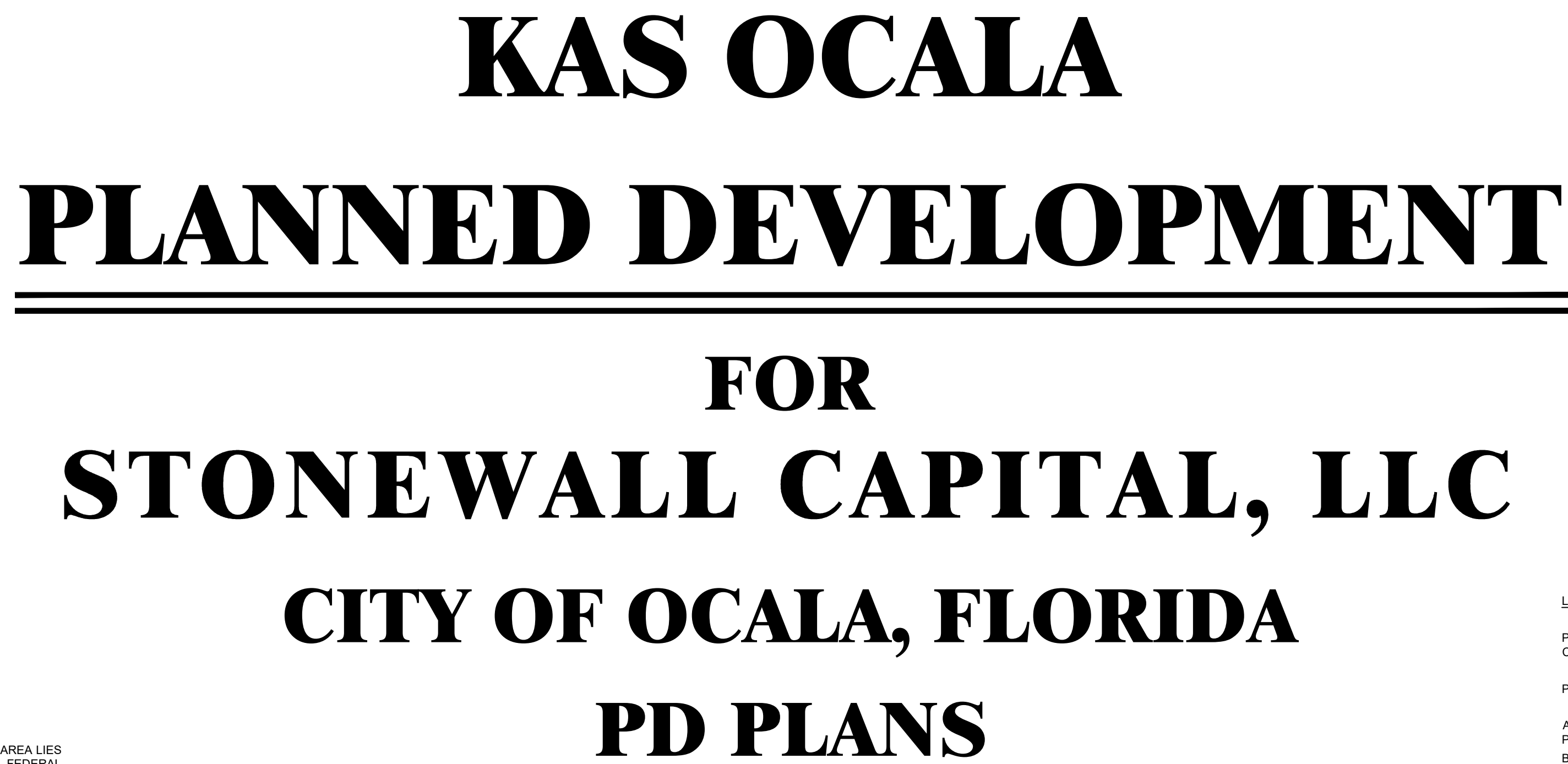




WATER:
POTABLE WATER WILL BE PROVIDED BY CITY OF OCALA.

WASTEWATER WILL BE PROVIDED BY CITY OF OCALA

PER FEMA FIRM PANELS NUMBERS 12083C0512E & 12083C0516E EFFECTIVE APRIL 19, 2017, A PORTION OF THE PROJECT AREA LIES IN ZONE 'A', AN AREA DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOOD PLAIN, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP.

THIS PROJECT SHALL UTILIZE ON-SITE WATER RETENTION AREAS SIZED TO MEET THE REGULATORY REQUIREMENTS OF THE CITY OF OCALA AND THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT. ALL RETENTION AREAS AND DRAINAGE SYSTEM WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.

