

Final Draft
Ready for City Council approval on May 2, 2023

Design Statement for
The Planned Unit Development of

Yukon Parkway West, Phase VI

Ground Control Trampoline Park

Prepared For:

Mr. Brady Spencer
Ground Control Park RE
517 N Geronimo Way
Mustang, OK 73064
brady@groundcontrolpark.com

Yukon Parkway West, Phase VI
Ground Control Trampoline Park
A Planned Unit Development in the City of
Yukon, OK

I. DESIGN STATEMENT
A. INTRODUCTION

The Planned Unit Development of Ground Control Trampoline Park, consists of approximately 3.0 acres of vacant land located in the SE4 of Section 30, Township 12 North, Range 5 West, of the Indian Meridian, Canadian County, Oklahoma. The subject property is generally located North of NW 10th Street and West of Health Center Parkway. (See Exhibit A)

B. OWNER/ DEVELOPER

Mr. Brady Spencer
Ground Control Park RE
517 N Geronimo Way
Mustang, OK 73064
brady@groundcontrolpark.com

C. LEGAL DESCRIPTION

A portion of Lot 1C, Block 1, and Lot 2, Block 1, Yukon Parkway West, Phase VI according to the recorded plat thereof.

D. SITE AND SURROUNDING AREA

The subject property is presently undeveloped land platted within the Yukon Parkway West, Phase VI.

Current Zoning: Lot 1C zoned C-3, Restricted Commercial District; Lot 2 zoned C-5, Automotive and Commercial Recreation District

North: C-3, Restricted Commercial District
East: Across Health Center Parkway C-5, Automotive and Commercial Recreation District
South: Across NW 10th to the south Oklahoma City Limits, zoned AA, Agricultural District
West: Across Professional Circle C-5, Automotive and Commercial Recreation District

E. GENERAL PLANNED UNIT DEVELOPMENT CONCEPT

The subject property is located at the south end of the Health Center Pkwy development. This PUD is presented to allow the development of this property for greater design flexibility in the use of exterior building finishes than would be permitted under current zoning regulations. The physical building in this development will be constructed on Lot 2 which is zoned C-5, Automotive and Commercial Recreation District. The north end of the property will be split from Lot 1C which is zoned C-3, Restricted Commercial District. This portion of the property will be used for facility parking and landscaping.

F. MASTER DEVELOPMENT PLAN

A Conceptual Site Plan has been prepared by Crafton Tull for the subject site. (See Exhibit B).

G. PHYSICAL CHARACTERISTICS

The subject site is currently undeveloped. Site characteristics are:

1. Elevation – Average elevation at the building lines varies from 1367 to 1371
2. Slopes – The site gently slopes from North to South with an approximate four-foot drop in elevation.
3. Vegetation – Native grasses with three (3) 18” oak trees just inside the South property line.
4. Flood Plain – The FEMA FIRM map number 40017C0410H does not show any mapped or controlled flood plain for this site. (See Exhibit C)

H. DRAINAGE

1. Pre-Development: The site currently drains from North to South as sheet flow drainage to a storm water inlet near the South property line.
2. Post-Development: Post -development drainage will match the directional flow of existing drainage patterns. The property will be graded to flow water away from the buildings to the parking lot areas and generally to the South to the stormwater inlet on the property.
3. Stormwater detention, if required, will be addressed in the site plan design to be completed by an Oklahoma-licensed engineer.

I. SERVICE AVAILABILITY

1. Streets/ Parking

- a. Access to the property will be provided by two (2) drives. The main entrance will be off Health Center Pkwy on the east side of the property directly in alignment with a median cross-over on Health Center Pkwy. The secondary entrance will be on the west side of the property off Professional Circle.
- b. A paved parking lot is proposed with a total of 157 parking spaces. In addition, there will be 6 ADA-compliant parking spaces.

2. Water

- a. There is an existing 12" waterline on the east side of the property on the west side of Health Center PKWY. There also is a 6" waterline on the west side of the property on the east side of Professional Circle.

3. Sanitary Sewer

- a. There is a 20' utility easement on the subject property running east and west, centered on the property line between Lot 1C and Lot 2. There is an 8" PVC sanitary sewer line located in the center of this utility easement.

4. Other Utilities

Gas, electric, telephone, and cable lines are nearby and available to adequately meet the expected needs of the development. These utilities will utilize the street/ utility easements located on the east, south, and west sides of the property and possibly use the 20' utility easement that divides the property.

J. DEVELOPMENT REGULATIONS

1. Use Restrictions

The Planned Unit Development of Ground Control Trampoline Park will comply with the use restrictions for C-5, Automotive and Commercial Recreation District.

2. Bulk Regulations

The Planned Unit Development of Ground Control Trampoline Park will comply with the lot, yard, and height regulations of C-5, Automotive and Commercial Recreation District.

3. Architectural Standards

- a. The proposed building on Lot 2 may use architectural metal (up to 60% of total building exterior), exterior insulation and finishing system (EIFS), and split-face concrete masonry unit on its exterior. (See Exhibit D)

4. Vehicular Access

- a. Access to the property will be provided by (2) drives. The main entrance will be off Health Center Pkwy on the East side of the property directly in alignment with a median cross-over on Health Center Pkwy. The secondary entrance will be on the West side of the property off Professional Circle.
- b. The proposed site will also provide vehicular access around the building perimeter through the parking areas.

5. Parking/ Access

- a. The size and number of parking spaces shall be in accordance with the City of Yukon Zoning Ordinance.

6. Pedestrian Access

- a. Sidewalks will be provided on the front and sides of the building.
- b. Public sidewalks will be provided on three (3) sides of the property along Health Center Pkwy, NW 10th Street, and Professional Circle.

7. Landscaping

- a. All landscaping within this PUD shall meet city requirements.
- b. A Landscape Plan, meeting city requirements, will be submitted as part of the Construction Documents submitted for the building permit.

