

This Planned Development (PD) shall be comprised of the proposed platted lots to be sold as SINGLE FAMILY RESIDENCES. Common areas shall be maintained by a Property Owners' Association. The interior street shall appear throughout the platted subdivision lots and shall be public roads meeting the requirements of the City of San Jose, California, and the California State Highway Department. The PD design criteria Chapter 114 subdivision plan requirements shall apply for each platted lot as listed herein. Driveway distances are not in compliance at the cul-de-sac on NE 31st Lane and on corners of Blocks A,C,D,E,F, and G. A variance shall be requested for the driveway distances during the subdivision process. A waiver for block C minimum dimension being 23's less than the required 300' (267' minimum) shall be applied during the subdivision process. Lot setbacks are as listed in the table provided.

Front Setback to street	23' (min.)
Side Setback	5' (min.)
Side Setback between buildings	10' (min)
Side Setback at street corner lot	15' (min.)
Rear Setback between lots	20' (min.)
Rear Setback from property west boundary to building rear walls	25' (min.)
Maximum Bldg. Ht.	35'
Accessory Structures (shall be sheds at 80 s.f. max. 10' height)	5' on side, 3' on rear

All proposed residential lot single family homes may be single and or two story homes.

Miles Christian Anderson
Consulting Engineers, Inc.
1515 E Silver Springs Blvd. Suite 132
Ocala, FL 34470
(352) 629-5591

NE 31st PL.	-	485 FT
NE 18TH TER.	-	1,117 FT
NE 18TH CT.	-	1,249 FT
NE 33rd ST.	-	485 FT
NE 34th PL.	-	243 FT
NE 31st LANE	-	387 FT
NE 34th LANE	-	149 FT

PID 24302-001-00

*ACCORDING TO THE
FUTURE LAND USE POLICY
12.11 THE DEVELOPMENT
SHALL NOT EXCEED 187
RESIDENTIAL SINGLE
FAMILY DWELLING UNITS

STATEMENT:
Solid waste impact fee is due and is payable for each residential unit at the time of final plat. the cost is estimated by City Council. (The current cost is \$265.00 per buildable lot).

5' Side lot setback lines.
Building est. 1,100 sf - 1,750 sf

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Building est. 1,100 sf - 1,750 sf

Miles C Anderson
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Date: 2024.10.23
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PURAVIDA SUBDIVISION

CONCEPT PLAN 2

CIVIL ——— STRUCTURAL ——— LAND PLANNING ——— GOLF COURSE DESIGN
1515 E. SILVER SPRINGS BLVD., SUITE 132 (352) 629-5591
OCALA, FLORIDA 34470 FAX (352) 629-4402

SITE INFORMATION

IRAVIDA SUBDIVISION

	GROWTH MANAGEMENT
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SECTION 4, TWP-15-SOUTH, RNG-22-EAST

10-2-24	OCALA, FLORIDA
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4-1-24	DATE:	6-22-23	DESIGN:	MCA	PROJ. ELYSIAN FIELDS DEV...
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2. 6. 24	SCALE:	1" = 100'	DRINK	MS	FILE	22. 222
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2-8-24	SCALE:	1" = 100'	DRAW:	MS	FILE:	22-080

DATE	APPROVED:	MCA	CHECK:	MCA	FILE: MOMIN...
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STANDARD ELECTRICAL NOTES:

CUSTOMER MUST SUBMIT THE OCALA ELECTRIC UTILITY (OBU) COMMERCIAL LOAD DATA SHEET AND THE OEU GENERAL INFORMATION SHEET TO THE GROWTH MANAGEMENT DEPARTMENT PRIOR TO ANY SITE PERMITS BEING ISSUED. DATA SHEETS MUST BE APPROVED BY OBU ENGINEERING PRIOR TO ANY SITE PERMITS BEING ISSUED. MATERIAL LEAD TIMES MAY CAUSE A DELAY IN OBTAINING SERVICE. IF LOAD DATA IS NOT SUBMITTED AS SOON AS POSSIBLE.

1. CUSTOMER MUST CONTACT THE OCALA ELECTRIC UTILITY ENGINEERING DIVISION AT (352) 351-6620 AT LEAST SIX (6) WEEKS PRIOR TO THE START OF CONSTRUCTION TO DISCUSS PERMANENT SERVICE REQUIREMENTS, TEMPORARY CONSTRUCTION POWER, TRANSFORMER LOCATION, AND METER LOCATION. REFERENCE OEU PD23-45210
2. TREES CANNOT BE PLANTED AROUND, OVER, OR UNDER ANY EXISTING OR PROPOSED POWER LINES. THIS INCLUDES ANY LINES DESIGNED AFTER FINAL SITE PLAN APPROVAL.
3. FOR ALL UNDERGROUND ELECTRIC POWER LINES ON PRIVATE PROPERTY, A TEN (10) FOOT ELECTRIC DISTRIBUTION EASEMENT WILL BE REQUIRED. FOR OVERHEAD CONSTRUCTION, A TWENTY (20) FOOT EASEMENT WILL BE REQUIRED. ALSO, FOR ANY OVERHEAD POWER LINES, BOTH EXISTING AND PROPOSED, A TEN (10) FOOT TREE-TRIMMING EASEMENT WILL BE REQUIRED. (SEC. 70-585 AND SEC. 70-602)
4. UNDERGROUND ELECTRICAL SERVICE WILL BE AT THE CUSTOMER'S EXPENSE (SEC. 70-584 AND SEC. 70-603).
5. ALL ELECTRIC UTILITY FACILITIES SHALL BE INCLUDED ON THE SITE PLAN PRIOR TO SITE PLAN APPROVAL (INCLUDE YELLOW AND BLACK FACILITY I.D. NUMBER).
6. METER LOCATION WILL BE DESIGNATED BY OCALA ELECTRIC UTILITY (SEC. 70-587). HOWEVER, DESIRED LOCATION MAY BE NOTED ON SITE PLAN.
7. THE REQUESTED SERVICE VOLTAGE IS 208 VOLT, 1 PHASE. REQUESTED SERVICE VOLTAGE IS NOT GUARANTEED TO BE SUPPLIED, HOWEVER, OUS WILL TRY TO ACCOMMODATE THE REQUEST WHEN POSSIBLE (SEC. 70-585 AND SEC. 70-587).
8. STREETLIGHTS, IF REQUIRED, WILL BE ADDED AT A ONE-TIME CHARGE TO THE CUSTOMER. ESTIMATED COST WILL BE PROVIDED AS PART OF THE ACTUAL ELECTRICAL SERVICE DESIGN (SEC. 70-621).
9. CONSTRUCTION FOR TEMPORARY SERVICE LOCATION TO BE DETERMINED BY OCALA UTILITY SERVICES.
10. THE FINAL APPROVED REVISED SITE PLAN IS TO BE EMAILED TO jkcarr@ocalafl.gov USING THE ABOVE MENTION OUS SITE PLAN REFERENCE NUMBER.
11. ADDITIONAL REQUIREMENTS ARE CONTAINED IN CHAPTER 70, ARTICLE VI AND ARTICLE VII OF THE OCALA CODE OF ORDINANCES.

