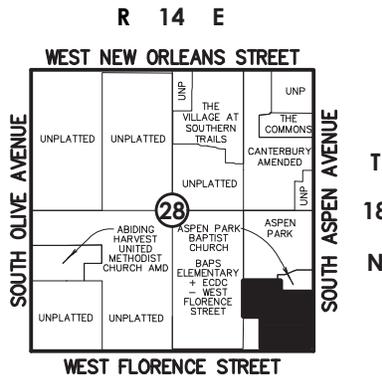
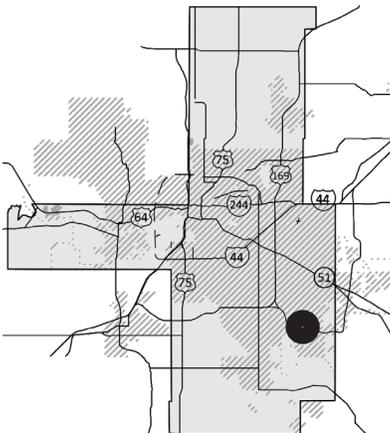
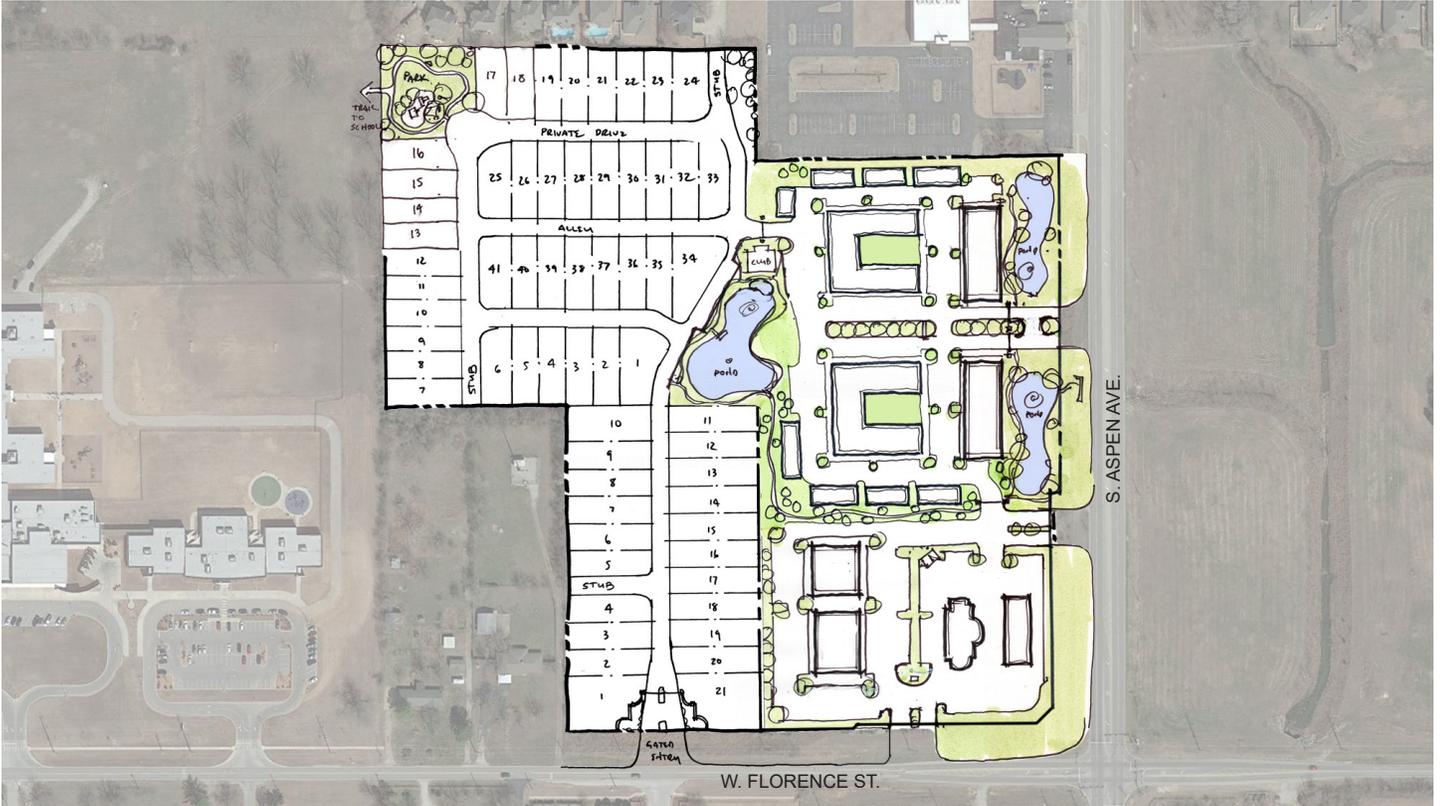


VILLAGE @ 1ELEVEN

APPROXIMATELY 28.95 ACRES
AT THE NORTHWEST CORNER OF
S. ASPEN AVE. AND W. FLORENCE ST. (145TH & 111TH)
BROKEN ARROW, OKLAHOMA



Location Map

Scale: 1"= 2000'



MARCH 2019

APPLICANT / OWNER:
PRECISION PROJECT MANAGEMENT
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TABLE OF CONTENTS

I. PROPERTY DESCRIPTION 2

II. DEVELOPMENT CONCEPT 3

EXHIBIT LIST:

Exhibit A: Aerial Photography & Boundary Depiction 7

Exhibit B: Conceptual Site Plan 8

III. DEVELOPMENT STANDARDS 9

IV. GENERAL PROVISIONS AND DEVELOPMENT STANDARDS 14

IV.A. Access and Circulation 14

IV.B. Drainage and Utilities 14

IV.C. Environmental Analysis and Topography 14

IV.D. Zoning and Land Use 15

IV.E. Platting and Site Plan Requirements 15

IV.F. Phase Development 15

EXHIBIT LIST:

Exhibit C: Development Areas 16

Exhibit D: Existing and Proposed Utilities 17

Exhibit E: Existing Topography & Soils 18

Exhibit F: FEMA Floodplain Map 19

Exhibit G: Existing Zoning Map 20

Exhibit H: Proposed Zoning Map 21

Exhibit I: Conceptual Building Plans-Flats 22

Exhibit J: Conceptual Building Plans- Single Family 23

Exhibit K: Conceptual Building Plans- Single Family 24

Exhibit L: Conceptual Building Plans- Single Family 25

Exhibit M: Conceptual Building Plans- Single Family 26

I. PROPERTY DESCRIPTION

Village@1Eleven consists of 28.95 acres, more or less, located on the northwest corner of S. Aspen Ave. and W. Florence St. (S.145th E. Ave. & E.111th St. S.) in Broken Arrow, OK and is more particularly described as follows:

A TRACT OF LAND THAT IS THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, BROKEN ARROW , STATE OF OKLAHOMA, ACCORING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, LESS AND EXCEPT THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (W/2 SW/4 SE/4 SE/4) AND LESS AND EXCEPT THAT PART THAT IS PLATTED AS ASPEN PARK BAPTIST CHURCH.

AND LESS AND EXCEPT THE FOLLOWING FIVE (5) TRACTS:

THE WEST 45.25 FEET OF THE EAST 70 FEET OF THE SOUTH 500 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, BROKEN ARROW, STATE OF OKLAHOMA, LESS AND EXCEPT THE SOUTH 24.75 FEET THEREOF.

AND

THE WEST 35.25 FEET OF THE EAST 60 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, BROKEN ARROW, STATE OF OKLAHOMA, LESS AND EXCEPT THE NORTH 208.71 FEET AND THE SOUTH 500 FEET THEREOF.

