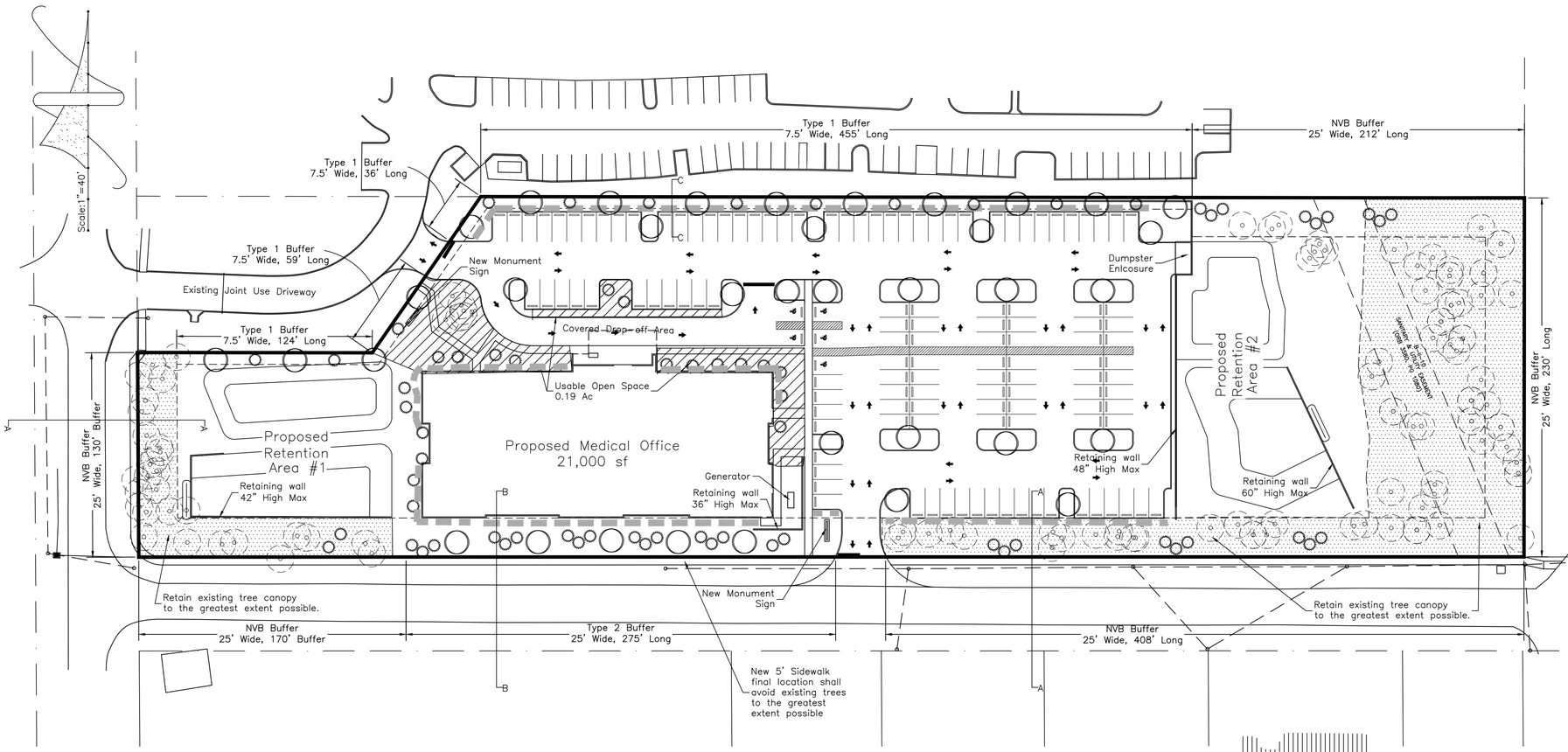
EXHIBIT A



LANDSCAPE NOTES

1. LANDSCAPE DESIGN: THE LANDSCAPE CONCEPT SHOWN ON THIS PLAN IS TO DEMONSTRATE INTENT TO MEET CITY OF OCALA LAND DEVELOPMENT TREE PRESERVATION AND LANDSCAPING REQUIREMENTS. NOT ALL PLANTINGS ARE SHOWN. A COMPLETE LANDSCAPE PLAN WILL BE SUBMITTED DURING THIS PROJECT'S SITE DEVELOPMENT REVIEW PROCESS.

