

THE CITY OF YUKON
PLANNED UNIT DEVELOPMENT DISTRICT
PUD MASTER DESIGN STATEMENT FOR

OnCue RE, LLC

June 5, 2024

July 1, 2024

PREPARED FOR:

OnCue RE, LLC

916 N. Main St.

Stillwater, OK 74075

(405) 372-3579

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PREPARED BY:

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TABLE OF CONTENTS

INTRODUCTION	1.0
LEGAL DESCRIPTION	2.0
OWNER/DEVELOPER	3.0
SITE AND SURROUNDING AREA	4.0
ZONING	4.1
PHYSICAL CHARACTERISTICS	5.0
CONCEPT	6.0
SERVICE AVAILABILITY	7.0
STREETS	7.1
SANITARY SEWER	7.2
WATER	7.3
FIRE PROTECTION	7.4
GAS, ELECTRICAL AND TELEPHONE SERVICES	7.5
PUBLIC TRANSPORTATION	7.6
DRAINAGE	7.7
COMPREHENSIVE PLAN	7.8
SPECIAL DEVELOPMENT REGULATIONS	8.0
USE AND DEVELOPMENT REGULATIONS	8.1
SPECIAL CONDITIONS	9.0
FAÇADE REGULATIONS	9.1
LANDSCAPING REGULATIONS	9.2
SCREENING REGULATIONS	9.3
PLATTING REGULATIONS	9.4

DUMPSTER REGULATIONS	9.5
ACCESS REGULATIONS	9.6
SIGNAGE REGULATIONS	9.7
LIGHTING REGULATIONS	9.8
SETBACK REGULATIONS	9.9
HEIGHT REGULATIONS	9.10
PARKING REGULATIONS	9.11
SIDEWALK REGULATIONS	9.12
OPEN SPACE REGULATIONS	9.13
EXHIBITS	10.0

1.0 INTRODUCTION

The Planned Unit Development is a tract of land at the Southeast Corner of NW 23rd St. and Frisco Rd. This land lies in in the Northwest Quarter of Section 30, Township 12 North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma, consisting of 10.11 acres, more or less.

2.0 LEGAL DESCRIPTION

The legal description of the property is described in attached Exhibit A, which is made a part of this design statement.

3.0 OWNER/DEVELOPER

The developer of the property described in Section 2.0 is OnCue RE, LLC., an Oklahoma limited liability company.

4.0 SITE AND SURROUNDING AREA

4.1 ZONING

The subject property is currently zoned as CH – Heavy Commercial. Surrounding properties are zoned:

North: A - Agricultural
East: CH – Heavy Commercial
South: CH – Heavy Commercial
West: Oklahoma City

The relationship between the proposed use of this parcel and the above adjoining land uses is compatible. The proposed use of this property is in harmony with the surrounding zoning.

5.0 PHYSICAL CHARACTERISTICS

The property currently has residential structures.

6.0 CONCEPT

The concept for this PUD is a to permit a convenience store/gas station.

7.0 SERVICE AVAILABILITY

7.1 STREETS

This site is located at the Southeast corner of NW 23rd St. and Frisco Rd.

7.2 SANITARY SEWER

Sanitary sewer facilities for this property will be extended and provided by public mains.

7.3 WATER

Water facilities for this property will be extended and provided by public mains.

7.4 FIRE PROTECTION

The nearest fire station is Station Number 2 located at 302 S 5th St.

7.5 GAS, ELECTRICAL AND TELEPHONE SERVICES

Proper coordination with the various utility companies will be made in conjunction with this development.

7.6 PUBLIC TRANSPORTATION

Public Transportation is currently unavailable adjacent to this site.

7.7 DRAINAGE

Development of this parcel will comply with the requirements of the Yukon Code of Ordinances.

7.8 COMPREHENSIVE PLAN

The property is designated High Intensity. The uses proposed in this Planned Unit Development are consistent and in compliance with City of Yukon Future Land Use.

8.0 SPECIAL DEVELOPMENT REGULATIONS

The following Special Development Regulations and/or limitations are placed upon the development of the PUD. Planning and zoning regulations will be those, which are in effect at the time of development of this planned unit development. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this PUD. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the Code of Ordinances City of Yukon, Oklahoma (“Yukon Code of Ordinances” or “Code”), as such exists at the time of development of this PUD. In the event of conflict between provisions of this PUD and any of the provisions of the Code, in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this PUD and the provisions of the Code

in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this planned unit development, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

8.1 USE AND DEVELOPMENT REGULATIONS

The Use and Development Regulations of the **C-H Heavy Commercial District**, except as modified herein.

All C-H uses shall be permitted within this PUD. In addition, the following uses shall be permitted:

Office, business or professional

9.0 SPECIAL CONDITIONS

The following special conditions shall be made a part of this PUD:

9.1 FAÇADE REGULATIONS

Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% structural brick veneer, split or smooth face integral color concrete masonry block unit veneer, rock or stone masonry, rock, stone, stucco, or wood, or other similar type finish. No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. However, the use of steel canopies/covers to provide coverage of parking and service areas shall be permitted in this PUD. This section shall not preclude metal storage buildings that are ancillary to the dominant use on site.

9.2 LANDSCAPING REGULATIONS

Landscaping shall be in accordance with Exhibit C.

9.3 SCREENING REGULATIONS

Screening shall not be required in this PUD.

9.4 PLATTING REGULATIONS

Platting shall be required in accordance with Yukon Code of Ordinances.

9.5 DUMPSTER REGULATIONS

Dumpsters shall be consolidated and located within an area screened by a fence or masonry wall that is compatible with the buildings and is of sufficient height to screen the dumpsters from view.

9.6 ACCESS REGULATIONS

There shall be two (2) access points from NW 23rd St. and two (2) access points from Frisco Rd. in this PUD. There shall be a minimum of 230 feet between access drives on Frisco Rd. Each drive shall be permitted to maintain a width of 45 feet.

9.7 SIGNAGE REGULATIONS

Signage shall be in accordance with Exhibit D.

9.8 LIGHTING REGULATIONS

Except as herein provided, the site lighting in this PUD shall be in accordance with the Code of Ordinances.

9.9 SETBACK REGULATIONS

Building setback lines: Per C-H Regulations. The canopy illustrated in Exhibit B shall not be considered a part of the building.

9.10 HEIGHT REGULATIONS

Maximum building height shall be 35 feet within this PUD.

9.11 PARKING REGULATIONS

Parking shall be in accordance with Exhibit B.

9.12 SIDEWALK REGULATIONS

Five (5) foot sidewalks with a minimum of a five (5) foot grass strip between the sidewalk and the street curb will be constructed along the arterial street within this PUD. In the event the grass strip is not feasible, a six (6) foot wide sidewalk will be constructed at the curb along the arterial street.

9.13 OPEN SPACE REGULATIONS

Open space shall be in accordance with Exhibit C.

