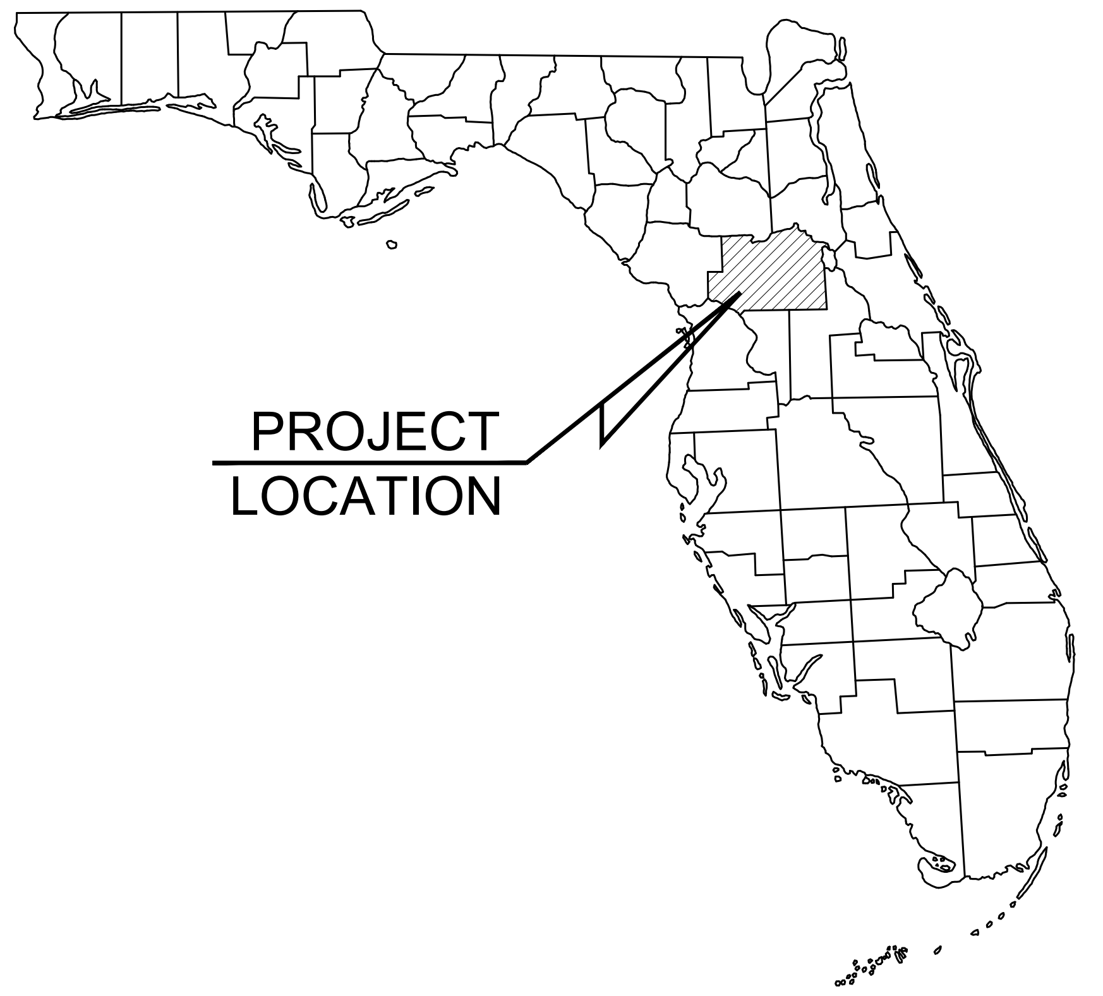


KAS OCALA
PLANNED DEVELOPMENT

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 (TIA25-0003) WAS APPROVED ON SEPTEMBER 9, 2025. THE TRAFFIC IMPACT ANALYSIS (TIA25-0003) 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 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 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	LANDON MEAHL	(407) 408-5566