AND

THE NORTH 45.25 FEET OF THE SOUTH 70 FEET OF THE EAST 500 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, BROKEN ARROW, STATE OF OKLAHOMA, LESS AND EXCEPT THE EAST 70 FEET THEREOF.

AND

THE NORTH 35.25 FEET OF THE SOUTH 60 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4), LESS AND EXCEPT THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (W/2 SW/4 SE/4 SE/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, BROKEN ARROW , STATE OF OKLAHOMA, LESS AND EXCEPT THE EAST 500 FEET THEREOF.

AND

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, BROKEN ARROW, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SE/4; THENCE WEST ALONG THE SOUTH LINE OF SECTION 28 A DISTANCE OF 165.00 FEET; THENCE IN A NORTHEASTERLY DIRECTION TO A POINT ON THE EAST LINE OF SAID SE/4 A DISTANCE OF 165.00 FEET NORTH OF SAID SOUTHEAST CORNER; THENCE SOUTH ALONG SAID EAST LINE A DISTANCE OF 165.00 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT THE SOUTH 70 FEET AND THE EAST 70 FEET THEREOF.

SAID TRACT CONTAINS 1,261,062 SQUARE FEET OR 28.95 ACRES.

The above described property will hereinafter be referred to as the “**Site**” or “**Subject Property**”, and has been depicted on Exhibit A, Aerial Photography & Boundary Depiction.

II. DEVELOPMENT CONCEPT

Village@1Eleven is a proposed 28.95-acre mixed-use village in a quickly developing portion of South Broken Arrow. The proximity to schools, housing, and highway access all make this site prime for a small, walkable, community with a mix of land uses. Village@1Eleven has been designed to provide a unique mix of housing alternatives to the more common large footprint luxury homes found in the area. Urban flats that do not look or feel like typical ‘apartments’ are at the core of this village development. The form of the flat buildings mimics the feel of a city block/street grid and contains shared open spaces for residents to utilize. As designed, reserve areas will serve as stormwater detention and village amenities. The tree-lined boulevard off South Aspen Avenue directs the views of an entering resident or visitor west, directly to the park/detention ponds and clubhouse. The flat housing steps down in form and intensity to single-family housing to the west as one gets closer to the elementary and early childhood center. The residents of the flats and single-family areas may have shared use of a clubhouse with pool, playground and walking trail. Village@1Eleven acknowledges the national downward trend in home sizes over the past few years and therefore provides smaller lots allowing a more compact housing footprint with less exterior maintenance for homeowners. Multi-generational housing, another national need, is addressed by allowing an accessory dwelling garden cottage with a kitchen to be added to each single-family lot. In an effort

to preserve the streetscape as a pedestrian space over an automobile dominated space, several of the lots are designed to have an alley loaded detached garage/accessory building. This would allow for a reduced front yard setback and therefore provide a stronger sense of place by placing porches closer to the street. On the non-alley loaded single-family homes, the garage façade would be set back farther from the front property line than the façade of the rest of the house in order to make the focus on the home's entries and not on the garages. Village@1Eleven also acknowledges that many locally homebuyers still prefer the idea of living in a gated community and this development maintains elements of security and privacy while still maintaining connectivity to the larger Broken Arrow community. The commercial portion of the site could provide restaurant/retail and office opportunities that would enhance this corner as a commercial node. As currently envisioned, the flats, single-family, office, and commercial areas of the site blend seamlessly together though their architectural styles, the pedestrian circulation system, and the landscape style. Although subject to change, the initial design is reflected on Exhibit B "Conceptual Site Plan." As outlined in the Broken Arrow Zoning Ordinance, a PUD is to be utilized for one or more of the following purposes which we believe this PUD meets:

- ✓ To permit and encourage innovative land development while maintaining appropriate limitation on the character and intensity of use and assuring compatibility with adjoining and proximate properties;
- ✓ To permit greater flexibility within the development to best utilize the physical features of the particular site;
- ✓ To encourage the provision and preservation of meaningful open space;
- ✓ To encourage integrated and unified design and function of the various uses comprising the planned unit development; and
- ✓ To encourage a more productive use of land consistent with the public objectives and standards of accessibility, safety, infrastructure and land use compatibility.

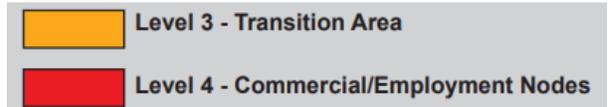
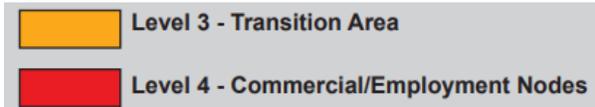
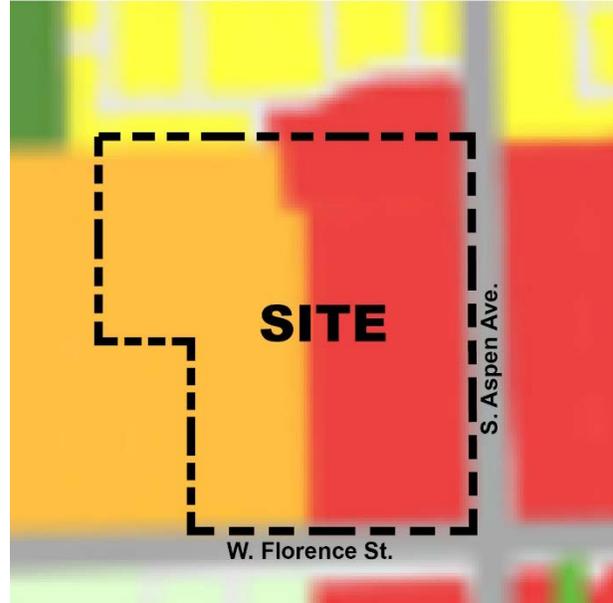
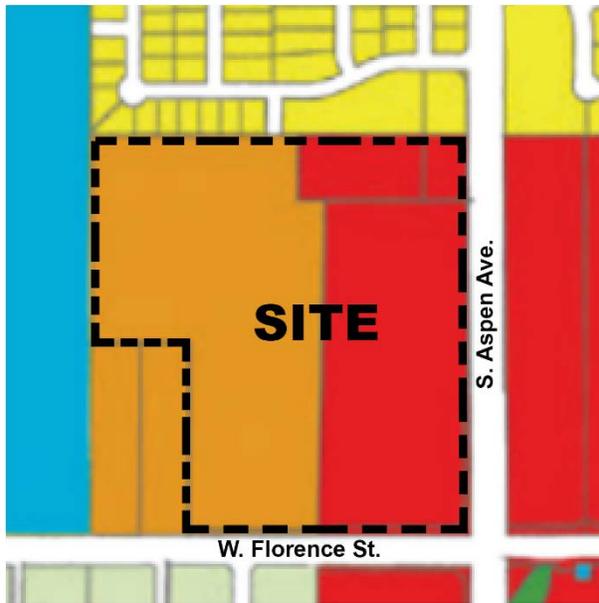
The Village@1Eleven desires to be something different and unique in Broken Arrow. It utilizes elements of new urbanism and traditional neighborhood planning along with the PUD zoning tool to accomplish this task.

To facilitate this PUD, a companion application is being filed to rezone the single-family portion of the site to site to RS-4 Residential Single-Family and the flat housing and commercial portions to CM, Community Mixed-Use. Although the Planning and Zoning Regulations would permit over 80 lots (per the 7,875 square foot minimum gross land area per dwelling unit in RS-4), this PUD would restrict the residential development area to 75 lots.