8. Enclosures

- a. A masonry screen enclosure shall be provided for all trash dumpsters. The enclosure shall be a minimum of 6' high and be gated. Landscaping shall be provided on three sides of the enclosure to provide additional site screening and shall be maintained.
- b. All building HVAC units will be screened using an opaque fence and landscaping to screen visibility from the front of the building and from the street(s).

9. Signage

- a. There will be one (1) ground sign on the south end of the property along NW 10th Street. Height shall not exceed 15 feet.
- b. There will be two (2) wall signs on the proposed building. One on the east elevation of the building and one on the south elevation of the building.
- c. Total sign area shall not exceed 2 square feet per lineal feet of frontage.

10. Lighting

- a. Site lighting will be provided by pole mounted streetlights and wall pack lighting on each side of the building. Light poles shall be a maximum of 20 feet. Wall packs shall be located at entrances and are not to be used as general site lighting. Wall packs located on the south shall be fully shielded (true cut-off type bulk or light source not visible from off-site).
- b. Illumination shall be provided to achieve maintained average of at least three footcandles throughout all parking areas.
- c. Illumination shall be provided to achieve a maintained average of at least six footcandles in pedestrian walkways and common areas, within areas of concealment in need of visual access, and at all building entrances and exits.
- d. All sight lighting shall be located and installed in a manner to minimize light trespass on adjacent properties by utilizing cutoff luminaires, house-side shields, and/or light limiting accessories, as needed.

11. Exhibits

Exhibit A – Site Survey

Exhibit B – Conceptual Site Plan

Exhibit C – FEMA Flood Plain Map

Exhibit D – Building Floor Plan, Elevations, & Renderings

SCHEDULE B-II ITEMS

12. RESTRICTIVE COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, LIENS FOR ASSESSMENTS, OPTIONS, POWERS OF ATTORNEY AND LIMITATIONS ON TITLE IN OWNER'S CERTIFICATE AND DEDICATION RECORDED IN BOOK PL 9, PAGE 117, IN OWNER'S CERTIFICATE AND DEDICATION RECORDED IN BOOK PL 9, PAGE 368, CREATED BY THE OKLAHOMA UNIT OWNERSHIP ACT, OR IN THE RELATED BY-LAWS; OR IN ANY INSTRUMENT CREATING THE ESTATE OR INTEREST INSURED BY THIS POLICY, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES. DOES AFFECT SUBJECT PROPERTY, IS NOT SHOWN HEREON, AND IS BLANKET IN NATURE.
13. BUILDING LINES AND EASEMENTS AS SHOWN ON PLAT AND/OR AS PROVIDED BY THE RESTRICTIVE COVENANTS. DOES AFFECT SUBJECT PROPERTY AND IS SHOWN HEREON.
14. EASEMENT IN FAVOR OF SOUTHWESTERN BELL TELEPHONE COMPANY RECORDED IN BOOK 48, PAGE 416. DOES AFFECT SUBJECT PROPERTY, IS NOT SHOWN HEREON, AND IS BLANKET IN NATURE.
15. OCMIA DRILLING RULES RECORDED IN BOOK 1598, PAGE 366. DOES AFFECT SUBJECT PROPERTY, IS NOT SHOWN HEREON, AND IS BLANKET IN NATURE.
16. AGREEMENT REGARDING DEVELOPMENT AND USE RECORDED IN BOOK 2092, PAGE 254. ASSIGNMENT OF RIGHTS AND OBLIGATIONS RECORDED IN BOOK 3382, PAGE 1042, AND LIMITED WAIVER AND CONSENT RECORDED IN BOOK 4069, PAGE 620. DOES AFFECT SUBJECT PROPERTY, IS NOT SHOWN HEREON, AND IS BLANKET IN NATURE.
17. DRAINAGE EASEMENT RECORDED IN BOOK 2382, PAGE 298. DOES AFFECT SUBJECT PROPERTY AND IS SHOWN HEREON.
18. EASEMENT FOR PUBLIC HIGHWAY RECORDED IN BOOK 2382, PAGE 299. ABUTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.
19. STREET AND UTILITY EASEMENT RECORDED IN BOOK 2420, PAGE 374. ABUTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.
20. UTILITY EASEMENT RECORDED IN BOOK 2420, PAGE 377. DOES NOT AFFECT SUBJECT PROPERTY AND IS NOT SHOWN HEREON.
21. MEMORANDUM OF WATER GATHERING AND DISPOSAL AGREEMENT RECORDED IN BOOK 4833, PAGE 796. DOES AFFECT SUBJECT PROPERTY, IS NOT SHOWN HEREON, AND IS BLANKET IN NATURE.
22. ASSIGNMENT OF EASEMENTS TO ONE GAS, INC., RECORDED IN BOOK 4309, PAGE 882. DOES NOT AFFECT SUBJECT PROPERTY AND IS NOT SHOWN HEREON.

SURVEY NOTES

1. PROPERTY DOES NOT HAVE PHYSICAL ACCESS TO HEALTH CENTER PARKWAY, NW 10TH STREET, NOR PROFESSIONAL CIRCLE (I.E. CURB CUTS OR DRIVES).
2. SURVEY WAS BALANCED AND ADJUSTED.
3. SUBJECT PROPERTY HAS NO MARKED PARKING SPACES.
4. NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
5. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS, ARE BASED SOLELY ON ABOVEGROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
6. A UTILITY LOCATE REQUEST WAS MADE THROUGH THE OKLAHOMA ONE CALL SYSTEM (TICKET #22122116514002 & TICKET #22122215592286), SURVEYOR CAN NOT VERIFY THAT ALL UTILITIES WERE MARKED BY THE UTILITY COMPANIES THAT WERE NOTIFIED.
7. CITY ZONING FOR SUBJECT TRACT 1 IS C5 - AUTOMOTIVE AND COMMERCIAL RECREATION DISTRICT. CITY ZONING FOR SUBJECT TRACT 2 IS C3 - RESTRICTED COMMERCIAL DISTRICT. NO ZONING REPORT WAS RECEIVED FROM THE CLIENT.
8. SUBJECT PROPERTY LOCATED WITHIN LOT 1B IS CURRENTLY BEING RE-PLATED THROUGH THE CITY OF YUKON.

FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 40017004104 DATED SEPTEMBER 26, 2008. NO FIELD SURVEY WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ZONE "X" DENOTES AREAS OF 0.2% ANNUAL CHANCE FLOOD OR AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE.

POSSIBLE ENCROACHMENTS

NO ENCROACHMENTS FOUND ON SUBJECT PROPERTY.

LEGEND

- MONUMENT SET (1/2" IRON BAR UNLESS OTHERWISE NOTED)
- MONUMENT FOUND
- SUBJECT PROPERTY
- PROPERTY LINE
- EASEMENT LINE
- BUILDING LIMIT LINE
- CENTERLINE
- SECTION LINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- SANITARY SEWER LINE
- UNDERGROUND WATER LINE
- STORM SEWER LINE
- ASPHALT
- CONCRETE
- PLATTED CALLS
- TITLE CALLS
- POWER POLE
- GUY ANCHOR
- WATER VALVE
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- HANDHOLE
- SEWER CLEAN OUT
- SEWER MANHOLE
- CURB INLET
- STORM SEWER MANHOLE
- SIGN
- DECIDUOUS TREE



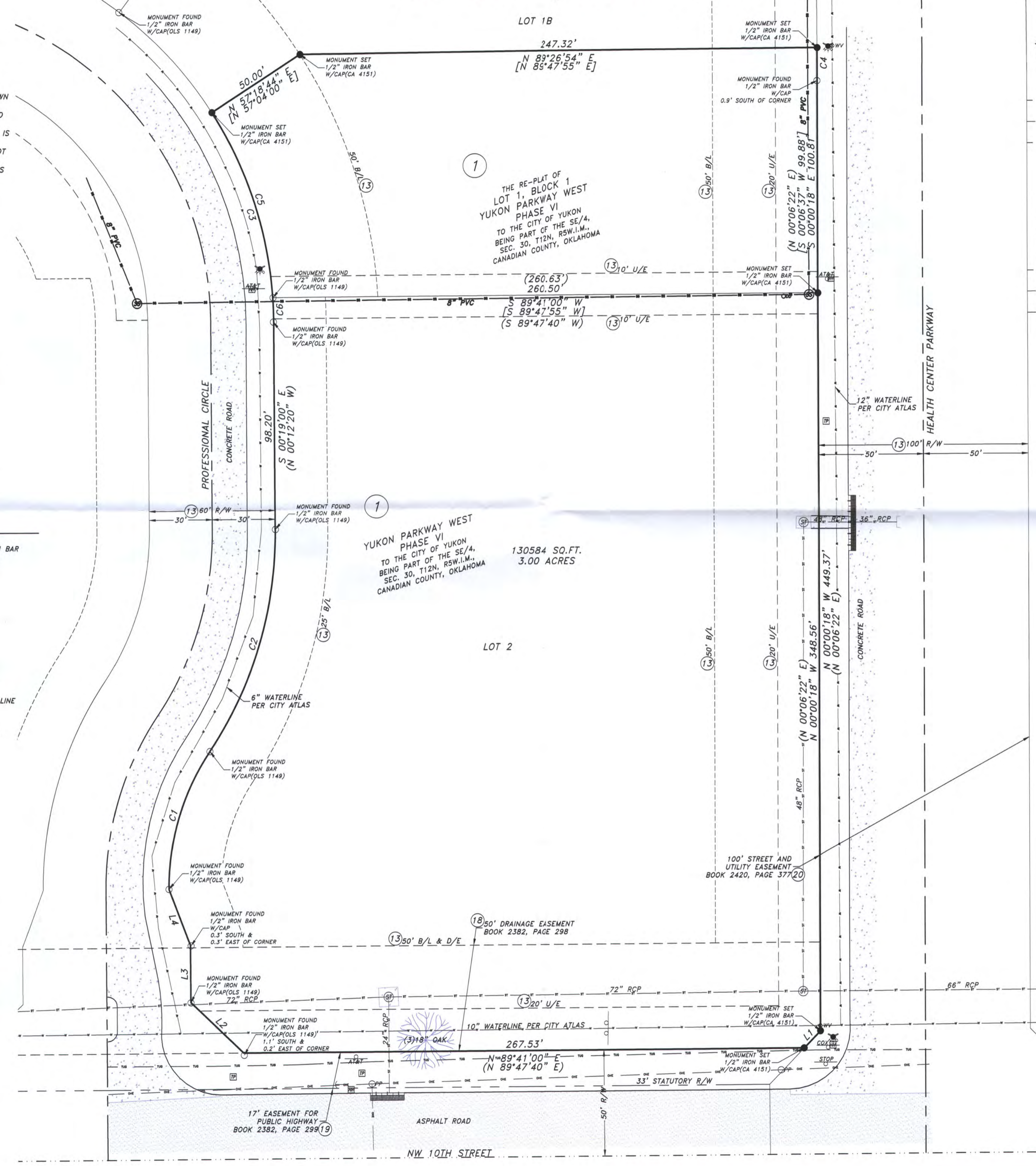
THE UTILITIES AS SHOWN ON THIS DRAWING WERE DEVELOPED FROM THE INFORMATION AVAILABLE. THIS IS NOT IMPLIED NOR INTENDED TO BE THE COMPLETE LIST OF UTILITIES IN THIS AREA. IT IS THE CLIENT'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE.

