

PURAVIDA

A PLANNED DEVELOPMENT (PD) IN THE NORTHWEST 1/4, SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST CITY OF OCALA, MARION COUNTY, FLORIDA

PRELIMINARY PLAT

STATEMENT:
THE DEVELOPMENT SHOWN HEREON SHALL BE A SINGLE FAMILY
RESIDENTIAL SUBDIVISION.

CONCEPTUAL PLAN (STEP 2)

NAME OF OWNER/APPLICANT: VCASTAS&E Inc and PRISCILLA INVESTMENTS LLC
7900 NW 167TH TERRACE, MIAMI LAKES, FLORIDA, 331016.

NAME OF PROJECTS AGENT: TRISE PATRICIA ANDRADE

PROPOSED SUBDIVISION NAME: PURAVIDA (PURE LIFE)

EXCISE CONDITIONS OF THE TRACTS, SECTION BOUNDARY AND TOPOGRAPHIC SURVEY.

ZONING CLASSIFICATION: PLANNED DEVELOPMENT (PD) CITY

BASIS OF BEARINGS IS GRID NORTH USING THE BEARING SHOWN ON

NORTH BOUNDARY OF THE NW 1/4 OF SECTION 4, WITH AN ASTERISK *

NAMES OF SURVEYOR RESPONSIBLE FOR PLAT: SHOWN

ALL PROPOSED STREETS ARE 50' WIDE PRIVATE RIGHTS-OF-WAY UNLESS OTHERWISE SHOWN.

ALL BLOCK CORNER RADII ARE 25 FEET UNLESS OTHERWISE SHOWN.

ALL CUL-DE-SACS HAVE A 60' RADUS AND 40 VEHICLE TURNING RADIUS.

ROADWAY ACCESS AND TURNING RADII FOR RESPONDING EMERGENCY FIRE

EQUIPMENT SHALL MEET THE REQUIREMENTS OF THE ENGINEERING

DEPARTMENT SPECIFICATIONS.

UTILITY EASEMENTS, (U.E.), ARE PUBLIC EXCEPT AS SHOWN. 10-FOOT UTILITY

EASEMENTS ARE PROVIDED ALONG THE FRONT OF ALL LOTS AND TRACTS PARALLEL

TO THE RIGHTS OF WAY ON BOTH SIDES OF THE STREET, AND AS PER ORDINANCE

SEC. 70-602.

SECTION 33-14-22

PER R.O.W. MAP BOOK 2, PG. 66 R/W

R/W PER O.R. 6612/1254

R/W

C/L

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

15' ADDITIONAL R/W DEDICATED BY PLAT

LEGEND:

P.I.	POINT OF INTERSECTION	(D)	DESCRIPTION
C/L	CENTER LINE	(F)	FIELD MEASURED
C.L.F.	CHAIN LINK FENCE	(P)	PLAT
CONC.	CONCRETE	(P)	POWER POLE
D.R.A.	DRIVEWAY ANGLE	(R)	RADIAL
D.R.A.	DRAINAGE RETENTION AREA	OPR	OVERHEAD POWER LINE
F.C.	FENCE CORNER	OPHL	VINYL/PVC FENCE
M.E.A.	MARION ENGINEERING & ASSOC.	V.F.	WIRE FENCE
N.P.	MOORHEAD ENGINEERING CO.	W.F.	4"X4" CONCRETE MONUMENT
O.R.	NOT PERMANENT	IRON ROD	IRON & DISK
P.C.P.	OFFICIAL RECORDS (BOOK & PAGE)	NALE	BREAK IN LINE
P.O.B.	PERMANENT CONTROL POINT	PH	FIRE HYDRANT
P.O.C.	POINT-OF-BEGINNING	TB	TELEPHONE BOX
P.P.	POINT-OF-COMMENCEMENT	WM	WATER METER BOX
P.R.M.	POWER POLE	XFMR	UTILITY TRANSFORMER BOX
R.	PERMANENT REFERENCE MONUMENT	*	BASIS OF BEARING (GRID NORTH)
R/W	RADIUS	BSL	UTILITY EASEMENT
R/W	RIGHT-OF-WAY		BUILDING SETBACK LINE
UE	UNMARKED	(TYP.)	TYPICAL