The eastern portion of this site in which we are seeking a CM rezoning is currently a Level 4-Commercial/Employment node LUIS classification on the Broken Arrow Comprehensive Plan, 2012 Update and in the proposed 2018 plan. Level 4 allows for CM (Community Mixed-Use) Zoning Districts. Both documents list the western part of our site as a Level 3-Transitional Area which allows for RS-4 housing.

2012 Broken Arrow Comprehensive Plan Update

2018 DRAFT Broken Arrow Comprehensive Plan



2018 DRAFT Broken Arrow Comprehensive Plan

Table 4-1: Land Use Intensity System Zoning Districts Table

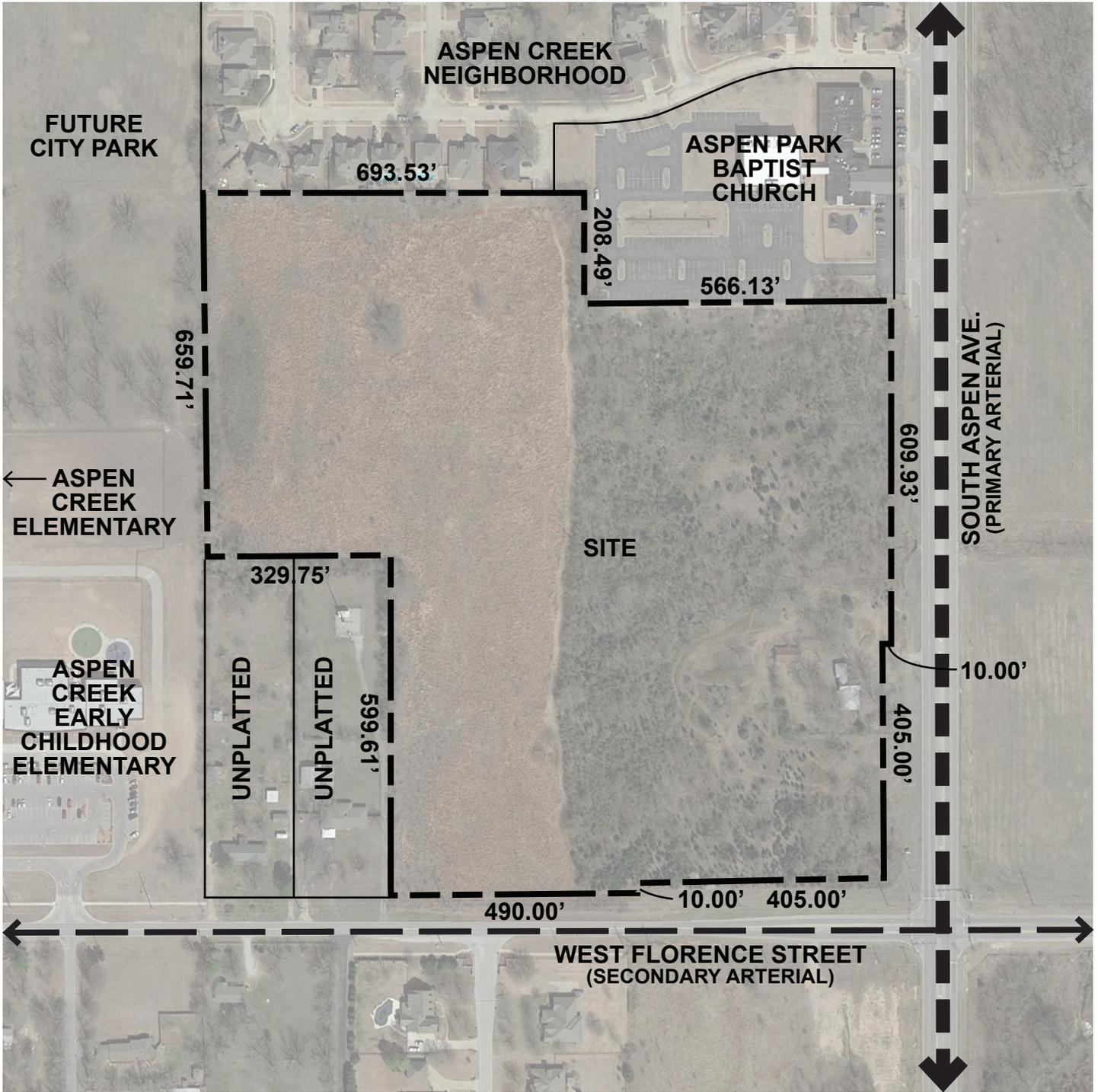
Zoning Districts	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7
A-1: Agricultural District	Allowed						
RE: Residential Estate District	Allowed						
RS-1: SF Residential District	Allowed						
R-2: SF Residential District	Possible	Allowed	Possible				
RS-2: SF Residential District	Possible	Allowed	Possible				
RS-3: SF Residential District	Possible	Allowed	Possible				
RS-4: SF Residential District		Allowed	Allowed				
RD: Residential Duplex District		Possible	Allowed				
RM: Residential MF District			Allowed	Possible	Possible		
RMH: Residential Mobile Home District			Allowed				
NM: Neighborhood Mixed Use District			Allowed	Allowed			
CM: Community Mixed-Use District			Possible	Allowed			
DM: Downtown Mixed-Use Core District					Allowed		
DF: Downtown Fringe District					Allowed		
ON: Office Neighborhood District		Possible	Allowed	Allowed	Possible		
CN: Commercial Neighborhood District				Allowed	Possible	Allowed	
CG: Commercial General District				Allowed	Possible	Allowed	
CH: Commercial Heavy District						Allowed	Possible
IL: Industrial Light District						Possible	Allowed
IH: Industrial Heavy District							Allowed

After working closely with city staff, it was determined that the PUD would be the correct zoning tool to help create a development flexible enough to allow for creativity but strict enough to make sure the development will be harmonious with the surrounding land uses and character of Broken Arrow. The property location, dimensions, and surrounding land uses are shown on Exhibit A, “Aerial Photography & Boundary Depiction.” A conceptual site plan depicting the desired layout of the development is provided on Exhibit B “Conceptual Site Plan.” Exhibit C, “Development Areas” shows the two development areas which are referred to on page 10, DEVELOPMENT STANDARDS. The PUD shall be developed in accordance with the use and development regulations of the Broken Arrow Zoning Ordinance, except as otherwise specified herein.