Line #	Length	(Length)	Direction	(Direction)
L1	11.22'		N 44°08'15" E	(N 44°12'55" E)
L2	34.70'	(35.36')	S 46°23'47" E	(S 45°12'20" E)
L3	27.21'		S 00°19'00" E	(N 00°12'20" W)
L4	28.51'		S 20°51'09" E	(N 20°44'29" W)

Curve #	Length	Radius	Chord Dir	(Chord Dir)	[Chord Dir]	Chord Length
C1	68.81'	115.00'	S 16°49'33" W	(N 16°56'12" E)		67.79'
C2	110.70'	185.00'	S 16°49'33" W	(N 16°56'12" E)		109.06'
C3	104.52'	185.00'	S 16°30'09" E			103.14'
C4	14.62'	1932.28'	N 00°03'59" E	[S 00°15'42" E]		14.62'
C5	93.11'	185.00'	N 18°16'10" W	[N 18°30'54" E]		92.13'
C6	11.41'	185.00'	N 02°05'03" W			11.41'

ALTA/NSPS LAND TITLE SURVEY

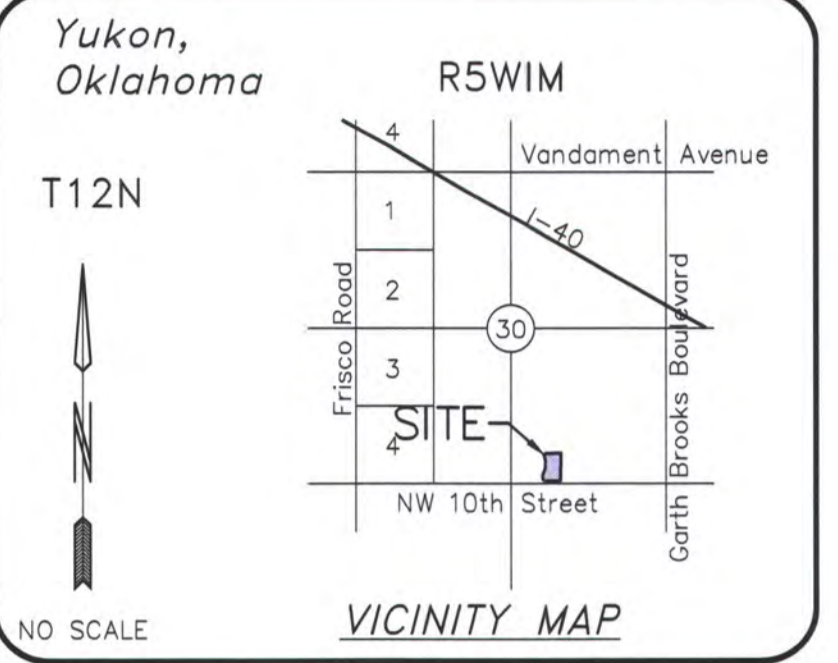
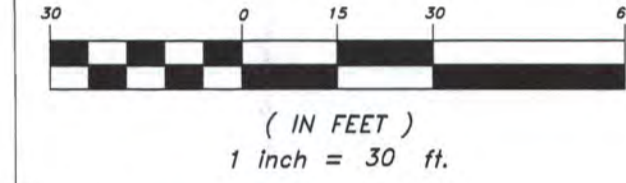
PART OF LOT 1B, BLOCK 1 & LOT 2, BLOCK 1 OF YUKON PARKWAY WEST, PHASE VI TO YUKON, OKLAHOMA



DATUM INFORMATION

BEARINGS ARE ON OKLAHOMA STATE PLANE COORDINATE SYSTEM OKLAHOMA NORTH ZONE DATUM NAD 83, NAVD 88, U.S. FEET. CONTROL MONUMENT DESIGNATION ALLTERRA MAPPING PLANE GRID NORTH IS (N 00°00'00" E).

GRAPHIC SCALE



TITLE INFORMATION

FIRST AMERICAN TITLE INSURANCE COMPANY
3000 W MEMORIAL RD, STE 216
OKLAHOMA CITY, OK 73120
ISSUING OFFICE FILE NUMBER: 2770551-OK24/RF
COMMITMENT DATE: DECEMBER 21, 2022 AT 7:30 AM
PHONE: (405)848-8800
FAX: (877)656-4898

TITLE COMMITMENT DESCRIPTION

TRACT 1
LOT TWO (2), BLOCK ONE (1), IN YUKON PARKWAY WEST PHASE VI, TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

TRACT 2
A PART OF LOT ONE B (1B) OF THE RE-PLAT OF LOT 1, BLOCK 1, YUKON PARKWAY WEST, PHASE VI, TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF; BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1B; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 185.00 FEET, A CHORD DIRECTION OF N 18°16'10" W, A CHORD LENGTH OF 92.13 FEET AND AN ARC LENGTH 93.11 FEET, THENCE NORTHEASTERLY (N 57°18'44" E) A DISTANCE OF 50.00 FEET, THENCE EAST (N 89°26'54" E) A DISTANCE OF 247.32 FEET TO A POINT ON THE EAST BOUNDARY OF SAID LOT 1B, THENCE ALONG SAID EAST BOUNDARY ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1932.28 FEET, A CHORD DIRECTION OF S 00°03'59" W, A CHORD LENGTH OF 14.62 FEET, AND AN ARC LENGTH 14.62 FEET, THENCE SOUTH (S 00°00'18" E) A DISTANCE OF 100.81 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 0.71 ACRES.

