

APPROVED

1-2-2024

BY THE CITY COUNCIL
Amy M. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY

PLANNED UNIT DEVELOPMENT DISTRICT

PUD – 1973

MASTER DESIGN STATEMENT FOR

Belle Isle Enterprise Development

(451 East Wilshire Boulevard)

September 27, 2023

PREPARED FOR:

Wilshire Development LLC
Tom Blalock
P. O. Box 18756
Oklahoma City, OK 73154
tom.blalock@arcap-okc.com
405.608.5727

Oklahoma City Public Schools
Dr. Sean McDaniel
P.O. Box 36609
Oklahoma City, OK 73136
smcdaniel@okcps.org
405.587.0448

PREPARED BY:

Wallace Design Collective
410 N Walnut Ave, Suite 200
Oklahoma City, OK 73104
405.536.2032
Purvi.Patel@wallace.design

And

Williams, Box, Forshee & Bullard P.C.
David Box/Kaitlyn Turner
Box 522 Colcord Drive
Oklahoma City, OK 73102
405-232-0080
dmbbox@wbflaw.com - kturner@wbflaw.com

TABLE OF CONTENTS

INTRODUCTION	1.0
LEGAL DESCRIPTION	2.0
OWNER/DEVELOPER	3.0
SITE AND SURROUNDING AREA	4.0
PHYSICAL CHARACTERISTICS	5.0
CONCEPT	6.0
DEVELOPMENT AND SUBDIVISION VARIATIONS	6.1
SERVICE AVAILABILITY	7.0
SPECIAL DEVELOPMENT REGULATIONS	8.0
USE AND DEVELOPMENT REGULATIONS	8.1
SPECIAL CONDITIONS	9.0
FAÇADE REGULATIONS	9.1
LANDSCAPING REGULATIONS	9.2
LIGHTING REGULATIONS	9.3
SCREENING REGULATIONS	9.4
PLATTING REGULATIONS	9.5
DRAINAGE REGULATIONS	9.6
DUMPSTER REGULATIONS	9.7
ACCESS REGULATIONS	9.8
PARKING REGULATIONS	9.9
SIGNAGE REGULATIONS	9.10
ROOFING REGULATIONS	9.11

SIDEWALK REGULATIONS	9.12
HEIGHT REGULATIONS	9.13
SETBACK REGULATIONS	9.14
PERMIT REQUIREMENTS	9.15
PUBLIC IMPROVEMENTS	9.16
COMMON AREAS	9.17
GENERAL DESIGN AND DEVELOPMENT GUIDELINES	9.18
SPECIFIC PLAN AND PRELIMINARY PLAT	9.19
DEVELOPMENT SEQUENCE	10.0
EXHIBITS	11.0

SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of (Belle Isle Enterprise Development), consisting of 65.53 acres is located within the SW/4 of Section 34, Township 13 N, Range 3 W, of the Indian Meridian, Oklahoma County, Oklahoma. The subject property is generally located at north of East Wilshire Boulevard and east of North Oklahoma Avenue. (TBD East Wilshire Boulevard).

SECTION 2.0 LEGAL DESCRIPTION

The legal description of the property comprising this PUD is described in Exhibit A, attached, and is made a part of this Master Design Statement.

SECTION 3.0 OWNER/DEVELOPER

The owner of this property is Wilshire Development LLC. The developer of this property is Wilshire Development LLC and Oklahoma City Public Schools.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is presently zoned R-1 District and PUD District (PUD-936). The PUD allows uses permitted in the C-4, O-2, R-1, R-1ZL, R-2 and R-4 Districts (except for certain uses as listed in the PUD) and High Impact Institutional use. The property is currently vacant. Surrounding properties are zoned and used for the following:

- North: PUD District (PUD-1584 and PUD-1011). The existing uses include an office building and the Oknoname 24 Reservoir.
- East: R-1 District and R-4 District. The existing uses include single-family homes, skilled nursing and therapy center and Church of the Living God.
- South: PUD District (PUD-129) and R-1 District. The existing uses include the OG&E North District Campus and the Wilshire Church of Christ.
- West: PUD District (PUD-936, PUD-1770 and PUD-1584). The existing uses include commercial development, multi-family (under construction) and undeveloped land.

SECTION 5.0 PHYSICAL CHARACTERISTICS

The site slopes from west to east with the slopes vary across the site. The overall grade differential is approximately 40 feet across the site. The Fish and Wildlife National Wetlands Inventory Map shows one palustrine system near the northern portion of the site and several freshwater emergent wetlands on the eastern half of the subject site. There is an intermittent stream (blue line) that enters the site near the northeastern portion of this site. No portion of the site is within any FEMA designated floodplain. There are several groupings of trees throughout the site which will be preserved where no development is proposed.