PROJECT OWNER AND CONSULTANTS

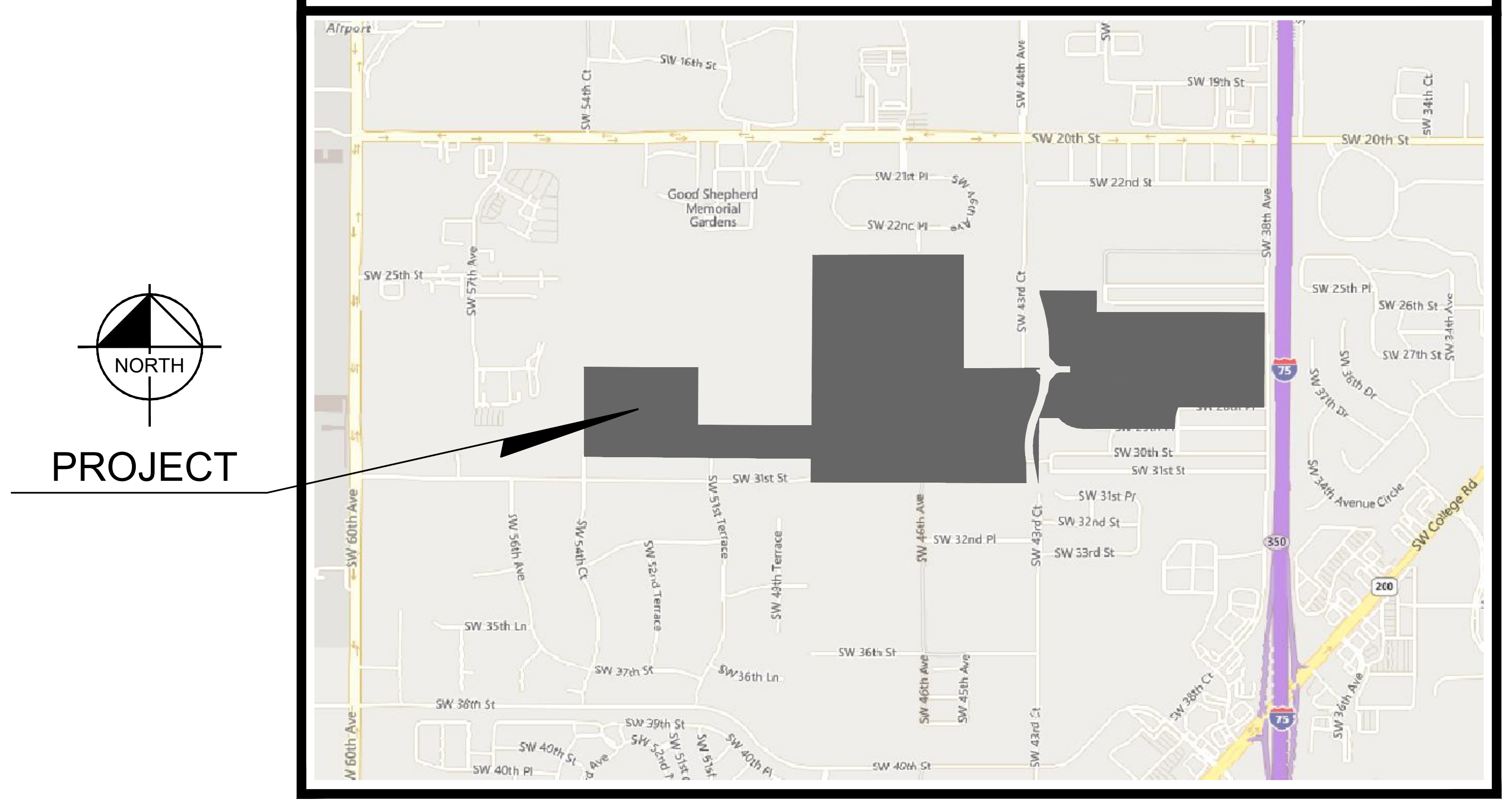
OWNER/APPLICANT:
KAS OCALA, LLC
800 SOUTH POINTE DRIVE, UNIT 903
MIAMI BEACH, FLORIDA 33139