VILLAGE @ 1ELEVEN

EXHIBIT A

AERIAL PHOTOGRAPHY & BOUNDARY DEPICTION
WITH ADJACENT DEVELOPMENTS LABELED

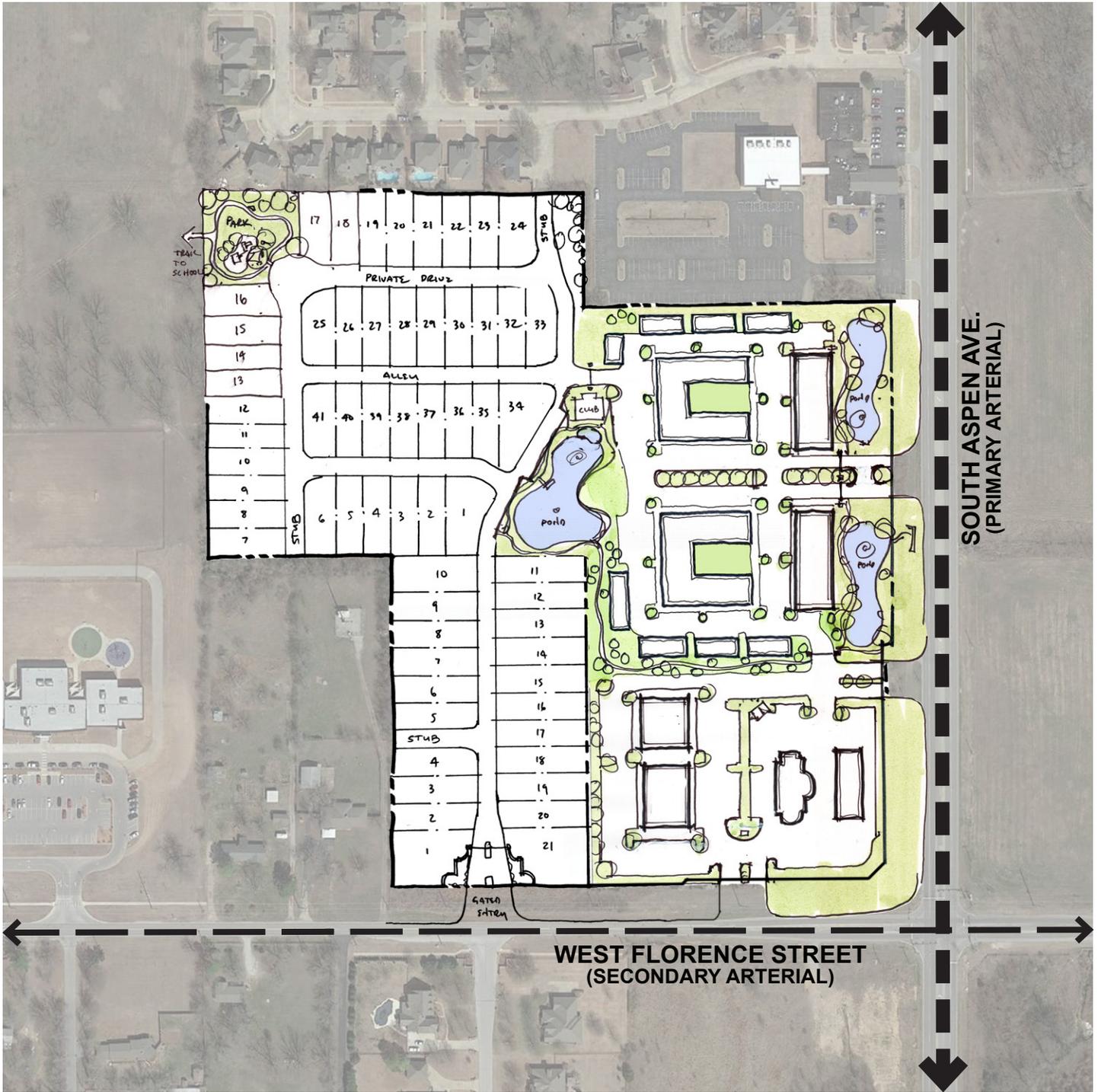


VILLAGE @ 1ELEVEN

EXHIBIT B

CONCEPTUAL SITE PLAN

SITE LAYOUT IS SUBJECT TO CHANGE - SHOWN AS EXISTED ON 02/26/19



III. DEVELOPMENT STANDARDS

Village@1Eleven shall be developed in accordance with the use and development regulations Broken Arrow Zoning Ordinance, except as noted herein:

DEVELOPMENT AREA 'A'		
Development Area 'A' Land Area (approx.):	584,820 SF	13.43 AC
Permitted Uses: Uses permitted as a matter of right in CM Mixed-Use zoning district in the Broken Arrow Zoning Ordinance including, but not necessarily limited to: multi-family dwellings, restaurant without drive-thru, general retail, office, convenience store with gas sales, and uses customarily accessory to permitted uses.		
Lot Area:	Min: 3 AC (Commercial and office: minimum of 1 AC subject to lot split approval)	
Minimum Lot Frontage:	Min. 35% building width to lot width ratio on principal street frontage	
Min. Building Coverage:	20% (To be built out in phases over time)	
Maximum Building Height:	35 FT *	
Maximum Setbacks:	None	
Minimum Setbacks:		
North:	10 FT	
East:	0 FT	
South:	0 FT	
West:	10 FT	

* *Architectural features such as chimneys and cupolas may extend beyond 35' to a maximum height of 45'.*



DEVELOPMENT AREA 'A' continued

STREETS: Streets within this PUD development area may be public or private and shall be constructed to Broken Arrow standards. Private streets may have reduced right-of-way widths. Divided, boulevard-style entrances may be constructed, provided any median landscaping and other entry features shall be maintained by the mandatory property owners' association. Any gates constructed shall comply with the Broken Arrow Zoning Ordinance and International Fire Code.

SIGNS: Signs shall comply with the Broken Arrow Zoning Ordinance. Entrance signs serving Development Area B may be located within Development Area A and shall be limited to eight (8) feet in height and 32 square feet in display surface area as provided in Broken Arrow Zoning Ordinance Section 5.7.E.3.

FENCING: Fencing shall meet the requirements set forth in Section 5 of the Broken Arrow Zoning Ordinance.

LANDSCAPING: Village@1Eleven shall be developed in accordance with the use and development regulations Broken Arrow Zoning Ordinance. No building setback is currently required between CM, Community Mixed and residential zoning districts or other uses. We have voluntarily added a 10' setback to the north and west boundaries of Development A.

PARKS AND OPEN SPACE: A shared park and clubhouse is to be located and shared between Development Areas A and B.

SIDEWALKS: 5' wide sidewalks to be installed along S. Aspen Ave. and W. Florence St. as required by the Broken Arrow Zoning Ordinance. Additional pedestrian connections will be provided to connect Development Areas A and B.

PARKING: Off-Street parking shall meet the requirements of the Broken Arrow Zoning Ordinance.

DEVELOPMENT AREA 'B'		
Development Area 'B' Land Area (approx.):	676,242 SF	15.52 AC
Permitted Uses: Uses permitted as a matter of right in the RS-4 use zoning district in the Broken Arrow Zoning Ordinance including, but not necessarily limited to: single-family detached housing and uses customarily accessory to permitted uses.		
Maximum Number of Lots:	75	
Minimum Lot Frontage:	50 FT *	
Minimum Lot Size:	6,500 SF	
Minimum Land Area Per Dwelling Unit:	7,875 SF	
Minimum Livability Open Space per Dwelling Unit:	2,800 SF**	
Max Lot Coverage:	Interior Lot: 60%, Corner Lot: 70%	
Maximum Building Height:	35 FT or 2.5 stories ***	
Off-street Parking:	Minimum two (2) enclosed off-street parking spaces required per dwelling unit	
Minimum Yard Setbacks:		
Front Yard:	15 FT for building façade, 20 FT for garage	
Rear Yard:	20 FT for primary residence, 17.5 FT for detached garage accessory buildings (non-alley loaded), and 20 FT for detached garage accessory buildings (alley-loaded)	
Side Yard:	5 FT & 5 FT for primary residence, 5 FT for detached garage accessory buildings	



DEVELOPMENT AREA 'B' continued

- * *The frontage of any wedge-shaped lot that meets the requirements of minimum lot size may be less than the minimum lot frontage requirements of this table, so long as the applicable minimum lot frontage requirement is met at the front building line. Lot must have at least 30 feet of frontage at the front property line (per Table 4.1-2, Broken Arrow Zoning Ordinance)*
- ** *Livability space may be located on a lot or contained within common open space of the development, as per Section 4.1.E.1.d of the Broken Arrow Zoning Ordinance.*
- *** *Architectural features such as chimneys and cupolas may extend beyond 35' to a maximum height of 45'.*

STREETS: Streets within this PUD development area may be private and shall be constructed to Broken Arrow standards for minor residential streets. Private streets may have reduced right-of-way widths. Divided, boulevard-style entrances may be constructed, provided any median landscaping and other entry features shall be maintained by the mandatory property owners' association. Gate requirements will meet the Broken Arrow Zoning Ordinance and International Fire Code.