SECTION 6.0 CONCEPT

It is the developer's intent to develop the subject site as an Oklahoma City Public School High School with associated accessory uses; however, due to the market conditions the property owner would prefer to retain the C-3 uses currently permitted on the site. If the site is not developed as high school as shown in the Conceptual Site Plan, the developer will submit a Specific Plan for any other approved uses in this PUD development.

SECTION 7.0 SERVICE AVAILABILITY

7.1 STREETS

This development proposes connections to East Wilshire Boulevard, Musgrave Boulevard and NE 82nd Street. These are all public streets with varying rights-of-way.

There are no proposed streets in this Planned Unit Development; several internal drives are proposed connecting the uses to the existing public streets surrounding the site.

Streets or driveways on adjacent property within 200 feet of this Planned Unit Development shall be shown on the Conceptual Site Plan.

7.2 SANITARY SEWER

Public sanitary sewer facilities for this property are available. Sanitary sewer services will be provided from public mains.

7.3 WATER

Water facilities for this property are available. Water services will be provided from public mains.

7.4 FIRE PROTECTION

The nearest fire station to this property is Station Number 22 located at 333 NW 92nd Street. Approximately 2 miles from this PUD development.

7.5 GAS, ELECTRICAL, AND TELEPHONE SERVICE

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

7.6 PUBLIC TRANSPORTATION

There are no public bus stops in this Planned Unit Development nor are any planned. Private buses associated with the Moderate Impact Institutional use will have access to the PUD development.

7.7 DRAINAGE

The property within this Planned Unit Development is not within or adjacent to a FEMA 100-year flood plain.

7.8 COMPREHENSIVE PLAN

The Land Use Plan identifies this parcel as being in the Urban Low Intensity Typology Area land use topology area. The uses proposed in this Planned Unit Development are consistent and in compliance with the area standards.

SECTION 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 PUD, provided, however, that the density and or intensity of the PUD shall not be increased. 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 City of Oklahoma City's Planning and Zoning 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 Oklahoma City Municipal Code, 2020, as amended, 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 PUD, 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-3, Community Commercial District shall govern this PUD, except as herein modified, including conditional, special permit, special exception, alcohol beverage consumption requirements and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

SECTION 9.0 SPECIAL CONDITIONS

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

Permitted Use(s):

- Administrative and Professional Office (8300.1)
- Adult Day Care Facilities (8300.2)
- Alcoholic Beverage Retail Sales (8300.5)
- Animal Sales and Services: Grooming (8300.8)
- Animal Sales and Services: Kennels and Veterinary, Restricted (8300.11)
- Automotive: Parking Garages (8300.12)
- Automotive: Parking Lots, as a Principal Use (8300.13)
- Bingo Parlors (8300.22)
- Building Maintenance Services (8300.23)
- Business Support Services (8300.24)
- Child Care Centers (8300.25)
- Communication Services: Limited (8300.29)
- Community Recreation: General (8250.2)
- Community Recreation: Property Owners Association (8250.3)
- Community Recreation: Restricted (8250.4)
- Convenience Sales and Personal Services (8300.32)
- Cultural Exhibits (8250.5)
- Custom Manufacturing (8350.3)
- Dwelling Units and Mixed Uses (8200.2)
- Drinking Establishments: Sitdown, Alcohol Permitted (8300.33) (Subject to review and approval of a Special Permit)
- Eating Establishments: Drive-In (8300.34)
- Eating Establishments: Fast Food (8300.35)
- Eating establishments: Fast Food with Drive-thru Order Window (8300.36)
- Eating Establishments: Sitdown (8300.37)
- Eating Establishments: Sitdown, Alcohol Permitted (8300.38)
- Eating Establishments: Sitdown, Limited Alcohol Permitted (8300.39)
- Food and Beverage Retail Sales (8300.41)
- Gasoline Sales, Large (8300.45)
- Greenhouse (8150.6.3)
- Hoop House (8150.6.5)
- Laundry Services (8300.48)
- Library Services and Community Centers (8250.11)
- Light Public Protection and Utility: General (8250.12)
- Light Public Protection and Utility: Restricted (8250.13)
- Live/Work Units (8200.4)
- Lodging Accommodations: Bed and Breakfast (8300.49)
- Lodging Accommodations: Commercial Lodging (8300.51)