RECOMMENDED LEGAL DESCRIPTION

TRACT 1
LOT TWO (2), BLOCK ONE (1), IN YUKON PARKWAY WEST PHASE VI, TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

TRACT 2
A PART OF LOT ONE B (1B) OF THE RE-PLAT OF LOT 1, BLOCK 1, YUKON PARKWAY WEST, PHASE VI, TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF; BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1B; THENCE WEST (S 89°41'00" W) A DISTANCE OF 260.50 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1B, THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 185.00 FEET, A CHORD DIRECTION OF N 18°16'10" W, A CHORD LENGTH OF 92.13 FEET AND AN ARC LENGTH 93.11 FEET, THENCE NORTHEASTERLY (N 57°18'44" E) A DISTANCE OF 50.00 FEET, THENCE EAST (N 89°26'54" E) A DISTANCE OF 247.32 FEET TO A POINT ON THE EAST BOUNDARY OF SAID LOT 1B, THENCE ALONG SAID EAST BOUNDARY ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1932.28 FEET, A CHORD DIRECTION OF S 00°03'59" W, A CHORD LENGTH OF 14.62 FEET, AND AN ARC LENGTH 14.62 FEET, THENCE SOUTH (S 00°00'18" E) A DISTANCE OF 100.81 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 0.71 ACRES.

SURVEYOR'S CERTIFICATE

TO: FIRST AMERICAN TITLE INSURANCE COMPANY, GROUND CONTROL PARK YUKON RE, LLC, FIRST UNITED BANK AND TRUST COMPANY, AND DEVELOPMENT23, LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 8, 9, 11, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 13, 2023. UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF OKLAHOMA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR THE STATE OF OKLAHOMA.

JANUARY 16, 2023

SPENCER JIVIDEN, O.L.S. 1904

STATE OF OKLAHOMA }
COUNTY OF OKLAHOMA }

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 16TH DAY OF JANUARY, 2023, PERSONALLY APPEARED SPENCER JIVIDEN TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF THE MAKER THEREOF AND THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

MY COMMISSION EXPIRES: 6/30/2025
MY COMMISSION NUMBER: 05006036

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE AND SIGNATURE OF SURVEYOR PRESENT. SURVEYING IS AN INEXACT SCIENCE AND IS SUBJECT TO CERTAIN DEGREE OF INACCURACY AND OPINION.

JIVIDEN AND COMPANY, P.L.L.C.
PROFESSIONAL SURVEYING SERVICES
3405 E. Memorial Road
Edmond, Oklahoma 73013
C.A. 4151 - Expires June 30, 2023
Office (405) 478-0772 Office (405) 25U-RVEY
Fax (405) 478-3272 (405) 278-7839
<http://www.jacsurvey.com>

VERIFY SCALE
0" = 1" (AS SHOWN)
BAR IS ONE INCH ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

DATE DRAWN: JANUARY 11, 2023
DRAWN BY: R. WOODS
PROJECT NO.: 194-05 - Yukon Parkway West, Phase VI
DWG NAME: 194-05 alta lot1C blk1 lot1C blk1.dwg

GROUND CONTROL PARK, LLC
9870 MARBACH ROAD
SAN ANTONIO, TEXAS 78409

Page 1 of 1



SUMMARY

EXISTING ZONING:
 C-3 RESTRICTED COMMERCIAL DISTRICT &
 C-5 AUTOMOTIVE AND COMMERCIAL
 RECREATION DISTRICT

PROPOSED ZONING: PUD

SITE AREA SHOWN: 3.0 ACRES
 BUILDING AREA: 245' X 143' = 35,035 SQ. FT.
 0-12K = 1/200 = 60
 12K-35,035 = 1/225 = 103
 PARKING REQUIRED: 163 SPACES
 PARKING SHOWN: 163 SPACES

**NW 10TH STREET
 PROFESSIONAL CIRCLE
 & HEALTH CENTER PKWY**

YUKON, OK

SITE STUDY

SEPTEMBER, 2022



GRAPHIC SCALE IN FEET



NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where Base Flood Elevations (BFEs) and/or floodways have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations (BFEs) shown on this map apply only inlandward of 0.0 North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The projection used in the preparation of this map was Lambert Conformal Conic State Plane Oklahoma North Zone FIPS 3501. The horizontal datum was NAD83, GRS1980 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

Spatial Reference System Division
National Geodetic Survey, NOAA
Silver Spring Metro Center
1315 East-West Highway
Silver Spring, Maryland 20910
(301) 713-3191

To obtain current elevation, description, and/or location information for bench marks shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242 or visit its website at <http://www.ngs.noaa.gov>.

Base map information shown on this FIRM was provided in digital format by the Geo Information Systems department of the University of Oklahoma and INCOG.