10.0 EXHIBITS

The following exhibits are attached and incorporated into this PUD:

- Exhibit A: Legal Description
- Exhibit B: Conceptual Site Plan
- Exhibit C: Landscape Site Plan
- Exhibit D: Signage Site Plan
- Exhibit E: Topographic Survey
- Exhibit F: Building Elevations

EXHIBIT A

LEGAL DESCRIPTION

OnCue 145
YUKON, CANADIAN COUNTY, OKLAHOMA

A tract of land lying in the Northwest Quarter of Section 30, Township 12 North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows:

BEGINNING at the northwest corner of said Northwest Quarter;

THENCE North $89^{\circ}35'22''$ East, along the north line of said Northwest Quarter, a distance of 680.00 feet;

THENCE South $00^{\circ}02'54''$ West, parallel with the west line of said Northwest Quarter, a distance of 712.00 feet;

THENCE South $89^{\circ}35'22''$ West, parallel with the north line of said Northwest Quarter, a distance of 601.73 feet to a point on the east line of that certain tract of land described in Warranty Deed recorded in Book 4805, Page 472;

THENCE along said Warranty Deed, the following Eight (8) courses:

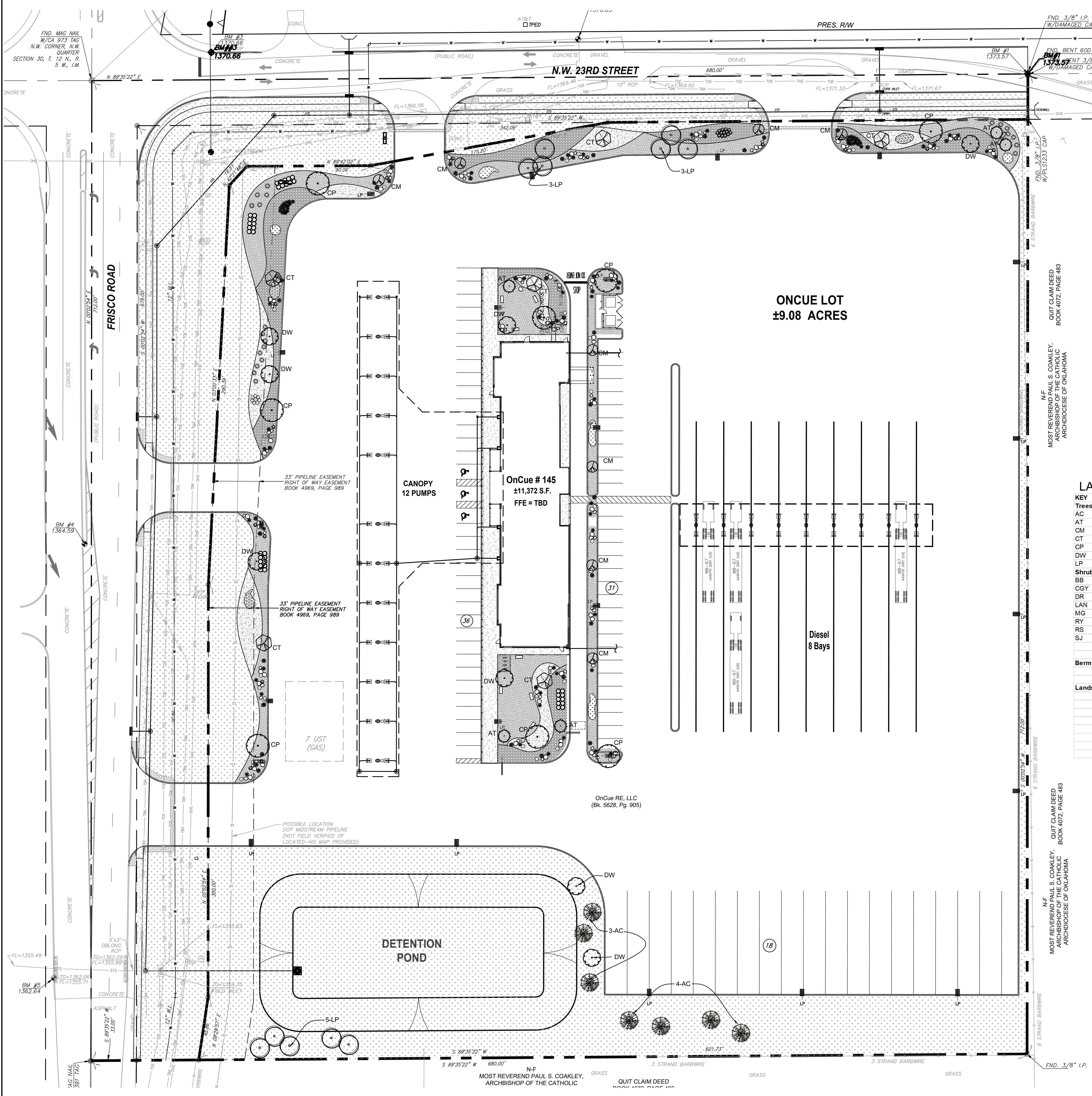
1. North $08^{\circ}29'06''$ East a distance of 45.86 feet;
2. North $00^{\circ}02'54''$ East a distance of 300.00 feet;
3. North $03^{\circ}00'33''$ East a distance of 290.39 feet;
4. North $42^{\circ}21'48''$ East a distance of 18.81 feet;
5. North $89^{\circ}42'02''$ East a distance of 90.06 feet;
6. North $79^{\circ}40'19''$ East a distance of 175.20 feet;
7. South $89^{\circ}35'22''$ West a distance of 342.06 feet;
8. South $00^{\circ}02'54''$ West a distance of 679.00 feet;

THENCE South $89^{\circ}35'22''$ West a distance of 33.00 feet to a point on the west line of said Northwest Quarter;

THENCE North $00^{\circ}02'54''$ East, along said west line, a distance of 712.00 feet to the POINT OF BEGINNING.

Said described tract of land contains a gross area of 440,387 square feet or 10.1099 acres and a net area, less statutory rights of way, of 395,541 square feet or 9.0804 acres, more or less.

The Oklahoma State Plane Coordinate System (NAD83 -North Zone) using a bearing of North $89^{\circ}35'22''$ East along the north line of the Northwest Quarter of Section 30, Township 12 North, Range 5 West of the Indian Meridian and as shown on the south line of the subject property as shown hereon was used as the basis of bearing for this survey.



LANDSCAPE REQUIREMENTS

CALCULATION OF POINTS:

SITE:	Commercial			
Zoning:	395,486.00 sf x	8%	= 31,638.88	Required Landscape Area
	31,638.88 sf x	25%	= 7,909.72	Front and Side Landscape Area
	31,638.88 sf x	20/400	= 1,581.94	Plant Points Required.
Parking:	Parking Spaces Required:	57		
	Parking Spaces Provided:	85		
	28 units x 2 =	56.00		Parking Lot Points
			1,637.94	Total Plant Points Required
			1,695	Points Provided
	1,581.94 pts x	50% x 15 =	53	Tree Quantity Required
	53 trees x	25%	13	Evergreen Trees Required
			53	Trees Provided
			23	Evergreen Trees Provided

No Species shall be over 33% of total quantity if point count is over 150 points.