2. EXISTING TREE PROTECTION: GRADING TO REMAIN OUTSIDE OF EXISTING TREE CANOPY LIMITS AS MUCH AS POSSIBLE. USE HAND TOOLS FOR THOSE AREAS THAT MAY REQUIRE MINOR GRADING UNDER EXISTING TREE CANOPIES. CONSTRUCT PROTECTIVE BARRIERS AROUND ALL TREES DESIGNATED TO REMAIN. PROTECTIVE BARRIERS SHALL BE PLAINLY VISIBLE AND SHALL CREATE A CONTINUOUS BOUNDARY AROUND TREES OR VEGETATION CLUSTERS. LOCATE BARRICADES AT THE DRIPLINES OF TREES TO REMAIN. BARRICADE TO BE 4 FT. IN HEIGHT AND STURDY ENOUGH TO ENDURE THROUGHOUT CONSTRUCTION. NO FILL, BUILDING OR CONSTRUCTION MATERIALS, PARKING OF VEHICLES OR EQUIPMENT, OR DEBRIS SHALL BE PLACED WITHIN TREE BARRICADE AREAS. PREVENT ENCROACHMENT OF SILTATION FROM SITE CONSTRUCTION ACTIVITIES WITHIN BARRICADE AREAS

3. EXISTING UTILITIES: LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK. CALL SUNSHINE STATE ONE CALL

4. FERTILIZER: ADHERE TO REQUIREMENTS WITHIN SEC. 111-137 'FLORIDA FRIENDLY FERTILIZER USE ON CITY LANDSCAPE'.

5. PLANTING PREPARATION: REMOVE ALL CONSTRUCTION DEBRIS, LIMEROCK, GRAVEL, ROAD BEDDING, LITTER, AND OTHER ITEMS POTENTIALLY DAMAGING TO PLANT GROWTH WITHIN PROPOSED LANDSCAPE AND TURF AREAS PRIOR TO PLANTING. MAINTAIN EXISTING GRADES UNLESS OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE. IF FILL IS REQUIRED, USE A CLEAN, SANDY LOAM WITH pH 6.5-6.5 AND EXCAVATED FROM LOCAL SOURCES AND DEEP PITS SUCH THAT IT IS FREE OF WEEDS, SEEDS, LITTER, TOXINS, AND OTHER ITEMS HARMFUL TO PLANTINGS.

6. PRUNING: IF TREE OR ROOT PRUNING IS REQUIRED, THESE ACTIVITIES SHALL BE PERFORMED BY AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA). PRUNING SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS "TREE, SHRUB AND OTHER WOODY PLANT MAINTENANCE" (ANSI A300) AND "PRUNING, TRIMMING, REPAIRING, MAINTAINING, AND REMOVING TREES, AND CUTTING BRUSH---SAFETY REQUIREMENTS" (ANSI Z133). NO MORE THAN 25 PERCENT OF THE CROWN SHOULD BE REMOVED AT ONE TIME. ON YOUNG TREES, LIMB REMOVAL SHALL LEAVE NO MORE THAN 33 PERCENT OF THE TRUNK BARE OF BRANCHES. MINIMIZE IMPACTS ON EXISTING TREE ROOTS. ROOTS OF TREES TO REMAIN THAT ARE ADJACENT TO EXTENSIVE EXCAVATION AND ARE 1" DIAMETER OR OVER SHALL BE HAND CUT AND IMMEDIATELY COVERED WITH SOIL.

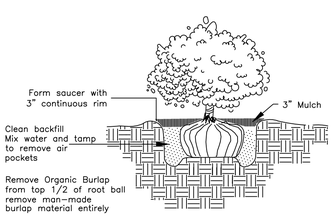
7. PLANT MATERIAL: ALL PLANT MATERIALS SHALL MEET 'FLORIDA NUMBER 1' REQUIREMENTS AS PER THE MOST CURRENT EDITION OF 'FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS', FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. SHADE TREES TO BE A MINIMUM CALIPER OF THREE AND A HALF INCHES AND EIGHT FEET IN HEIGHT. ORNAMENTAL TREES SHALL BE A MINIMUM CALIPER OF ONE AND A HALF INCHES AND SIX FEET IN HEIGHT.