ACCESSORY DWELLING UNITS: Each residential lot shall be permitted one (1) accessory dwelling unit (ADU; a.k.a. garden cottage, garage apartment, or mother-in-law suite) with a full kitchen. Whether attached to the principal dwelling or constructed within an accessory building, buildings containing ADUs shall comply with all setback and other bulk and area regulations of the Broken Arrow Zoning Ordinance and this PUD. ADUs shall comply with all Building Codes and ADU requirements of the City of Broken Arrow.

ACCESSORY BUILDINGS: Detached garages or other accessory buildings are permitted and shall comply with all setback and other bulk and area regulations of the Broken Arrow Zoning Ordinance and this PUD. Private restrictions may be imposed by restrictive covenants or other private deed restrictions filed of record by separate instrument.

SIGNS: Subdivision entrance signs shall be a max of 8 FT tall and 32 SF (per side if double sided). Signs to be permitted at each entrance and/or street frontage and shall comply with the regulations for signage of the Broken Arrow Zoning Ordinance. Signage serving residential neighborhood amenities shall be permitted within reserve areas containing neighborhood amenities and shall be a max of 8 FT tall and 32 SF (per side if double-sided). Signage shall otherwise comply with the Broken Arrow Zoning Ordinance.

FENCING: Fencing shall meet the requirements set forth in Section 5 of the Broken Arrow Zoning Ordinance.

PARKS AND OPEN SPACE: Development Area B to provide a pocket park with trail connection to boundary of new city park. A shared park and clubhouse is to be located and shared between Development Areas A and B.

SIDEWALKS: 5' wide sidewalks to be installed along S. Aspen Ave. and W. Florence St. as required by the Broken Arrow Zoning Ordinance. Additional pedestrian connections will be provided to connect Development Areas A and B.

IV. GENERAL PROVISIONS AND DEVELOPMENT STANDARDS

A. ACCESS AND CIRCULATION: Village@1Eleven is conceptually planned with two (2) primary points of access off West Florence Street and two (2) primary points of access off South Aspen Ave. Streets may be public or private and shall be constructed to Broken Arrow standards. Private streets may have reduced right-of-way widths. One (1) secondary fire access will connect to the neighborhood to the north and may be gated. The Exhibit B “Conceptual Site Plan” reflects points of access and the conceptual layout for internal streets and pedestrian walking trails.

Limits of No Access (LNA) will be imposed by the future plat along the South Aspen Ave and West Florence Street, except at the approved street intersections.

B. DRAINAGE AND UTILITIES: Conceptual drainage design is shown on Exhibit B “Conceptual Site Plan,” including onsite stormwater detention ponds located within reserve areas maintained by the mandatory property owners’ association. These ponds/water features will be an aesthetic addition to the property and the S. Aspen streetscape. Stormwater drainage and detention plans will be prepared and submitted to Broken Arrow for review and approval during the engineering process.

Public water is available to the site. Exact connection points and layout to be determined during the engineering process and to be subject to City of Broken Arrow review.

Public sanitary sewer is available to the site. Exact connection points and layout to be determined during the engineering process and to be subject to City of Broken Arrow review.

Electric and communications services are available onsite or by extension. Natural gas is available by ONG.

Existing and proposed utilities are shown on Exhibit D of this PUD.

C. ENVIRONMENTAL ANALYSIS AND TOPOGRAPHY: The site is fairly flat but slopes to the east and drains to the drainage structure under S. Aspen Ave.

The USDA Soil Survey of Broken Arrow, Oklahoma was used to help identify soils types and possible constraints to development. Existing soils on the subject property primarily consist of Okay Loam (0%-1% slopes), Okay Loam (1%-3%), Okay Loam (3%-5%), and Tullahassee Fine Sandy Loam (0%-1% slopes). Development constraints associated with

these soils will be addressed in the engineering design phase of the project and, if required, a geotechnical report will be performed to recommend paving sections and subgrade design. Soils and topography are shown on Exhibit E “Existing Topography & Soils” of this PUD.

As represented on Exhibit F “FEMA Floodplain Map,” the entire site is located within Unshaded Zone X – outside of the 500-year (0.2% Annual Chance) Floodplain.

D. ZONING AND LAND USE: This property is currently zoned A-1 Agriculture District and is currently vacant. It has been used agriculturally.

To facilitate this PUD, a companion application is being filed to rezone the site to RS-4, Residential Single-Family and CM, Community Mixed-Use. Existing zoning is shown on Exhibit G, and proposed zoning is shown on Exhibit H. Site and surrounding area land uses are depicted on Exhibit A “Aerial Photography & Boundary Depiction.”

E. PLATTING AND SITE PLAN REQUIREMENTS: No building permit shall be issued within Village@1Eleven until a subdivision plat has been submitted to and approved by the Broken Arrow Planning Commission and Broken Arrow City Council and duly filed of record. The required subdivision plat shall include covenants of record implementing the development standards of the approved PUD and the City of Broken Arrow shall be a beneficiary thereof. The plat will also serve as the site plan for all residential lots contained within the plat. Nonresidential buildings within Development Area A and any neighborhood amenities requiring a building permit shall submit and receive Broken Arrow city staff approval of a site plan application.

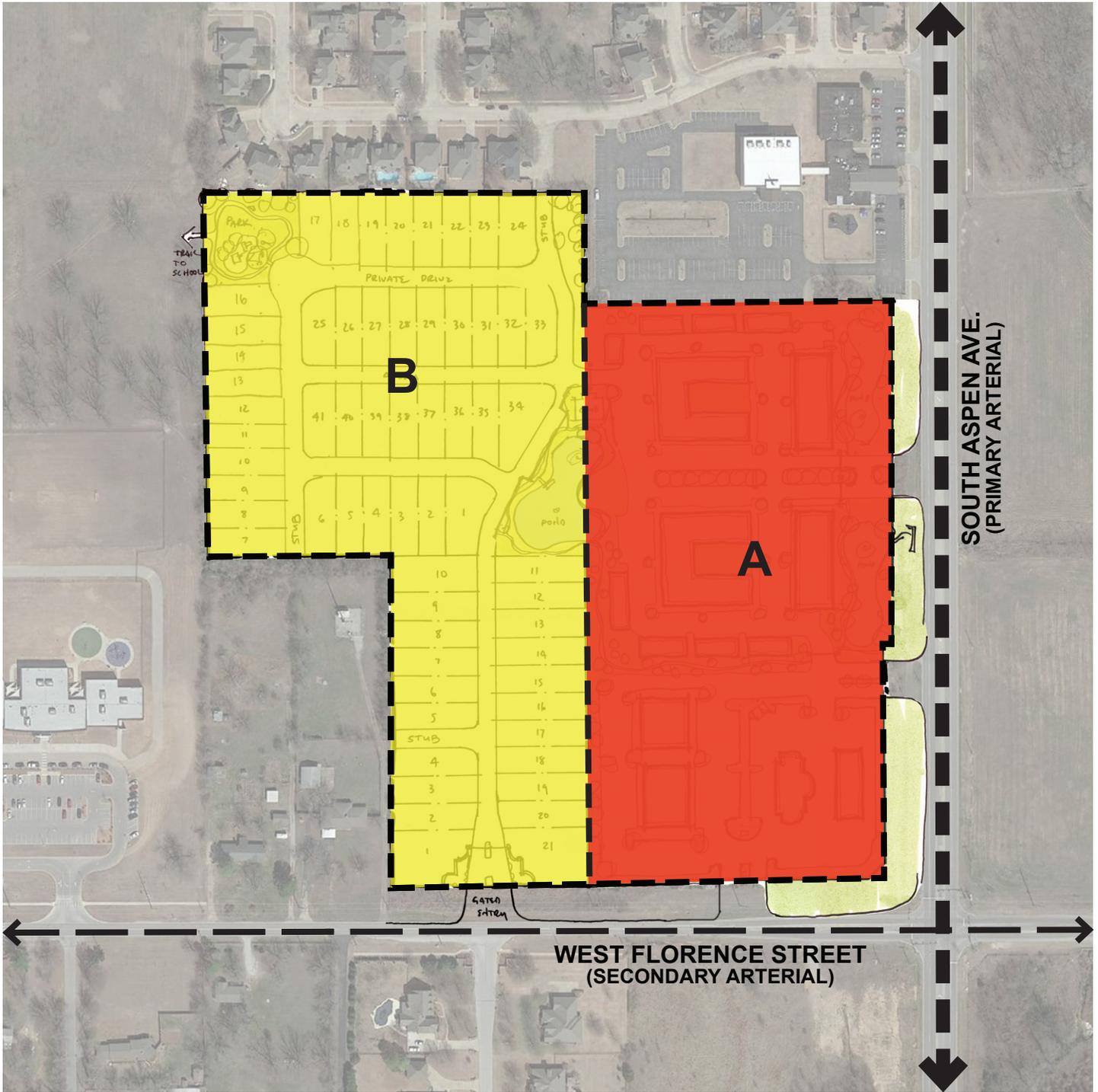
F. PHASE DEVELOPMENT: Based on market demand, Village@1Eleven will be developed in phases. Coordination with Broken Arrow will be maintained in order to provide adequate traffic circulation and utility service.