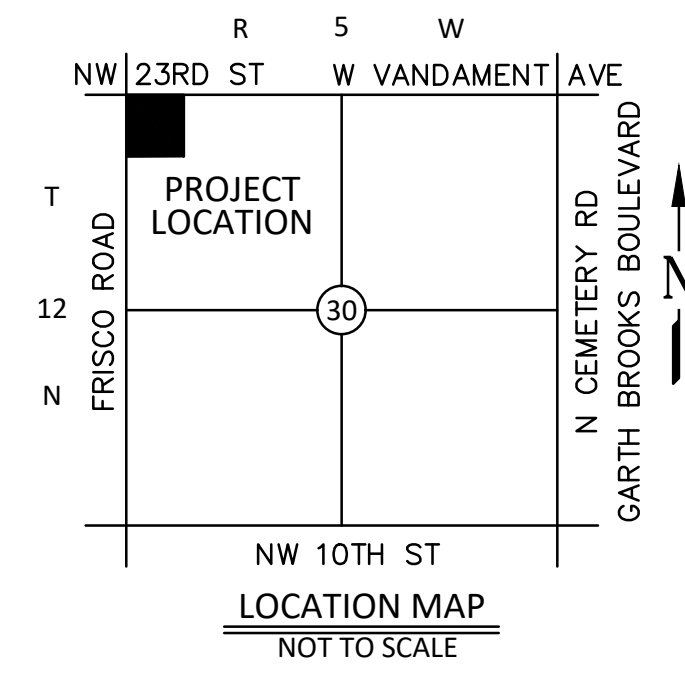
LANDSCAPE MATERIALS SCHEDULE

KEY	QUANT	COMMON NAME	BOTANICAL NAME	SIZE	COMMENTS	UNIT	QUANT.	POINTS	EVERGR.
Trees:									
AC	7	Arizona Cypress	Cupressus arizonica	6'-7' ht	Straight trunk, balanced branching.	10	70	70	
AT	5	Atlas Cedar	Cedrus atlantica 'Glaucua'	7'-8' ht	Straight trunk, balanced branching.	10	50	50	
CM	8	Crapemyrtle	Lagerstroemia indica 'Tonto'	6'-8' ht	Straight trunk, balanced branching.	10	80		
CT	6	Chaste Tree	Vitex agnes-castes	5'-6' ht	Tree form, balanced branching.	10	60		
CP	8	Chinese Pistache	Pistachia chinensis	3" cal	Straight trunk, balanced branching.	15	120		
DW	8	Desert Willow	Chilopsis linearis	2" cal	Multi Trunk, Tree Form	10	80		
LP	11	Loblolly Pine	Pinus taeda	8'-9' ht	Strong central leader, full to ground.	10	110		110
Shrubs:									
BB	30	Butterfly Bush	Buddleia davidii	3 gal	Full container, plant where shown.	3	90		
CGY	38	Color Guard Yucca	Yucca recurvifolia 'Color Guard'	3 gal	Full container, plant where shown.	3	114		114
DR	46	Drift Rose	Rosa 'Coral Drift'	3 gal	Full container, plant where shown.	3	138		
LAN	36	Lantana	Lantana camara 'Confetti'	3 gal	Full container, plant where shown.	3	108		
MG	40	Maidenhair Grass	Miscanthus sinensis 'Gracillimus'	3 gal	Full container, plant where shown.	3	120		
RY	80	Red Yucca	Hesper-aloe parvifolia	3 gal	Full container, plant where shown.	3	240		240
RS	84	Russian Sage	Perovskia atriplicata	3 gal	Full container, plant where shown.	3	252		
SJ	21	Seagreen Juniper	Juniperus chinensis 'Seagreen'	3 gal	Full container, plant where shown.	3	63		63
					Total Plant Points:			1,695	647
Bermuda Grass Sod:									
	126,800 sf	Nine Iron Astro Bermuda Sod		solid					
Landscape Materials:									
	11,665 sf	Decomposed Granite Screenings (Gold Color) @ 5/8" diameter			Install 3" deep				
	4,849 sf	Black Eagle Rock @ 3/4" diameter			Install 3" deep				
	8,200 sf	Washita River Rock @ 4"-6" diameter			Install 4" deep				
	24,714 sf	Soil Separator	Non-woven	4 oz					
	120 ea	Moss Boulders	Sandstone	1/2 ton each					
	7 ea	Sandstone Beam Seats		2H x 1.5D x 4L					
	620 lf	Steel Edging	Painted Green	4" deep, 12 gauge					
	53 ea	Tree Staking		6" T-Posts (2 per tree)					

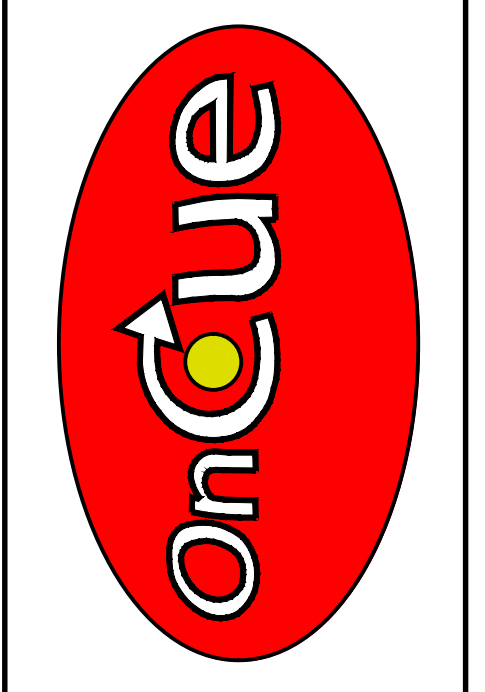
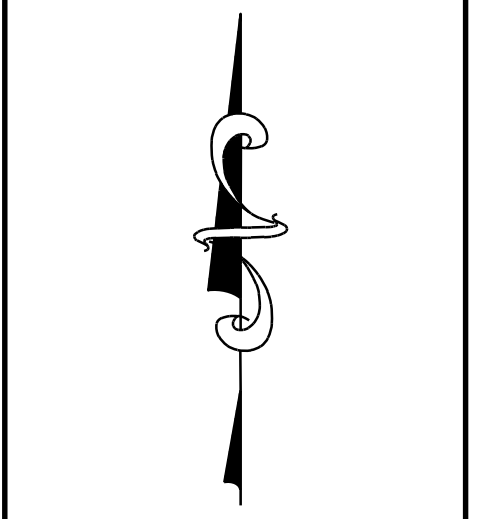
GENERAL NOTES:

- CALL 811 FOR INFORMATION ON THE LOCATION OF ALL UNDERGROUND UTILITIES. CONTACT PRIOR TO DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES (BOTH OVERHEAD AND BURIED) WHICH MAY OCCUR DUE TO HIS/HER ACTION OR LACK OF ACTION ON THE PROJECT SITE DURING LANDSCAPE OR IRRIGATION INSTALLATIONS. CONTRACTOR SHALL SEEK THE ASSISTANCE OF LOCAL UTILITIES AND THE OWNER IN LOCATING THE UTILITIES PRIOR TO PERFORMING DIGGING/TRENCHING OPERATIONS WITHIN WORK AREA.
- PLANT LOCATIONS SHOWN ARE APPROXIMATE. THERE SHALL BE NO TREE PLANTED WITHIN 10 FEET OF A WATER OR SEWER MAIN. TREES SHALL NOT BE PLANTED OVER THE ELECTRIC OR GAS LINES.
- THE REQUIRED LANDSCAPE SHALL BE COVERED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.
- SODDING AND SEEDING QUANTITIES SHALL BE COORDINATED WITH THE EROSION CONTROL PLAN. DUPLICATION OF WORK AND MATERIAL SHALL BE AVOIDED.
- PARKING LOT ISLAND SHALL BE CROWNED 3" ABOVE TOP OF CURB OR AS OTHERWISE INDICATED ON THE CONSTRUCTION DOCUMENTS.

COORDINATE LANDSCAPE PLANTING WITH IRRIGATION INSTALLATION



GRAPHIC SCALE
SCALE: 1" = 30'



NOT WILD FOR CONSTRUCTION

UNLESS SHOWN IN THIS BLOCK

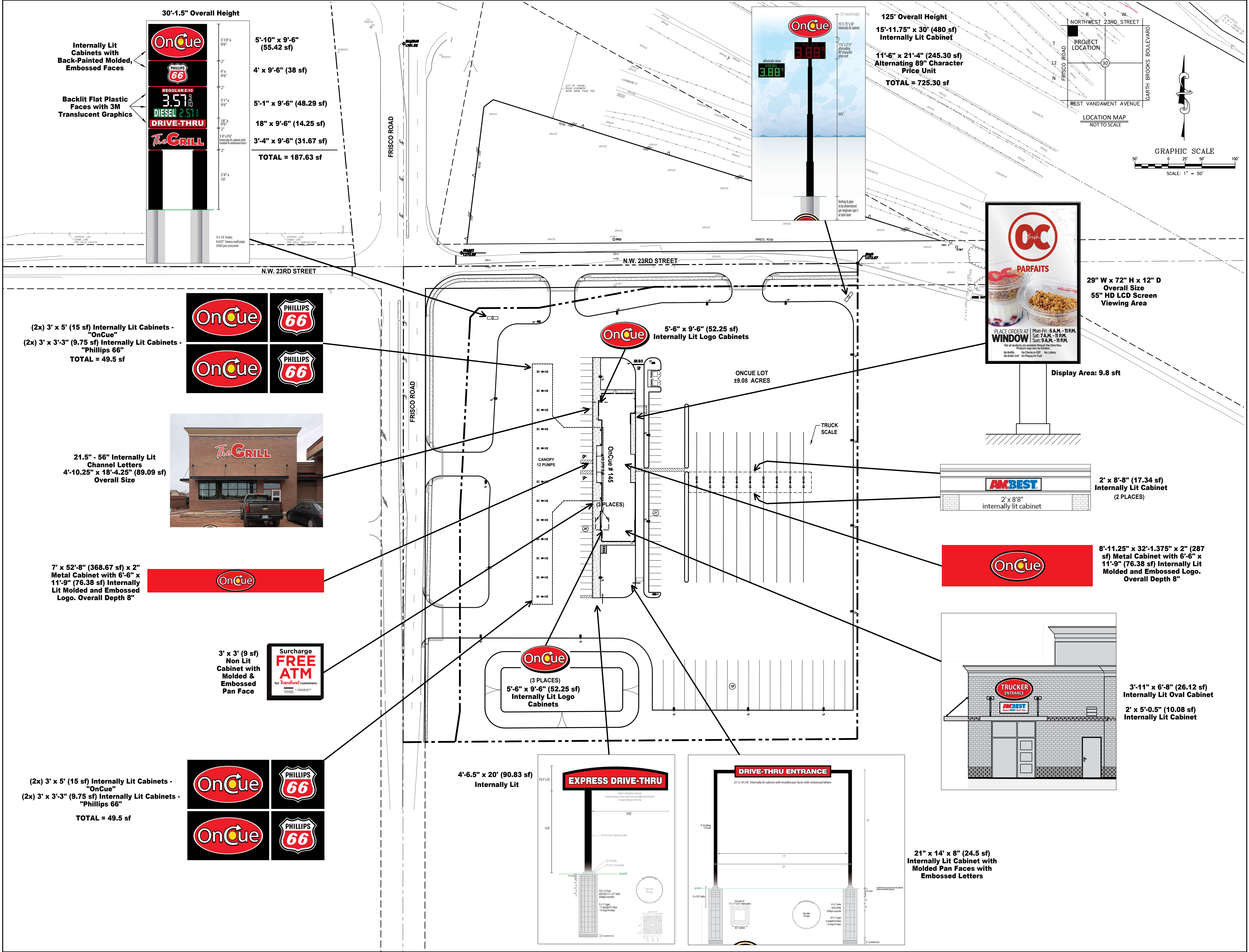
ONCUE #145
N.W. 23rd ST. & FRISCO RD.
YUKON, OKLAHOMA

SMC Consulting Engineers, P.C.
S.M.C. Consulting Engineers, P.C.
1000 N. W. 10th St., Suite 200
Tulsa, Oklahoma 74103
Phone: 918.438.7710
Fax: 918.438.7899
Website: www.smceng.com
E-MAIL: info@smceng.com

PROJECT NO.: 6486.00
DATE: 04/12/2024
SCALE: 1"=30'
DRAWN BY: TM
ENGINEER: MUHAMMAD A. KHAN
P.E. NUMBER: 18318

LANDSCAPE SITE PLAN
SHEET NO.
EXHIBIT C

1 LANDSCAPE SITE PLAN
SCALE: 1" = 30'
Overall Site



30'-1.5" Overall Height

- 5'-10" x 9'-6" (55.42 sf)
- 4' x 9'-6" (38 sf)
- 5'-1" x 9'-6" (48.29 sf)
- 18" x 9'-6" (14.25 sf)
- 3'-4" x 9'-6" (31.67 sf)
- TOTAL = 187.63 sf**

Internally Lit Cabinets with Back-Painted Molded, Embossed Faces

Backlit Flat Plastic Faces with 3M Translucent Graphics

125' Overall Height

15'-11.75" x 30" (480 sf) Internally Lit Cabinet

11'-6" x 21'-4" (245.30 sf) Alternating 89" Character Price Unit

TOTAL = 725.30 sf

29" W x 72" H x 12" D Overall Size

55" HD LCD Screen Viewing Area

Display Area: 9.8 sf

2' x 8'-8" (17.34 sf) Internally Lit Cabinet

(2 PLACES)

