

DESIGN STATEMENT

For

VILLAS AT LANDMARK

A

SINGLE FAMILY RESIDENTIAL

PLANNED UNIT DEVELOPMENT

of

BLOCK B – SUNRISE HILLS ADDITION, Section 2

Located in the NW¼ of Section 22, T12N, R4W, I.M.,
City of Yukon
Canadian County, Oklahoma

Land Planning, Engineering
& Surveying
Isch & Associates, Inc.
2000 E. 15th, Suite 450-B
Edmond, OK 73013
(405) 348-1183

Developer:

Watson Properties, LLC
7350 Bayliner Launch
Edmond, Ok. 73013

APRIL 7, 2005
REVISED MAY 2, 2005

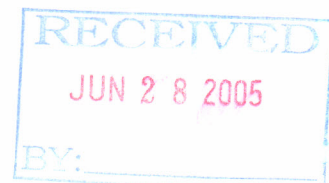


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LEGAL DESCRIPTION

A tract of land being Block B of Sunrise Hills Addition, Section 2, according to the Plat thereof recorded in the records of Canadian County, Oklahoma and being more particularly described as follows:

COMMENCING at the NE corner of said Block B;
THENCE S00°00'00"W a distance 1049.36 ft;
THENCE S90°00'00"W a distance of 201.55 ft.;
THENCE N00°00'00"E a distance of 177.71 ft;
THENCE N45°00'00"W a distance of 438.56 ft.;
THENCE N45°00'00"E a distance of 25.00 ft. to a point of curve;
THENCE Northerly on a curve to the left having a radius of 247.28 ft.
and a chord bearing N22°30'00"E and a chord distance of
189.26 ft. for a length of 194.21 ft.;
THENCE N00°00'00"E a distance of 345.57 ft.;
THENCE N45°05'59"E a distance of 35.29 ft.;
THENCE S89°48'02"E a distance of 396.55 ft. to the POINT OF
BEGINNING,

The above described tract contains 8.92 acres more or less.

PLANNED UNIT DEVELOPMENT DESIGN STATEMENT OF VILLAS AT LANDMARK

1.0 Introduction

This PUD Design Statement is submitted by Watson Properties, LLC to the City of Yukon in accordance with Appendix A – Section 605 of the Municipal Code of the City of Yukon, Canadian County, Oklahoma.

The purpose of this Planned Unit Development is to provide for unified design of a combination of housing products and common use facilities as an integrated concept for development with harmony of design and function.

2.0 Title of the PUD

The title of this PUD is "Villas at Landmark".

3.0 The Owners and Developers

The Current Owner of Block B of Sunrise Hills Addition, Section 2 located in the NW¼ Section 22, T12N, R5W, I.M. is:

Oklahoma Conference Free Methodist Church
% Melinda Rhyne
6500 E. Reno Ave
Midwest City, OK 73110

The Developer will be:

Watson Properties, LLC
7350 Bayliner Launch
Edmond, OK 73013

4.0 Definitions

The following words and phrases shall have the following definitions and meanings for the purpose of interpreting all provisions of this Design Statement unless the context in which such words or phrases are used clearly indicates another meaning is intended.

4.1 "Developer" means Watson Properties, LLC, its successors, assigns, subsidiaries and affiliates. The word "Developer" includes any person, party, partnership, trust, corporation, or other related entity of whatever kind capable of developing or participating in the development of the Subject Property, now or in the future.

4.2 "Subject Property" means the total area of the real property described as Block B of Sunrise Hills Addition Section 2 located in the NW¼ of Section 22, T12N, R5W, I.M., in Canadian County, Oklahoma.

4.3. "Master Development Plan" means the graphic depiction of the proposed land use for the "Subject Property" and the nature of the improvements to be built thereon. It is attached hereto as Exhibit "B" with said exhibit incorporated herewith as a part of this Planned Unit Development.

4.4 "Project" means the total area to be developed with residential and common area improvements as shown and provided for in the Master Development Plan, and as specifically provided for, described and/or restricted by the terms of this Design Statement. It shall also include such documents as may become a part hereof by amendment.

5.0 The General Location of the Planned Unit Development Project

The Subject Property on which the Villas at Landmark Planned Unit Development will be constructed is in the NW¼ Section 22, T12N, R5W, I.M., City of Yukon, Canadian County, Oklahoma. It is located on the South side of SW Lake Road and on the East side of Landmark Drive. Access to the property will be from Landmark Drive. The site contains 8.92 acres more or less.