VILLAGE @ 1ELEVEN

EXHIBIT C

DEVELOPMENT AREAS

SITE LAYOUT IS SUBJECT TO CHANGE - SHOWN AS EXISTED ON 03/04/19

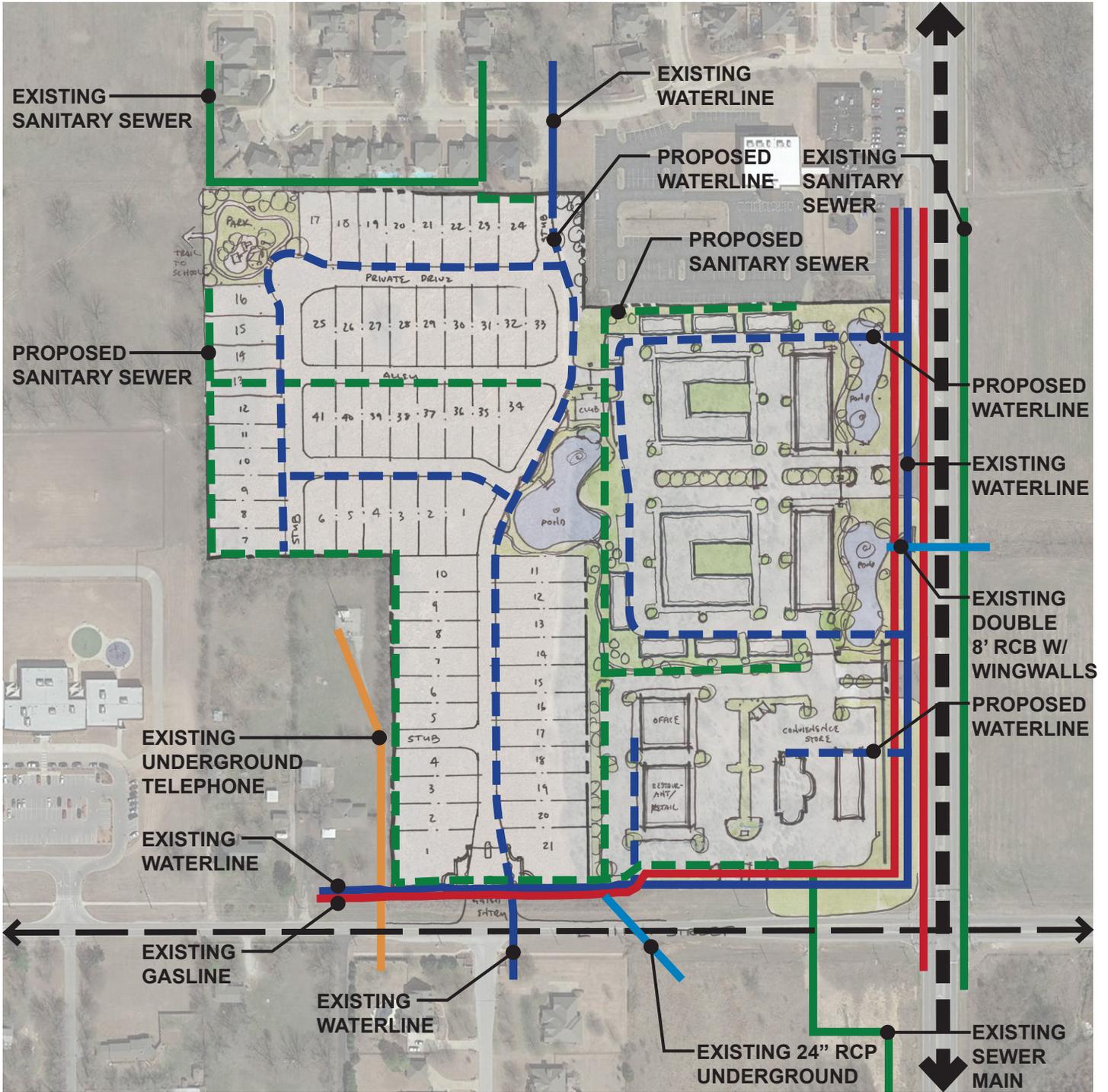


VILLAGE @ 1ELEVEN

EXHIBIT D

EXISTING AND PROPOSED UTILITIES

EXISTING UTILITIES IN PART LOCATED FROM CITY OF BROKEN ARROW ATLASES

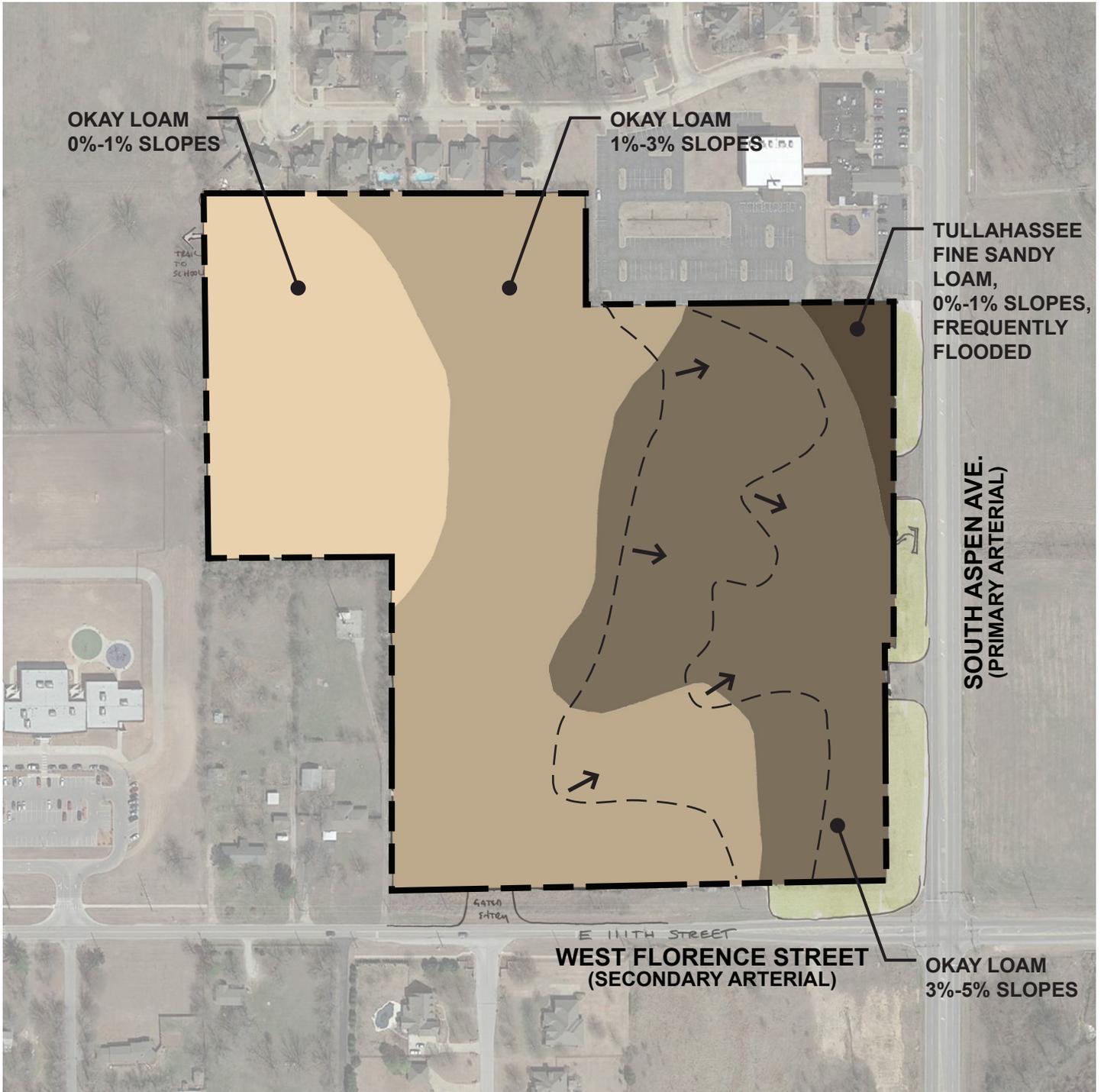


VILLAGE @ 1ELEVEN

EXHIBIT E

EXISTING TOPOGRAPHY & SOILS

SOIL DATA FROM USDA WEB SOIL SURVEY, ACCESSED 02/26/2019



VILLAGE @ 1ELEVEN

EXHIBIT F

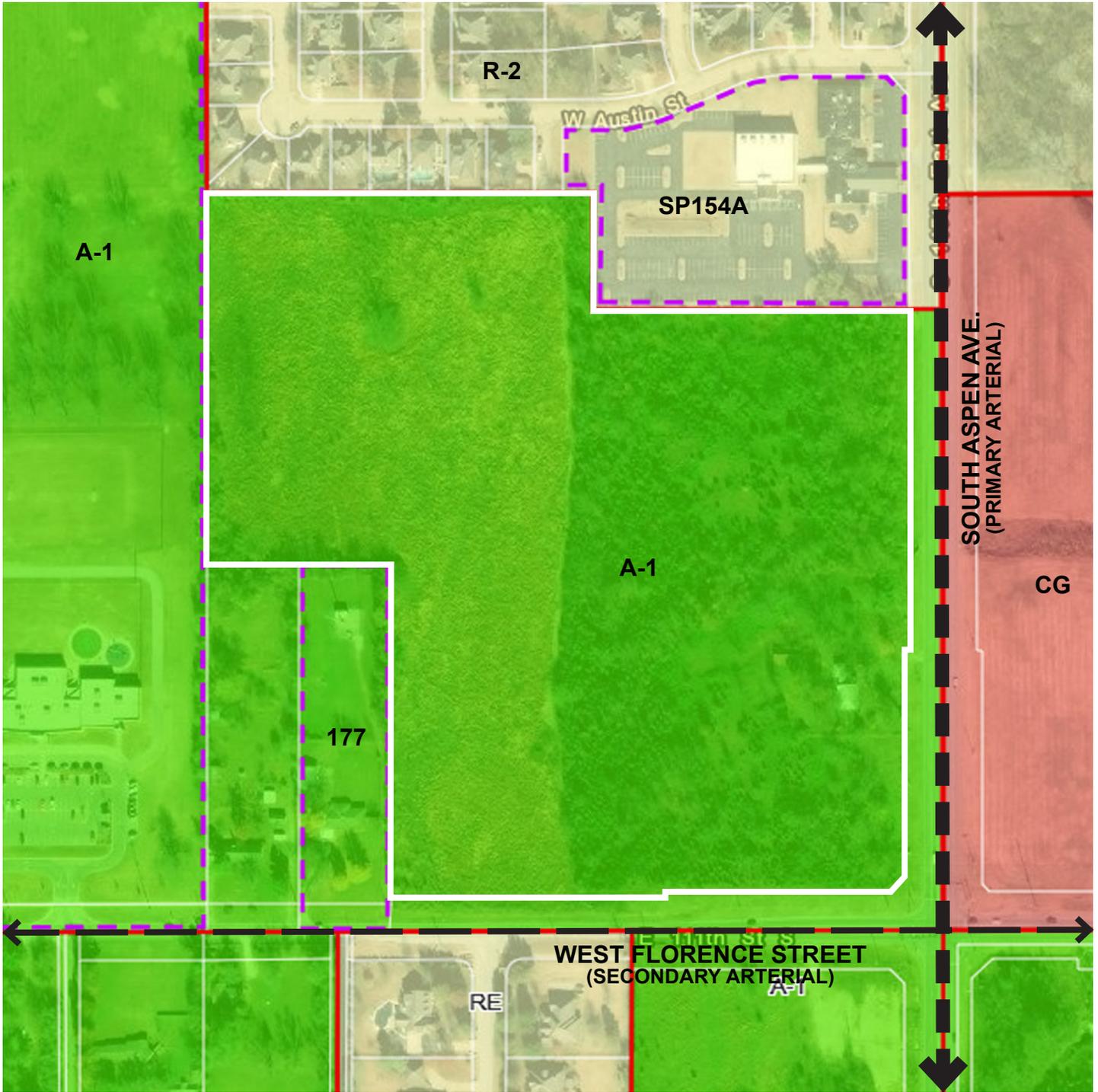
FEMA FLOODPLAIN MAP

FEMA FLOOD INSURANCE RATE MAP PANEL NO. 40143C0389L, EFFECTIVE 10/16/2012