8'-11.25" x 32'-1.375" x 2" (287 sf) Metal Cabinet with 6'-6" x 11'-9" (76.38 sf) Internally Lit Molded and Embossed Logo. Overall Depth 8"

3'-11" x 6'-8" (26.12 sf) Internally Lit Oval Cabinet

2' x 5'-0.5" (10.08 sf) Internally Lit Cabinet

(3 PLACES) 5'-6" x 9'-6" (52.25 sf) Internally Lit Logo Cabinets

4'-6.5" x 20' (90.83 sf) Internally Lit

EXPRESS DRIVE-THRU

21" x 14" x 8" (24.5 sf) Internally Lit Cabinet with Molded Pan Faces with Embossed Letters

DRIVE-THRU ENTRANCE

(2x) 3' x 5' (15 sf) Internally Lit Cabinets - "OnCue"

(2x) 3' x 3'-3" (9.75 sf) Internally Lit Cabinets - "Phillips 66"

TOTAL = 49.5 sf

21.5" - 56" Internally Lit Channel Letters

4'-10.25" x 18'-4.25" (89.09 sf) Overall Size



7' x 52'-8" (368.67 sf) x 2" Metal Cabinet with 6'-6" x 11'-9" (76.38 sf) Internally Lit Molded and Embossed Logo. Overall Depth 8"

3' x 3' (9 sf) Non Lit Cabinet with Molded & Embossed Pan Face

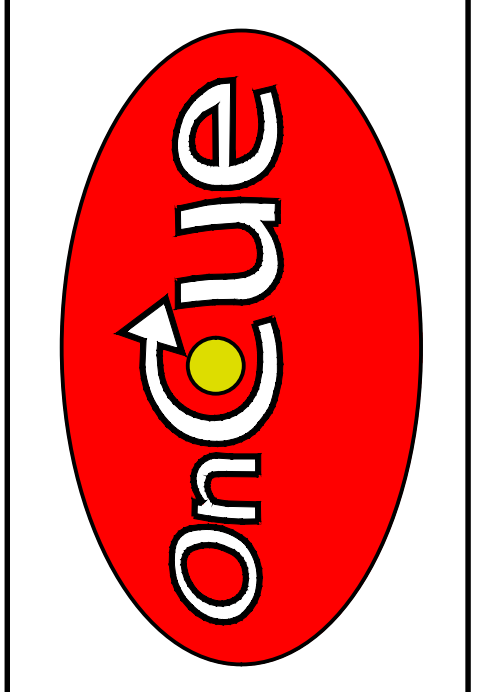
FREE ATM

for Transfund customers.

(2x) 3' x 5' (15 sf) Internally Lit Cabinets - "OnCue"

(2x) 3' x 3'-3" (9.75 sf) Internally Lit Cabinets - "Phillips 66"

TOTAL = 49.5 sf



ONCUE #145

N.W. 23rd ST. & FRISCO RD.

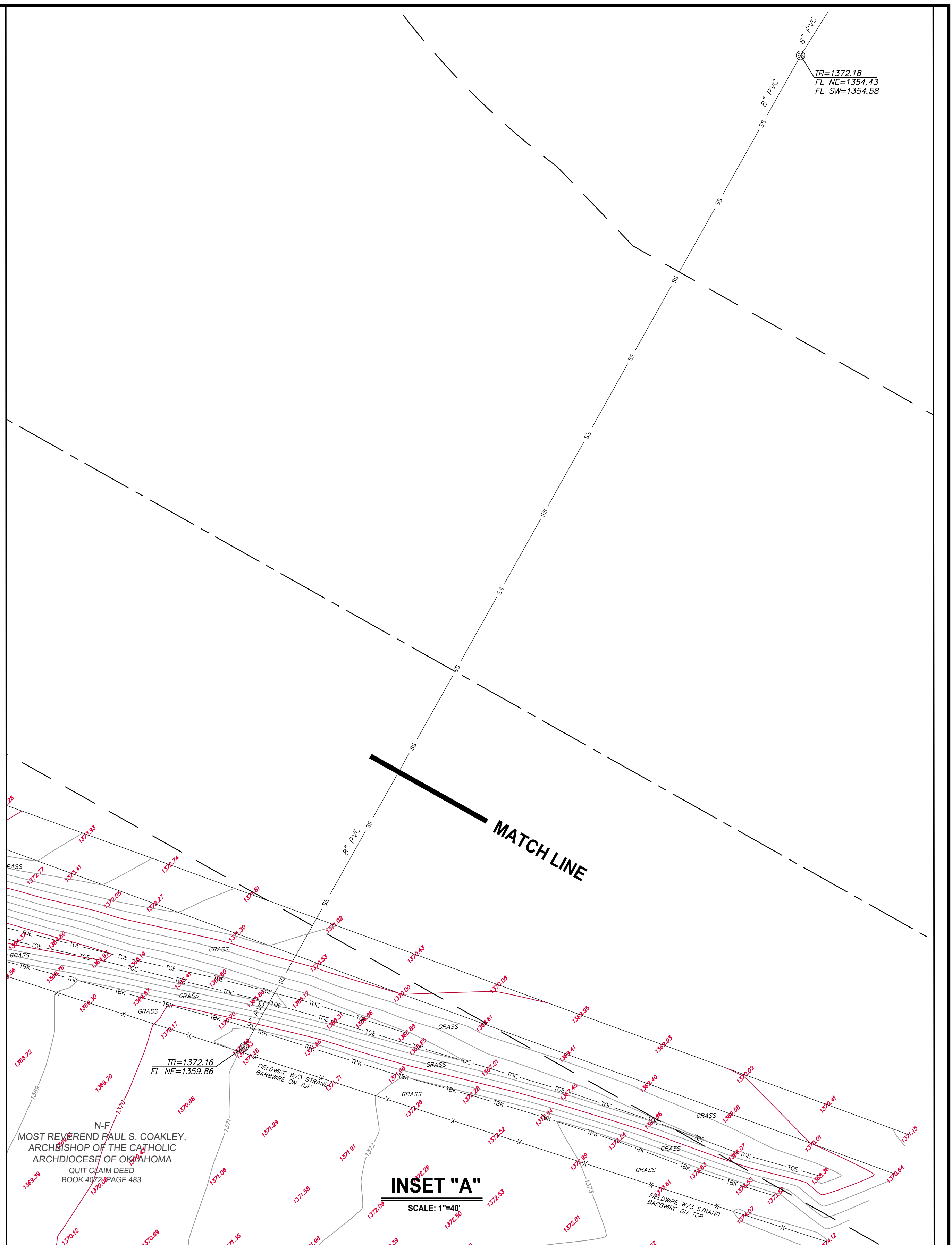
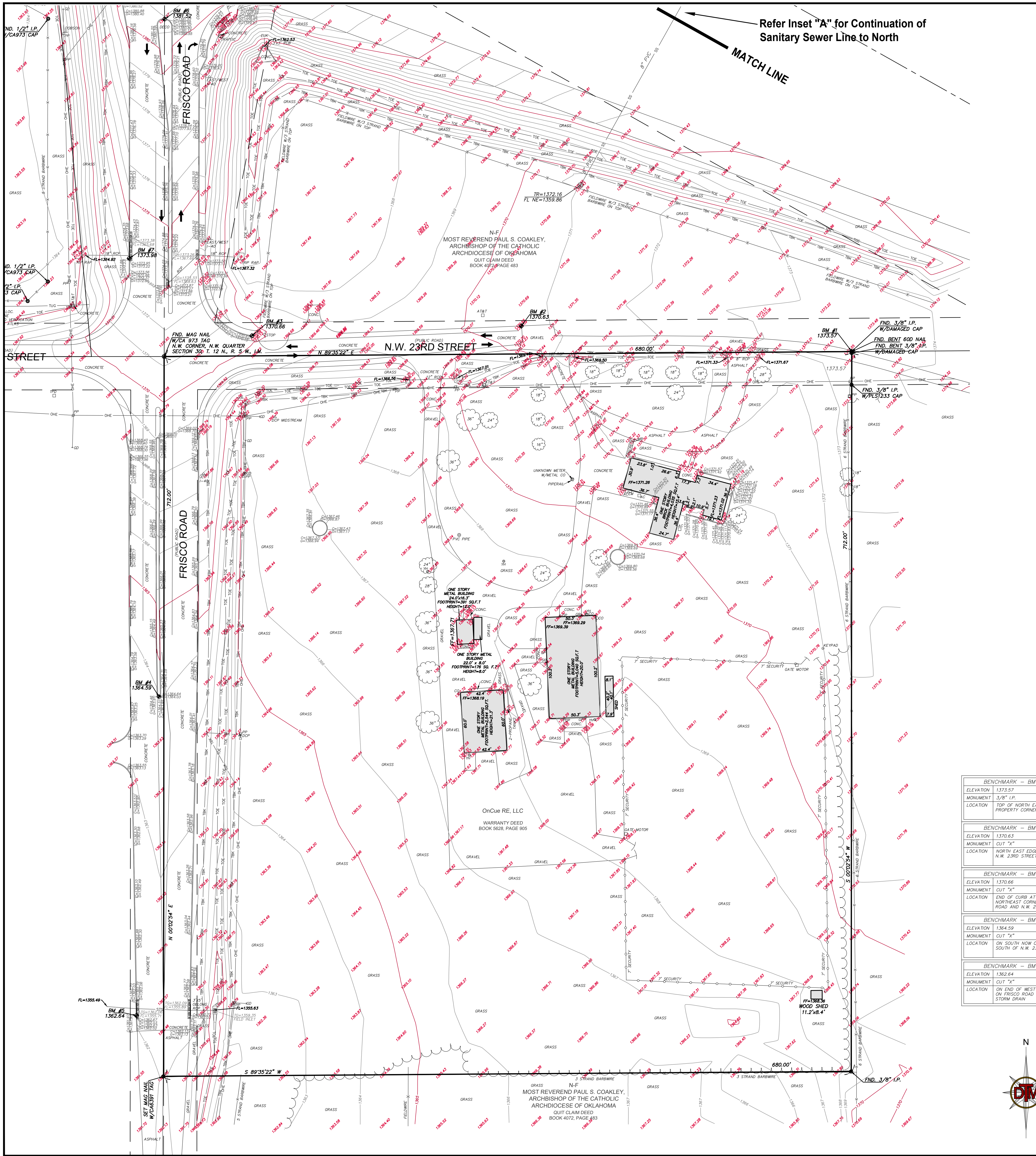
YUKON, OKLAHOMA