THE PROPERTY OWNER SHALL PROVIDE PERPETUAL MAINTENANCE FOR THE PRIVATE STREETS, NEW & REPLACEMENT STREET SIGNS, DRAINAGE SYSTEMS AND COMMON AREAS OF THE DEVELOPMENT AND FOR OPERATION AND MAINTENANCE OF ALL PRIVATE FACILITIES. ROADS DESIGNATED FOR DEDICATION TO THE PUBLIC SHALL BE MAINTAINED BY THE CITY OF OCALA.

1. THE PLANNED DEVELOPMENT SHALL BE IN COMPLIANCE WITH ALL CONDITIONS OF ORDINANCE 2022-62.
2. THE PROJECT'S TRAFFIC METHODOLOGY (IT225-0003) WAS APPROVED ON SEPTEMBER 9, 2025. THE TRAFFIC IMPACT ANALYSIS (IT225-0003) IS CURRENTLY IN REVIEW. THE PROPERTY OWNER/DEVELOPER WILL BE REQUIRED TO PROVIDE ALL NECESSARY TRAFFIC IMPROVEMENTS MITIGATION AS DETERMINED BY THE TRAFFIC ANALYSIS.
3. PER CODE OF ORDINANCES SECTION 122-942(a)(4), THERE SHALL BE A MINIMUM OPEN SPACE REQUIREMENT OF 25% OF THE TOTAL GROSS ACREAGE FOR ALL DEVELOPMENT IN ANY PD OR PROJECT. AT LEAST 10% OF THE TOTAL REQUIRED OPEN SPACE SHALL BE IN USABLE AGGREGATE FORM. AGGREGATE OPEN SPACE IS DEFINED AS COMMON OPEN SPACE AREAS THAT ARE DESIGNATED AND INTENDED FOR USE BY THE OCCUPANTS/RESIDENTS OF A PD. WATER RETENTION AREAS THAT ARE DESIGNED AS AESTHETIC LAKE OR PONDS FOR ACTIVE OR PASSIVE RESIDENTIAL USE MAY ALSO BE COUNTED AS OPEN SPACE.
4. TREE SURVEY AND TREE MITIGATION PLANS PURSUANT TO THE CITY OF OCALA CODE OF ORDINANCES WILL BE PROVIDED FOR THE ENTIRE DEVELOPMENT WITH THE SITE PLAN.
5. ALL LANDSCAPING AND IRRIGATION DESIGN PLANS FOR EACH PORTION OF THE PD ARE REQUIRED TO BE COMPLETED BY A REGISTERED LANDSCAPE ARCHITECT, AN ARBORIST OR EQUIVALENT HORTICULTURAL PROFESSIONAL. SHALL EVALUATE THE TREES ONSITE, PROVIDE NECESSARY TREE PRESERVATION REQUIREMENTS, AND BE INVOLVED IN THE SITE CLEARING PROCESS TO ENSURE THE HEALTHY SURVIVAL OF ALL TREES SHOWN TO BE SAVED ON ANY FINAL LANDSCAPE PLANS.
6. ALL SITE PLANS SHALL CONTAIN DETAILS PERTAINING TO THE STREET TREE AND LANDSCAPING DESIGN FOR ALL INTERIOR ROADS.
7. PRIOR TO APPROVAL OF ANY SITE PLAN, AN ENVIRONMENTAL ASSESSMENT MEETING THE REQUIREMENTS OF THE CITY OF OCALA LAND DEVELOPMENT CODE MUST BE APPROVED BY THE CITY OF OCALA.
8. ALL IMPACT FEES WILL BE DETERMINED AT SITE PLAN REVIEW FOR EACH PARCEL.
9. THE FINAL DESIGN, LOCATION, AND NUMBER OF FREESTANDING SIGNS SHALL BE REVIEWED AND APPROVED AS PART OF THE SITE PLAN WITH EACH PORTION OF THE DEVELOPMENT.

UTILITY COMPANIES		
UTILITY COMPANY	CONTACT PERSON	PHONE NUMBER
LUMEN (LOCAL)	JOHN PLAMONDON	(352) 425-4444
LUMEN (NATIONAL)	ERIC WALLS	(407) 842-9634
SPECTRUM	DWAYNE LEACHMAN	(352) 286-1225
OCALA ELECTRIC UTILITY	STEVE SHORT	(352) 598-7625
TECO PEOPLES GAS - Ocala	LONDON MEAHL	(407) 408-5566

<u>OWNER/APPLICANT:</u>	<u>SURVEYOR:</u>
KAS OCALA, LLC	R.M. BARRINEAU & ASSOCIATES, INC.
800 SOUTH POINTE DRIVE, UNIT 903	1309 SE 25TH LOOP, SUITE 103
MIAMI BEACH, FLORIDA 33139	OCALA, FLORIDA 34471

CIVIL ENGINEERING CONSULTANT:
KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200
OCALA, FLORIDA 34471
(352) 438-3000