IN ADDITION TO THE REQUIRED NOTES LISTED ABOVE, IF THERE ARE ANY SPECIAL REQUIREMENTS CONCERNING ELECTRIC, SUCH AS AN EXISTING SERVICE THAT CANNOT BE CUT OFF DURING CONSTRUCTION, PLEASE LIST THESE UNDER ELECTRICAL NOTES.

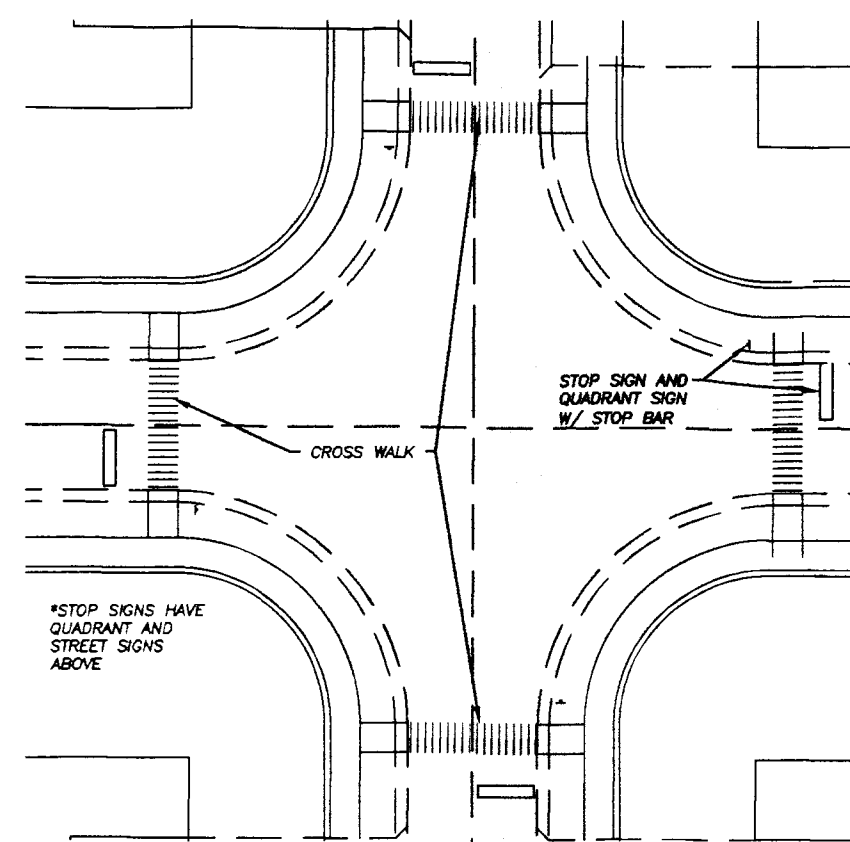
- TREES AND SHRUBS MUST BE PLACED A MINIMUM OF TEN FEET FROM UNDERGROUND TRANSFORMER BOXES AND UNDERGROUND ELECTRICAL LINES.
- TREES THAT TYPICALLY GROW TO 30 FEET IN HEIGHT OR TALLER AT MATURITY MUST BE PLANTED AT LEAST 30 FEET FROM OVERHEAD POWER LINES.
- TREES THAT TYPICALLY GROW TO A HEIGHT UNDER 30 FEET AT MATURITY MUST BE PLANTED AT LEAST TEN FEET FROM OVERHEAD POWER LINES WITH EXPRESS CONSENT FROM UTILITY COMPANY. SEC. 118-101(6)(a)(b)(c).

