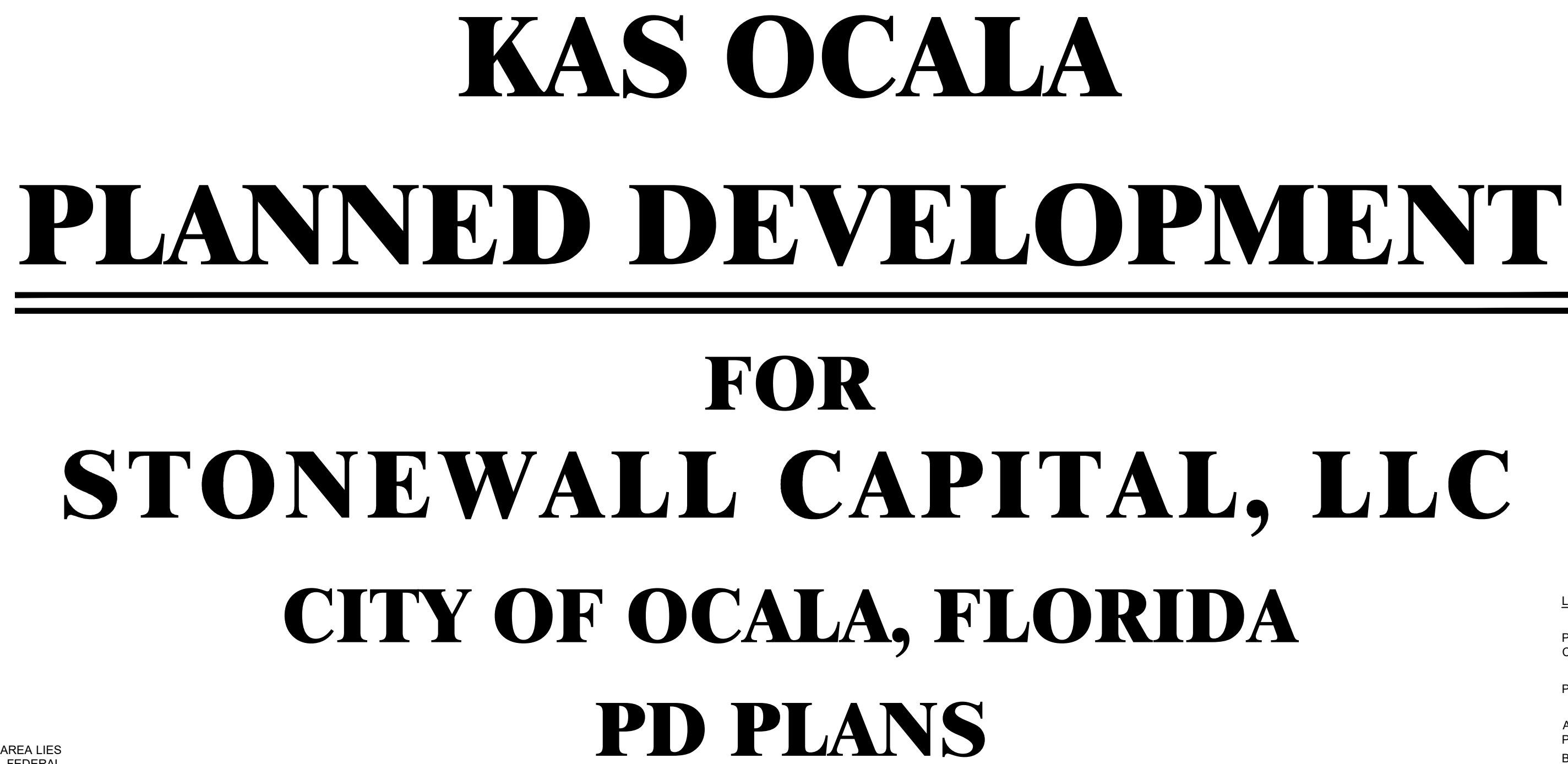




WATER:
POTABLE WATER WILL BE PROVIDED BY CITY OF OCALA.

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 (IT2A5-0003) WAS APPROVED ON SEPTEMBER 9, 2025. THE TRAFFIC IMPACT ANALYSIS (IT2A5-0003) 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:

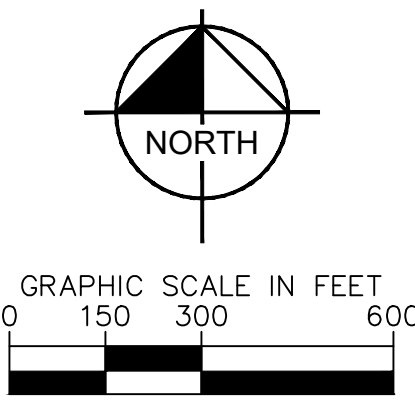
[illegible]

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:

[illegible]

KAS OCALA PREPARED FOR STONEWALL CAPITAL, LLC CITY OF OCALA FLORIDA	COVER SHEET	KHA PROJECT 242393000	LICENSED PROFESSIONAL		Kimley»Horn © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 1700 SE 17TH STREET, SUITE 300A, FLORIDA, 34471 PHONE: 352-432-3000 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106	BY			
			DATE JULY 2025	JAMESON A. FREDERICK, P.E.			NOT FOR CONSTRUCTION		
			SCALE AS SHOWN	FLORIDA LICENSE NUMBER				No.	
			DRAWN BY KHA	81405					DATE
			CHECKED BY JAC	DATE: _____					



SHEET NUMBER PD0004	KAS OCALA PREPARED FOR STONEWALL CAPITAL, LLC	FLORIDA	CITY OF OCALA	EXISTING TOPOGRAPHY	KHA PROJECT 242333000 DATE JULY 2025 SCALE AS SHOWN DESIGNED BY KHA DRAWN BY BIC CHECKED BY JAF	LICENSED PROFESSIONAL <u>JAMESON A. FREDERICK, P.E.</u> FLORIDA LICENSE NUMBER 81405 DATE: _____	 Kimley»»Horn © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471 PHONE: 352-439-3000 WWW.KIMLEY-HORN.COM REGISTRY NO. 35108	No. _____ REVISIONS _____ DATE _____ BY _____
						NOT FOR CONSTRUCTION 		