8. SOD: ALL UNPAVED AND DISTURBED AREAS OUTSIDE OF PROPOSED TREE, SHRUB, AND GROUNDCOVER PLANTINGS SHALL BE SODDED. SEE CIVIL PLANS FOR SODDING INFORMATION FOR STORMWATER FACILITIES. SOD SHALL BE SAND-GROWN, STRONGLY ROOTED, WITHOUT SYNTHETIC STABILIZING MATERIALS, FREE OF PESTS, AND CERTIFIED FREE OF NOXIOUS WEEDS BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRY

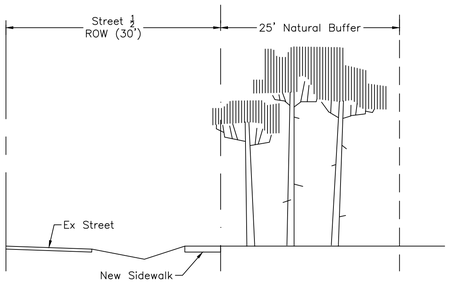
9. MULCHING: THREE INCHES OF MULCH SHALL COVER TREE RING PLANTING AREAS AND ALL SHRUB AND GROUNDCOVER PLANTING AREAS. MULCH SHOULD BE NO DEEPER THAN ONE INCH OVER THE TOP OF TREE ROOTBALLS. USE PINE BARK 'MINI NUGGETS' MULCH IN ALL AREAS EXCEPT STORMWATER FACILITIES, IN WHICH PINE STRAW SHALL BE USED. MULCH TO BE FREE OF DEBRIS, STICKS, AND CONES.

10. IRRIGATION: AN AUTOMATIC IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE FOR LANDSCAPED AREAS THAT ARE NOT WITHIN ALTERNATIVE NATIVE OR DROUGHT-TOLERANT PLANTING AREAS. IRRIGATION SHALL PROMOTE WATER CONSERVATION BY SUCH METHODS AS DRIP IRRIGATION AND/OR EFFICIENT SPRINKLER ZONING, AS WELL AS REDUCING THE AMOUNT OF IRRIGATION AS PLANTS BECOME ESTABLISHED.

11. RESPONSIBILITY: OWNER IS RESPONSIBLE FOR THE SURVIVAL OF PLANTINGS IN A THRIVING CONDITION. ANY DEAD, UNHEALTHY, OR ABUSIVELY PRUNED OR TOPPED PLANTS SHALL BE REPLACED WITHIN 90-DAYS WITH MATERIAL MEETING THE SIZE AND QUALITY AS COMPLIANT WITH CITY REQUIREMENTS.



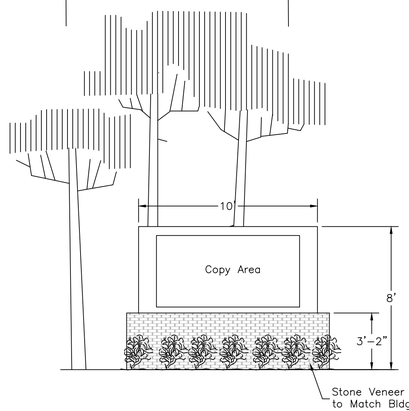
Shrub Planting Detail



25' Natural Vegetative Buffer
Section A

Landscape Legend

Symbol	Description
	Shade Tree Use a mixture of species from the approved list below
	Ornamental Tree Use a mixture of species from the approved list below
	Native Hedge Viburnum Oderatissumum 36" high, 30" O.C.
	Typical Existing Tree to remain

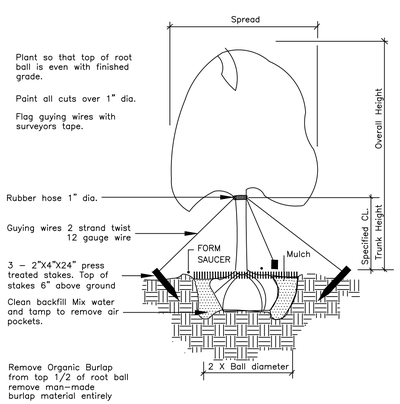


Conceptual Sign Plan
Scale: 1/4"=1'

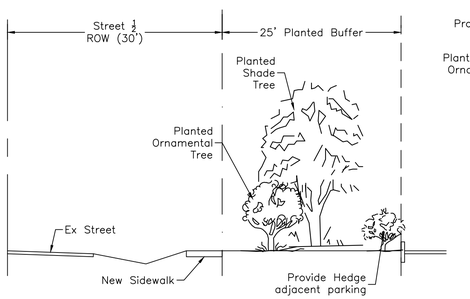
All signange shall meet the requirements of Ocala Code Section 110-155 (b)