BOUNDARY AND LOCATION MAP

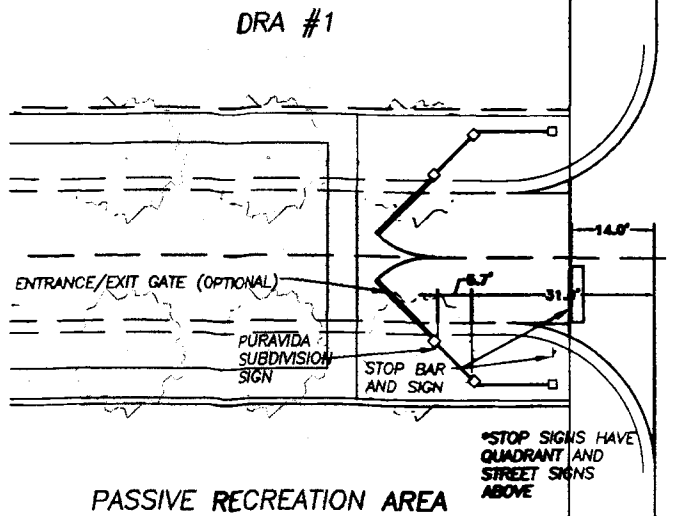
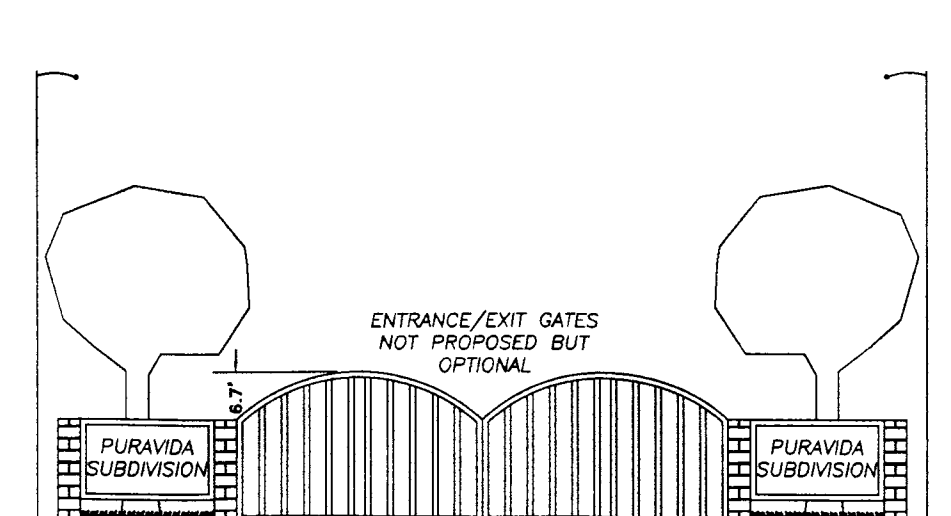


SEE LANDSCAPE LEGEND FOR LANDSCAPING PLANTING SPECIES ON THIS SHEET

INTERSECTION CONCEPT



ENTRANCE AND EXIT GATE CONCEPT



LANDSCAPE LEGEND:

SWEET VIBURNUM (VIBURNUM OPULUS)	MUHLI GRASS (QUERCUS CAPILLARIS)	CREPE MYRTLE (LAGERSTROEMIA)	LIVE OAK (QUERCUS VIRGINIANA)	FLORIDA MAPLE (ACER FLORIDANUM)	MUHLI GRASS (QUERCUS CAPILLARIS)	CABBAGE PALM TREE (SABAL PALMETTO)

UTILITY	DIMENSION SYMBOL	LOCATION	UNDERGROUND DEPTH
FORCE MAIN	A	11'	48"
CARP. IV	B	9'	24"
TELEPHONE CONDUIT	C	7'	30"
TELEPHONE CABLE	D	5'	30"
ELECTRIC CONDUIT	E	2'	36"
ELECTRIC POLE	F	1'	---
SANITARY SEWER	G	CENTER	VARIES
WATER	H	8'	36"
GAS	I	4'	36"
REUSE FORCE MAIN	J	---	---

NORTH OR EAST RIGHT-OF-WAY	R/W	PAVEMENT	STORM TRUNK LINE	STORM INLET (TYPICAL TYPE 3 OR 6)	GRAVITY SEWER	ELECTRIC POLE

CITY OF OCALA
STANDARD DETAILS
FOR CONSTRUCTION

TYPICAL UTILITY
LOCATIONS IN 50
RIGHT-OF-WAY WITH
CURB & GUTTER

Miles C Anderson
PL. # 30325

Miles C Anderson
Digitally signed by Miles C Anderson
Date: 2024.10.23
12:44:55 -04'00'

