

STATEMENT REGARDING SUBDIVISION REGULATION VARIATIONS

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 access throughout the platted subdivision lots and shall be public roads meeting the provisions of the City of Ocala Subdivision Regulations. The project shall be subject to City of Ocala PD design criteria Chapter 114 subdivision plan requirements shall apply for each platted lot as listed herein. Driveway variations on the zero lot lines shall be a minimum 45' from center of driveway to center of driveway. 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' less than the required 300' shall be applied for during the subdivision process.

BUILDING SETBACKS AND HEIGHT

Front Setback to street 23' (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 boundary to building rear walls 25' (min.)
 Maximum Bld. Ht. 35'
 Zero lot line 0' on one side, 10' on opposite side
 Accessory Structures (shall be sheds at 80 s.f. max. 10' height) 5' on one side, 3' on rear
 All proposed residential lot single family homes may be single and or two story homes.

ZONING AND LAND USE DATA

Current Land Use Designation: Neighborhood
 Current Zoning: R1A
 Current Zoning IN AREA: R1A, R1
 Proposed Zoning: PD

DEVELOPMENT TEAM

Owner/Applicant
 PRISCILLA INVESTMENTS LLC & PASD INVESTMENTS LLC
 4881 SW 1ST AVE.,
 OCALA, FL. 34471

Civil Engineers/Surveyors
 Miles Christian Anderson Consulting Engineers, Inc.
 2430 SE 17th St., Suite 502
 Ocala, FL 34471
 (352) 629-5591

GENERAL NOTES

- PD classification is Residential as per Ocala LDR Division 30 Sec. 122-940. 122-947.
- Topographic and other data is based on a survey dated 01-20-2023, data provide by client
- All internal streets shall be public and access will be security controlled.
- All utilities shall be underground and connect to public services.
- All DRA's will be dry.
- The trees shown on the plan represent those 4" DBH or greater that have been surveyed to date, and can potentially be preserved. Additional trees with lesser calipers shall also be preserved in open space areas.
- A Property Owner's Association shall act as the legal instrument that shall provide perpetual maintenance for the common areas and pavillion. (See attachment for Statement of Unified Control at permit submittal.)

*Per City of Ocala LDC, minimum open space required is 40% of site area, 10% of the total open space must be comprised of aggregate open spaces. All ponds/DRA's designated as Open Space shall meet the criteria of Sec. 122-942.

Total Site Area: 24.50 Ac (±)
 Total Dwelling Units: *100 more or less
 Site Intensity/Density (DUPA) allowed: 5.00/ac
 Site Intensity/Density (DUPA): 4.29/ac

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

Required*:
 Total Open Space of total gross acreage: 9.8 Ac (±) (40%)
 Total Aggregate Open Space Required shall be 10% of the open space: 0.98 Ac (±)

Provided:
 Total Open Space: 12.48Ac (±) (50.9%)
 Total Aggregate Open Space: 1.12 Ac (±) (5.1%)

- Dog park and open area** 0.16 Ac (±)
- Landscape Privacy Buffer 0.20 Ac (±)
- Passive Recreation Area 0.85 Ac (±)
- Total Areas 1.21 Ac (±)

**In the event that a dog park is not allowed, this area shall be a landscape privacy buffer - buffering the adjacent property and allowing an amenity of passive activities.

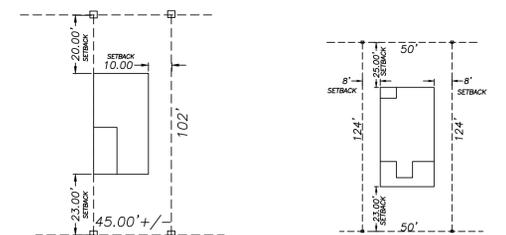
| ROAD LENGTHS | |
|--------------|------------|
| NE 31st PL. | - 485 FT |
| NE 18TH TER. | - 927 FT |
| NE 18TH CT. | - 1,090 FT |
| NE 33rd ST. | - 232 FT |
| NE 34th PL. | - 232 FT |
| NE 31st LANE | - 387 FT |

NOTE: Cul-de-sac length of road is 541 feet long.