- Low Impact Institutional: Neighborhood Related (8250.14)
- Medical Services: General (8300.52)
- Medical Services: Restricted (8300.53)
- Moderate Impact Institutional (8250.15)
- Multiple-Family Residential (8200.12)
- Murals (8250.16)
- Participant Recreation and Entertainment: Indoor (8300.55)
- Participant Recreation and Entertainment: Outdoor (8300.56)
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)
- Repair Services: Consumer (8300.61)
- Research Services: Restricted (8300.62)
- Retail Sales and Services: General (8300.63)
- Senior Independent Living (8200.13)
- Single-Family Residential (8200.14)
- Spectator Sports and Entertainment: High Impact (8300.68) (This use is limited to accessory uses in conjunction with the Moderate Impact Use).
- Spectator Sports and Entertainment: Restricted (8300.69)
- Three- and Four-Family Residential (8200.15)
- Two Family Residential (8200.16)

9.1 FAÇADE REGULATIONS

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, masonry, rock, stone, concrete, stucco, concrete-board, architectural metal or wood, or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed non-architectural metal or exposed concrete block shall not be permitted. Buildings are permitted to be constructed of tilt-up concrete or colored split face block.

Buildings shall be oriented such that the backs of buildings are not facing towards any street.

Rooftop mechanical equipment shall be screened from view from the street.

9.2 LANDSCAPING REGULATIONS

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development, except as otherwise noted.

A 25-foot open/green space shall be provided along the eastern boundary of this development as shown on the Conceptual Site Plan; driveways shall be permitted within this buffer. No additional buffer shall be required.

9.3 LIGHTING REGULATIONS

The site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, (2020), as amended.

To minimize light spillover on residential uses, outdoor lights within any office, institutional or commercial tracts or uses will be directed away from any adjacent residential properties. To accomplish this, lights shall utilize shields, shades, or other appropriate methods of directing light beams.

Sports field lighting shall be permitted in association with the Moderate Impact Use and accessory uses. These light fixtures shall be at least 25 feet from any property line and will meet the requirements listed above.

9.4 SCREENING REGULATIONS

There shall be no screening requirements for this development. A 25-foot open/green space shall be provided along the eastern boundary of this development as shown on the Conceptual Site Plan; driveways shall be permitted within this buffer.

9.5 PLATTING REGULATIONS

Platting shall not be required.

9.6 DRAINAGE REGULATIONS

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, (2020), as amended.

9.7 DUMPSTER REGULATIONS

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets.

9.8 ACCESS REGULATIONS

There shall be 4 access points from East Wilshire Boulevard, 1 access point from Musgrave Boulevard and 1 access point from NE 82nd Street in this PUD.

Driveways within and adjacent to this tract/parcel shall have a minimum of two hundred (200) feet of separation from driveway centerline to driveway centerline and shall meet all City design standards.

Streets or driveways on adjacent property within two hundred (200) feet of this Planned Unit Development shall be shown on the Conceptual Site Plan.

A pedestrian system shall be organized and shown in the PUD Conceptual Site Plan to provide adequate and continuous safe pedestrian circulation within the development by defining walkways and distinguishing areas of foot traffic from vehicular movements. Pedestrian connections with adjacent sidewalks and public transportation stops shall be shown.

9.9 PARKING REGULATIONS

The design and number of all parking facilities in this PUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

9.10 SIGNAGE REGULATIONS

9.10.1 ACCESSORY SIGNS

Accessory signs will be in accordance with the base zoning district regulations.

9.10.2 NON-ACCESSORY SIGNS

Non-Accessory signs shall not be permitted in this PUD.

9.10.3 ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

Electronic Message Display signs will be in accordance with the base zoning district regulations.

9.11 ROOFING REGULATIONS

All structures in this PUD shall have Class C roofing or better.

9.12 SIDEWALK REGULATIONS

Five (5) foot sidewalks shall be constructed on the arterial street or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

Interior pedestrian pathways are made part of this Planned Unit Development and shall connect residential tracts to adjacent the subject site as shown on the Conceptual Site Plan or subsequent Specific Plans, as required by Section 9.18.

9.13 HEIGHT REGULATIONS

The maximum building height for structures within this PUD shall be 100 feet, excluding architectural elements.

9.14 SETBACK REGULATIONS

Yard requirements in this PUD shall be:

Front: 25 feet

Side: 15 Feet

Rear: 15 Feet

The following uses shall not be permitted within 150 feet of residentially zoned or used property:

Convenience Sales and Personal Services (8300.32).

Eating Establishments: Drive-In (8300.34).

Eating Establishments: Fast Food with Drive-Through Order Windows (8300.36).

9.15 PUBLIC IMPROVEMENTS

Public improvements shall be made by the developer throughout the PUD as required by the City of Oklahoma City Public Works Department or other City, County, or State Department or agency. All Local, State, and Federal ordinances as they shall apply to the site will be adhered to fully.