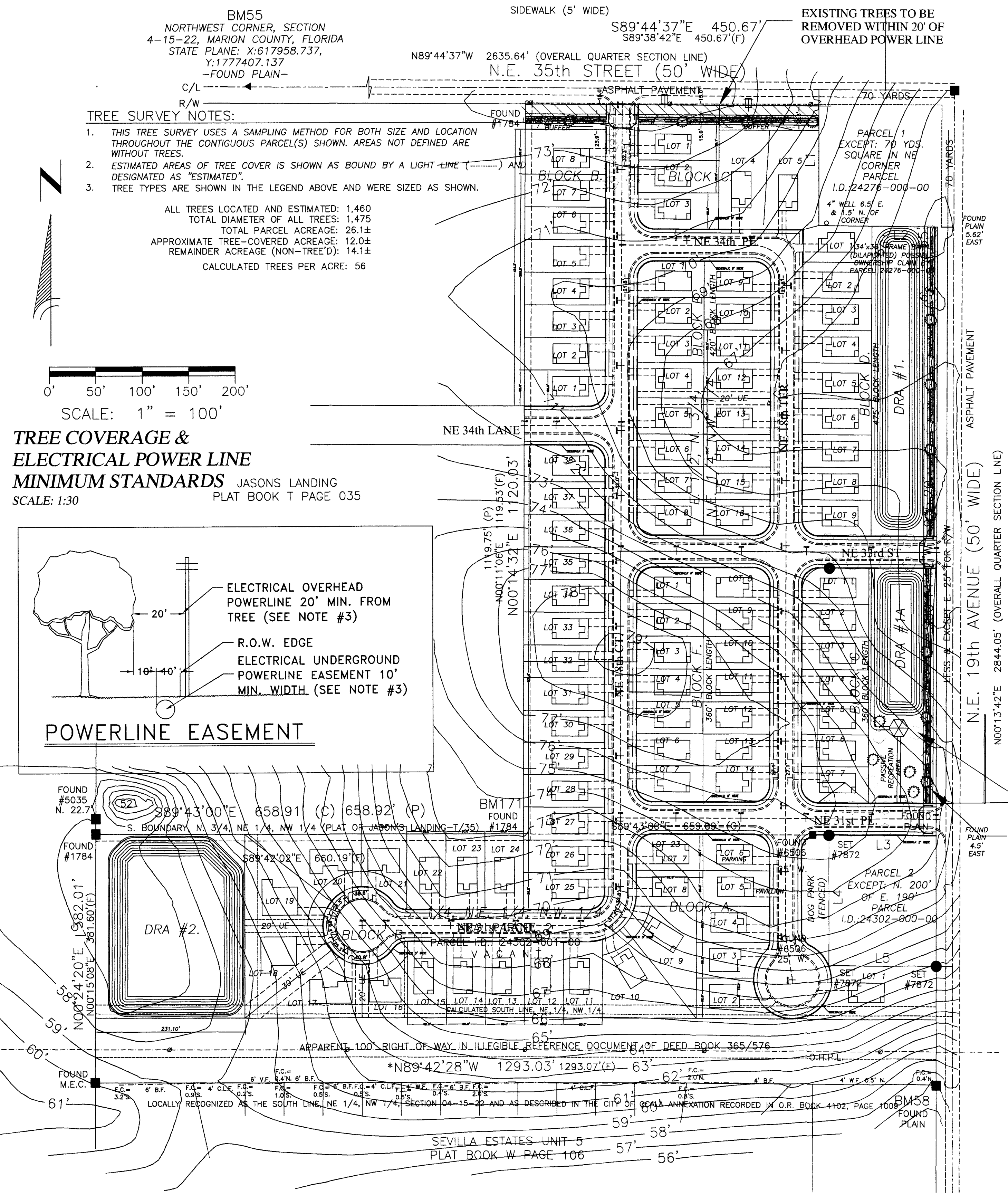
MILES C ANDERSON PE
FLORIDA PROFESSIONAL ENGINEER # 39385
CA # 0000842
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY MILES ANDERSON, PE ON 10-23-24. USING A DIGITAL SIGNATURE
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

MILES CHRISTIAN ANDERSON CONSULTING ENGINEERS, INC.
CIVIL — STRUCTURAL — LAND PLANNING — GOLF COURSE DESIGN
1515 E. SILVER SPRINGS BLVD., SUITE 132 (352) 629-5591
OCALA, FLORIDA 34470 FAX (352) 629-4402

LANDSCAPE / ELECTRICAL EASEMENTS

PURAVIDA SUBDIVISION
SECTION 4, TWP-15-SOUTH, RNG-22-EAST
OCALA, FLORIDA

DATE: 6-22-23	DESIGN: MCA	PROJ. ELYSIAN FIELDS DEV...	SHEET
SCALE: 1" = 100'	DRAW: MS	FILE: 22-080	PD2
CITY COMMENTS	2-6-24	CHECK: MCA	FILE: MOWIN...
REVISION	DATE		



TREE SURVEY NOTES:

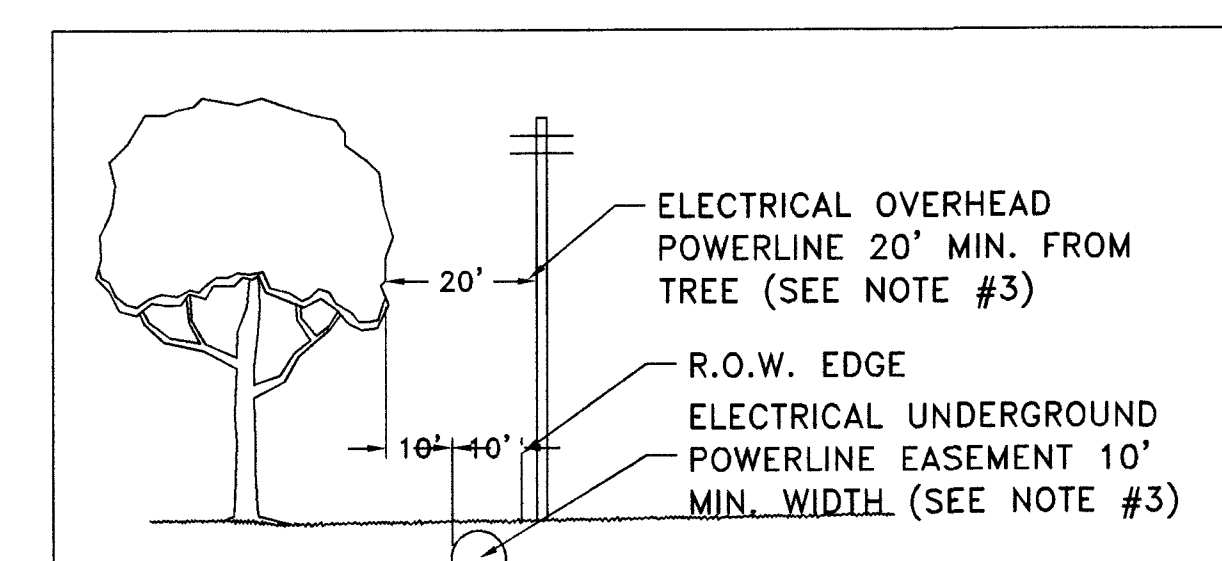
1. THIS TREE SURVEY USES A SAMPLING METHOD FOR BOTH SIZE AND LOCATION THROUGHOUT THE CONTIGUOUS PARCEL(S) SHOWN. AREAS NOT DEFINED ARE WITHOUT TREES.
2. ESTIMATED AREAS OF TREE COVER IS SHOWN AS BOUND BY A LIGHT LINE (---) AND DESIGNATED AS "ESTIMATED".
3. TREE TYPES ARE SHOWN IN THE LEGEND ABOVE AND WERE SIZED AS SHOWN.

