

DEVELOPMENT NOTES:

- SETBACKS SHALL BE AS SHOWN IN "LAND USE DATA". FRONT DEVELOPMENT SETBACK FOR PROFESSIONAL SERVICES ALONG S.W. 44th AVENUE SHALL BE FORTY (40) FEET, AND PARKING SHALL NOT APPROACH SAID ROAD BEYOND THE FRONT FACE OF THE BUILDING(S).
- DEVELOPMENT APPROVAL WILL BE OBTAINED FOR EACH PHASE, AND EACH WILL REQUIRE PLATTING. PORTIONS OF PHASES CAN BE COMBINED FOR PLATTING.
- THIS PUD SHALL BE PUBLIC, AND WILL INCLUDE 50' RESIDENTIAL STREETS WITH CURB & GUTTER. ALL IMPROVEMENTS WILL BE TO CITY STANDARDS. THE MAIN EAST-WEST ROAD AND ANY NECESSARY PONDS WILL BE CONSTRUCTED IN CONJUNCTION WITH PHASED DEVELOPMENT.
- BUFFERS SHALL BE MAINTAINED BY THE DEVELOPER. THEY SHALL BE SPECIFIED AND APPROVED FOR EACH PHASE. PRESERVATION OF EXISTING TREES SHALL BE COORDINATED WITH THE CITY PLANNING DEPT.
- INTERNAL PEDESTRIAN ACCESS SHALL BE 5'-WIDE CONCRETE WALKS AND SHALL BE INTEGRATED THROUGHOUT THE SITE.
- COMMUNITY RECREATION SHALL INCLUDE, BUT IS NOT LIMITED TO:
 - CLUBHOUSE AND POOL
 - WALKING TRAILS AND PICNIC AREAS
 - TOT LOTS
 - MULTI-PURPOSE FIELD, JOGGING TRACK, AND VOLLEYBALL COURT WITHIN MAIN PARK (SEE NOTE 7)
- OPEN SPACE SHALL COMPLY WITH L.D.R. SECTION 122-836, INCLUDING 40% OF TOTAL GROSS ACREAGE FOR RESIDENTIAL AND 20% OF TOTAL GROSS ACREAGE FOR NONRESIDENTIAL. AT LEAST 15% OF THE TOTAL REQUIRED OPEN SPACE SHALL BE IN USABLE AGGREGATE FORM (SUCH AS A MAIN PARK), AND SHALL BE UTILIZED FOR PRESERVATION OF ANY UNCOMMON NATURAL BIOLOGICAL, GEOLOGICAL, HISTORICAL, OR ARCHAEOLOGICAL FEATURES.
- THE TRAFFIC STUDY MUST BE COMPLETED WITH FINAL PLAT. AN AGREEMENT MUST BE EXECUTED, PRIOR TO PLATTING OF EACH PHASE, FOR ANY REQUIRED OFF-SITE IMPROVEMENTS.
- SIDEWALKS SHALL BE INCLUDED (BOTH SIDES OF ROADS).
- UTILITIES ON-SITE SHALL BE UNDERGROUND.
- BUILDING HEIGHT IS LIMITED TO FIVE (5) STORIES. ARCHITECTURAL REVIEW WILL BE REQUIRED FOR ALL PHASES TO ENSURE A CONSISTENT THEME AND DESIGN GUIDELINE THROUGHOUT THE DEVELOPMENT. THIS REVIEW WILL OCCUR IN CONJUNCTION WITH THE SITE PLAN REVIEW PROCESS. SEE NARRATIVE ITEM 2 FOR MORE ON ARCHITECTURAL REVIEW.
- PER SECTION 122-866(D), ONCE PRELIMINARY PLAN APPROVAL HAS BEEN OBTAINED, THE DEVELOPER SHALL FILE, AS SPECIFIED AT TIME OF REZONING, A LEGALLY CONSTITUTED MAINTENANCE ASSOCIATION AGREEMENT TO SHOW HOW THE COMMON AREAS (INCLUDING BUFFERS AND PARKS) ARE TO BE IMPROVED AND MAINTAINED. RESPONSIBILITY WILL BE CONVEYED FROM THE DEVELOPER TO THE HOMEOWNER'S ASSOCIATION(S) WHEN APPROPRIATE.
- PER SECTION 122-866(E), BEFORE FINAL APPROVAL IS GIVEN, A DEVELOPER'S AGREEMENT WITH THE CITY SHALL BE REQUIRED.
- TREE EVALUATION SHALL BE DONE BY A CERTIFIED ARBORIST OR HORTICULTURAL PROFESSIONAL.
- LOT SIZES SHALL BE COMPATIBLE WHEN ADJACENT TO EXISTING SINGLE FAMILY DEVELOPMENTS (LARGER LOTS).