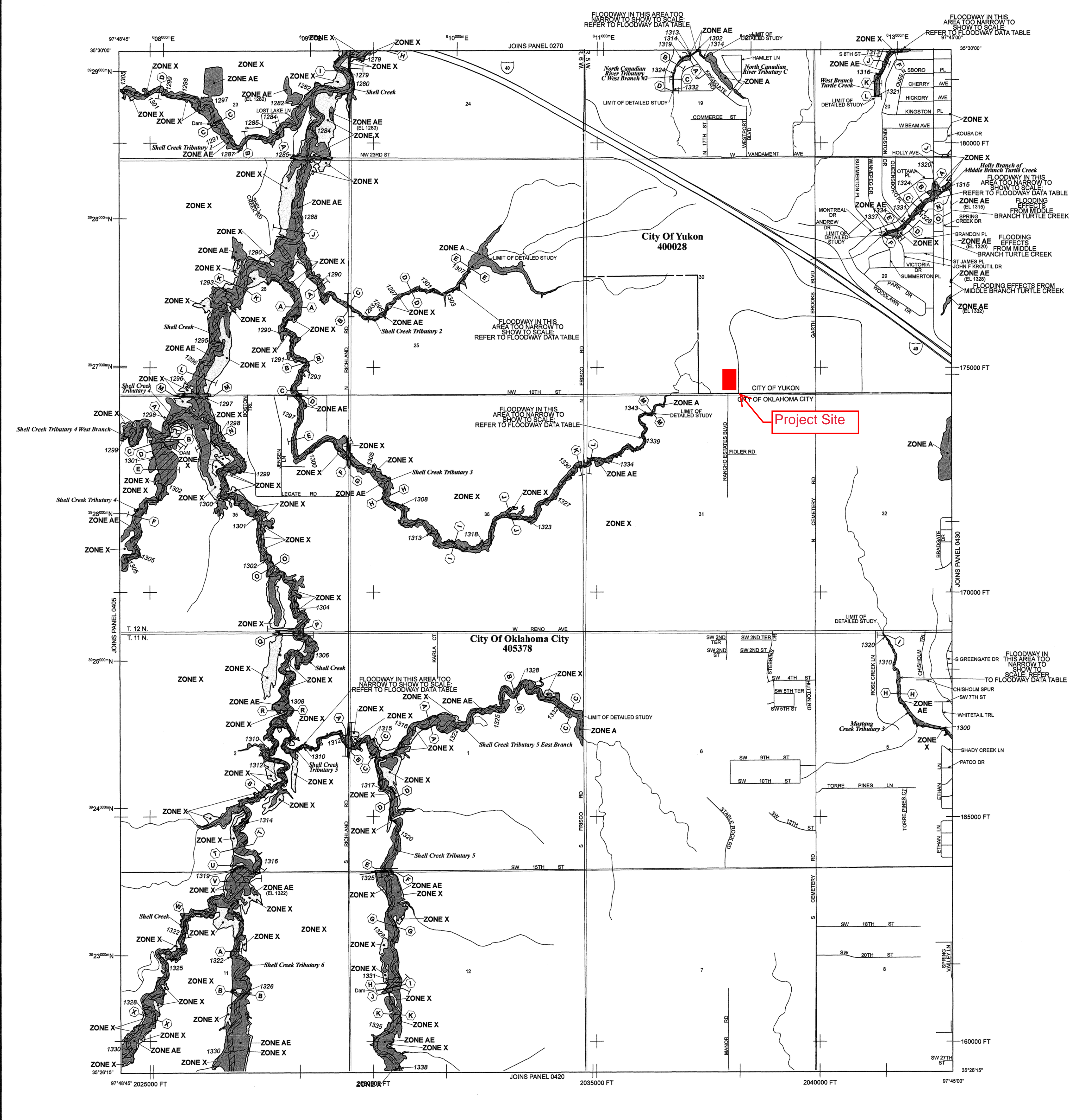
This map reflects more detailed and up-to-date stream channel configurations than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed Map Index for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the FEMA Map Service Center at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at <http://www.msc.fema.gov>.

If you have questions about this map or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA MAP (1-877-336-2627) or visit the FEMA website at www.fema.gov.



LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equalled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99** Areas to be protected from 1% annual chance flood event by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

- ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

- ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.
- ZONE D** Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- Floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different base Flood Elevations, flood depths, or flood velocities
- Base Flood Elevation line and value; elevation in feet*
- Base Flood Elevation value where uniform within zone; elevation in feet
- * Referenced to the North American Vertical Datum of 1988
- Cross section line
- Transect line
- Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
- 1000-meter Universal Transverse Mercator grid ticks, zone 14
- 5000-foot grid values: Oklahoma State Plane coordinate system, North Zone (FIPSZONE = 3501), Lambert projection
- Bench mark (see explanation in Notes to Users section of this FIRM panel)
- DX5510
- M1.5
- River Mile

MAP REPOSITORIES

Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTY WIDE FLOOD INSURANCE RATE MAP

JANUARY 19, 2000

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

July 2, 2002

September 26, 2008 - to update corporate limits, to change Base Flood Elevations and Special Flood Hazard Areas, to update map format, to add roads and road names, to incorporate previously issued Letters of Map Revision.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 1000'

0 500 1,000 1,500 2,000 FEET
0 0 300 600 METERS

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0410H

FIRM

FLOOD INSURANCE RATE MAP

CANADIAN COUNTY

OKLAHOMA

AND INCORPORATED AREAS

PANEL 410 OF 535

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
CITY OF OKLAHOMA CITY	405378	0410	H
CITY OF YUKON	400028	0410	H

Notice to User: The Map Number shown below should be used when placing map orders. The Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER 40017C0410H