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

LOCATION MAP



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 90°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 661.98 FEET; THENCE DEPARTING THE NORTH BOUNDARY OF SAID N.E. 1/4 OF SECTION 27, SOUTH 00°00'32" EAST, A DISTANCE OF 662.09 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 998.75 FEET TO A POINT ON A RIGHT-OF-WAY CURVE OF S.W. 39TH 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 180.36 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. 29TH PLACE, A 50 FOOT RIGHT-OF-WAY AS NOW EXISTING (OCTOBER 04, 2005); THENCE DEPARTING THE WEST RIGHT-OF-WAY LINE OF S.W. 39TH COURT, ALONG SAID NORTH RIGHT-OF-WAY LINE OF SAID S.W. 29TH PLACE, SOUTH 89°44'10" WEST, A DISTANCE OF 1075.01 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 66°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 K, PAGE 37 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG THE NORTH BOUNDARY OF SAID BLOCK 4, SOUTH 89°46'36" WEST, A DISTANCE OF 227.51 FEET TO A POINT ON THE EAST BOUNDARY OF THE N.W. 1/4 OF SECTION 27; THENCE DEPARTING THE NORTH BOUNDARY OF SAID BLOCK 4, ALONG THE EAST BOUNDARY OF SAID N.W. 1/4 OF SECTION 27, SOUTH 00°01'31" EAST, A DISTANCE OF 761.00 FEET TO THE SOUTHEAST CORNER OF THE N.W. 1/4 OF SECTION 27; THENCE ALONG THE SOUTH BOUNDARY OF SAID N.W. 1/4 OF SECTION 27 AND THE NORTH BOUNDARY OF "G.W. BROWN'S SUBDIVISION" 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. 49TH AVENUE (PER PLAT OF "TIMBERWOOD SECOND ADDITION" RECORDED IN PLAT BOOK U, 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. 49TH 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. 49TH 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 662.14 FEET; THENCE SOUTH 89°50'10" 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 89°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 200.86 FEET AND A CHORD BEARING OF SOUTH 05°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 1106.11 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, 502.31 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
0	NOT FOR CONSTRUCTION	-	-

Kimley»Horn

1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471
PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