9.16 COMMON AREAS

Maintenance of the common areas in the development shall be the responsibility of the property owner or 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, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

9.17 GENERAL DESIGN AND DEVELOPMENT GUIDELINES

Specific information and plans for General Design and Development Guidelines as contained in Chapter 59 Section 14200.4 for density, amenities, relationship to abutting uses, site design, safety, and circulation systems shall be required at the Specific Plan stage, except for uses associated with the Moderate Impact Institution use.

9.18 SPECIFIC PLAN

No building permits shall be issued in this PUD until a Specific Plan, including all items listed in Section 59-14150C of the Oklahoma City Municipal Code, 2020, as amended shall have been approved by the Planning Commission.

However, a Specific Plan shall not be required for the Moderate Impact Institutional use and associated accessory uses.

10.0 DEVELOPMENT SEQUENCE

Developmental phasing shall be allowed as a part of the development of this PUD.

11.0 EXHIBITS

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

Exhibit A - Legal Description

Exhibit B - Topography Map

Exhibit C - Conceptual Site Plan

Exhibit D – Conceptual Traffic Circulation Plan

EXHIBIT A

LEGAL DESCRIPTION

A tract of land being a part of the southwest quarter and the southeast quarter of Section 34 Township 13 North, Range 3 West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as:

COMMENCING at the southwest corner of said southwest quarter;

THENCE North 89°49'20" East, along and with the south line of said southwest quarter, a distance of 158.00 feet;

THENCE North 00°09'17" West, a distance of 60.00 feet to the POINT OF BEGINNING;

THENCE along and with the east right-of-way line of Broadway Extension the following fourteen (14) calls:

1. North 45°09'59" West, a distance of 70.70 feet;
2. North 00°09'17" West, a distance of 243.00 feet;
3. South 89°49'20" West, a distance of 25.00 feet;
4. North 00°09'17" West, a distance of 175.00 feet;
5. South 89°49'20" West, a distance of 12.50 feet;
6. North 00°09'17" West, a distance of 715.00 feet;
7. North 89°49'20" East, a distance of 6.56 feet;
8. North 00°09'17" West, a distance of 165.00 feet;
9. North 89°49'20" East, a distance of 12.34 feet;
10. North 00°09'17" West, a distance of 32.54 feet;
11. South 89°51'42" West, a distance of 16.40 feet;
12. North 00°09'17" West, a distance of 252.85 feet;
13. North 89°51'42" East, a distance of 9.84 feet;
14. North 00°09'17" West, a distance of 132.59 feet;

THENCE North 89°49'20" East, departing said right-of-way line, a distance of 1,600.16 feet;

THENCE North 00°09'17" West, a distance of 806.94 feet to a point on the north line of said southwest quarter;

THENCE North 89°41'29" East, along and with the north line of said southwest quarter, a distance of 951.73 feet to the northeast corner of said southwest quarter;

THENCE South 00°31'47" East, along and with the east line of said southwest quarter, a distance of 1,135.80 feet;

THENCE South 89°49'20" West, departing said east line, a distance of 49.14 feet;

THENCE South 00°09'17" East, a distance of 166.50 feet;

THENCE North 89°49'20" East, a distance of 50.23 feet to a point on the east line of said southwest quarter;

THENCE South 00°31'47" East, along and with the east line of said southwest quarter, a distance of 463.52 feet to the northwest corner of Lot 7, Block 24 as shown on said plat REPLAT OF BLOCK 24 OF MUSGRAVE'S GOLD MEDAL HILLS ADDITION;

THENCE North 89°50'43" East (North 89°59' East record), along and with the north line of said Lot 7, Block 24 as shown on said plat REPLAT OF BLOCK 24 OF MUSGRAVE'S GOLD MEDAL HILLS ADDITION, a distance of 120.02 feet (120.05 feet record);

THENCE continuing along and with the north line of said Lot 7, Block 24 as shown on said plat REPLAT OF BLOCK 24 OF MUSGRAVE'S GOLD MEDAL HILLS ADDITION on a curve to the left having a radius of 433.91 feet, a chord bearing of North 67°21'13" East, a chord length of 331.98 feet and an arc length of 340.67 feet;

THENCE North 44°51'43" East (North 45°00' East record), continuing along and with the north line of said Lot 7, Block 24 as shown on said plat REPLAT OF BLOCK 24 OF MUSGRAVE'S GOLD MEDAL HILLS ADDITION, a distance of 18.00 feet to the northeast corner of said Lot 7, Block 24 as shown on said plat REPLAT OF BLOCK 24 OF MUSGRAVE'S GOLD MEDAL HILLS ADDITION;