NARRATIVE:

- DEVELOPMENT WILL BE A MIXED USE PUD INCLUDING OFFICE UNITS, RETAIL SPACE, APARTMENTS, ASSISTED LIVING FACILITIES, AND SINGLE-FAMILY HOMES (ATTACHED & DETACHED). ALL CONSTRUCTION SHALL ADHERE TO CITY STANDARDS. SEE "BUILD-OUT" WITHIN LAND USE DATA FOR ALL PROJECTED DEVELOPMENT PATTERNS. COMMUNITY RECREATION WILL MEET OR EXCEED CITY REQUIREMENTS, AND IS FULLY DESCRIBED IN DEVELOPMENT NOTES 6 & 7.
- THE DEVELOPER SHALL COORDINATE WITH THE CITY TO ESTABLISH AN ACCEPTABLE ARCHITECTURAL THEME FOR REVIEW STANDARDS WITHIN PHASE 1, INCLUDING PROVIDING BUILDING ELEVATIONS AND BUFFER DESIGNS. ALL BUILDERS WITHIN ALL PHASES OF THIS DEVELOPMENT SHALL BE REQUIRED TO SUBMIT PLANS FOR REVIEW, AND SHALL CONFORM TO ARCHITECTURAL CONTINUITY THROUGHOUT THIS PUD PER THE THEME ESTABLISHED IN PHASE 1.
- THE OWNER RESERVES THE OPTION TO PROPOSE MINOR VARIATIONS FROM CODE (SETBACKS, OPEN SPACE ETC.) IN CONSIDERATION FOR MAINTAINING THE SPIRIT OF THE OVERALL DEVELOPMENT REQUIREMENTS (SUCH AS PROVIDING A LARGER MAIN PARK IF REQUESTING REDUCED OPEN SPACE ELSEWHERE). ANY VARIATION MUST BE APPROVED BY CITY STAFF DURING FORMAL PLANNING AND DESIGN OF INDIVIDUAL PHASES. ALSO, ANY ORDINANCE REQUIREMENTS NOT SPECIFICALLY MENTIONED IN THE CITY'S REVIEW AND APPROVAL OF THIS PLAN WILL BE SUBJECT TO THE ZONING ORDINANCE.

LAND USE DATA:

PHASE	DESCRIPTION	ACREAGE (%)	NOTES	SETBACKS	BUILD-OUT
1A	ASSISTED LIVING	8.4 (4.9)	INCLUDING ALZHEIMER RESIDENTS, 125 UNITS	25'	2011
1B	ASSISTED LIVING	6.5 (3.8)	FOCUS ON INDEPENDENT SENIORS, 100 UNITS	25'	2012
1C	ASSISTED LIVING	7.8 (4.5)	FOCUS ON INDEPENDENT SENIORS, 100 UNITS	25'	2013
2A	SFR - MIX OF ATTACHED * & DETACHED BUILDINGS	14.1 (8.1)	49 UNITS (3.5 UNITS/ACRE)	TBD	2012
2B	SFR - MIX OF ATTACHED * & DETACHED BUILDINGS	16.7 (9.6)	55 UNITS (3.3 UNITS/ACRE)	TBD	2014
3A	MULTI-FAMILY & SFR	12.6 (7.3)	76 MF, 12 SFR, AND COMMUNITY RECREATION	TBD	2013
3B	MULTI-FAMILY & SFR	13.3 (7.7)	228 MF UNITS	TBD	2015
3C	MULTI-FAMILY & SFR	11.5 (6.7)	114 MF UNITS	TBD	2016
4	PROFESSIONAL SERVICES	12.0 (6.9)	MAX 130,000 SQ. FT G.F.A.	NONE **	2015
5	SFR - MIX OF ATTACHED * & DETACHED BUILDINGS	26.5 (15.3)	105 UNITS (4.0 UNITS/ACRE)	TBD	2015
6	SFR - MIX OF ATTACHED * & DETACHED BUILDINGS	27.0 (15.6)	76 UNITS (2.8 UNITS/ACRE)	TBD	2016
7	MULTI-FAMILY	16.6 (9.6)	190 MF UNITS	TBD	2017
TOTALS =		173.0 (100.0)	1,230 UNITS (7.1 UNITS/ACRE) OVERALL		
EXISTING SW 44th AVE & CITY DRA =		4.5			
		177.5 GROSS ACREAGE			