SURVEYOR:
R.M. BARRINEAU & ASSOCIATES, INC.
1309 SE 25TH LOOP, SUITE 103
OCALA, FLORIDA 34471
(352) 622-3133

DEVELOPER:
STONEWALL CAPITAL, LLC
15 W AYLESBURY ROAD, SUITE 500
LUTHERVILLE-TIMONIUM, MD 21093
(443) 564-9670



PD001 - COVER SHEET
PD002 - PLANNED DEVELOPMENT PLAN
PD003 - MASTER LANDSCAPE PLAN
PD004 - EXISTING TOPOGRAPHY

S001 THROUGH S008 - SURVEY

LEGAL DESCRIPTION: (PROVIDED BY OTHERS)

PER TITLE COMMITMENT NO. 2545584FL-A, ISSUED WFG NATIONAL TITLE INSURANCE COMPANY FOR CROWN TITLE CORPORATION, ISSUING OFFICE FILE NO. 127054-24 DLT, BEARING A COMMITMENT DATE OF OCTOBER 29, 2024.

PARCEL 1:

A PORTION OF SECTIONS 27 AND 28, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

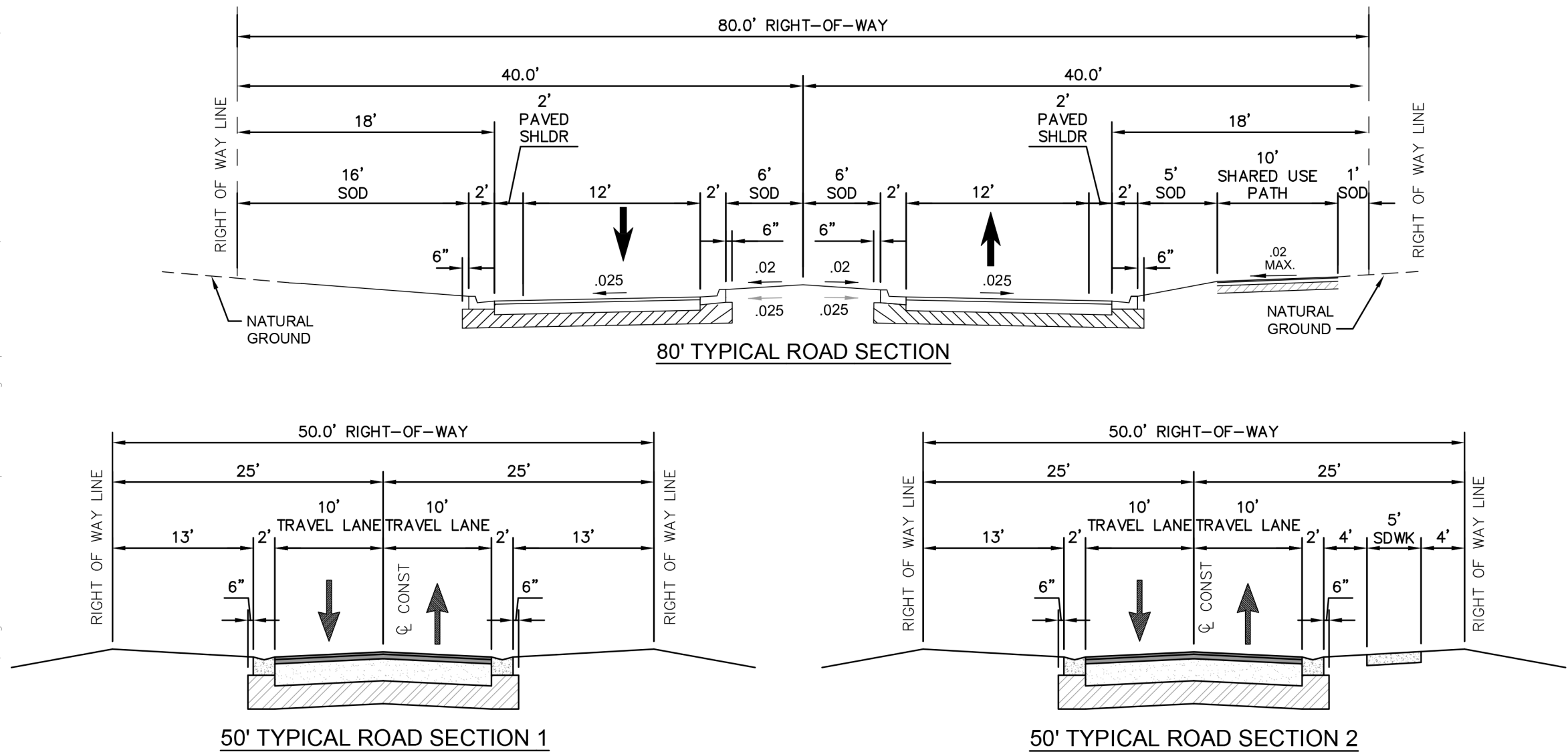
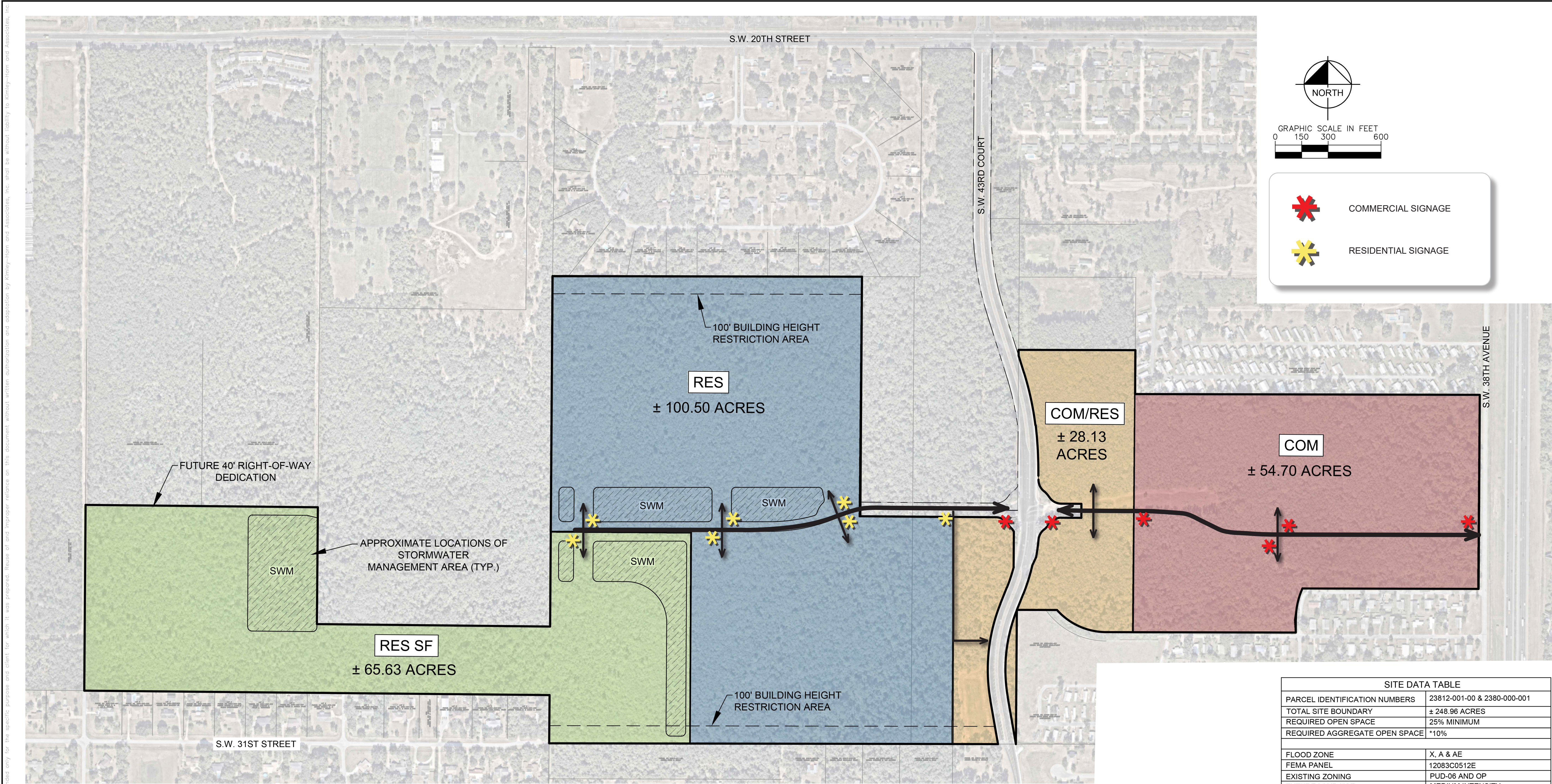
[illegible]

