



KAS OCALA PLANNED DEVELOPMENT

FOR STONEWALL CAPITAL, LLC

CITY OF OCALA, FLORIDA

PD PLANS

PARCEL ID'S: 23812-001-00 AND 2380-000-001

A PORTION OF SECTIONS 27 AND 28
TOWNSHIP 15 SOUTH, RANGE 21 EAST

JANUARY 2026

GENERAL NOTES

WATER:

POTABLE WATER WILL BE PROVIDED BY CITY OF OCALA.

SEWER:

WASTEWATER WILL BE PROVIDED BY CITY OF OCALA.

FEMA DESIGNATION:

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.

DRAINAGE SUMMARY:

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.

MAINTENANCE:

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.

PLANNED DEVELOPMENT NOTES

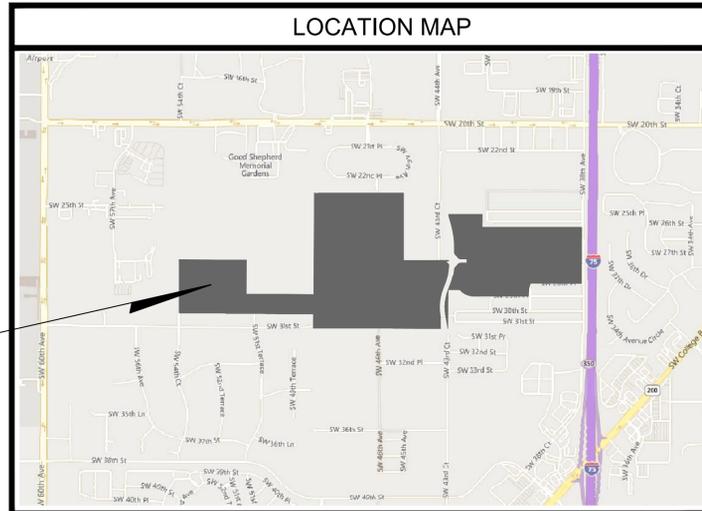
1. THE PLANNED DEVELOPMENT SHALL BE IN COMPLIANCE WITH ALL CONDITIONS OF ORDINANCE 2022-62.
2. THE PROJECT'S TRAFFIC METHODOLOGY (TA25-0003) WAS APPROVED ON SEPTEMBER 9, 2025. THE TRAFFIC IMPACT ANALYSIS (TA25-0003) IS CURRENTLY IN REVIEW. THE PROPERTY OWNER/DEVELOPER WILL BE REQUIRED TO PROVIDE ALL 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 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 DESIGNED AND INTENDED FOR USE BY THE OCCUPANTS/RESIDENTS OF A PD. WATER RETENTION AREAS THAT ARE DESIGNED AS AESTHETIC LAKES 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 ON-SITE, 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 PROVIDERS

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

PROJECT OWNER AND CONSULTANTS

OWNER/APPLICANT: KAS OCALA, LLC 800 SOUTH POINTE DRIVE, UNIT 903 MIAMI BEACH, FLORIDA 33139	SURVEYOR: R.M. BARRINEAU & ASSOCIATES, INC. 1309 SE 25TH LOOP, SUITE 103 OCALA, FLORIDA 34471 (352) 622-3133
CIVIL ENGINEERING CONSULTANT: KIMLEY-HORN AND ASSOCIATES, INC. 1700 SE 17TH STREET, SUITE 200 OCALA, FLORIDA 34471 (352) 438-3000	DEVELOPER: STONEWALL CAPITAL, LLC 15 W AYLESBURY ROAD, SUITE 500 LUTHERVILLE-TIMONIUM, MD 21093 (443) 564-9670



DRAWING INDEX

- SHEET TITLE
- 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:

Begin at the N.W. CORNER OF SAID SECTION 27, ALSO BEING THE S.W. CORNER OF "BEAR TRACK RANCH" AS PER PLAT THEREOF RECORDED IN PLAT BOOK "R", PAGES 51 AND 52 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA. THENCE ALONG THE NORTH BOUNDARY OF THE N.W. 1/4 OF SAID SECTION 27 AND THE SOUTH BOUNDARY OF "BEAR TRACK RANCH", NORTH 89°41'40" EAST, A DISTANCE OF 1754.67 FEET; THENCE DEPARTING THE NORTH BOUNDARY OF SAID N.W. 1/4 OF SECTION 27, AND THE SOUTH BOUNDARY OF "BEAR TRACK RANCH", SOUTH 00°01'23" EAST, A DISTANCE OF 1318.42 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 891.05 FEET TO A POINT ON THE EAST BOUNDARY OF THE N.W. 1/4 OF SECTION 27; THENCE ALONG THE EAST BOUNDARY OF SAID N.W. 1/4 OF SECTION 27, NORTH 00°01'31" WEST, A DISTANCE OF 1323.03 FEET TO THE NORTH 1/4 CORNER OF SECTION 27; THENCE ALONG THE NORTH BOUNDARY OF THE N.E. 1/4 OF SECTION 27, NORTH 89°43'07" EAST, A DISTANCE OF 691.98 FEET; THENCE DEPARTING THE NORTH BOUNDARY OF SAID N.E. 1/4 OF SECTION 27, SOUTH 00°00'32" EAST, A DISTANCE OF 862.09 FEET; THENCE NORTH 89°43'36" EAST, A DISTANCE OF 1955.45 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF S.W. 38TH AVENUE, A 60 FOOT RIGHT-OF-WAY AS NOW EXISTING (OCTOBER 04, 2005); THENCE ALONG SAID WEST RIGHT-OF-WAY LINE OF S.W. 38TH AVENUE, SOUTH 00°01'58" EAST, A DISTANCE OF 1100.61 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF S.W. 28TH PLACE, A 50 FOOT RIGHT-OF-WAY AS NOW EXISTING (OCTOBER 04, 2005); THENCE DEPARTING THE WEST RIGHT-OF-WAY LINE OF S.W. 38TH AVENUE, ALONG SAID NORTH RIGHT-OF-WAY LINE OF S.W. 28TH PLACE, SOUTH 89°44'14" WEST, A DISTANCE OF 898.75 FEET TO A POINT ON A RIGHT-OF-WAY CURVE OF S.W. 38TH COURT, A 50 FOOT RIGHT-OF-WAY AS NOW EXISTING (OCTOBER 04, 2005), SAID CURVE HAVING A CENTRAL ANGLE OF 24°18'53", A RADIUS OF 425.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 11°42'56" WEST 179.01 FEET; THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY CURVE AN ARC DISTANCE OF 180.38 FEET TO THE POINT OF TANGENCY; THENCE ALONG THE WEST RIGHT-OF-WAY OF S.W. 39TH COURT, SOUTH 00°12'27" EAST, A DISTANCE OF 75.16 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF S.W. 28TH PLACE, A 50 FOOT RIGHT-OF-WAY AS NOW EXISTING (OCTOBER 04, 2005); THENCE DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID S.W. 28TH PLACE, SOUTH 89°44'10" WEST, A DISTANCE OF 1076.01 FEET TO THE POINT OF CURVATURE OF A RIGHT-OF-WAY CURVE HAVING A CENTRAL ANGLE OF 48°08'55", A RADIUS OF 375.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 68°13'21" WEST 305.94 FEET; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY CURVE AN ARC DISTANCE OF 315.13 FEET TO A POINT ON THE NORTH BOUNDARY OF BLOCK 4 OF "MAGNOLIA GARDEN ESTATES" AS PER PLAT THEREOF RECORDED IN PLAT BOOK E, PAGE 5 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; SOUTH 89°41'52" WEST, A DISTANCE OF 595.23 FEET; THENCE CONTINUING ALONG THE SOUTH BOUNDARY OF SAID N.W. 1/4 OF SECTION 27 AND THE NORTH BOUNDARY OF "G.W. BROWN'S SUBDIVISION" SOUTH 89°40'37" WEST, A DISTANCE OF 2051.56 FEET; TO THE S.W. CORNER OF SAID N.W. 1/4 OF SECTION 27 ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF S.W. 40TH AVENUE (PER PLAT OF "TIMBERWOOD SECOND ADDITION" RECORDED IN PLAT BOOK L, PAGES 67 AND 68 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA), A 40 FOOT RIGHT-OF-WAY AS NOW EXISTING (OCTOBER 04, 2005); THENCE ALONG THE WEST BOUNDARY OF SAID N.W. 1/4 OF SECTION 27, AND ALONG SAID EAST RIGHT-OF-WAY LINE OF S.W. 40TH AVENUE, NORTH 00°07'30" EAST, A DISTANCE OF 273.56 FEET; THENCE DEPARTING THE WEST BOUNDARY OF SAID N.W. 1/4 OF SECTION 27, AND SAID EAST RIGHT-OF-WAY LINE OF S.W. 40TH AVENUE, ALONG THE NORTH BOUNDARY OF BLOCKS C AND D OF SAID "TIMBERWOOD SECOND ADDITION", AND BLOCK C OF "TIMBERWOOD", AS PER PLAT THEREOF RECORDED IN PLAT BOOK S, PAGES 148 AND 149 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, NORTH 89°52'36" WEST, A DISTANCE OF 2638.72 FEET TO A POINT ON THE WEST BOUNDARY OF THE N.E. 1/4 OF SECTION 28; THENCE ALONG THE WEST BOUNDARY OF SAID N.E. 1/4 OF SECTION 28, NORTH 00°02'37" WEST, A DISTANCE OF 1052.88 FEET; THENCE DEPARTING THE WEST BOUNDARY SAID N.E. 1/4 OF SECTION 28, SOUTH 89°49'15" EAST, A DISTANCE OF 1317.67 FEET; THENCE SOUTH 00°03'14" WEST, A DISTANCE OF 862.14 FEET; THENCE NORTH 89°00'07" EAST, A DISTANCE OF 1322.35 FEET TO A POINT ON THE EAST BOUNDARY OF THE N.E. 1/4 OF SECTION 28; THENCE NORTH 00°00'54" WEST, ALONG THE EAST BOUNDARY OF SAID N.E. 1/4 OF SECTION 28, A DISTANCE OF 1987.29 FEET TO THE POINT OF BEGINNING.