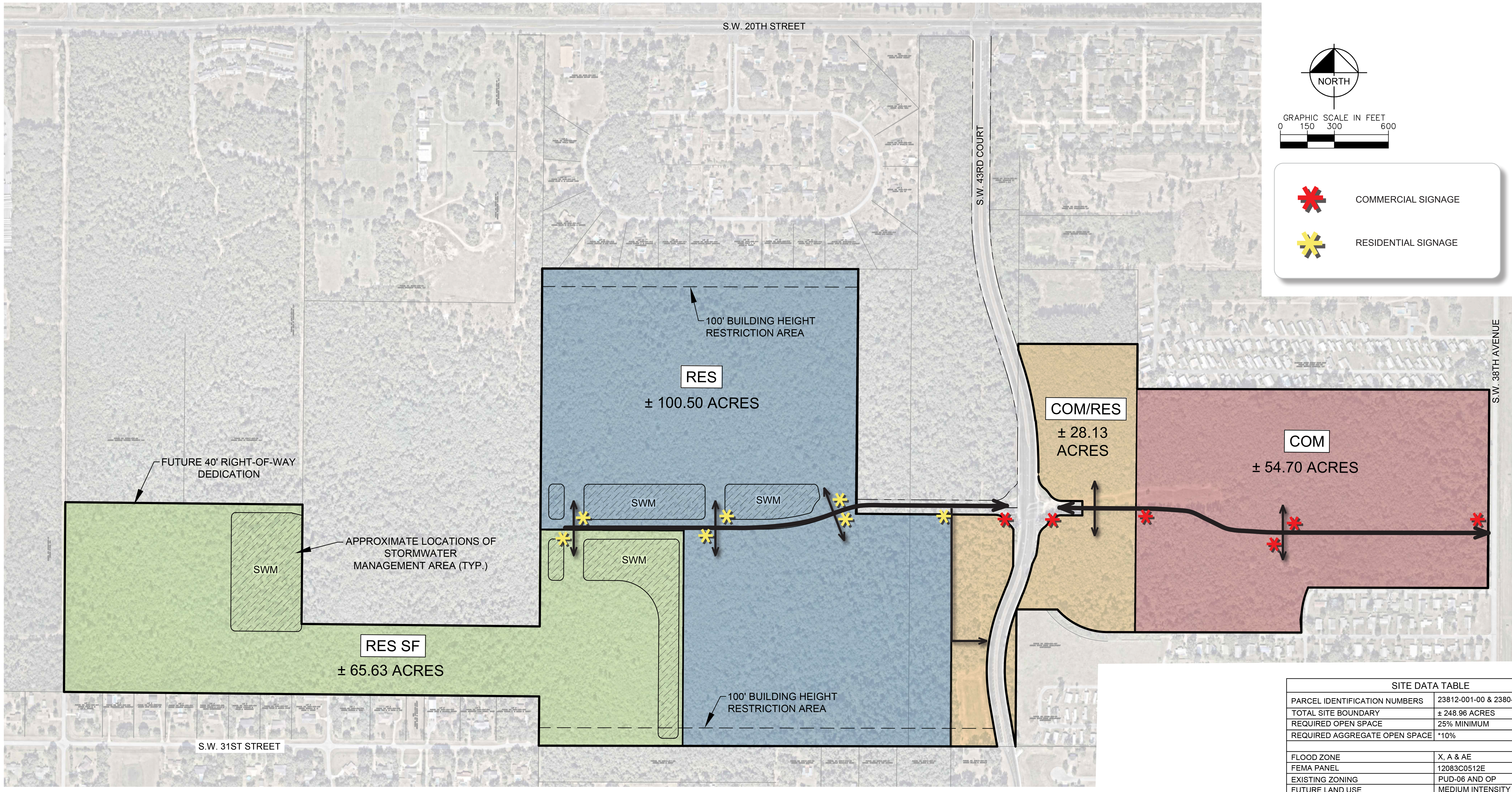
LICENSED PROFESSIONAL
JAMESON A. FREDERICK, P.E.
FLORIDA LICENSE NUMBER
81405
DATE:

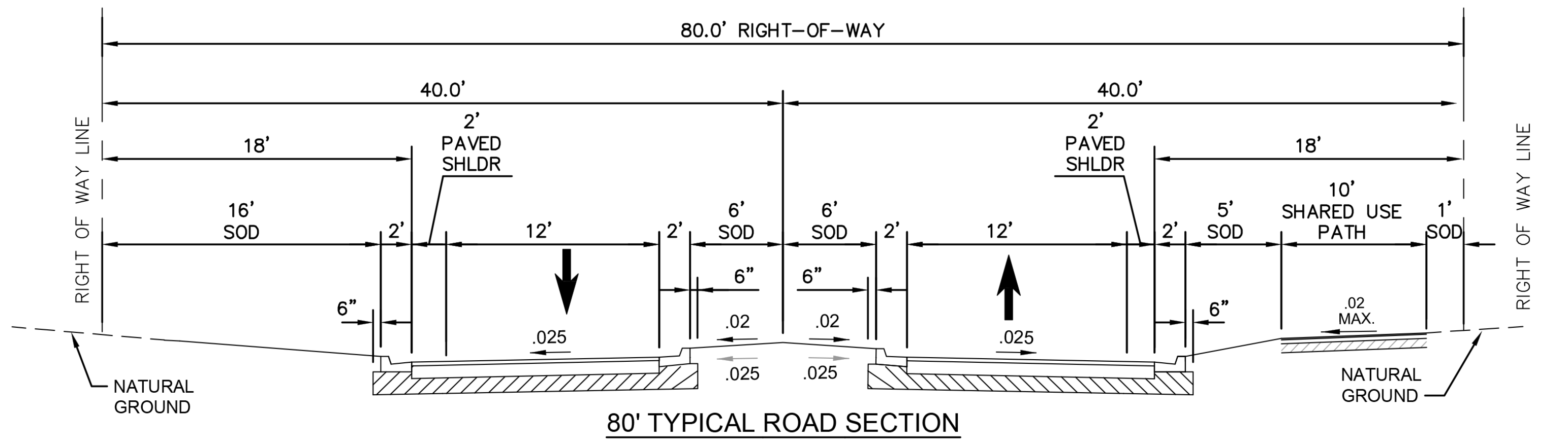
KHA PROJECT
242393000
DATE
JULY 2025
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY BIC
CHECKED BY JAF