VILLAGE @ 1ELEVEN

EXHIBIT G EXISTING ZONING MAP



VILLAGE @ 1ELEVEN

EXHIBIT I

CONCEPTUAL BUILDING PLANS
SUBJECT TO CHANGE

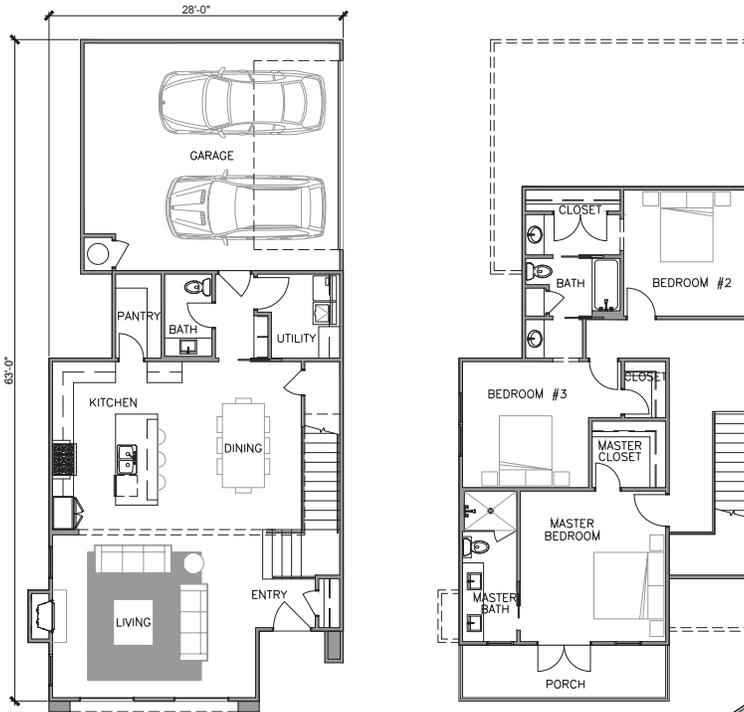


VILLAGE@1ELEVEN FLATS

VILLAGE @ 1ELEVEN

EXHIBIT J

CONCEPTUAL BUILDING PLANS SUBJECT TO CHANGE



VILLAGE @
1ELEVEN SINGLE
FAMILY HOUSING
CONCEPTS



• 3 BEDROOM • 2.5 BATH • TOTAL: 2,062 SF •



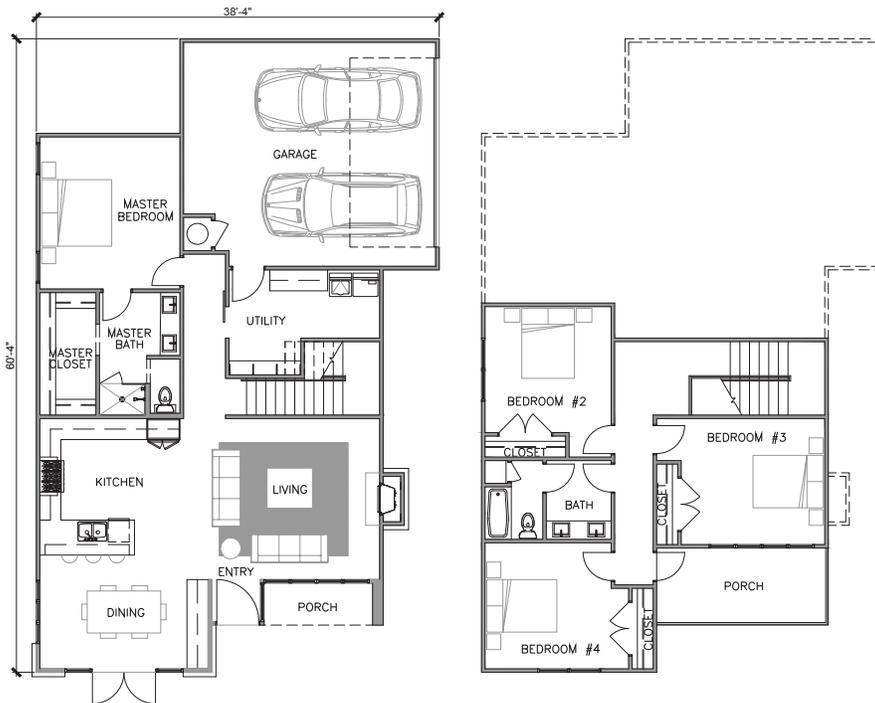
ADDISON CREEK VILLAS: BRIGHTON



VILLAGE @ 1ELEVEN

EXHIBIT K

CONCEPTUAL BUILDING PLANS SUBJECT TO CHANGE



VILLAGE @
1ELEVEN SINGLE
FAMILY HOUSING
CONCEPTS