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 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, FROM THE POC THUS DESCRIBED PROCEED SOUTH 00°23'47" WEST, 446.07 FEET ALONG THE EAST LINE OF SAID N.W. 1/4 OF SECTION 27 TO THE POINT OF BEGINNING.

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 08°31'05" EAST, PROCEED SOUTHERLY, ALONG THE ARC OF SAID CURVE, 526.91 FEET TO THE POINT OF TANGENCY THEREOF; THENCE SOUTH 00°23'47" WEST, 198.13 FEET; THENCE SOUTH 44°35'27" EAST, 49.51 FEET; THENCE SOUTH 88°34'41" EAST, 12.03 FEET; THENCE SOUTH 0°25'19" WEST, 60.00 FEET; THENCE SOUTH 45°24'49" WEST, 49.48 FEET TO A POINT ON A CURVE CONCAVE WESTERLY HAVING A CENTRAL ANGLE OF 10°17'37", A RADIUS OF 1119.51 FEET, A CHORD LENGTH OF 200.89 FEET AND A CHORD BEARING OF SOUTH 09°17'52" WEST, PROCEED SOUTHERLY, ALONG THE ARC OF SAID CURVE, 201.13 FEET TO THE POINT OF TANGENCY THEREOF; THENCE SOUTH 25°03'24" WEST, 52.14 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A CENTRAL ANGLE OF 08°46'50", A RADIUS OF 1108.11 FEET, A CHORD LENGTH OF 169.35 FEET AND A CHORD BEARING OF SOUTH 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, 98.58 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A CENTRAL ANGLE OF 31°48'06", A RADIUS OF 905.00 FEET, A CHORD LENGTH OF 495.89 FEET AND A CHORD BEARING OF SOUTH 05°56'32" WEST, PROCEED SOUTHERLY, ALONG THE ARC OF SAID CURVE, 492.31 FEET TO THE POINT OF TANGENCY THEREOF; THENCE SOUTH 09°57'27" EAST, 270.17 FEET TO THE S.W. CORNER OF THE N.E. 1/4 OF SAID SECTION 27; THENCE NORTH 89°49'56" WEST, 101.58 FEET; THENCE NORTH 09°57'31" WEST, 252.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A CENTRAL ANGLE OF 31°48'06", A RADIUS OF 1005.00 FEET, A CHORD LENGTH OF 550.69 FEET AND A CHORD BEARING OF NORTH 05°56'32" EAST, PROCEED NORTHERLY, ALONG THE ARC OF SAID CURVE, 557.82 FEET TO THE POINT OF TANGENCY THEREOF; THENCE NORTH 21°50'35" EAST, 98.58 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A CENTRAL ANGLE OF 21°26'48", A RADIUS OF 1006.11 FEET, A CHORD LENGTH OF 374.41 FEET AND CHORD BEARING OF NORTH 11°07'11" EAST, PROCEED NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, 376.60 FEET TO THE POINT OF TANGENCY THEREOF; THENCE NORTH 00°23'47" EAST, 5.02 FEET; THENCE NORTH 44°35'27" WEST, 49.51 FEET; THENCE NORTH 89°34'41" WEST, 12.03 FEET; THENCE NORTH 00°25'19" EAST, 30.00 FEET; THENCE SOUTH 89°34'41" EAST, 35.01 FEET; THENCE NORTH 00°23'47" EAST, 876.92 FEET TO THE POINT OF BEGINNING.