LESS AND EXCEPT

THE PARCEL OF LAND DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED JULY 25, 2008 IN OFFICIAL RECORDS BOOK 5072, PAGE 183, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF COMMENCEMENT (POC), BEGIN AT THE N.E. CORNER OF THE N.W. 1/4 OF SECTION 27, TOWNSHIP 15S, RANGE 21E, EAST, MARION COUNTY, FLORIDA. FROM THE POC THIS DESCRIBED PROCEED SOUTH 0°23'47" WEST, 68.95 FEET TO THE POINT OF BEGINNING THEREOF. FROM THE POINT OF BEGINNING THUS DESCRIBED, PROCEED SOUTH 17°25'56" EAST, 100.21 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A CENTRAL ANGLE OF 17°49'44". A RADIUS OF 1693.33 FEET. A CHORD LENGTH OF 524.79 FEET AND A CHORD BEARING OF SOUTH 8°31'05" EAST. PROCEED SOUTHERLY, ALONG THE ARC OF SAID CURVE, 98.85 FEET TO THE POINT OF TANGENCY THEREOF. THENCE NORTH 8°49'56" WEST, 101.58 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A CENTRAL ANGLE OF 169.35 FEET AND A CHORD BEARING OF SOUTH 05°17'52" WEST. PROCEED SOUTHERLY, ALONG THE ARC OF SAID CURVE, 101.13 FEET TO THE POINT OF TANGENCY THEREOF. THENCE SOUTH 20°30'24" WEST, 62.14 FEET TO A POINT ON A CURVE CONCAVE WESTERLY HAVING A CENTRAL ANGLE OF 17°27'10" WEST, PROCEED SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, 169.51 FEET TO THE POINT OF TANGENCY THEREOF. THENCE SOUTH 21°50'35" WEST, 98.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A CENTRAL ANGLE OF 17°27'10" WEST, PROCEED SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, 55.87 FEET TO THE POINT OF TANGENCY THEREOF. THENCE NORTH 21°50'35" EAST, 98.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A CENTRAL ANGLE OF 21°28'45". A RADIUS OF 1693.33 FEET. A CHORD LENGTH OF 524.79 FEET AND A CHORD BEARING OF SOUTH 8°31'05" EAST. PROCEED NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, 376.60 FEET TO THE POINT OF TANGENCY THEREOF. THENCE NORTH 02°23'47" EAST, 5.02 FEET; THENCE NORTH 44°35'27" WEST, 49.51 FEET; THENCE NORTH 89°34'41" WEST, 101.13 FEET; THENCE SOUTH 89°34'41" WEST, 101.13 FEET; THENCE SOUTH 44°35'27" WEST, 49.51 FEET; THENCE SOUTH 02°23'47" EAST, 5.02 FEET TO THE POINT OF BEGINNING.

	SHEET NUMBER PD001	KAS OCALA PREPARED FOR STONEWALL CAPITAL, LLC CITY OF OCALA FLORIDA	COVER SHEET	KWA PROJECT 242793000 DATE JULY 2025 SCALE AS SHOWN DRAWN BY KHA CHECKED BY JAC	LICENSED PROFESSIONAL JAMESON A. FREDERICK, P.E. FLORIDA LICENSE NUMBER 81405 DATE: _____	Kimley»Horn © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 1700 SE 17TH STREET, SUITE 200A, FT. LAUDERDALE, FLORIDA 33471 PHONE 352-432-3000 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106	No.	NOT FOR CONSTRUCTION	REVISIONS	DATE	BY
--	-----------------------	--	-------------	---	---	---	-----	----------------------	-----------	------	----



DEVELOPMENT PROGRAM TABLE			
DESIGNATION	ACREAGE	DENSITY	ALLOWABLE USES
RES SF	± 65.68	MAXIMUM OF 5 UNITS/ACRE (UP TO 328 UNITS)	• SINGLE-FAMILY (SF) RESIDENTIAL
RES	± 100.50	MAXIMUM OF 18 UNITS/ACRE (UP TO 1,809 UNITS)	• SINGLE-FAMILY RESIDENTIAL • MULTI-FAMILY (MF) RESIDENTIAL
COM / RES	± 28.13	SINGLE FAMILY RESIDENTIAL: MAXIMUM OF 5 UNITS/ACRE (UP TO 140 UNITS) OR MULTI-FAMILY RESIDENTIAL: MAX OF 18 UNITS/ACRE (UP TO 506) OR COMMERCIAL: MAXIMUM FAR OF 0.25 (UP TO 306,335 SQUARE FEET)	• COMMERCIAL • RETAIL • OFFICE • SINGLE-FAMILY RESIDENTIAL • MULTI-FAMILY RESIDENTIAL • RECREATIONAL OUTDOOR USES/SPORTSPLEX • OUTDOOR EVENT SPACE/VENUE • ALL OTHER USES ALLOWED IN THE B-2 ZONING CLASSIFICATION
COM	± 54.70	MAXIMUM FAR OF 0.25 (UP TO 595,683 SQUARE FEET)	• COMMERCIAL • RETAIL • OFFICE • RECREATIONAL OUTDOOR USES/SPORTSPLEX • OUTDOOR EVENT SPACE/VENUE • ALL OTHER USES ALLOWED IN THE B-2 ZONING CLASSIFICATION

SITE DATA TABLE	
PARCEL IDENTIFICATION NUMBERS	23812-001-00 & 2380-000-001
TOTAL SITE BOUNDARY	± 248.96 ACRES
REQUIRED OPEN SPACE	25% MINIMUM
REQUIRED AGGREGATE OPEN SPACE	*10%
FLOOD ZONE	X, A & AE
FEMA PANEL	12083C0512E
EXISTING ZONING	PUD-06 AND OP
FUTURE LAND USE	MEDIUM INTENSITY
PROPOSED ZONING	PD (PLANNED DEVELOPMENT)
SETBACK REQUIREMENTS	REFER TO PD STANDARDS
BUILDING HEIGHT REQUIREMENTS	**REFER TO PD STANDARDS

* AGGREGATE OPEN SPACE SHALL BE PROVIDED PER SECTION 122-942(4) OF THE CITY OF OCALA LAND DEVELOPMENT REGULATIONS.