SURVEYORS NOTES:

1. THIS SURVEY IS BASED ON THE PROPERTY DESCRIPTION PROVIDED BY THE CLIENT.
2. GRID NORTH IS BASED ON THE BEARING FOR THE LINE SHOWN WITH (*).
3. UNDERGROUND ENCROACHMENTS WERE NOT LOCATED UNLESS OTHERWISE SHOWN.
4. THE LOCATIONS OF ANY EASEMENTS, OR RIGHTS-OF-WAY OF RECORD, OTHER THAN THOSE SHOWN ON RECORDED PLATS ARE NOT SHOWN.
5. ALL STREETS OR STREET RIGHTS-OF-WAY SHOWN ARE PHYSICALLY OPEN UNLESS OTHERWISE SHOWN.
6. ALL DISTANCES ARE EITHER DEED OR PLAT UNLESS OTHERWISE SHOWN.
7. ELEVATION MEASUREMENTS ACQUIRED USING TOPCON H1PER-SR ANTENNA, CORRECTED WITH DATA FROM F.D.O.T. F.P.R.N. REFERENCE NETWORK.
8. DATUM = NAV-88; FLORIDA STATE PLANE COORDINATE ZONE: WEST (0902)
9. EL = ELEVATION AT POINT SHOWN (IN FEET)
10. ALL SECTION CORNERS WERE CORRELATED WITH THOSE REPORTED AS CERTIFIED CORNER RECORDS FROM FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
11. SECTION BREAKDOWN: BOUNDARY OF THE SOUTH LINE OF THE NE 1/4, NW 1/4, SECTION 4 IS EXPLICITLY DEFINED BY PLAT OF SEVEN ESTATES UNIT 5, BUT IS IMPLIED BY MONUMENTATION AND OCCUPATION. IT IS ALSO SUPPORTED BY THE PLATS OF STRATFORD ESTATES (S/18), MCCOY'S SUBDIVISION (F/95), JASON'S LANDING (T/35), AND THE INSTALLED INFRASTRUCTURE IN THIS AREA.
12. DO NOT SCALE DRAWING, FOLLOW DIMENSIONS.
13. BOUNDARY DISTANCES ARE BASED ON FIELD MEASUREMENTS BETWEEN MONUMENTS FOUND OR SET AND USED AS PERMANENT REFERENCE MONUMENTS.
14. BOUNDARY BEARINGS ARE BASED ON FIELD MEASUREMENTS AND ROTATED TO GRID NORTH.
15. LOT DIMENSIONS AND AREAS ARE APPROXIMATE AND ARE SUBJECT TO REFINEMENT OR REVISION TO BE SHOWN ON THE FINAL PLAT.

ANNEXATION NOTE:

MAY BE FOUND AS ORDINANCE NO. 5417 IN OFFICIAL RECORDS BOOK 4102, PAGES 1009-0100.

DESCRIPTION:

PARCEL 1: PARCEL I.D.: 24277-000-00
THE EAST HALF OF THE NORTH THREE QUARTERS OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, EXCEPT 70 YARDS SQUARE IN THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER.

&
PARCEL 2: PARCEL I.D.: 24302-001-00
THE SOUTH 1/4 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, LESS AND EXCEPT THE EAST 25.00 FEET FOR ROAD RIGHT OF WAY ALSO EXCEPTING THE NORTH 200.00 FEET OF THE EAST 19.00 FEET THEREOF.