• 4 BEDROOM • 2 BATH • TOTAL: 2,173 SF •



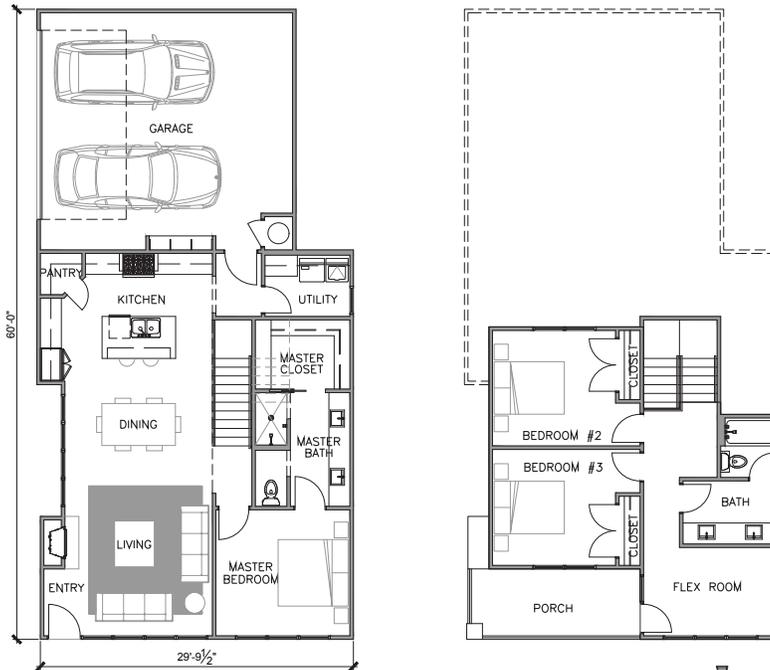
ADDISON CREEK VILLAS: OXFORD



VILLAGE @ 1ELEVEN

EXHIBIT L

CONCEPTUAL BUILDING PLANS SUBJECT TO CHANGE



VILLAGE @
1ELEVEN SINGLE
FAMILY HOUSING
CONCEPTS



3 BEDROOM/1 FLEX • 2 BATH • TOTAL: 1,712 SF



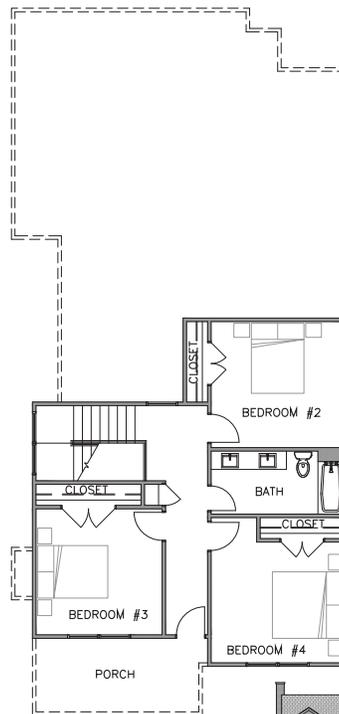
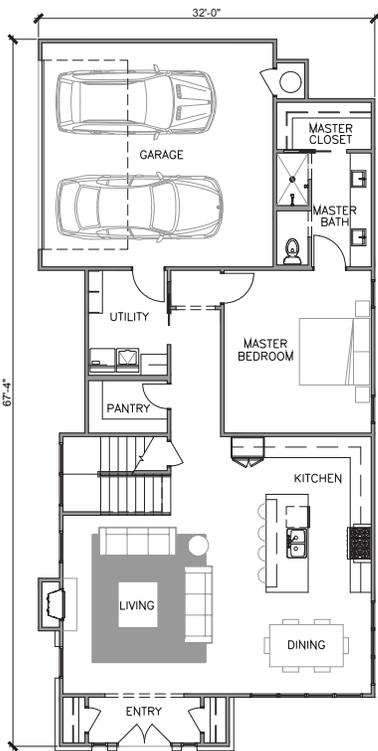
ADDISON CREEK VILLAS: SOMERSET



VILLAGE @ 1ELEVEN

EXHIBIT M

CONCEPTUAL BUILDING PLANS SUBJECT TO CHANGE



VILLAGE @
1ELEVEN SINGLE
FAMILY HOUSING
CONCEPTS



• 4 BEDROOM • 2 BATH • TOTAL: 2,182 SF •

ADDISON CREEK VILLAS: YORK