PARCEL ACCOUNT NUMBERS INCLUDED IN THIS PROJECT ARE:

PID 24277-000-00
 PID 24302-001-00

BUILDING LEGEND

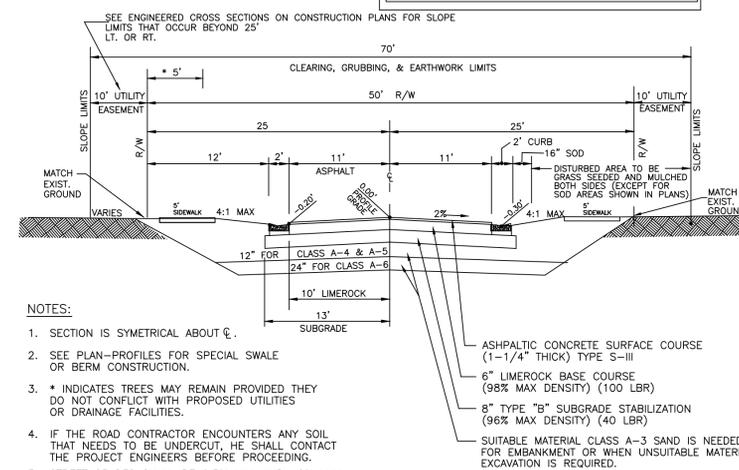


UNIT A: 45.00' min. wide (0.106 ac/s)
 Zero lot line site. Building est. 1,050 sf - 1,450sf

UNIT B: 50' wide (0.132 ac/s)
 8' Side lot setback lines.
 Building est. 1,100 sf - 1,750 sf

UNIT C: 50' wide at setback line (0.132 ac/s + vary).
 CUSTOM DESIGN ON PER LOT BASIS
 building estimated 1,750 sf - 2,150 sf

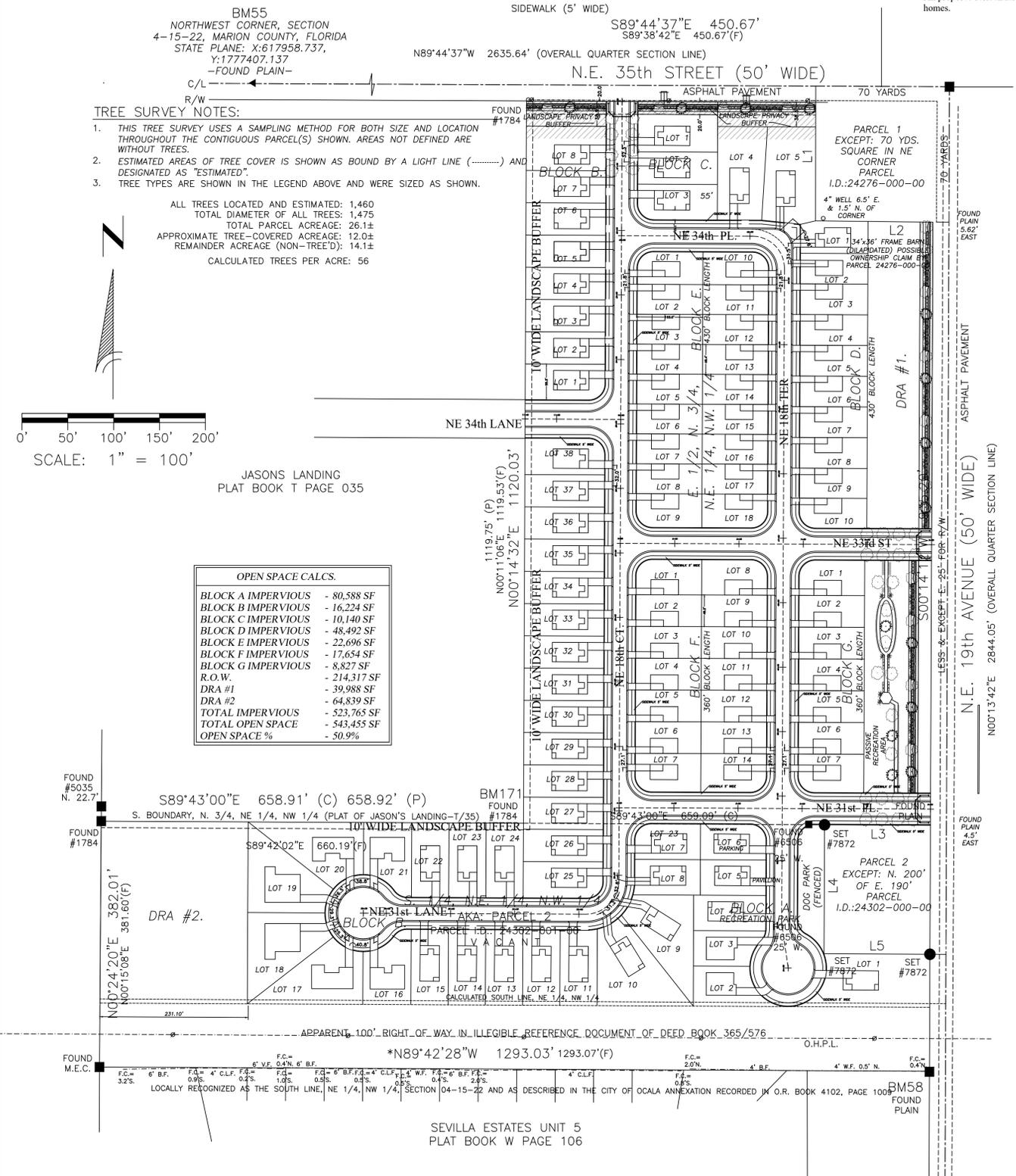
SOLID WASTE IMPACT STATEMENT:
 Solid waste impact fee is due and is payable for each residential unit at the time of final plat. The cost is estimated by City Council. (The current cost is \$265.00 per buildable lot).