No.	REVISIONS	DATE	BY
1	NOT FOR CONSTRUCTION		

Kimley»Horn
 LICENSED PROFESSIONAL
 JAMESON A. FREDERICK, P.E.
 FLORIDA LICENSE NUMBER 81405
 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106
 © 2025 KIMLEY-HORN AND ASSOCIATES, INC.
 1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA, 34471
 PHONE: 352-438-3000

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

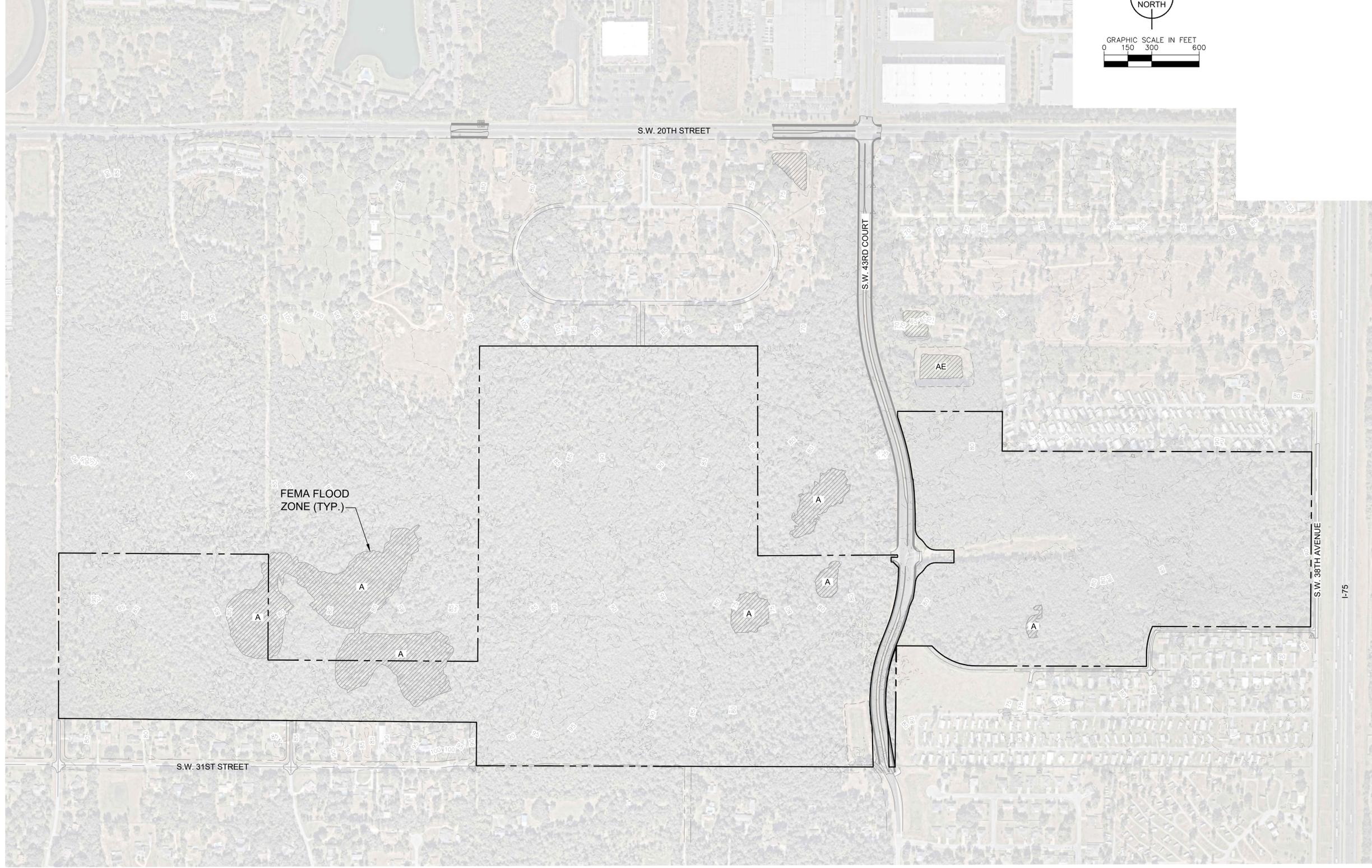
KAS OCALA
 PREPARED FOR
STONEWALL CAPITAL, LLC
 CITY OF OCALA, FLORIDA

SHEET NUMBER PD001

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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
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 WWW.KIMLEY-HORN.COM PHONE: 352-438-3000
 REGISTRY NO. 35106

No.	REVISIONS	DATE	BY
1	NOT FOR CONSTRUCTION	-	-