6.0 A Statement on Adjacent Land Uses

The following table lists the existing land use of the surrounding area:

<u>Area</u>	<u>Land Use</u>
North across SW Lake Road	Undeveloped Property
East	Single Family Residential
South	Single Family Residential
Southwest	Single Family Residential
West	Undeveloped Block A of Sunrise Hills 2 nd Addition

7.0 A Brief Description of the Planned Unit Development Concept

This Planned Unit Development is an alternative approach to conventional land use controls. It provides a special zoning classification for the Subject Property that is intended to be innovative, while maintaining appropriate limitations on the character and intensity of use of the land. It provides for efficient use of the land, a practical and efficient traffic circulation system, facilitates an economic arrangement of homes, incorporates a system of greenbelts and common areas for recreational uses, and achieves a continuity of function and design within the project.

This PUD provides for an integrated development of residential and common area uses. Incorporated into the project will be 1.19 acres of common area that will be used as greenbelts, pedestrian ways, landscaping, recreational uses and stormwater management.

8.0 An Acreage Break Down of Proposed Land Uses and Total Dwelling Units for Residential Areas

The City of Yukon Comprehensive Plan designates the project site as Low Intensity Commercial. The proposed use is single family residential, which is a much lower intensity of use and fits the existing development pattern of the surrounding neighborhood.

The area of the project is 8.92 acres which is broken down into lots and streets and common areas. The following table lists the area for each of these uses:

Lots and Internal Streets	7.73 acres
Common Areas	1.19 acres
 Total Project Area	 8.92 acres

A total of 39 residential lots are planned for this project which amounts to a gross density of 4.4 dwelling units per acre.

9.0 A Statement on Existing Streets Abutting or Adjacent to the Planned Unit Development

The project is bordered on the North by SW Lake Road which was originally constructed as a part of Highway 66. It is a two lane concrete street. Along the West side of the project is Landmark Drive which is a City of Yukon collector street. It is 32 foot wide concrete paving.

10.0 A Statement on the Proposed Streets including Right-of-Way Standards and Street Concepts

The project will be served by a local streets meeting City of Yukon standards. Streets will have 50' rights-of-way with 26' wide concrete paving meeting City of Yukon construction standards. The entrance into the project will provide for two entry lanes and one exit lane. The project will be gated. Internal streets will be privately maintained. An emergency use only gate will be provided at the North stub out onto Landmark Drive.

11.0 Physical Characteristics

Subject Property is gently slopping and is currently vacant use.

11.1 "Elevation Analysis" The elevation across the property varies from a high of 1312' at the southeast corner of the project to a low of between 1296' at the NW corner of the project.

11.2 "Slope Analysis" The Slopes across the project is approximately 3 %.

11.3 "Soil Analysis" The soils on the site have been identified as Renfro silt loam. The AASHTO Designation for this soil is A-4. The Soil Survey for Canadian County, Oklahoma as published by the Soil Conservation Service of the United States Department of Agriculture describes in detail the characteristics of this soil type and a detailed map of the location of the soils in the area is available from that agency.

11.4 "Tree Cover Analysis" The site has only a few willow trees. Additional tree planting will be incorporated into the common areas, the islands in the entry street and along the right-of-way of the arterial and collector streets.

11.5 "Drainage Analysis including Drainage Area Information" The project drains from East and Southeast to the North Northwest across the property. The backyards to the lots adjacent to the East property line and the south property line drain on into the property. Stormwater detention is required by the City of Yukon will be provided in Common Area "A" located along the North side of the property.

12.0 A Statement of Utility Lines and Services to be Provided by the Developer

The Developer will construct extensions of the City of Yukon water and sanitary sewer systems as required. Electric, gas, and telephone facilities will be installed by those utilities.

13.0 Development Regulations including Concepts of Types, Sizes and Densities of Proposed Uses and Structures

Exhibit "A" of this PUD describes by development concept the use density, standard development regulations and any SPECIAL DEVELOPMENT REGULATIONS to be applied to construction in this Planned Unit Development. The proposed project is planned for an active adult community.

13.1 The single family homes in this Project will all be detached units. Units may be one or two stories in height. All units will be constructed with a minimum of 70% brick, masonry or stone exterior veneer. All units will have as a minimum a two car garage. Roofs shall be a minimum of 30 year asphalt composition type. Pictures of representative home style and architecture are included as part of this design statement.