CONSULTING ENGINEER:
MILES ANDERSON, P.E. FL REG'D ENG. 39385
MILES CHRISTIAN ANDERSON
CONSULTING ENGINEERS, INC.
1516 E. SILVER SPRINGS BLVD SUITE 132
OCALA, FL, 34470

ANDREW W. CARBAUGH, LICENSE NUMBER 6787
BOARD CERTIFIED SURVEYOR AND MAPPER
STATE OF FLORIDA

CHANGED LIFT STATION FROM 'PRIVATE': NOVEMBER 7, 2025
REVISED MAINTENANCE STATEMENT: OCTOBER 20, 2025
REMOVED TRIP GENERATION STATEMENT: OCTOBER 2, 2025
ADDED TRIP GENERATION STATEMENT: SEPTEMBER 24, 2025
CITY COMMENT REVIEW: MARCH 29, 2025
REVIEW CYCLE #2/EDITS MADE: JULY 5, 2025
REVISED DATE: DECEMBER 9, 2024
DRAWING DATED: SEPTEMBER 2, 2024

STEP 2: CONCEPTUAL PLAN
PURAVIDA SUBDIVISION
SECTION 4, TWP-15-SOUTH, RNG-22-EAST, OCALA FLORIDA

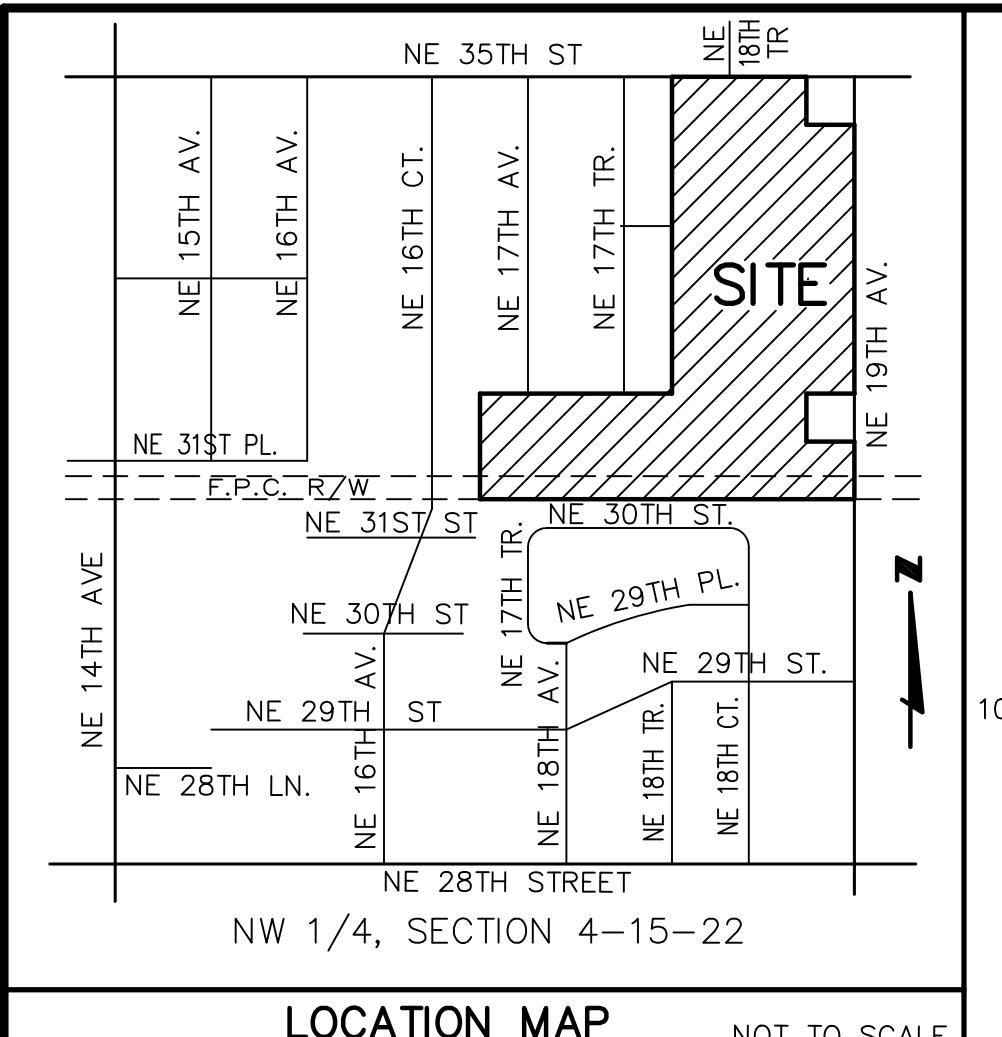
ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR SURVEY REPORT ARE PROHIBITED. THIS SURVEY MAP AND REPORT, OR COPIES THEREOF, ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. NO ONE OTHER THAN THE PARTY OR PARTIES NAMED HEREON SHALL RELY ON THIS SURVEY.