COVER SHEET

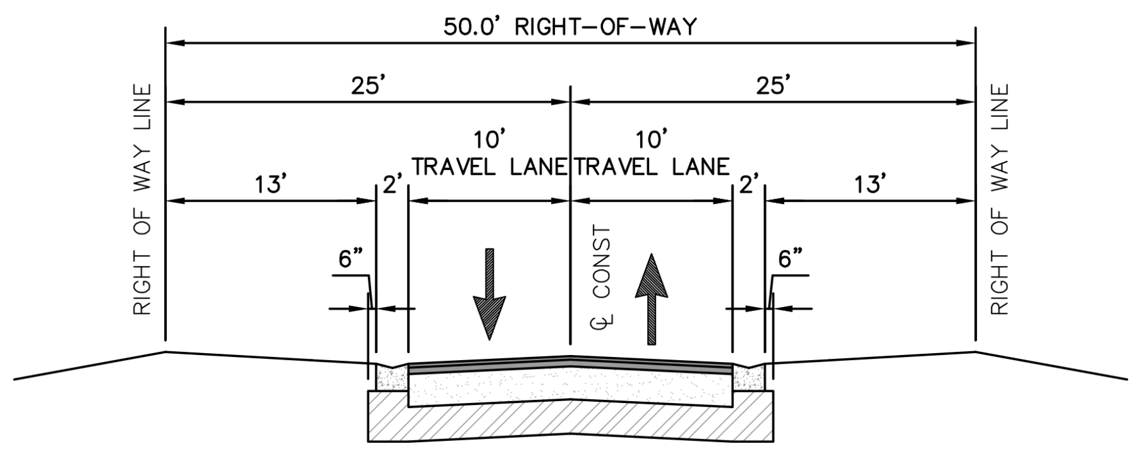
KAS OCALA
PREPARED FOR
STONEWALL CAPITAL, LLC
CITY OF OCALA
FLORIDA

SHEET NUMBER
PD001

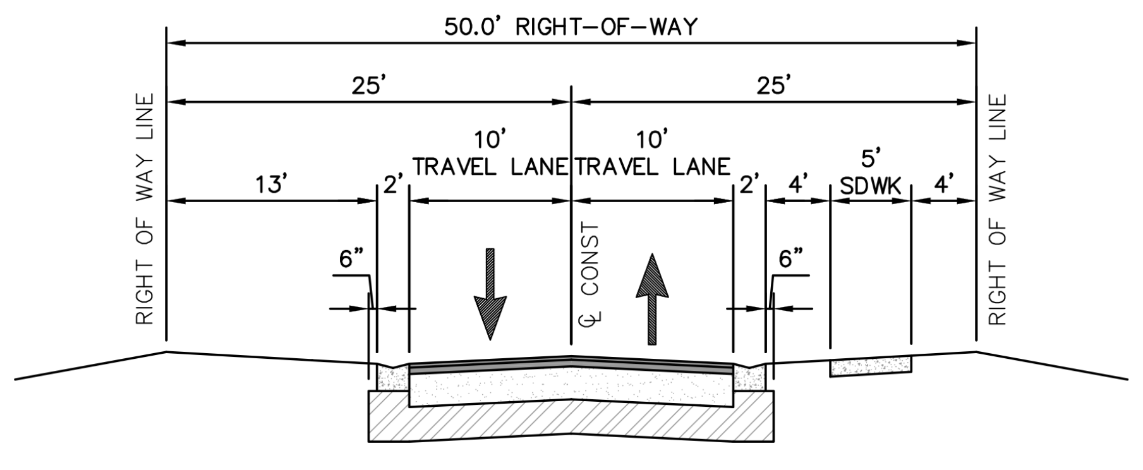




80' TYPICAL ROAD SECTION



50' TYPICAL ROAD SECTION 1



50' TYPICAL ROAD SECTION 2

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.