SMC Consulting Engineers, P.C.

PROJECT NO.: 6486.00
DATE: 04/29/2024
SCALE: 1"=50'
DRAWN BY: TK
ENGINEER: WAHABO A. KHAN
P.E. NUMBER: 18318

SIGNAGE SITE PLAN

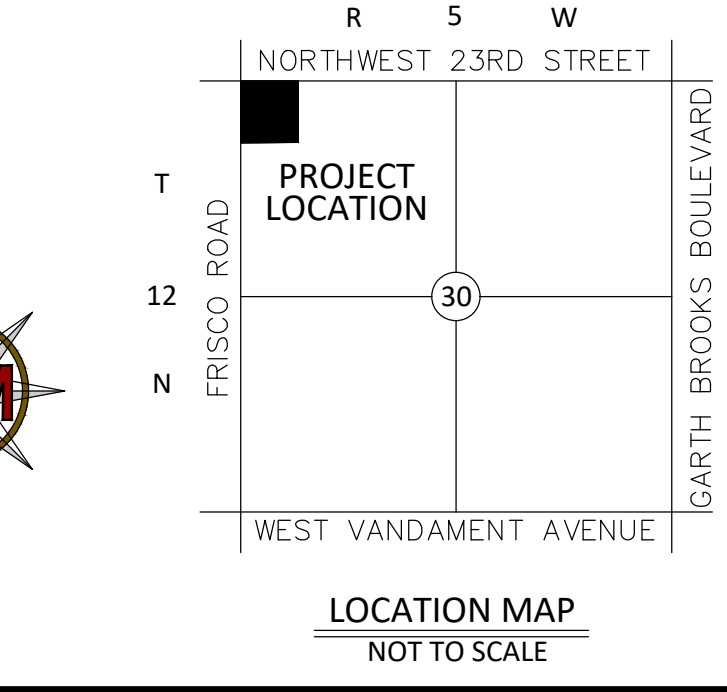
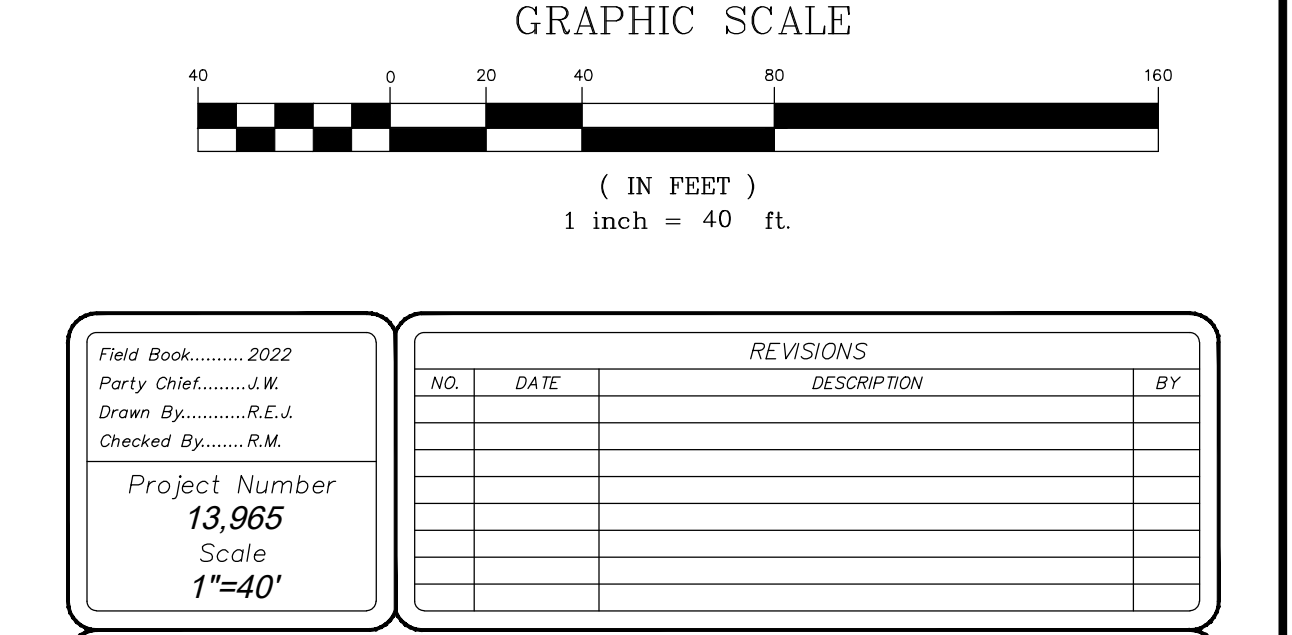
EXHIBIT D