ALL TREES LOCATED AND ESTIMATED: 1,460
TOTAL DIAMETER OF ALL TREES: 1,475
TOTAL PARCEL ACREAGE: 26.1±
APPROXIMATE TREE-COVERED ACREAGE: 12.0±
REMAINDER ACREAGE (NON-TREE'D): 14.1±
CALCULATED TREES PER ACRE: 56

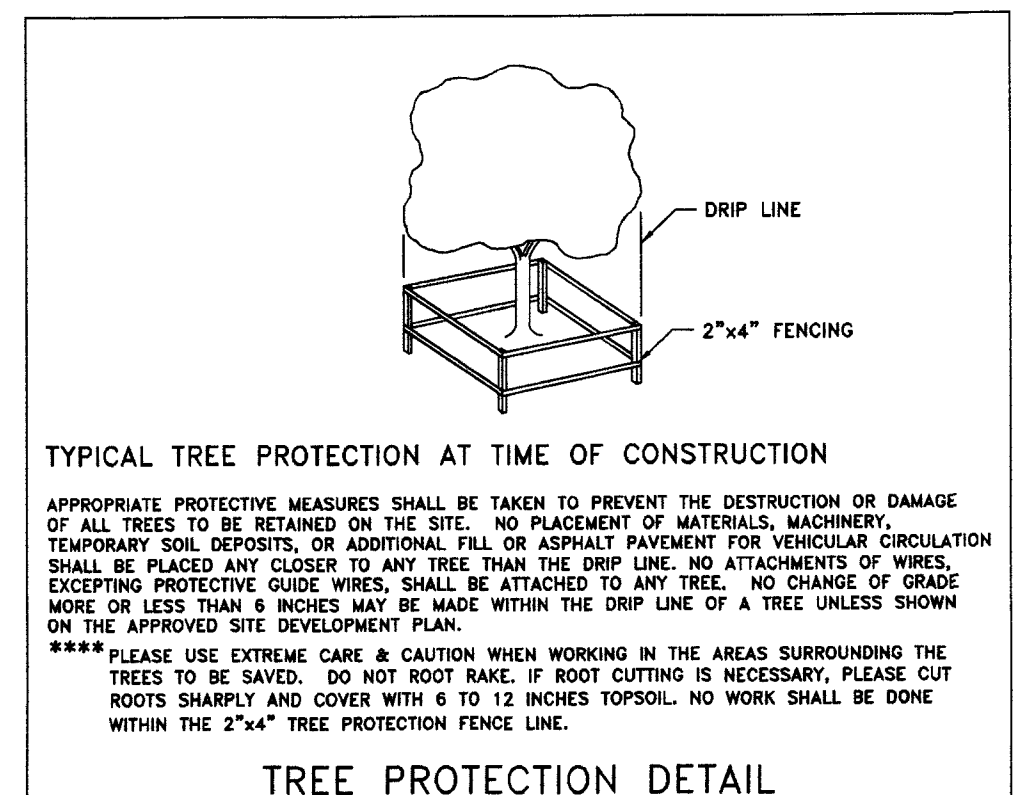
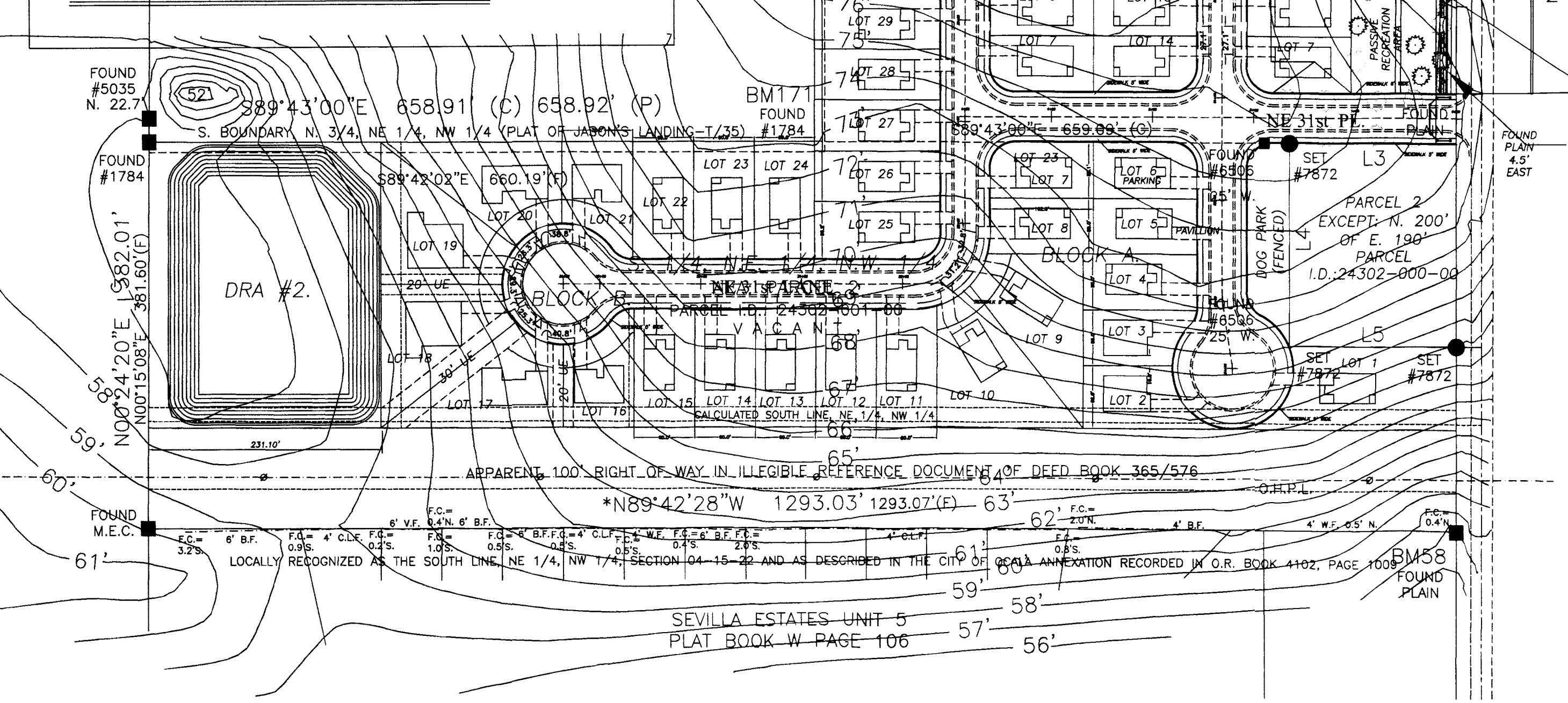
SCALE: 1" = 100'