** NO STRUCTURES EXCEEDING 35 FEET IN HEIGHT PERMITTED WITHIN THE BUILDING HEIGHT RESTRICTION AREA.

PARKING REQUIREMENTS:
EACH DEVELOPMENT WITHIN THE PD SHALL MEET THE REQUIREMENTS IN SECTIONS 122-1001 THROUGH 122-1016 OF THE CITY OF OCALA CODE OF ORDINANCES.

PROJECT PHASING:
THE PROJECT IS ANTICIPATED TO BE PHASED. PHASING MAY BE MODIFIED DURING DEVELOPMENT. INITIAL PHASING IS PLANNED TO INCLUDE CONSTRUCTION OF THE CENTRAL BOULEVARD FIRST, FOLLOWED BY DEVELOPMENT OF THE AREA WEST OF SW 43RD COURT, AND THEN THE AREA TO THE EAST.

MIXED USE DEVELOPMENTS:
EACH DEVELOPMENT WITHIN THE PD SHALL ADHERE TO THE MAXIMUM ALLOWABLE DENSITY OR FLOOR AREA RATIO (FAR) FOR THE APPLICABLE LAND USE AREA BASED ON ACREAGE.

THIS PLAN IS CONCEPTUAL IN NATURE. FINAL LAYOUTS WILL BE DETERMINED AT THE SITE PLAN STAGE.

KAS OCALA PREPARED FOR STONEWALL CAPITAL, LLC		CITY OF OCALA FLORIDA	
PLANNED DEVELOPMENT PLAN		KIMLEY-HORN	
KAS PROJECT 242356000		LICENSED PROFESSIONAL	
DATE JULY 2025		JAMESON A. FREDERICK, P.E.	
SCALE AS SHOWN		FLORIDA LICENSE NUMBER 81405	
DESIGNED BY KHA		PHONE: 352-438-3000	
DRAWN BY BIC		WWW.KIMLEY-HORN.COM	
CHECKED BY JAF		REGISTRY NO. 35106	
		NOT FOR CONSTRUCTION	
		REVISIONS	
		DATE	
		BY	

K:\OCA_01824293\000\KAS Ocala\CA\PD003\Sheet\PD003 MASTER LANDSCAPE PLAN.dwg, Layout:PD003 MASTER LANDSCAPE PLAN Jan 16, 2025
XREF: 01824293\000\KAS Ocala\CA\PD003\Sheet\PD003 MASTER LANDSCAPE PLAN.dwg, Layout:PD003 MASTER LANDSCAPE PLAN
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



30' UNDISTURBED
BUFFER SECTION



20' PLANTED
BUFFER SECTION



10' PLANTED
BUFFER SECTION

**PLANTED BUFFER
LANDSCAPE, TYPICAL
PER 100 L.F.**

Sec. 122-260. There shall be an average of one tree for every 25 linear feet of buffer area. Trees shall be a minimum of six feet to eight feet in height when installed.