No.	REVISIONS	DATE	BY
0	NOT FOR CONSTRUCTION	-	-

Kimley»Horn
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LICENSED PROFESSIONAL
JAMESON A. FREDERICK, P.E.
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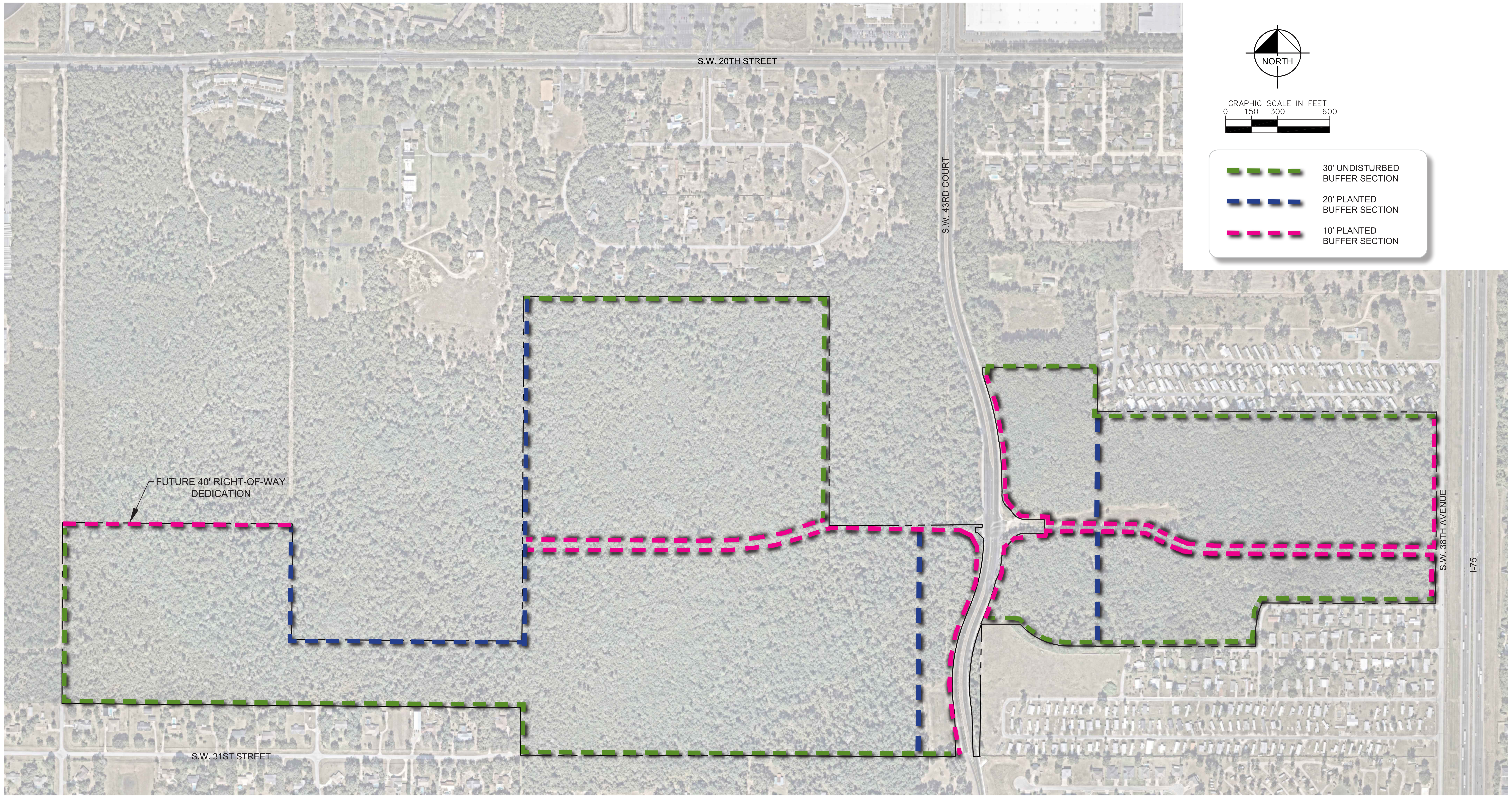
PLANNED DEVELOPMENT PLAN