TYPICAL ROADWAY W/CURB SECTION (50' R/W)
 N.T.S.

**PURAVIDA SUBDIVISION
 CONCEPT PLAN 2**

| SITE INFORMATION | | | | | |
|--------------------------------------|---------------|--------|-----------|-------------------------------|---|
| PURAVIDA SUBDIVISION | | | | | |
| SECTION 4, TWP-15-SOUTH, RNG-22-EAST | | | | | |
| OCALA, FLORIDA | | | | | |
| 2 | CITY COMMENTS | 4-1-24 | DATE: | 6-22-23 | DESIGN: MCA PROJ. ELYSIAN FIELDS DEV... |
| 1 | CITY COMMENTS | 2-6-24 | SCALE: | 1" = 100' | DRAW: MS FILE: 22-080 SHEET PD1 |
| No. | REVISION | DATE | APPROVED: | MCA CHECK: MCA FILEP.MOMIN... | |



OPEN SPACE CALCS.

| | |
|--------------------|--------------|
| BLOCK A IMPERVIOUS | - 80,588 SF |
| BLOCK B IMPERVIOUS | - 16,224 SF |
| BLOCK C IMPERVIOUS | - 10,140 SF |
| BLOCK D IMPERVIOUS | - 48,492 SF |
| BLOCK E IMPERVIOUS | - 22,696 SF |
| BLOCK F IMPERVIOUS | - 17,654 SF |
| BLOCK G IMPERVIOUS | - 8,827 SF |
| R.O.W. | - 214,317 SF |
| DRA #1 | - 39,988 SF |
| DRA #2 | - 64,839 SF |
| TOTAL IMPERVIOUS | - 523,765 SF |
| TOTAL OPEN SPACE | - 543,455 SF |
| OPEN SPACE % | - 50.9% |

BM55
NORTHWEST CORNER, SECTION
4-15-22, MARION COUNTY, FLORIDA
STATE PLANE: X:617958.737,
Y:1777407.137
-FOUND PLAIN-

BM50
NORTH 1/4 CORNER, SEC
4-15-22, MARION COUNTY,
STATE PLANE: X:620594.,
Y:1777395.530
-FOUND PLAIN-

N89°44'37"W 2635.64' (OVERALL QUARTER SECTION LINE)

N.E. 35th STREET (50' WIDE)

NOTE: TREES SHOWN REPRESENT ONLY VIABLE SHADE TREES ON SITE. ALL OTHER TREES WERE DETERMINED TO BE NON VIABLE PER SITE MEETING WITH CITY STAFF.

TREE PLANTING CALCULATIONS:

TOTAL TREES REQUIRED : 120 TREES
ENTRANCE ON 19TH ST : 8x2 = 16 TREES
TREES PER LOT ON FRONT LAWN : 100 TREES
TREES IN PASSIVE RECREATION AREA: 13 TREES
TREES IN DRA#1 BUFFER : 10 TREES
TOTAL TREES PROVIDED : 139 TREES

*ADDITIONAL TREES SHALL BE PLANTED AT THE REAR OF HOMES AS APPROPRIATELY PLACED AND IN THE 10' BUFFER ABUTTING JASON'S LANDING

TREES TO BE REMOVED:

- 34" - OAK
- 33" - OAK
- 32" - OAK
- 29" - OAK
- 29" - OAK
- 24" - OAK
- 24" - OAK
- 24" - OAK
- 22" - OAK
- 18" - OAK
- 18" - OAK
- 17" - OAK
- 16" - OAK
- 15" - OAK
- 11" - OAK
- 11" - OAK

TOTAL TREES TO BE REMOVED: 22
TOTAL INCHES REMOVED: 564"

