

DESIGN STATEMENT FOR  
THE PLANNED UNIT DEVELOPMENT OF

FRISCO RIDGE RESIDENTIAL

PREPARED FOR:

ODB Investments  
14105 N. Eastern Ave. #100  
Edmond, OK 73013  
405-232-8855

Prepared by:



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# FRISCO RIDGE RESIDENTIAL PUD

## A Planned Unit Development in the City of Yukon, Oklahoma

### DESIGN STATEMENT

#### • INTRODUCTION

The project site consists of 89 platted lots and vacant land located East of Frisco Road and South of SH66 within the Frisco Ridge residential development. This Planned Unit Development consists of 41.416 acres and is located in Yukon, Oklahoma.

#### • LEGAL DESCRIPTION

A tract of land situate within the Northwest Quarter of Section Nineteen (19), Township Twelve North (T12N), Range Five West (R5W) of the Indian Meridian, (I.M.), Yukon, Canadian County, Oklahoma; being more particularly described as follows:

FRISCO RIDGE PHASE II

Said tract contains 1,035,631 Square Feet or 23.775 Acres more or less.

#### TOGETHER WITH:

A tract of land situate within the Northwest Quarter of Section Nineteen (19), Township Twelve North (T12N), Range Five West (R5W) of the Indian Meridian, (I.M.), Yukon, Canadian County, Oklahoma; being more particularly described as follows:

COMMENCING at the Northwest corner of said NW/4; thence  
S00°08'25"W along the West line of said NW/4 a distance of 2637.92 feet to the Southwest corner of said NW/4;  
thence

N89°56'53"E along the South line of said NW/4 a distance of 451.66 feet to the POINT OF BEGINNING; thence

N00°03'07"W a distance of 509.24 feet; thence

N16°52'12"E a distance of 348.26 feet; thence

N26°54'54"E a distance of 744.62 feet; thence

N37°51'41"E a distance of 424.57 feet; thence

N46°25'59"E a distance of 250.58 feet to a point on a curve to the left; thence

25.59 feet along the arc of said curve having a radius of 210.00 feet, subtended by a chord of 25.57 feet which bears S37°04'33"E; thence

S40°33'59"E a distance of 116.26 feet to a point on a curve to the right; thence

113.14 feet along the arc of said curve having a radius of 160.00 feet, subtended by a chord of 110.79 feet which bears S20°18'33"E; thence

S00°03'07"E a distance of 70.84 feet; thence

S89°56'53"W a distance of 120.00 feet; thence

S00°03'10"E a distance of 430.00 feet; thence  
S89°56'53"W a distance of 90.00 feet; thence  
N45°03'07"W a distance of 35.36 feet; thence  
S89°56'53"W a distance of 50.00 feet; thence  
S44°53'20"W a distance of 35.39 feet; thence  
S00°03'07"E a distance of 50.01 feet; thence  
S45°07'18"E a distance of 35.31 feet; thence  
S00°02'49"E a distance of 62.71 feet; thence  
S89°56'53"W a distance of 120.00 feet; thence  
S00°03'16"E a distance of 133.00 feet; thence  
S25°06'12"W a distance of 197.05 feet; thence  
S22°41'42"W a distance of 147.32 feet; thence  
S18°51'58"W a distance of 147.32 feet; thence  
S12°15'19"W a distance of 162.90 feet; thence  
S00°03'07"E a distance of 276.54 feet; thence  
N89°56'53"E a distance of 22.49 feet; thence  
S00°03'07"E a distance of 140.00 feet to a point on the South line of said NW/4; thence  
S89°56'53"W along said South line a distance of 405.21 feet to the POINT OF BEGINNING.

Said tract contains 768,445 Square Feet or 17.641 Acres more or less.

Total tract contains 1,804,076 Square Feet or 41.416 Acres more or less.

- **OWNER/DEVELOPER**

ODB Investments  
14105 N. Eastern Ave. #100  
Edmond, OK 73013  
405-232-8855

- **SITE AND SURROUNDING AREAS**

This PUD property is presently a portion of the Frisco Ridge II Preliminary Plat a residential development that is currently zoned R-1, single-family residential. The land to the North, West and East of the project site is currently zoned R-1. The land to the south of the proposed PUD is currently zoned R-2 and R-3 and is currently undeveloped.

- **PHYSICAL CHARACTERISTICS**

The general slope of the land is to the north with an elevation change of roughly 35 feet across the property.

There is an existing drainage way located along the western portion of the property. The majority of this area of the site is open grass land with a tree lone along the existing western drainage way.