BENCHMARK - BM 1 ELEVATION 1373.57 MONUMENT 3/8" I.P. LOCATION TOP OF NORTH EAST PROPERTY CORNER	BENCHMARK - BM 6 ELEVATION 1381.52 MONUMENT CUT "X" LOCATION ON NORTH NOSE OF ISLAND, NORTH OF N.W. 23RD STREET
BENCHMARK - BM 2 ELEVATION 1370.63 MONUMENT CUT "X" LOCATION NORTH EAST EDGE OF N.W. 23RD STREET BY TPO	BENCHMARK - BM 7 ELEVATION 1373.98 MONUMENT CUT "X" LOCATION ON CURB ON WEST SIDE OF FRISCO RD. N. OF N.W. 23RD STREET, S. OF STORM DRAIN
BENCHMARK - BM 3 ELEVATION 1370.66 MONUMENT CUT "X" LOCATION END OF CURB AT NORTHEAST CORNER OF FRISCO ROAD AND N.W. 23RD STREET	BENCHMARK - BM 8 ELEVATION 1383.90 MONUMENT 600 NAIL LOCATION IN 2ND POWER POLL WEST OF FRISCO ROAD, SOUTH SIDE OF N.W. 23RD ST.
BENCHMARK - BM 4 ELEVATION 1384.59 MONUMENT CUT "X" LOCATION ON SOUTH NOW OF ISLAND, SOUTH OF N.W. 23RD STREET	BENCHMARK - BM 9 ELEVATION 1380.88 MONUMENT 600 NAIL LOCATION IN 3RD POWER POLL WEST OF FRISCO ROAD, SOUTH SIDE OF N.W. 23RD ST.
BENCHMARK - BM 5 ELEVATION 1382.64 MONUMENT CUT "X" LOCATION ON END OF WEST CURB ON FRISCO ROAD SOUTH OF STORM DRAIN	BENCHMARK - BM 10 ELEVATION 1386.91 MONUMENT CUT "X" LOCATION IN 4TH POWER POLL WEST OF FRISCO ROAD, ON N.W. 23RD ST., SOUTH SIDE

DATUM HORIZONTAL OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD 83 (NORTH ZONE)	VERTICAL SOURCE OPUS SOLUTION SET 1/2" I.P. W/REF. CAP
DESCRIPTION:	ORTHO HEIGHT (2) FEET: 1370.2987
NORTHING (1) FEET: 79638.233	EASTING (X) FEET: 1024784.6015

LEGEND	UTILITY STATEMENT
<ul style="list-style-type: none"> ALPHA ALPHA ASD AUTO SPRINKLER ACD AIR CONDITIONING EPOD ELEC. P.D. EMD ELEC. METER ETD ELEC. TRANS. TPOD TELE. P.D. TPOD CABLE P.D. ADD W/ER DRAIN COO CLEAN OUT FDI FIRE DETECTOR DSB DOWN SPOUT FBP FIBER OPTIC BAM 2 ELEC. MARKER F2O.D. FIRE BREAK MARKER GAM 2 GAS MARKER WMA 2 WATER MARKER PMA 2 PIPELINE MARKER TAM 2 TELE. MARKER M&A MONITORING WELL MB W/ABSON GREASE TRAP SANITARY SEWER STORM WATER LAMP-HOLE TELEPHONE CABLE TV ELECTRIC WATER BARB/WELDED FENCE STOCKPILE FENCE CHAINLINK FENCE OVERHEAD ELECTRIC UNDERGROUND ELECTRIC TOP OF BANK TOP OF ROAD UNDERGROUND TELEPHONE UNDERGROUND CABLE TV UNDERGROUND GAS 515 W/ABSON HIDE WATER PPD POWER POLE LPOD LIGHT POLE LUPOD LIGHT POLE GM GUY ANCHOR GRS GUARD ROST GM GAS METER WMD WATER METER WMPD WATER METER PIT WVCO VENT PIPE FRV FIRE HYDRANT FVW FIRE VALVE WVW WATER VALVE GMV GAS VALVE FRS FIRE RISK SIGN TCSB TRAFFIC CONTROL SIGN SCVB SPRINKLER VALVE YH YARD HYDRANT WVW WATER VALVE WVCO VENT PIPE GAITE HANDICAPPED SIGN BM BENCHMARK ELEVATION TREE BUSH GAS LINE WATER LINE FIBER OPTIC ELECTRIC LINE UNDERGROUND TELEPHONE UNDERGROUND CABLE TV UNDERGROUND GAS 515 W/ABSON HIDE WATER 	<p>ONE-CALL WILL NOT MARK ANY UTILITIES FOR THE PURPOSE OF SURVEYING, BUT DOES IDENTIFY WHAT PARTICIPATING UTILITY COMPANIES MAY BE LOCATED ON OR NEAR THIS SITE. THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED AND DEPICTED HEREON BY THE FOLLOWING: 1) OBSERVED EVIDENCE OF ABOVEGROUND UTILITY IMPROVEMENTS, STRUCTURES AND MARKERS; AND 2) ANY UTILITY MAPS AS PROVIDED BY LOCAL MUNICIPALITIES AND PARTICIPATING UTILITY COMPANIES WITH DESIGN CONTACT INFORMATION IDENTIFIED BY THE ONE-CALL. AN ONE-CALL LOCATE WAS REQUESTED ON MARCH 11, 2022 AND A TICKET NO. 22030809031038 WAS ASSIGNED TO THIS PROJECT.</p> <p>THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.</p>



TOPOGRAPHIC SURVEY
ONCUE FRISCO SE
FRISCO ROAD & N.W. 23RD STREET
YUKON, CANADIAN COUNTY
STATE OF OKLAHOMA

DODSON - THOMPSON - MANSFIELD, PLLC
20 NE 38th Street Phone: 405-601-7402 Email: info@dtm-engineers.com
Oklahoma City, OK 73105 Fax: 405-601-7421