THENCE South 45°08'17" East (South 45°00' East record), along and with the east line of said Lot 7, Block 24 as shown on said plat REPLAT OF BLOCK 24 OF MUSGRAVE'S GOLD MEDAL HILLS ADDITION, a distance of 362.00 feet;

THENCE continuing along and with the east line of said Lot 7, Block 24 as shown on said plat REPLAT OF BLOCK 24 OF MUSGRAVE'S GOLD MEDAL HILLS ADDITION on a curve to the right having a radius of 18.00 feet, a chord bearing of South 00°08'17" East, a chord length of 25.46 feet and an arc length of 28.27 feet;

THENCE continuing along and with the east line of said Lot 7, Block 24 as shown on said plat REPLAT OF BLOCK 24 OF MUSGRAVE'S GOLD MEDAL HILLS ADDITION on a reverse curve to the left having a radius of 489.46 feet, a chord bearing of South 22°21'13" West, a chord length of 374.75 feet and an arc length of 384.56 feet;

THENCE South 00°09'17" East (South 00°01' East record), continuing along and with the east line of said Lot 7, Block 24 as shown on said plat REPLAT OF BLOCK 24 OF MUSGRAVE'S GOLD MEDAL HILLS ADDITION, a distance of 80.00 feet to the southeast corner of said Lot 7, Block 24 as shown on said plat REPLAT OF BLOCK 24 OF MUSGRAVE'S GOLD MEDAL HILLS ADDITION;

THENCE South 89°50'43" West (South 89°59' West record), along and with the south line of said Lot 7, Block 24 as shown on said plat REPLAT OF BLOCK 24 OF MUSGRAVE'S GOLD MEDAL HILLS ADDITION, a distance of 548.19 feet to a point on the west line of said southeast quarter;

THENCE South 00°31'47" East, along and with the west line of said southeast quarter, a distance of 268.33 feet to a point 33.00 feet north of the south line of said southwest quarter;

THENCE South 89°49'20" West, parallel with and 33.00 feet north of the south line of said

southwest quarter, a distance of 1,048.75 feet;

THENCE North 00°09'17" West, a distance of 7.00 feet;

THENCE South 89°49'20" West, parallel with and 40.00 feet north of the south line of said southwest quarter, a distance of 100.00 feet;

THENCE South 00°09'17" East, a distance of 7.00 feet;

THENCE South 89°49'20" West, parallel with and 33.00 feet north of the south line of said southwest quarter, a distance of 410.00 feet;

THENCE North 00°09'17" West, a distance of 27.00 feet;

THENCE South 89°49'20" West, parallel with and 60.00 feet north of the south line of said southwest quarter, a distance of 935.00 feet to the POINT OF BEGINNING.

LESS AND EXCEPT:

A tract of land being a part of the southwest quarter of Section 34, Township 13 North, Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma, and being all of Blocks 10 and 11 and a portion of Block 12 as shown on the plat of ADELE HEIGHTS recorded in Book 7 of plats, Page 76 and the north half of N.E. 82nd Street (platted Jackson Avenue) as shown on said plat ADELE HEIGHTS and as shown on the plat NORTH BROADWAY HEIGHTS recorded in Book 7 of Plats, page 66 from the east right-of-way line of the Broadway Extension to the centerline of Walnut Avenue as shown on said plat NORTH BROADWAY HEIGHTS, being more particularly described as follows:

COMMENCING at the southwest corner of said southwest quarter;

THENCE North 00°09'17" West, along and with the west line of said southwest quarter, a distance of 1408.00 feet to the centerline of N.E. 82nd Street (platted Jackson Avenue);

THENCE North 89°49'20" East, along and with the centerline of N.E. 82nd Street (platted Jackson Avenue), a distance of 89.40 feet to a point on the East right-of-way line of the Broadway Extension, said point being the POINT OF BEGINNING;

THENCE along and with the east right-of-way line of the Broadway Extension the following five (5) calls:

1. North 00°09'17" West, a distance of 32.54 feet;
2. South 89°51'42" West, a distance of 16.40 feet;
3. North 00°09'17" West, a distance of 252.85 feet;
4. North 89°51'42" East, a distance of 9.84 feet;
5. North 00°09'17" West, a distance of 132.59 feet to a point on the north line of said Block 12;

THENCE North 89°49'20" East, along and with the north line of said Blocks 12 through 10, a distance of 1600.16 feet to the northeast corner of said Block 10;

THENCE South 00°09'17" East, along and with the east line extended of said Block 10, a distance of 417.98 feet to the centerline of said N.E. 82nd Street (platted Jackson Avenue);

THENCE South 89°49'20" West, along and with the centerline of said N.E. 82nd Street (platted Jackson Avenue), a distance of 1593.60 feet to the POINT OF BEGINNING.