TREE COVERAGE & ELECTRICAL POWER LINE MINIMUM STANDARDS

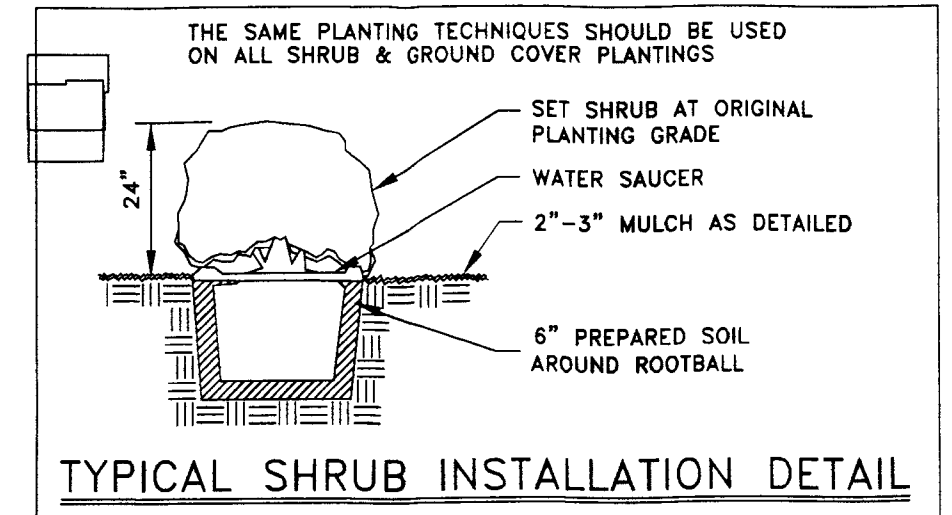
SCALE: 1:30



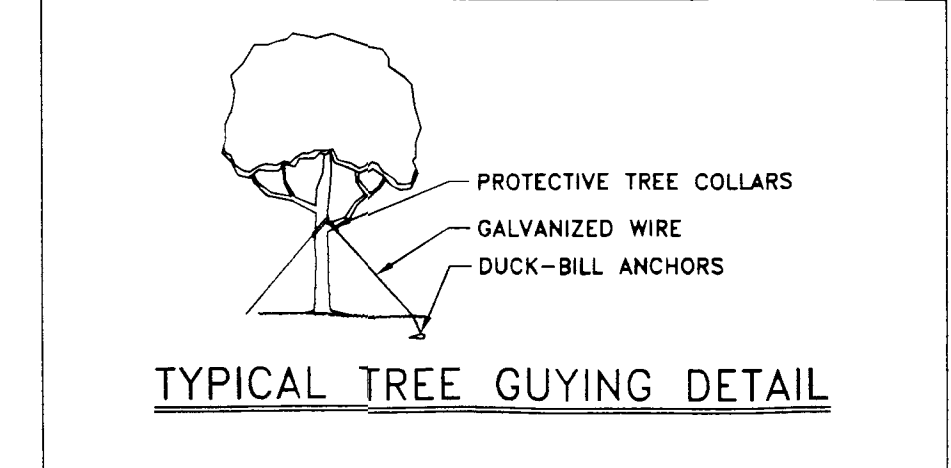
POWERLINE EASEMENT



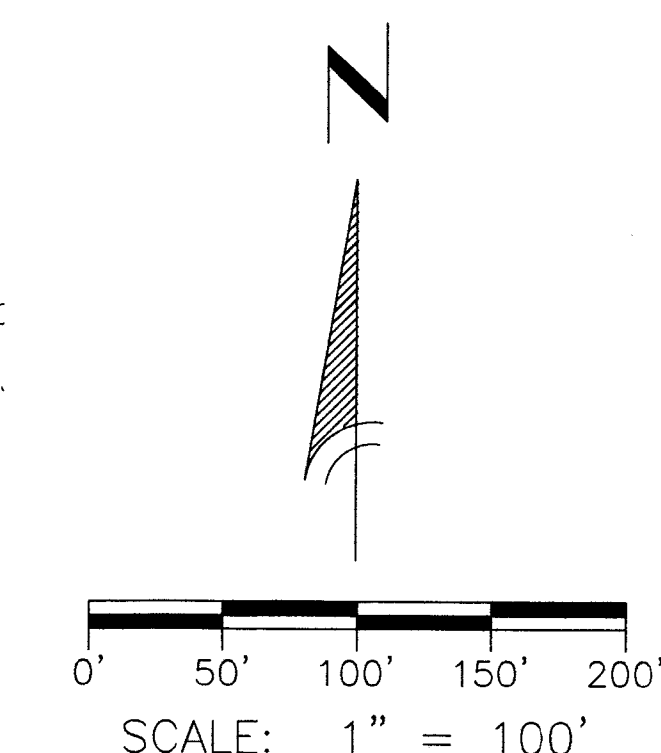
TREE PROTECTION AT TIME OF CONSTRUCTION
APPROPRIATE PROTECTIVE MEASURES SHALL BE TAKEN TO PREVENT THE DESTRUCTION OR DAMAGE OF ALL TREES TO BE RETAINED ON THE SITE. NO PLACEMENT OF MATERIALS, MACHINERY, TEMPORARY SOIL DEPOSITS, OR ADDITIONAL FILL OR ASPHALT PAVEMENT FOR VEHICULAR CIRCULATION SHALL BE PLACED ANY CLOSER TO ANY TREE THAN THE DRIP LINE. NO ATTACHMENTS OF WIRES, EXCEPTING PROTECTIVE GUIDE WIRES, SHALL BE ATTACHED TO ANY TREE. NO CHANGE OF GRADE MORE OR LESS THAN 6 INCHES MAY BE MADE WITHIN THE DRIP LINE OF A TREE UNLESS SHOWN ON THE APPROVED SITE DEVELOPMENT PLAN.
***PLEASE USE EXTREME CARE & CAUTION WHEN WORKING IN THE AREAS SURROUNDING THE TREES TO BE SAVED. DO NOT ROOT RAKE IF ROOT CUTTING IS NECESSARY. PLEASE CUT ROOTS SHARPLY AND COVER WITH 6 TO 12 INCHES TOPSOIL. NO WORK SHALL BE DONE WITHIN THE 2"x4" TREE PROTECTION FENCE LINE.