MAP REVISED SEPTEMBER 26, 2008

Federal Emergency Management Agency

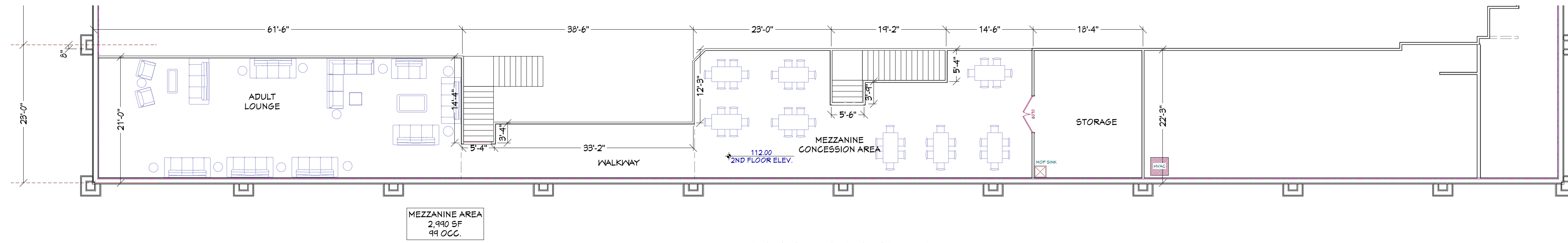


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 (580) 772-5563

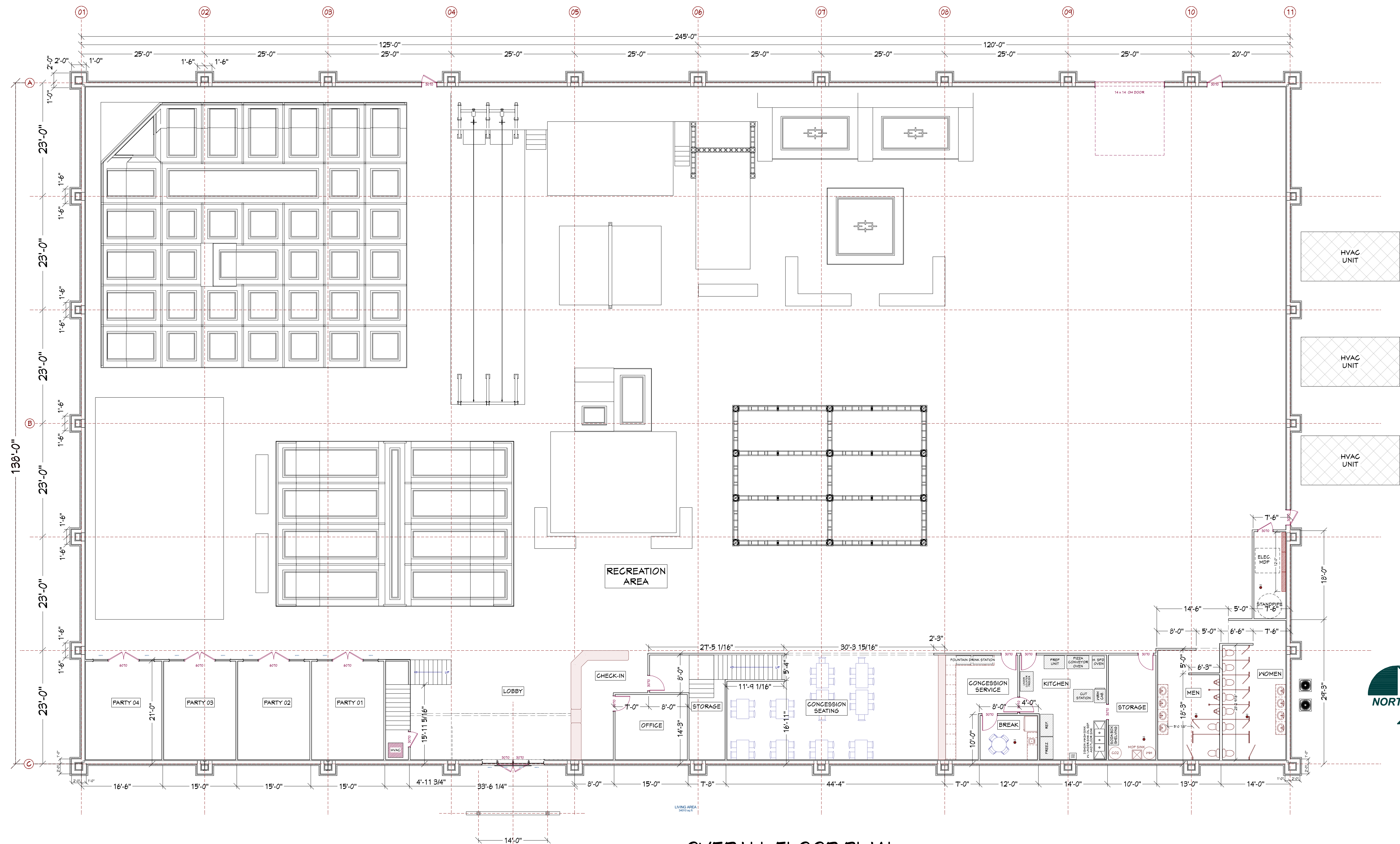
PROJECT:	GROUND CONTROL		
LOCATION:	YUKON, OK 73099		
DATE:	09/20/2022	REVISION:	
DR. BY:	DARRYL PENNER		

DRAWING NO.



MEZZANINE PLAN

SCALE: 3/32" = 1'-0"



OVERALL FLOOR PLAN

SCALE: 3/32" = 1'-0"

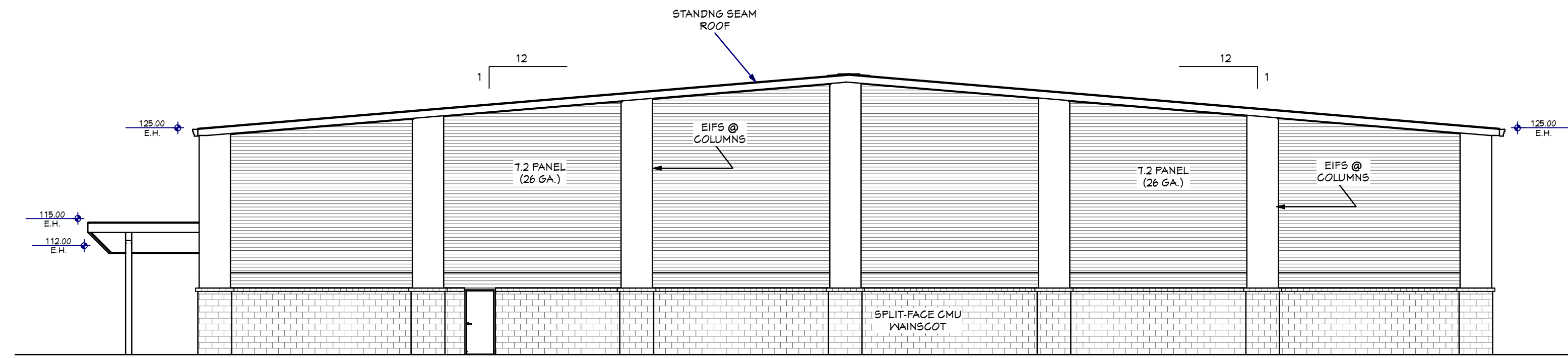
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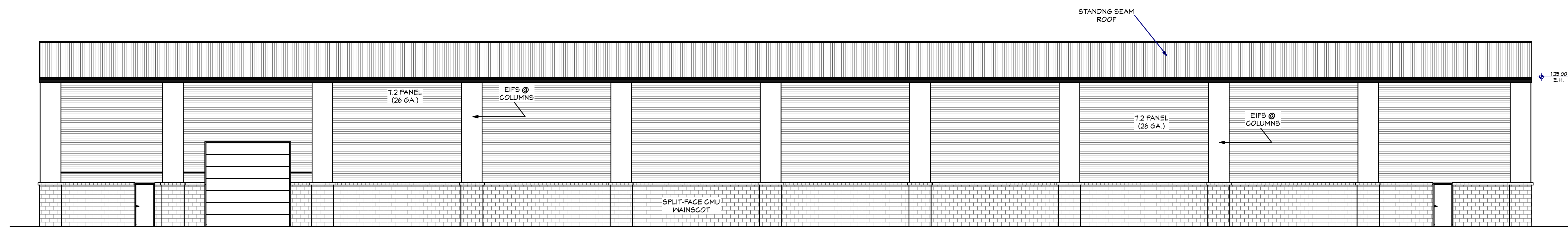
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DRAWING NO.