AND LESS AND EXCEPT

A tract of land being a part of the southwest quarter of Section 34, Township 13 North, Range 3 West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as:

Commencing at the southwest corner of said southwest quarter;

THENCE North 89°49'20" East, along and with the south line of said southwest quarter, a distance of 158.00 feet;

THENCE North 00°09'17" West, a distance of 60.00 feet to a point on the east right-of-way line of Broadway Extension and the north right-of-way line of Wilshire Boulevard, said point being the POINT OF BEGINNING;

THENCE along and with the east right-of-way line of Broadway Extension the following eight (8) calls:

1. North 45°09'59" West, a distance of 70.70 feet;
2. North 00°09'17" West, a distance of 243.00 feet;
3. South 89°49'20" West, a distance of 25.00 feet;
4. North 00°09'17" West, a distance of 175.00 feet;
5. South 89°49'20" West, a distance of 12.50 feet;
6. North 00°09'17" West, distance of 715.00 feet;
7. North 89°49'20" East, a distance of 6.56 feet;
8. North 00°09'17" West, a distance of 165.00 feet to a point on the extended south line of the recorded plat 9000 BROADWAY;

THENCE North 89°49'20" East, along and with the south line extended of said plat 9000 BROADWAY, a distance of 1,605.94 feet to the southeast corner of said plat 9000 BROADWAY and a point on the centerline of vacated Walnut Avenue as shown on the vacated plat NORTH BROADWAY HEIGHTS;

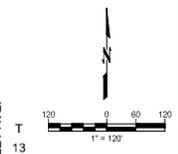
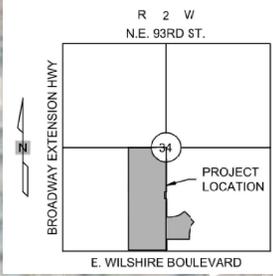
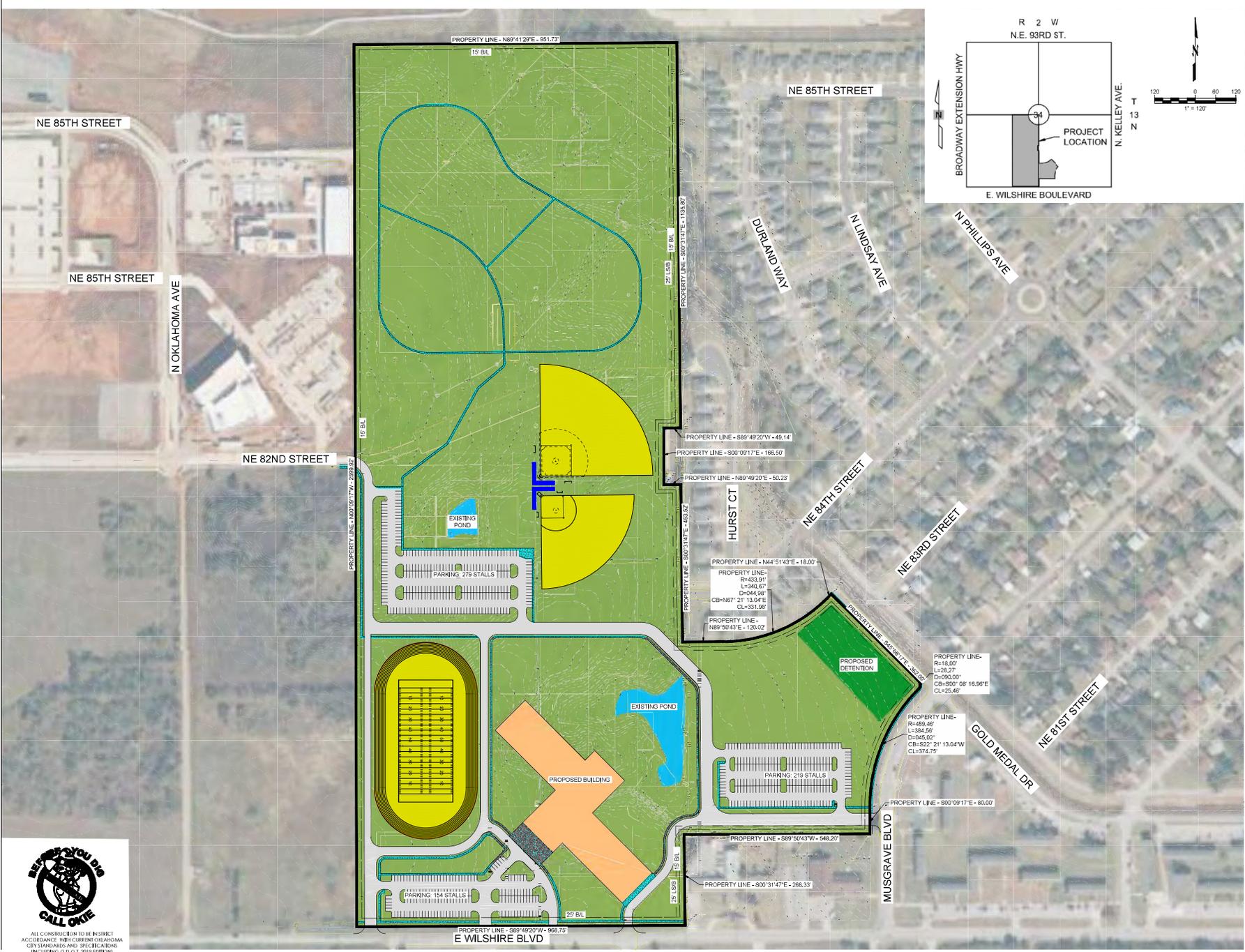
THENCE South 00°09'17" East, departing said south line, along and with the centerline of said vacated WALNUT AVENUE, a distance of 1,375.00 feet to the north right-of-way line of Wilshire Boulevard;