13.2 Minimum home sizes shall be 1300 square feet.

EXHIBIT "A"

Minimum Lot Size (sq. ft.)	5,500
Typical Width (ft.)	55
Typical Depth (ft.)	100
Typical Area (sq. ft.)	5,500
Minimum Street Frontage (ft.)	55
Building Setbacks	
Front yard (ft.)	20
Side yard	
Corner Lots Street Side (ft.)	15
Interior Lots	5
Rear Yard (ft.)	10
Minimum Building Separation (ft.)	10

14.0 A Statement of the Improvements Planned to be Made to the Open Spaces and Recreation Areas

A minimum of 1.01 acres of common areas are included in this project as shown by the Master Development Plan, Exhibit "B". This represents over 11% of the total area of the project.

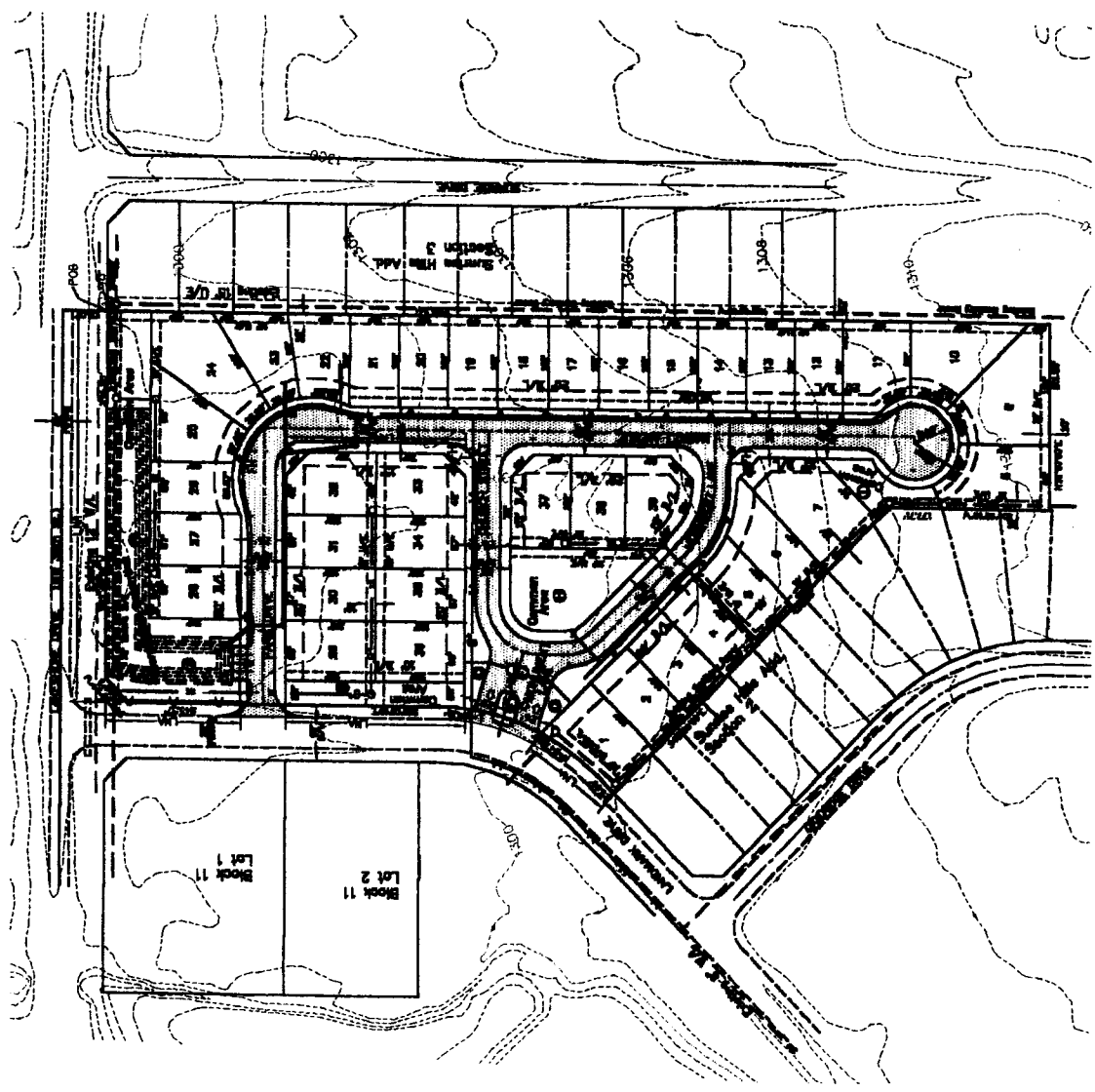
A pedestrian pathway will be constructed in Common Areas "A", "B", "C", and "D" along with sidewalks adjacent to all the lots, to provide a continuous walking path throughout the project. Extensive landscaping will be provided at the main entry gate and all the common areas. In addition, a gazebo is planned for Common Area "H" opposite the main entry. The location and types of plants planned for the project landscaping are shown on the Conceptual LANDSCAPING plan (Exhibit "D").