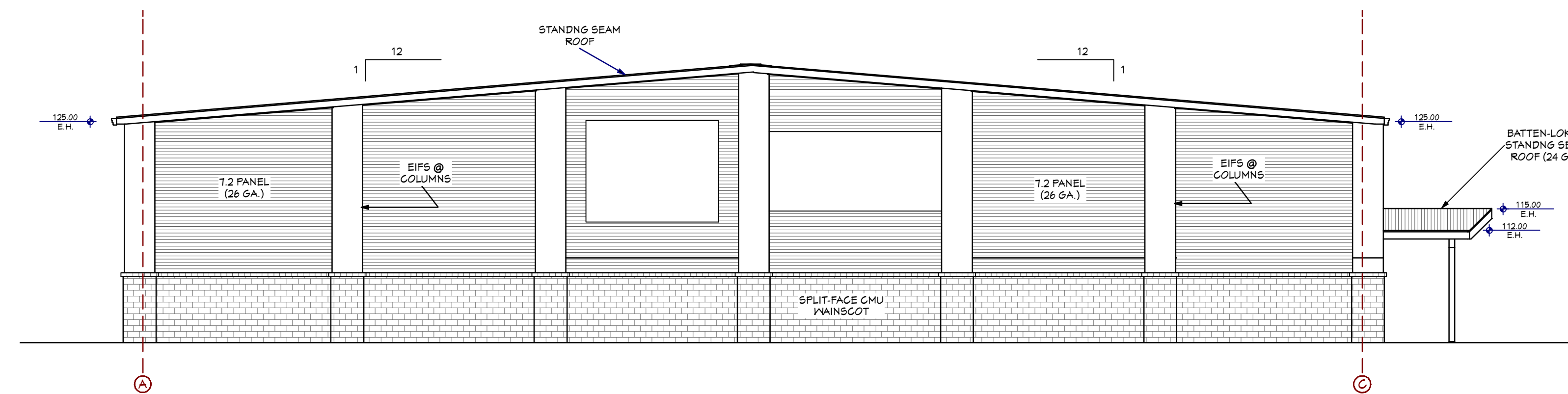
NORTH ELEVATION

SCALE: 3/32" = 1'-0"



WEST ELEVATION

SCALE: 3/32" = 1'-0"

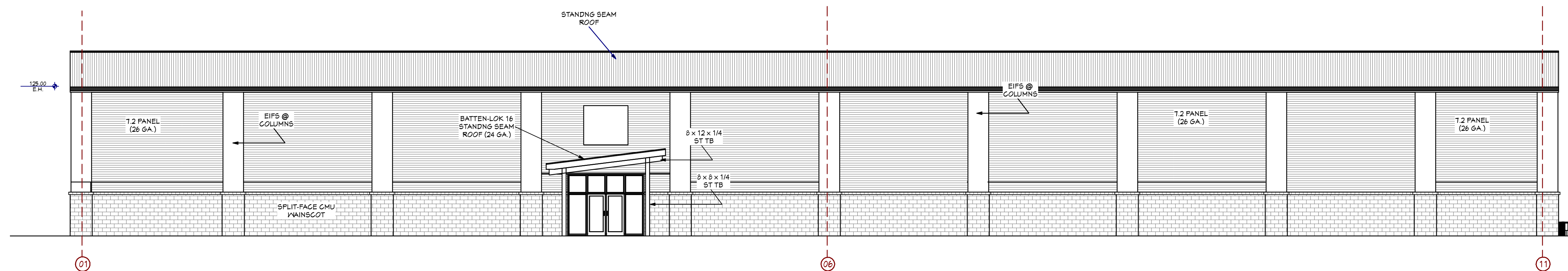


SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

INSULATION -

PROLINER
ROOF - R38 (8 + 4)
WALLS - R25 (8")



EAST ELEVATION

SCALE: 3/32" = 1'-0"

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DR. BY:	DARRYL PENNER
REVISIONS:	
WEATHERFORD, OK 73096	

A4.0

DRAWING NO.

Architectural Metal
Example (Color TBD)





FRANK L. AMMANN STADIUM
FIELD HOUSE

Architectural Metal
Example (Color TBD)



WEBER COUNTY
SPORTS COMPLEX





Split-Face CMU Example
(Color TBD)



Split-Face CMU Example
(Color TBD)