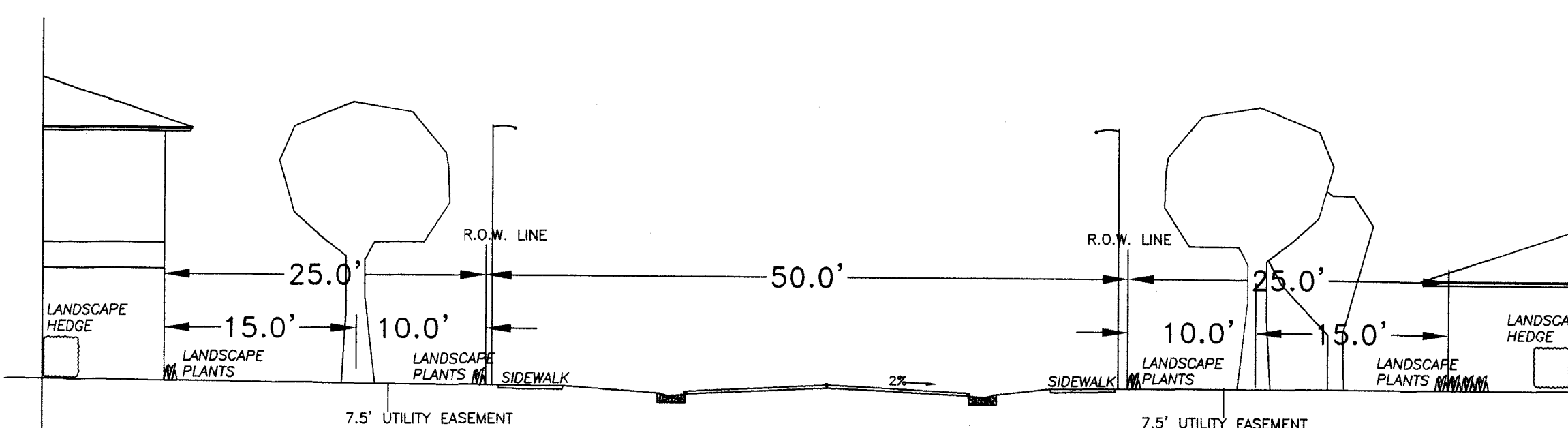
TYPICAL SHRUB INSTALLATION DETAIL



TYPICAL TREE GUYING DETAIL



SCALE: 1:100

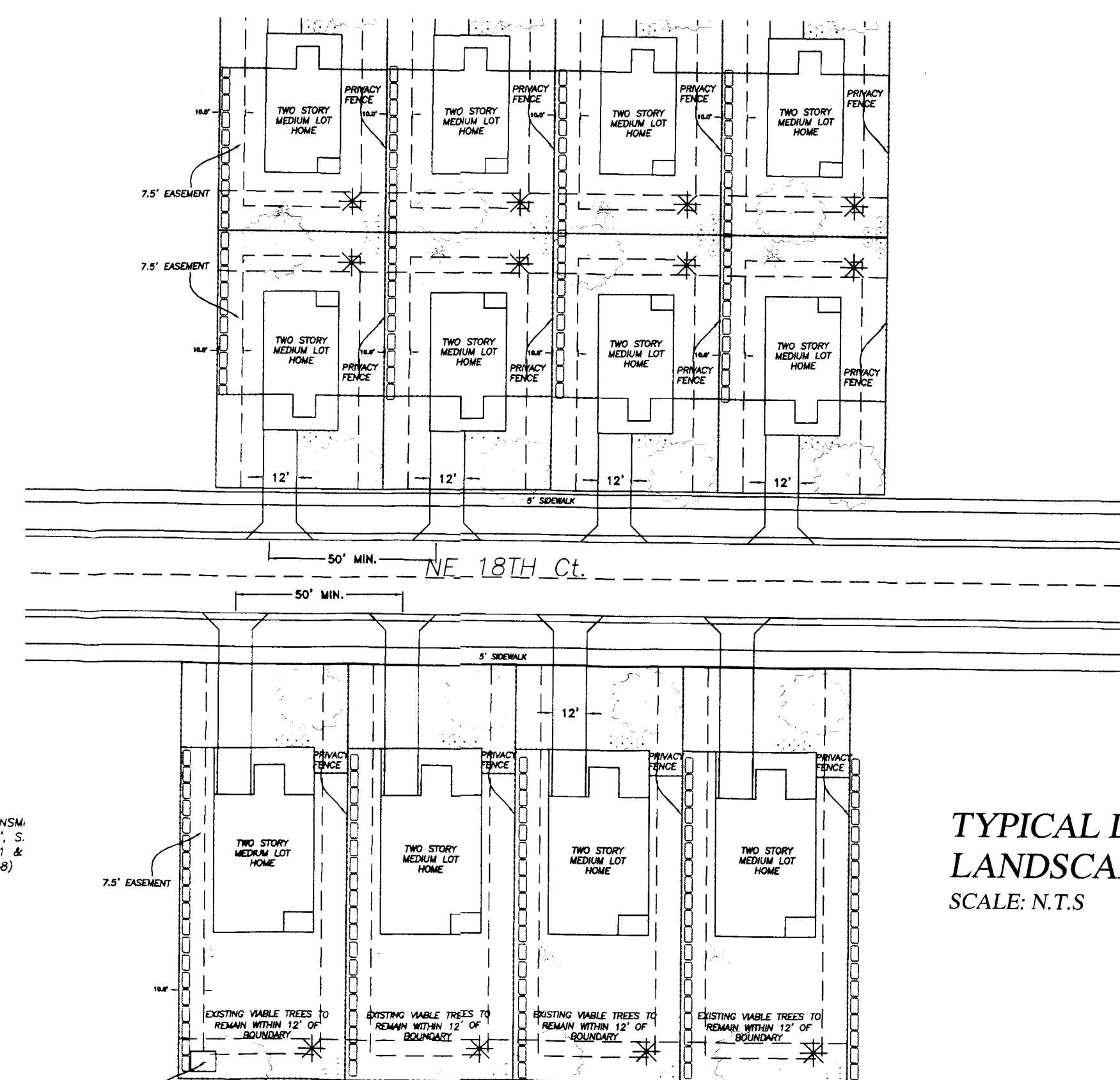


**TYPICAL STREET
LANDSCAPING
CROSS SECTION**
SCALE: N.T.S

- LIVE OAK
- SOUTHERN MAGNOLIA
- RIVER BIRCH
- RED MAPLE
- BALD CYPRESS
- SYCAMORE
- DRAKE FLM

ORNAMENTAL/
UNDERSTORY TREE TYPES:

- CRAPE MYRTLE
- TREE FORM LIGUSTRUM
- EAGLESTON HOLLY
- JAPANESE BLUEBERRY
- PURPLE LEAF PLUMB
- CABBAGE PALM



**TYPICAL LOT
LANDSCAPING**
SCALE: N.T.S

*LOTS ADJACENT TO JASON'S LANDING SHALL HAVE A 10' WIDE LANDSCAPE BUFFER W/ 2 SHADE TREES AND 2 ORNAMENTAL TREES & 50' OF SHRUB AND HEDGE PER 100 SF LANDSCAPE LEGEND BELOW