A 6 ft. pre-cast brick fence will be constructed on the west and north borders of the property adjacent to the street rights-of way on Landmark Drive and Lakeshore Road. Landscaping accents will be placed in the right of way at several intervals along the fence. Along the east and south borders of the property existing stockade fences will remain in place. Where there is no existing fence, a 6 ft. stockade fence will be constructed.

All common areas including a stormwater detention facility will be maintained by a Homeowner's Association comprised of all the lot owners in the subdivision.

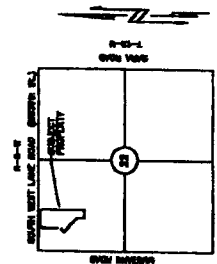
15.0 A Description of the Scheduled Phases and Elements of Each Phase

Development of the project will occur in one phase and will begin as soon after approval of this PUD as plats and plans can be developed and approved by the City of Yukon.



Lot	Area
1-	8,807 sqft
2-	8,800 sqft
3-	8,500 sqft
4-	8,400 sqft
5-	8,802 sqft
6-	8,753 sqft
7-	10,031 sqft
8-	7,808 sqft
9-	10,380 sqft
10-	7,728 sqft

A-	28,708	sqft
B-	15,177	sqft
C-	948	sqft
D-	849	sqft
E-	800	sqft
F-	367	sqft
G-	10,332	sqft
H-	373	sqft
Total-	51,708	sqft
Average-	1.18	



NE 33rd St.
LOCATION MAP
Scale: 1" = 2000'

LEGAL DESCRIPTION

[illegible]

The above described fruit contains 5.72 grams more or less.

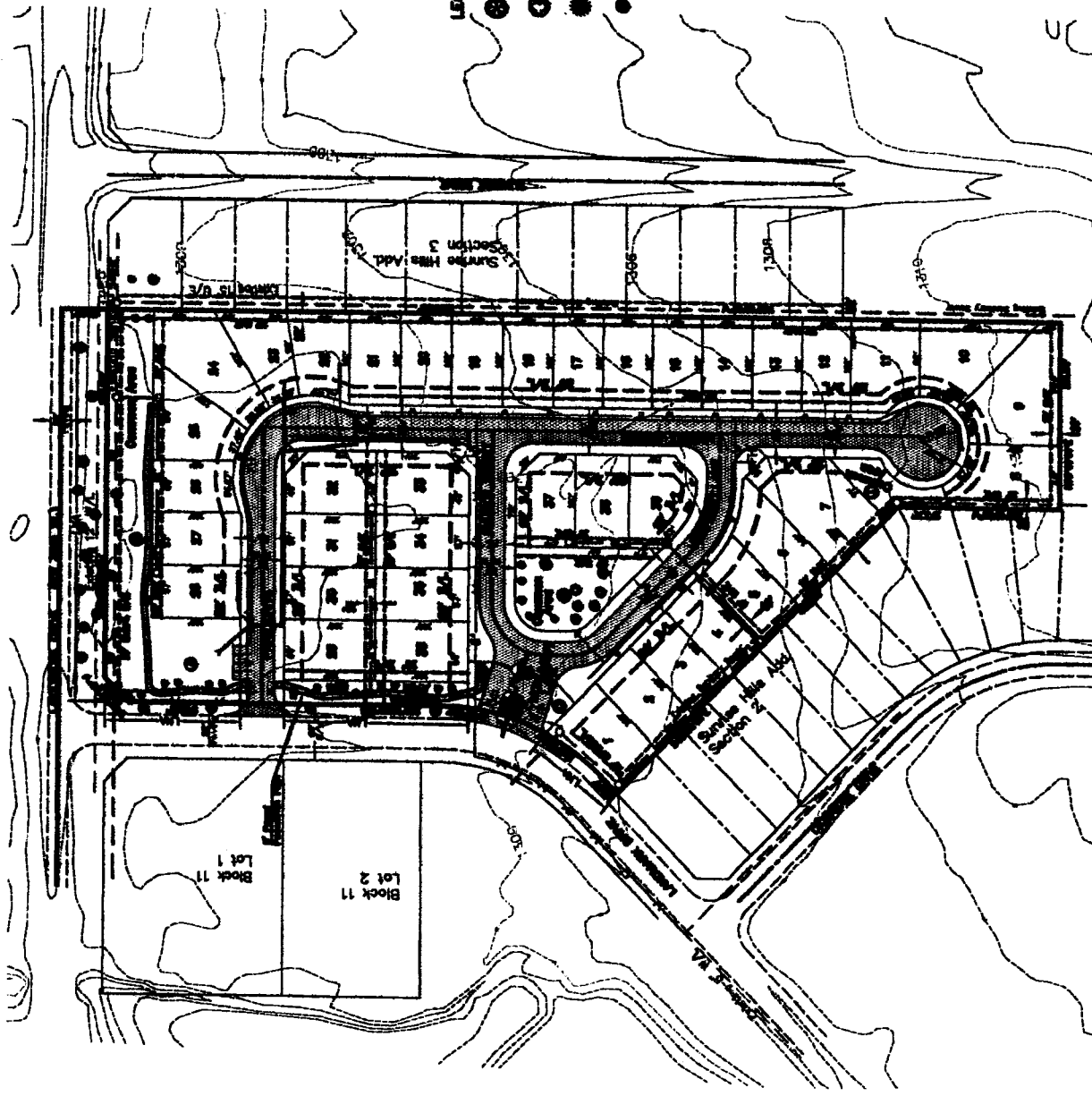
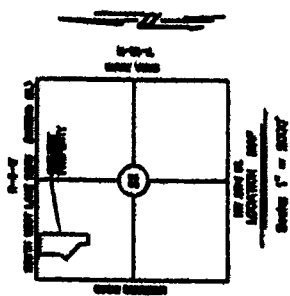
2.92 Acres
40 Lots
Total Project Area 500.028 a.f.

