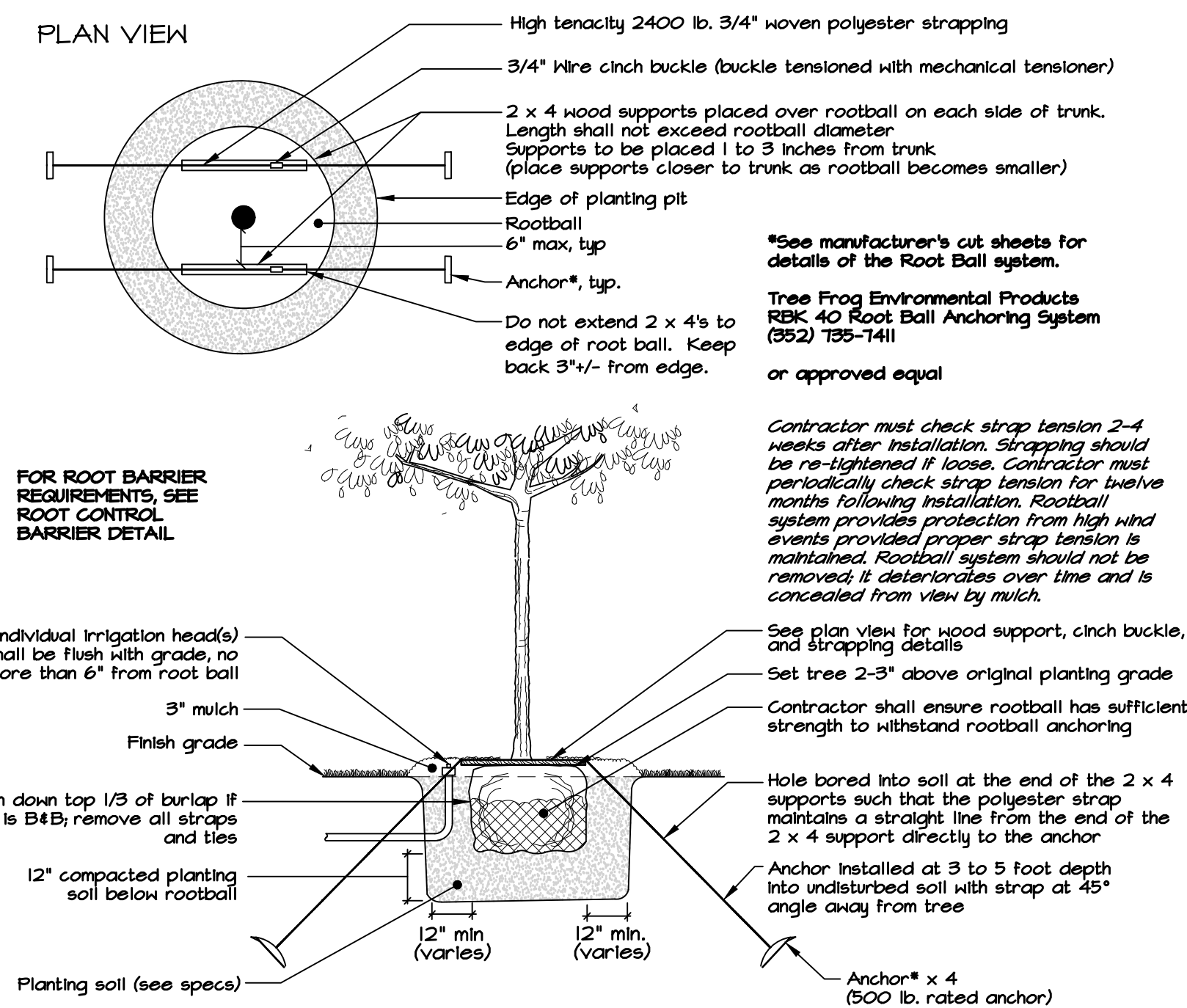
TREE SPECIES WITH LARGE SURFACE ROOT SYSTEMS SHALL BE PROVIDED WITH ROOT CONTROL BARRIER BASED ON THE FOLLOWING STANDARDS: TREES WITHIN 12' OF THE EDGE OF PAVEMENT OR LARGE PALMS WITHIN 5' OF THE EDGE OF PAVEMENT.  
TREES INCLUDE, BUT ARE NOT LIMITED TO: LIVE OAK, MAGNOLIA, SYCAMORE, RED MAPLE  
LARGE PALMS INCLUDE, BUT ARE NOT LIMITED TO: SABAL PALM, LARGE DATE PALM SPECIES, PINO 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'