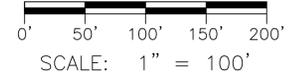
TREE MITIGATION CALCULATIONS

PROJECT AREA: 24.5 AC
TOTAL VIABLE SHADE TREES: 22
TOTAL VIABLE SHADE TREE INCHES: 564"

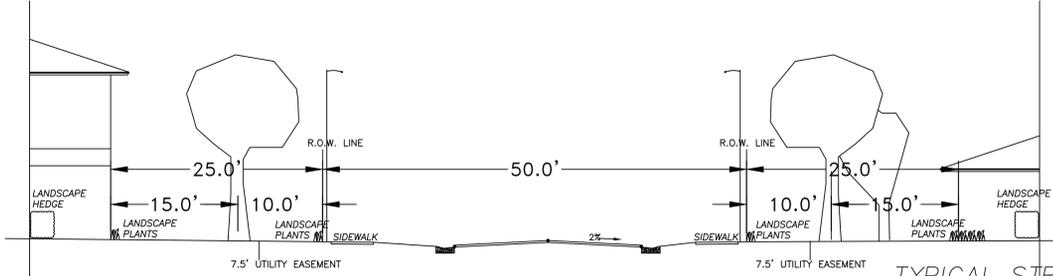
VIABLE SHADE TREES PER AC: .89 TREES (REQUIRES 80% TO BE SAVED OR MITIGATED)

REQUIRED MITIGATION: 80% OF LARGEST TREES: 22 VIABLE TREES X .80 = 18 (LARGEST TREES)

TOTAL DBH OF 18 LARGEST TREES = 420" REQ. FOR MITIGATION
420" / 3.5" = 120 CANOPY TREES TO BE PLANTED



TREE COVERAGE & AND MITIGATION
SCALE: 1:100



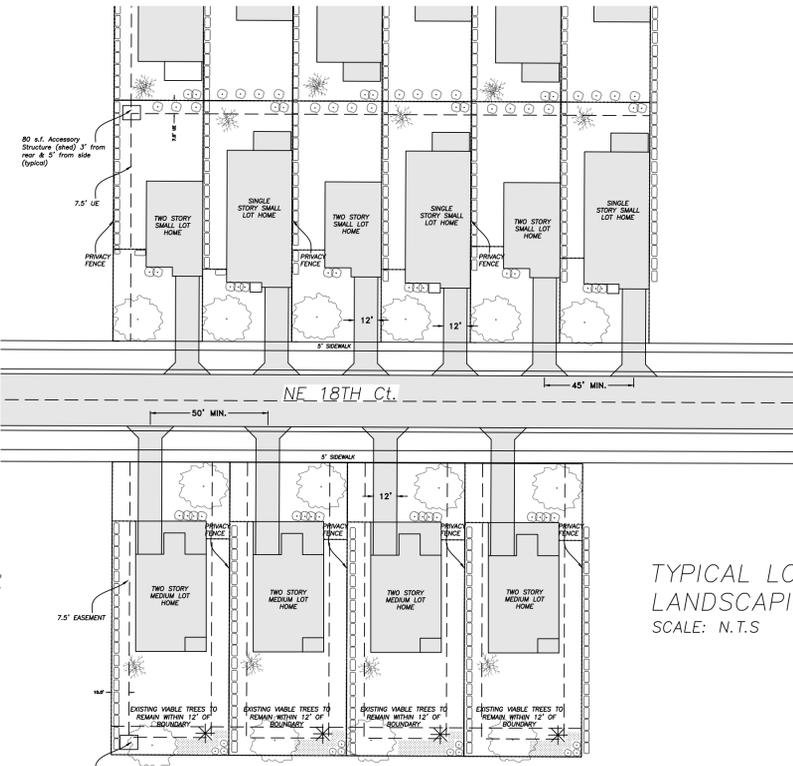
TYPICAL STREET LANDSCAPING CROSS SECTION
SCALE: N.T.S

SHADE TREE TYPES:

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

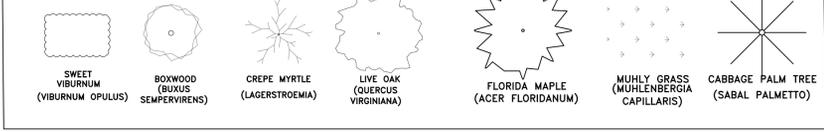
ORNAMENTAL/ UNDERSTORY TREE TYPES:

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



TYPICAL LOT LANDSCAPING
SCALE: N.T.S

LANDSCAPE LEGEND :



MILES C ANDERSON PE
FLORIDA PROFESSIONAL ENGINEER # 39385
CA # 0009842
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY MILES ANDERSON, PE ON 3-27-24 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

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