A REPEAT OF
BLOCK B
SUNRISE HILLS ADDITION
SECTION 2

**Master Plan
Villas at Landmark
Located in the NW 1/4,
Section 22, T12N, R07W, L1E,
Tulsa,
Canadian County, Oklahoma
MAY 2, 2005**

DEVELOPER :
Watson Properties, L.L.C.
7390 Bayliner Lane
Edmond, OK 73013

FISCH & ASSOCIATES, INC.
 2200 S. VAN NUTT - SUITE 200 - GAITHERSBURG, MARYLAND 20878
 (301) 948-1100
 CIRCLE 110 ON CARD



LEGEND

- SHUMARD OAK OR OTHER LARGE DECIDUOUS TREE
- REDBUD OR OTHER FLOWERING TREE
- SLASH PINE OR OTHER EVERGREEN
- GRAPE MYRTLE OR OTHER FLOWERING SHRUB

6.02 Acres
40 Lots

A REPLAT OF
BLOCK B
SUNRISE HILLS ADDITION
SECTION 2

*Pedestrian Circulation,
Pedestrian Circulation
and Landscape Plan
Villas at Landmark
Located in the NW 1/4
Section 2, T10N, R10E, L1E
Jackson County, Oklahoma
May 4, 2008*

SCH & ASSOCIATES, INC.
ARCHITECTS & PLANNERS
1000 N. W. 10th St., Suite 100
Tulsa, Oklahoma 74103
Tel: 918.438.1234
Fax: 918.438.1235
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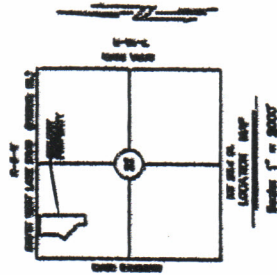
DRAINAGE MAP

Villas at Landmark

A REPLAT OF BLOCK B SUNRISE HILLS ADDITION SECTION 2

Located in the NW 1/4, Section 22, T14N, R57W, L1E, City of Tulsa

Canadian County, Oklahoma



DEVELOPER:
Villas at Landmark, LLC
1000 Broadway Street
Tulsa, OK 74103

PLANNING, ENGINEERING
AND SURVEYING
Firm & Associates, Inc.
Engineer: John Smith, P.E.
Surveyor: Robert L. McCallister