See Exhibit C – Topographic Map for reference.

- **GENERAL PLANNED UNIT DEVELOPMENT CONCEPT**

This planned unit development is located within the Frisco Ridge residential development in Yukon, Oklahoma. The purpose of this PUD is to allow slightly larger homes to be built on the existing and proposed lots. Few of the underlying R-1 zoning regulations will need to be varied to accommodate the desired construction.

Approximately 129 single-family home sites are planned, along with the majority of the common area being devoted to drainage purposes consisting of an existing drainage way to remain in its natural state. Significant effort will be taken to preserve trees and the drainage way to maintain the natural feeling throughout the development.

The houses will match the style of the homes in the existing phase of Frisco Ridge with a typical size of 3000 square feet. The typical building façade will consist of brick with stone accent. Similar construction materials will be used throughout the development, emphasizing the use of stone.

- **DEVELOPMENT ACREAGE / DENSITY**

Total Acreage – 41.416 Acres

Lot & Improvements Acreage – 35.716 Acres (3.61 Lots / Acre)

Common Area Acreage – 5.70 Acres

- **SERVICE AVAILABILITY**

- **STREETS**

Access will be provided to the community from the existing collector street which connects to SH66. A future connection to Frisco is also planned, crossing the existing drainage way. All street will be installed by the developer in conformance with City residential subdivision standards in terms of right of way width and paving cross section. Street design and paving plans will be submitted as a part of the platting process.

- **WATER**

There is an existing 12-inch waterline stub off of Frisco Ridge Road and an 8-inch waterline stub along Hobo Street. These lots will be served by the Yukon municipal water system. Water lines, necessary fire hydrants and required easements will be planned and installed as part of the development process in accordance with the City of Yukon standards.

- **SANITARY SEWER**

There is an existing 12-inch sanitary sewer line on the West side of Frisco Ridge Road that will provide service to the lots. Sanitary sewer lines and required easements will be planned and installed as part of the development process in accordance with the City of Yukon standards.

- **STORM WATER DRAINAGE**

The necessary drainage improvements and easements will be provided in accordance with the City of Yukon standards. Detention is required and will be provided through the use of detention ponds which discharge into the existing western drainage way.

- **OTHER UTILITIES**

Gas, electric, telephone and cable lines are available to adequately meet the needs of the development. All necessary steps will be followed to coordinate the efforts of the various utilities in order to provide service to the site.

- **USE AND DEVELOPMENT CONDITIONS**

The Planned Unit Development of Frisco Ridge will comply with R-1 zoning regulations, except as herein modified per this document.

- **ARCHITECTURAL REGULATIONS**

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum of 80% brick veneer, rock or stone masonry.

- **PLATTING REGULATIONS**

All land within this PUD shall be contained within a final plat and any plat dedications shall be approved by the City Council prior to any building permits being issued in the PUD, for the portion being developed.

- **DRAINAGE REGULATIONS**

Drainage improvements, if required, will be in accordance to applicable sections of the Yukon Code of Ordinances.

- **SIDEWALK REGULATIONS**

Four-foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

- **HEIGHT REGULATIONS**

All structures shall have a maximum height of 45 feet.

- **LOT COVERAGE**

The maximum lot coverage shall be 45%.

- **COMMON AREA REGULATIONS**

A Property Owners Association shall be established. Maintenance of the common areas, entrance landscaping, gated entryway and other amenities within the development shall be the responsibility of the Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, storm sewer improvements, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

- **DEVELOPMENT SEQUENCE**

The Frisco Ridge Residential PUD will be completed in two phase. Subdivision platting and city review will be essential elements of the development.

The City of Yukon shall be entitled to enforce covenants pertaining to maintenance of common areas, drainage, structures, landscaping, gates, entrances, streets, alleys and other improvements.

- **MASTER DEVELOPMENT PLAN**

The Master Development Plan Map has been prepared and is attached to this Design Statement as a part of the application for rezoning. The Conceptual Plan designates the design concept for the community to be platted along with the general pattern of streets, general lot sizes and land use concepts that will serve as guidelines for the subdivision platting and development. Exact configuration of lots may be adjusted in the platting process. Any significant change from the elements established on the Master Development Plan Map or in the Design Statement will require an amendment of the Planned Unit Development.

The Master Development Plan Map shall be attached to this Design Statement as a part of the permanent record of the Frisco Ridge Residential Planned Unit Development Zoning.

- **EXHIBITS**

The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

EXHIBIT A – Master Development Plan

EXHIBIT B – Conceptual Plan

EXHIBIT C – Topographic Plan