THENCE along and with the north right-of-way line of Wilshire Boulevard the following seven (7) calls:

1. South 89°49'20" West, a distance of 80.00 feet;
2. North 00°09'17" West, a distance of 7.00 feet;

3. South 89°49'20" West, a distance of 100.00 feet;
4. South 00°09'17" East, a distance of 7.00 feet;
5. South 89°49'20" West, a distance of 410.00 feet;
6. North 00°09'17" West, a distance of 27.00 feet;
7. South 89°49'20" West, a distance of 935.00 feet to the POINT OF BEGINNING.

I:\04\Server\Projects\230430 OKC PS Belle Isle Enterprise High School\Drawings\bbh\site plan - Exhibit C.dwg
 PLOT: 9/25/2023 1:24:59 PM
 ORG: RZC 24709



GH2

ARCHITECTS

INTERIM REVIEW ONLY

THESE DOCUMENTS ARE INCOMPLETE. THEY ARE NOT INTENDED TO BE USED FOR PERMITTING, BIDDING, OR CONSTRUCTION.



WALLACE DESIGN COLLECTIVE, INC.
 2210 N. UNIVERSITY AVENUE, SUITE 200
 OKLAHOMA CITY, OKLAHOMA 73106
 OKLAHOMA CA #1450 exp 6/30/25

OKCPS - OKCPS Belle Isle Enterprise HS

E Wilshire Boulevard

EXHIBIT C
CONCEPTUAL SITE PLAN

GH2 ARCHITECTS

GH2 PROJECT NUMBER: **20220089.02**
 ISSUE DATE: **TBD**
 ISSUE: **CONCEPT/ SCHEMATIC DESIGN**
 OTHER ISSUE DATES:
 NO. DESCRIPTION DATE