**IRRIGATION SPECIFICATIONS**

- All landscaped and sodded areas are to be fully irrigated with an automatic irrigation system, excluding those areas deemed natural or low-maintenance landscapes. To ensure minimum installation standards, the following standards are to be observed:
- Michael Pope & 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 meet or is subject to rejection, and replacement by the contractor at his own cost.
  - The Contractor shall be responsible for providing all labor, material, and accessories required for a complete and properly operating irrigation system that provides 100% coverage under normal wind conditions.
  - All irrigation systems shall be designed with maximum attention to water conservation techniques. These shall include, but are not limited to: separation of zones for turf, beds, and annuals; use of pressure regulating heads and valves; triangular spacing of heads for efficient 100% coverage; use of drip and low volume heads; provision of rain sensors; and use of in-head check valves for low heads to prevent loss of water.
  - All irrigation components shall be installed in accordance with the manufacturer's specifications.
  - All work shall be installed in accordance with the regulations of the local, county, or other governing authorities. Fees for all permits, inspections, and impact fees required shall be included as work required.
  - The water source shall be as shown on the plans. The system shall include all labor, equipment, materials, permits, fees, and taxes to provide a complete and properly operating system meeting the following performance requirements and provisions:
    - Include a backflow prevention device as necessary to meet local code provisions
    - Documentation and submittal of actual water supply performance prior to commencing installation.
    - Provide complete submittals for approval prior to commencing work
    - Warranty all work for 1 year minimum
  - The system shall be fully automatic.
  - All zone pipe shall be class 160 PVC or better. PVC mains shall be schedule 40 PVC. Spray and rotor heads shall not be combined on the same zones. All pop-up rotors shall be connected to the supply lines with swing joints or flex hose, as shall all spray heads located next to drives or roads. All PVC fittings shall be Schedule 40, Type I, NSF approved conforming to the ASTM-D2466 requirements. Any pipe installed and subsequently removed shall not be reinstalled.
  - All lines shall be visually inspected for leaks by conducting an operation test prior to backfilling of trenches.
  - All pipe and control tubing routed under roads and paved areas shall be sleeved and placed in a minimum of 24 inches below grade and backfilled with clean sand. No rock shall come in contact with the PVC pipe.
  - Irrigation piping shall be installed in trenches with a minimum of 12" of cover, except where existing conditions require less cover. The irrigation contractor shall exercise care in digging and work so as not to damage existing facilities; the irrigation contractor shall be responsible for any damage caused by his representatives or his work. Where trenching is required within the drip line of trees to be preserved, this work shall be routed under or around major roots by hand digging.
  - Irrigation heads shall be set so that the final level of ground around the heads conforms to the surrounding grades, or as otherwise specified. Risers are considered unsightly and hazardous and shall be prohibited in any situation where 12" pop-ups, undertroughing or other coverage methods can be used. Where risers are used, they shall be schedule 40 PVC and all visible equipment shall be painted with flat brown or black enamel paint so as to blend with the surrounding material.
  - The use of barbed insertion type fittings (couplings, tees, elbs, etc.) between the sprinkler and the PVC service is prohibited.
  - Separate zones shall be provided covering annuals for independent operation.
  - All remote control valves shall be installed in a rectangular Ametek-type valve box, amply sized for access. Valves shall be placed in unobtrusive turf areas rather than in digging and work so as not to damage existing facilities; the irrigation contractor shall be responsible for any damage caused by his representatives or his work. Where trenching is required within the drip line of trees to be preserved, this work shall be routed under or around major roots by hand digging.
  - Control wires shall be UFAL direct burial sized as necessary, with Spears DS-400 connectors. All wire colors shall be consistent for each run. Splices shall be minimized, and any splices shall be installed in 6" round valve boxes with 6" of gravel for drainage, and 2" min of coiled wire. Two spare controller wires shall be run in such a manner that both would be available for back up use at any valve, if necessary. Any control wires which cannot be installed with the mainline shall be run in conduit, 12" deep min.
  - A #14/1 UF. locator wire shall be installed in all mainline trenches. This wire shall be taped to the mainline at no more than 10' intervals, using fiber-reinforced strapping tape. This wire shall be installed from valve to valve, including gate valves, and looped generously within the valve box.
  - Rain sensors shall be mounted in an obscure but unobstructed location.
  - The irrigation system should be timed to operate during non-business hours, and in accordance with any applicable water management restrictions.
  - The irrigation contractor shall adjust all heads and automatic equipment upon completion of installation to provide optimum performance.
  - After completion, testing, and adjustment of the system, the irrigation contractor shall instruct the parcel developer's maintenance personnel in the operation and maintenance of the system.
  - Warranty: The Contractor shall warrant the installation workmanship for a period of one year from date of completion and acceptance of the job. The Contractor shall further see to the fulfillment of all manufacturer's warranties and shall provide manufacturer warranty and operational information to the Owner. Reproducible as-built copies from the original plan showing dimensioned locations of all system components shall be required for final payment.