C & A SURVEY, INC.
CERTIFICATE OF AUTHORIZATION NO. LB #7872
3611 E. FORT KING STREET OCALA, FLORIDA 34470
352.694.6566 CardSurvey.com

SCALE: 1"=100'

F.B.: 447 PG. 68

FILE: 1221849



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 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' (east to west) shall be applied for during the subdivision process. Lot setbacks are as listed in the table provided.

GRAPHIC SCALE
100' 50' 0' 100' 200'
1-INCH EQUALS 100 FEET
C/L
*N89°44'37"W 2635.64' (OVERALL QUARTER SECTION LINE)

15' ADDITIONAL R/W DEDICATED BY PLAT

LOCATION MAP

NOT TO SCALE

ALTERNATE LEGEND:

PHASING STATEMENT:

NO PHASING IS INTENDED IN THE CONSTRUCTION OF THIS PROJECT

UTILITY PROVIDERS:

CITY OF OCALA UTILITIES - 352-351-6000
TECO PEOPLES GAS - 352-622-0111

TRACT DESCRIPTIONS

TRACT 1 - 25'± WIDE LANDSCAPE AND PRIVACY BUFFER (PRIVATE)
TRACT 2 - 25'± WIDE LANDSCAPE AND PRIVACY BUFFER (PRIVATE)
TRACT 3 - PASSIVE RECREATION AREA (PRIVATE)
TRACT 4 - DOG PARK (FENCED) (PRIVATE)
TRACT 5 - FLORIDA POWER CORP. R/W EASEMENT (PRIVATE)
TRACT 6 - PROPOSED SEWERAGE LIFT STATION SITE (PUBLIC)

NUMBER OF LOTS

BUFFER STATEMENT:

BUFFER AS STATED AND SHOWN SHALL MEET THE REQUIREMENTS OF LDR Sec 122-260 AND LDR Sec 118 AND THE APPROVED PD PLAN

**SURVEYOR'S NOTE

PRM #1784 FOUND OUT OF POSITION WITH BREAKDOWN AND PLAT, 1.27' EAST. SET NEW PRM #7872 AT SECTION BREAKDOWN.

TRIP GENERATION 11th EDITION MANUAL:

SINGLE DETACHED HOUSING (SFDH)-210
WIDTH - 50' (45.7±-68±)
DEPTH - 110' (102±-124±)
AREA - 5,500 SQUARE FEET
(4800± - 16950±)

MAINTENANCE STATEMENT:

PURAVIDA PROJECTS LLC. - HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL ROADS, INFRASTRUCTURES, DRAINAGE SYSTEMS AND DRAWS WITHIN THE PROJECTS BOUNDARIES. THE POTABLE WATER AND SEWER SYSTEMS SHALL BE PUBLICLY MAINTAINED AFTER THE STANDARD PERIOD OF MAINTENANCE POST-CONSTRUCTION AND PLAT RECORDATION.

OPEN SPACE CALCS.

BLOCK A IMPERVIOUS	- 80,588 SF
BLOCK B IMPERVIOUS	- 16,224 SF
BLOCK C IMPERVIOUS	- 10,140 SF
BLOCK D IMPERVIOUS	- 14,985 SF
BLOCK E IMPERVIOUS	- 26,480 SF
BLOCK F IMPERVIOUS	- 23,170 SF
BLOCK G IMPERVIOUS	- 11,585 SF
R.O.W.	- 214,317 SF
DRA #1	- 33,150 SF
DRA #2	- 55,398 SF
DRA #3	- 15,601 SF
TOTAL IMPERVIOUS	- 501,638 SF
TOTAL OPEN SPACE	- 565,582 SF
OPEN SPACE %	- 53%

STRATFORD, ESTATES
PLAT BOOK 'S' PAGE 118
ZONED: R-1A CITY