Permiter Buffer Types

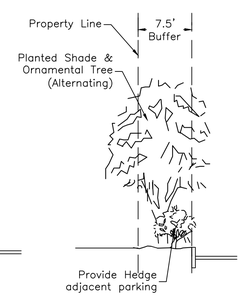
Type	Width	Specification
NVB	25'	Retain existing native vegetation. Plant new ornamental trees as required to ensure no gap in vegetation larger than 25'. Provide 36" high native hedge adjacent to any parking areas.
Type 1	25'	Plant one new canopy tree and two new ornamental trees every 50'. Install 33 shrubs every 100'. Shrubs to be 18" minimum height.
Type 2	7.5'	Plant one new canopy tree and one new ornamental trees every 50'. Provide 36" high native hedge adjacent to any parking areas.



Tree Planting Detail



Type 1 Planted Buffer
Section B



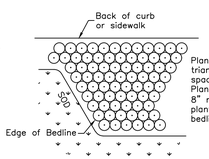
Type 2 Planted Buffer
Section C

Allowable Ornamental Trees	
Common Name	Botanical Name
Bradford Pear	Pyrus calleryana
Crape Myrtle	Lagerstroemia indica
Elm, Drake	Ulmus parvifolia
Elm, Florida	Ulmus americana floridana
Flowering Dogwood	Cornus florida
Fringetree	Chionanthus virginicus
Holly, American	Ilex opaca
Holly, Dahoon	Ilex cassine
Holly, East Palatka	Ilex x attenuata "E. Palat."
Holly, Savannah	Ilex x attenuata varieties
Holly, Yaupon	Ilex vomitoria
Ligustrum Tree	Ligustrum japonicum tree-type
Magnolia, Southern	Magnolia grandiflora
Magnolia, Sweetbay	Magnolia virginiana
Maple, Japanese	Acer palmatum
Palm, Date	Phoenix spp.
Palm, Pindo	Butia capitalta
Palm, Sabal	Sabal palmetto
Palm, Washingtonian	Washingtonian filifera

Allowable Shade Trees	
Common Name	Botanical Name
Bald Cypress	Taxodium distichum
Elm, Drake	Ulmus parvifolia
Elm, Florida	Ulmus americal floridana
Elm, Winged	Ulmus alata
Hickory	Carya
Loblolly Bay	Gordonia lasianthus
Magnolia, Southern	Magnolia grandiflora
Magnolia, Sweetbay	Magnolia virginiana
Maple, Florida	Acer barbatum (floridanum)
Maple, Red	Acer rubrum
Maple, Silver	Acer saccharinum
Oak, Live	Quercus virginiana
Oak, Laurel	Quercus laurifolia
Oak, Shumard	Quercus shumardi
Oak, Southern Red	Quercus falcate
Oak, White	Quercus alba
Oak, Willow	Quercus phellos
Pecan	Carya illinoiniensis
River Birch	Betula nigra
Sweetgum	Liquidambar styraciflua
Tulip Tree	Liriodendron tulipifera

Open Space Calculations		
Required Open Space	25% Minimum	1.06 Ac
Required Usable OS	10% of Required	0.11 Ac
Provided Open Space	40.81%	1.74 Ac
Provided Usable OS	17.85%	0.19 Ac

Minimum Tree Coverage Requirements	
Site Area	185,464 sf
Required Shade Trees (1/5000 sf)	37 Trees
Preservation of Existing Trees	
Required Tree Preservation (4 / Ac)	17 Trees
Estimated # of Preserved Trees	110 Trees



Shrub/Groundcover Spacing Detail

#	Date	Description

Revisions

#	Date	Description

Revisions

UNROE ENGINEERING, INC
Civil Engineering/Planning/Scientific Evaluation
PO Box 690942, Orlando, Fl 32869-0942
Business Authorization Number - EB 00006579 ph (407) 299-0650

CONCEPTUAL LANDSCAPE & SIGN PLAN

New Ocala MOB LLC Project

325 SE 24th Street, Ocala, Florida 34471

DP	Drawn
DP	Checked
1"=40'	Scale
6/10/26	Date
FSC-PD-3	File

Dwg. No.

PD-3