DATA NOTES:

- ABOVE ACREAGE'S ARE SUBJECT TO SURVEY, AND INCLUDE ROADWAYS, PARKS, & RETENTION AREAS WHERE APPLICABLE.
- * INDICATES TOWNHOUSE, VILLA, DUPLEX, ETC.
- ** INDICATES REFER TO DEVELOPMENT NOTE 1.
- TBD INDICATES TO BE DETERMINED.

TABLE OF PRICE RANGES:

PHASES 2, 2a, 3 & 4 \$175,000 - \$375,000

NOTICE:

THERE WILL BE NO ADDITIONAL ACCESS POINTS TO THIS OVERALL PUD OTHER THAN SHOWN ON THIS PLAN; EXCEPT FOR POSSIBLE CONNECTION TO PHASE 7 FROM ADJACENT PROPERTIES.

CONCEPTUAL PLAN

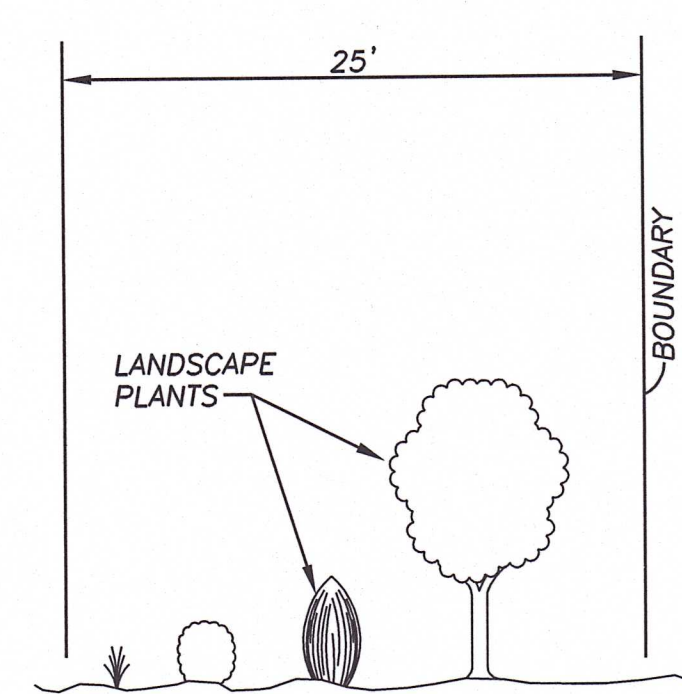
WEST OCALA - PUD *

REVISED JULY 5, 2007
APPROVED AUGUST 21, 2007 (ORDINANCE 5707)
AMENDED NOVEMBER 1, 2010

PETITIONER FOR AMENDMENT: THE RANSOME GROUP INVESTORS I, LLLP
8424 WEST PHALIA ROAD
UPPER MARLBORO, MD 20774
PH: 301-516-6000

OWNER OF PROPERTY: SAME AS ABOVE

* OVERALL PUD-7 (LOW DENSITY LAND USE AREAS NOT TO EXCEED PUD-5)



BUFFER DETAIL

ALONG BOUNDARY AS NEEDED OR REQUIRED