A REPLAT OF
BLOCK B
SUNRISE HILLS ADDITION
SECTION 2

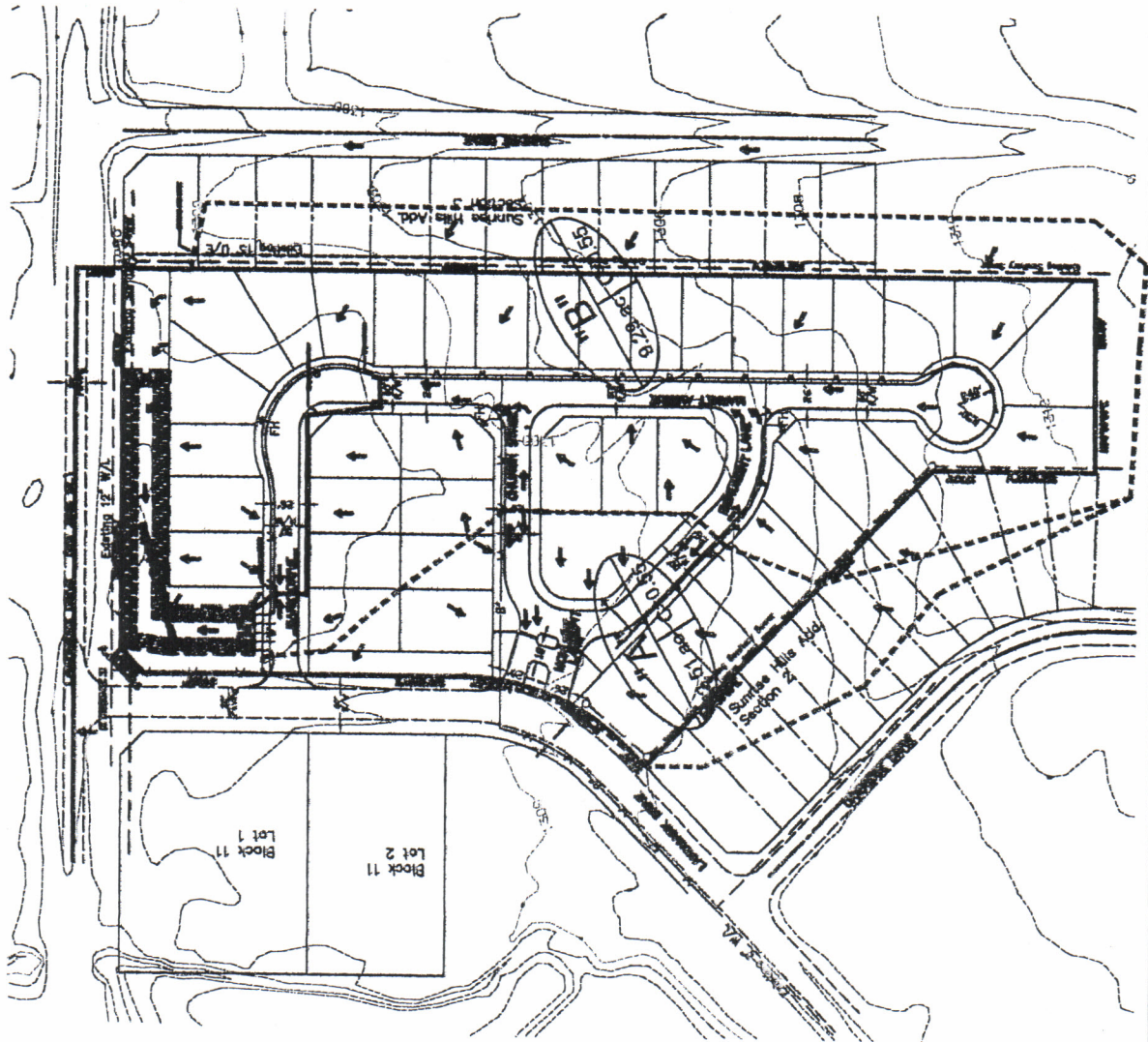
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Preliminary DRAINAGE MAP

Located in the NW 1/4,
Section 22, T14N, R57W, L1E,
City of Tulsa
Canadian County, Oklahoma
Revised: May 2, 2005
APRIL 7, 2005

EXHIBIT "B"

Total Project Area
8.92 Acres
Total Area to be Platted
8.92 Acres
Project Area that
is to be Platted
8.92 Acres



RSCH & ASSOCIATES, INC.
1000 Broadway Street
Tulsa, OK 74103
APRIL 7, 2005