SWEET VIBURNUM (VIBURNUM OPULUS)	BOXWOOD (BUXUS SEMPERVIRENS)	CREPE MYRTLE (LAGERSTROEMIA)	LIVE OAK (QUERCUS VIRGINIANA)	FLORIDA MAPLE (ACER FLORIDANUM)	MUHLY GRASS (MUHLENBERGIA CAPILLARIS)	CABBAGE PALM TREE (SABAL PALMETTO)

		OCALA, FLORIDA		54470		FAX (352) 629-4400	
				TREE MITIGATION			
				PURAIDE SUBDIVISION			
				SECTION 4, TWP-15-SOUTH, RNG-22-EAST			
				OCALA, FLORIDA			
		DATE: 6-22-23		DESIGN: MCA		PROJ. ELYSIAN FIELDS DEV...	
1		CITY COMMENTS		2-6-24		SCALE: 1" = 100'	
No.		REVISION		DATE		DRAW: MCA FILE: MOMIN...	
						22-080	
						SHEET PD.	

Miles C Anderson Digitally signed by
Miles C Anderson
Date: 2024.10.23
12:45:35 -04'00'

MILES C ANDERSON PE
FLORIDA PROFESSIONAL ENGINEER # 39385
CA # 0000842
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OCALA, FLORIDA 34470 FAX (352) 629-4402