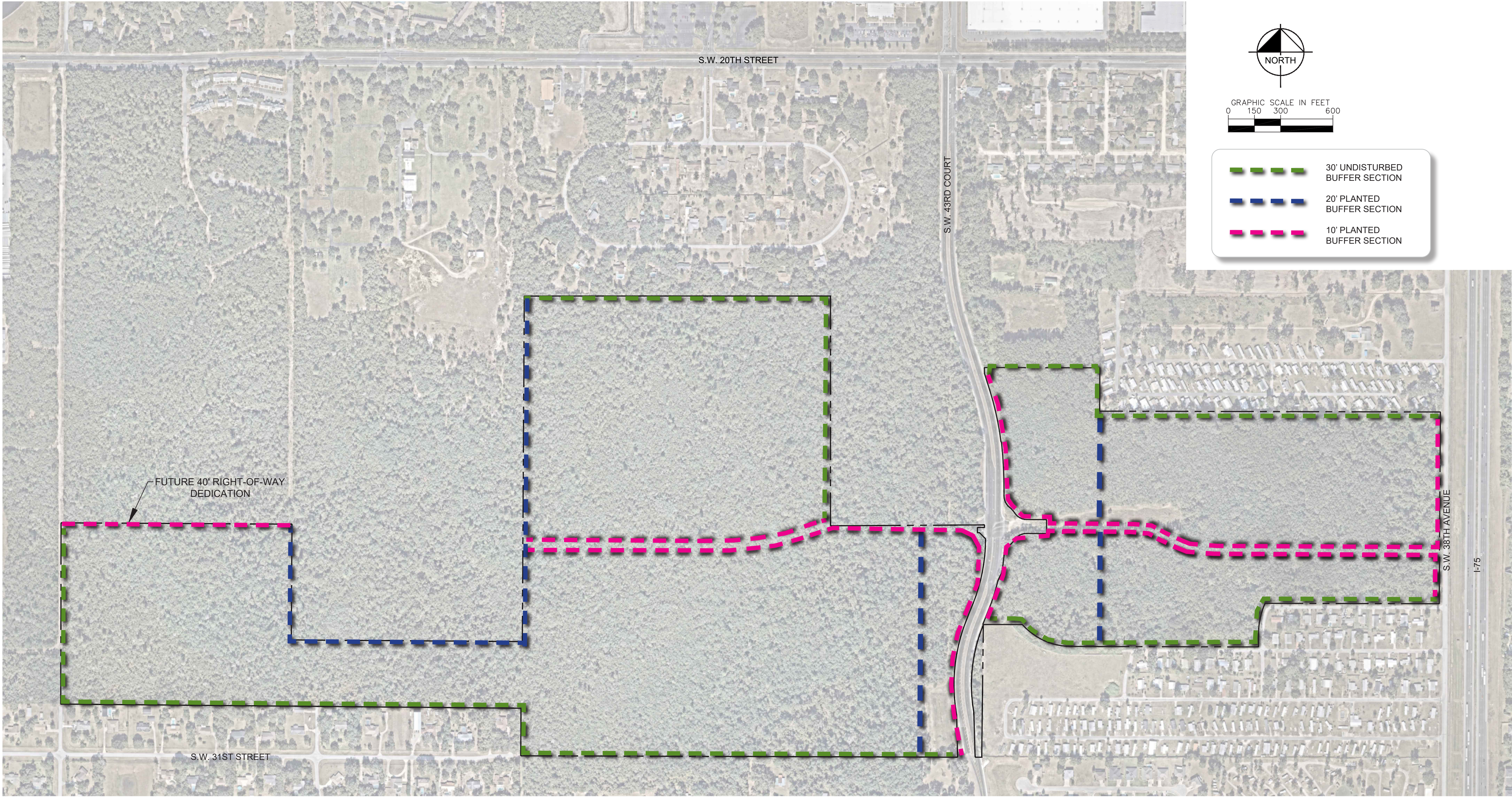
Sec. 122-260. Continuous hedging will be required. Hedge material to be planted shall be a maximum of three feet on center. Plants shall be 18"-24" minimum height in three-gallon containers.

BUFFER REQUIREMENTS	
PROPOSED USES	REQUIRED BUFFER
COMMERCIAL TO COMMERCIAL	NO INTERNAL BUFFER
COMMERCIAL TO MULTI-FAMILY	20' PLANTED BUFFER OR 30' UNDISTURBED BUFFER
SINGLE-FAMILY TO SINGLE-FAMILY	NO INTERNAL BUFFER
SINGLE-FAMILY TO MULTI-FAMILY	20' PLANTED BUFFER OR 30' UNDISTURBED BUFFER

INTERNAL BUFFER REQUIREMENTS : INTERNAL BUFFERS WILL BE REQUIRED BASED ON PROPOSED USES WITHIN THE PLANNED DEVELOPMENT AS DEFINED IN THE ABOVE TABLE.

TREE PRESERVATION REQUIREMENTS: EXISTING VIABLE SHADE TREES SHALL BE PRESERVED WITHIN THE PD AS REQUIRED IN SEC. 118-101.b OF THE CITY OF OCALA CODE OF ORDINANCES. IF THE REQUIRED NUMBER OF SHADE TREES CANNOT BE PRESERVED AT THE TIME OF A PARCEL'S DEVELOPMENT, THEN EACH DEVELOPER SHALL MITIGATE PER SEC. 118-101.b. TO PROVIDE THE REQUIRED REPLACEMENT INCHES OR MAKE A PAYMENT INTO THE CITY'S TREE MITIGATION FUND.