SHEET NAME:
CONCEPTUAL SITE PLAN

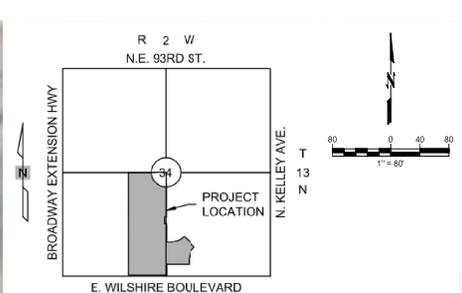
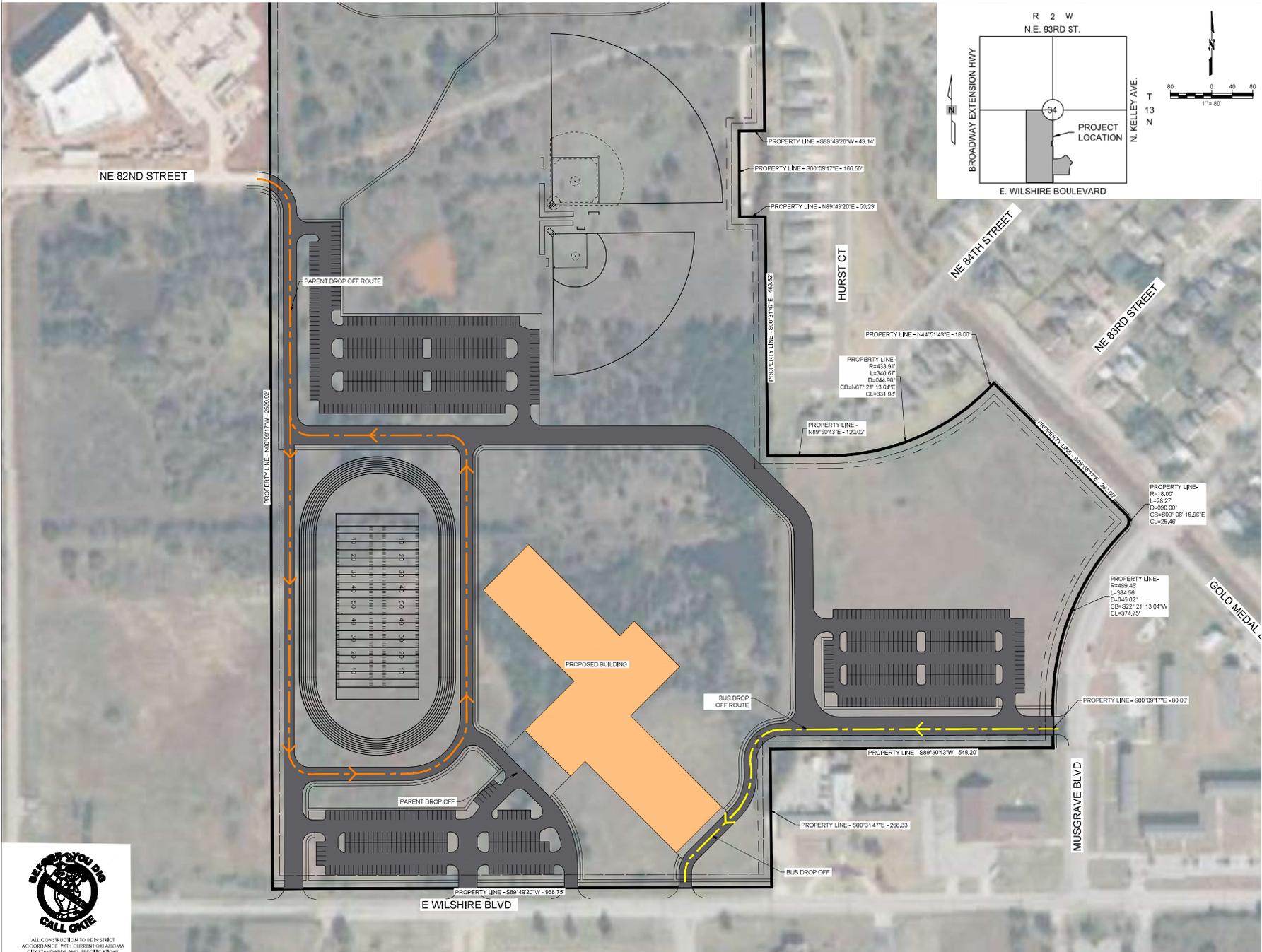
SHEET NUMBER:
EXHIBIT C

© 2022 COPYRIGHT GH2 ARCHITECTS, LLC



ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT OKLAHOMA CITY STANDARDS AND SPECIFICATIONS INCLUDING C.O.D. 11.2019 (E.E.B.)

1044SchoolProject\2022\02 OKC PS Belle Isle Enterprise Hg. School\Drawings\hhb\Draw off Exhibit.dwg PLOT: 8/26/2023 1:24:55 PM ORG: GH2 24700'



GH2 ARCHITECTS

INTERIM REVIEW ONLY

THESE DOCUMENTS ARE INCOMPLETE. THEY ARE NOT INTENDED TO BE USED FOR PERMIT ISSUANCE OR CONSTRUCTION.



wallace design collective, pc
structural, civil, landscape, survey
121 north main street, 3rd floor
tulsa, oklahoma 74103
918.583.8888 902.343.8888
oklahoma ca #1450 exp 6/30/25

OKCPS - OKCPS Belle Isle Enterprise HS
E Wilshire Boulevard

EXHIBIT D
CONCEPTUAL TRAFFIC CIRCULATION PLAN

GH2 ARCHITECTS

GH2.COM

GH2 PROJECT NUMBER:
20220089.02

ISSUE DATE:
TBD
ISSUE:
CONCEPT SCHEMATIC DESIGN

OTHER ISSUE DATES:
NO. DESCRIPTION DATE

CONCEPTUAL TRAFFIC CIRCULATION PLAN

SHEET NUMBER:
EXHIBIT D

© 2022 COPYRIGHT GH2 ARCHITECTS, LLC



ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT OKLAHOMA CITY STANDARDS AND SPECIFICATIONS INCLUDING C.O.D. 1.2019 (E.E.B.)