KAS OCALA

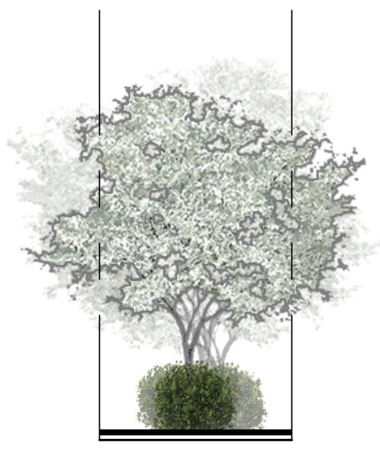
PREPARED FOR
STONEWALL CAPITAL, LLC
CITY OF OCALA FLORIDA

SHEET NUMBER
PD002


S.W. 20TH STREET
S.W. 43RD COURT
S.W. 31ST STREET
S.W. 38TH AVENUE
I-75
FUTURE 40' RIGHT-OF-WAY DEDICATION
NORTH
GRAPHIC SCALE IN FEET
0
150
300
600
30' UNDISTURBED BUFFER SECTION
20' PLANTED BUFFER SECTION
10' PLANTED BUFFER SECTION

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.

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0	NOT FOR CONSTRUCTION	-	-

Kimley»Horn

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WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

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

KHA PROJECT
242393000
DATE
JULY 2025

SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	BIC
CHECKED BY	JAF

MASTER LANDSCAPE PLAN

KAS OCALA

PREPARED FOR
STONEWALL CAPITAL, LLC
CITY OF OCALA
FLORIDA

SHEET NUMBER
PD003

K:\OCA_Civil\242393000-KAS Ocala\CAD\PlanSheets\PD\PD003 MASTER LANDSCAPE PLAN.dwg, Layout:PD003 MASTER LANDSCAPE PLAN Jan 16, 2026
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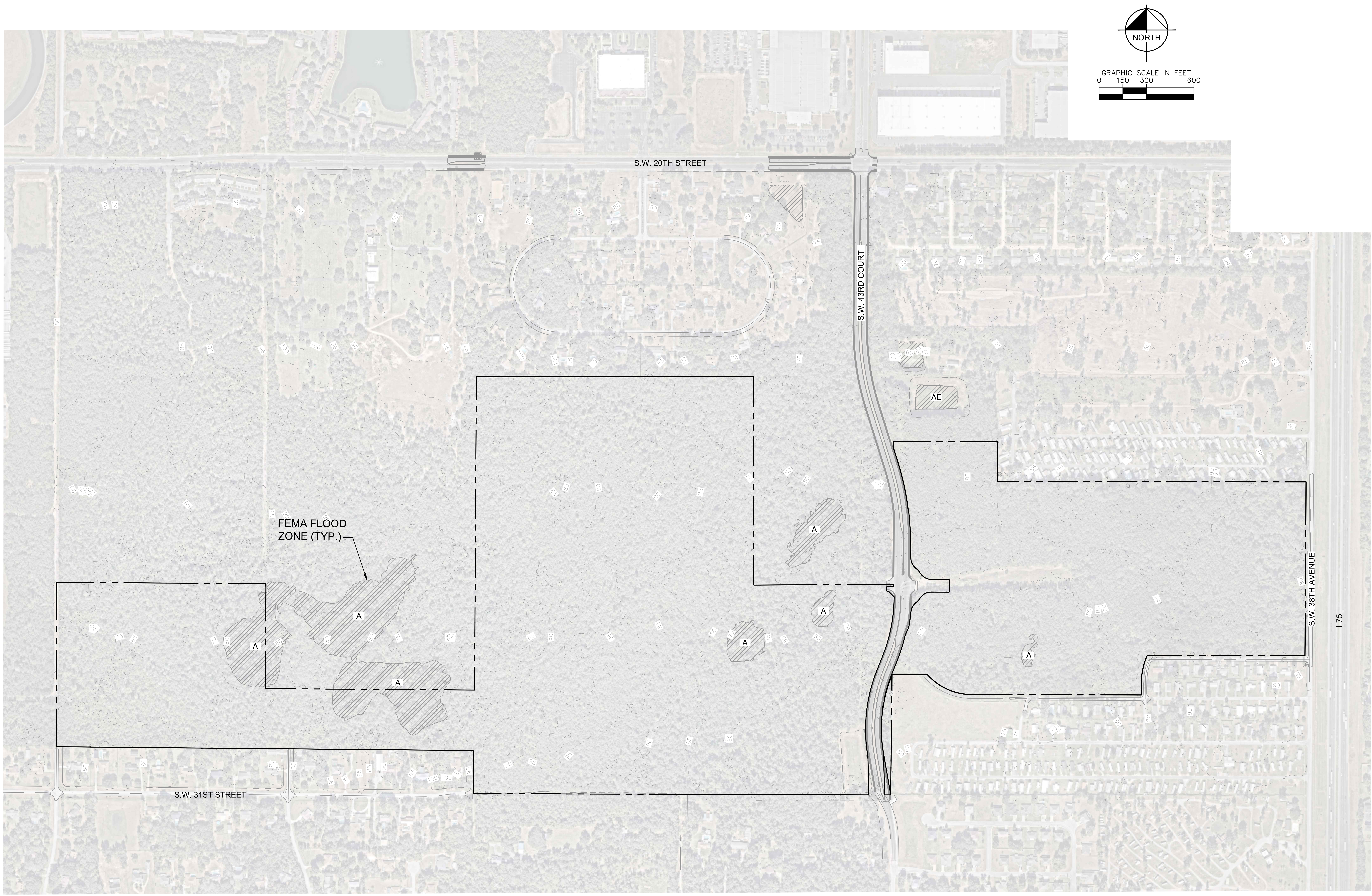

No.	REVISIONS	DATE	BY
0	NOT FOR CONSTRUCTION	-	-

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EXISTING TOPOGRAPHY

KAS OCALA
PREPARED FOR
STONEWALL CAPITAL, LLC

CITY OF OCALA FLORIDA

SHEET NUMBER
PD004

K:\OCA_Civil\242393000-KAS Ocala\CAD\PlanSheets\PD\PD004 EXISTING TOPOGRAPHY.dwg, Layout:PD004 EXISTING TOPOGRAPHY Jan 29, 2026
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