Surveying - Engineering - Earthwork
CERTIFICATE OF AUTHORIZATION NO. 6391 EXPIRES JUNE 30, 2026

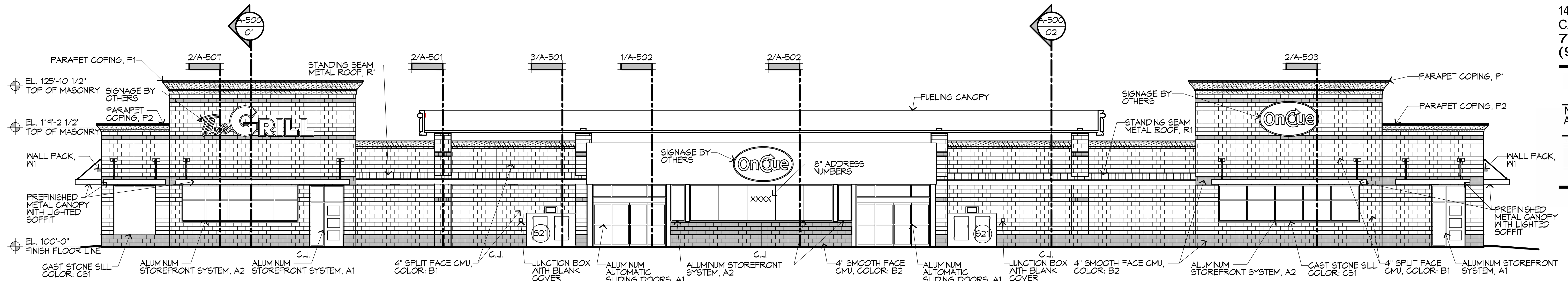
Project Number: 13,965
Scale: 1"=40'

Field Book: 2022
Party Chief: J.R.M.
Sketch By: J.R.M.
Checked By: J.R.M.

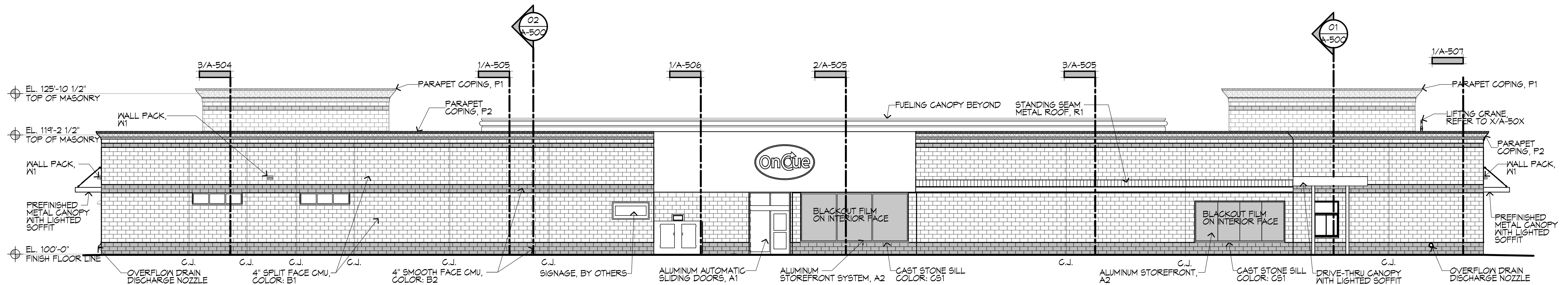
Exhibit D



OnCue Marketing



1 FRONT ELEVATION
SCALE: 1/8"=1'-0"



2 BACK ELEVATION
SCALE: 1/8"=1'-0"

EXTERIOR MATERIAL LEGEND:

TAG	MATERIAL/DESCRIPTION
A1	ALUMINUM STOREFRONT SYSTEM, & AUTOMATIC SLIDING DOORS COLOR: DARK BRONZE AND RED REFER TO A-302
A2	ALUMINUM STOREFRONT SYSTEM, COLOR: DARK BRONZE
B1	4" SPLIT FACE CMU, PRIMARY COLOR: MUSKOGEE BUFF
B2	4" SMOOTH FACE CMU, ACCENT COLOR: BURNISHED CHARCOAL
CS1	CAST STONE SILL COLOR: DARK BUFF
P1	PRE-FINISHED PARAPET METAL COPING, REFER TO 3/A-101 COLOR: TEXTURE BIEGE ON SIDE, DARK BRONZE ON TOP
P2	PRE-FINISHED PARAPET METAL COPING, REFER TO 4/A-101 COLOR: TEXTURE BIEGE ON SIDE, DARK BRONZE ON TOP
R1	STANDING SEAM METAL ROOF, REFER TO 2/A-101 COLOR RED
W1	WALL PACK, LIGHT FIXTURE, REFER TO ELECTRICAL

ALLOWABLE USE OF BUILDING MATERIALS:

EXTERIOR BUILDING WALL FINISH ON ALL MAIN STRUCTURES, EXCLUSIVE OF WINDOWS AND DOORS, SHALL CONSIST OF A MINIMUM 10% BRICK VENEER, SPLIT OR SMOOTH FACE INTEGRAL COLOR CONCRETE MASONRY BLOCK UNIT VENEER, ROCK OR STONE MASONRY, ROCK STONE STUCCO, OR WOOD, OR OTHER SIMILAR TYPE FINISH, NO MORE THAN 30% EIFS (EXTERIOR INSULATION FINISH SYSTEM) SHALL BE PERMITTED. HOWEVER, THE USE OF STEEL CANOPIES/COVERS TO PROVIDE COVERAGE OF PARKING AND SERVICE AREAS SHALL BE PERMITTED IN THIS P.U.D. THIS SECTION SHALL NOT PRECLUDE METAL STORAGE BUILDINGS THAT ARE ANCILLARY TO THE DOMINANT USE ON SITE. EVERY STRUCTURE IN THIS P.U.D. SHALL HAVE CLASS C ROOFING OR BETTER.

RETAIL MATERIAL TABULATIONS CHART:

	FRONT	REAR	RIGHT	LEFT
TOTAL FACADE SQ. FT.	4471 SQ.FT.	4856 SQ.FT.	1210 SQ.FT.	1290 SQ.FT.
MASONRY TOTALS (STRUCTURAL BRICK)	2452 SQ.FT. (66%)	3147 SQ.FT. (77%)	1017 SQ.FT. (84%)	1060 SQ.FT. (82%)
DOORS & WINDOWS SQ. FT.	863 SQ.FT. (19%)	331 SQ.FT. (6%)	76 SQ.FT. (6%)	107 SQ.FT. (8%)
PARAPET CAP	269 SQ.FT. (6%)	362 SQ.FT. (7%)	116 SQ.FT. (10%)	123 SQ.FT. (10%)
SIGNAGE AREA AT ENTRY	395 SQ.FT. (9%)	417 SQ.FT. (9%)		