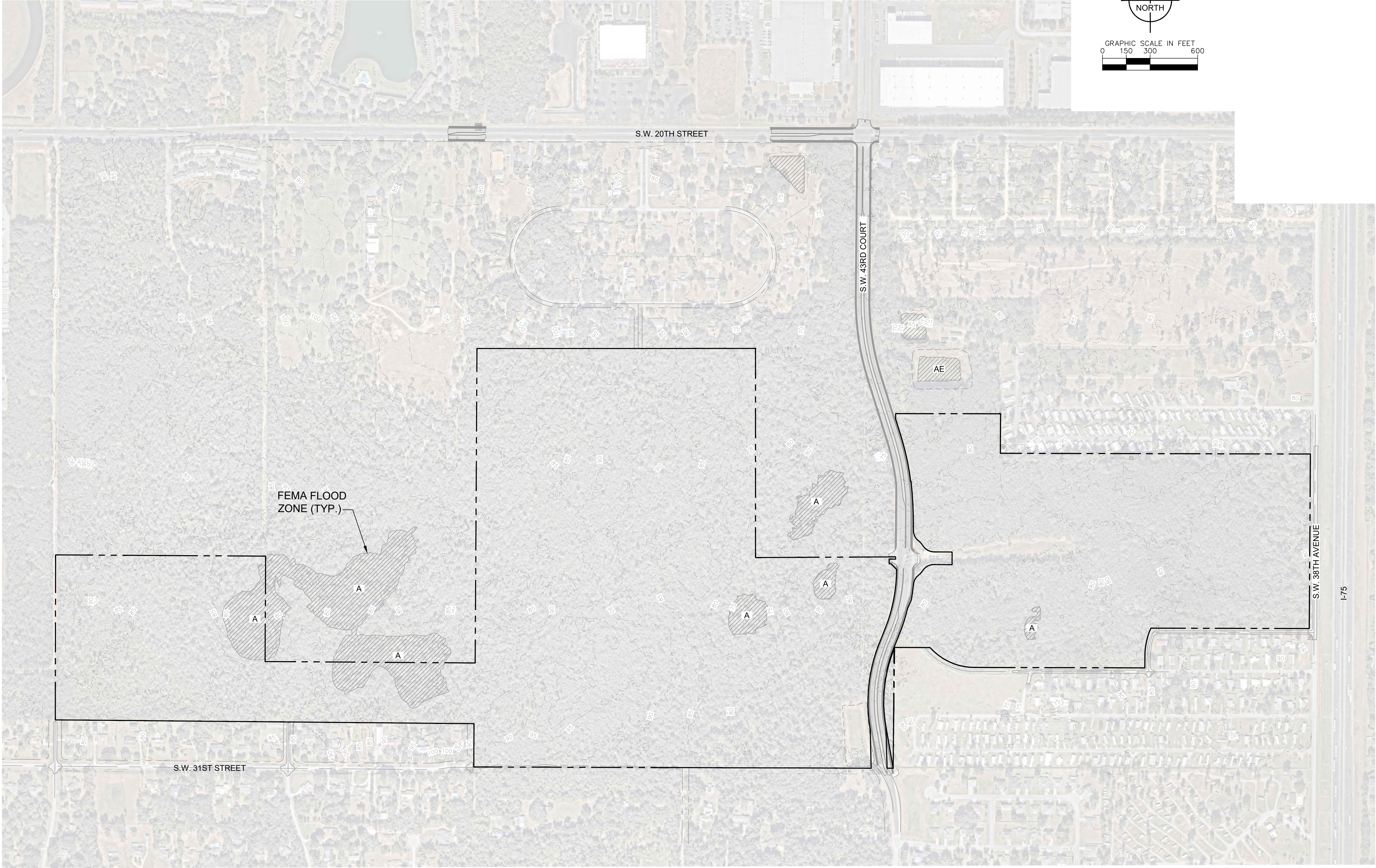
MINIMUM TREE COVERAGE: POST-DEVELOPMENT TREE COVERAGE WITHIN THE PD SHALL COMPLY WITH ALL REQUIREMENTS IN SEC. 118 OF THE CITY OF OCALA CODE OF ORDINANCES.



KAS OCALA PREPARED FOR STONEWALL CAPITAL, LLC		MASTER LANDSCAPE PLAN		KIMLEY»HORN	
CITY OF OCALA		FLORIDA		© 2025 KIMLEY-HORN AND ASSOCIATES, INC. 1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471 PHONE: 352-438-3000 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106	
SHEET NUMBER PD003		KHA PROJECT 242393000		LICENSED PROFESSIONAL	
		DATE JULY 2025		JAMESON A. FREDERICK, P.E.	
		SCALE AS SHOWN		FLORIDA LICENSE NUMBER 81405	
		DESIGNED BY KHA			
		DRAWN BY BIC			
		CHECKED BY JAF		DATE: _____	
				NOT FOR CONSTRUCTION	
				REVISIONS	
				No	
				DATE	
				BY	

K:\OCA_242393000\KAS Drawings\Sheet\PD004 EXISTING TOPOGRAPHY.dwg, Luvu\PD004 EXISTING TOPOGRAPHY, Jan 28, 2025
PLOT'S DATE: 1/28/2025, PLOT'S USER: JAF

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SHEET NUMBER
PD004

KAS OCALA
PREPARED FOR
STONEWALL CAPITAL, LLC
CITY OF OCALA FLORIDA

EXISTING
TOPOGRAPHY

KHA PROJECT
242393000
DATE
JULY 2025
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY BIC
CHECKED BY JAF

LICENSED PROFESSIONAL
JAMESON A. FREDERICK, P.E.
FLORIDA LICENSE NUMBER
81405
DATE

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471
WWW.KIMLEY-HORN.COM PHONE 352-438-3000
REGISTRY NO. 35106

No.	REVISIONS	DATE	BY
1	NOT FOR CONSTRUCTION	-	-