**TREE INSTALLATION DETAIL**  
FOR 3-4" CAL., 45-100 GAL. TREES OR B4B TREES UP TO 40" DIAMETER ROOTBALL

**LANDSCAPE SPECIFICATIONS**

- Michael Pope & 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 meet or is subject to rejection, and replacement by the contractor at his own cost.
- All plants shall be Florida No. 1 or better, as outlined under Grades and Standards for Nursery Plants, Division of Plant Industries, State of Florida, current edition.
- All work shall be performed in accordance with standard and accepted nursery practices in a workmanlike manner; the Contractor shall be responsible for notifying the Landscape Architect of any conditions which would adversely affect the completed work.
- The Contractor shall report any detrimental soil, drainage, conflicts or other any conditions which would affect the health and performance of the landscaping.
- The Contractor shall be responsible for following all applicable codes and regulations concerning the work, whether or not they are stipulated in the bid documents.
- The contractor shall report and repair any damage caused by his work or actions, and maintain the jobsite in a clean, professional, and workmanlike manner.
- The contractor shall coordinate 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.
- The Contractor shall be responsible for the grading, 34", in all areas of the site to be landscaped. The Contractor is responsible for ensuring that surface drainage is not affected or hindered in any manner due to any reason.
- The Contractor shall be responsible for the thorough removal of existing vegetation and grass in the areas to be planted, including application(s) of appropriate herbicides before and after plant installation. A pre-emergent herbicide approved by the Landscape Architect shall be applied in accordance with the manufacturer's instructions for all plant beds.
- The Contractor shall be responsible for the proper location, layout, and orientation of trees and planting beds.
- Limerock, debris, and other unsuitable materials shall be removed from the planting areas, and clean sandy fill used to bring all areas to proper grade. Soil used for planting shall consist of two parts of the existing soil and one part domestic peat moss (or sandy fill in heavy soils). Fertilizer shall be Agriform tablets or approved equal, incorporated into all shrub and tree planting pits per the manufacturer's instructions. Backfill shall consist of equal parts clean sandy fill and potting soil mix, well mixed.
- Beds for plant material 3 gallon or smaller shall be amended first by rototilling the planted areas to a depth of 6-8". 3" of organic planting soil mix shall then be thoroughly amended into the previously rototilled area to a depth of 6-8". If necessary, existing soil shall be removed so that the finished bed area is at the appropriate elevation in respect to adjacent landscape, lawn, and hardscape areas, and to adjacent structures. This measure shall be included in the line item cost for Site Preparation.
- Terra-Sorb, or approved equal, shall be incorporated into the planting soil of all trees in sandy soils only at the manufacturer's rates. Broadcast 1/2 throughout the planting pit; mix 1/2 with backfill.
- Refer to the Details for tree and plant installation requirements. Care shall be taken to insure that all plants are set properly and the finish grade conforms to adjacent lawns, walks, pavement, etc. All plant beds and tree rings shall be top-dressed with 3" pine straw mulch.
- The Landscape Architect reserves the right to field locate or review flagged locations of any or all proposed plantings. Locations of trees and plants shall be coordinated with irrigation head locations to insure proper coverage, including minor adjustments of plant and head locations as needed.
- Any tree which shows signs of stress shall be replaced immediately at no charge to the Owner.
- Trees shall be staked and gayed in accordance with the details provided.
- No substitutions shall be permitted without prior approval from the Landscape Architect.
- All site areas which are not built upon or paved shall be landscaped, sodded, seeded, and/or mulched, unless left in a natural, undisturbed state.
- Sod shall be clean and weed-free as indicated in the areas shown on the plan. Sod shall be installed in a level, clean manner without noticeable grade differences, rough edges, or gaps. Sod shall be rolled, and staked as necessary to prevent erosion.
- The Contractor shall be responsible for surveying any property lines, easements, or other boundaries if required to control the proper location of work within the project.
- The Contractor shall be responsible for the thorough repair of existing grade, turf, landscaping, etc. damaged in the course of work.
- The Contractor is entirely responsible for the work until the job is in full and exact compliance and conformity with provisions expressed or implied in the plans and Specifications and as otherwise directed and determined by the Landscape Architect.
- The Contractor is responsible for maintenance of the project during construction and shall bear all risk of loss, theft or damage to the project until all punchlist items are satisfactorily resolved and the job is officially turned over. Plantings shall be maintained by watering, removing dead branches, resetting plants to proper grades and upright positions, staking to ensure vertical growth, weeding, mowing, and any other operations necessary to complete maintenance, including the replacement of any material that exhibits visible and unsightly evidence of "shocking" without full recovery prior to job completion and final inspection.
- Warranty: All new plant material, except seed, sod and trees, shall be guaranteed for 40 days, and shall be alive and in satisfactory growth for each specific plant at the end of the warranty period. Trees, Palms, and specimen plants shall be guaranteed for a period of 1 year and sod for a period of 60 days. Seeded areas shall have adequate germination and coverage within 40 days, contingent upon sufficient rainfall or watering by owner. The warranty period shall commence upon the date of release of the retainage for the job, or for any defined phase of the job.
- At the end of the warranty period, and at any time during that period, any plant material that has died or is not in satisfactory condition as determined by the Owner and/or the Landscape Architect, shall be removed and replaced with new healthy material of the original specified size and type within 10 calendar days. Excluded are replacements of plants due to acts of God, theft, vandalism, or acts of negligence on the part of others, and due to deleterious soil and/or drainage conditions which the contractor documented to the attention of the Owner and Landscape Architect at the time of installation. The new material shall be guaranteed as outlined above, commencing the date that the job is accepted. The contractor shall be responsible for the cost of all material and labor.